Community & Economic Development
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Planning and Zoning Board Agenda
January 13, 2026
Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: December 9, 2025 Meeting

Public Comment: For matters not on the agenda

General Communications:

- Correction on PZB Calendar – Change September 8, 2026 to September 15, 2026
- January 5, 2026 City Council meeting results:
    - Ordinance Z-1-26 approving a Text Amendment to the C-7 District – Approved (6-1). *final consideration on 01/20*
    - Ordinance Z-2-26 approving CUs for a PPUD and a LASR, TPLAT, and Variations for Costco Business Center & Fuel Center at 2200 & 2400 E Devon Ave – Approved (6-1)
    - Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Split Two Lots into Four Lots with Variations for Lot Width at 2234 Webster Lane and 2247 Westview Drive – Approved (7-0)
    - Consideration of an Ordinance Approving Waivers from Title 13, Subdivision Regulations, Requiring Connection to City Water Mains and Sanitary Sewer for EFN Des Plaines Property, LLC at 9661 West Golf Road – Denied (5-2) by City Council

Pending Applications:

1. **Addresses:** 9535, 9575, 9585, and 9601 E. Golf Road **Case Number:** 25-046-TPLAT-PPUD

Continued from the November 4, 2026 PZB meeting – Application withdrawn

The petitioner requests the following: i) a Tentative Plat of Subdivision to consolidate nine lots into one lot; ii) a Preliminary Planned Unit Development with a height, lot area, and required off-street parking exception for a proposed multifamily residential and single family attached residential development; and iii) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-16-201-011-0000, 09-16-201-014-0000, 09-16-201-013-0000, 09-16-201-016-0000, 09-16-201-015-0000, 09-16-201-003-0000, 09-15-100-033-0000, 09-15-100-032-0000, 09-15-100-035-0000

Petitioner/Owner: EFN Des Plaines Property LLC, One Oakbrook Terr., Ste 600, Oakbrook Terrace, IL 60181

2. **Address:** 1057 Hollywood Ave. **Case Number:** 25-068-APPEAL

Continued from the December 9, 2025 PZB meeting

The petitioner requests an appeal of the Zoning Administrator's October 2, 2025 determination regarding the loss of nonconforming use status for a two-unit dwelling in the R-1 Single Family Residential District.

PIN: 09-17-305-007-0000

Petitioner/Owner: Kendall Partners, Ltd. (Representative: Kevin Hansen), 129 Commercial Drive, Unit 7, Yorkville IL 60560

3. **Address:** 1314 Cora St **Case Number:** 26-002-V

The petitioner is requesting a standard variation for building coverage exceeding the 30 percent requirement to construct a covered front porch and any other exceptions, variations, waivers, and zoning relief as may be necessary.

PIN: 09-20-408-015-00000

Petitioner: Radu Alexa, 4235 N. Austin Avenue, Chicago, IL 60634

Owner: Florin Vlad, 1314 S. Cora Street, Des Plaines, IL 60018

4. **Addresses:** 1777 and 1841 Busse Highway **Case Number:** 25-071-CU-V

The petitioner is requesting (i.) a Conditional Use for a Recycling Center for a metal processing facility; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) reduce required front, side, and rear yards to allow for the construction of an addition to the existing facility; and (iii.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

PINs: 09-21-107-033-0000 & 09-21-107-039-0000

Petitioner: Mid-States Recycling, Inc., 1841 Busse Highway, Des Plaines, IL 60016

Owner: ELSE II, LLC, 1841 Busse Highway, Des Plaines, IL 60016

Adjournment

Next Agenda: Next meeting is Tuesday, January 27, 2026.

Persons with disabilities who require certain accommodations in order to observe or participate in a public meeting or have questions about the accessibility of the public meeting should contact the ADA Coordinator at least 48 hours (or two business days) in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 1420 Miner St., Des Plaines, IL; by telephone at (847) 391-5486; or by email at hr@desplainesil.gov. Notices of this meeting were posted in accordance with the requirements of 5 ILCS 120/1 et. Seq. (Open Meetings Act).

CASE NO. 25-071-CU COND. USE 1777&1841 BUSSE HWY
CASE NO. 25-060-PUD-FPLAT-V COND. USE, FINAL PLAT & MAJOR VAR. 10-60 ALGONQUIN RD
CASE NO. 25-049-T/FPLAT-V PRELIM/FINAL PLAT & STAND. VAR. 2234 WEBSTER LN & 2247 WESTVIEW AVE

DES PLAINES PLANNING AND ZONING BOARD MEETING
Tuesday, December 9, 2025
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, December 9, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:03 p.m. and a roll call was established.

PRESENT: Catalano, Weaver, Fowler, Fallico, Veremis, Zadrozny, and Szabo

ABSENT: None

ALSO PRESENT: Nicholas Piro, Management Analyst
Samantha Redman, Senior Planner
Jonathan Stytz, Senior Planner
Jeff Rogers, Director of CED
Jonathan Mendel, Assistant Director of CED

A quorum was present.

NO MINUTES FOR APPROVAL PROVIDED WITH THIS AGENDA

PUBLIC COMMENT ON NON-AGENDA ITEM
There was no public comment.

GENERAL COMMUNICATIONS
Chairman Szabo provided the following updates:

December 1, 2025 City Council meeting results:

- Consideration of a Variation for a Driveway Expansion at 2019 E. Touhy Avenue
  - Denied by City Council
- Consideration of a Variation for a Garage Exceeding Size and Height at 2861 Scott Street
  - Approved by City Council for 1st and 2nd reading

ADMINISTRATIVE DECISIONS:
Chairman Szabo noted one item:

- 25-074-V – 1266 Rand Rd – Minor Variation to allow a 10-foot-tall fence structure where 8 feet is the maximum height permitted for nonresidential properties – Approved

PENDING APPLICATIONS:

Chairman Szabo introduced the cases on the agenda noting that the case for 1111 Joseph Schwab Road was withdrawn.

1. **Addresses:** 1777 and 1841 Busse Highway **Case Number:** 25-071-CU-V

Petitioner withdrew the application

The petitioner is requesting (i.) a Conditional Use for a Recycling Center for a metal processing facility; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) reduce required front, side, and rear yards to allow for the construction of an addition to the existing facility; and (iii.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

PINs: 09-21-107-033-0000 & 09-21-107-039-0000

Petitioner: Mid-States Recycling, Inc., 1841 Busse Highway, Des Plaines, IL 60016

Owner: ELSE II, LLC, 1841 Busse Highway, Des Plaines, IL 60016

Member Catalano moved and Member Fowler seconded a motion to grant the continuance to the January 13, 2026 meeting.

AYES: Catalano, Weaver, Fowler, Fallico, Veremis, Zadrozny, and Szabo

NAYS: None

ABSTAIN: None

MOTION CARRIED

2. **Address:** 10-60 W. Algonquin Road **Case Number:** 25-060-PUD-FPLAT-V

The petitioner is requesting (i.) a Conditional Use for a Preliminary & Final Planned Unit Development; (ii.) a Major Variation to allow loading spaces that open onto or face a public right-of-way; (iii.) Tentative and Final Plat of Subdivision; and (iv.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

PIN: 08-24-201-052-0000 & 08-24-201-053-0000

Petitioner: Vetter Real Estate USA, LLC, 10-60 W. Algonquin Road, Des Plaines, IL 60016 represented by Legat Architects, 549 W. Randolph Street, Chicago, IL 60661

Owner: Vetter Real Estate USA, LLC, 10-60 W. Algonquin Road, Des Plaines, IL 60016

Chairman Szabo swore in all members of the petitioner's team.

Rachel Foster (Legat Architects for Petitioner) presented the request as proposed in the agenda packet and walked through the details of the PUD amendment, major variations and Final Plat of Subdivision. She also outlined the zoning relief requested.

Brendan Penny (attorney for the Petitioner) further clarified the zoning entitlement requests and actions for the changes to the previously approved development plan from earlier in 2025.

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

Director Jeff Rogers presented the staff analysis.

Issue: The petitioner requests (i.) a Conditional Use for a Preliminary & Final Planned Unit Development with an exception to reduce the required quantity of parking stalls; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) fencing with an open design instead of solid opaque fencing abutting existing residential uses; (iii.) a Minor Variation for fencing with a height of up to 10.0 feet instead of a maximum of 8.0 feet; and (iv.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

Petitioner:	Legat Architects, 549 W. Randolph Street, Chicago, IL, as agent for Vetter Commercial Manufacturing USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016
Owner:	Vetter Commercial Manufacturing USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016
Case Number:	24-063-PUD-V
PINs:	08-24-201-052-0000 & 08-24-201-053-0000
Ward:	#8, Alderman Mike Charewicz
Existing Zoning:	M-3, Special Manufacturing District
Existing Land Use:	Vacant office buildings, surface parking lots, and undeveloped land
Surrounding Zoning:	North: R-1, Single Family Residential District South: R-1, Single Family Residential District East: M-3, Special Manufacturing District West: R-1, Single Family Residential District
Surrounding Land Use:	North: Single-family detached residences South: Single-family detached residences East: Commercial buildings West: Single-family detached residences
Street Classification:	Algonquin Road is classified as a Major Collector and is under the jurisdiction of the Illinois Department of Transportation (IDOT); and Mount Prospect Road is classified as a Major Collector and is under the jurisdiction of Cook County.
Comprehensive Plan:	The Comprehensive Plan's future land use designation for the property is "Commercial."

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Property/Zoning History: Per the Cook County Tax map, the subject property is comprised of unsubdivided parcels. The existing vacant office buildings, an underground parking structure, surface parking lots, and an area of undeveloped land were established over time beginning in the late 1960s through the mid-1970s in accordance with a Planned Unit Development approved via Ordinance Z-9-69.

Prior to the current proposal, a prior application for a Planned Unit Development for the subject property was approved via Ordinance Z-19-16 in 2016. The current property owner acquired the subject property in 2017. The term of the approvals associated with the 2016 PUD Ordinance were extended via Ordinance Z-17-17 in 2017 but were not pursued further by the property owner and subsequently expired in 2018.

Project Overview: The petitioner is Legat Architects as agent for Vetter Commercial Manufacturing USA, LLC, the property owner. The proposed improvements would be comprised of a new building generally at the north end of the site to be comprised of approximately 158,000 square feet. The existing office buildings would remain vacant at this time except for a temporary occupancy of the north office building by the construction contractors as a site office for the duration of the construction activities on site. Details of the project are included below and in relevant attachments.

Site Development

The site is comprised of two parcels together totaling approximately 17.84 acres. A consolidation of the two parcels into one lot will be required prior to approval of final engineering design and prior to issuance of permits for the project. The proposed building would be situated in an area of existing open space at the north end of the property and would add approximately 158,000 square feet of new floor area including new mechanical space, laboratory space, office space, and logistics space.

Three existing buildings would remain. The floor area of the five-story west building, Building A, is approximately 22,350 square feet. The floor area of the two-story south building, Building B, is approximately 22,350 square feet. The floor area of the one-story east building, Building C, is approximately 46,620 square feet. The applicant proposes minor remodeling improvements to accommodate a temporary occupancy of a portion of Building A for the purpose of offices for the onsite construction management personnel.

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Bulk Regulations

The table below illustrates staff's interpretation of the required yards (i.e., building setbacks) for this property and the proposed building setbacks as noted in Section 12-7-4 and defined in Section 12-13-3.

Bulk Controls	***Required***	***Proposed***
Lot size	5 acres (min.)	18 acres
Building Height	50 ft. (max.)	46 ft.
Front yard building setback (south & east)	60 ft. (min.)	169 ft.
Side yard building setback (west)	60 ft. (min.)	92.9 ft.
Rear yard building setback (north)	60 ft. (min.)	80.3 ft.
Building Coverage	75% (max.)	27.6%

Off-Street Parking

In accordance with the requirements of the Code, the following quantities of off-street parking stalls are required:

Parking	***Requirement***	***Total***
Office Uses	1 space per 250 square feet of gross floor area	82,964 square feet = 332 stalls
Industrial and Manufacturing Uses	1 space for every 1,500 square feet of gross floor area	78,266 square feet = 53 stalls
Accessible Spaces	Between 301-400 spaces provided	8 accessible stalls
Total Accessible Proposed:		14 stalls
Total Required:		385 stalls
Total Proposed:		298 surface stalls + 20 underground stalls = 318 stalls

Sec. 12-3-5.C.4. of the Code allows for consideration of reductions in required parking associated with a PUD by up to 25% of the total collective parking requirement. In conjunction with the PUD request, the applicant requests an exception to reduce the minimum parking requirement to one stall per employee plus one stall per visitor.

The applicant proposes up to 72 employees plus up to 10 visitors during their busiest shift with 48 employees arriving at a 3 p.m. shift change for a total of 130 simultaneous individuals daily. The proposed site plan design would provide 318 parking stalls including both surface and underground parking, a reduction from the minimum required quantity of parking stalls of 17.5%.

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If the exception is approved, the applicant will need to maintain compliance with this minimum parking ratio prior to occupying the existing buildings upon the property with any new uses. Although land-banking of parking is not permissible in the M-3 District per Sec. 12-9-10 of the Code, there remain areas of open space across the property which could be improved in the future to accommodate additional off-street parking should additional parking be required to allow a future use to occupy existing space on the subject property.

A similar exception was included in the PUD Ordinance adopted in 2016 which has since expired.

Off-street Loading

In accordance with the requirements of the Code, the following quantities of off-street loading stalls are required:

Loading	***Requirement***	***Total***
Building Size	200,001-300,000 sq. ft.	3 loading stalls
Total Proposed:		5 loading stalls

Site Access

The subject property is currently accessible via two full access curb cuts including one unsignalized access to E. Algonquin Road at the southwest corner of the property and one signalized access to S. Mount Prospect Road. The proposed improvements would add one additional full access curb cut to S. Mount Prospect Road for visitors to the site at the northeast corner of the site.

Traffic

The applicant provided a traffic impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc, a copy of which is attached to this report. The study includes results from a traffic survey of existing conditions with the current building vacancies on the property and among other buildings in the vicinity in addition to projections of future traffic volumes assuming the proposed building improvements and occupancy of other buildings in the area. The proposed weekday morning peak hour of traffic is estimated to generate 65 in-bound & 5 outbound traffic movements (approximately 1.2 vehicles per minute). The proposed weekday afternoon peak hour of traffic is estimated to generate 45 inbound and 65 outbound traffic movements (approximately 1.8 vehicles per minute). Most of these traffic movements would utilize the existing Algonquin Road access drive. Proposed logistics deliveries, refuse management, and other truck trips would primarily utilize the signalized access to S. Mount Prospect Road.

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Transparency & Building Materials

Section 12-3-11 requires the facades of the office components of the new building to be comprised of a minimum of 20% window glass on all floors. Ground floor elevations must be comprised of face brick, stucco, metal, and/or concrete masonry units while upper floors may additionally feature painted or stained wood and/or exterior insulation and finishing systems (EIFS).

	Required	Proposed
Ground Floor Office Space Transparency	20% (min.)	97.5% (behind curtainwall)
Upper Floor Office Space Transparency	20% (min.)	97.5% (behind curtainwall)
Ground Floor Building Materials	Face brick, stucco, metal, and/or concrete masonry units	Metal panels & louvers and concrete masonry units
Upper Floor Building Materials	Face brick, stucco, metal, and/or concrete masonry units, painted or stained wood and/or exterior insulation and finishing systems (EIFS)	Metal panels & louvers and concrete masonry units

Site Lighting

The applicant has provided a site photometric plan and catalog cuts of the proposed light fixtures. The proposed design features pole-mounted light fixtures with LED light elements at a height of 20.0 feet designed to direct light inward toward the perimeter circulation drive and building exterior. In the proposed locations, the light fixtures would not cast light beyond the lot lines and would be expected not to create glare visible from adjacent properties.

Tree Preservation, Removal, & Landscaping

The applicant proposes to retain the existing perimeter fencing which features a transparent design rather than an opaque design. The applicant has provided a tree survey identifying 96 existing trees that would be retained and 50 existing trees and stumps that would be removed. The proposed landscaping plan would introduce 261 new shrubs and 133 new trees including 39 new deciduous trees, 45 new evergreen trees, and 49 new “Techny” arborvitae.

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Mechanical and Dumpster Screening

Section 12-10-11 of the Code requires screening of roof-top mechanical units and utility areas. The proposed design utilizes rooftop parapets to screen mechanical units from line-of-sight from adjacent properties and is intended to provide additional sound attenuation. Refuse management is proposed within two compactor units proposed within the two northernmost loading berths.

Stormwater Management

In accordance with the requirements of Title 14 of the City Code and the Cook County Watershed Management Ordinance, the applicant is proposing the installation of two new underground vaults near the south end of the property to provide additional stormwater detention volume as required for the proposed scope of site modifications. If the project is approved, additional analysis of the proposed design would be completed during review of final engineering plans in advance of the finalization of the Tentative & Final Plat of Subdivision and prior to the approval of any final designs in advance of the issuance of grading & site work permits or building permits.

Major Variations

The applicant requests several major zoning variations. The variation requests are summarized as follows:

Loading Berth Orientation

Per Code, loading berths are not permitted to be oriented toward the public right-of-way. The applicant proposes to orient the loading stalls for the proposed building at the southeast corner of the building facing the existing signalized intersection at S. Mount Prospect Road. The proposed location would be arguably less impactful than alternate locations along the west or north side of the building which abut existing residences. The applicant has not identified a future use of the proposed open space south of the proposed building, however relocation of loading berths to this side of the building may inhibit future opportunities for a building expansion in this direction.

Fence Opacity

Per Code, a solid privacy fence with a minimum height of 8.0 feet is required between the subject property and adjacent residential properties. In light of comments from adjacent property owners provided during the consideration of the 2016 PUD request, the applicant proposes to retain the existing 8-foot transparent mesh perimeter fence. The applicant proposes landscaping in a pattern of three rows with various spacings in the attempt to provide landscape buffer between the proposed perimeter circulation drive and the property line.

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Fence Height

The applicant proposes a second area of fencing along the northwest corner of the new building on top of a proposed retaining wall. This fencing would feature a similar transparent mesh style as the existing perimeter fence but would be installed on top of a new retaining wall. The height of the fence on top of the wall would stand up to 10.0 feet in height from the lowest adjacent grade.

Site Plan Review

The table below combines a zoning analysis of both the site plan and the buildings. A Site Plan Review is required for all development application requests to assess how the request meets the characteristics identified in Section 12-3-2, which are listed below along with staff's assessment of each in relation to the current Site Plan provided by the petitioner, located in the Site Plan attachment.

Site Plan Review	
Item	***Analysis (based on Proposal)***
The arrangement of structures on the site	• The existing buildings would remain in their current locations. • The new building would occupy an area of open space at the north end of the site.
The arrangement of open space and landscape improvements	• The proposed site plan would maintain open space within setbacks along the north and west lot lines, south of the new building, and between the existing office buildings in the south half of the property. • The applicant proposes a new landscape buffer yard comprised of three rows of landscaping along the north and west lot lines.
The adequacy of the proposed circulation system on the site	• The proposed site plan separates truck movements to and from the site at the signalized intersection from passenger vehicles at both the primary employee entrance at the southwest corner and the visitor entrance at the northeast corner of the property. • The applicant has located certain service access areas at the northwest corner of the new building. The applicant should describe the frequency of truck movements to these areas of the building and how noise impacts upon adjacent properties will be mitigated.
The location, design, and screening of proposed off-street parking areas	• The applicant proposes three primary off-street parking areas including the primary employee parking field on the interior of the property south of the proposed building and west of the existing

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	building, a new visitor parking area east of the new building, and an existing underground parking structure.
The adequacy of the proposed landscaping design on the site	• The applicant proposes the removal of approximately 50 existing trees and stumps across the site. • The proposed landscaping plan includes shrubs plus approximately 133 new trees intended to establish a landscape buffer yard along the north and west lot lines. • Per Code, a solid privacy fence with a height of 8.0 feet would be required along the north and west lot lines. The applicant instead requests approval of a variation to allow the existing 8-foot transparent mesh fence to remain.
The design, location, and installation of proposed site illumination	• The proposed site illumination plan would comply with Code requirements for site lighting & mitigation of potential glare onto adjacent properties.
The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comprehensive plan	• The Comprehensive Plan recommends promoting employment growth in industrial areas. • Site design abutting residential areas is encouraged to incorporate treatments along the property's edge to screen the property from view. • Fencing serving as a physical barrier should be attractive while facilitating safe operations. • Industrial property is encouraged to include additional stormwater management infrastructure. Two new underground vaults are proposed at the south end of the property.

ENTITLEMENT REQUESTS AND ANALYSIS

Overview of Requests

The petitioner requests consideration of the following items to facilitate the proposed development:

1. A Conditional Use for a Preliminary and Final Planned Unit Development (PUD) in the M-3 Special Manufacturing District;

2. Major zoning variations for the following:

    a. Five (5) loading spaces that open onto or face a public right-of-way;

b. Fencing with an open design instead of solid opaque fencing abutting existing residential uses;

3. A Minor zoning variation for fencing with a height of up to 10.0 feet instead of a maximum of 8.0 feet; and

Preliminary & Final PUD

A planned development, as defined below, was requested to accommodate the existing and proposed improvements across the property, including previously approved relief from bulk regulations of the Code applicable in the M-3 District for building height, parking, and other site characteristics.

Per Code, the Planned Unit Development allows for the following:

> *A development occurring on a parcel under single ownership or unified control which is developed as a unit and includes two (2) or more principal buildings or uses and is processed under the planned development procedure of this title" (Section 12-13-3).*

The purpose of a PUD is to promote a unified development by providing flexibility in development standards to accommodate site conditions and encourage innovative use of land. Certain characteristics are required by Section 12-3-5.A. of the Zoning Ordinance, which are listed below along with staff's assessment of each in relation to the attached Preliminary PUD Plat provided by the petitioner.

Preliminary & Final PUD Plat Review	
Item	***Analysis (based on Proposal)***
A maximum choice in the types of environments available to the public by allowing a development that would not be possible under the strict application of the other sections of this title	The subject property was developed in accordance with a prior PUD which allowed for a concentration of buildings on the south half of the site at heights which would not have been permissible by right. Although the new building would comply with the bulk regulations of the M-3 District, a PUD is required to include the new improvements on the same property with the prior improvements.
Permanent preservation of common open space and recreation areas and facilities	The proposed site design includes several areas of open space around the perimeter and among the proposed buildings.
A pattern of development to	The currently proposed site improvements

preserve natural vegetation, topographic and geologic features	would involve remediation of various issues with site trees including removal & replacement of dead trees, existing tree stumps, and trees in poor condition. The proposed tree removal activities would be accompanied by new tree plantings at a ratio of 2.67 new trees per tree removed.
A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities	Although not currently proposed, the site design establishes opportunities for future office uses and additional employment opportunities in addition to those associated with the manufacturing, office, and logistics uses currently proposed.
An efficient use of the land resulting in more economic networks of utilities, streets and other facilities	The proposed plan supplements the existing utility designs and would not substantially increase traffic or congestion in the area.
A land use which promotes the public health, safety, and general welfare	The applicant's application materials attest that cleaning agents would exclude hazardous chemicals like ethylene oxide and instead would feature water and hydrogen peroxide. No site design elements would introduce factors which would detract from the public health, safety, or general welfare.

Prerequisites: Location, Ownership, and Size
PUDs are authorized in all zoning districts in the City subject to the regulations in Section 12-3-5 of the Zoning Ordinance and must be under single ownership and/or unified control.

PUD Bulk Exceptions
The requested PUD would include both the existing and proposed improvements, including previously approved relief from bulk regulations of the M-3 District to accommodate the height and other characteristics of the existing office buildings.

Plat of Subdivision

The proposal includes a consolidation of two original unsubdivided parcels into one new lot of record. The attached Tentative Plat of Planned Unit Development shows the dimensions of the proposed lot.

Subdivision Improvements
Public right-of-way was dedicated previously and various public improvements exist along both E. Algonquin Road and S. Mount

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Prospect Road.

In addition, the memo states required public improvements for this development will include new watermain through the site, new underground stormwater detention vaults, in addition to work within Cook County & IDOT rights-of-way. In addition, Section 13-3-2 of the Subdivision Ordinance discusses required improvements for subdivided properties and timelines for the improvements. Improvements are approved by the City Council during the final plat of subdivision process and financial guarantees for improvements are included within the resolution at that stage in the process.

Note the petitioner's request at this time is for a Tentative Plat only. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8. The Final Plat of Subdivision would occur at a later date and would be required prior to the issuance of building permits for the proposed development. All necessary dedications, fees, and necessary improvements, if any, would be outlined in the final subdivision resolution.

Proposed Schedule

Entitlement Schedule

The proposed requests for Preliminary & Final Planned Unit Development, Major Variations, and a Minor Variation are the first of two phases of required entitlements.

The Tentative & Final Plat of Subdivision needed to consolidate the existing parcels and memorialize new easements and a Conditional Use for a Localized Alternative Sign Regulation (LASR) to allow a custom signage plan for the property including more ground signs than would be permissible by right and any other wayfinding and wall signage would need to be finalized after the current requests are reviewed by City Council and prior to the approval of final plans and issuance of permits.

After a Tentative Plat of Subdivision is approved by the Planning and Zoning Board, the next step is a Final Plat of Subdivision. A Final Plat of Subdivision must be submitted within 12 months of the approval of the Tentative Plat.

If the Preliminary & Final PUD is recommended by PZB and approved by the City Council, the Final Plat of Subdivision will need to be submitted for review & approval prior to recording subsequent to the collection of required financial securities associated with the engineering improvements.

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Construction Schedule

With any subdivision, construction must commence on any required public improvements within one year. A financial security is collected by the City to guarantee improvements and released after inspection of completed improvements. An additional warranty security is collected by the City to ensure the public improvements will not require repair after installation, any funds from which that remain unused are returned after 18 months after completion of the project.

The applicant has provided a Preliminary Construction Schedule attachment which outlines their projected project schedule for construction of site & building improvements. The proposed construction would be initiated in 2025 and would continue for approximately 24 months into late 2027.

PUBLIC INPUT AND COMMUNITY CONTEXT

Engagement Summary

On June 25, 2024, the Planning and Zoning Board hosted a public workshop for the developer, PZB, and the public. A City webpage shared details about the proposed project and included a public input form to continuously gather community comments.

Legal notice for this case was provided pursuant to the requirements of Section 12-3-1.C. of the Code, including publication in a local newspaper, posting of notice signs on the property, and a notice mailed to residents within 500 feet of the property.

Summary of Comments

Refer to Public Comment attachment for all public comments. Discussion surrounding this property and the proposed development had several general themes. The summary below includes themes and commentary from public comments.

Use of Cleaning Agents

The use of ethylene oxide should be prohibited. The operator should be transparent regarding the types of cleaning agents that will be used and no harmful chemicals should be released into the ground water or the air. The Petitioner's Narrative provides details on cleaning operations, describing the decontamination process with hydrogen peroxide. In addition, the petitioner provided information regarding hazardous waste in the Waste Profile attachment.

Traffic Impacts

There are concerns regarding an increase in traffic congestion originating from the proposed development. Respondents noted a

preference for all traffic to enter the site at the traffic signal on S. Mount Prospect Road rather than at multiple proposed site entrances. There are concerns regarding impacts from the proximity of the proposed circulation drive around the new building to the existing residences. Refer to the petitioner's Traffic Study attachment.

Lighting
Increased light from the existing and proposed site improvements was identified as a concern. Compliance with International Dark Sky Association outdoor lighting principles was requested by one respondent. Refer to the Photometric Plan attachment provided by the petitioner. Note that during the building permit process, the photometric plan will be further examined to determine compliance with Section 12-12-10 of the Zoning Ordinance which limit light spillage onto adjacent properties.

Landscaping
Removal of existing mature trees to accommodate the proposed building is considered unfortunate. There are concerns that proposed landscaping will not provide a sufficient buffer separation from existing residences. Refer to the Landscape Plan and the Tree Survey attachments for landscaping details from the petitioner.

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

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

   The proposed PUD generally aligns with the stated purposes of PUDs as analyzed in the Preliminary & Final PUD Plat Review table above with a proposed office & manufacturing development, designated open spaces, and landscaping. Refer to Petitioner's Response to Standards for a full analysis of how the development meets each standard.

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

   The proposal meets the ownership/unified control and size requirements in the Zoning Ordinance.

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

   The new site and building improvements meet the bulk regulations outlined in Section 12-7-4.F. of the Zoning Ordinance (See Site Plan Review section above), however the original existing building improvements were developed in accordance with a prior PUD Ordinance (ca. 1969) and several major variations relating to design elements of the proposal are required.

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

   The proposed design introduces one new curb cut to aid in separating passenger vehicles from truck traffic and maintains areas of open space among the existing and proposed buildings. Any impact to air or light quality from this development is not anticipated to be greater than any similar development of this nature or permitted in this zoning district and will be controlled by the environmental performance standards of Chapter 12 of the Zoning Ordinance.

   Refer to the Traffic Study for details on anticipated traffic impact. The report states the development will not generate a disproportionate impact to the street network. Refer to the Petitioner's Response to PUD Standards attachment for further discussion of traffic generated and parking demands of the proposed uses.

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

   The subject property is positioned at the boundary of an existing area of M-3 District office/industrial development and an existing R-1 Residential District. The mix of office and manufacturing uses and proposed landscape buffer yards is intended to serve as a transition from the predominantly industrial uses to the east and the residential uses to the west. The proposed scope of operations associated with the new improvements would not of themselves introduce substantial additional vehicular traffic or congestion in area streets.

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

   The proposed development would increase the value of the property and site improvements and thereby increase the taxes generated by the property. Additionally, the proposed land use would introduce new employment within the community.

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

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Site design elements of the proposed manufacturing and office improvements would comply with the recommendations of the 2019 Comprehensive Plan particularly including Goals 3.10. and 3.11.

PZB Procedure and Recommended Conditions:
Under Section 12-3-5.D.2.c (Procedure for Review and Decision for PUDs) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve with modifications, or deny the Preliminary & Final Planned Unit Development (PUD). The City Council has final authority on this request.

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

Zoning Recommendations to City Council

- A motion pursuant to Section 12-3-5.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the requests for a Conditional Use for a Preliminary & Final PUD, Major Variations and a Minor Variation including the following:

  A. An exception is granted to reduce the minimum required parking stall quantity to one stall per employee plus one stall per site visitor.
  B. Five (5) loading spaces shall be allowed to face a public right-of-way;
  C. Perimeter fencing along the north and west lot lines abutting existing residential uses shall be allowed to feature an open design instead of solid opaque design;
  D. Fencing near the northwest corner of the site abutting the circulation drive shall be allowed a height of up to 10.0 feet instead of a maximum height of 8.0 feet; and

If the PZB recommends approval, staff recommends the following conditions for the Preliminary & Final PUD, Major Variations, and Minor Variation.

Condition(s) of Approval:

1. Ordinance Z-9-69 shall be repealed and the previously approved bulk regulations and improvements authorized by Ordinance Z-9-69 shall be incorporated in the new PUD Ordinance.
2. At time of both Tentative & Final Plat of Subdivision, approval of utility easements by all privately owned utility companies shall be indicated via written correspondence or lettered on the final document.
3. Final signage shall be considered in accordance with a Conditional Use for a Localized Alternative Sign Regulation (LASR) Ordinance after all site signage has been finalized.
4. The Petitioner must maintain the Property and operate the Proposed Use in compliance with the Performance Standards in Chapter 12 of Title 12 of the City Code, including, without limitation, light, odor, and noise. Upon the receipt of complaints regarding the operation of the Proposed Use, the City will investigate and apply the appropriate provisions, If City code enforcement staff observes or detects a violation of the Performance Standards ("Original Violation"), it will notify the Petitioner in writing and

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provide a 14-day period for compliance, which compliance must be verified at a follow-up inspection. If upon follow-up inspection the Original Violation is still observed and uncorrected, a citation will be issued to Petitioner, which may result in a fine in a final amount to be determined by the City's administrative hearing officer.

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

Chairman Szabo asked for public comments. There were none.

Member Weaver moved and Member Catalano seconded a motion to recommend approval of the proposed request, motions, and recommended conditions as drafted by staff.

AYES: Catalano, Weaver, Fowler, Fallico, Veremis, Zadrozny, and Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

3. **Address:** 2234 Webster Lane and 2247 Westview Avenue **Case Number:** 25-049-TPLAT-FPLAT-V

The petitioner requests the following items: (i.) a combined Tentative and Final Plat of Subdivision; (ii.) standard variations for lot width; and (iii.) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-29-302-198-0000 & 09-29-302-013-0000

Petitioner: Grama Construction Corp. (Representative: Tony Grama, 917 E. Oakton Street, Des Plaines, IL 60018)

Owner: 2234 Webster LLC AND 2237 Westview LLC (Representative: Pavel Korchagin, 22358 N. Prairie Lane, Kildeer, IL 60047)

PZB Member Zadrozny stated he will recuse himself from this proceeding.

Chairman Szabo swore in the petitioner's representatives.

Stas Shkurti (Petitioner's attorney) introduced the Petitioner's team.

Jason Doland (project engineer) outlined the details of the proposed tentative and final plat and the variations to reduce the minimum proposed lot widths from the required 55-foot minimum to 50 feet wide. He noted that the existing properties are unique but that the final engineering plans have been reviewed and approved by the City's engineering department.

Member Weaver asked about why the existing two lots extend to the street centerlines. Mr. Doland explained the general description and existence of the existing lots as likely metes and bounds lots and that the proposed subdivision would dedicate this land area to the City as formal public right-of-way.

Senior Planner Jonathan Stytz presented the staff analysis.

Issue: The petitioner requests: (i) a combined Tentative and Final Plat of Subdivision to split two lots into four lots of record; and (ii) Standard Variations for lot width for each of the four proposed lots of record.

Petitioner: Grama Construction Corp. (Representative: Anatoli Grama, 917 E. Oakton Street, Des Plaines, IL 60018)

Property Owners: 2234 Webster LLC AND 2247 Westview LLC (Representative: Pavel Korchagin, 22358 N. Prairie Lane, Kildeer, IL 60047)

Case Number: 25-049-TPLAT-FPLAT-V

PINs: 09-29-302-198-0000 and 09-29-302-013-0000

Ward: #5, Alderman Thomas Merlin

Existing Zoning: R-1, Single Family Residential District (*both properties*)

Existing Land Use: Single Family Residence (*both properties*)

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

Surrounding Land Use:
North: Single Family Residence (Residential)
South: Single Family Residence (Residential)
East: Single Family Residence (Residential)
West: Single Family Residence (Residential)

Street Classifications: Webster Lane and Westview Drive are both local roads under City of Des Plaines jurisdiction.

Comprehensive Plan: The subject properties are illustrated as *single family residential* on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: The subject properties were annexed into the city in 1968 and are both located in the R-1 Single Family Residential district between Jarvis Avenue (north) and Touhy Avenue (south). While accessed by different streets, the subject properties share a rear property line. Both properties are improved with a single-family residence, detached garage, accessory structure, and paved driveways as shown on the attached Plat of Survey for 2234 Webster Lane and attached Plat of Survey for 2247 Westview Drive.

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Address	PIN	Lot Size
2234 Webster Lane	09-29-302-198-0000	21,798 SF (0.50 acres)
2247 Westview Drive	09-29-302-013-0000	21,880 SF (0.50 acres)

TENTATIVE AND FINAL PLAT OF SUBDIVISION

Request Description:

Overview

The proposal includes splitting two lots into four lots of record as illustrated in the attached separate Tentative Plat and Final Plat of the Webster/Westview Subdivision. The characteristics of the proposed lots are provided below.

Lot #	Fronting Street	Lot Dimensions	Lot Size
1	Westview Drive	50.00' wide/186.98' deep	9,341 SF
2	Westview Drive	50.00' wide/186.97' deep	9,340 SF
3	Webster Lane	50.00' wide/186.98' deep	9,342 SF
4	Webster Lane	50.00' wide/186.97'deep	9,341 SF
		Total Lot Area	**37,364 SF/0.85 AC**

While the proposed depth for each lot meets the minimum lot depth requirement in Section 13-2-5.R of the Subdivision Regulations, the proposed width of each lot (50 feet) does not meet the minimum lot width requirement for interior lots in the R-1 Single Family Residential district (55 feet), requiring a standard variation for each of the four proposed lots. For more information on the required standard variation relief, see the *Standard Variations* section below.

Building Lines and Easements

Both plats show the following for the proposed subdivision: (i) new 25-foot front and rear building setback lines; (ii) new five-foot side building setback line and public utility/drainage easement along the north and south side property lines; and (iii) a five-foot-wide public utility easement at the rear of each lot. Given that the current properties extend into the Webster Lane and Westview Drive rights-of-way, a new easement has been denoted on both plats identifying that 33 feet in front of each lot will be dedicated for roadway purposes.

Utility Poles, Cables, and Structures; Utility Easements

The Tentative Plat denotes the existing underground water, sewer, and gas utilities, and overhead electrical/telephone utilities located on the west and east sides of the proposed subdivision as well as an

existing sewer line running through the rear of the Webster Lane lots. Section 13-2-5.W of the Subdivision Regulations requires that all utility lines—including electric/telephone cables—be placed underground in all subdivisions. However, the existing overhead electrical/telephone poles/cables in the public right of way will not need to be placed underground.

As part of the Tentative Plat, the applicant must provide tentative approval of all proposed utility easements by privately-owned utility companies either as a notation on the plat itself or through separate "will-serve" letters. The petitioner provided the attached Private Utility Company Will-Serve Letters confirming tentative approval has been received for the proposed utility easements from Nicor and Comcast. However, the petitioner has not yet received a formal confirmation from ComEd at this time but is continuing to request confirmation.

Public Works and Engineering (PWE) Review
The applicant has provided the attached Final Engineering Plans and Engineer's Estimate of Probable Cost (EOPC) identifying the specific improvements related to this project including a new 8-inch storm sewer, catch basins, grading and sodding, and walkway removal/replacement, which have been approved by the PWE department with conditions noted in the attached PWE approval letter.

STANDARD VARIATIONS

Request Description:

Overview
As stated above, the proposed 50-foot-wide lots in the subdivision do not meet the minimum 55-foot-lot-width requirement for interior lots in the R-1 Single Family Residential district, requiring a variation for each proposed subdivided lot. The proposed lot widths equate to a 10 percent reduction in the required lot width, which requires a standard variation pursuant to Section 12-3-6.D of the Zoning Ordinance.

Considerations
In the deliberation of the variation requests, the following should be considered:

- The existing lot sizes in the immediate vicinity to the subject properties;
- The character of the development in the immediate vicinity of the subject properties; and
- The overarching principals of the 2019 Comprehensive Plan

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to "encourage preservation and reinvestment in established Des Plaines neighborhoods….and promote a wider range of housing options".

Determining Body
Given that the petitioner is concurrently requesting a final plat subdivision request—which is under the City Council's final determination—the City Council has the final authority on the zoning variation requests pursuant to Section 12-2-2.C of the Zoning Ordinance.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the provided responses 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: Requiring the petitioner to adhere to the minimum 55-foot lot width requirement could limit development on these properties to one residence for each existing lot and may not meet the goals of the Comprehensive Plan to promote growth of established residential areas and provide additional housing options. In addition, many of the surrounding properties in the area have similar lot widths.

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

   Comment: The existing property was platted with its current dimensions before the code was updated in 1998 from a minimum lot width of 50 feet to 55 feet. Under the previous code, the property would have met the standards for a subdivision. However, the properties are land-locked so it cannot be expanded to meet the requirements.

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

   Comment: The unique physical condition is not the result of the current owner or previous owners as the properties were platted before the zoning code update to change the

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minimum lot width required from 50 feet to 55 feet. Additionally, there is not a way for the petitioner to widen the lots.

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: Carrying out the strict letter of the code would prevent the petitioner from subdividing the existing properties for four new single-family residences, as many of the surrounding properties have done, which would deny them the substantial rights enjoyed by neighboring property owners. The majority of the existing lots in this area are 50 feet wide as requested by the petitioner.

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: The variation request would not provide the petitioner with any special privilege that is not already enjoyed by many of the surrounding property owners with 50-foot-wide lots. In fact, it aligns with the Comprehensive Plan's goal to promote the increase of housing stock in established Des Plaines neighborhoods such as this area.

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 request would result in development that is in harmony with the surrounding neighborhood and would meet all other standards for R-1 properties in Section 12-7-2. This request seeks to develop these large properties into four separate lots adding residential options in Des Plaines. These new housing units will also help to increase land value in the area.

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

   Comment: The petitioner cannot alter the dimensions of the property to meet the 55-foot minimum lot width requirement, as the property is land-locked by developed properties. The variation is required to create two residential lots and provide the opportunity for two additional residences.

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

   Comment: The variation request is the minimum measure of relief necessary to allow the petitioner to create four total residential lots out of the two large existing residential lots.

PZB Procedure and Recommended Conditions: The following separate motions are before the PZB for the subject properties at 2234 Webster Lane and 2247 Westview Drive:

- *Standard Variations for Lot width:* Pursuant to Section 12-2-2.C, the PZB has the authority to recommend to the City Council approval, approval with conditions, or denial of the variation requests. As these variation requests are necessary to permit the 50-foot-wide lots proposed for the subdivision plat, the PZB shall consider this request first.
- *Tentative Plat of Subdivision:* Under Section 13-2-3 (Planning and Zoning Board's Procedure) of the Subdivision Regulations, the PZB has the final authority to approve or deny the Tentative Plat request.
- *Final Plat of Subdivision:* Under Section 13-2-7 (Approval of Final Plat by Planning and Zoning Board), the PZB has the authority to recommend to the City Council approval or denial of the Final Plat request.

There are no staff recommended conditions for the subdivision and variation requests.

Member Weaver asked about the asked about clarification on which lots are numbered on the plans versus the petitioner's narrative. Senior Planner Stytz noted that the lot assignment on the plat of subdivision is the official assignment as it will be recorded with Cook County.

Member Weaver asked if there are any other utility easements that are going to be needed but are not there in place or does that depend on where ComEd is. Mr. Shkruti stated that ComEd is behind on their review but that he does not foresee any issues.

Member Weaver asked where the current electrical services are located. Senior Planner Stytz noted that they are located along both roadways. Mr. Doland added that there are proposed utility easements on all of the proposed lots so there is ample space to service the lots. Mr. Shkruti stated that the ComEd will-serve letter is imminent.

Chairman Szabo asked for public comments and further PZB comments. There were none.

Member Weaver moved and Member Catalano seconded a motion to approve the tentative plat and recommend approval of the final plat and variations with the conditions as written by staff.

AYES:	Weaver, Fowler, Fallico, Veremis, Zadrozny, and Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

Member Weaver asked why this agenda did not have the draft minutes from the November 25, 2025 PZB meeting. Assistant Director Jonathan Mendel stated these draft minutes were not ready and will be provided along with the December 9, 2025 PZB meeting minutes on January 13, 2026 PZB meeting agenda.

Member Zadrozny reentered the meeting to participate in the following discussion item.

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Discussion Item: Building Design Standards for Surrounding Communities

Staff created an overview of how surrounding communities regulate building design and compare those approaches with Des Plaines' current standards. The discussion will include major regulatory tools, a summary of local design requirements, and case study examples. This item was requested by the Planning and Zoning Board at its September 9, 2025 meeting.

Senior Planner Samantha Reedman and Management Analyst Nicholas Piro presented the staff memo and analysis.

Chairman Szabo stated the staff presentation was great and then asked if the Welkin is compliant with the by-right design standards. Senior Planner Redman stated that staff at the time likely interpreted the as a commercial building in relation to the applicable design standards.

Senior Planner Jonathan Stytz reiterated that the Welkin building was likely classified as Commercial and the Commercial category was likely applied to the Welkin development.

Member Fowler asked if the city has a 'look book'. Senior Planner Redman stated we do not currently have this document, only a set of guidelines for the downtown area from 2005.

Member Fowler stated she would recommend a consultant to create a 'look book' and break it down into zones such as the downtown and Oakton corridors.

Member Fowler asked that once we have these new rules if we are able to go back to these existing developments and request adjustments and/or embellishments. Senior Planner Redman stated that we cannot do that as these developments were tied to an earlier version of the code and was approved through a building permit. She added that many municipalities do not have the teeth to retroactively require developers to make adjustments.

Member Zadrozny stated the Welkin would look better if painted a different color instead of stark white. He also stated he likes the idea of a 'look book' for specific areas of the City, especially the downtown area. He feels that our code should differentiate between commercial and mixed-use buildings.

Member Weaver stated that these discussions are likely a policy discussion more intended for the City Council and asked Director Jeff Rogers to opine on this. Member Weaver also asked if the job of a municipality is to 'improve' the look of their municipality and change or improve the design standards across the community thereby improving its general aesthetics and by treating all as equal as possible. He also indicated that communities appear to want to improve the aesthetics over time.

Director Rogers explained that the City Councial can provide direction to the City. He noted that some of the City Council members that had the strongest opinions on the subject are no longer on the City Council. He stated the current design standards are primarily from 2014 when the review process was changed creating the current by-right review process. He outlined the spectrum of

possible regulatory methods available to the City of Des Plaines and ones present in other surveyed municipalities. Director Rogers stated the City Council will soon conduct a strategic planning process to guide regulatory and policy decisions.

Member Fowler discussed the adjacency of the newer modern buildings and the existing buildings. She has concerns with the scale differences between buildings. She also agrees with the desire to add a mixed-use category in the building design standards.

Member Fallico stated he is surprised we don't have a mixed-use category in the building design standards. Senior Planner Redman confirmed we do not currently have a mixed-use category, just individual commercial and residential categories. Member Fallico stated he agrees with the need for a Mixed Use category.

Member Veremis stated she would like some of the easy amendments discussed accomplished.

Chairman Szabo asked how a mixed-use category would be added to the design standards chart. Senior Planner Redman responded that we would add a separate category to the existing building design standards table.

Chairman Szabo asked if there would be any zoning board or city council approval included with this update. Senior Planner Redman responded that it depends on what is envisioned for the update. If keeping the same table, it would be a simple text amendment to the zoning code.

Member Veremis asked could developments be reclassified as mixed use. Senior Planner Redman answered that the City would not retroactively apply any changes to the zoning ordinance to these existing developments. Instead, they would be classified as nonconforming structures if they did not meet new requirements. Director Rogers stated explicit retroactive application is not possible.

Member Veremis asked what happens when these existing developments want to make changes to the buildings and if the City can require conformance with the new regulations then. Director Jeff Rogers stated that after establishing these new rules we could not force developers or property owners to comply with the new standards. However, if they do want to make changes the City will need to review the proposal against the building design standards at that time and the developer or property owner will need to comply with the new requirements or request relief.

Member Veremis asked if a property owner desired to convert ground floor commercial spaces to residential could the City then force changes to a building since it could possibly be changing design review categories. Director Rogers stated we couldn't force compliance, but if changes are proposed the applicable regulations and/or processes would be applied by staff.

Member Fowler asked when code changes could be made and how long would it take to conduct comprehensive changes with a consultant.

Senior Planner Redman responded it will be more dependent on how deeply we want to go with this. Adding the mixed-use category is a simple and straight-forward process. However, if we are opening up this section of code, it would be ideal to have a consultant look at the section in its

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entirety to ensure the regulations meet our goals for the design standards for materials, colors, massing, etc. She outlined some of the active plans and studies that staff are working on.

Director Rogers stated simple code changes could be straightforward and quicker. However, any consultant process would need to go through City Council, be approved through a budget request, and would not likely be initiated until mid-2026.

Member Fowler understands the timelines and would like to proceed as soon as possible with the simple code changes, given that the consultant lead process could take about 1.5 years. She also asked how a simple mixed use category code change be applied to the 622 Graceland Ave property.

Director Rogers outlined the current and near future responsibilities of the 622 Graceland Ave owners.

Chairman Szabo added that we have specific possible developments such as Contour Saws, the Lee/Prairie/Graceland site and the 414 Golf Rd property. Director Rogers outlined some of the potential development sites at this time but noted that many of these are not ready to proceed at this time.

ADDITIONAL ITEMS

None

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 8:29 P.M.

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

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Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5380 | W: desplainesil.gov

PLANNING AND ZONING BOARD
HEARING DATES & 2026 APPLICATION DEADLINES

REVISED 01-13-2026

Regularly scheduled meetings of the Planning and Zoning Board are held on the second and fourth Tuesday of each month, except for December, at 7:00 pm in Room 102 of City Hall (1420 Miner St, Des Plaines).

Applications must contain all of the required information and be submitted to the Planning and Zoning Division of the Department of Community and Economic Development (Room 301) by 4:00 pm on the application deadline.

PLANNING & ZONING BOARD 2026 DATES		
HEARING DATE	**APPLICATION DEADLINE**	**LEGAL NOTICE/SIGN POSTING**
TUESDAY, JANUARY 13	MONDAY, DECEMBER 8, 2025	MONDAY, DECEMBER 22,2025
TUESDAY, JANUARY 27	MONDAY, DECEMBER 22,2025	MONDAY, JANUARY 5
TUESDAY, FEBRUARY 10	MONDAY, JANUARY 5, 2026	FRIDAY, JANUARY 16
TUESDAY, FEBRUARY 24	FRIDAY, JANUARY 16	MONDAY, FEBRUARY 2
TUESDAY, MARCH 10	MONDAY, FEBRUARY 2	FRIDAY, FEBRUARY 13
TUESDAY, MARCH 24	FRIDAY, FEBRUARY 13	MONDAY, MARCH 2
TUESDAY, APRIL 14	MONDAY, MARCH 9	MONDAY, MARCH 23
TUESDAY, APRIL 28	MONDAY, MARCH 23	MONDAY, APRIL 6
TUESDAY, MAY 12	MONDAY, APRIL 6	MONDAY, APRIL 20
TUESDAY, MAY 26	MONDAY, APRIL 20	MONDAY, MAY 4
TUESDAY, JUNE 9	MONDAY, MAY 4	MONDAY, MAY 18
TUESDAY, JUNE 23	MONDAY, MAY 18	MONDAY, JUNE 1
TUESDAY, JULY 14	MONDAY, JUNE 8	MONDAY, JUNE 22
TUESDAY, JULY 28	MONDAY, JUNE 22	MONDAY, JULY 6
TUESDAY, AUGUST 11	MONDAY, JULY 6	MONDAY, JULY 20
TUESDAY, AUGUST 25	MONDAY, JULY 20	MONDAY, AUGUST 3
~~TUESDAY, SEPTEMBER 8~~ **TUESDAY, SEPTEMBER 15**	MONDAY, AUGUST 3	MONDAY, AUGUST 17
TUESDAY, SEPTEMBER 22	MONDAY, AUGUST 17	MONDAY, AUGUST 31
TUESDAY, OCTOBER 13	FRIDAY, SEPTEMBER 4	MONDAY, SEPTEMBER 21
TUESDAY, OCTOBER 27	MONDAY, SEPTEMBER 21	MONDAY, OCTOBER 5
TUESDAY, NOVEMBER 10	MONDAY, OCTOBER 5	MONDAY, OCTOBER 19
TUESDAY, NOVEMBER 24	MONDAY, OCTOBER 19	MONDAY, NOVEMBER 2
TUESDAY, DECEMBER 8	MONDAY, NOVEMBER 2	MONDAY, NOVEMBER 16

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: November 21, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, AICP, Director Community and Economic Development

Cc: Samantha Redman, AICP, Senior Planner

Subject: Appeal of Zoning Administrator's Interpretation: Loss of Non-conforming Status for Two-Dwelling Residence in Single Family Residential District

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Issue: The property owner submitted a request to appeal the Zoning Administrator's October 2, 2025 determination that a second dwelling unit in a residence within the R-1, Single Family Residential zoning district has lost its legal nonconforming status.

Petitioner/Owner: Kendall Partners, Ltd. (Representative: Kevin Hansen), 129 Commercial Drive, Unit 7, Yorkville IL 60560

Case Number: 25-068-APPEAL

PIN: 09-17-305-007-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Existing non-conforming two-family residence

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

Surrounding Land Use:
North: Single family detached residence
South: Single family detached residence
East: Single family detached residence
West: Single family detached residence

Street Classification: Hollywood Avenue is classified as a local road.

Comprehensive Plan: "Single-Family Residential" is the use illustrated in the Comprehensive Plan.

Property History: This property was subdivided in 1911 as part of the Des Plaines Manor subdivision. The existing two-flat building was constructed circa 1928, at which time the 1923 Zoning Ordinance, the City's first zoning ordinance, was in effect. That ordinance allowed for fifteen families per acre within this district, or a proportional number for fractional acres. At 7,050 square feet (approximately 0.16 acres), this property was permitted to accommodate up to two families. Accordingly, the construction of a two-family building in 1928 was lawful under the zoning regulations in effect at that time.

Over time, zoning regulations became more restrictive. In 1960, a specific single-family zoning district was established, which remains in effect today. Structures constructed prior to the adoption of these more restrictive regulations are governed by City Code provisions for nonconforming structures, which allow such uses to continue provided they comply with Section 12-5-5 of the current Zoning Ordinance.

In 1999, the property owner at that time appealed the loss of nonconforming status for the second dwelling unit. The Zoning Board of Appeals reversed the Zoning Administrator's interpretation based on evidence demonstrating the longstanding use of the property as a two-flat. The property has changed ownership several times since that appeal was granted.

Project Summary: Within the R-1, Single Family Zoning District, only one family can occupy a dwelling. The definition of "family" is as follows:

Family:

A. Two (2) or more persons, each related to the other by blood, marriage, or adoption, together with usual domestic servants and not more than one bona fide guest, all living together as a single housekeeping unit and using common kitchen facilities (that is, a related family); or

B. Three (3) or fewer persons, all of whom are not necessarily related to each of the others by blood, marriage, or adoption, all living together as a single housekeeping unit and using common kitchen facilities (that is, an unrelated family).

Under this definition, a dwelling in the R-1 district may accommodate only one family. Although other zoning districts within the City permit multiple dwelling units, a rezoning of this property would be inconsistent with the established character of the neighborhood and in conflict with the Comprehensive Plan. Accordingly, such a rezoning could be regarded as an instance of "spot zoning."

Nonconforming Use

The zoning ordinance establishes requirements for the continuance of structures or uses classified as "nonconforming." Section 12-13-3 defines a nonconforming use as:

> *A use lawfully established prior to and being conducted on the effective date hereof, or amendment thereto which renders the use nonconforming, which does not conform to the requirements of these regulations for the zoning district in which it is located.*

As discussed in the "Property History" section, the existing two-flat building was constructed in 1928 and the two dwelling unit building was permitted under the 1923 Zoning Ordinance. Provided both units have been continuously occupied by two families, the property would be allowed to continue in its current configuration.

Under current City procedures, legal nonconforming status in such cases is established by maintaining a rental license for each unit or some other comparable evidence of ongoing use as a two-unit building. The City has required rental licenses for all non-owner-occupied residential rental properties since 2000, and multiple-dwelling units have been subject to this requirement since at least the 1970s.[1] Rental licenses are $20 per year and must be renewed annually.

In these scenarios, if a rental license or occupancy of a nonconforming residential unit lapses for more than twelve months, the additional dwelling unit is no longer classified as "legal nonconforming," and the property must thereafter conform to the applicable zoning ordinance, pursuant to Section 12-5-5. Documentation confirming continuous occupancy of both units is not available, and no active rental licenses are currently on file; therefore, staff could not verify the legal nonconforming status of the second unit. If the property were required to come into conformity, one unit would need to be de-converted and combined with the other to create a single dwelling with common kitchen and living facilities, as typical of a single-family residence.

Although Cook County records indicate this property is "multifamily" and includes two apartments, the County does not have authority to interpret zoning. Similarly, the presence of multiple utility connections does not constitute formal zoning approval.

Zoning Administrator Interpretation and Appeal

Because no rental license or other available or supplied evidence demonstrated that the building operated continuously as two separate dwelling units without a lapse in excess of 12 months, the Zoning Administrator determined that the second unit had lost its legal nonconforming status. Consequently, the building must be altered to comply with single-family zoning requirements. A letter communicating this determination was issued on October 2, 2025.

Pursuant to Section 12-3-9, "An appeal may be taken to the planning and zoning board by any person, firm or corporation, or by any officer, department, board or bureau aggrieved by a decision of the zoning

[1] M-79-00 amending residential rental license requirements, approved by City Council on December 19, 2000.

administrator." The property owner submitted an application for appeal and included information for the Planning and Zoning Board to review.

The Board is encouraged to carefully review the details of this report and the narrative and details presented within the attachments by the petitioner to determine whether the Zoning Administrator made an arbitrary, ill-considered, or erroneous administrative decision.

PZB Procedure and Recommended Conditions: Pursuant to Section 12-3-9.D.3.b of the City Code, the Planning and Zoning Board may affirm or reverse, wholly or in part, or modify the order of the Zoning Administrator's October 2, 2025 interpretation that the second dwelling unit lost its legal nonconforming status.

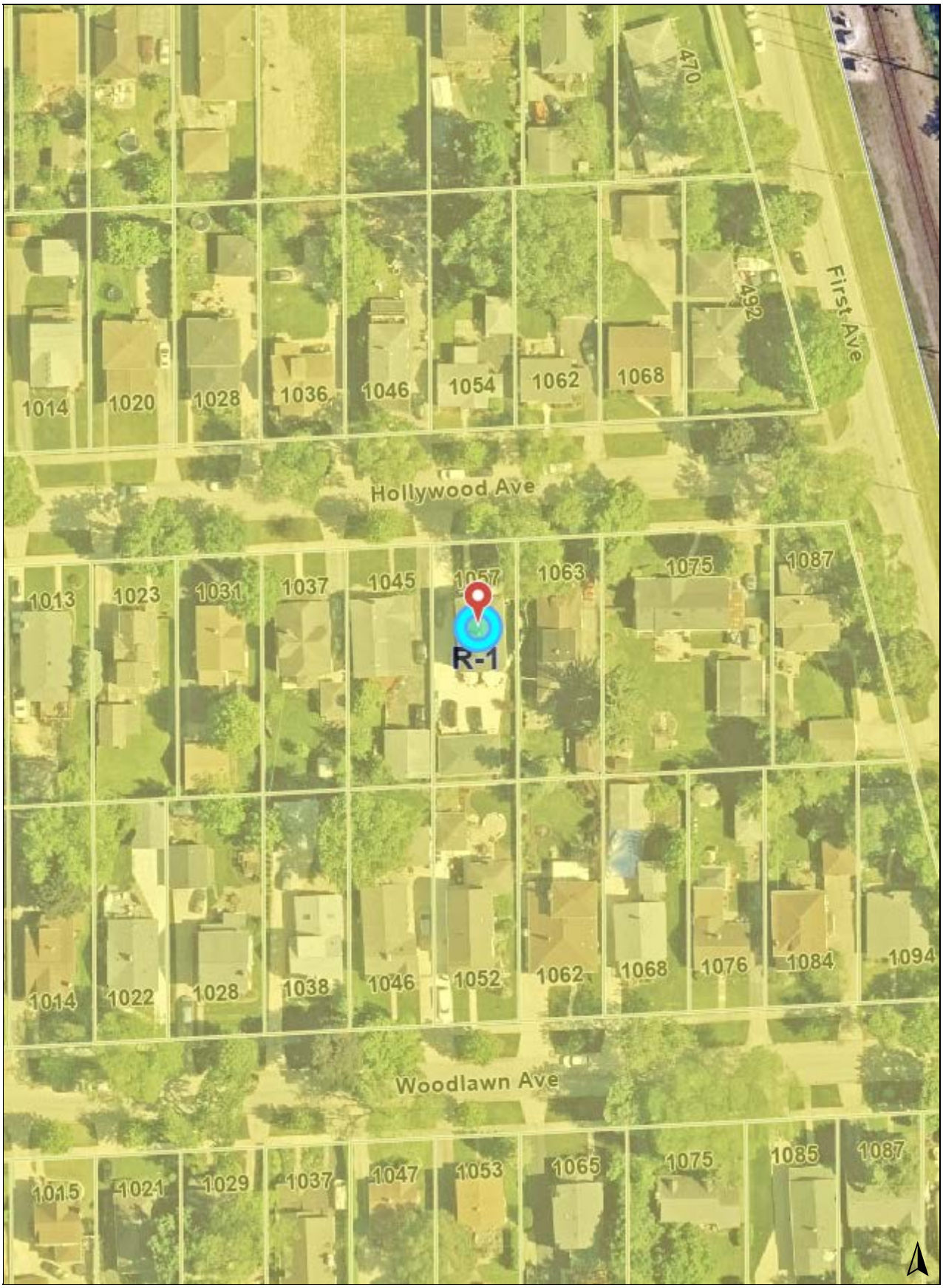
Consideration of the request should be based on a review of the information presented by the petitioner. If the PZB reverse this interpretation, staff recommends the following condition.

Suggested Condition of Approval:

1. A rental license must be obtained by the property owner for either or both units occupied by tenants of the property owner within 60 days of reversal of this interpretation.

Attachments:
Attachment 1: Location Map & Site Photos
Attachment 2: Plat of Survey
Attachment 3: Floor Plans
Attachment 4: Zoning Administrator's Interpretation from October 2, 2025
Attachment 5: Petitioner's Appeal Request Narrative
Attachment 6: Supporting Documents for Request (provided by petitioner)
Attachment 7: Minutes from May 11, 1999 Zoning Board of Appeals Meeting - Appeal of Non-Conforming Status

GISConsortium | Zoning Map



Legend

Zoning and Development

Zoning

R-1: Single Family Residential

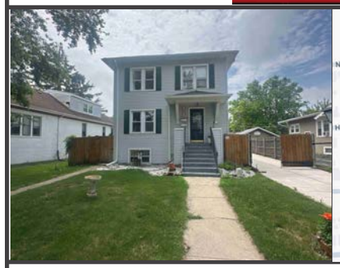
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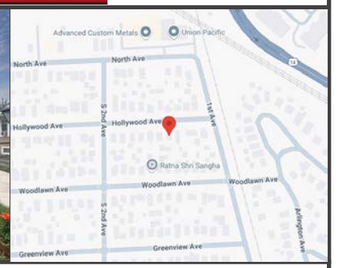
Print Date: 10/1/2025

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.

CASTLE LAW





PROPERTY ADDRESS:
1057 HOLLYWOOD AVENUE, DES PLAINES, ILLINOIS 60016

SURVEY NUMBER: 2506.4710

DATE SIGNED: 06/26/25 | **FIELD WORK DATE:** 6/25/2025

REVISION DATE(S):
(REV.1 6/26/2025)

POINTS OF INTEREST
1. FENCE OVER PROPERTY LINE 2. CONCRETE DRIVEWAY OVER PROPERTY LINE

STATE OF ILLINOIS
COUNTY OF GRUNDY SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

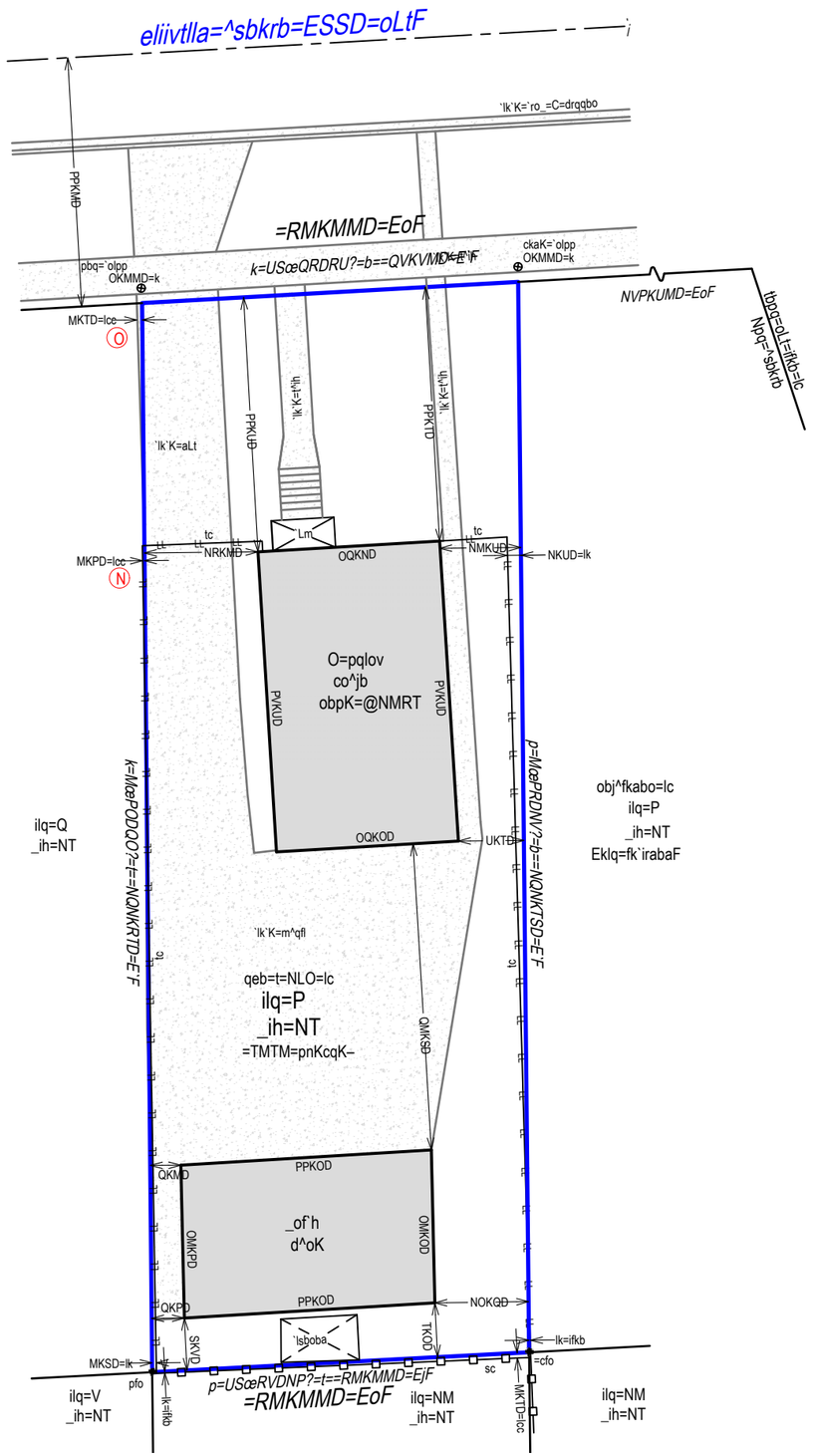
ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

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SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
1057 HOLLYWOOD AVENUE, DES PLAINES, ILLINOIS 60016

SURVEY NUMBER: 2506.4710

CERTIFIED TO:
KENDALL PARTNERS, LTD; CHICAGO TITLE INSURANCE COMPANY;

DATE OF SURVEY: 06/26/25

BUYER: KENDALL PARTNERS, LTD

LENDER:

TITLE COMPANY:

COMMITMENT DATE: | **CLIENT FILE NO:** 25GSD278119WJ

LEGAL DESCRIPTION:
THE WEST HALF OF LOT 3 IN BLOCK 17, IN DES PLAINES MANOR TRACT NUMBER 2, IN THE WEST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT 4793504 IN COOK COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYORS LEGEND:

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

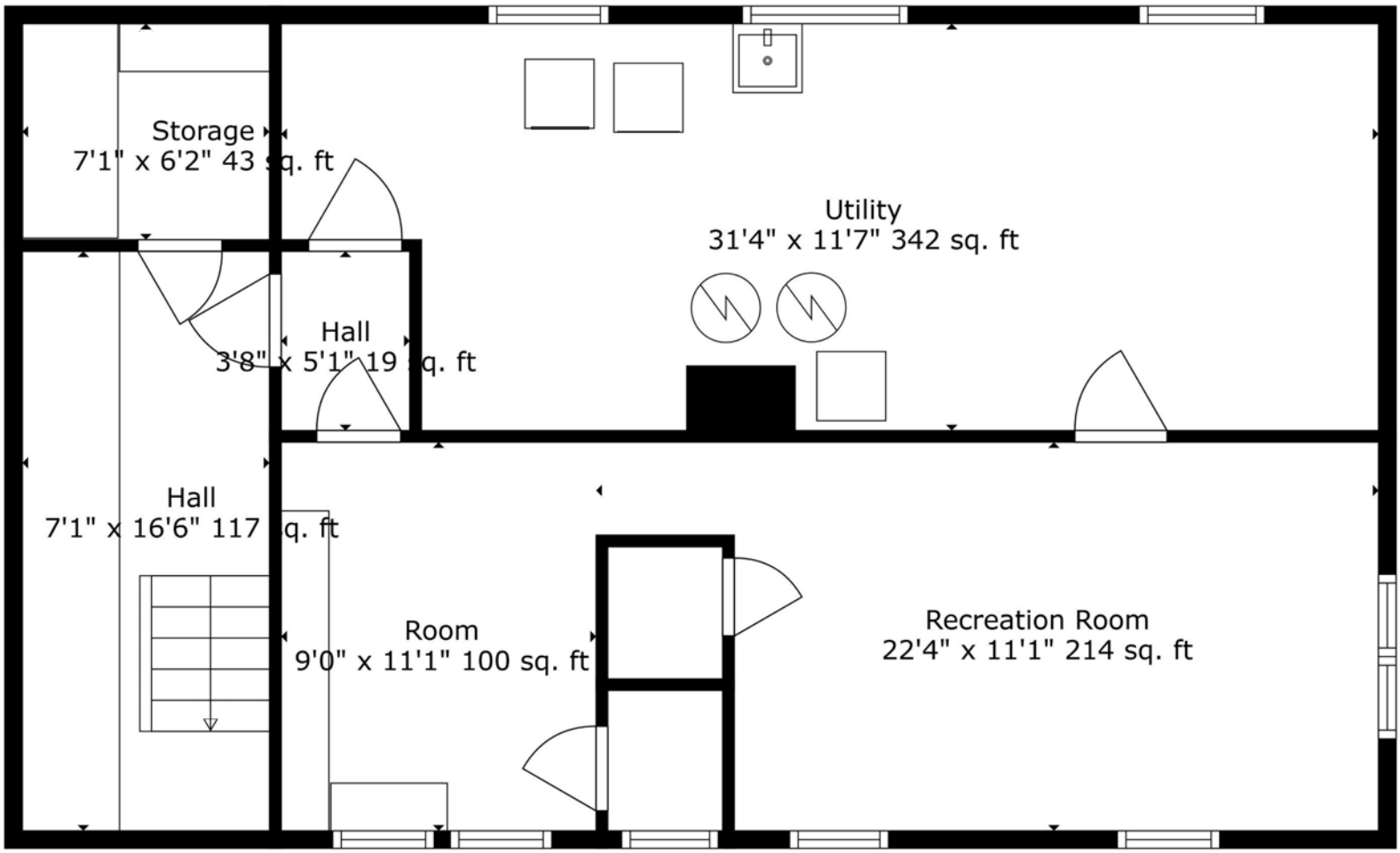
ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

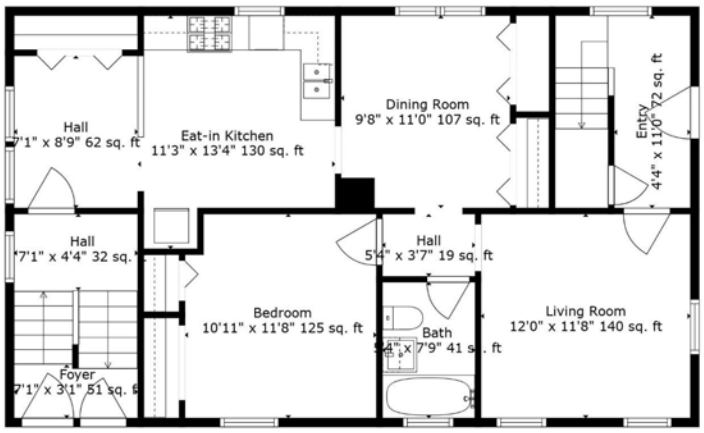
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



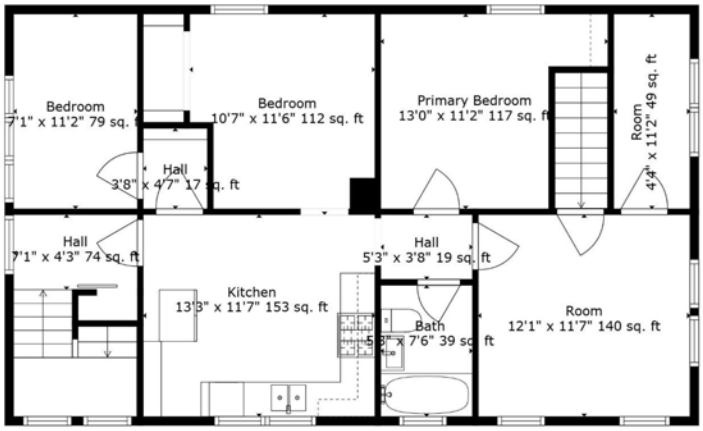
TOTAL: 2287 sq. ft
BELOW GROUND: 504 sq. ft, FLOOR 2: 892 sq. ft, FLOOR 3: 891 sq. ft
EXCLUDED AREAS: UTILITY: 344 sq. ft, STORAGE: 43 sq. ft
WALLS: 187 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

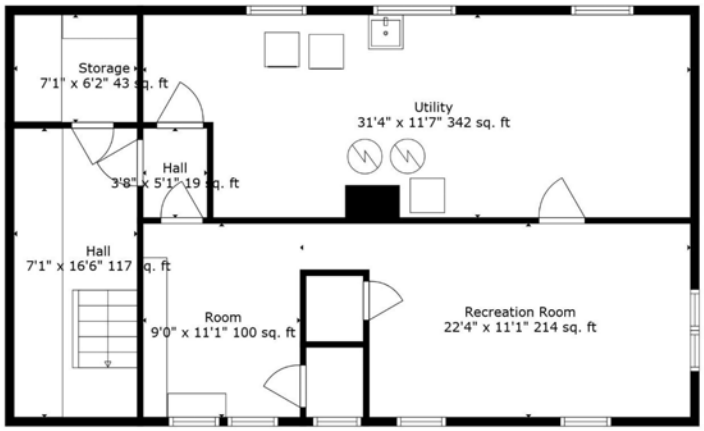
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Floor 2



Floor 3

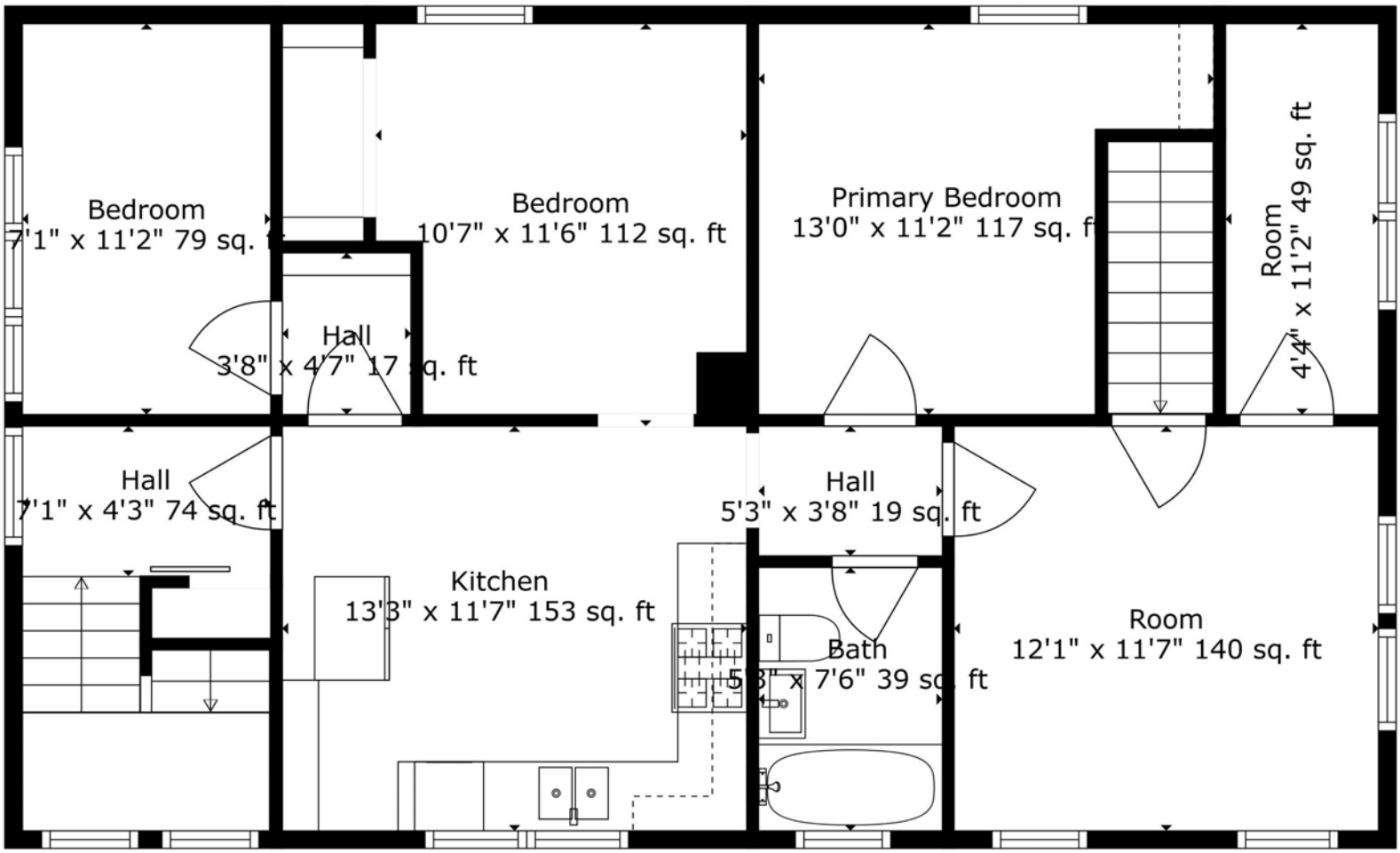


Floor 1

TOTAL: 2287 sq. ft
BELOW GROUND: 504 sq. ft, FLOOR 2: 892 sq. ft, FLOOR 3: 891 sq. ft
EXCLUDED AREAS: UTILITY: 344 sq. ft, STORAGE: 43 sq. ft
WALLS: 187 sq. ft

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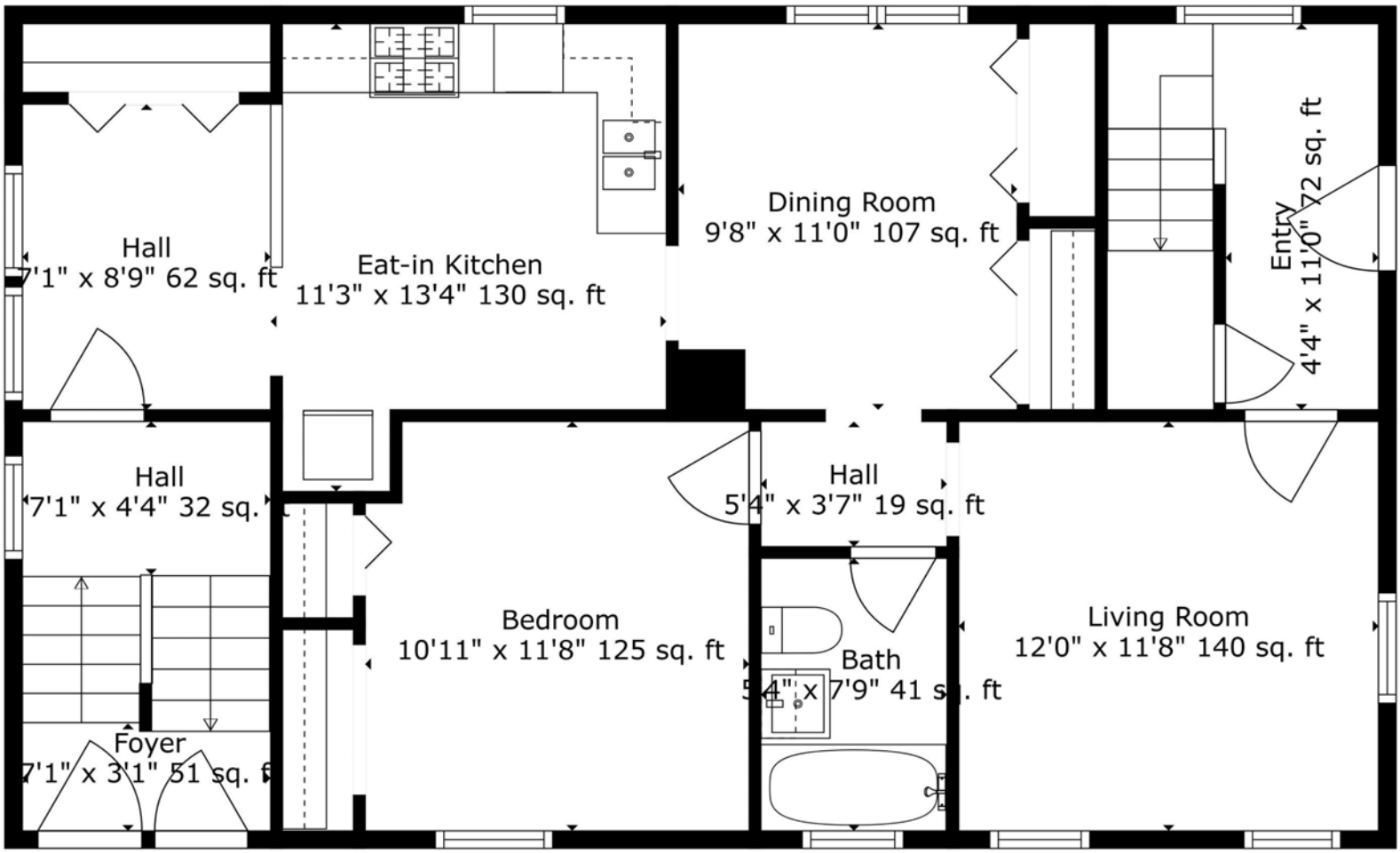
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TOTAL: 2287 sq. ft
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N



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N

DES PLAINES
ILLINOIS

Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5380 | W: desplainesil.gov

October 2, 2025

Martin & Callie Mendoza
1057 Hollywood Ave
Des Plaines, IL 60016

RE: Notice of Illegal Non-Conforming Residential Dwelling Unit at 1057 Hollywood Ave, Des Plaines, IL

Dear Mr. & Mrs. Mendoza:

Please note that based upon City records and other available evidence the existing structure on the property is no longer in compliance with the requirements of the City Code to be utilized as two (2) separate dwelling units. Any future use or occupancy of the structure must comply with the use regulations of the underlying zoning district.

As you may be aware, the property located at 1057 Hollywood Avenue is located in the R-1 Single-Family Residential zoning district which allows only one dwelling unit per property. Multi-family residences, such as two-flats, are not permitted in this district unless they qualify with requirements allowing the use to be classified as a legal nonconforming use.

In accordance with the requirements of Title 12, Zoning, Chapter 5, Nonconforming Uses and Structures, of the City Code, a property owner must provide substantial proof that the second dwelling unit was lawfully established and has been continuously occupied in order to maintain its legal nonconforming status (Section 12-5-3.E.). Even if the structure on the property is currently designed or configured as a two-flat, that use is not permitted in the R-1 district without demonstration of its continuous legal nonconforming status.

Per Code, when a nonconforming use is discontinued or abandoned for a period of twelve (12) months, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be reestablished or resumed. Any subsequent use or occupancy of such land or structure shall comply with the use regulations of the zoning district in which such land or structure is located.

The typical means of determining whether an additional dwelling unit in the R-1 district is a legal nonconforming use is through the consistent maintenance of a valid rental license. The City does not have record of a rental license for this property within the last twelve (12) months. In the absence of such evidence, it is my determination as Zoning Administrator that the second unit has lost its legal nonconforming status and use of this unit as a separate dwelling unit must not resume.

If you wish to contest this interpretation of the Zoning Ordinance, you have the right to appeal my determination to the Planning and Zoning Board, pursuant to Section 12-3-9 of the Zoning Ordinance. Planning, Zoning, & Licensing Division staff can provide you with the application materials and explain the process prior to submission.

Please contact me at (847) 391-5545 if you have any questions.

Sincerely,



Jeff Rogers, AICP
Director of Community and Economic Development
City of Des Plaines

Attachment:
City of Des Plaines Zoning Map

Gary K. Davidson | Edward J. Jarot Jr. | Will Lohrman | John Curran | Brian M. Krause | Heather Glockler | John Carter | Richard Irvin | | Dominique Nantkes | Zachary Limbaugh (Of Counsel) | Vincent Tessitore (Of Counsel) | Cynthia Pietrucha (Of Counsel) | Douglas McKeown (Retired)

Phone (815) 744-6550 | Fax (815) 744-4518
www.castlelaw.com

JOLIET
OAK BROOK
HOFFMAN ESTATES

Attorney Contact
Heather Glockler
hglockler@castlelaw.com
Paralegal Contact
Ame Wallace
ame@castlelaw.com

October 28, 2025

Via Email: sredman@desplainesil.gov
City of Des Plaines
Samantha Redman
Senior Planners
1420 Miner Street
Des Plaines, IL 60016

RE: Appeal of Determination 1057 Hollywood Avenue, Des Plaines, IL. 60016

Dear Ms. Redman:

I represent the owner of the above-referenced property, Kendall Partners, Ltd. ("Owner"), who purchased the property on July 31, 2025. This correspondence serves as a formal request to appeal the City's determination that the property is permitted for use as a single-family residence only. My client respectfully requests that the City reverse its decision and recognize the property as a legal non-conforming multi-unit residence consistent with its historic use and the City's prior acknowledgments.

Background and History of Use

The property has long been represented, treated, and taxed as a multi-unit dwelling. Specifically, the property is equipped with three (3) separate gas meters and three (3) separate breaker panels which my clients believe are separately metered, consistent with multi-unit configuration. **See Exhibit A.**

The County Assessor's records classify the property as a "211 – Apartment Building with between 2 and 6 units" and "multi-family" use, and the property taxes have been assessed accordingly. **See Exhibit B.**

The property has been occupied as a two-unit residence within the last, at least, 12 months, until immediately prior to the property being listed for sale. The first unit was occupied by the Seller and legal titleholder, and the second unit was occupied by the Seller's family members. Although there was no formal written lease, the two families maintained separate living arrangements and the property functioned as a true two-flat.

Prior Recognition by the City

The City has, on multiple occasions, referenced the property as a lawful legal non-conforming two-unit both in letters and as noted in the Treasure's website. These references further demonstrate the City's prior acknowledgment of the multi-unit status and support our position that the current determination was made in error.

Ordinance in Support of Continuing Non-conforming Use

Section 12-5-5(A) provides "any lawfully existing nonconforming use may be continued so long as it remains otherwise lawful, subject to the restrictions contained herein and in section 12-5-3 of this chapter." The property at issue satisfies these requirements. Historical City records, as well as the property's physical configuration, taxation classification, and occupancy history, all demonstrate that it has lawfully existed and been used as a two-unit residence continuously. The installation of multiple gas and electric meters evidences intentional and permitted multi-unit use. Moreover, the County Assessor's ongoing classification of the property as a multifamily building with two to six units confirms that this use has been recognized by governmental authorities and has never been deemed illegal or unlawful until the property transferred by way of sale and Warranty Deed to my client.

Subsection I of the same Code provision limits the continuation of nonconforming uses only in the event that the use has been "discontinued or abandoned for a period of twelve (12) months." The intent behind this rule is to prevent dormant or obsolete uses from reviving after an extended vacancy and not to penalize good-faith owners who have maintained continuous occupancy in substantially the same manner.

In this case, there has been no discontinuation or abandonment of the two-unit use. Two separate families occupied distinct units immediately prior to the sale of the property. The occupancy was continuous, without a 12-month lapse in use. The property's internal layout and utilities remain intact, further demonstrating that the structure was maintained and intended for continued multi-unit use.

Even though no written lease was executed, Illinois recognizes that tenancy and occupancy can exist by conduct and not solely by written instrument. The continued occupation of both units, each with its own meter, utilities, and living quarters, constitutes continuation of the nonconforming use.

To conclude otherwise would disregard both the plain language and purpose of Sections 12-5-5(A) and 12-5-5(I). The purpose of these ordinances is to balance zoning uniformity with fairness to property owners who relied on lawful, pre-existing uses. My client purchased the property in reliance on its established and City-acknowledged two-unit status.

Request to Reverse Determination

Based on the longstanding use, configuration, and taxation of the property, my client respectfully requests that the City reverse the recent determination and reaffirm the property's status as a legal non-conforming two-unit residence.

My client purchased this property in good faith, relying on its consistent multi-unit representation and classification. To revoke this status now would result in a substantial and inequitable loss of use and value.

We appreciate your consideration of this matter and request the opportunity to present our position at the next available hearing or meeting before the appropriate board or commission.

Please confirm receipt of this appeal and advise as to the next procedural steps.

Respectfully submitted,

Very truly yours,

CASTLE LAW



Heather Glockler

HMG:hg
Enclosures
cc: Kendall Partners Ltd.

Account No.	Due Date	Amount Due	After Due Date
74670106-002	8/5/2025	(28.16)	(28.16)

Service Address
1057 Hollywood AVE
Des Plaines, IL 60016

DES PLAINES ILLINOIS
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5322

Mailing Address

Callie Mendoza
1057 Hollywood AVE
Des Plaines, IL 60016

Account No.	Service Address
74670106-002	1057 Hollywood AVE

Service Period
5/1/2025 - 6/30/2025

Meter Readings

WATER & SEWER

Meter No.	Read Dates	Days	Previous	Current	Usage	Unit Of Measure
79517933	4/30/2025 6/30/2025	61	123,165.0	124,744.0	16	CF

Previous Balance
202.79

Penalties
0.00

Adjustments
0.00

Payments Received
(405.58)

Balance at Billing
(202.79)

Current Billing

Charge Code	Amount
WATER	99.99
FACILITY CHARGE	8.60
SANITARY SEWER	18.64
CAPITAL FEE	47.40

Current Charges
174.63

Credit balance, do not pay.

Balance Due
(28.16)

Due Date
8/5/2025

After Due Date
(28.16)

TOTAL PAYMENT DUE	2024 First Installment Property Tax Bill - Cook County Electronic Bill					
$0.00 By 08/01/25	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
	09-17-305-007-0000	089	22028	2024	(2025)	MAINE	2-11

IF PAYING LATE, PLEASE PAY	08/02/2025 - 09/01/2025	09/02/2025 - 10/01/2025	10/02/2025 - 11/01/2025	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	$0.00	$0.00	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	$455,316	$8,630,076	$461,013	94.66%
Metro Water Reclamation Dist of Chicago	$3,126,243,000	$3,151,727,000	$1,449,923,000	54.00%
Des Plaines Park District	$10,665,859	$27,602,033	$1,567,709	94.32%
Oakton College Dist Skokie Des Plaines	$110,616,164	$15,817,022	$0	100.00%
Maine Township High School District 207	$214,967,846	$132,794,720	$855,260	99.36%
Comm Consolidated SD 62 (Des Plaines)	$90,905,272	$50,095,393	$9,389,105	81.26%
City of Des Plaines	$98,859,655	$530,986,021	$207,176,478	60.98%
Town of Maine	$1,482,493	$13,253,441	-$268,263	102.02%
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	38.07%
County of Cook	$8,262,580,154	$26,512,006,772	$14,493,276,944	45.33%
Total	$12,131,217,001	$31,060,747,028	$16,545,025,006	

For a more in-depth look at government finances and how they affect your taxes, visit *cookcountytreasurer.com*

PAY YOUR TAXES ONLINE
Pay at cookcountytreasurer.com from your bank account or credit card.

IMPORTANT MESSAGES

TAX CALCULATOR

2023 TOTAL TAX		6,599.89
2024 ESTIMATE	X	55%
2024 1st INSTALLMENT	=	3,629.94

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

1057 HOLLYWOOD AVE
DES PLAINES IL 60016

MAILING ADDRESS

WILLIAM CIRIGNANI
1057 HOLLYWOOD AVE
DES PLAINES IL 600163371

****** Please see 2024 First Installment Payment Coupon next page ******

2024 First Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES	Property Index Number (PIN)	T1LG Volume
$0.00 **By 08/01/25** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address **SN 0020240100 RTN 500001075 AN (see PIN) TC 008922**	09-17-305-007-0000 Amount Paid $	089

00202401002091730500700002008922400000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4116

TOTAL PAYMENT DUE

$0.00

By 08/01/2025

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
09-17-305-007-0000	089	22028	2023	(2024)	MAINE	2-11

IF PAYING LATE, PLEASE PAY	08/02/2025 - 09/01/2025	09/02/2025 - 10/01/2025	10/02/2025 - 11/01/2025	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $7,299.17

$202.48 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Community Consolidated SD 62 Des Plaines	$2,864.22	$2,821.42	**$42.80**	**More**
Maine Township High School District 207	$2,107.67	$1,982.81	**$124.86**	**More**
City of Des Plaines	$770.75	$752.32	**$18.43**	**More**
Des Plaines Park District	$368.26	$352.37	**$15.89**	**More**
Metro Water Reclamation Dist of Chicago	$288.09	$301.57	**-$13.48**	**Less**
Oakton College Dist Skokie Des Plaines	$189.56	$178.20	**$11.36**	**More**
Des Plaines Library Fund	$187.05	$187.88	**-$0.83**	**Less**
County of Cook	$141.95	$200.00	**-$58.05**	**Less**
Cook County Public Safety	$116.07	$85.47	**$30.60**	**More**
Cook County Health Facilities	$64.30	$62.09	**$2.21**	**More**
Cook County Forest Preserve District	$62.63	$65.31	**-$2.68**	**Less**
Town of Maine	$55.11	$51.61	**$3.50**	**More**
Road & Bridge Maine	$37.58	$37.90	**-$0.32**	**Less**
Consolidated Elections	$26.72	$0.00	**$26.72**	**More**
General Assistance Maine	$10.86	$10.48	**$0.38**	**More**
Northwest Mosq Abatement Dist Wheeling	$8.35	$7.26	**$1.09**	**More**
DO NOT PAY THESE TOTALS	**$7,299.17**	**$7,096.69**	**$202.48**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**31,000**
2023 Property Value	**310,000**
2023 Assessment Level	**X 10%**
2023 Assessed Value	**31,000**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**93,505**
2023 Local Tax Rate	**X 8.741%**
2023 Total Tax Before Exemptions	**8,173.27**

2023 Total Tax Before Exemptions	**8,173.27**
Homeowner's Exemption	**-874.10**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**7,299.17**
First Installment	**3,903.18**
Second Installment +	**3,395.99**
Total 2023 Tax (Payable in 2024)	**7,299.17**

IMPORTANT MESSAGES

PROPERTY LOCATION

1057 HOLLYWOOD AVE
DES PLAINES IL 60016 3371

MAILING ADDRESS

WILLIAM CIRIGNANI
1057 HOLLYWOOD AVE
DES PLAINES IL 600163371

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	8.35	0.010	0.11%		7.26
Metro Water Reclamation Dist of Chicago	288.09	0.345	3.95%	30.06	301.57
Des Plaines Park District	368.26	0.441	5.05%	25.88	352.37
Miscellaneous Taxes Total	**664.70**	**0.796**	**9.11%**		**661.20**
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	189.56	0.227	2.60%		178.20
Maine Township High School District 207	2,107.67	2.524	28.88%	53.44	1,982.81
Community Consolidated SD 62 Des Plaines	2,864.22	3.430	39.24%	94.36	2,821.42
School Taxes Total	**5,161.45**	**6.181**	**70.72%**		**4,982.43**
MUNICIPALITY/TOWNSHIP TAXES					
Des Plaines Library Fund	187.05	0.224	2.56%		187.88
City of Des Plaines	770.75	0.923	10.56%	516.06	752.32
Road & Bridge Maine	37.58	0.045	0.51%	1.67	37.90
General Assistance Maine	10.86	0.013	0.15%		10.48
Town of Maine	55.11	0.066	0.76%		51.61
Municipality/Township Taxes Total	**1,061.35**	**1.271**	**14.54%**		**1,040.19**
COOK COUNTY TAXES					
Cook County Forest Preserve District	62.63	0.075	0.86%	0.83	65.31
Consolidated Elections	26.72	0.032	0.37%		0.00
County of Cook	141.95	0.170	1.93%	25.88	200.00
Cook County Public Safety	116.07	0.139	1.59%		85.47
Cook County Health Facilities	64.30	0.077	0.88%		62.09
Cook County Taxes Total	**411.67**	**0.493**	**5.63%**		**412.87**
(Do not pay these totals)	**7,299.17**	**8.741**	**100.00%**		**7,096.69**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2023 Second Installment Payment Coupon next page ******

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 08/01/2025** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Internal use only

Property Index Number (PIN)
09-17-305-007-0000

T3LG
Volume
089

Amount Paid

$

00202302004091730500700002008911200000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$32,978**
Property Value:	**$310,000**
Total Debt % Attributed to Your Property Value:	**10.6%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **09-17-305-007-0000**

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
1057 HOLLYWOOD AVE
DES PLAINES, IL 60016-3371

Volume: 089

Mailing Information:
WILLIAM CIRIGNANI
1057 HOLLYWOOD AVE
DES PLAINES, IL 60016-3371

Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: $6,599.89

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$3,903.18	**Original Billed Amount:**	$2,696.71
Due Date:	03/01/2024	**Due Date:**	08/01/2024
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

Tax Year 2024 (billed in 2025) Total Amount Billed: $3,629.94

1st INSTALLMENT - Tax Year 2024

Original Billed Amount:	$3,629.94
Due Date:	03/04/2025
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

About payments: Payments are recorded the date they are received. They appear on the website about three business days later.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2023 Second Installment **Due Thursday, August 1, 2024**

Tax Year 2024 First Installment **Due Tuesday, March 4, 2025**

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

	2023	2022	2021	2020
Homeowner Exemption:	YES	YES	YES	YES
Senior Citizen Exemption:	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO
Disabled Person Exemption:	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO

A Certificate of Error reducing the taxes has been applied for this PIN on tax year(s): 2023

Tax Year 2024 exemptions granted by the Assessor will be reflected on your Second Installment tax bill.

Apply for a missing exemption

20-Year Property Tax Bill History

Tax Year 2004:	$3,460.29
Tax Year 2023:	$6,599.89
Difference:	**+ $3,139.60**
Percent Change:	**+ 90.73%**

See your complete property tax history.

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

Taxing District Debt Attributed to Your Property

Total Taxing District Debt Attributed to Your Property: **$32,978**

Property Value: **$310,000**

Total Debt % Attributed to Your Property Value: **10.6%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

Select a taxing district name for detailed financial data.

Your Taxing Districts	Total Debts and Liabilities	District Property Value	Property Value	% of Taxing District Debt	Estimated Total Debts and Liabilities to Property
Northwest Mosquito Abatement Wheeling	$833,004	$99,462,645,968	$310,000	0.0003117%	$3
Metro Water Reclamation Dist of Chicago	$4,681,319,000	$615,525,376,003	$310,000	0.0000504%	$2,358
Des Plaines Park District	$11,709,202	$6,901,266,918	$310,000	0.0044919%	$526
Oakton College Dist Skokie Des Plaines	$110,616,164	$92,676,578,865	$310,000	0.0003345%	$370
Maine Township High School District 207	$219,963,289	$20,285,403,646	$310,000	0.0015282%	$3,361
Comm Consolidated SD 62 (Des Plaines)	$98,194,358	$6,915,572,648	$310,000	0.0044826%	$4,402
City of Des Plaines	$288,630,488	$7,981,965,470	$310,000	0.0038838%	$11,210
Town of Maine	$1,214,230	$18,781,005,300	$310,000	0.0016506%	$20

Cook County Forest Preserve District	$548,552,253	$627,061,316,173	$310,000	0.0000494%	$271
County of Cook	$21,151,767,748	$627,061,316,173	$310,000	0.0000494%	$10,457
				Total Taxing District Debt Attributed to Your Property:	$32,978

To read Treasurer Pappas' Debt Study and use the interactive map, click here.

Highlights of Your Taxing Districts' Debt and Pension

Select a taxing district name for detailed financial data.

Your Taxing Districts	Money Owed by Your Taxing Districts (minus Total Net Pension Liability)	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	Employees	Retirees	Difference
Northwest Mosquito Abatement Wheeling	$455,316	$8,630,076	$461,013	19	8	11
Metro Water Reclamation Dist of Chicago	$3,126,243,000	$3,151,727,000	$1,449,923,000	1,966	2,454	-488
Des Plaines Park District	$10,665,859	$27,602,033	$1,567,709	54	78	-24
Oakton College Dist Skokie Des Plaines	$110,616,164	$15,817,022	$0	836	0	836
Maine Township High School District 207	$214,967,846	$132,794,720	$855,260	941	533	408
Comm Consolidated SD 62 (Des Plaines)	$90,905,272	$50,095,393	$9,389,105	743	286	457
City of Des Plaines	$98,859,655	$530,986,021	$207,176,478	434	864	-430
Town of Maine	$1,482,493	$13,253,441	($268,263)	26	49	-23
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	625	536	89
County of Cook	$8,262,580,154	$26,512,006,772	$14,493,276,944	23,364	20,504	2,860

Reports and Data for All Taxing Districts

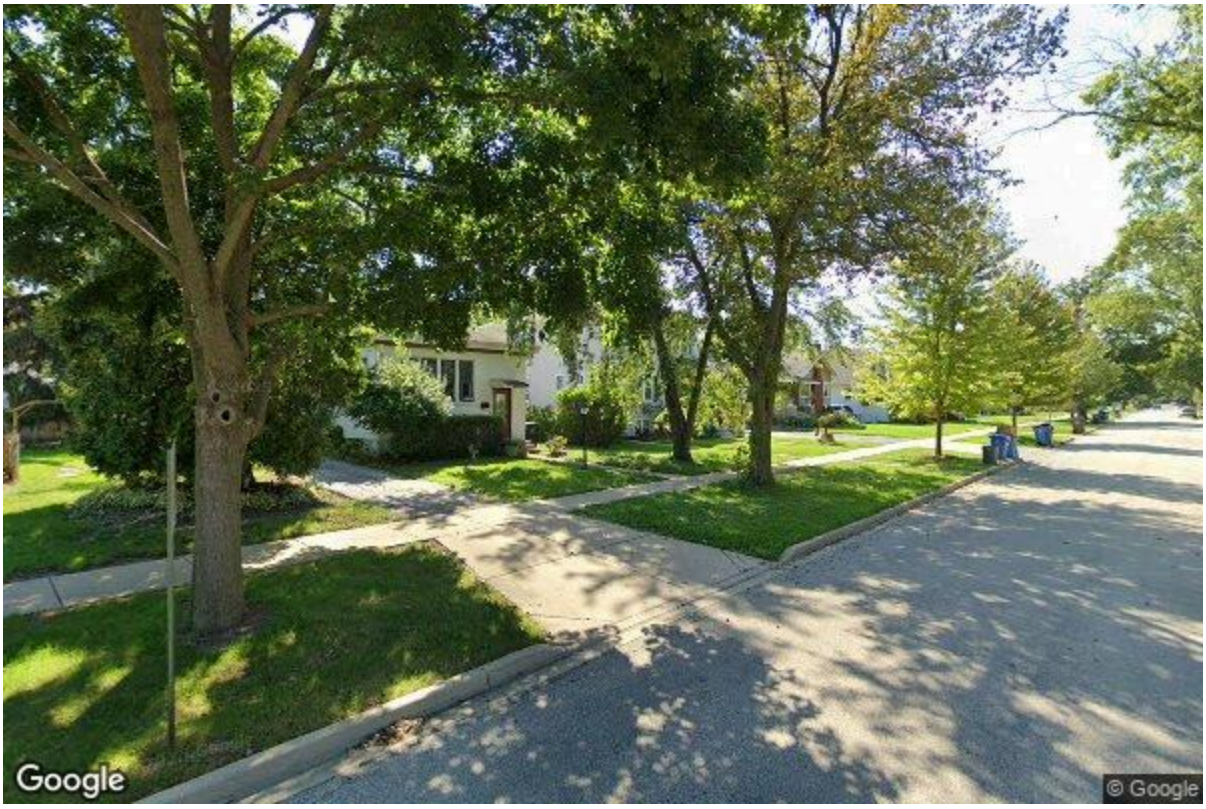
View the financial reports filed by 547 local Taxing Districts across Cook County pursuant to the Debt Disclosure Ordinance authored by Treasurer Maria Pappas.

- Read the Executive Summary
- Read the Debt Report
- Cook County Debt Map
- Correlation Chart Between Debt and Higher Taxes
- Search your property to find out what portion of local government debt is attributed to your property
- Debt to Property Value by Municipality - Residential and Commercial
- Debt and Disclosure Data
- Browse all financial reports filed by a specific local government

Begin a New Search

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to

be sure of their accuracy.



Property Details

09-17-305-007-0000

1057 HOLLYWOOD AVE ● DES PLAINES, IL ● Maine

Tax Details

PROPERTY CLASSIFICATION	**211**
SQUARE FOOTAGE (LAND)	**7,100**
NEIGHBORHOOD	**23**
TAXCODE	**22028**
NEXT SCHEDULED REASSESSMENT	**2025**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2025 Assessor Valuation	**2024 Board of Review Certified**
TOTAL ESTIMATED MARKET VALUE	**$360,000**	**$310,000**
TOTAL ASSESSED VALUE	**$36,000**	**$31,000**
LAND ASSESSED VALUE	**$6,390**	**$5,325**
BUILDING ASSESSED VALUE	**$29,610**	**$25,675**

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Exemption Status

2023 **Homeowner | $874.10**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | N/A
Dis. Veteran Exemption | N/A

2022 **Homeowner | $880.10**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | N/A
Dis. Veteran Exemption | N/A

2021 **Homeowner | $1,023.70**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | N/A
Dis. Veteran Exemption | N/A

2020 **Homeowner | $937.50**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | Check Here (https://www.cookcountypropertyinfo.com/)
Dis. Veteran Exemption | Check Here (https://www.cookcountypropertyinfo.com/)

Exemption History

2022 **Homeowner exemption was applied to the property this year.**

2021 **Homeowner exemption was applied to the property this year.**

2020 **Homeowner exemption was applied to the property this year.**

2019 **Homeowner exemption was applied to the property this year.**

Characteristics

DESCRIPTION	**Two to six apartments, over 62 years**
RESIDENCE TYPE	**Two Story**
USE	**Multi Family**
APARTMENTS	**TWO**
EXTERIOR CONSTRUCTION	**Stucco**
FULL BATHS	**2**
HALF BATHS	**1**
BASEMENT[1]	**Full**
ATTIC	**None**
CENTRAL AIR	**No**
NUMBER OF FIREPLACES	**0**
GARAGE SIZE/TYPE[2]	**2.5 Car**

AGE	**97**
BUILDING SQUARE FOOTAGE	**1,536**
ASSESSMENT PHASE	**Assessor Valuation**

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

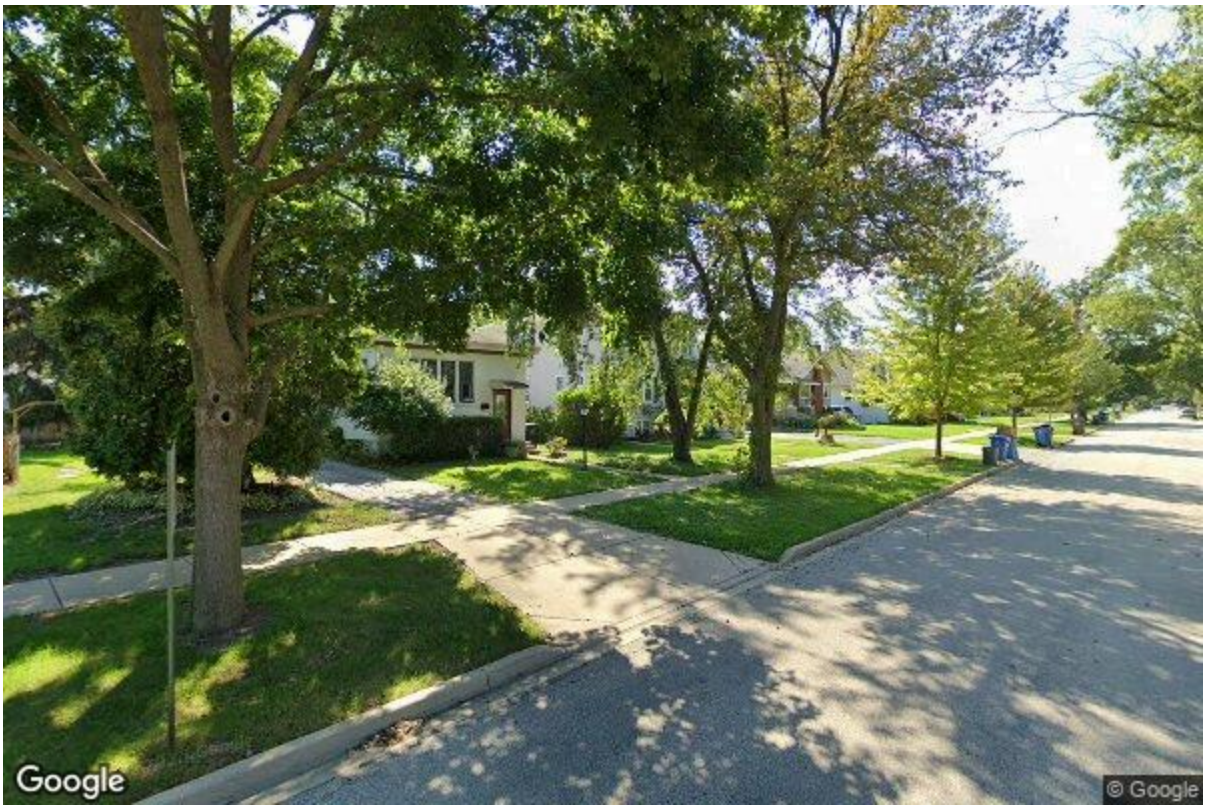
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** Information may be available by submitting an FOIA Request

1

Certificate of Error History

Year	Certificate Number	Property Location	Issued Date	C of E Description	Reason	Comments
2023	64079	1057 HOLLYWOOD AVE	2025-07-30	Senior Citizen / Homeowner Non Cooperative	The Senior Citizen Exemption was not applied.	The Assessor's Office has completed processing the C of E. Please contact the Cook County Treasurer or the Cook County Clerk to determine whether you are entitled to a refund or if a balance is due.





Enter 14 digit PIN

SEARCH

CAPTCHA

I'm not a robot

reCAPTCHA
Privacy - Terms

Don’t know your PIN? Search by address here (/address-search).

PIN Info

Tax Year	2025
Pay Year	2026
Property Address	1057 HOLLYWOOD AVE
Building/Unit #:	02
City & Zip Code	DES PLAINES IL 60016
Multiple Addresses:	No
Class	211 -
Neighborhood	22-023
Tax District	22028
Key PIN	----
Common Interest Land %	
Common Interest Bldg %	
Town Name	22 - MAINE TOWNSHIP
Tri-Town	22 - NORTH

Tax Year	2025
PIN:	09-17-305-007-0000
Taxpayer Name	WILLIAM CIRIGNANI
Taxpayer Name 2	
Address Type:	N
Address:	1057 HOLLYWOOD AVE
City:	DES PLAINES
State	IL
Zip	60016

Current Year's Value Summary

Tax Year	Class	Process Name	Date Calculated	Reason for Change
2025	211	CCAOVALUE	06/04/2025	24 – Revaluation

Current Year's Value Detail

Tax Year	2025
Roll Type	RP
Value Class	
Property Class	211 -
Process Name	CCAOVALUE
Process Date	06/04/2025
Reason for Change	24 – Revaluation
HIE AV	$0
Land MV	$63,900
Building MV	$296,100
Total MV	$360,000
Land AV	$6,390
Building AV	$29,610
Total AV	$36,000

Values Summary

Year	Process Name	Total MV	Land AV	Bldg AV	Total AV	HIE AV	Reason for Change
2025	CCAOVALUE	$360,000	$6,390	$29,610	$36,000	$0	24 – Revaluation
2024	BORVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2024	CCAOFINAL	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2024	CCAOVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2023	BORVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2023	CCAOFINAL	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2023	CCAOVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2022	BORVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2022	CCAOFINAL	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2022	CCAOVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2021	BORVALUE	$266,910	$4,260	$22,431	$26,691	$0	2 – BOR Decision
2021	CCAOFINAL	$266,910	$4,260	$22,431	$26,691	$0	2 – BOR Decision
2021	CCAOVALUE	$266,910	$4,260	$22,431	$26,691	$0	2 – BOR Decision

Property Description

Tax Code	22028
Volume	089
Township	22 - Maine Township
Property Address	1057 HOLLYWOOD AVE

Building/Unit #	02
City	DES PLAINES, 60016

Land Summary

Line	Class	Land Type	Code	Square Feet
1	200	S – SF	200 – Residential	7,100

Click the angle bracket (here, on the right) to move to next record

Land Line	1
Tax Year	2025
Class	200 - Residential Land
Level of Assessment	10%
Land Type	S – SF
Land Code	200 – Residential
Land, Sq Ft	7,100
Land, Acres	.163
Land Proration	
Exemption Pct	
Flood Zone Impact	
Flood Zone	
Incentive Control Number	
Land MV/SF	$9.00

Dwelling Characteristics

Tax Year	2025
Card	1
Parcel #	09-17-305-007-0000
Class	211 - Apartment Building With Between 2 and 6 Units, Any Age
Level of Assessment	
Use	MULTI FAMILY
Incentive Number	
Exterior Construction	STUCCO
Roof Construction	SHINGLE/ASPHALT
Type of Residence	TWO STORY
Style	Apt. 2 to 6 Units -2-11
Total Number of Units	TWO
Year Built	1928
CDU	AVERAGE
Alternative CDU	
Construction Quality	AVERAGE
State of Repair	AVERAGE
Renovated	NO
Exterior Remodel Year	
Kitchen Remodel Year	
Bath Remodel Year	
Square Footage	1,536
Basement Type	FULL
Basement Finish	FAMILY ROOM
Heating	HOT WATER / STEAM
Attic Type	NONE
Attic Finish	UNFINISHED
Number of Rooms	9
Number of Bedrooms	4
Number of Full Baths	2
Number of Half Baths	1
Number of Fireplaces	0
Garage Size	2.5 CAR
Garage Attached	NO
Garage in Area	NO
Occupancy %	
Change Reason	
Pct Complete	100
Proration %	

Permit Information

Assessable/Non-Assessable	N – Non-Assessable
Permit Status	C – CLOSED
Applicant Name	MENDOZA,CALLIE & MARTIN / CIRIGNANI,WILL
Mailing Address	1057 HOLLYWOOD AVE,,DES PLAINES, IL 60016
Permit No.	20222205293480066
MUNI Permit Number	2022-04000335
Issue Date	05/02/2022
Estimated Completion Date	

Occupancy Date	
Primary Job Description	1 – RESIDENTIAL PERMIT
Impr Code 1	154 - OTHER - REMODELING
Impr Code 2	
Impr Code 3	
Impr Code 4	
Amount	$2,664
Permit Description	WIN-DOOR-SIDING REPAIR-REPLACE

Sales

Sale Date	Sale Price	Instr. Type	Document #	Grantor/Seller	Grantee/Buyer
09/01/2015	$265,000	01	1525919122	RUBEN P HINOJOSA	CALLIE G MENDOZA
06/01/2002	$300,000	01	20855154	C MONTOYA,A MORALES, F ALCANTAR	MICHELLE NYDLIN & RUBEN HINOJOSA
04/01/2001	$259,900	01	10372664	KAZIMIERZ RYBACTOWSKI	CARIDAO MONTOYA

Sale Details

Instrument Type	01 - WARNTY
Grantor/Seller	RUBEN P HINOJOSA
Grantee/Buyer	CALLIE G MENDOZA
Instrument/Sale Date:	09/01/2015
Transfer Date	09/16/2015
Recorded Date	09/16/2015
Improved/Vacant	1 - LAND ONLY
Sale Key	98343989
Document #:	1525919122
Sale Price	$265,000
# of Pcls:	1
Adjusted Sale Price	$265,000

Notice Summary

Tax Year	2025
Seq #	2
Notice Date	06/04/2025
Taxpayer Name	WILLIAM CIRIGNANI
Property Class	211
Class Description	Apartment building with between 2 and 6 units, any age
Land AV	$6,390
Bldg AV	$29,610

Notice Detail

Tax Year	Parcel #	Seq #	Notice Date	Notice Type	Property Class	Total AV	Total MV
2025	09-17-305-007-0000	2	06/04/2025	AS_NOTICE	211	$36,000	$360,000
2025	09-17-305-007-0000	1	05/29/2024	AS_NOTICE	211	$36,000	$360,000

Case #99-20-APL – 1057 Hollywood
Case #99-24-V – Northeast Corner of First Ave. & Thacker St.
Case #99-26-V – 2263 Webster Lane
Case #99-27-CU – 1841 Busse Highway
Case #99-28-V – 1062 Woodlawn Avenue

ZONING BOARD OF APPEALS
MAY 11, 1999
MINUTES

The Zoning Board of Appeals of the City of Des Plaines held a regularly scheduled hearing on Tuesday, May 11, 1999, in Room 102 of the Des Plaines Civic Center.

PRESENT: A. Wm. Seegers, Earle Stover, Rodney Yourist, James Szabo & Jack Messerschmidt

ABSENT: Dan Fletcher

Also present was Community Development Director, Michael D'Onofrio.

The meeting was called to order at 7:35P.M. and the Zoning Legal Notice as published in the Des Plaines Journal and Topics on Wednesday, April 7, 1999, was read.

Case #99-20- APL – 1057 Hollywood

Petitioner: Kazimierz Rybaltowski

An appeal of the Zoning Administrator's decision that a dwelling structure located in an R-1 Single Family District that, at one time was used as a multi-family residence, lost its nonconforming status due to the fact that the units had been vacant for a period in excess of 12 months.

Mr. Frank Tuzzolino, Attorney at Law, 4849 N. Milwaukee Avenue, Suite 201, Chicago, IL., and Kazimierz Rybaltowski, 6160 W. Higgins Road, Chicago, IL. were sworn in to give testimony in this case.

Mr. Tuzzolino stated that his client is appealing the decision of the Community Development Director, Michael D'Onofrio, to not permit this residence to be used as a multi-family residence.

This appeal is based on the fact that Mr. Rybaltowski purchased the home at 1057 Hollywood on August 20, 1998, with three existing units in place. This home was purchased with numerous building code violations and Mr. Rybaltowski put up a bond of $30,000.00 with the City to insure the completion of the repairs.

Within four days of the purchase, Mr. Rybaltowski obtained a demolition permit to begin the process of repairing the building. He then began doing the repairs. Mr. Rybaltowski stated that he ran into many obstacles and red tape. Both Mr. Rybaltowski and Mr. Tuzzolino were surprised to receive a letter from the City, dated November of 1998 that indicated that he could no longer use the building as a multi-family building. They had in their possession a document, dated July 6, 1998, that the residence was a legal non-conforming two flat. They also had a document entitled rental inspection violation agreement, indicating that the City knew that this was a rental property.

Mr. McGinnis, Plan Examiner for the City, also described the property as a legal non-conforming two-flat in a letter dated July 6,1998.

Their argument is that they have a hardship in that they are paying taxes on a multi-family residence. They would now have to convert this building from a three flat to a single family residence. It had been his intent to house his married daughter and her children in this building.

Mr. Tuzzolino felt that if you de-convert this two story residence would have a negative impact on the neighborhood because the only people interested in renting a building of this size, including three complete kitchens, would be an extremely large family. The number of people necessary to live in this home would not be an asset to the surrounding neighbors. Mr. Rybaltowski is also withdrawing his original request to keep the building as a three flat and would only maintain a two family residence.

As a two flat, the building would have less people; this would only be attractive to an older couple or a young married couple. This would be beneficial to the people in the neighborhood. This would not have an impact on the City services or the neighbors.

Mr. Messerschmidt asked why a hardship would be present because of three electrical meters. Mr. Rybaltowski stated that all three are active and would have to be removed.

Mr. Messerschmidt asked if the repairs are being done now. The answer was no because the repairs are on hold pending the outcome of this hearing.

Mr. Messerschmidt asked what was so bad about the condition of the home that $30,000.00 was held in escrow for repairs. It was then pointed out that a list of the violations was attached with the Staff Report.

Mr. Rybaltowski said that the Building Department did not let him finish the work. Mr. D'Onofrio stated that Mr. Rybaltowski was doing work without the proper permit and the Department stopped the work that was being done.

Mr. Messerschmidt asked if the former owners left the property in this condition. The answer was affirmative.

Mr. Yourist asked if the former owner ever came into the City to find out what could or could not be done with the property before the sale. Mr. Yourist reiterated all of the correspondence chronologically and stated that the information is confusing; however, all of these facts support the Staff's decision.

Mr. Tuzzolino stated that he is disputing the vacation of the property's multi-family use because of the affidavit from the previous owner stating that he used the premises as a second home whenever he was in town.

Mr. D'Onofrio stated that there are many issues relating to this case. The focus should be on the question of whether or not the property was vacant for more than twelve months consecutively. Mr. D'Onofrio based his decision on the fact that two of the three units have been vacant for over twelve months.

Staff Report:

Case Number 99-20-APL – Continued case
Address 1057 Hollywood
Petitioner Kazimierz Rybaltowski
Owner " "
Request An appeal of the Zoning Administrator's decision that a dwelling structure located in an R-1 Single Family District that at one time was used as a multi-family residence, lost its nonconforming status due to the fact that the units had been vacant for a period in excess of 12 months.

For details concerning the Zoning Administrator's decision, see Attachment A.

General Information

This case was continued from the April 27, meeting.

Proposed Use

The petitioner is proposing to reconvert the structure into use as a three flat rental property. The property is currently vacant. The petitioner has applied for a building permit to renovate the structure; the permit has not been issued pending a decision on the matter before the Zoning Board of Appeals. It should be pointed out that the petitioner started work without a permit and was issued a stop work order on August 27, 1998. Because he did not stop work, he was issued a ticket on September 14, 1998 for illegal continuance.

Existing Zoning	R-1 Single Family Residential
Existing Land Use	Two-story residential structure
Surrounding Zoning	Completely surrounded by R-1 Single Family Residential
Surrounding Land Use	Completely surrounded by single family residential uses.
Street Classification	Hollywood Avenue is a local street.
Comprehensive Plan	The Plan identifies this site for single family residential.

Issues

The issue before the Zoning Board of Appeals is whether or not the Zoning Administrator's decision that the structure could no longer be used as a multi-family residence is to be upheld or overturned. This decision was based on the following set of facts. (It should be pointed out that the facts were obtained from the petitioner, his attorney, or City Inspector Ron Goettsche, who resides next door to the subject property.)

- Pursuant to Table 7.2-1 of the Zoning Ordinance, only single family detached dwellings are permitted in the R-1 zoning district.
- The basement unit has been vacant for approximately ten years.
- Depending on who's testimony is correct, the previous owner's, or Ron Goettsche's, the second floor unit has been vacant for a minimum of either 20 months or six years.
- Pursuant to Section 5.5-9-A of the Zoning Ordinance, "When a nonconforming use is discontinued or abandoned for a period of twelve months, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be reestablished or resumed."

In defense of his client's appeal request, Attorney Frank Tuzzolino raises several issues (Attachment B). First, he claims his client purchased the property on the basis of a July 8, 1998 letter that I sent to an attorney Larry Whitney (Attachment C). In my letter, I did say that based on the information provided that the "two flat apartment" is a nonconforming use. I did go on to add that it could remain under certain conditions, one

of those conditions being that it could not become vacant or remain unoccupied for a continuous period of four months (this was based on the Zoning Ordinance of 1960 that was in effect at that time).

Atty. Tuzzolino also claims that the City knew that this was to be a rental property due to the fact that a rental inspection of the property was conducted. With respect to this claim, whenever a real estate transfer tax stamp is requested, one question that must be answered on the Real Estate Transfer Declaration form is whether the property has been non-owner occupied. If the answer to this question is affirmative, then a rental resale inspection must be done prior to the sale. The inspection is triggered because the property was a rental unit, not based on its prospective use. It should be pointed out that this inspection is conducted to identify property maintenance violations and does not include zoning compliance issues. Atty. Tuzzolino also states that the City would not require a $30,000 bond to be posted in order to satisfy violations to a single family home. To the contrary, any property where there are existing property maintenance violations, prior to a transfer stamp being issued all violations must be corrected or a cash bond in the amount of 125% of the cost of repairs must be posted. This holds true whether the property is rental or owner occupied.

Atty. Tuzzolino also makes several other claims in his appeal letter. First, he refers to a letter from the City's Plan Examiner concerning the legal nonconforming nature of the property. This was a plan review letter sent to his client commenting on the building permit plans. Plan Examiner McGinnis does not generally give zoning interpretations, but he did refer to the Zoning Ordinance and did not make a blanket statement. Second, the taxing of the property has nothing to due with a zoning interpretation as to the use of a property. Third, just because a property has three electric meters does not qualify it to be used as a three flat. The City is not challenging the fact that at some point in time it was used as a three flat. Finally, the appearance of a building has nothing to do with what the permitted use of that structure is.

Staff Recommendation

After examining the facts of the case, reviewing Atty. Tuzzolino's appeal documents, and discussing the case with staff, I am still of the opinion that the nonconforming status of the property as a multi-family use has been lost, in that two of the three units have been vacant in excess of 12 months.

The Zoning Board of Appeals has the authority to uphold or overturn the Zoning Administrator's decision.

Mr. Yourist stated that the dates on the letters were prior to the petitioner purchasing the property.

Mr. Ron Goettsche, 1045 Hollywood, lives next door to this residence for 26 years. This is the third owner of that property. The previous owner had allowed the property to deteriorate. He has lived out of state and has not lived in the building for the past 10 years. This owner has made many changes inside the building without a permit. He is concerned because the new owner has made three bedrooms on each floor. The newly enclosed back porch is sagging at least four inches.

Mr. Goettsche stated that the previous owner has only returned to the home once in 10

years. Mr. Yourist asked how many families were living there for the past 10 years. Mr. Goettsche stated that there has been only one man living on the first floor for the past six years. He was the only tenant in the building. All others moved out.

Mr. Tom Rooney, 1063 Hollywood, agreed with Mr. Goettsche. He has lived in the neighborhood for three years. There was only one man living in the home. He does not like the fact that there would be multiple families living in this home.

He would like to see this remain a single family home.

Mr. Wayne Thomas, 1075 Hollywood, spoke in support of his neighbors. He does not want to see this turned into a multi-family rental property. He would like to see the neighborhood remain single family.

Mr. Yourist asked Mr. D'Onofrio about the parking situation. Mr. D'Onofrio stated that there is a single drive with a three (3) car garage.

Mr.Tuzzolino asked Mr. D'Onofrio where Mr. Goettsche was employed. Mr. D'Onofrio stated that Mr. Goettsche was employed in his Department at the City of Des Plaines as a plumbing inspector.

Mr. Tuzzolino stated that they are not seeking a three flat but they are seeking a two flat based on legalities and a hardship.

Mr. Seegers asked if there was additional work that increased the size of the units. Mr. Rybaltowski said that he tried to make the rooms larger so that the units would be more appealing. Mr. Tuzzolino stated that his client was trying to improve the building and thereby add value to the entire neighborhood.

Mr. Stover asked about the basement. Will the basement be converted to an apartment. Mr. Rybaltowski stated that the basement will not be converted into an apartment. Mr. Stover asked how many bedrooms in each unit. Mr. Rybaltowski stated that units will have two bedrooms or a dining room and one bedroom. Mr. Tuzzolino then showed the Board a set of the plans.

Mr. Messerschmidt asked if there was a separate entrance to the first and second floor units. The answer was affirmative.

Mr. Tuzzolino showed pictures of the property. The floor plan of the units were discussed.

Mr. Yourist asked about the continued work after the issuance of a work stop order. Mr.D'Onofrio interjected that the issue is the continuance of non-confirming use.

Mr. Szabo asked if there is a way for the City to monitor the number of occupants at this residence. Mr. D'Onofrio stated that there are City regulations and the City Inspectors enforce these Ordinances.

Mr. Rybaltowski stated that he will not have a rooming house at this address. There will only be two apartments.

Mr. Messerschmidt asked if the petitioner could come back for other relief. Mr. D'Onofrio stated that the petitioner could come back for rezoning. This would result, if granted, spot zoning for this parcel. Mr. D'Onofrio then explained the reasons for legal non-conforming and the difference between this and a spot zoning. He addressed this under the old and the new Zoning Ordinance and explained the legal ramifications. Mr. D'Onofrio explained how this was handled under the old Zoning Ordinance. This appeal was made under the new Zoning Ordinance so the decision must be made under the new Ordinance.

Mr. Yourist and Mr. D'Onofrio had a discussion about the timing of the petitioner's purchase of the property and the subsequent request for the continuance of the non-conforming status.

Mr. Tuzzolino asked if there was a limit of occupants in a single family dwelling. Mr. D'Onofrio answered that there were limitations regarding square footage and relationships. He feels that there would be less occupants in these two units than in a large single family home.

Mr. Messerschmidt feels that the units have been vacant long enough for the building to lose its non-conforming use status.

Mr. Szabo is a neighbor of the property and he was opposed to the three flat. He thinks that this owner is improving the property and would be willing to accept a two flat.

Mr. Yourist is concerned about the stability of the structure. Mr. D'Onofrio stated that all of the improvements would conform to the existing codes.

Mr. Yourist expressed his disapproval of the petitioner continuing to work after a stop order had been placed on the property and wants assurance that the petitioner will be more cooperative with the City and not violate the rules and regulations.

Mr. Tuzzolino assured Mr. Yourist and the Board and he will closely monitor his client's compliance with the City's requirements. He will stay in touch with Mr. D'Onofrio to insure that everything will be done according to Code.

Motion by Stover, second by Szabo, to overturn the decision of the Community Development Director and GRANT approval for the Multi-Family Use, subject to the building being limited to a two-flat. Thereupon roll was called:

AYES: **Stover, Szabo, Yourist and Seegers**

NAYS: **Messerschmidt**

ABSENT: **Fletcher**

MOTION APPROVED

The Zoning Board of Appeals has final authority.

Case #99-26-V 2263 Webster Lane

A Variation to Section 7.2-2 of the City of Des Plaines Zoning Ordinance (Z-8-98) is requested to permit the creation of two single-family lots, both with the width of 50 feet instead of the required 55 feet.

Petitioner: Mario Mikoda

Mr. Mario Mikoda, 2263 Webster Lane, stated that he just purchased this property and he would like to subdivide into two lots. He would like to build two single family homes on these lots. Both of the lots would be 50 feet wide instead of the required 55 feet; therefore, they will need a Variation.

Mr. Seegers asked if there was a building on one of the lots. The answer was yes but they will be razing this building.

Mr. Mikoda showed the Board a rendering of the homes to be built.

Mr. Yourist asked if they would need any other Variations. The answer was no. All other requirements would be met.

Mr. Seegers asked if he had tentative approval of the subdivision. The petitioner stated that this has been done.

Mr. Yourist asked when the demolition and building will be done. The demolition and construction will be begin as soon as they receive the Variation and the OK from the City.

The petitioner will hire a general contractor and projects approximately six to seven months to complete.

The petitioner stated that he will live in one of the homes and the other will be put up for sale.

Staff Report

Case Number 99-26-V
Address 2263 Webster Lane
Petitioner Mario Mikoda
Owners Eva Andrukiewicz, Miroslaw Kruckowski & Mario Mikoda
Request A Variation to Section 7.2-2 of the City of Des Plaines Zoning Ordinance (Z-8-98) is requested to permit the creation of two single-family lots, both with the width of 50 feet instead of the required 55 feet.

General Information

Proposed Construction

This property is currently going through the subdivision approval process. The proposed Mikoda's Subdivision received Tentative Plat approval from the Plan Commission on March 29, 1999, subject to the petitioner securing lot width variations. The petitioner plans to demolish the existing structures and build a new single-family house on each of the lots, one of them to be occupied by him.

Existing Land Use Single-family residential (Two one-story frame residences)

Existing Zoning R-1, Single-family residential

Surrounding Zoning
North: R-1, Single-family residential
East: R-1, Single-family residential
South: R-1, Single-family residential
West: R-1, Single-family residential

Surrounding Land Use
East: Single-family residences
South: Single-family residences
North: Single-family residences
West: Single-family residences

Street Classification Webster Lane is for local traffic only.

Comprehensive Plan Recommendation Single-family residential

Other Information The petitioner's lot is located on the east side of the street and has 100 feet of frontage and has a depth of 220 feet.

Issues

In analyzing the variation request the staff took into consideration the following issues:

- This property is situated in an area that was originally divided into 100-foot wide lots. Since 1970, this area has been slowly redeveloping, for instance, at least 14 subdivisions or resubdivisions have taken place, many with 50-foot wide lots.
- Both lots would measure 50 by 187 feet and contain a total lot area of 9,350 square feet, which is 36 percent more lot area than required 6,875 square feet. Therefore, it appears there will be adequate room to build houses similar to others in the neighborhood.

Staff Recommendation
The staff recommends approval of the request because the variation would result in a use or development of the lot that would be in harmony with the Des Plaines Zoning Ordinance. Approval is subject to no further zoning variations being requested for the development of the two lots.

The Zoning Board may vote to grant or deny the variation request; City Council consideration is not required.

Motion by Messerschmidt, second by Yourist to GRANT the Variation. Thereupon roll was called.

AYES: **Messerschmidt, Yourist, Szabo, Stover and Seegers**

NAYS: **None**

ABSENT: **Fletcher**

MOTION CARRIED

Zoning Board has final authority.

Case #99-27-CU **1841 Busse Highway**

A Conditional Use permit in accordance with the City of Des Plaines Zoning Ordinance (Z-8-98) is requested to allow the establishment and operation of a precious metal recycling facility.

Petitioner: Mid-States Recycling, Inc.

Mr. Dan Dowd, 701 Lee Street, Des Plaines, attorney for the petitioner, appeared to give testimony regarding the Conditional Use permit. All individuals who may be giving testimony were sworn in.

Mr. Dowd stated that the petitioner has been operating his business in Rosemont for 16 years at the same location. Rosemont is now acquiring his property and he is forced to find a new location. The business is recycling metals to retain the precious metals. There is no refining on this site

Mr. Ellis Brown, 2353 Greenwood Road, Northbrook, has been in this business for 30 years. He stated that they are a small business and have no plans to do any refining on site. They use very small ovens to process the precious metal scrap. They ship out the materials for final refining. He has a small group of experienced people. The size of the facility on Busse is just right for this operation.

Mr. Brown explained the process of refining. He stated that this is a two step process, the second part being very involved.

Mr. Szabo asked what type of material is used for the recycling. The petitioner stated that they use dental scrap, jewelry scrap, circuit boards, etc. They do not accept any large shipments. They immediately send this to a refiner.

Mr. Messerschmidt asked what is done with the by-products. The petitioner stated that the by-products are very minimal. The gold and silver is sent out via UPS or some other vehicle. Mr. Messerschmidt asked how the furnaces are fired. They have two gas and four electrical furnaces. The furnaces are very small.

Mr. Seegers asked about the hours of operation. The plant is open from 7:00 AM to 4:00 and the office from 8:00 to between 4:30 and 5:30. There are approximately 14 employees.

Mr. Szabo asked how many furnaces. The answer is four. Mr. Szabo then asked about the size of the furnaces. They are about 3' X 3'.

Mr. Yourist asked if the facility would also be used for storage, as the facility is 14,000 sq.ft. The petitioner stated that they would use a large portion of the building for storage and also they will be building a vault for storage of the precious metals, as well.

Staff Report

Case Number	99-27-CU
Address	1841 Busse Highway
Petitioner	Mid-States Recycling, Inc.
Owner	Same as above
Request	A Conditional Use permit in accordance with the City of Des

Plaines Zoning Ordinance (Z-8-98) is requested to allow the establishment and operation of a precious metal recycling facility.

General Information

Proposed Use The petitioner, Mid-States Recycling, would like to establish a recycling operation that would process precious metals, such as gold, silver and platinum. The facility, an existing one-story brick building, would hold approximately 14 staff, with 8 being production staff and the rest providing sales and office support. The recycling operation would be 5,700 square feet larger than its current location in Rosemont (18,700 square feet vs. 13,000 square feet). Although no expansion or remodeling of the building is proposed at this time. If it is expanded it, however, the building will have to meet all floodplain development regulations.

Existing Use	Workshop for Northwest Suburban Aid to Retarded
Existing Zoning	M-1, Limited Manufacturing
Surrounding Land Use	North: Manufacturing/Industrial, Single-family East: Commercial South: Forest Preserve District, Union Pacific Railroad West: Forest Preserve District
Surrounding Zoning	North: M-2, General Manufacturing East: M-1, Limited Manufacturing South & West:R-1, Single-family residential
Street Classification	Busse Highway is a regional arterial under the jurisdiction of IDOT.
Comprehensive Plan Recommendation	Commercial

Issues

In analyzing this request, staff took the following into consideration:

Environmental

- Even though the Zoning Ordinance classifies recycling as an industrial use; it produces so little smoke or waste that it is not regulated by the Illinois Environmental Protection Agency.

- This company recycles only precious metals, such as gold, silver or platinum. Of course, all recycling material is stored indoors. Therefore, there will be no outdoor storage of material.

Traffic

- The required traffic study, which was completed by KOLA of Rosemont, concluded: "...occupation of the site will not create any traffic impact. In fact, it could very well be less of an impact than what currently exists. The site is ideally located with regard to the highway infrastructure in the area."

- The site has 28 parking spaces and the recycling facility currently has 14 employees. Thus, the facility will have adequate parking for all current employees, and visitors, plus excess parking spaces for any new employees that may be hired. Also, for any employee who would like to take advantage of Metra or Pace service, the facility is within walking distance of the downtown transit station.

Staff Recommendation

The Department of Community Development recommends approval of a Conditional Use permit. A positive recommendation would be given for the following reasons:

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

2. The proposed conditional use does not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odors.

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

4. There is adequate vehicular access to the property in that it does not create an interference with traffic on surrounding streets.

Conditions

1. The petitioner must secure a Des Plaines business license within 30 days of approval of a Conditional Use permit.

The Zoning Board may vote to recommend granting or denying the request for a Conditional Use permit; the City Council has final authority.

Motion by Stover, second by Messerschmidt to recommend GRANTING the Conditional Use. Thereupon roll was called.

AYES: **Stover, Messerschmidt, Szabo, Yourist and Seegers**

NAYS: **None**

ABSENT: **Fletcher**

MOTION CARRIED

Zoning Board can only make a recommendation. City Council has final authority.

Case #99-28-V 1062 Woodlawn

A Variation is requested to permit the construction of a room addition that will result in lot area coverage of 31.9 percent instead of the maximum allowable coverage of 30 percent.

Petitioner: Patio Enclosures, Inc. (Agent for the owners)

Mr. Bill Jalafsky, the owner of 1062 Woodlawn, stated that he has had a cover over this patio for 22 years. They would like to replace the existing awning.

The snowstorm last year collapsed their original awning. The would like to replace this awning with this structure that would have windows and screens. They will be putting in a foundation to support this structure.

Mr. Seegers asked if the neighbors are in favor of the request. Mr. Jalafsky stated that the neighbors have not objected.

Mr. Jalafsky showed a brochure with a picture of the awning and enclosure to the members of the Board.

Mr. Yourist asked why there was a foundation. Mr. D'Onofrio stated that the City requires the foundation in case, in the future, someone wanted to fully enclose this area.

Staff Report

Case Number 99-28-V
Address 1062 Woodlawn Avenue
Petitioner Patio Enclosures Inc. (Agent for the owners)
Owners Bill and Sally Jalafsky
Request A Variation is requested to permit the construction of a room addition that will result in lot area coverage of 31.9 percent instead of the maximum allowable coverage of 30 percent.

General Information

Proposed Construction The petitioner's would like to build an 11 by 20-foot enclosed patio or sunroom where a patio currently exists. The total area of the addition would be 220 square feet.

Existing Land Use Single-family residential (A one-story brick and frame residence with attached garage)
Existing Zoning R-1, Single-family residential

Surrounding Land Use Single-family residences in all directions

Surrounding Zoning R-1, Single-family residential in all directions

Comprehensive Plan Single-family residential is recommended

Street Classification Woodlawn Avenue is a local street.

Other Information The general dimensions of the house are 39 feet by 52 feet

total area 2,041.04 square feet. Also, the lot measures 50 feet by 141.56 feet with a total area of 7,078 square feet.

Issues

- R-1, Single-family residential zoning standards allow the petitioners to cover 30 percent of their lot with buildings, or 2,123 square feet. Currently the existing house covers 28.8 percent of the lot, or 2,041 square feet. The planned 220 square foot sunroom increases the lot coverage to 31.9 percent, or 2,261 square feet.

- The sunroom should not have a negative effect on the neighborhood since it only slightly exceeds the lot coverage standard in that it is a modest-sized, one-story structure which will virtually be unnoticeable to most of the neighborhood.

Staff Recommendation

The staff has no objection to the variation request. The recommendation is based on the finding of fact that the variation would allow a use or development of the property that would be in harmony with the general purpose and intent of the Zoning Ordinance and the Comprehensive Plan.

The approval of the variation should be subject to the petitioners not asking for any further zoning variations to increase the lot coverage whatsoever.

Motion by Szabo, second by Messerschmidt to recommend GRANTING the Variation, subject to Staff recommendations. Thereupon roll was called.

AYES: **Szabo, Messerschmidt, Stover, Yourist and Seegers**

NAYS: **None**

ABSENT: **Fletcher**

MOTION CARRIED

Zoning Board of Appeals has final authority.

Mr. Seegers stated that he must abstain from this case due to a conflict of interest.

Mr. Szabo will be acting chairman for this case.

Case #99-24-V **Northeast Corner of First Avenue & Thacker Street**

A Variation to Section 7.4-4 of the City of Des Plaines Zoning Ordinance is requested to permit a front yard setback on First Ave. of five (5) feet instead of the required 60 feet; a front yard setback on Thacker Street of 28.5 feet instead of the required 60 feet; a side yard setback of 46.5 feet instead of the required 60 feet; and, a rear yard setback of five (5) feet instead of the required 60 feet.

A Variation to permit a lot area of 0.42 acres instead of the minimum five (5) acres. A Variation to Section 10.8-3 C to permit perimeter parking lot landscaping of 3.5 feet instead of the required minimum of seven (7) feet.

Petitioner: George Wade

Mr. Lee Poteracki, Attorney at Law, 9575 W. Higgins Road, Rosemont, is representing Mr. Wade. Mr. Wade is a long time business owner and resident in Des Plaines. They are here looking for six Variations.

Last night the Plan Commission unanimously approved a recommendation to change the zoning on this parcel from C-2 to M-1. This was done to allow the building of the proposed office and storage buildings.

Mr. Wade has owned this property since 1997. The parcel was then zoned C-2, which would have permitted contractor's offices for the purpose of developing a site for a cluster of buildings to be used as center for contractors. In 1998, Mr. Poteracki had begun to draft the necessary documents to begin this project. At that time a contractor that had been employed by the City to do sewer work had dumped debris on the parcel without the owner's permission. They also began to store material on the site. The owner then rented the lot to the contractor for the duration of the work.

During this period of time, this property was rezoned and was no longer able to be used for a contractor's office. The new zoning of M-1 is designed for use on much larger sites. The setbacks are unrealistic for the size of this site. C-1 Zoning does not allow this use.

The M-1 Zoning assumes a much larger site, with a minimum of five acres. This parcel would be very difficult to accommodate the restrictions imposed on an M-1 site.

Mr. Poteracki showed a layout of the building and the site plan. He showed the parking buffer and the lot which has 15 spaces. He pointed out where all of the Variations are located.

Mr. Poteracki stated that this use is appropriate for the site because of the variety of the neighboring mixed use. A use permitted under the current zoning would put a greater impact on the neighborhood than this use. Staff has concurred with this assessment.

Mr. Poteracki showed all of the elevations that depicted the traffic flow and those that reflected Staff recommendations and concerns. There will be no outside storage of materials. Outside storage of materials is not permitted in the M-1 Zoning District.

There will be only three to four office employees at the office during the day. Mr. Poteracki pointed out the flow of truck traffic on the site.

The building height will be 27 feet and will be built to look like an office park.

This use would serve as a good transitional use between the mixed use and residential buildings. This would be a contractor's office campus.

Mr. Messerschmidt asked the nature of the business. Mr. Wade is an electrical contractor. The other contractors would be a general contractor, who specializes in woodworking and a plumbing contractor.

Mr. Yourist asked if the building will be a single story or a two-story. The building will be a two story with primarily storage on the second level.

Mr. Yoursit asked if there will be retail sales. Mr. Wade stated that they have sold material to residents; however, he is not in the retail business.

Mr. Yourist asked what type of finish would be on the building. Mr. Wade stated that it will be masonry, but they have not yet made a decision on any specifics.

Staff Report:

Case Number	99-24-V
Address	Northeast Corner of First Ave. & Thacker Street
Petitioner	George Wade
Owner	Parkway Bank & Trust Co. T/U/T #11509
Request	A Variation to Section 7.4-4 of the City of Des Plaines Zoning Ordinance is requested to permit a front yard setback on First Ave.of five (5) feet instead of the required 60 feet; a front yard setback on Thacker Street of 28.5 feet instead of the required 60 feet; a side yard setback of 46.5 feet instead of the required 60 feet; and, a rear yard setback of five (5) feet instead of the required 60 feet.

A Variation to permit a lot area of 0.42 acres instead of the minimum five (5) acres. A Variation to Section 10.8-3 C to permit perimeter parking lot landscaping of 3.5 feet instead of the required minimum of seven (7) feet.

General Information

Proposed Use The petitioner is proposing to construct a trade contractor office on a 0.42-acre parcel. This development will be one lot in a proposed three-lot subdivision. The subdivision will have 438 feet of frontage along First Avenue,123 feet on Thacker Street and be a total of 1.3 acres in size. This entire area is vacant. The petitioner is proposing to construct a two story 15,469 S.F. masonry building on the site. Fifteen on-site parking spaces will also be provided. The development will include an office/shop/garage for the petitioner's electrical contracting business.

Existing Zoning	C-1 Neighborhood Shopping
Existing Land Use	Vacant
Surrounding Zoning	North: C-1 Neighborhood Shopping South: M-1 Limited Manufacturing East: R-1 Single Family Residential West: C-1 Neighborhood Shopping
Surrounding Land Use	North: Office Building South: Manufacturing Facility (Owl Hardwoods) East: Wisconsin Central RR and Single Family Homes West: Auto Salvage Yard (Schimka)
Street Classification	Thacker Street and First Avenue are local streets.
Comprehensive Plan	Commercial

Issues

Before discussing the merits of the zoning relief being requested, there are several issues which need to be addressed.

This property was rezoned from C-2 General Commercial to C-1 Neighborhood Shopping as part of the new zoning ordinance that was adopted last fall. Under the old ordinance, the requested use would have been permitted. As the petitioner states in his application, he purchased the property in 1997 with the intent to construct a trade contractor's office/shop/garage on the site. The site has been vacant for a number of years. Several years ago there was a request to rezone the property to multi-family residential to allow for the development of several of multi-family buildings. This request for a map amendment was denied. Since that time the site has been used as a construction staging and storage area, in effect becoming something of an eyesore for the neighborhood. In defense of the petitioner, for a period of approximately 12 months a contractor working for the City used the property without his permission.

In addition to the zoning relief being requested, the petitioner has also requested a map amendment to rezone the property from C-1 Neighborhood Shopping to M-1 Limited Manufacturing. That matter will be heard separately by the Plan Commission at its May 10, hearing. It should also be pointed out that a subdivision would also need to be approved so that the parcel will be divide into three lots.

As for the variations being requested, four of the six are yard setbacks and a fifth related to lot area. When the new zoning ordinance was drafted, the yard setbacks in the M-1 district were revised from 50 – 65 feet to a straight 60 feet for all yards. Additionally, under the old ordinance, there was no minimum lot size established. Given the size of the proposed lot there is no way for it to be developed using the 60 foot setbacks; in that it is only 123.5 feet in depth, the buildable width of the lot would only be 3.5 feet. As for the lot area variation, if the parcel were located in a much larger tract of vacant land, staff would be opposed to granting such a request. However, this is an infill parcel that has a number of constraints, and if it is to be developed, some type of accommodations need to be made. It should also be pointed out that under the C-1 district, five-foot front and side yard setbacks and a 25-foot rear yard setbacks are all that would be required. As for the final variation, the perimeter landscaping, the request is being made to allow a 3.5-foot landscape buffer instead of the required 7 feet. Here too, because of the configuration of the site, to add more landscaping would result in the elimination of a number of on-site parking spaces.

Staff Recommendation

Before discussing the findings of facts related to this case, staff would like to make several comments concerning the proposed development. First, this is a very unique site given its use over the years, what surrounds it is railroad tracks, an auto salvage yard, an office building and single family homes. This is truly a mixed-use area. Whereas, the comprehensive plan called for this to be a commercially zoned area, it is quite possible that a trade contractor office might be the most appropriate use. The impact on surrounding properties should be rather negligible due to the hours of operation and the fact that no outside storage would be permitted, compared to a commercial use, which might have longer hours of operation, refuse disposal issues, noise, lighting, etc. Furthermore, given the fact that the site has been zoned for many years and not been developed might lead one to the conclusion that commercial might not be the most appropriate use. Also, given the complaints the City has received concerning the condition of the property, this development should alleviate them.

Staff recommends that the variations be granted on the following conditions:

- A Map Amendment be approved for rezoning the property to M-1 Limited Manufacturing.
- A subdivision plat be submitted and approved.

The staff recommendation is based on the following findings of fact:

A. The petitioner does have a hardship in that given the unique physical characteristics of the property it would be difficult to develop the property without some type of zoning relief.

B. The petitioner did not create the physical condition of the property.

C. Given the fact that there is a similarly sized property and manufacturing facility located to the south that to deny the request would prohibit the petitioner from using the property as do other property owners.

D. Given the mixed-use nature of the area and the location of this site, one can make the case that the development would be compatible with the surrounding neighborhood.

The Zoning Board of Appeals can grant or deny the setback variations; and make recommendations to the City Council concerning the lot area and parking lot landscaping variations.

Motion by Yourist, second by Messerschmidt to GRANT the setback Variations. Thereupon roll was called.

AYES: **Yourist, Messerschmidt, Szabo, and Stover**

NAYS: **None**

ABSENT: **Fletcher**

MOTION CARRIED

Zoning Board has final authority.

Motion by Yourist, second by Messerschmidt to recommend GRANTING approval for the lot area and parking lot landscaping Variation. Thereupon roll was called.

AYES: **Yourist, Messerschmidt, Szabo, Stover**

NAYS: **None**

ABSENT: **Fletcher**

MOTION CARRIED

Zoning Board makes a recommendation; City Council has final authority.

The meeting adjourned at 9:45 PM.

Respectfully submitted,

A. Wm. Seegers, Chairman

Donna Delaney
Recording Secretary

cc: City Officials
Aldermen
Zoning Board Members

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplaines.org

MEMORANDUM

Date: January 9, 2026

To: Planning and Zoning Board (PZB)

From: Samantha Redman, AICP, Senior Planner

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

Subject: Standard Variation for Building Coverage in the R-1 Single Family Residential District at 1314 Cora Street

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Issue: The petitioner is requesting a standard variation to exceed the 30 percent building coverage requirement in order to construct a covered front porch.

Petitioner: Radu Alexa, 4235 N. Austin Avenue, Chicago, IL 60634

Owner: Florin Vlad, 1314 S. Cora Street, Des Plaines, IL 60018

Case Number: 26-002-V

PIN: 09-20-408-015-00000

Ward: #2, Alderman Colt Moylan

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Single Family Residence

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

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

Street Classification: Cora Street is a local street under Des Plaines jurisdiction.

Comprehensive Plan : Single Family Residential is the recommended use of the property.

Zoning/Property History: Based on information from the Cook County Assessor, the original house was constructed in 1921 in this location. Per City permit records, a detached garage was constructed in 1951 and an addition to the house in 1954. Since 1954, no additional expansions to the buildings have been made.

Project Description: The petitioner is requesting a variation to allow for the construction of a covered front porch on the existing single-family residence. The proposed porch would relocate the primary entrance from the side of the house to the front and would include a gabled roof, new steps, a new front door, and an additional window on the front façade. The porch would be approximately 126.5 square feet in area and would not be fully enclosed.

Because the porch includes a roof, it qualifies as building coverage as defined in Title 12 of the Zoning Code:

"The percentage of the surface area of a zoning lot that is occupied by principal buildings and any accessory buildings and structures. All areas of buildings or structures covered by a roof are included in building coverage" (Section 12-13-3).

Variation Request
In the R-1 Single-Family Zoning District, building coverage is limited to 30 percent. The existing building coverage on the property is approximately 31.8 percent, based on the existing house, garage, and accessory structures, all of which were constructed pursuant to permits. With the addition of the proposed porch, total building coverage would increase to approximately 34.9 percent. The Planning and Zoning Board has the authority to grant variations for building coverage in the R-1 District of up to 39 percent.

The proposed covered porch would increase the building footprint but would not increase the height of the structure or add additional stories. Many nearby single-family homes achieve additional floor area through vertical expansion, while the subject property will remain a two-story structure. As a result, the requested increase in building coverage represents a modest expansion at ground level rather than an increase in overall building scale or intensity.

A separate, minor variation is also required to allow the porch to encroach approximately 5 feet 5 inches and 124 square feet into the required front yard setback. This request is reviewed administratively by the Zoning Administrator and is processed independently from the building coverage variation.

Alternatives to Variation
One alternative would be to construct the porch without a roof, which would avoid an increase in building coverage. However, a minor setback variation would still be required to accommodate a porch of this size and location, and the absence of a roof could significantly alter the architectural character and functionality of the proposed entrance.

Another alternative would be to reduce the size of the existing house or garage to offset the additional building coverage created by the porch. This option would require substantial modifications to existing structures and a significantly greater investment than the proposed porch addition.

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

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

   Comment: Without the requested variation, the petitioner would be unable to construct the proposed covered porch. Strict application of the front yard setback limits the ability to relocate the primary entrance from the side of the house to the front. This creates a practical difficulty in providing a functional and coherent front entry that is consistent with typical single-family residential design.

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

   Comment: The subject property is smaller than the minimum lot size currently required in the R-1 District. The zoning ordinance requires a minimum lot area of 6,570 square feet for new single family lots, while the subject lot is approximately 4,200 square feet. While other nonconforming lots exist within the City, the reduced lot size limits the allowable building coverage and constrains additions in a way that does not affect conforming lots to the same degree. This condition relates to the physical characteristics of the lot and not to the personal circumstances of the owner.

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

   Comment: The physical conditions of the subject property are not the result of actions by the current owner or prior owners. The existing house and garage were constructed pursuant to permits, and there is no evidence that the owners were advised of any conflict with building coverage limitations when the garage was constructed in 1951 and the addition in 1954.

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: Due to the unique physical conditions of the lot, strict enforcement of the front yard setback could limit the owner's ability to make improvements commonly enjoyed by other single-family residential properties. The proposed covered porch would allow the primary entrance to be located on the front façade, which is a typical feature of single-family homes. Front porches are common in the neighborhood and support pedestrian orientation and interaction with the street.

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

   Comment: Granting this variation would not provide a special privilege for the property owner not available to other single-family residential properties. Most other buildings along this street contain front porches and similar lot coverage. The proposed porch increases the building footprint but does not add height or additional stories, and therefore does not materially alter the scale of development relative to surrounding single-family homes. This variation would allow the property owner the ability to make improvements to the subject property as other property owners along Cora Street who reside on properties of similar sizes. In addition, the granting of this variation does not inherently allow the property owner to make additional money off the subject property and its development.

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

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

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: Alternative designs were considered and are discussed in the "Alternatives" section of this report. While alternatives may avoid the need for a variation, they would not provide a comparable covered porch and front entrance configuration. As a result, the requested variation is necessary to reasonably address the identified practical difficulty.

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

   Comment: A minor variation is also required to allow for the porch to encroach into the front yard by 5 feet 5 inches. Otherwise, the requested relief is limited to what is necessary to accommodate the porch.

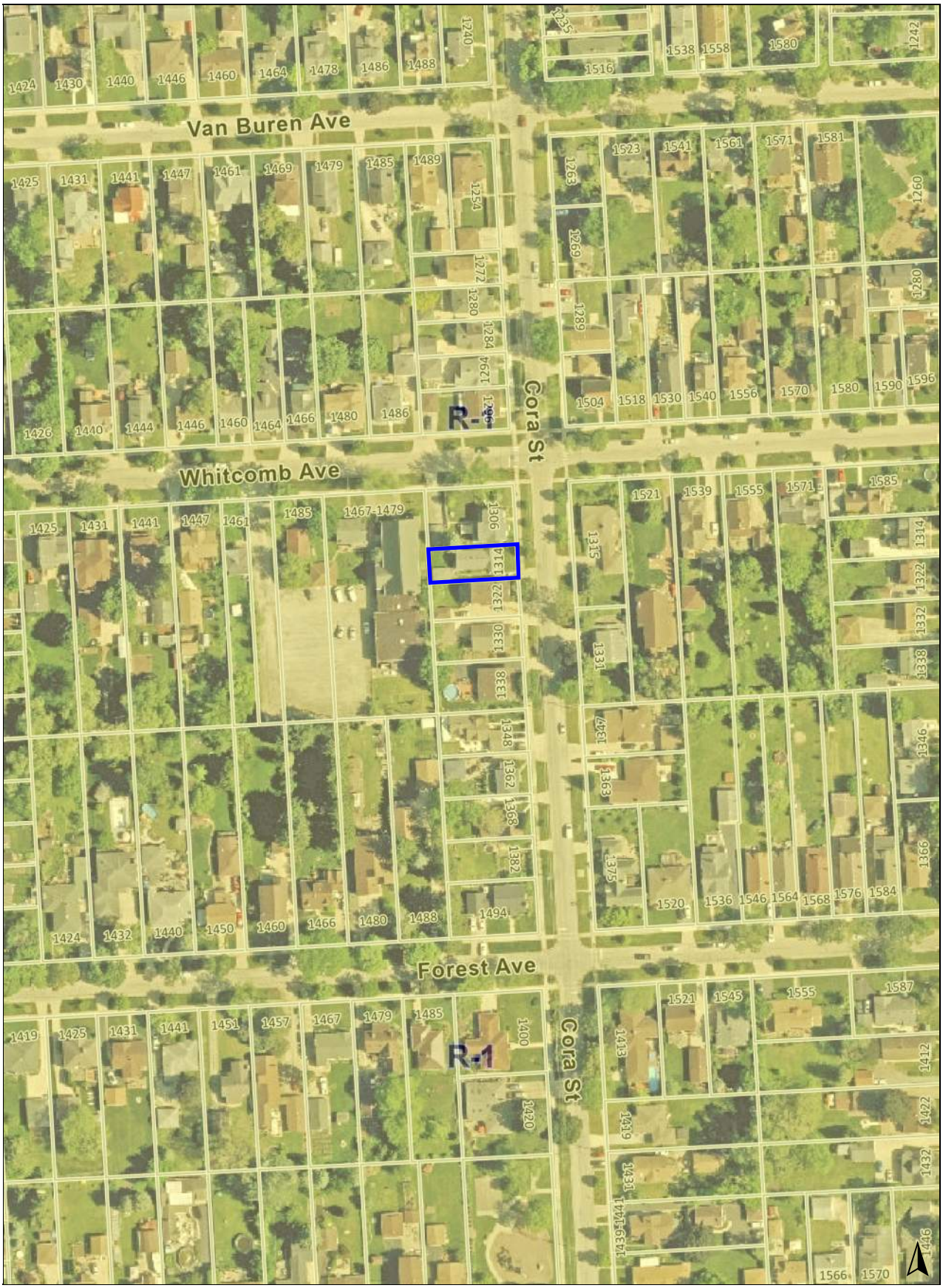
PZB Procedure and Recommended Conditions: Under Section 12-3-6.F (Procedure for Review and Decision for Standard Variations) of the Zoning Ordinance, the PZB has the *final* authority to approve, approve subject to conditions, or deny the above-mentioned standard variation request for the building setback.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-6.H (Findings of Fact for Variations) of the Zoning Ordinance. Staff does not have any suggested conditions of approval.

Attachments:

Attachment 1: Location Map
Attachment 2: Site and Context Photos
Attachment 3: Petitioner Reponses to Standards for Variations
Attachment 4: Plat of Survey
Attachment 5: Site and Architectural Plans

GISConsortium | Zoning Map



Legend

Subject Site

Zoning

R-1: Single Family Residential

0 200 400 ft

Print Date: 1/9/2026

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.



Public Notice Sign



View of front of property, driveway and garage



View of area proposed for porch



View of house in relation to adjacent properties

STANDARDS FOR VARIATIONS
1314 S CORA ST
DES PLAINES, IL 60018

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.
   RESPONSE: OUR LOT IS A SUB-STANDARD LOT BECAUSE THE LOT IS ONLY 105' DEEP. THE EXISTING HOUSE IS SET BACK 25' FROM THE FRONT PROPERTY LINE. BECAUSE OF EXISTING CONDITIONS, WE CANNOT ABIDE BY THE ZONING STANDARDS. BECAUSE OUR LOT IS SMALLER, THE EXISTING BUILDING COVERAGE WITHOUT ANY PROPOSED IMPROVEMENTS IS ALREADY OVER THE ALLOWED BUILDING COVERAGE. UP TO 30% OF THE LOT CAN BE COVERED BY BUILDINGS, AND WITHOUT ANY CHANGES, WE ARE ALREADY AT 31.8% LOT COVERAGE (EXCEEDING THE 30% REQUIREMENT). OUR REQUEST WOULD ONLY INCREASE THE BUILDING COVERAGE TO 34.9%. ALSO, THE PORCH IS NOT FULLY ENCLOSED. IT IS AN OPEN PORCH, AND SHOULD NOT BE COUNTED TOWARDS THE LIVABLE SPACE OF THE HOME.

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.
   RESPONSE: OUR LOT IS A SUB-STANDARD LOT BECAUSE IT IS ONLY 105' DEEP. THE EXISTING FRONT DOOR& STAIRS IS ON THE SIDE OF THE HOUSE (ALONG THE SOUTH WALL). THE DRIVEWAY PROVIDING ACCESS TO THE FRAME GARAGE AT THE BACK OF THE PROPERTY RUNS ALONG THE SOUTH SIDE SETBACK OF THE LOT. THERE ARE 12'-10" FROM THE HOUSE TO THE SOUTH PROPERTY LINE.FROM THE SIDE STAIRS, THERE ARE ONLY 9'-5" AND THIS IS VERY NARROW FOR CARS TO GET TO THE GARAGE. THAT IS WHY THE OWNER WANTS TO RELOCATE THE ENTRY DOOR TO THE HOUSE FROM ALONG THE SIDE OF THE HOUSE TO THE FRONT YARD.

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.
   RESPONSE: WE ARE LOOKING TO MAKE MINOR ALTERATIONS TO AN EXISTING SINGLE FAMILY HOME. THE EXISTING HOUSE IS 25.1' FROM THE FRONT PROPERTY LINE. WE ARE LIMITED BY THE LOCATION OF THE HOUSE ON THE EXISTING SUB-STANDARD SIZED LOT.

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.
   RESPONSE: IF THE OWNERS ARE NOT ALLOWED TO RE-LOCATE THE FRONT DOOR OF THE HOUSE TO THE FRONT YARD, IT IS DIFFICULT TO ACCESS THE GARAGE LOCATED AT THE BACK OF THE LOT. THE DRIVEWAY IS VERY NARROW AT THE EXISTING SIDE STAIRS. BY RELOCATING THE DOOR, WE AUTOMATICALLY INCREASE THE BUILDING COVERAGE WHICH IS ALREADY OVER THE

ALLOWED 30%. SO BY TRYING TO ELEVIATE THE ENTRANCE SEQUENCE TO THE HOUSE, WE ARE EXCEEDING OTHER PERAMETERS OF THE ZONING CODE.

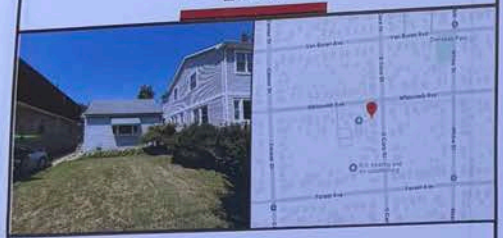
5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.
   RESPONSE: IT SHOULD BE STANDARD THAT THE OWNERS HAVE EASIER ACCESS TO THEIR HOUSE & GARAGE. WE ARE NOT ASKING FOR SPERCIAL PRIVILEGE OR ADDITIONAL RIGHTS.

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
   RESPONSE: THE CHANGES WE ARE PROPOSING ARE KEEPING WITH THE CHARACTED OF THE NEIGHBOURHOOD. WE ARE PROPOSING TO ENHANCE THE EXISTING FRONT ELEVATION BY ADDING A FRONT COVERED PORCH. ALL THE NEIGHBOURS ON OUR SIDE OF THE BLOCK ARE ENCROACHING INTO THE 25' FRONT SETBACK. WE ARE PROPOSING AN OPEN FRONT PORCH THAT IS COVERED TO ALLOW THE OWNERS TO USE IT LONGER INTO THE RAINY/SUNNY SPRING, SUMMER & FALL SEASONS.

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
   RESPONSE: THERE IS NO OTHER LOCATION FOR THE FRONT DOOR/ STAIRS. THE EXISTING CONDITIONS ARE AN UNDUE BURDEN ON THE OWNERS. THE EXISTING BUILDING COVERAGE IS ALREADY IN EXCESS OF WHAT THE CODE ALLOWS.

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
   RESPONSE: OUR REQUEST FALLS UNDER THE PERAMETERS OF A STANDARD VARIATION. WE ARE ASKING FOR A 5'-6 DEEP FRONT PORCH WHEN THE CODE ALLOWS FOR 5' ENCROACHMENT OF STAIRS IN THE FRONT SETBACK. OUR REQUEST IS NOT EXCESSIVE. RE-LOCATING THE FRONT DOOR TO THE FRONT ELEVATION INSTEAD OF ENTERING THE HOUSE FROM THE SIDE MAKES MORE SENSE FROM A VISUAL PERSPECTIVE AS WELL AS A SPACE PLANNING PERSPECTIVE.

CASTLE LAW



PROPERTY ADDRESS:
1314 S CORA STREET, DES PLAINES, ILLINOIS 60018

SURVEY NUMBER: 2506.7208

DATE SIGNED: 06/30/25 | **FIELD WORK DATE:** 6/28/2025

REVISION DATE(S):
(REV.0 6/30/2025)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

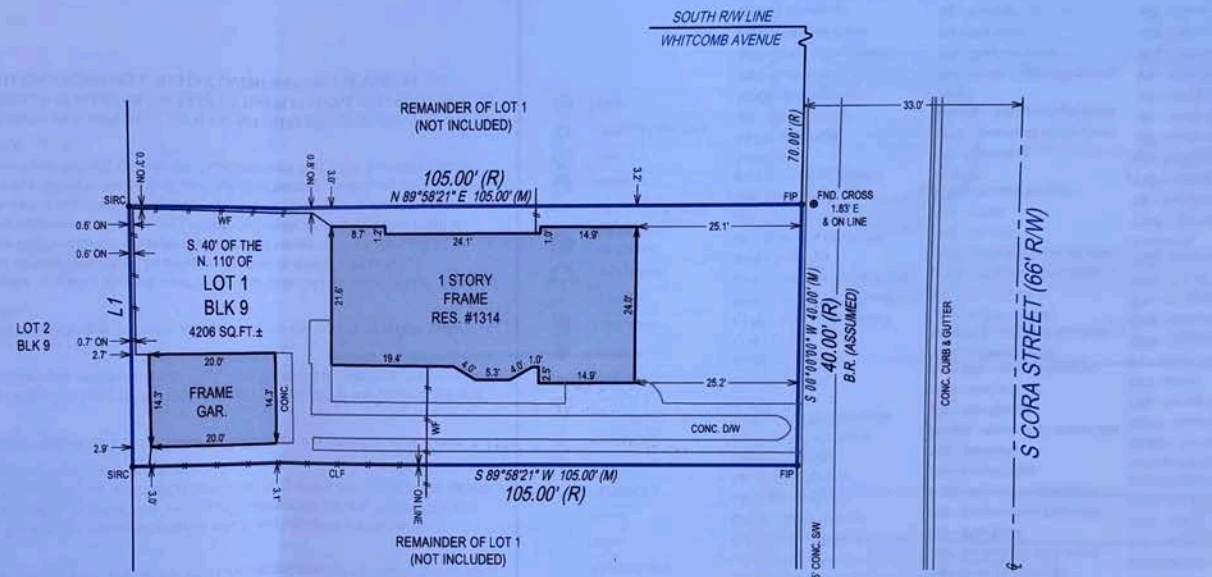
WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

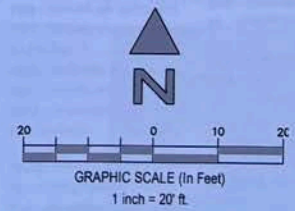
EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

2506.7208
PLAT OF SURVEY
COOK COUNTY, ILLINOIS



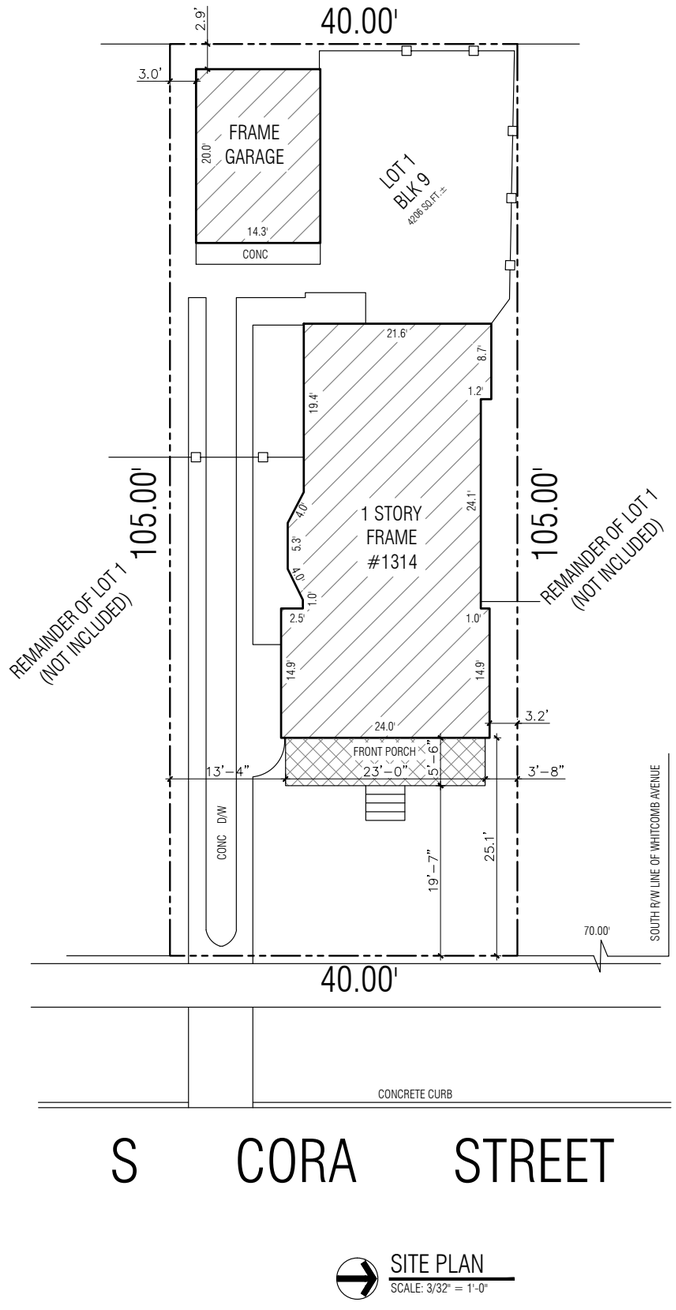
LINE TABLE		
LINE	BEARING	DISTANCE
L1		40.00' (R)
	N 00°00'00" E	40.00' (M)



GRAPHIC SCALE (In Feet)
1 inch = 20' ft.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

NEW COVERED WOOD FRONT PORCH FOR 1 STORY FRAME RESIDENCE AS PER PLANS
AT: 1314 S CORA ST



SITE PLAN
SCALE: 3/32" = 1'-0"

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV. GRD.	ABOVE GRADE
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
AFI	ARC FAULT INTERRUPTER
A.F.S.	ABOVE FINISHED SURFACE
BLDG	BUILDING
B.O.	BOTTOM OF
BR	BEDROOM
BRG	BEARING
BRK.	BRICK
BSMT.	BASEMENT
BTM	BOTTOM
BTUH	BRITISH THERMAL UNITS PER HOUR
C	CARBON MONOXIDE DETECTOR
CFM	CUBIC FEET PER MINUTE
CLG.	CEILING
CLO.	CLOSET
CPT.	CARPET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
C.U.	CONDENSING UNIT
D	DRYER
DBL.	DOUBLE
DIM.	DIMENSION
DIN. RM.	DINING ROOM
DISP.	DISPOSAL
DL	DEAD LOAD
DR	DOOR
DS.	DOWN SPOUT
DTL.	DETAIL
DW	DISHWASHER
EA.	EACH
E.F.	EXHAUST FAN
ELEC	ELECTRIC
ELEV.	ELEVATION
EP	EJECTOR PUMP
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXST.	EXISTING
EXT	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
FIN.	FINISH
FLR	FLOOR
FND'N	FOUNDATION
FTG.	FOOTING
FURN.	FURNACE
F.W.	FIRE WALL
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GYP. BD	GYPSUM BOARD
HC	HOLLOW CORE
HDWR	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HT	HEIGHT
HWH	HOT WATER HEATER
INSUL.	INSULATION
INT	INTERIOR
J.BOX	JUNCTION BOX
KIT.	KITCHEN
LAV.	LAVATORY
LF	LINEAR FEET
LIN	LINEN CLOSET
LIV. RM.	LIVING ROOM
LL	LIVE LOAD
LVL	LAMINATED VENEER LUMBER
MANUF.	MANUFACTURER
MAT'L	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
MTL	METAL
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
P.C.	PULL CHAIN
PLYWD.	PLYWOOD
PS	PLUMBING STACK
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PVC	POLYVINYL CHLORIDE
R	RISER
A.	REFRIGERATOR
REG.	REGISTER
REQ'D	REQUIRED
RET.	RETURN
RM.	ROOM
R.O.	ROUGH OPENING
SC.	SOLID CORE
S.D.	SMOKE DETECTOR
S.F.	SQUARE FEET (FOOT)
SHO	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SP	SUMP PUMP
STL.	STEEL
STRUCT	STRUCTURAL
T	TREAD
T&B	TOP AND BOTTOM
T.GL.	TEMPERED GLASS
T.O.	TOP OF
TJ	TRUSS JOIST
TYP.	TYPICAL
VENT	VENTILATION
V.I.F.	VERIFY IN FIELD
W	WASHER
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WEATHER PROOF
WWF.	WELDED WIRE FABRIC

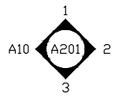
SYMBOLS



SECTION
SECTION ID
SHEET NUMBER

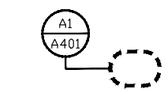


ELEVATION
ELEVATION ID
SHEET NUMBER



ELEVATION MUTLIPLE
SHEET NUMBER

ELEVATION ID



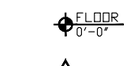
DETAIL
DETAIL ID
SHEET NUMBER



ROOM ID
NAME
NUMBER

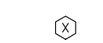


COLUMN ID



DATUM
LOCATION
ELEVATION


REVISION
IDENTIFICATION



WINDOW NOTE – REFER TO WINDOW SCHEDULE



DOOR ID – REFER TO DOOR SCHEDULE



KEYNOTE

GENERAL NOTES

1. DRAWINGS GENERALLY INDICATE SCOPE OF WORK. EACH CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK TO ENSURE A COMPLETE AND PROPER INSTALLATION OF THEIR WORK. SEE SPECIFICATIONS FOR ADDITIONAL NOTES.

2. ALL WORK SHALL COMPLY WITH VILLAGE OF DES PLAINES, STATE AND FEDERAL ORDINANCES HAVING JURISDICTION. NOTHING HEREIN SHALL BE INTERPRETED TO THE CONTRARY. ALL PERMITS AND INSPECTIONS REQUIRED SHALL BE SECURED BY THE CONTRACTOR INVOLVED.

3. REFER TO INDIVIDUAL SHEETS AND SPECIFICATION SHEET FOR ADDITIONAL NOTES.

4. EVERY CONTRACTOR AND SUB-CONTRACTOR BY USING THESE PLANS FOR THEIR WORK HEREBY AGREES TO HOLD THE VILLAGE OF DES PLAINES, THE OWNER OF RECORD, THE ARCHITECT OF RECORD, INCLUDING THEIR RESPECTIVE EMPLOYEES AND AGENTS, WHILE ACTING WITH THE SCOPE OF THEIR DUTIES, FROM AND AGAINST ANY LIABILITY, CLAIMS, DAMAGES AND THE COST OF DEFENSE, ARISING OUT OF THE CONTRACTORS PERFORMANCE OF THE WORK DESCRIBED IN THESE PLANS AND SPECIFICATIONS, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, ENGINEER OR THEIR EMPLOYEES AND AGENTS.

STATEMENT OF COMPLIANCE

I HEREBY CERTIFY THAT I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE VILLAGE OF DES PLAINES BUILDING CODE, THE ENVIRONMENTAL BARRIERS ACT, AND THE ILLINOIS ACCESSIBILITY CODE.

SIGNED:
RADU D. ALEXA
ILLINOIS LICENSE NUMBER: 001-025560

DATE: 10.07.2025

EXP DATE: 11/2026

DRAWING INDEX

t-0.01 TITLE SHEET, SITE PLAN & NOTES

d-0.01 DEMOLITION FLOOR PLANS & NOTES
a-0.01 ARCHITECTURAL FLOOR PLANS
a-1.01 ARCHITECTURAL ELEVATIONS & DETAILS

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE, as amended
2021 INTERNATIONAL RESIDENTIAL CODE, as amended
2021 INTERNATIONAL EXISTING BUILDING CODE, as amended
2021 ILLINOIS ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE, as amended
2021 ILLINOIS PLUMBING CODE, as amended

DATUM LINES
ARCHITECTURE + DESIGN

Consultants:

Client:
VLAD RESIDENCE

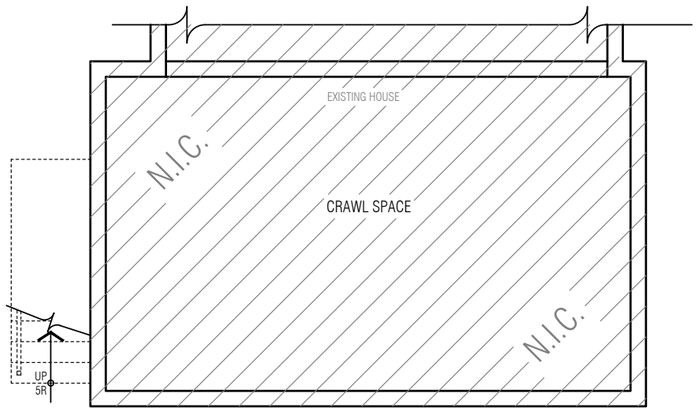
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1314 S CORA ST
DES PLAINES IL, 60018

Project Number:
2510032

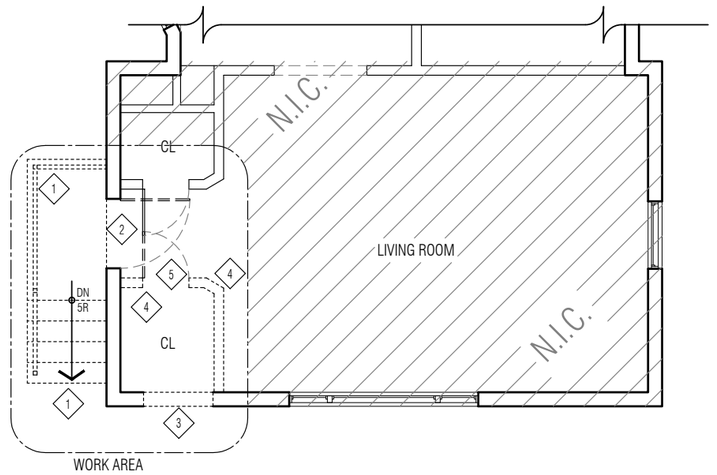
Issued:
issued 10.07.2025
REVISION #1 00.00.2025

Sheet Title:
t-0.01

Sheet Number:
TITLE SHEET &SITE PLAN



DEMO GRADE PLAN
3/16" = 1'-0"



DEMO 1ST FL PLAN
3/16" = 1'-0"

DEMOLITION KEY NOTES

1. REMOVE EXISTING CONCRETE STAIRS & ENTRY CANOPY. SEE ARCHITECTURAL DRAWINGS FOR NEW FRONT PORCH SIZE AND DIMENSIONS.
2. REMOVE EXISTING FRONT DOOR. INFILL EXTERIOR WALL OPENING TO MATCH EXISTING WALL ASSEMBLY. SEE ARCH DRAWINGS FOR DETAILS.
3. REMOVE PORTION OF EXISTING EXTERIOR FRAME WALL FOR NEW DOOR. INSTALL NEW STRUCTURAL MEMBERS AS SHOWN ON ARCH DRAWINGS. SEE ARCH DRAWINGS FOR SIZE OF NEW FRONT DOOR.
4. REMOVE EXISTING INTERIOR PARTITION.
5. REMOVE EXISTING DOOR INCLUDING CASEWORK & TRIM.

DATUM
L I N E S
ARCHITECTURE + DESIGN

Consultants:

Client:
VLAD RESIDENCE

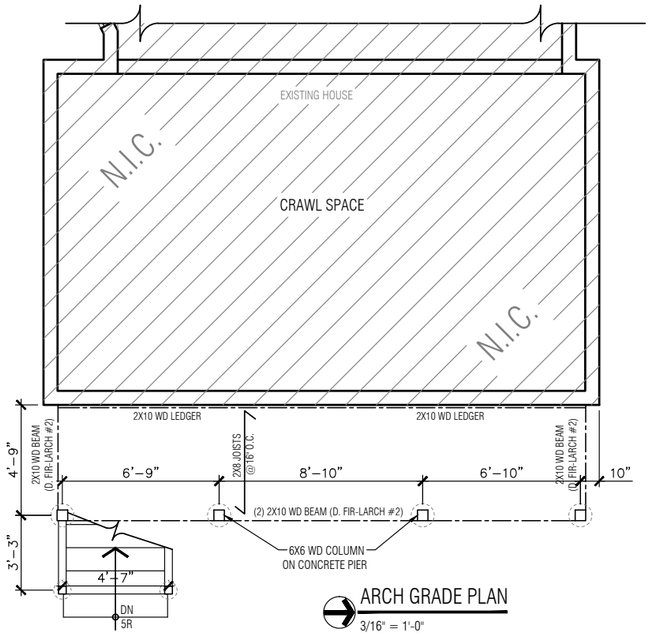
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1314 S CORA ST
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Project Number:
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Issued:
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REVISION #1 00.00.2025

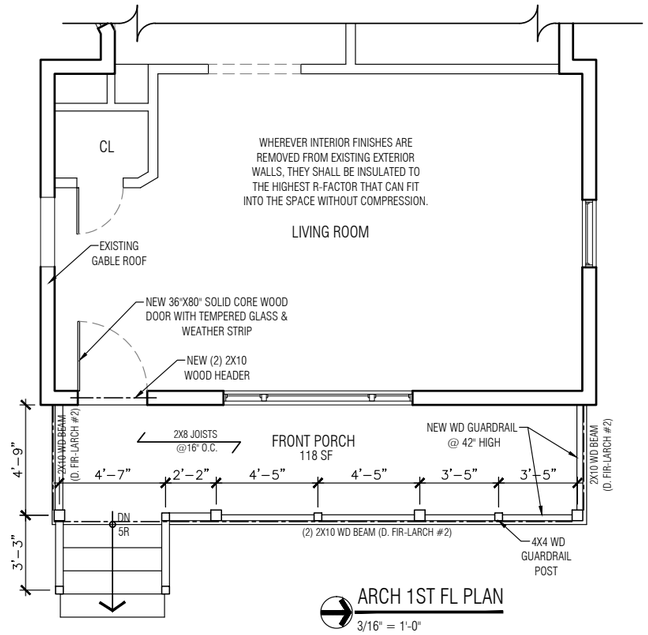
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d-0.01

Sheet Number:
DEMOLITION PLAN & NOTES



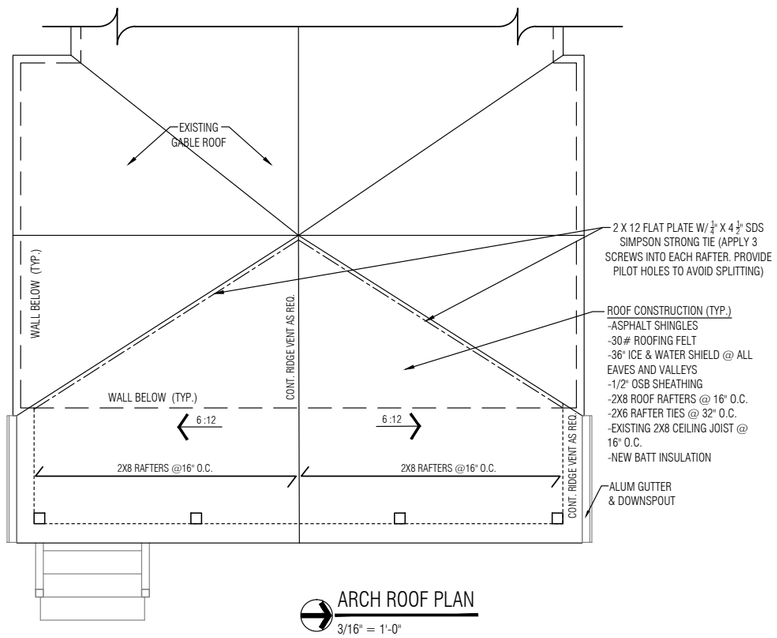
ARCH GRADE PLAN

3/16" = 1'-0"



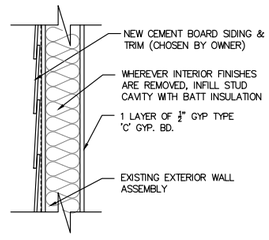
ARCH 1ST FL PLAN

3/16" = 1'-0"



ARCH ROOF PLAN

3/16" = 1'-0"



2 EXTERIOR WALL INFILL

N.T.S.

DATUM LINES

ARCHITECTURE + DESIGN

Consultants:

Client:
VLAD RESIDENCE

Project Info:
1314 S CORA ST
DES PLAINES IL, 60018

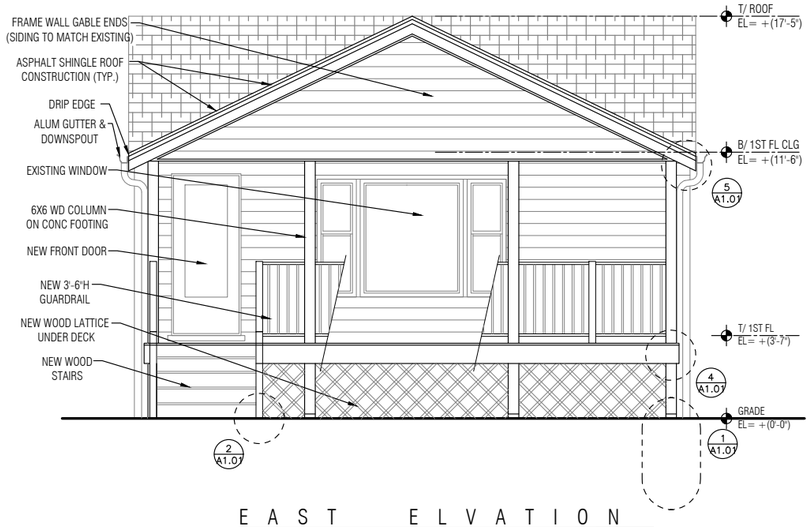
Project Number:
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Issued:

issued	10.07.2025
REVISION #1	00.00.2025

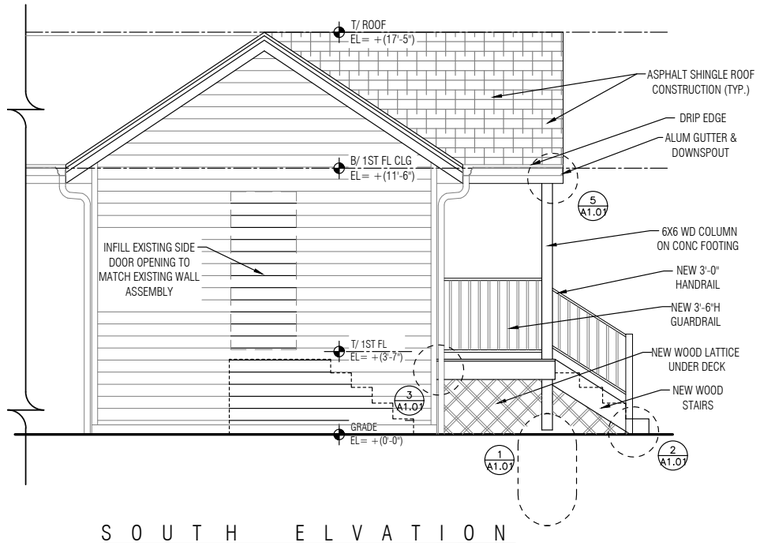
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a-0.01

Sheet Number:
ARCHITECTURAL PLANS & NOTES



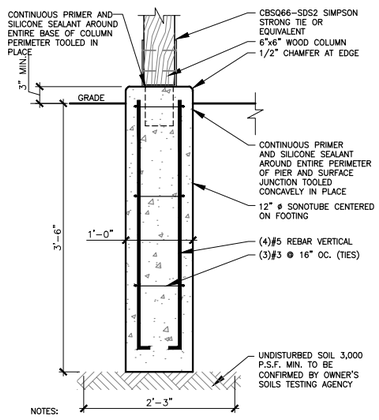
EAST ELVATION

1/4" = 1'-0"



SOUTH ELVATION

1/4" = 1'-0"

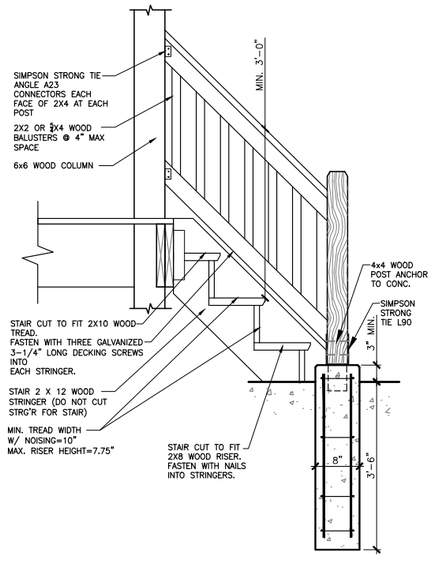


NOTES:

1. CONTRACTOR TO LOCATE UTILITIES PRIOR TO EXCAVATING FOR FOUNDATION
2. CONTRACTOR TO NOTIFY DIGGER (1-312-744-7000) 48 HOURS MINIMUM PRIOR TO EXCAVATION
3. REINFORCEMENT TO BE ASTM-A-6-15, GR-60, EPOXY COATED. MINIMUM SPLICE LENGTH IS 30 BAR DIAMETERS
4. CONCRETE TO HAVE f'c = 3,500 PSI WITH 5-8% AIR ENTRAINMENT

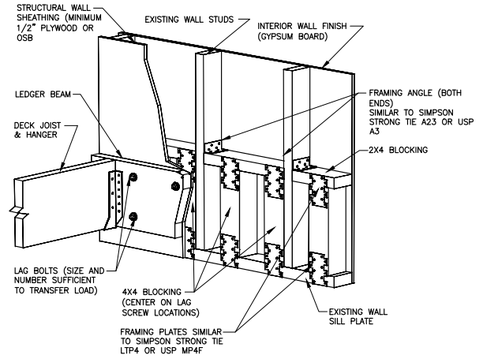
1 (F 1) FOOTING & PIER DETAIL

SCALE: 1"=1'-0"



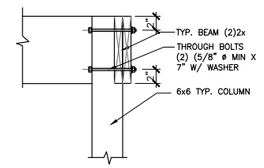
2 (F2) STRINGER/RAILING/CONCRETE PIER DETAIL

SCALE: N.T.S.



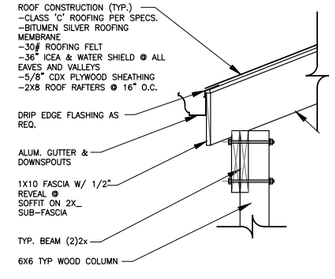
3 TYP. LEDGER CONNECTION

SCALE: N.T.S.



4 TYP. BEAM @ COLUMN

SCALE: N.T.S.



5 RAFTERS & BEAM CONNECTION

SCALE: N.T.S.

DATUM LINES

ARCHITECTURE + DESIGN

Consultants:

Client:
VLAD RESIDENCE

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1314 S CORA ST
DES PLAINES IL, 60018

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Sheet Title:
a-1.01

Sheet Number:
ARCHITECTURAL ELEVATIONS



SIDE VIEW



FRONT VIEW

DATUM
L I N E S
ARCHITECTURE + DESIGN

Consultants:

Client:
VLAD RESIDENCE

Project Info:
1314 S CORA ST
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Project Number:
2510032

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Sheet Title:
a-2.01
Sheet Number:
ARCHITECTURAL PHOTOS

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: January 9, 2026

To: Planning and Zoning Board (PZB)

From: Samantha Redman, AICP, Senior Planner

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

Subject: Conditional Use and Variations for Proposed Recycling Facility Expansion

---

Issue: The petitioner is requesting a Conditional Use for Recycling Facility and variations for the following, (i.) a Conditional Use for a Recycling Center for a metal processing facility; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) reduce required front, side, and rear yards to allow for the construction of an addition to the existing facility and (iii.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

Petitioner: Mid-States Recycling, Inc., 1841 Busse Highway, Des Plaines, IL 60016

Owner: ELSE II, LLC, 1841 Busse Highway, Des Plaines, IL 60016

PINs: 09-21-107-033-0000 & 09-21-107-039-0000

Case Number: 25-071-CU-V

Ward Number: #1, Alderman Margaret Chlebek

Existing Zoning: C-3, General Commercial

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

Surrounding Land Uses:
North: Storage facility
South: Railroad and Northwestern Woods (Forest Preserve property)
East: Auto repair business
West: Auto repair business

Street Classification: Busse Highway is classified as a major collector under the jurisdiction of the Illinois Department of Transportation (IDOT).

Comprehensive Plan: Industrial is the recommended use for this property.

Property/Zoning History: This property was formerly the facility for Avenues of Independence which operated offices and a workshop at this property during the 1980s and 1990s. In 1999, a Conditional Use for a recycling facility was granted (Ordinance Z-10-99) and the property was subsequently remodeled for this facility. Between 2011 and 2013, the 1777 Busse Hwy property was purchased, the building demolished by the petitioner and the site has remained vacant since that time.

Project Description: The petitioner, Mid-States Recycling Inc. requests a new conditional use to expand the existing precious metal recycling facility. 1841 Busse Highway has operated as a recycling facility since 1999, and the proposed expansion would extend the existing building onto the adjacent property at 1777 Busse Highway. The attached floor plan shows the proposed development, including alterations to the existing building and a 15,000-square-foot addition.

The properties are located within the FEMA-designated 100-year floodplain. The proposed building design is intended to comply with all applicable floodplain regulations. Civil engineering plans are included as attachments and have been preliminarily reviewed by the Public Works and Engineering Department.

Proposed Use and Hours of Operation

Mid-States Recycling, Inc. operates as a secondary processor and smelter of precious metal, which is classified under the zoning ordinance as a "recycling facility." The facility purchases and recycles precious metal-bearing scrap, including manufacturing by-products and unwanted jewelry. Operations include on-site melting, processing, casting, refining, and internal laboratory services. The proposed expansion is intended to accommodate increased processing volume and broaden refining capabilities.

Per the petitioner's narrative, hours of operation are proposed to remain Monday through Friday, 6:00 a.m. to 4:30 p.m., with shipping and receiving from 8:00 a.m. to 4:00 p.m. The facility does not serve the general public; customers are licensed wholesale or retail dealers, manufacturers, and businesses generating recyclable materials. Most shipments are small parcels through the postal service, with approximately six to seven larger trucks per week. Loading will occur in either the existing or proposed loading areas. Current staffing includes 22 full-time and three part-time employees, with an additional four to five employees anticipated following construction.

Variation Requests

Reduced Required Yards

The M-1, Limited Manufacturing zoning district requires substantial setbacks for properties. The table below provides bulk requirements and how the proposal meets or does not meet these requirements and thus a variation requested:

Bulk Control	Requirement	Proposed
Height	50 feet	21 feet 6 inches
Minimum front yard	60 feet	10 feet 4 inches*
Minimum side yard	60 feet	60 feet
Minimum rear yard	60 feet	4 feet 8 ½ inches*
Maximum building coverage	75 percent	57 percent
*Variation requested		

Within Des Plaines, minimum required yards (setbacks) are measured from the zoning lot line. This property includes two parcels, but is under common ownership with a common zoning, thereby making it a "zoning lot." Therefore, the required setbacks are measured from the boundary of the combined properties.

Note this 1.37 acre property is significantly smaller than the minimum required lot size of 5 acres, and the existing building does not meet the required setbacks. The size and zoning of the property create constraints with meeting these setback requirements.

Loading Spaces
Section 12-9-9.C.3 requires loading spaces to not face a public right-of-way. The proposed loading area on the new addition faces Busse Highway, requiring a variation. Note the proposed plan includes a driveway of over 100 feet in length leading to the loading dock, allowing for ample space to maneuver into the loading space and load/unload.

In addition, Section 12-10-9.C also requires screening for loading spaces to buffer their appearance from surrounding areas, including a solid wood or masonry fence to a height between six and eight feet or a continuous evergreen or dense deciduous shrub hedge, or a combination of the two. The permit review process, if this request is approved, would confirm this requirement is met.

Traffic and Circulation
For industrial and manufacturing uses, one off-street parking space is required per 1,500 square feet of gross floor area, excluding items from the calculation (as specified in Section 12-13-3) like mechanical rooms, bathrooms, and a portion of storage areas. Twenty-one off-street parking spaces are required for this property, and thirty-two spaces are provided on both sites, with ten spaces proposed in the new parking lot on 1777 Busse Highway and 32 spaces provided on 1841 Busse Highway. No on-street parking spaces are provided along Busse Highway adjacent to the property.

The facility's operations are anticipated to generate limited vehicular traffic, with most shipments arriving via small parcel delivery services and 6–7 larger trucks per week. Loading would occur at the docks on 1777 and 1841 Busse Highway, which are spaces that currently face into Busse Highway, with access drives on the property.

Non-Conforming Parking Spaces and Traffic Conflict
Seventeen parking spaces along the front of the existing building at 1841 Busse

Highway are considered existing non-conforming, as they directly open onto Busse Highway rather than a properly sized drive aisle, as required under current zoning regulations (Section 12-9-6). Per evidence provided by the petitioner, this condition has existed for several decades prior to the establishment of this requirement.

Of note, Busse Highway was restriped in fall 2025 to include a new bicycle lane which begins at this property. This bicycle infrastructure is identified as an important connection to downtown Des Plaines, Park Ridge, and regional trails in the draft 2025 Des Plaines Active Transportation Plan. Parking spaces that back directly into this new bike lane create a potential conflict between automobiles and cyclists.

The Planning and Zoning Board are encouraged to evaluate the site in relation to Standard 8 of the Conditional Use Standards regarding traffic and access. A suggested condition of approval would require reconfiguration of existing parking spaces along Busse Highway to comply with Section 12-9-6 of the Zoning Ordinance, if the Planning and Zoning Board and City Council determine it is necessary to address potential traffic and bicycle safety considerations. Draft language for this condition is included in the suggested conditions section.

Environmental Considerations

Industrial properties typically raise two environmental questions: (1) what are the site's historical conditions affecting development, and (2) do the proposed or continued operations introduce new environmental considerations?

Considerations Prior to Construction

Construction and site improvements have been designed to meet FEMA floodplain requirements and minimize potential flood-related impacts. Stormwater management will be addressed in accordance with City and IDOT requirements.

In addition, both subject properties have been or are currently being evaluated through the Illinois Environmental Protection Agency (IEPA) Site Remediation Program (SRP) due to historical industrial uses and previously identified environmental impacts. Property owners may voluntarily enroll in the IEPA Site Remediation Program to address historical environmental impacts and obtain a No Further Remediation (NFR) determination, which helps support redevelopment and reduce future liability without implying the current owner caused the contamination. An NFR letter is commonly requested by lenders prior to financing a project.

The property at 1777 Busse Highway was previously enrolled in the IEPA Site Remediation Program (SRP) and received an NFR determination in 2011. Focused remediation on the site was related to a historical underground storage tank. The IEPA determination does not restrict the proposed industrial use, provided redevelopment does not disturb previously addressed conditions. The adjacent property at 1841 Busse Highway was enrolled in the SRP in June 2025, and environmental investigations have identified localized impacts associated

with past industrial activities. These conditions are historical in nature. Based on available information, no evidence indicates that the current property owner or petitioner caused these conditions. The site is being evaluated for an NFR determination for continued industrial use, with mitigation measures incorporated into the proposed building, hardscape, and construction-phase practices.

To ensure environmental mitigation measures are implemented during construction, the suggested conditions of approval at the end of this report include a Construction-Phase Environmental Inspection Schedule, documentation by a qualified environmental professional, stop-work procedures if unexpected conditions are encountered, and a final environmental compliance letter prior to issuance of a certificate of occupancy. These measures provide City oversight and verification while remaining consistent with the IEPA SRP process.

Considerations for Ongoing Recycling Operations
The petitioner provided environmental documentation demonstrating compliance with applicable state and federal requirements for their operations. The petitioner provided documentation demonstrating compliance with applicable IEPA requirements related to air quality. The petitioner also stated the federal Resource Conservation and Recovery Act (RCRA) which monitors compliance for hazardous and non-hazardous waste regulations specifically exempts previous metal recycling, and states no items related to this operation are disposed of on site.

Section 12-3-3 requires all industrial uses must be evaluated for compliance with environmental performance standards specified in Chapter 12 of the zoning ordinance, which include toxic matter, fire and explosion hazards, odor, light, water, and air pollution.

Standards for Conditional Use

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

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

   Comment: Yes, recycling facilities are permitted as a conditional use.

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

   Comment: The 2019 Comprehensive Plan illustrates this area to be used for industrial uses. This property will continue to operate as an industrial use.

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 expansion will be an extension of the existing building, maintaining the general

character and scale of the site and surrounding properties.

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

   Comment: Refer to the Petitioner's Response to Standards and environmental documents. Environmental documentation demonstrates that operations comply with applicable state and federal regulations. The expansion is not expected to create hazards or disturbances to neighboring properties.

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

   Comment: The existing building is currently served by essential public facilities and services, and the proposed expansion is anticipated to continue to be served by the same facilities.

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

   Comment: The proposed use would not create a burden on public facilities. This expansion will be connected to an existing facility and function as one business.

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: As detailed in the Environmental Considerations section above, historical environmental conditions are being addressed through the Illinois EPA Site Remediation Program (SRP) and were not caused by the current owner or petitioner. The proposed expansion is not anticipated to produce excessive traffic, noise, smoke, fumes, glare, or odors. Subject to recommended conditions of approval, including construction-phase oversight and environmental mitigation, the proposed use appears consistent with the intent of this standard. Final evaluation under Section 12-3-3 performance standards will be conducted prior to issuance of a certificate of occupancy.

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: As discussed in the Parking and Access section of this report, several existing parking spaces along the front of the building back directly onto Busse Highway and do not meet current zoning standards for parking access. Since Busse Highway was restriped in fall 2025 by IDOT to include a designated bicycle lane, these parking movements present a potential conflict with both vehicular and bicycle traffic along the corridor.

   Refer to the petitioner's response to standards and attachments. The petitioner has provided justification for maintaining these spaces based on operational needs. However, staff notes the current configuration may not fully align with the intent of this standard due to potential traffic and safety considerations related to direct access to the public way. *The Planning and Zoning Board is encouraged to consider both the petitioner's response and the staff analysis when evaluating compliance with this standard. A suggested condition of approval is provided should the Board determine that revisions to the parking layout are necessary to better address traffic and safety considerations.*

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 project will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.

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

    Comment: The proposed expansion requires variations for reduced front, side, and rear yards and a loading space facing a public way. These variations are included within this request.

Variation Findings

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

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

   Comment: Refer to the petitioner's response to standards. Strict application of the zoning requirements would create practical difficulty in expanding the facility.

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: Refer to the petitioner's response to standards. The presence of a railroad right-of-way along the site and the limited available space constrain the orientation of loading areas and driveways. The existing building includes a long-standing loading area that is already oriented in this configuration, reflecting the physical limitations of the lot.

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

   Comment: Refer to the petitioner's response to standards. The site's constraints predate the petitioner's ownership. Nonconformities in setbacks and loading orientation exist for the existing facility at 1841 Busse and the addition is consistent with the current building configuration.

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: Refer to the petitioner's response to standards. Strict enforcement of the zoning standards may deprive the property of reasonable use enjoyed by similarly sized industrial lots in this area,

including sites adjacent to the property.

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

   Comment: Refer to the petitioner's response to standards. As noted, the adjacent properties face similar nonconformities and development constraints created by zoning regulations.

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: Yes, the variation would allow the expansion of the building onto the adjacent property in a manner similar to other properties in this area and consistent with the comprehensive plan's intent for this area to remain for industrial uses.

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: Refer to the petitioner's response to standards. Other remedies would include reducing the size of the building to meet setbacks and also re-configuring the loading area to face away from Busse Highway.

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 requested variations represent the minimum relief necessary to accommodate the proposed expansion while respecting physical constraints of the lot.

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, approve subject to conditions, or deny the above-mentioned conditional use permit. City Council has final authority on the proposal.

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

Suggested Conditions of Approval:

1. All existing parking spaces that directly open onto Busse Highway shall be removed and reconfigured so that vehicular access complies with Section 12-9-6 of the Zoning Ordinance. The reconfigured parking layout shall provide access from a properly sized drive aisle or driveway. Final plans demonstrating compliance with this requirement shall be submitted to and approved by the Director of Community and Economic Development prior to issuance of a certificate of occupancy.

2. The petitioner shall install and maintain signage identifying site entry and exit points for delivery and service vehicles. Signage shall be visible from Busse Highway and designed to minimize conflicts with bicycles, pedestrians, and other vehicles. Final plans for signage shall be submitted to and approved by the Director of Community and Economic Development prior to issuance of a certificate of occupancy.

3. Parkway landscaping adjacent to the site must be installed in accordance with City requirements. The Public Works and Engineering Director or their designee may allow for modified plantings in this area, based on Illinois Department of Transportation (IDOT) requirements or consultation.

4. Environmental inspections shall be conducted by a qualified environmental professional retained by the petitioner at each milestone identified in the Construction-Phase Environmental Inspection Schedule. The consultant shall document each inspection and shall provide this documentation to the City. The Construction-Phase Environmental Inspection Schedule may be revised as necessary by the Director of Community and Economic Development to accommodate changes in construction sequencing or site conditions.

5. If previously unidentified contaminated soil, groundwater, or vapors are encountered, work shall cease in the affected areas and the petitioner shall notify the City and retain a qualified environmental professional to evaluate the conditions. Documentation of any such events and response actions shall be provided to the City before work can continue.

6. If construction experiences significant delays, as determined by the Director of Community and Economic Development, the petitioner shall coordinate with the City to implement temporary site protection measures.

7. Prior to issuance of a certificate of occupancy, the petitioner shall submit a letter from a qualified environmental professional or applicable agency confirming that construction was completed in compliance with approved environmental measures and that no unresolved environmental issues remain that would limit the approved use of the site.

Attachments:
Attachment 1: Location Map
Attachment 2: Site and Context Photos
Attachment 3: Project Narrative and Environmental Compliance Overview
Attachment 4: Petitioner's Responses to Standards
Attachment 5: Petitioner's Narrative Regarding Non-Conforming Parking Spaces
Attachment 6: Plat of Survey
Attachment 7: Site Plan/Landscape Plan
Attachment 8: Architectural Plans
Attachment 9: Engineering Plans
Attachment 10: Photometric Plan
Attachment 11: Staff Suggested Construction-Phase Environmental Inspection Schedule

GISConsortium | Zoning Map



Legend

- Subject Site

Zoning

- C-3: General Comm
- I-1: Institutional
- M-1: Limited Manufacturing
- M-2: General Manufacturing
- R-1: Single Family Residential

0 200 400 ft

Print Date: 1/2/2026

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.



Public Notice Sign



View of 1777 Busse Hwy, location of proposed addition



Location of bike lane beginning alongside existing building 1841 Busse



View of existing parking and loading space

MID-STATES
RECYCLING
& REFINING

10/30/2025

Business Narrative – Jack Brown, President - Mid-States Recycling, Inc.

Mid-States Recycling, Inc. began doing business in July of 1982. We identify as a Secondary Processor and Smelter of Precious Metal. In essence, we are a "foundry" style operation that also includes internal laboratory services for the purpose of purchasing and recycling Precious Metal bearing scrap metal, by-products from manufacturing and unwanted Jewelry and estate collectables. We do not deal with the general public. and limit our business to working only with licensed wholesale / retail dealers, industrial manufacturers and companies that generate precious metal bearing material for recycling. We currently employ 25 persons of which 22 are full-time employees in our Des Plaines, IL (Cook County) facility. We also have a smaller satellite facility with one full-time employee located in the "Jewelers Row" area of downtown Chicago.

Our hours of operation are Monday through Friday from 6:00 am – 4:30 pm with shipping and receiving hours between 8:00 am – 4:00. Because of the nature of materials we deal with the vast majority of our incoming shipments are smaller parcels and cartons delivered by FedEx, UPS and USPS. We do also have a small number of local customers who will hand deliver their material for processing, perhaps up to 6-8 of those visitors per day. When we do have LTL pick-ups and deliveries it's perhaps in the range of 6 or 7 trucks per week and usually it's a pretty quick in and out.

Our plan for expansion is to construct an additional 15,000 sq.ft. building attached to our existing facility to improve our capacity and efficiency for processing the increased amount of material we've been bringing over the last couple of years. This also includes a large amount of tonnage of other base-metal recyclables we receive and sort as part of our Precious Metal sourcing. We are also planning to add additional "refining" capabilities that we currently do not have the space to accommodate. The new 15,000 sq.ft. building will consist of approximately 12,500 sq.ft. (83%) of new processing space along with 2,500 sq.ft. (17%) of new offices, conference room and an employee dining / break area. Once fully operational with the additional square footage we should be in a position to add an additional 4-5 full-time employees.

With the expanded material handling, sorting, processing and metal refining capability we intend on adding, Mid-States Recycling will further insure their place and future as a leader in the Precious Metal Recycling and Refining industry.

1841 Busse Highway Des Plaines, IL 60016 Phone 847-298-0010 Fax 847-298-3910 www.midstatesrecycling.com

COOK COUNTY
DEPARTMENT OF ENVIRONMENT
& SUSTAINABILITY
http://www.cookcountyil.gov/coo

Certificate of Operation

Year of Issuance**: 2025**

Pursuant to Section 30-186 of the Cook County Environmental Control Ordinance (the Code) requiring a Certificate of Operation for the operation of any fuel burning, combustion, or process equipment, process or device, the Cook County Department of Environment and Sustainability (CCDES/Department) hereby issues this Certificate for the following inventory of items as of this facility's last annual inspection. Upon the Department's receipt of proper fees, this Certificate shall be effective until a new Certificate of Operation is issued to the facility, unless otherwise terminated by the Department. THIS CERTIFICATE OF OPERATION MUST BE POSTED IN A CONSPICUOUS LOCATION AT THE FACILITY.

All new equipment installations can be registered through the online Equipment Registration portal (accessible at www.cookcountyil.gov/COO). Any existing equipment discontinuance or dismantlement, the facility Owner/Operator is responsible for notifying the Department via email to EquipmentRegistration@cookcountyil.gov. If the facility fails to complete the proper notification process, the equipment will remain associated with the facility and be charged an annual fee, and the facility may be found in violation of Sections 30-151 and 30-157 of the Code.

Site: **Mid-states Recycling Inc**	CCDES Site ID: **990501001**
Site Address: **1841 Busse Highway**	
Site City: **Des Plaines**	Site Zip: **60016**

Equipment List for all Fuel Burning (1 million BTU and greater) and non-Fuel Burning Equipment

Equipment Type	Purpose	Equipment Description	Make	Measurement	Annual Fee ($)
Control Device	Pollution Control	CYCLONE/BAGHOUSE		0	$50.00
Control Device	Pollution Control	AFTERBURNER		0	$50.00
Control Device	Pollution Control	WET SCRUBBER		0	$50.00
Control Device	Pollution Control	BAGHOUSE		0	$50.00
Processing	N/A	KILN/TESTING		0	$44.00
Processing	N/A	KILN/TESTING		0	$44.00

Questions and concerns may be directed to CertificateOfOperations@CookCountyIL.gov

Processing	N/A	Evaporator(Vented)			$44.00
Processing	N/A	BURN-OFF OVEN		0	$44.00
Processing	N/A	TORCH MELT BOOTH		0	$44.00
Processing	N/A	DRY MILLING BOOTH		0	$44.00
Processing	N/A	TEST LAB/REACTORS AREAS		0	$44.00
Processing	N/A	INDUCTION FURNACES		0	$44.00
Processing	N/A	INDUCTION FURNACES		0	$44.00
Processing	N/A	INDUCTION FURNACES		0	$44.00
Processing	N/A	INDUCTION FURNACES		0	$44.00
Processing	N/A	INDUCTION FURNACES		0	$44.00
Processing	N/A	INDUCTION FURNACES		0	$44.00
Storage Tanks	Vapor < 2.5 psi	HYDROCHLORIC ACID TK 500G		500	$10.00
Storage Tanks	Vapor < 2.5 psi	NITRIC ACID TK 325G		325	$10.00

Pursuant to Sections 30-62(f) and 30-185 of the Code, the equipment listed below must be operated in compliance with all applicable laws and with the conditions set forth in Attachment A to this Certificate.

Equipment List for all Fuel Burning (1 million BTU and greater) and non-Fuel Burning Equipment

Equipment Type	Purpose	Equipment Description	Make	Measurement	Annual Fee ($)
Fuel Burning	Heating	883-Furnace, RT or Floor Heating, HVAC	CARRIER(RT)	115000	
Fuel Burning	Heating	883-Furnace, RT or Floor Heating, HVAC	TRANE RT	120000	
Fuel Burning	Heating	883-Furnace, RT or Floor Heating, HVAC	TRANE RT	130000	
Fuel Burning	Heating	884-Hanging Heater Unit	MODINE	175000	
Fuel Burning	Heating	883-Furnace, RT or Floor Heating, HVAC	STERLING-RT	325000	
Fuel Burning	Heating	883-Furnace, RT or Floor Heating, HVAC	YORK RT	70000	
Fuel Burning	Heating	883-Furnace, RT or Floor Heating, HVAC	REZNOR RT	972000	

ATTACHMENT-A

1. The Permittee shall maintain and operate all listed equipment, including associated air pollution control equipment, following manufacturers' recommendations for routine equipment maintenance, replacing used filters, and maintaining good housekeeping practices at the facility.

2. The Permittee shall maintain good operating practices, including, but not limited to, periodic inspections, prompt repair of defects, and routine training of facility employees.

3. Pursuant to Section 30-216(a) of the Cook County Code of Ordinances, in the event of unavoidable malfunction or breakdown of any fuel-burning, combustion, or process equipment, process, or device, or other circumstances beyond the control of any person owning or operating such equipment, including necessary shut-downs of pollution abatement equipment, or control devices for purposes of maintenance or repair, which tends to produce unlawful emission of smoke, particulate, or any other matter as described by Chapter 30 of the Code, the owner or operator of such equipment or process shall immediately notify the Cook County Department of Environment and Sustainability (CCDES), as follows:

    a. The Permittee must submit this notification within twenty-four (24) hours of such occurrence by email to CertificateOfOperations@CookCountyIL.gov; and
    b. The Permittee must send a follow-up report within seventy-two (72) hours of such occurrence via email to CertificateOfOperations@CookCountyIL.gov. The follow-up report must include the following information:

        i. Date and time of start of incident and date and time of end of incident;
        ii. Name of chemical released;
        iii. Duration of chemical release (in minutes);
        iv. Amount of chemical released (lbs) during the malfunction/breakdown; and
        v. A description of the corrective action taken to address the incident and/or repairs that will be made to prevent further such occurrences.

4. The Permittee shall not cause or allow any visible emission of fugitive particulate matter from any process, including any material handling or storage activity, beyond the property line of the emission source. (See Section 30-381(b) of the Code.)

5. The Permittee shall not cause or allow the discharge of more than 8 pounds per hour of organic material into the atmosphere from any emission unit unless expressly approved by the Illinois Environmental Protection Agency (IEPA).

6. If the operation of the facility results in an odor nuisance, the Permittee shall take appropriate and necessary actions to minimize odors, including but not limited to, changes in operation or installation of controls, in order to eliminate the odor nuisance.

7. The Permittee shall maintain records of raw material usage including all volatile organic matter

(VOM) and hazardous air pollutant (HAP)-containing raw materials, (i.e. paints, thinners and cleaning solvents).

8. For thermal destruction control devices, if any, the Permittee shall maintain records of the oxidizer/afterburner temperature in a chart recorder or digital recording device.

9. For storage tanks greater than 250 gallons, if any, the Permittee shall maintain records of raw material throughput for all VOM-containing raw materials stored in the tank(s).

10. As applicable, the Permittee shall comply with National Emission Standards for Hazardous Air Pollutants (NESHAP), including but not limited to Chromium Electroplating, Dry Cleaning, Reciprocating Internal Combustion Engines (RICE), and Paint Stripping and Miscellaneous Surface Coating Operations.

11. The Permittee must store any chemical, waste or used liquids associated with processes in compliance with the following requirements:

    a. Storage containers must be labeled to identify the contents;
    b. Storage containers must be of adequate construction and condition to prevent the leaking of liquids;
    c. Storage containers consisting of drums and tanks 55 gallons or greater must be covered at all times when not in use; and
    d. Storage containers consisting of drums and tanks 55 gallons or greater must be placed over secondary containment to further prevent accidental leakage.

12. The Permittee shall make available its facility records for inspection by CCDES upon request, and shall maintain such records for a period of five (5) years from the date of entry, including but not limited to the following documents:

    a. Waste disposal documents;
    b. Preventive maintenance logs;
    c. Contingency plans;
    d. Safety Data Sheets (SDS);
    e. Process Flow Diagram(s) and/or detailed site map(s) indicating the general flow of plant processes and equipment;
    f. Tier II – Emergency and Hazardous Chemical Inventory Report; and Information specifying number of employees, operating hours and facility square footage.

13. The Permittee shall maintain all government-issued permits and make them available for inspection by the CCDES upon request. These permits include, but are not limited to, IEPA Bureau of Air (BOA) Operating Permit(s), IEPA Bureau of Land (BOL) Operating Permit(s), IEPA Bureau of

Water Operating Permit(s), Metropolitan Wastewater Reclamation District (MWRD) discharge permits, and Resource Conservation and Recovery Act (RCRA) permits.

14. The Permittee shall provide to CCDES its Annual Emission Reports (AERs) as submitted to IEPA BOA, as follows:

    a. The Permittee must upload the most recent AER and enter emissions data into the CCDES online Equipment Registration portal prior to paying for its annual COO;
    b. The Permittee must provide AERs upon request at time of inspection. If an AER is unavailable at the time of inspection, the Permittee must send the AER(s) to CCDES via email within 72 hours post-inspection; and
    c. Facilities in the IEPA ROSS program, or that are otherwise not required to submit an AER, shall provide annual air emission calculations within seven (7) days of a request by CCDES.

15. If the Permittee is in the IEPA ROSS program and subsequently loses eligibility for the program, the Permittee shall provide to CCDES proof of submission of an application for an IEPA Air Operating Permit within five (5) days of submission of the application to IEPA.

16. The Permittee shall comply with the annual Cook County Liquid Hazardous Waste reporting requirement. Liquid hazardous waste means liquid waste that is designated pursuant to Section 5/3.475 of the Illinois Environmental Protection Act (415 ILCS 5/3.475) as "special waste" and is required to be containerized and transported off-site under manifest according to federal Resource Conservation and Recovery Act (RCRA) regulations. Liquid waste means any discarded or abandoned material which maintains the physical state of continuous volume relatively independent of pressure and which takes the shape of its container at ambient temperature. Liquid waste generator means any person that generates at least 25 gallons of liquid hazardous waste per reporting period set forth in Section 30-902.

17. The Permittee shall make available its Process Flow Diagram(s) and/or detailed site map(s) indicating the general flow of plant processes and equipment for inspection by CCDES.

18. The Permittee shall notify CCDES if the owner/operator plans to discontinue operations permanently at the facility and must schedule a final closure inspection prior to vacating the site by contacting certificateofoperations@cookcountyil.gov to schedule an inspection at least five (5) days prior to vacating the site.

19. The Permittee shall provide CCDES with number of employees, operating hours and facility square footage upon request.

Please print or type with ELITE type (12 characters per inch) in the unshaded areas only

Form Approved, OMB No. 2050-0028 Expires 10/31/99
GSA No. 0246-EPA-OT

Please refer to Section V, Line-by-Line Instructions for Completing EPA Form 8700-12 before completing this form. The information requested here is required by law (Section 3010 of the Resource Conservation and Recovery Act).

Notification of Regulated Waste Activity

EPA United States Environmental Protection Agency

Date Received (For Official Use Only)

I. Installation's EPA ID Number *(Mark 'X' in the appropriate box)*

[X] A. Initial Notification [ ] B. Subsequent Notification *(Complete item C)*

C. Installation's EPA ID Number: ILR000017179

II. Name of Installation *(Include company and specific site name)*

MID-STATES RECYCLING INC

III. Location of Installation *(Physical address not P.O. Box or Route Number)*

Street: 1841 BUSSE HWY

Street *(Continued)*:

City or Town: DES PLAINES | State: IL | Zip Code: 60016-

County Code: 031 | County Name: COOK

IV. Installation Mailing Address *(See Instructions)*

Street or P.O. Box: SAME

City or Town: | State: | Zip Code:

V. Installation Contact *(Person to be contacted regarding waste activities at site)*

Name *(Last)*: BROWN | *(First)*: JACK

Job Title: OPERATIONS MGR | Phone Number *(Area Code and Number)*: 847-298-0010

VI. Installation Contact Address *(See Instructions)*

A. Contact Address Location: [X] | Mailing: [ ]

B. Street or P.O. Box:

City or Town: | State: | Zip Code:

VII. Ownership *(See Instructions)*

A. Name of Installation's Legal Owner: ESLE LLC

Street, P.O. Box, or Route Number: 1841 BUSSE HWY

City or Town: DES PLAINES | State: IL | Zip Code: 60016

RECEIVED
NOV 04 1999
IEPA/BOL

Phone Number *(Area Code and Number)*: 847-298-0010 | B. Land Type: P | C. Owner Type: P | D. Change of Owner Indicator: Yes [ ] No [X] | (Date Changed) Month Day Year:

EPA Form 8700-12 (Rev. 10/09/96)

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

P.O. BOX 19506, SPRINGFIELD, ILLINOIS 62794-9506

217/782-2113

THOMAS V. SKINNER, DIRECTOR

LIFETIME OPERATING PERMIT

PERMITTEE

Mid States Recycling, Inc.
Attn: Jack Brown
1841 Busse Highway
Des Plaines, Illinois 60016

Application No.: 99080103 I.D. No.: 031063AIF
Applicant's Designation: 1999 Date Received: August 30, 1999
Subject: Precious Metals Recycling Plant
Date Issued: September 17, 1999 Expiration Date: See Condition 1.
Location: 1841 Busse Highway, Des Plaines

This permit is hereby granted to the above-designated Permittee to OPERATE emission unit(s) and/or air pollution control equipment consisting of:

Two Induction Melting and One Holding Furnace Controlled by Cyclone and Dust Collector

pursuant to the above-referenced application. This permit is subject to standard conditions attached hereto and the following special condition(s):

1a. This permit shall expire 180 days after the Illinois EPA sends a written request for the renewal of this permit.

b. This permit shall terminate if it is withdrawn or is superseded by a revised permit.

2. This permit is issued based on negligible emissions of particulate matter from two induction and one holding furnace. For this purpose emissions from all such sources shall not exceed nominal emission rates of 0.1 lb/hour and 0.44 ton/yr.

3. The Permittee shall maintain monthly records of the following items:

a. Melted metal throughput (ton/mo, ton/yr).

4. All records and logs required by this permit shall be retained at a readily accessible location at the source for at least three years from the date of entry and shall be made available for inspection and copying by the Illinois EPA upon request. Any records retained in an electronic format (e.g., computer) shall be capable of being retrieved and printed on paper during normal source office hours so as to be able to respond to an Illinois EPA request for records during the course of a source inspection.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

BRUCE RAUNER, GOVERNOR LISA BONNETT, DIRECTOR

217-785-1705

REGISTRATION CONFIRMATION

May 13, 2015

Mid-States Recycling, Inc.
Attn: Jack Brown
5 South Wabash Avenue, Suite 319
Chicago, Illinois 60603

RECEIVED JUN - 8 2015

RE: ROSS Program
ID #: 031600HAT
Application #: 15040054
Location: 5 South Wabash Avenue, Suite 310, Chicago, IL

Dear Mr. Brown:

The Illinois EPA hereby acknowledges receipt of your registration and confirms that your source has been registered in the Registration of Smaller Sources (ROSS) Program. The ROSS Program regulations can be found at 35 Ill. Adm. Code 201.175. Although the source is not required to have an air permit during the period it is registered as a ROSS eligible source, please be advised that the source must still comply with all applicable laws and regulations.

If you have changed or intend to change this source in a way that it will no longer be eligible for the ROSS Program, you must notify the Illinois Environmental Protection Agency, Division of Air Pollution Control, Air Permit Section, 1021 N. Grand Avenue East, Springfield, Illinois 62702 in writing as required by 35 Ill. Adm. Code 201.175(g). If you have changed or intend to change this source such that it now or will include activities, equipment or emissions that are not consistent with the eligibility criteria of the ROSS Program, you may be required to obtain construction and/or operating permits from the Air Permit Section as required by 35 Ill. Adm. Code 201.175(g).

As a ROSS participant, the annual payment of your Air Pollution Control Site Fee will verify your source's renewed eligibility for the ROSS Program and maintain your registration.

For further information on the ROSS Program please visit the website at www.ienconnect.com/enviro. If you have any questions concerning this, please contact Kunj Patel at 217/785-1705.

Sincerely,

Raymond E. Pilapil
Acting Manager, Permit Section
Division of Air Pollution Control

REP:KMP:psj

cc: Region 1
Permit File

031063AIF - Mid-States Recycling - Des Plaines - Permitting Question

HM

Horn, Matthew W. <Matthew.Horn@Illinois.gov>

Yesterday at 5:17 PM

To: Jack Brown

031063AIF_Mid-Stat... 648.8 KB

Download All • Preview All

Hi Jack,

Thank you for calling IEPA for information about requirements associated with Mid-States Recycling's recent acquisition of 1777 Busse Hwy in Des Plaines. Mid-States Recycling currently has an active ROSS registration for the building next door, 1841 Busse Hwy. Because of the proximity of these two locations, both would be covered by the existing ROSS registration. At this time, no action is required from Mid-States Recycling. If Mid-States Recycling decides to change their mailing address to 1777 Busse Hwy, please inform IEPA so we can update your information to ensure timely delivery of any physical correspondence.

Per your request, I have attached your last Air Emissions Report (AER) from 2014. You will find emission numbers on page 2 of the report.

If Mid-States Recycling plans to add additional equipment:

1. Addition of equipment which would cause total actual emissions to exceed the limits set by the ROSS program (5 tons total criteria pollutants or 0.5 tons of hazardous air pollutants) would require Mid-States Recycling to apply for the appropriate permit prior to installing the new equipment.

2. For new equipment that does not cause total actual emission to exceed ROSS limits, no additional permitting would be required. In this case, please notify IEPA of the added emissions so we can update our records.

Let me know if you have any other questions.

Cheers,
Matt Horn
Environmental Protection Engineer
IEPA/ Bureau of Air/ Permit Section / FESOP & Lifetime Unit
ph 217-557-4232
Matthew.Horn@illinois.gov

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

Samantha Redman

From: Brian Mihelich <bmihelich@consulttruenorth.com>
Sent: Friday, January 2, 2026 8:58 AM
To: Samantha Redman
Cc: Jack Brown; Alex Wilkosz; Jonathan Mendel; Jeffrey Rogers
Subject: RE: 1777 and 1841 Busse Highway Environmental Status

Hi Samantha,

True North has prepared the following responses to Items 1 and 2 below. Our comments are provided in-line for your review. Please me us know if you need any additional information.

Thank you,

Brian S. Mihelich
Executive Vice President

1000 East Warrenville Road | Suite 140 | Naperville, IL 60563
o 630.717.2880 x 102 | m 224.387.6125 | f 630.689.5881

ConsultTrueNorth.com

From: Samantha Redman <sredman@desplainesil.gov>
Sent: Thursday, December 18, 2025 5:25 PM
To: Brian Mihelich <bmihelich@consulttruenorth.com>
Cc: Jack Brown <jbrown@midstatesrecycling.com>; Alex Wilkosz <awilkosz@sasarch.com>; Jonathan Mendel <jmendel@desplainesil.gov>; Jeffrey Rogers <jrogers@desplainesil.gov>
Subject: RE: 1777 and 1841 Busse Highway Environmental Status

Hello Brian,

Thank you for reaching out. I would like details on the below:

1. **Were Phase I and Phase II ESAs completed for both sites (1777 and 1841 Busse)? If so, please provide the dates of these reports and a summary of their findings.**

TNC R1:

Phase I and Phase II Environmental Site Assessments and supplemental subsurface investigations have been completed for 1777 and 1841 Busse Highway by others. A Phase I Environmental Site Assessment was completed by Pioneer Environmental, Inc. for 1841 Busse Highway in 1997, which documented historical industrial and commercial uses, including machine shop operations and the former presence of an underground storage tank (UST). A subsequent Phase I Environmental Site Assessment covering both 1777 and 1841 Busse Highway was completed by Environmental Consulting Group, Inc. in February 2025. That assessment identified a Controlled Recognized Environmental Condition (CREC) at 1777 Busse Highway, reflecting its prior enrollment in the Illinois EPA Site Remediation Program (SRP) to address impacts from a historical leaking underground storage tank and issuance of a focused No Further Remediation (NFR) letter in 2011, as well as Recognized Environmental Conditions (RECs) at 1841 Busse Highway associated with historical industrial uses and the former UST.

A Phase II Environmental Site Assessment was completed in March 2025 for both properties. The Phase II included soil and groundwater sampling and identified localized soil and groundwater impacts exceeding certain Illinois EPA Tier 1 remediation objectives.

Following the Phase II ESA, supplemental soil, groundwater, and soil gas investigations were conducted by True North in 2025 to further characterize site conditions in support of pursuing a NFR through the Illinois EPA SRP. These investigations identified discrete soil impacts, chlorinated volatile organic compounds in groundwater, and detectable soil gas concentrations at select locations beneath and adjacent to existing and proposed building areas. The data are being used to evaluate site conditions and potential mitigation measures as part of the ongoing SRP process. The completed environmental investigations provide the technical basis for the Illinois EPA SRP review, including preparation of the required SRP reports discussed further below in TNC R2. These reports will define any required mitigation measures (e.g., capping, vapor mitigation, soil management, and construction BMPs) necessary to support redevelopment and inform future permitting decisions. The completed environmental investigations provide the technical basis for the Illinois EPA SRP review, including preparation of the required SRP submittals discussed further in TNC R2. These efforts were conducted to supplement and refine the findings of the March 2025 investigation in support of pursuing an NFR, and to further evaluate site conditions relevant to redevelopment planning. The current scope of work is intended to build upon the prior investigation and does not represent a reevaluation of historical conditions or previously completed remedial activities.

2. **Please clarify which properties are currently undergoing review by the IEPA through the Site Remediation Program. As I understand it, 1841 Busse Hwy enrolled recently (06/04/2025), and 1777 Busse enrolled in 2011 and was issued an NFR letter the same year. Please indicate whether the existing 2011 NFR letter for 1777 Busse Hwy will need to be amended or supplemented in light of the proposed building construction and its connection to the adjacent property. Additionally, we need an estimated timeline for when the remedial action plan (RAP) will be completed and approved by the IEPA, as building permits cannot be issued until site conditions and necessary mitigation measures (capping or other soil remediation, BMPs during construction, etc.) are fully understood.**

TNC R2:

Illinois EPA SRP Status

- 1841 Busse Highway is currently undergoing review through the Illinois EPA SRP following enrollment on June 4, 2025.
- 1777 Busse Highway was enrolled in the SRP in 2011 and received a NFR letter in 2011.

2011 NFR Letter – 1777 Busse Highway:
The 2011 NFR letter for 1777 Busse Highway does not identify any preventive or engineering controls that would limit the proposed redevelopment of the property. The NFR references the City of Des Plaines' Groundwater Use Ordinance (M-17-05) as an institutional control; however, this ordinance does not affect the proposed redevelopment, as no potable groundwater wells are planned and the project will be served by the municipal water supply.

The 2011 NFR letter will not require amendment or supplementation as a result of the proposed redevelopment or its physical connection to the adjacent property, provided that redevelopment activities do not disturb previously addressed conditions, which it won't, and remain consistent with the assumptions relied upon in the original closure.

Current NFR Pursuit – 1841 Busse Highway:
Soil, groundwater, and soil gas investigation activities have been completed at 1841 Busse Highway. Based on the results, acquisition of an NFR letter for this property will require implementation and documentation of the following measures through the SRP process:

- Land Use Restriction: Industrial/Commercial, consistent with current zoning and the proposed redevelopment.
- Engineering Controls: Reliance on the proposed building structure, asphalt parking areas, and other hardscape features.

- Institutional Controls: Reliance on the existing groundwater use restriction ordinance (or adoption of a comparable ordinance), off-site notifications to properties subject to the ordinance, and implementation of construction worker health and safety requirements.

An NFR letter cannot be issued until construction of the proposed project is completed and the required engineering and institutional controls, including construction-phase measures, are implemented and documented in a post-construction submittal for Illinois EPA SRP approval.

The required Illinois EPA SRP reports, including the Focused Site Investigation Report (FSIR), Remedial Objectives Report (ROR), and Remedial Action Plan (RAP), are being prepared for submittal to the Illinois EPA. Consistent with SRP requirements, these report submittals will occur following completion of initial site development activities, at which time the final configuration of the proposed engineering and institutional controls can be documented.

Based on the completed investigations and the proposed redevelopment, the RAP will identify required mitigation measures, including land use restrictions, reliance on building and hardscape elements as engineering controls, and construction-phase requirements. A final NFR letter will be issued upon implementation and documentation of the required controls and submittal of a Remedial Action Completion Report (RACR), following Illinois EPA review and approval of the post-construction submittal.

3. Any permits or relevant correspondence between the IEPA and other federal or state agencies related to the construc7on of the new building or changes in permi ng status due to intensified opera ons would be helpful. This will allow staff to confirm that the standard for condi onal use is met:
    a. “The proposed condi onal use does not involve uses, ac7vi es, processes, materials, equipment and condi ons of opera on that will be detrimental to any persons, property, or the general welfare by reason of excessive produc7on of traffic, noise, smoke, fumes, glare or odors;”

To be clear, staff do not have any specific concerns about the opera ons of this business at this loca on. We are simply gathering this informa on to include in the staff report to provide sufficient data for the Planning and Zoning Board and City Council in their decision-making.

Note: I will be out of the office un7l 12/29, but I will review any documents upon my return. If you have addi onal ques7ons, please reach out to Jonathan Mendel or Jeff Rogers in my absence.

Thank you and happy holidays!

Samantha Redman, AICP
Senior Planner
City of Des Plaines
1420 Miner Street
Des Plaines, IL, 60016
P: 847-391-5384

Connect With Us:
desplainesil.gov

DES PLAINES
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

From: Brian Mihelich <bmihelich@consulttruenorth.com>
Sent: Tuesday, December 16, 2025 5:38 PM
To: Samantha Redman <sredman@desplainesil.gov>
Cc: Jack Brown <jbrown@midstatesrecycling.com>; Alex Wilkosz <awilkosz@sasarch.com>
Subject: 1777 and 1841 Busse Highway Environmental Status

Hi Samantha,
My name is Brian Mihelich with True North Consultants, and I'm supporting Jack Brown's team with the environmental aspects of the project at 1777 and 1841 Busse Highway in Des Plaines.

I understand there were questions raised recently regarding the environmental sampling and testing completed for the property, as well as the anticipated path toward obtaining a No Further Remediation (NFR) letter. I wanted to reach out directly to better understand what information your team is looking for at this stage.
When you have a moment, could you share:

- What specific environmental concerns the City is focused on at this time?
- What information would be most helpful to address those concerns?
- Whether there are any City-specific requirements or standards you'd like us to be aware of beyond the Illinois EPA process for issuance of the NFR.

If it's easier, I'd also be happy to jump on a brief call to walk through the current status and tailor what we provide so it's responsive and not overly burdensome.

We appreciate your help and look forward to working through this collaboratively.

Thank you,

TRUE NORTH CONSULTANTS
Trusted Partner. Leading Environmental Solutions.

Brian S. Mihelich
Executive Vice President
1000 East Warrenville Road | Suite 140 | Naperville, IL 60563
o 630.717.2880 | m 224.387.6125 | f 630.689.5881
ConsultTrueNorth.com
LinkedIn

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DES PLAINES ILLINOIS

COMMUNITY AND ECONOMIC DEVELOPMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplaines.org

STANDARDS FOR CONDITIONAL USE

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 within the specific zoning district involved:

   Yes. A recycling center is listed as a conditional use in the M-1 Zoning District.

2. The proposed conditional use is in accordance with the objectives of the City's Comprehensive Plan and this title;

   Yes. The Comprehensive Plan designates the property as continuing a M-1 zoning district in which a recycling center is permitted as a conditional use and the use and location are consistent with the overall objectives of the zoning ordinance.

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;

   Yes. The proposed 15,000 square foot building will be an extension of the existing building incorporating its same design and uses similar finishes. It will also involve the improvement of the existing fencing and provide additional green space on the parkway and side yards and the use will continue to be compatible with the M-1 District in which it is located.

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

   Yes. The proposed use is an extension of, and will be an upgrade to, the existing business operation and upgrades such as a new fire sprinkling system and alarm and other security measures for the safety of the business operation enhance the business operation and increases its compatibility with the surrounding 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 the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;

   Yes. The existing public facilities, services and highways and streets are adequate to accommodate the proposed expansion of the existing use and access to the site will be improved with new curb cuts and parkway improvements. The existing police and fire protection, draining structures, refuse disposal, water and sewer are all adequate to serve the proposed use and there will be no impact on schools, except for an increase the tax base.

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;

   Yes. The extension of the existing facility and operation with this new facility will have a minimal impact on existing public facilities and will positively contribute to the economic welfare of the community by increased business and employment opportunities.

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

   Yes. The use which is being expanded has compatibly operated next to the site with no detrimental effect to the surrounding properties since 1980. Attached is a status update of the environmental site assessment and Investigations completed for 1777 and 1841 Busse and the remedial action plans under consideration with IEPA.

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

   Yes. The proposed vehicular access to the property will not interfere with traffic on the surrounding public thoroughfares.

   Also the 15 +/- parking spaces in the front of the building at 1841 Busse have been used continuously at least since 1986. Applicant is not aware of any traffic incident involving any vehicle using this parking and vehicular or bicycle traffic on Busse Highway.

   As an additional precaution, signs will be posted alerting users to use caution when existing the parking lot.

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

Yes. The proposed expansion is governed by the Conditional Use Standards in the M-1 and upon completion, will not result in destruction, loss or damage of any kind whatsoever.

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

Yes. The proposed use will be in compliance with all regulations that apply to the use and development.

Attachment to Standards for Conditional Use Item No. 7:

Phase I and Phase II Environmental Site Assessments and supplemental subsurface investigations have been completed for 1777 and 1841 Busse Highway by others. A Phase I Environmental Site Assessment was completed by Pioneer Environmental, Inc. for 1841 Busse Highway in 1997, which documented historical industrial and commercial uses, including machine shop operations and the former presence of an underground storage tank (UST). A subsequent Phase I Environmental Site Assessment covering both 1777 and 1841 Busse Highway was completed by Environmental Consulting Group, Inc. in February 2025. That assessment identified a Controlled Recognized Environmental Condition (CREC) at 1777 Busse Highway, reflecting its prior enrollment in the Illinois EPA Site Remediation Program (SRP) to address impacts from a historical leaking underground storage tank and issuance of a focused No Further Remediation (NFR) letter in 2011, as well as Recognized Environmental Conditions (RECs) at 1841 Busse Highway associated with historical industrial uses and the former UST.

A Phase II Environmental Site Assessment was completed in March 2025 for both properties. The Phase II included soil and groundwater sampling and identified localized soil and groundwater impacts exceeding certain Illinois EPA Tier 1 remediation objectives.

Following the Phase II ESA, supplemental soil, groundwater, and soil gas investigations were conducted by True North in 2025 to further characterize site conditions in support of pursuing a NFR through the Illinois EPA SRP. These investigations identified discrete soil impacts, chlorinated volatile organic compounds in groundwater, and detectable soil gas concentrations at select locations beneath and adjacent to existing and proposed building areas. The data are being used to evaluate site conditions and potential mitigation measures as part of the ongoing SRP process. The completed environmental investigations provide the technical basis for the Illinois EPA SRP review, including preparation of the required SRP reports discussed further below in TNC R2. These reports will define any required mitigation measures (e.g., capping, vapor mitigation, soil management, and construction BMPs) necessary to support redevelopment and inform future permitting decisions. The completed environmental investigations provide the technical basis for the Illinois EPA SRP review, including preparation of the required SRP submittals discussed further in TNC R2. These efforts were conducted to supplement and refine the findings of the March 2025 investigation in support of pursuing an NFR, and to further evaluate site conditions relevant to redevelopment planning. The current scope of work is intended to build upon the prior investigation and does not represent a reevaluation of historical conditions or previously completed remedial activities.

Illinois EPA SRP Status

- 1841 Busse Highway is currently undergoing review through the Illinois EPA SRP following enrollment on June 4, 2025.
- 1777 Busse Highway was enrolled in the SRP in 2011 and received a NFR letter in 2011.

2011 NFR Letter – 1777 Busse Highway:

The 2011 NFR letter for 1777 Busse Highway does not identify any preventive or engineering controls that would limit the proposed redevelopment of the property. The NFR references the City of Des Plaines' Groundwater Use Ordinance (M-17-05) as an institutional control; however, this ordinance

does not affect the proposed redevelopment, as no potable groundwater wells are planned and the project will be served by the municipal water supply.

The 2011 NFR letter will not require amendment or supplementation as a result of the proposed redevelopment or its physical connection to the adjacent property, provided that redevelopment activities do not disturb previously addressed conditions, which it won't, and remain consistent with the assumptions relied upon in the original closure.

Current NFR Pursuit – 1841 Busse Highway:

Soil, groundwater, and soil gas investigation activities have been completed at 1841 Busse Highway. Based on the results, acquisition of an NFR letter for this property will require implementation and documentation of the following measures through the SRP process:

- Land Use Restriction: Industrial/Commercial, consistent with current zoning and the proposed redevelopment.
- Engineering Controls: Reliance on the proposed building structure, asphalt parking areas, and other hardscape features.
- Institutional Controls: Reliance on the existing groundwater use restriction ordinance (or adoption of a comparable ordinance), off-site notifications to properties subject to the ordinance, and implementation of construction worker health and safety requirements.

An NFR letter cannot be issued until construction of the proposed project is completed and the required engineering and institutional controls, including construction-phase measures, are implemented and documented in a post-construction submittal for Illinois EPA SRP approval.

The required Illinois EPA SRP reports, including the Focused Site Investigation Report (FSIR), Remedial Objectives Report (ROR), and Remedial Action Plan (RAP), are being prepared for submittal to the Illinois EPA. Consistent with SRP requirements, these report submittals will occur following completion of initial site development activities, at which time the final configuration of the proposed engineering and institutional controls can be documented.

Based on the completed investigations and the proposed redevelopment, the RAP will identify required mitigation measures, including land use restrictions, reliance on building and hardscape elements as engineering controls, and construction-phase requirements. A final NFR letter will be issued upon implementation and documentation of the required controls and submittal of a Remedial Action Completion Report (RACR), following Illinois EPA review and approval of the post-construction submittal.

COMMUNITY AND ECONOMIC DEVELOPMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplaines.org

STANDARDS FOR VARIATIONS

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

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

   The variations requested of a reduction of the 60' front and rear and side yards and loading dock facing Busse Highway are necessary to allow the proposed expansion of the existing building based upon its size of 15,000 square feet and the limitations presented by the half acre lot, including the required compensatory storage.

   Also the 15 +/- parking spaces in the front of the building at 1841 Busse have been used continuously at least since 1986. Applicant is not aware of any traffic incident involving any vehicle using this parking and vehicular or bicycle traffic on Busse Highway.

   As an additional precaution, signs will be posted alerting users to use caution when existing the parking lot.

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.

   Yes, the subject lot is a non-conforming use in M-1 District which otherwise requires a minimum of 5 acres. This lot is approximately one-half acre and its limitations would not permit any viable structure to be erected in conformity with the current M-1 Zoning District requirements. The reduction of the 60' front, rear and side yard requirements and the front loading dock facing Busse Highway are the minimum variations required

to build the proposed facility and are compatible with the existing building to which it will be an addition.

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.

   Yes. The conditions that would prevent the proposed facility were imposed by a change in the Zoning Ordinance and M-1 Standards that made the property non-conforming and are not attributable to Applicant or any predecessor in title.

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

   Yes. Application of the strict standards of the 60' front, rear and side yard setbacks in the current M-1 District to this non-conforming lot would effectively prevent development and the front loading dock is required due to the lot size restrictions and the required compensatory storage and so as to allow for sufficient vehicular ingress, egress and circulation.

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.

   Yes. The alleged hardship results from its non-conforming status which is imposed by the later adoption of M-1 Zoning District Standards and it would apply equally to the surrounding properties that are non-conforming M-1 uses.

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.

   Yes. The variations will permit the construction of a manufacturing facility entirely harmonious with the surrounding properties and the purpose of the Zoning Code and it will be substantially similar to the existing facility which has operated at the site since 1980.

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.

Yes. Without the 60’ front, rear and side yard variations and allowance of the front loading dock, this facility, and likely no other, can be constructed on the subject lot.

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

Yes. The required variations are the minimum required to permit the proposed construction due to the non-conforming size of the lot and the compensatory storage requirements.

December 15, 2025

To: Samantha Redman
From: Jack Brown
Re: Necessity for parking in front of 1841 Busse Hwy. building

Samantha,

As follow up to our recent online conference call regarding the planned building addition located on the empty parcel at 1777 Busse Hwy. I am writing to explain the absolute necessity that the existing parking arrangements we've used for the last 20 years in front of our existing building located at 1841 Busse Hwy. remain unchanged, and that the City of Des Plaines enables the same, including photographic documentation that this has been a legal non-conforming configuration since early 1998.

Mid-States Recycling currently employs 22 full-time persons at our 1841 Busse Hwy. location. With the planned 15,500 sq.ft. addition we are hoping to build on the vacant parcel we own next door (1777 Busse Hwy.) we are planning on expanding our existing business's processing capacity, which we hope will enable us to add an additional 5 or 6 employees. As part of this planned expansion, we are also intending to complete interior remodeling and modernization to our existing facility (1841 Busse Hwy.) that would enable us to improve our overall internal security controls as well as hire a full-time security staff. In the end we intend to have as many as 27-28 full-time employees working out of our combined facilities.

The updated site-plan based on our discussion, attached, shows the following parking spaces:

- 1841 Fenced Parking & Dock Area: +/-14 existing un-striped spaces (Including 1 Accessible, no work.)
- 1841 Front of Building: +/-18 existing un-striped spaces (no work)
- 1777 Fenced Parking & Dock Area: 9 new spaces (Including 1 Accessible)
- For a total of 41 spots (Including 2 Accessible)

If the village requires we eliminate the 18 front of building parking spaces described above, where there will be no new sitework, this will effectively result in a total of 21 "non-accessible" parking spaces. This does not provide us with even enough parking for our existing staff prior to any future hires.

1841 Busse Highway Des Plaines, IL 60016 Phone 847-298-0010 Fax 847-298-3910 www.midstatesrecycling.com

During a typical business day we have as many as 8-10 customers who routinely make deliveries of high-value precious metal bearing material. Often there could be as many as three of these deliveries happening simultaneously within the same timeframe. We've been able to accommodate this safe and convenient delivery for our customers by always keeping 3 open Visitor parking spaces directly adjacent to our front entrance. It is not operationally possible for us to conduct high-value Precious Metal Recycling services if we are not able to provide our customers quick and convenient access to gain safe entrance into our facility.

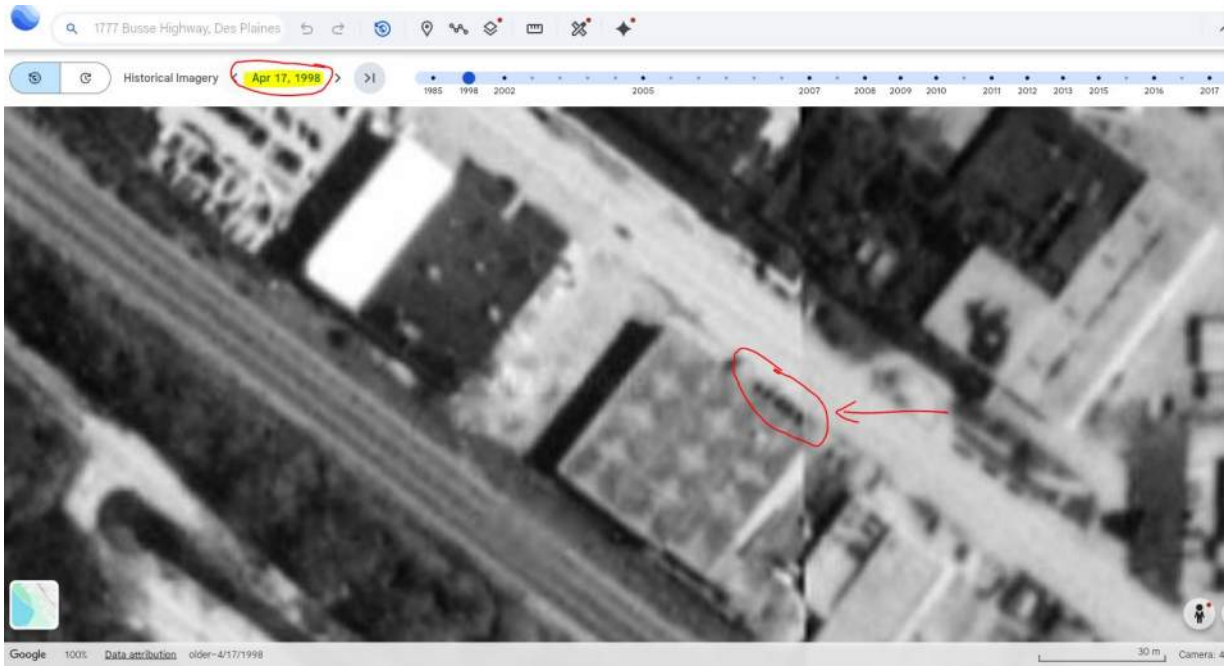
Similarly, to any business or commercial manufacturing establishment, from time-to-time we will have other types of visitors, vendors, salespeople as well as service persons like plumbers, electricians, equipment repair technicians, utility companies, etc. will have vehicles that will need to park for extended periods of time. Thus, by eliminating our ability to access the existing parking spaces in front of our 1841 building it becomes virtually "operationally" impossible for us to expand and grow our business and profitability furthermore making it less desirable for *us* to continue doing business in our current Des Plaines location.

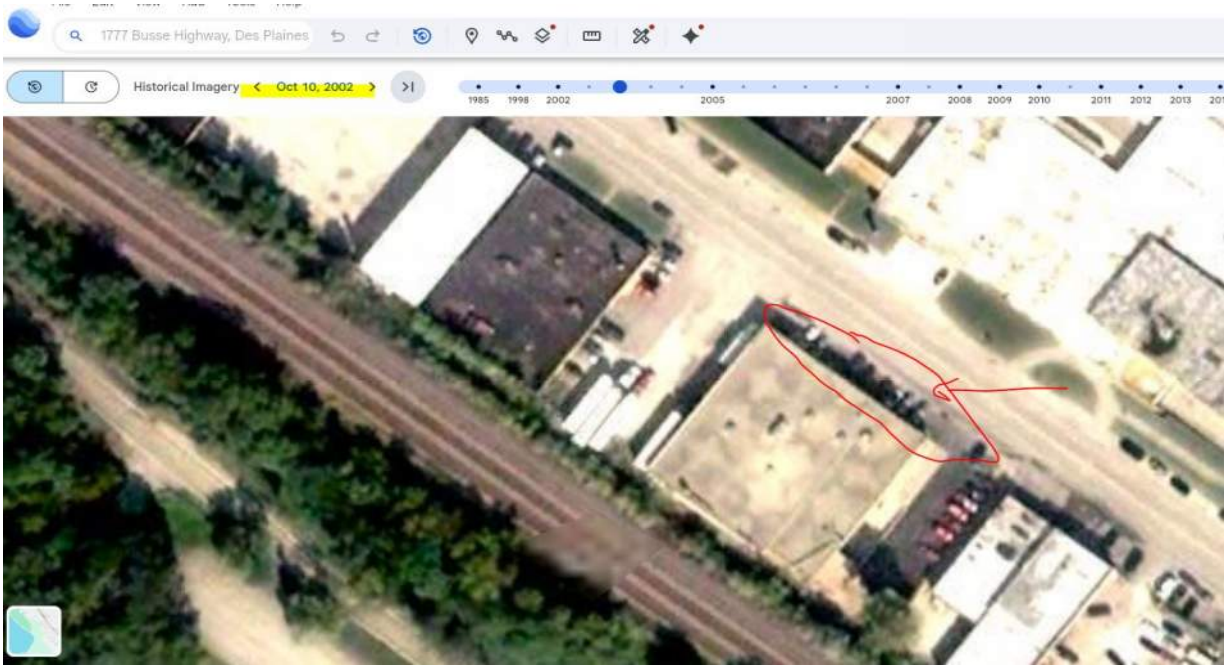
With the partial renovation to the existing building at 1841, we will be adding a fully code compliant Fire-Suppression system not currently required and upgrading to a modernized Fire Alarm system. In the end our planned project will result in beautification to that section of Busse Hwy via new landscaping, parkway tree plantings and green space, new capacity for water compensatory storage within the existing designated flood-plain, as well as a substantial increase to the overall appraised valuation to both properties, resulting in a higher Assessed Value to the real estate. Without **our** willingness and unique ability to make this substantial investment to develop the 1777 Busse Hwy. parcel, and overcome the requirements to increase the elevation of any structure by an additional 3-feet above the flood plain and the expense it will take to necessitate the required Compensatory Water Storage, this parcel will never be economically viable for any other business or investor to develop.

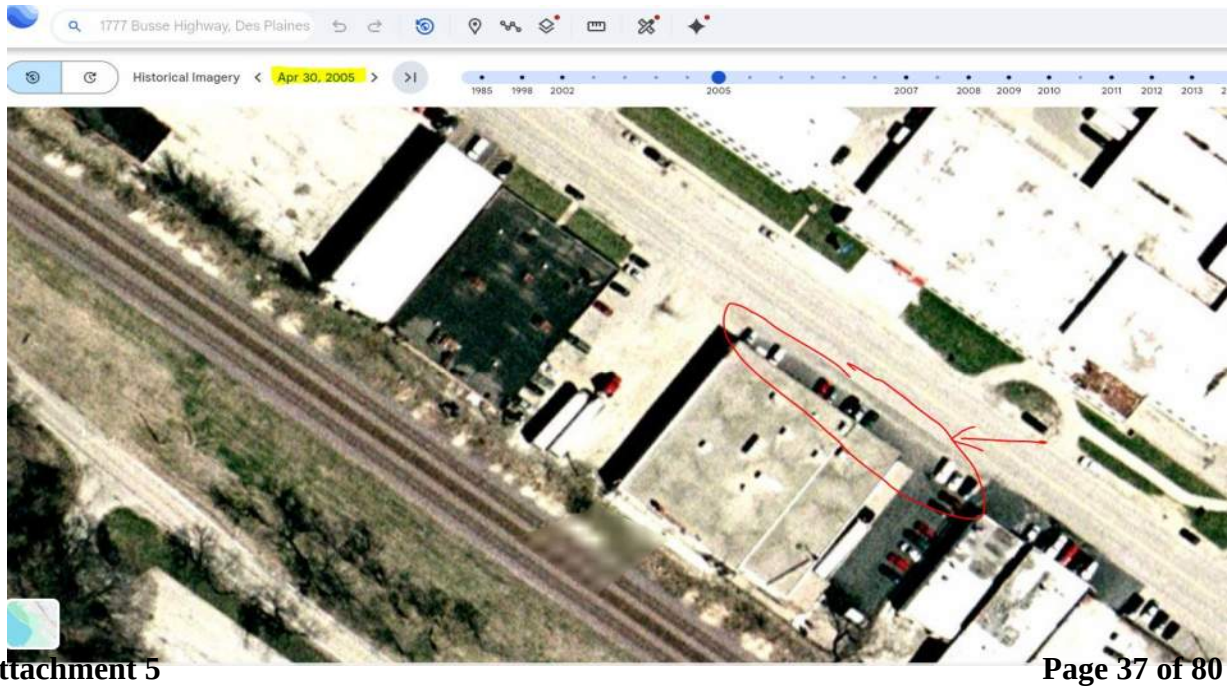
We request the cooperation of the Planning and Zoning staff to work with us in a cooperative manner that will enable us to maintain our ability to park in front of the existing 1841 property as we have for the last 20 years, just as previous owners and occupants were entitled to do going back to as long ago as 1998, which we have provided the requested aerial photographs supporting.

Respectfully,

Jack Brown
President, Mid-States Recycling, Inc.


1777 Busse Highway, Des Plaines
Historical Imagery
Apr 17, 1998
1985
1998
2002
2005
2007
2008
2009
2010
2011
2012
2013
2015
2016
2017
Google
100%
Data attribution
older~4/17/1998
30 m


1777 Busse Highway, Des Plaines
Historical Imagery
Oct 10, 2002
1985
1998
2002
2005
2007
2008
2009
2010
2011
2012
2013


1777 Busse Highway, Des Plaines
Historical Imagery
Apr 30, 2005
1985
1998
2002
2005
2007
2008
2009
2010
2011
2012
2013

PIN NO.: 09-21-107-033
PIN NO.: 09-21-107-039

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 172 IN THE TOWN OF RAND (NOW DES PLAINES) BEING A SUBDIVISION OF PARTS OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 172, BEING THE INTERSECTION OF THE EAST LINE OF SAID LOT WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 772.56 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY LINE OF HIGHWAY, COMMONLY KNOWN AS BUSSE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF BUSSE HIGHWAY, BEING A LINE 150 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 200 FEET; THENCE SOUTHWESTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY LINE OF LOT 172; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 172 IN THE TOWN OF RAND (NOW DES PLAINES) BEING A SUBDIVISION OF PARTS OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 172, BEING THE INTERSECTION OF THE EAST LINE OF SAID LOT WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 172 A DISTANCE OF 572.56 FEET FOR A PLACE OF BEGINNING; THENCE NORTHEASTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY LINE OF A HIGHWAY COMMONLY KNOWN AS BUSSE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF BUSSE HIGHWAY, BEING A LINE 150 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 200 FEET; THENCE SOUTHWESTERLY ON A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 150 FEET TO THE SOUTHWESTERLY LINE OF LOT 172; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 172, A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 20'
0 20 40 60

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND

- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING DOWNSPOUT
- EXISTING MONITORING WELL
- EXISTING AIR CONDITIONER
- EXISTING MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER BUFFALO BOX
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING ELECTRIC SERVICE
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING FIBER OPTICS HANDHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- PARCEL LIMITS
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING FIBER OPTICS LINE
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL PAVEMENT

STATE OF ILLINOIS } SS
COUNTY OF OGLE }

WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0008, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF AUGUST, A.D. 2025, AT ROCHELLE, ILLINOIS.

RUDY P. DIXON — ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832 — LICENSE EXPIRES: NOVEMBER 30, 2026

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

PROFESSIONAL LAND SURVEYOR — RUDY P. DIXON — 035-003832 — ROCHELLE ILLINOIS — STATE OF ILLINOIS

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123 JULIE

DRAWN BY: RWH — DATE: 08/12/2025
CHECKED BY: RPD — DATE: 08/12/2025
FIELD WORK COMPLETED — DATE: 08/05/2025

PROJECT NUMBER: 250186
SCALE: 1" = 20'
ORDERED BY: TOM McCABE
PROPERTY ADDRESS: 1841 BUSSE HIGHWAY, DES PLAINES, IL 60016

REV	DESCRIPTION	DATE
0	ISSUED	08/12/2025

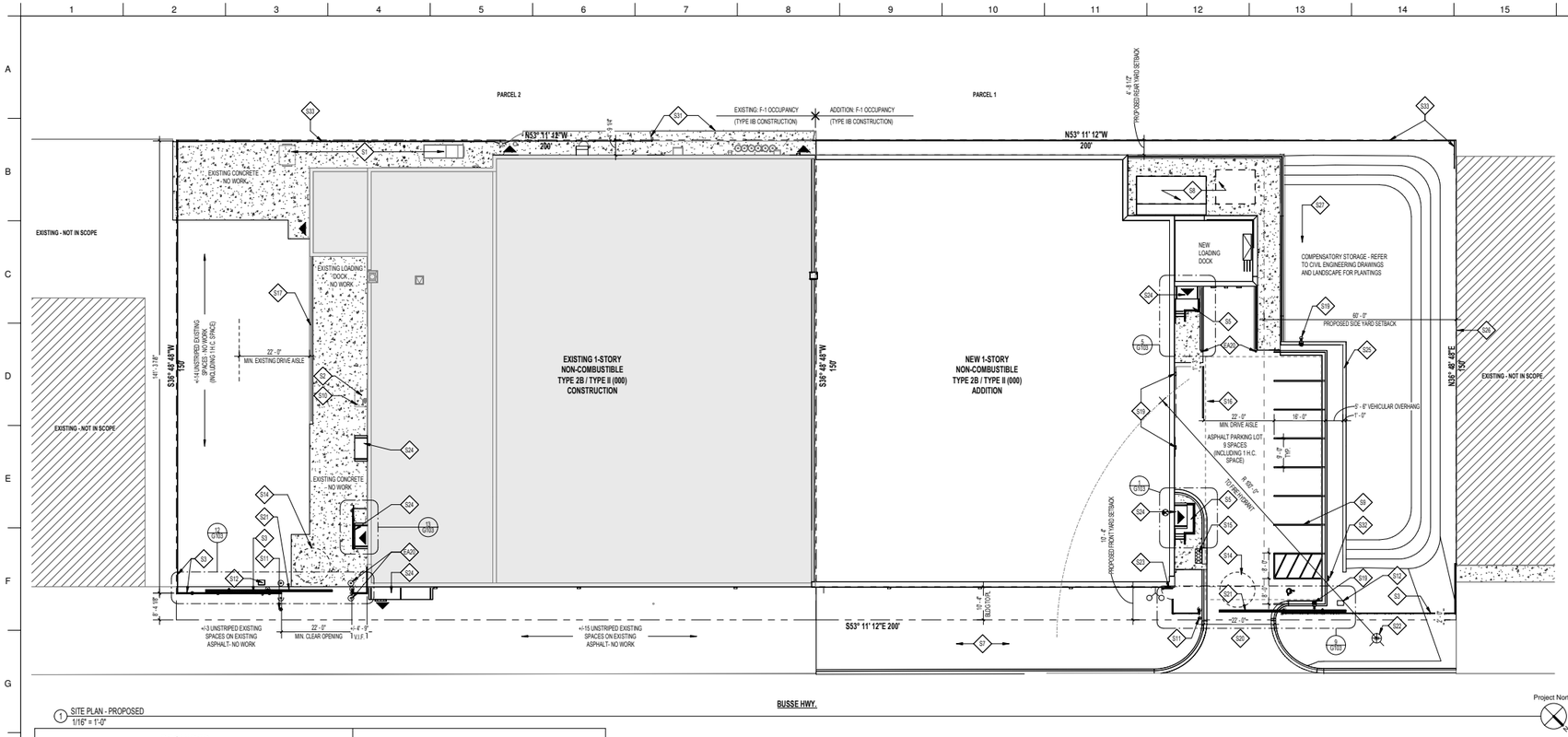
P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
C&G CURB & GUTTER
A/C AIR CONDITIONING
BLDG. BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
FGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
ALF ALUMINUM FENCE
FD CH OR SK FOUND CHISELED X IN PIPE
FD OR SK FOUND OR SET IRON ROD
FD CP OR SCP FOUND OR SET CAPPED IRON ROD
FDN OR SPK FOUND OR SET MAGNETIC P.K. NAIL

SURVEYOR'S NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) FOR THE PURPOSE OF ASCERTAINING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) BUILDING RESTRICTIONS, IF ANY, TO BE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS. BUILDING LINES AND EASEMENTS.
4) BEARINGS, DISTANCES AND/OR BEARINGS WITHIN PARENTHESES ABBREVIATED REC. ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

CLIENT:
SMITH LASALLE CONSULTING ENGINEERS
10102 PACIFIC AVENUE FRANKLIN PARK, IL 60131
PHONE: (847) 260-5095

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 250186
DATE: 08/12/2025
SHEET: 1 OF 1
DRAWING NUMBER: PLAT



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

REQUIRED:

DES PLAINES ZONING CODE - 12-9-3: COMPUTATION OF REQUIRED SPACES:

A. BASIS FOR COMPUTATION: THE TOTAL NUMBER OF REQUIRED PARKING SPACES SHALL BE BASED UPON THE PARKING REQUIREMENT STATED FOR THE PRINCIPAL USE OF THE ZONING LOT IN QUESTION EXCEPT THAT WHERE RESIDENTIAL USES AND NONRESIDENTIAL USES OCCUPY THE SAME ZONING LOT, THE NUMBER OF PARKING SPACES FOR THE RESIDENTIAL USES SHALL BE CALCULATED SEPARATELY FROM, AND IN ADDITION TO, THE PARKING REQUIREMENTS FOR THE NONRESIDENTIAL USES.

12-9-7: INDUSTRIAL & MANUFACTURING SPACES:

1 SPACE FOR EVERY 1,500 SQUARE FEET OF GROSS FLOOR AREA

12-9-8: MOBILITY IMPAIRED ACCESSIBLE PARKING:

21-50 TOTAL SPACES = **2 HC SPACES**

12-13-3: DEFINITIONS:

"FLOOR AREA" FOR PURPOSES OF MEASUREMENT FOR OFF STREET PARKING SPACES SHALL NOT INCLUDE: FLOOR AREA DEVOTED PRIMARILY TO STORAGE AREAS, FOOD PREPARATION AREAS, BATHROOMS, MECHANICAL ROOMS, HALLWAYS, STAIRWELLS AND ELEVATORS. FOOD PREPARATION AREAS SHALL NOT BE EXEMPT FROM FOOD PROCESSING ESTABLISHMENT USES. NO MORE THAN 10% OF THE ENTIRE COMBINED FLOOR AREA MAY BE REDUCED FOR ROOMS DEVOTED PRIMARILY TO STORAGE AREAS.

34,579 S.F. TOTAL BUILDING - 3,457 SF EXCLUSION =

31,122 SF / 1,500 SF PER SPACE = 20.75 = 21 SPACES

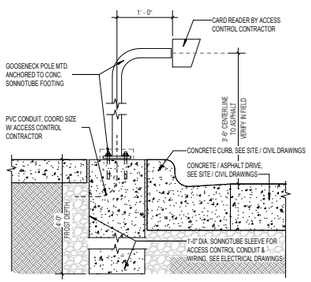
PROVIDED:

EXISTING:
- PARKING AREA IS UNSTRIPED, NO WORK.
- **14** UNSTRIPED SPACES AT 8'-6" WIDE, COMPLIANT WITH ZONING CODE ARE ESTIMATED INCLUDING (1) ASSUMED ADA COMPLIANT ACCESSIBLE PARKING SPACE.
- 17 ESTIMATED AND UNSTRIPED SPACES AT 8'-6" WIDE ALONG THE IDOT RIGHT OF WAY. **NOT** INCLUDED IN CALCULATION.

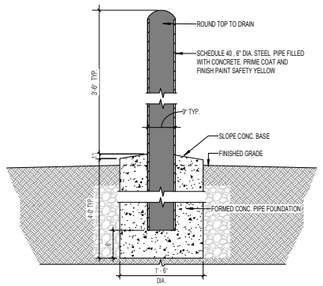
NEW:
- **9 SPACES** (INCLUDING 1 ACCESSIBLE SPACE)

TOTAL:
- REQUIRED: 21 SPACES (2 HC)
- PROVIDED: **23 SPACES PROVIDED (2 HC SPACES)**

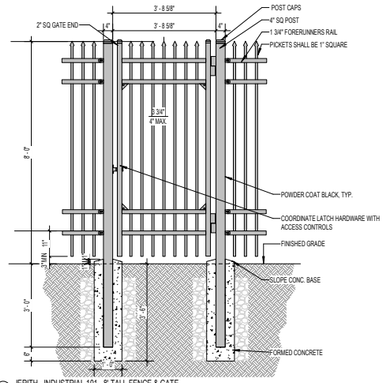
COMPLIES



5 GOOSE NECK POST WITH CARD READER FOR ACCESS CONTROL
1" = 1'-0"



6 BOLLARD WITH FOUNDATION DETAIL
1" = 1'-0"



3 JERITH - INDUSTRIAL 101 - 8' TALL FENCE & GATE
1/2" = 1'-0"

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" | 0' 16' 32' 64'-0"
SCALE: 1/16" = 1'-0" | 0' 8'-0" 16'-0" 32'-0"
SCALE: 1/8" = 1'-0" | 0' 4'-0" 8'-0" 16'-0"
SCALE: 1/4" = 1'-0" | 0' 2'-0" 4'-0" 8'-0"
SCALE: 1/2" = 1'-0" | 0' 1'-0" 2'-0" 4'-0"
SCALE: 3/4" = 1'-0" | 0' 1'-0" 2'-0" 4'-0"
SCALE: 1" = 1'-0" | 0' 6" 1'-0" 2'-0"
SCALE: 1 1/2" = 1'-0" | 0' 6" 1'-0" 2'-0"
SCALE: 3" = 1'-0" | 0' 3" 6" 1'-0"

SITE PLAN NOTES

1. MAINTAIN EXISTING EXITS FROM THE EXISTING FACILITY DURING CONSTRUCTION.
2. MAINTAIN EMERGENCY VEHICLE ACCESS AND TEMPORARY LOADING DURING CONSTRUCTION.
3. SEE CIVIL DRAWINGS FOR ALL SITE GRADING. G.C. TO INFORM ARCHITECT OF ANY FIELD DISCREPANCIES PRIOR TO FINAL GRADING.
4. ENSURE DETECTABLE WARNINGS AT ALL DEPRESSED CURBS AND PEDESTRIAN SIDEWALKS, REFER TO CIVIL DRAWINGS FOR DETAILS.
5. G.C. TO REFER TO AND OBTAIN ENVIRONMENTAL SOILS ANALYSIS RESULTS PRODUCED BY OTHERS AND PROVIDED BY OWNER AND COORDINATE PROPER REMOVAL AND DISPOSAL OF ANY CONTAMINATED SOILS IN COMPLIANCE WITH ALL IEPA CCDD REMOVAL AND DISPOSAL REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT FOR PROPER SOIL BEARING FILL REQUIRED IF NECESSARY.

SITE PLAN LEGEND

- AREA OF DETAIL / DETAIL NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- DIRECTION OF VIEW / DETAIL NUMBER / SHEET NUMBER
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- NEW SIDEWALKS AND CONCRETE PAVEMENT
- DETECTABLE WARNING FOR DETAIL SEE CIVIL-TYP.
- RETAINING WALL
- FIRE HYDRANT
- ADA PARKING SIGN - SEE CIVIL
- HANDICAP PARKING, TYPICAL
- FIRE DEPARTMENT APPROVED KNOX BOX
- FIRE DEPARTMENT CONNECTION

NOTE: ENSURE DETECTABLE WARNING AT ALL DEPRESSED CURBS AND PEDESTRIAN CROSS WALKS. REFER TO CIVIL FOR DETAILS

SITE PLAN KEYNOTES

EA20	CONCRETE FILLED METAL BOLLARDS PAINTED YELLOW.
S1	EXISTING DUMPSTER, GENERATOR, ETC. TO REMAIN, NO WORK.
S2	EXISTING GAS METER LOCATION TO REMAIN. REFER TO MEP FOR ANY SCOPE OF WORK.
S3	NEW 8FT HIGH PERIMETER ALUMINUM SECURITY FENCE WITH GATES, REFER TO SPECIFICATIONS
S5	NEW METAL PREFABRICATED STAIR WITH HANDRAIL & GUARDRAIL
S7	NEW LANDSCAPED PARKWAY, SEE LANDSCAPE DRAWINGS.
S8	BAG HOUSE DUST COLLECTOR, BLOWER FAN, AND ASSOCIATED DUCTWORK BY OTHERS. GC TO COORDINATE AS REQUIRED WITH OWNER'S EQUIPEMENT PROVIDER TO PROPERLY SIZE AND PROVIDE FOUNDATION WALLS AND FOOTINGS UNDERNEATH EQUIPEMENT
S9	NEW PARKING STRIPING, REFER TO CIVIL DRAWINGS FOR DETAILS.
S10	EXISTING CONCRETE PAD WITH BOLLARDS TO REMAIN, NO WORK.
S11	GOOSENECK POLE MOUNTED ACCESS KEYPAD SECURED TO GROUND THROUGH 48" DEEP MIN. CONCRETE FILLED SONOTUBE AND 42" ABOVE ASPHALT TO CENTER OF DEVICE. GC TO COORDINATE INTERCOME AND ACCESS CONTROL KEYPAD/FOB WITH OWNER'S SECURITY CONSULTANT/VENDOR. REFER TO DETAILS AND ELECTRICAL DRAWINGS.
S12	NEW CONCRETE PAD MOUNTED GATE OPERATOR ON RISER PROVIDED BY MANUFACTURER AND CONNECTED TO GENERATOR FOR POWER BACKUP
S14	PROVIDE NEW LOOP DETECTOR AND PHOTO EYE FOR OPERATIONS. GC TO COORDINATE WITH GATE MANUFACTURER AND ELECTRONIC OPERATOR
S15	DETECTABLE WARNING, INSTALL AT ALL DEPRESSED CURBS, REFER TO CIVIL DRAWINGS FOR DETAILS
S16	UNDERGROUND STORM TRAP BELOW, REFER TO CIVIL FOR COORDINATION.
S17	EXISTING CONCRETE WALL WITH GUARDRAIL TO REMAIN, NO WORK.
S19	SITE LIGHTING, REFER TO LIGHTING SCHEDULE ON ELECTRICAL DRAWINGS.
S20	REFER TO CIVIL ENGINEERING DRAWINGS FOR NEW CURB AND PAVEMENT, TYPICAL.
S21	NEW 8' TALL SECURITY GATE TO MATCH FENCING WITH INTEGRATED ACCESS CONTROLS BY OWNER'S SECURITY VENDOR, ENSURE REMOTE CONTROL AT SECURITY DESK IS PROVIDED. PROVIDE PROTECTIVE BOLLARDS AS REQUIRED BY MANUFACTURER
S22	EXISTING FIRE HYDRANT TO REMAIN, NO CHANGE
S23	3'-6" WIDE BY 8' TALL FENCE GATE TO MATCH FENCE STYLE COMPLIANT WITH ALL ACCESSIBLE PULL STRENGTH REQUIREMENTS. GC TO COORDINATE GATE WITH OWNER'S SECURITY CONSULTANT AND ACCESS CONTROL REQUIREMENTS FOR PANIC HARDWARE ON SECURE SIDE AND ACCESS CONTROL ON PUBLIC SIDE. AND REQUIRED WIRING.
S24	NEW CANOPY, REFER TO EXTERIOR ELEVATIONS FOR SIZING, HEIGHT AND INFORMATION
S25	NEW RETAINING WALL, SEE CIVIL DRAWINGS FOR DETAILS, GEOGRID AND REINFORCEMENT REQUIREMENTS
S26	EXISTING BUILDING ON ADJACENT PROPERTY, NO WORK. G.C. TO ENSURE NO DAMAGE AND PROVIDE PROTECTIVE MEASURES AS REQUIRED
S27	42" MIN. HIGH SAFETY RAILING.
S31	EXISTING CHAIN LINK FENCE TO REMAIN. VERIFY SIZE OF EXISTING GATES- ADJUST NEW FENCE TO KEEP THE GATES AND STAY WITHIN THE PROPERTY LINE
S32	ADA ACCESSIBLE SIGN - THE SIGN MUST BE MOUNTED AT LEAST 60 INCHES HIGH FROM THE GROUND TO THE BOTTOM OF THE SIGN. REFER ACT (ADA) GUIDELINES AND SPECIFIC ILLINOIS STATE AND LOCAL CODE REQUIREMENTS.
S33	NEW CHAIN LINK FENCING 8'-0" TALL W/ WIRE TO MATCH EXISTING REMOVED VENCING

sas architects + planners, llc.
630 DUNDEE ROAD, SUITE 110 NORTHBROOK, IL 60062
Phone: 847 564-8333, Fax: 847 564-9989, www.sasarch.com

MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

PROPOSED SITE PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	ISSUED FOR BID & PERMIT	01/16/26

KEY PLAN:



SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: **184.007190**

STATE OF ILLINOIS LICENSE EXPIRES: **APRIL 30, 2027**

DRAWN BY: **LL / AW** APPROVED BY: **JTM**

DATE: **25022** **10/30/2025**

SHEET NO. **G102**

PRINTED: *12/15/2025 9:53:36 AM*

FILE LOCATION: *E:\LOCALS\25022_Mid-States Recycling_2025 CENTRAL_alexw@cscz.rvt*

CHAPTER 10 LANDSCAPING AND SCREENING ORDINANCE SUMMARY

12-10-6 MINIMUM LANDSCAPING OF YARDS
8,379SF PERVIOUS AREA
/2,500 SF = 3.3
4 SHADE TREES REQUIRED
5 TREES PROVIDED

12-10-7 PARKWAY LANDSCAPING
TREES PLANTED 40-60' ON CENTER, 10' FROM HYDRANT, 30' FROM INTERSECTIONS, 15' FROM DRIVEWAY EDGE
4 PARKWAY TREES PROVIDED

12-10-10 FOUNDATION LANDSCAPING
3' LANDSCAPING AROUND FOUNDATION

12-10-11 SCREENING OF LOADING
5' LANDSCAPING BUFFER AROUND LOADING AREA , LANDSCAPING PROVIDED ALONG LOADING DOCK AREA. PLANS ALLOW ACCESS OF MOWER TO MAINTAIN LAWN AREAS.

5' WIDE LANDSCAPE BUFFER AROUND LOADING AREA

SHOVEL CUT BEDLINE TYP.

SEEDED LAWN IN COMPENSATORY STORAGE AREA

FLOOD TOLERANT SHADE TREES

BLOCK RETAINING WALL, SEE CIVIL DRAWINGS

5' PARKING LOT LANDSCAPE PERIMETER, ORNAMENTAL GRASSES AND LAWN FOR CAR OVERHANG

3' WIDE LAWN ACCESS STRIP FOR LAWN MOWER AND STORMWATER MAINTENANCE ACCESS

TALL ORNAMENTAL GRASSES BEHIND FENCE FOR LANDSCAPE BUFFER

3' FOUNDATION LANDSCAPE PLANTING AREA MIN. COMBINATION OF EVERGREEN SHRUBS, DECIDUOUS SHRUBS, AND ORNAMENTAL GRASSES TO ACCENT BUILDING ARCHITECTURE.

PARKWAY SHADE TREES

1-STORY BRICK BUILDING

EXISTING BUILDING

NEW 1-STORY ADDITION

BUSSE HWY

BUSSE HWY

BFE=630

1 ILLUSTRATIVE NARRATIVE LANDSCAPE PLAN
SCALE: 1"-10'-0"

LANDSCAPE ARCHITECT
847 563 9726
627 GROVE STREET EVANSTON IL, 60201

sas architects + planners, llc.
630 DUNDEE ROAD, SUITE 110 NORTHBROOK, IL 60062
Phone: 847 564-8333, Fax: 847 564-9989, www.sasarch.com

MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

ILLUSTRATIVE NARRATIVE PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	10/30/25

SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT
DANIEL JEFFREY O'BRIAN
I.D. NO. 157-001508
EXPIRES 11/30/2026
STATE OF ILLINOIS

DRAWN BY:	APPROVED BY:
DJO	DJO
DATE:	
25022	12/30/25

SHEET NO.
L-1.0

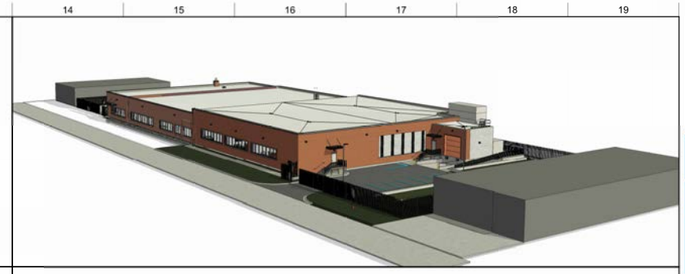
GRAPHIC SCALES:
SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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FILE LOCATION:

MID-STATES RECYCLING & REFINING

ADDITIONAL AND RENOVATION

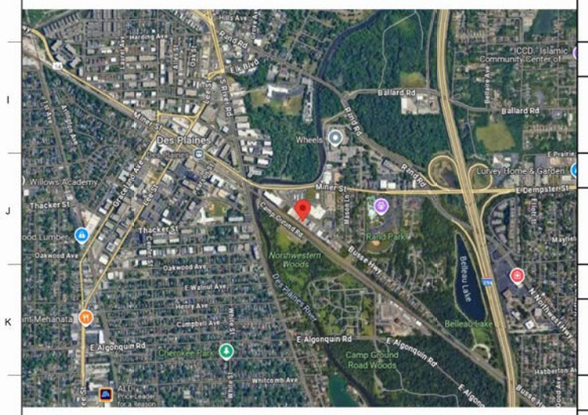
1841 BUSSE HWY, DES PLAINES, IL 60016



RENDERED VIEW



SITE MAP



OWNER

MID STATES RECYCLING
1841 BUSSE HIGHWAY
DES PLAINES, IL 60016
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LOW VOLTAGE ENGINEER BY OWNER

LOW VOLTAGE ENGINEER NAME
LOW VOLTAGE ENGINEER ADDRESS - 4 LINES

MEP & FP ENGINEER

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LANDSCAPE ARCHITECT BY OWNER

LANDSCAPE ARCHITECT NAME
LANDSCAPE ARCHITECT ADDRESS - 4 LINES

2018 IECC ENERGY COMPLIANCE STATEMENT

THE PROPOSED ENVELOPE DESIGN REPRESENTED IN THIS DOCUMENT IS CONSISTENT WITH THE BUILDING PLANS, SPECIFICATIONS AND OTHER CALCULATIONS SUBMITTED WITH THIS PERMIT APPLICATION. THE PROPOSED ENVELOPE SYSTEM HAS BEEN DESIGNED TO MEET THE 2018 IECC MANDATORY REQUIREMENTS AS VERIFIED WITH COMCHECK. LIGHTING COMPLIANCE CERTIFICATE IS PROVIDED SEPARATELY BY THE ELECTRICAL ENGINEER. MECHANICAL COMPLIANCE CERTIFICATE IS PROVIDED SEPARATELY BY THE MECHANICAL ENGINEER.

SIGNED: _____ DATE: XX-XX-XXXX

IAC STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND ILLINOIS ACCESSIBILITY CODE (71 ILL ADM. CODE 400).

SIGNED: _____ DATE: XX-XX-XXXX

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH ALL LOCAL GOVERNING CODES AND STANDARDS.

SIGNED: _____ DATE: XX-XX-XXXX

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION NUMBER
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02 - SITE			
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G102	PROPOSED SITE PLANS	10/30/25	
03 - ARCHITECTURAL			
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A102	FIRST FLOOR PROPOSED PLAN	10/30/25	
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A203	PROPOSED EXTERIOR ELEVATIONS	10/30/25	
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A401	FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN	10/30/25	
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A502	BUILDING SECTIONS	10/30/25	
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A601	DOOR AND WINDOW SCHEDULE	10/30/25	
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A200	INTERIOR ELEVATION GEN. NOTES / MOUNTING HEIGHTS	10/30/25	
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SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION NUMBER
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GRAPHIC SCALES:

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FILE LOCATION: D:\LOCALS\25022_Mid-States Recycling_2025 CENTRAL_lenalapitskiy.rvt

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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

TITLE SHEET

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY:	APPROVED BY:
LL	AW / JTM

DATE: 10/30/2025

SHEET NO. T001

ABBREVIATIONS

ACOUS	ACOUSTICAL	HORIZ	HORIZONTAL
ACT	ACOUSTICAL CEILING TILE	HP	HIGH POINT
ADJ	ADJUSTABLE	HT	HEIGHT
AFF	ABOVE FINISHED FLOOR	HVAC	HEATING VENTILATION AND AIR
AL	ALUMINUM	HVEP	CONDITIONING
ALT	ALTERNATE		HEATING VENTILATION ELECTRICAL
AP	ACCESS PANEL		AND PLUMBING
BF	BOTTOM OF	ID	INSIDE DIAMETER
BLDG	BUILDING	INTR	INTERIOR
BLKG	BLOCKING	INSUL	INSULATION
BTN	BETWEEN	JAN	JANITOR
CL	CENTER LINE	JC	JANITOR'S CLOSET
CIP	CAST IN PLACE CONCRETE	JT	JOINT
CJ	CONTROL JOINT	LP	LOW POINT
CLG	CEILING	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL
COL	COLUMN	MEP	REFER TO HVAC, HVEP
CONC	CONCRETE	MET	METAL
CONST	CONSTRUCTION	MFR	MANUFACTURER
CONT	CONTINUOUS (ATION)	MIN	MINIMUM
CNTR	CONTRACT (OR)	MISC	MISCELLANEOUS
DEMO	DEMOLITION (ISH; ISHED)	MO	MASONRY OPENING
DET	DETAIL	MOD	MODULE
DIM	DIMENSION	MULL	MULLION
DWG	DRAWING	NIC	NOT IN CONTRACT
EF	EXHAUST FAN	NO	NUMBER
EL	ELEVATION	NTS	NOT TO SCALE
ELEC	ELECTRICAL	OC	ON CENTER
ELEV, EVTR	ELEVATOR	OFD	OVERFLOW DRAIN
EOD	EDGE OF DECK	OD	OUTSIDE DIAMETER
EOS	EDGE OF SLAB	OH	OVERHEAD
EP	ELECTRICAL PANEL	OPNG	OPENING
EQ	EQUAL	PLAM	PLASTIC LAMINATE
EQUIP	EQUIPMENT	PT	POST TENSIONED
EQUIV	EQUIVALENT	PTD	PAINTED
ETR	EXISTING TO REMAIN	RCP	REFLECTED CEILING PLAN
EWC	ELECTRIC WATER COOLER	RD	ROOF DRAIN
EXP	EXPANSION	REINF	REINFORCE (D) (ING) (MENT)
EXP JT, EJ	EXPANSION JOINT	REQD	REQUIRED
EXPD	EXPOSED	RO	ROUGH OPENING
EXST	EXISTING	SC	SOLID CORE
EXT	EXTERIOR	SH	SHEET METAL
F/	FACE OF	SIM	SIMILAR
FD	FLOOR DRAIN	SST	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	ST	STONE
FF	FINISH FLOOR	STL	STEEL
FHC	FIRE HOSE CABINET	STRUCT	STRUCTURAL
FIN	FINISH	SUSP	SUSPENDED
FIN FL	FINISH FLOOR	T/	TOP OF
FOG	FACE OF GLAZING	TEL	TELEPHONE
FOF	FACE OF FOUNDATION	TYP	TYPICAL
FOP	FACE OF PRECAST	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GEN	GENERAL	W/	WITH
GL	GLASS	W/O	WITHOUT
GYP BD	GYPSUM BOARD	WD	WOOD
HC	HOLLOW CORE	WP	WORKING POINT
HDW	HARDWARE		
HM	HOLLOW METAL		

GENERAL NOTES

I. GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL LAY OUT AND VERIFY THE OVERALL DIMENSIONS OF BUILDING ON SITE, PRIOR TO COMMENCING CONSTRUCTION AND PROMPTLY INFORM ARCHITECT IN WRITING OF ANY DISCREPANCY IN THE CONTRACTOR DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF BUILDINGS ON THE SITE. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRADES PRIOR TO COMMENCING CONSTRUCTION. PROMPTLY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN SURVEYED GRADES AND INDICATED GRADES ON THE PLAN.
3. CONTRACTOR AND SUBCONTRACTORS SHALL VISIT JOB SITE TO THOROUGHLY EXAMINE EXISTING CONDITIONS. FAILURE TO MEET THIS REQUIREMENT SHALL NOT ENTITLE THE CONTRACTORS SUBCONTRACTORS TO ADDITIONAL COMPENSATION AFTER PROPOSALS ARE ACCEPTED.
4. ANY DISCREPANCY IN THE CONTRACT DOCUMENTS OR BETWEEN DRAWINGS AND THE JOB SITE CONDITIONS SHALL BE PROMPTLY REPORTED TO ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES. ENGINEERING SHALL CONFORM WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS HAVING JURISDICTION INCLUDING ACCESSIBILITY STANDARDS AND ADA REQUIREMENTS.
6. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING THE WORK. EXPLICIT DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.
7. TOP OF ARCHITECTURAL FINISH IS NOTED ON CIVIL DOCUMENTS. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. HE SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL COORDINATE THE WORK WITH ALL PARTIES INVOLVED SO THAT CONSTRUCTION CAN PROCEED SMOOTHLY, WITHOUT TRADE INTERFERENCE OR WASTE OF TIME AND MATERIALS.
9. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK OCCURS IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES. ABBREVIATIONS & SYMBOLS: ALL NOTES ARE TO BE REVIEWED & APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS & MATERIALS. SHEETS ARE TO BE REVIEWED & NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS & DETAILS.
10. GENERAL CONTRACTOR SHALL VERIFY SIZE AND PROVIDE ALL REQUIRED EXTERIOR CONCRETE PADS FOR GAS METERS, ELECTRICAL TRANSFORMERS, GENERATORS, KITCHEN CONDENSERS, COMPRESSORS, ETC. GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED PROTECTIVE CONCRETE FILLED STEEL BOLLARDS AROUND EXTERIOR MOUNTED EQUIPMENT, GENERATORS, TRANSFORMERS, ETC.
11. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, PROTECTIVE COVERING, DUST PROTECTION AND ALL NECESSARY PREVENTIVE MEASURES AS NECESSARY TO ALL PEOPLE AT JOB SITE AND DAMAGE TO PROPERTY ON THE PREMISES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
12. CONTRACTOR SHALL REMOVE ALL DEBRIS AND TRASH RESULTING FROM CONSTRUCTION ON A DAILY BASIS.
13. PROVIDE 2x6 FIRE TREATED WOOD BLOCKING IN WALLS FOR ALL GRAB BARS, LAVATORIES, CORRIDOR LEAN RAILS, TOWEL BARS, SHOWER CURTAIN RODS, SURFACE MOUNTED TELEVISIONS AND ELECTRONICS, ELECTRO-MAGNETIC HOLD-OPEN DEVICES AND WALL MOUNTED DOOR STOPS. TOWEL BARS, GRAB BARS AND RODS SHALL BE INSTALLED TO SUSTAIN A PULL OF 250 LBS. FOR 5 MINUTES. PROVIDE TWO BOWS OF 2x10 FIRE-TREATED BLOCKING FOR ALL WALL-MOUNTED CABINETS. CONTRACTOR TO PROVIDE PROPER FRAMING/BLOCKING FOR ALL TOILET ACCESSORIES, LIGHT AND PLUMBING FIXTURES, AND FIRE PROTECTION SPECIALTIES AS REQUIRED.
14. ALL CORRIDOR DOORS SHALL HAVE DOOR CLOSERS, WHETHER SCHEDULED OR NOT.
15. ALL DRYWALL WHICH BUTTS PRECAST CONCRETE, MASONRY OR CONCRETE SHALL HAVE J-BEADS AND BE CAULKED.
16. CAULK ALL TOILETS TO FLOORS OR WALLS. LAVATORIES TO WALLS, COUNTERTOPS TO WALLS, BATHROOM VANITY TOPS AND KITCHEN COUNTER TOPS TO WALLS. USE SILICONE SEALANT, COLOR WHITE U.N.O.
17. ALL WOOD BLOCKING IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED TYPE.
18. FIRE RATED WALLS SHALL EXTEND UPTIGHT TO THE UNDERSIDE OF THE FLOOR ROOF DECK ABOVE, INCLUDING DRYWALL ON BOTH SIDES OF METAL STUDS. ALL DRYWALL JOINTS SHALL BE FIRE TAPED. SEE SHEETS IN A900 SERIES FOR ADDITIONAL NOTES AND DETAILS PERTAINING TO PENETRATION OF THESE WALLS BY DUCTS, PIPES, CONDUIT, WIRE, ETC.
19. ALL FIRE RATED SEALING SYSTEMS SHALL BE UL-RATED WITH RATING EQUAL TO OR GREATER THAN THE WALL PENETRATED. SUBMIT SEALING SYSTEMS TO ARCHITECT FOR REVIEW. CONTRACTOR RESPONSIBLE FOR PROVIDING ALL FIRE SEALING SYSTEMS FROM A SINGLE PROVIDER, PER SPECIFICATIONS. CONTRACTOR REQUIRED TO PROVIDE UL-RATED FIRE SEALING SYSTEMS COMPLYING WITH WALL RATING, DEFLECTION & PENETRATION REQUIREMENTS TO ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED ENGINEERING JUDGEMENTS FROM A THIRD PARTY.
20. PROVIDE CONTROL JOINTS ABOVE ALL DOOR JAMBS WHICH ARE LOCATED IN DRYWALL OR MASONRY CORRIDORS WALLS. CONTRACTOR TO PROVIDE CONTROL JOINTS AT 30'-0" MAXIMUM INCREMENTS AND VERIFY FINAL LOCATIONS WITH ARCHITECT.

II. FIRE RESISTANCE RATINGS

1. THE BUILDING SHALL BE OF THE FIRE RESISTIVE CONSTRUCTION, AS NOTED ON THE CODE DATA FOR EACH BUILDING.
2. REFER TO FIRE RATING ON ARCHITECTURAL DRAWINGS FOR REQUIRED FIRE RATING OF VARIOUS STRUCTURAL ELEMENTS AND THE REQUIRED FIRE RATING OF VARIOUS STRUCTURAL ELEMENTS AND THE, REQUIRED UL DESIGN NUMBER, FOR REQUIREMENTS ON DOOR RATINGS, THROUGH PENETRATIONS, ETC, PERTAINING TO LIFE SAFETY REQUIREMENTS OF JOB, REFER TO LIFE SAFETY PLANS WHICH INDICATE PROPER RATINGS OF WALLS.
3. ALL OPENINGS IN THE FLOOR SLABS, INCLUDING SPACES BETWEEN CONDUITS, PIPING, ETC., (EXCEPT WHEN COMPLETELY ENCLOSED WITHIN FIRE RATED CONSTRUCTION), SHALL BE SEALED OFF WITH APPROVED FIRE RATED PENETRATION SEALANT SYSTEMS TO MAINTAIN FIRE RATING CONTINUITY OF THE FLOOR CONSTRUCTION.
4. ALL FIRE RESISTIVE (LABELED) DOORS SHALL HAVE THE APPROPRIATE UL OR OTHER RATING AGENCY LABEL ACCEPTABLE TO GOVERNMENT AUTHORITIES AFFIXED TO BOTH DOOR AND FRAME.
5. FIRE RATING INDICATION ON WALL MEAN THE ENTIRE LENGTH OF WALL IS FIRE RATED.
6. ALL PIPING DUCTS, ETC. THAT PENETRATE FLOOR SLABS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY.
7. ALL RATINGS TO COMPLY WITH UNDERWRITERS LABORATORIES (UL) TEST RATINGS, IN THE ABSENCE OF TESTED ASSEMBLY, PROVIDE CERTIFICATE OF EQUIVALENCY FROM UL, MEET ALL THE REQUIREMENTS OF FACTORY MUTUAL ENGINEERING OF BOTH CONSTRUCTION AND FIRE PROTECTION.
8. SEE DRAWINGS FOR OCCUPANCY FIRE SEPARATION REQUIREMENTS ON THE LIFE SAFETY DRAWINGS.
9. INTERIOR FINISH MATERIALS USED FOR FLOORS, WALLS AND CEILINGS SHALL BE CLASS 1 WITH A FLAME SPREAD/SMOKE DEVELOPED LIMITS BASED ON ASTM E-84 TEST METHOD
   FLAME SPREAD RATING (ASTM E-84): LESS THAN 25
   SMOKE DEVELOPED (ASTM E-84): LESS THAN 200
   CRITICAL RADIANT FLUX (ASTM E-648)
   AVERAGE RADIANT FLUX GREATER THAN .45 WATTS/CM2
10. ALL MATERIALS USED FOR DECORATING, DRAPERIES, CURTAINS AND HANGINGS SHALL COMPLY WITH NFPA 701. FOAMED PLASTIC INSULATION (URETHANE, POLYSTYRENE, POLYISOCYANURATE OR OTHER) SHALL 1" INCH THICKNESS OR BE USED ONLY WHEN COMPLETELY COVERED BY A MINIMUM 1/2" GYPSUM WALLBOARD OR THE EQUIVALENT AND HAVING A FLAME SPREAD OF 25 OR LESS.
11. AUTOMATIC SPRINKLER PROTECTION SHALL BE INSTALLED THROUGHOUT THE BUILDING.
12. PROVIDE FIRE RATED BOTTOM/TOP CLOSURE(S) AS REQUIRED TO MAINTAIN THE SHAFT RATING.
13. CONTRACTOR TO VERIFY THAT SMOKE/FIRE DAMPERS ARE PROVIDED IN ALL RATED WALLS/SHAFTS AS REQUIRED BY CODE WHETHER OR NOT THEY ARE SHOWN ON MECHANICAL DRAWINGS. ANY DISCREPANCIES IN LOCATIONS OF DAMPERS SHALL BE VERIFIED WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

III. INSULATION

1. WHETHER OR NOT SHOWN OR SPECIFIED, PROVIDE CAVITY MINERAL FIBER BETWEEN ALL EXTERIOR AND INTERIOR HEATED SPACES TO MAINTAIN A MIN. R VALUE OF R-13 INCLUDING INACTIVE PORTIONS OF LOUVERS, ETC IN FRAME WALLS. PROVIDE CONTINUOUS OUTBOARD INSULATION AT ALL EXTERIOR WALLS TO MAINTAIN A VALUE OF R-7.5 AT METAL FRAMED WALLS. PROVIDE CONTINUOUS OUTBOARD INSULATION ON ALL EXTERIOR MASONRY WALLS TO MAINTAIN A R-VALUE OF R-11.4. AT ROOF AREA, PROVIDE INSULATION TO MAINTAIN A R-30. PLASTIC INSULATION SHALL BE ENCLOSED TO PREVENT TOXIC SMOKE DEVELOPMENT, AS PER CODE.
2. ALL JOINTS AND PENETRATIONS IN PLASTIC INSULATION BARRIER SHALL BE FULLY BUTTERED/SEALED WITH ADHESIVE/SEALANT TO PROVIDE A CONTINUOUS AIR/VAPOR TIGHT INSTALLATION.
3. ALL JOINTS IN FOIL-FACE MINERAL FIBER INSULATION BARRIER SHALL BE FOIL TAPED TO PROVIDE A CONTINUOUS VAPOR TIGHT INSTALLATION.
4. PROVIDE INSULATION AROUND ALL EXPOSED SURFACES OF ALL DUCTS, SHAFTS AND ROOMS ABOVE THE DECK IN UNCONDITIONED, UNINSULATED SPACE.

IV. WATERPROOFING AND VAPOR PROOFING

1. PROVIDE SPECIFIED SETTING BED AND WATERPROOFING MEMBRANE UNDER ENTIRE CERAMIC TILE FLOOR IN TOILET ROOMS, AND OTHER WET AREAS WHEN THESE SPACES ARE OVER OCCUPIED SPACES OTHER THAN TOILET ROOMS - COORDINATE WITH SPECIFICATIONS.
2. PROVIDE WATERPROOFING AT ALL FOUNDATION WALLS BELOW GRADE AT OCCUPIED SPACES PER SPECIFICATIONS.
3. PROVIDE CONTINUOUS BUILDING WRAP WITH WATERPROOFING MEMBRANE AND VAPOR RETARDER PER ARCHITECTURAL SPECIFICATIONS AND DRAWINGS. SEAL/TAPE ALL PENETRATIONS WITH AN APPROVED WATERPROOF RETARDERS TO MANUFACTURER SPECIFICATIONS AND SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR SEALING ALL THROUGH PENETRATIONS WITHIN BUILDING ENVELOPE ACCORDING TO SPECIFICATIONS AND CONSTRUCTION DOCUMENTATION.

V. DIMENSIONING

1. PARTITIONS ARE NOMINAL DIMENSIONS TO FACE OF THE WALL. ALL DIMENSION SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY CORRECTION.
2. REFER TO 1/4" SCALE ENLARGED PLANS FOR DIMENSIONS.
3. CONTRACTOR RESPONSIBLE FOR DIMENSIONS OF SECONDARY STRUCTURAL MEMBERS REQUIRED FOR ROOF HATCHES, MECHANICAL EQUIPMENT, PLUMBING PENETRATIONS, ETC., GC TO COORDINATE BETWEEN TRADES FOR ALL RNAL DIMENSIONS.

VI. MECHANICAL & ELECTRICAL AREAS

1. PROVIDE CONCRETE HOUSEKEEPING PADS UNDER ALL EQUIPMENT SITTING ON THE FLOOR IN MECHANICAL, FIRE PUMP, ELECTRICAL AND BOILER ROOMS. CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION OF ALL EQUIPMENT AND SUBMIT APPROPRIATE SHOP DRAWINGS. ALL HOUSEKEEPING CONCRETE PADS ARE TO BE 4" (MINIMUM HIGH MINIMUM, UNLESS OTHERWISE NOTED. PROVIDE ONE LAYER OF WWF 6X6W4.0 X W4.0 WELDED WIRE FABRIC MINIMUM.
2. GENERAL CONTRACTOR TO COORDINATE ALL MECHANICAL AND ELECTRICAL FLOOR, ROOF AND WALL SLEEVES AND ALL MECHANICAL SHAFTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
3. FIRE/SMOKE DAMPERS SHALL BE PROVIDED AS SHOWN AND WHEREVER AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS. FIRE DAMPERS SHALL BE FIRE DEPARTMENT LISTED AND APPROVED.
4. CONTRACTOR SHALL SUPPLY AND INSTALL ACCESS PANELS IN WALL AND CEILING CONSTRUCTION AS REQUIRED FOR ACCESS TO FIRE DAMPERS, CLEANOUTS, PLUMBING VALVES/AIR BOXES, JUNCTION BOXES AND ALL OTHER AREAS REQUIRING ACCESS. ACCESS PANELS SHALL BE RATED TO MATCH THE CONSTRUCTION OF THE WALL/CEILING AND BE PAINTED TO MATCH THE ADJACENT SURFACE.
5. ELECTRICAL CONTRACTOR AND MECHANICAL CONTRACTOR SHALL COORDINATE LOCATION OF SMOKE DETECTORS SO THAT THEY ARE LOCATED BEYOND THE CODE PRESCRIBED SEPARATION FROM ANY SUPPLY OR RETURN DIFFUSER/REGISTER. CORRIDOR SMOKE DETECTORS SHALL BE SPACED 30' MAX. O.C., 15' MAX FROM WALL AND 5' MAX. FROM BOTH SIDES OF SWOKE DOORS.
6. THE GENERAL CONTRACTOR AND THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE SPRINKLER HEAD LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND ALL MECHANICAL PLANS, SO AS TO AVOID CONFLICT WITH CEILING REGISTERS, GRILLES, CEILING SPLINES, LIGHT FIXTURES, ETC. SPRINKLER CONTRACTOR SHALL ALSO COORDINATE PIPING LOCATIONS AND PLACEMENT WITH OTHER TRADES. FIRE ALARM AND SPRINKLER DRAWINGS FROM ARCHITECTS CONSULTANT ARE INTENDED TO BE A BASIS FOR DESIGN. DESIGN BUILD DRAWINGS ARE REQUIRED BY THE CONTRACTOR TO VERIFY ALL CORRECT QUANTITIES AND LOCATIONS OF FIRE ALARM AND SPRINKLER EQUIPMENT.
7. THE PLUMBING AND HEATING CONTRACTORS SHALL APPROPRIATELY INSULATE ALL PLUMBING AND HEATING WATER PIPING WHICH OCCURS IN EXTERIOR WALLS TO PREVENT FREEZING OF PIPING WHICH OCCURS IN EXTERIOR WALLS TO PREVENT FREEZING OF PIPE AND FITTINGS.
8. PROVIDE STEEL ANGLES OR STRUCTURAL TEES AS REQUIRED TO SUPPORT ALL MASONRY OVER DUCTS WHICH PASS THROUGH WALLS. SEAL ALL MASONRY WALLS WITH GROUT AND FIRE RATED SEALING SYSTEM WHERE MASONRY WALLS HAVE BEEN PENETRATED BY DUCTS, PIPING OR CONDUITS, ETC., ALL FIRE RATED SEALING SYSTEMS SHALL BE UL RATED WITH RATING EQUAL TO OR GREATER THAN WALL. SUBMIT SEALING SYSTEM TO ARCHITECT FOR REVIEW.

VII. MISCELLANEOUS NOTES:

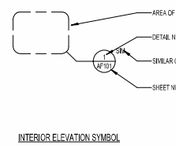
1. PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING.
2. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS OF THE VARIOUS TRADES, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL STIFFENERS, BRACINGS, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES AND TOILET PARTITIONS, AS WELL AS ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL AND/OR MISCELLANEOUS EQUIPMENT WHETHER SHOWN OR NOT, INCLUDING OWNER FURNISHED OWNER INSTALLED ITEMS.
4. WHETHER OR NOT EXPLICITLY INDICATED, PROVIDE SAFETY GLAZING AS INDICATED ON THE DRAWINGS AND WHERE REQUIRED BY BUILDING CODE AND IN CONFORMANCE WITH APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS. A CERTIFICATE MUST ACCOMPANY ALL GLAZING PRODUCTS STATING THAT THE PRODUCTS CONFORM WITH APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS.
5. ALL EXTERIOR HANDRAILS AND EXTERIOR EXPOSED METAL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED OR WEATHER-STRIPPED TO PREVENT AIR LEAKAGE/INFILTRATION.
7. ALL MECHANICAL AND ELECTRICAL EQUIPMENT, LOUVERS, EXPOSED PIPING, CONDUITS, ETC., SHALL BE FINISHED WITH INDUSTRIAL ENAMEL PAINT AND COLOR CODED AND/OR AS DIRECTED.
8. ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE-RATED WALLS SHALL BE INSTALLED AND TO MAINTAIN THE FIRE-RATED CONSTRUCTION.
9. ALL ARCHITECTURAL WOODWORK/PANELING SHALL BE TREATED WITH MATERIALS COMPLYING WITH APPLICABLE FLAME SPREAD AND SMOKE DEVELOPMENT RATING REQUIREMENTS. ALL WOOD USED IN BACKING AND BLOCKING SHALL BE FIRE RETARDANT TREATED.
10. EMERGENCY LIGHTING SHALL BE PROVIDED SO AS TO GIVE A VALUE OF ONE FOOT CANDLE, MIN. AT FLOOR LEVEL IN ALL EXIT CORRIDORS.
11. UNLESS OTHERWISE NOTED, ROOF SLOPES WILL BE PROVIDED BY TAPERED INSULATION.
12. ALL STEEL EXPOSED TO THE EXTERIOR, BOTH GALVANIZED AND UNGALVANIZED, IETO BE PAINTED WITH URETHANE SPECIAL COATING PER SPECIFICATIONS

IX. AIR LEAKAGE NOTES:

1. SEALING METHOD BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION.
2. SEAL ALL PENETRATIONS THROUGH INTERIOR AIR VAPOR BARRIER IN ANY ROOF/CEILING CONSTRUCTION. COMPLY WITH ALL UL REQUIREMENTS FOR THE ASSEMBLY. ALL RECESSED LIGHT FIXTURES WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE IC RATED, SEALED TO LIMIT AIR LEAKAGE, AND LABELED TO NOT HAVE GREATER THAN AN AIR LEAKAGE OF 2.0 CFM.
3. SEAL ANY KNEE WALLS, JUNCTIONS OF FOUNDATION WALL, WITH SILL PLATES, TOP PLATES WITH EXTERIOR WALLS, SPACES BETWEEN WINDOW FRAMING AND JAMBS OF DOORS OR WINDOWS, ALL UTILITY PENETRATIONS, FLUE SHAFTS, AND DUCT SHAFT OPENINGS TO THE EXTERIOR OR INTO UNCONDITION SPACES.
4. ALL ACCESS PANELS, DROP DOWN STAIRS, OR DOORS THROUGH ANY CEILING ASSEMBLIES SHALL BE SEALED AND GASKETED.
5. WHERE REQUIRED BY THE APPLICABLE BUILDING CODES, FIRE SPRINKLERS SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER
6. PENETRATIONS THROUGH EXTERIOR WALLS, CORRIDOR WALLS, AND DEMISING WALLS SHALL BE SEALED.
7. AIR LEAKAGE TESTING SHALL BE PROVIDED BY AN APPROVED THIRD PARTY WHEN REQUIRED BY THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AFTER ALL PENETRATIONS THROUGH THE BUILDING THERMAL ENVELOPE HAVE BEEN CONSTRUCTED. THE G.C. SHALL PROVIDE REPAIRS AT THE CONTRACTOR'S EXPENSE TO COMPLY WITH THE REQUIRED AIR LEAKAGE RATES AND OBTAIN THE REQUIRED PASSING TESTS.
8. REFER TO SPECIFICATIONS AND/OR OTHER SECTIONS OF THE CONSTRUCTION DOCUMENTS FOR AIR LEAKAGE AND THERMAL REQUIREMENTS FOR INDIVIDUAL ASSEMBLIES, WINDOWS, DOORS, AIR BARRIERS, ETC.,

GRAPHIC SYMBOLS

ENLARGED PLAN SYMBOL



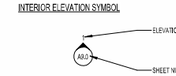
DOOR TAG SYMBOL



WINDOW TAG SYMBOL



INTERIOR ELEVATION SYMBOL



KEYNOTE TAG SYMBOL



COLUMN GRID SYMBOL



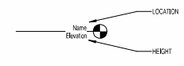
EXTERIOR ELEVATION SYMBOL



PARTITION TYPE SYMBOL



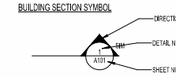
HEIGHT ELEVATION SYMBOL



ROOM TAG SYMBOL



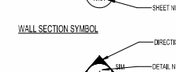
BUILDING SECTION SYMBOL



REVISION SYMBOL



WALL SECTION SYMBOL



NORTH ARROW



MATERIALS LEGEND

GYPSUM BOARD	COMPRESSIBLE FILLER
PLYWOOD	EARTH/TOPSOIL
RIGID INSULATION	COMPACTED FILL
BATT INSULATION	ROUGH LUMBER / WOOD BLOCKING
STEEL	FINISH WOOD
FACE BRICK	CAST-IN-PLACE CONCRETE
CONCRETE MASONRY UNITS	PRE-CAST CONCRETE

APPLICABLE CODES

PROJECT LOCATION: 1841 BUSSE HWY., DES PLAINES, IL

APPLICABLE CODES:
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2020 NATIONAL ELECTRIC CODE (NEC), (NFPA 70) PUBLISHED BY NATIONAL FIRE PROTECTION ASSOCIATION
ILLINOIS ENERGY CONSERVATION CODE (LATEST IECC VERSION 2021 W/ STATE AMENDMENTS)
2014 - ILLINOIS DEPARTMENT OF HEALTH PLUMBING CODE
2018 ILLINOIS ACCESSIBILITY CODE (IAC), ICC A117.1 AMERICANS WITH DISEABILITIES ACT (ADA)
2015 NFPA 101 LIFE SAFETY CODE (CHAPTER 43 INDUSTRIAL)
2015 NFPA 220 TYPES OF BUILDING CONSTRUCTION

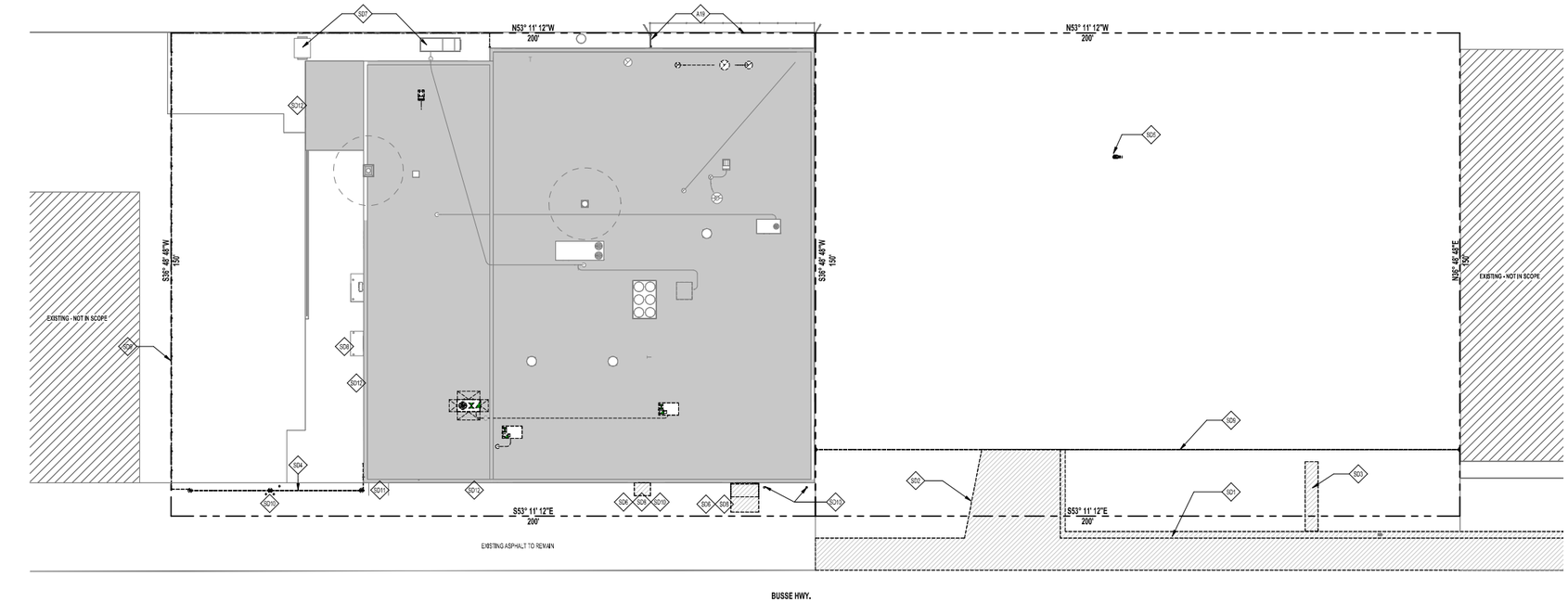
BUILDING CLASSIFICATIONS: F-1 FOUNDRY MODERATE / LIGHT HAZARD FACTORY INDUSTRIAL
(B - BUSINESS AS ACCESSORY USE)

ZONING: M-1 - LIMITED MANUFACTURING

ZONING DATA: M-1 DISTRICT

PER CITY OF DES PLAINES ZONING CODE

DESCRIPTION	ZONING REQUIREMENT	CURRENT CONDITIONS:	PROPOSED:
ZONING CATEGORY	M-1 - LIMITED MANUFACTURING DISTRICT	M-1 (EXISTING - NO CHANGE)	NO CHANGE
USE	CONDITIONAL USE PERMIT REQUIRED	CONDITIONAL USE PERMIT REQUIRED	LOT #1: NO CHANGE - LOT #2:
GROSS SITE AREA	MIN. 5 ACRES FOR M-1 DISTRICTS (12-7-4 TABLE 6)	PARCEL #2:30,000 S.F. / (.69 ACRES); PRCL #1: 30,000 S.F. / (.69 ACRES)	EXISTING: NO CHANGE
BUILDING LOT COVERAGE AREA	75% (12-7-4 TABLE 6)	PARCEL #2: 66% PARCEL #1: 0%	#2: 66% (EXISTING) **#1: 53%**
FLOOR AREA RATIO (FAR)	NOT SPECIFIED	-	-
OPEN SPACE	NOT SPECIFIED	-	-
FRONT SETBACKS**	60 FT., (12-7-4 TABLE 6)	PARCEL #2: +/- 15'-4" EXISTING PARCEL #1: N/A	#2: EXIST. - NO CHANGE **#1: MATCH EXISTING**
REAR SETBACKS**	60 FT., (12-7-4 TABLE 6)	PARCEL #2: +/- 4'-6" EXISTING PARCEL #1: N/A	#2: EXIST. - NO CHANGE **#1: MATCH EXISTING**
SIDE SETB



1 SITE PLAN - DEMOLITION
1/16" = 1'-0"

Project North

SITE PLAN DEMOLITION NOTES

1. GC SHALL CONFORM TO ALL BUILDING CODE REGULATIONS PERTAINING TO DEMOLITION, INCLUDING PAYMENT FOR ANY SPECIAL PERMITS. PERFORM WRECKING AND REMOVAL OPERATIONS IN SUCH A MANNER AS TO ENSURE THE LEAST POSSIBILITY OF DAMAGE TO ADJOINING AREAS. BE LIABLE FOR, AND REPAIR DAMAGE TO STRUCTURES, MATERIALS OR EQUIPMENT CAUSED BY WRECKING OPERATIONS. USE OF EXPLOSIVES WILL NOT BE PERMITTED.
2. GC SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSONS. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL SALVAGE AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DEMOLISH MASONRY IN SMALL SECTIONS. WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE PUBLIC.
4. CONTRACTOR SHALL REMOVE ALL ITEMS OF SALVAGE AND ALL RUBBISH AND DEBRIS FROM THE SITE AS QUICKLY AS IT ACCUMULATES, SO AS TO PREVENT ANY FIRE HAZARDS OR UNDUE HARDSHIPS IN UNLOADING OF NEW MATERIALS. STREETS AND DRIVES SHALL BE KEPT REASONABLY CLEAN AND SHALL BE SWEPT WHEN NECESSARY TO REMOVE SPILLED DEBRIS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR TIMES OF ACTUAL TRUCKING AWAY OF DEBRIS. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSED OF OFF SITE.
5. SEE GENERAL NOTES ON SHEET T002 REGARDING HAZARDOUS MATERIAL REMOVAL AND THE INTEGRITY OF EXISTING RATED COLUMN ENCLOSURES AND FIRE RATINGS.
6. SEE CIVIL DEMOLITION DRAWINGS FOR UTILITY COVER DEVOLITION / RELOCATION.
7. SEE CIVIL DEMOLITION DRAWINGS FOR STORM MANHOLE DEMOLITION / RELOCATION.
8. ALL BUILDING DEMOLITION MUST INCLUDE REMOVAL OF ANY INFRASTRUCTURE, FOUNDATIONS, UTILITY LINES, ETC.
9. IT IS EXCAVATOR'S RESPONSIBILITY TO TEST SOIL AND OBTAIN NECESSARY DOCUMENTS FOR REMOVAL AND HAULING AWAY AND DEVOLITION ITEMS.
10. FOR DEMOLITION AND/OR CONSTRUCTION AN EIGHT (8) FOOT HIGH TEMPORARY CHAIN LINK CONSTRUCTION FENCE WITH DRIVEN POSTS AROUND THE PERIMETER OF THE LOT ALL CONSTRUCTION. THE FENCING MUST HAVE A GATED OPENING WHEN SHALL BE CLOSED WHEN NO CONSTRUCTION OR DEMOLITION ACTIVITY IS BEING PERFORMED ON THE SITE. FENCING MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION ON THE SITE AND MUST REMAIN IN PLACE UNTIL THE FINAL GRADING OF THE PROPERTY COMMENCES.
11. PROVIDE THE LOCKBOX AT THE CONSTRUCTION GATE FOR FIRE DEPARTMENT USE.
12. EROSION CONTROL MEASURES (SILT FENCING) MUST BE INSTALLED AND MAINTAINED ON THE INSIDE OF THE PERIMETER FENCE.
13. EACH TREE ON THE PROPERTY, INCLUDING THE PARKWAY TREES, MUST BE PROTECTED WITH FENCING, SEE LANDSCAPE TREE PRESERVATION PLAN AND CIVIL DEMOLITION PLANS.
14. SEE LANDSCAPE DRAWINGS FOR TREE REMOVAL SCOPE OF WORK.
15. CONSTRUCTION / DEMOLITION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. ALL SUCH DUMPSTERS OR CONTAINERS SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM THE SIDE LOT LINE. THEY SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY.
16. CONSTRUCTION SITES SHALL BE PROVIDED WITH A PORTABLE TOILET. THE LOCATION SHALL BE SET BACK AS FAR AS POSSIBLE FROM ALL PROPERTY LINES TO WITHIN THREE TO FOUR FEET FROM THE EXCAVATION BUT NO LESS THAN A MINIMUM OF FIVE FEET FROM THE FRONT LOT LINE AND A MIN. FIVE FEET FROM THE SIDE LOT LINE, AND WHENEVER POSSIBLE THE PORTABLE TOILET SHALL BE LOCATED IN THE REAR YARD.
17. THE HOURS OF CONSTRUCTION / DEMOLITION (TO BE CONFIRMED WITH OWNERSHIP) ARE AS FOLLOWS: 7:00 A.M. TO 7:00 P.M. MONDAY - SATURDAY. NO WORK ON SUNDAY.

SITE PLAN DEMOLITION LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING BUILDING TO REMAIN
- AREA NOT IN CONTRACT
- AREA IN CONTRACT
- BORDER LINE FOR PHASES
- PROPERTY LINE
- EXIST. CONCRETE SIDEWALK TO REMAIN
- NEW OR EXISTING CONCRETE SLAB
- EXIST. SITE LIGHT FIXTURE TO REMAIN, SEE LANDSCAPE AND ELECTRICAL DRAWINGS
- EXIST. SITE LIGHT FIXTURE TO BE REMOVED, SEE LANDSCAPE AND ELECTRICAL DRAWINGS
- EXIST. FIRE HYDRANT TO REMAIN

SITE DEMOLITION KEYNOTES

A19	EXISTING CHAINLINK FENCE WITH 30" MIN. GATE TO REMAIN, NO CHANGE
SD1	REMOVE EXISTING CURB, GUTTER AND PAVEMENT AS INDICATED, REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILS.
SD2	EXISTING ASPHALT TO BE REMOVED AS REQUIRED FOR NEW CONCRETE CURB, ENTRANCE, SEE CIVIL DRAWINGS.
SD3	EXISTING CONCRETE WALK TO BE REMOVED. REFER TO CIVIL DRAWINGS FOR EXTENT OF WORK AND RESPACING.
SD4	EXISTING SECURITY GATE, TOP TRACK, POSTS, BOLLARDS, INTERCOM POLE, INFRASTRUCTURE, MOTOR, ETC TO BE REMOVED
SD5	EXISTING LIGHTPOLE TO BE REMOVED.
SD6	EXISTING CONCRETE PAD TO BE REMOVED, REFER TO CIVIL ENGINEERING DRAWINGS.
SD7	EXISTING DUMPSTER, GENERATOR TO REMAIN.
SD8	EXISTING EXTERIOR CANOPY TO BE REMOVED.
SD9	EXISTING CHAIN LINK FENCE, CONCRETE BASE & GATES TO BE REMOVED
SD10	EXISTING BOLLARDS TO BE REMOVED.
SD11	EXISTING BUILDING SIGN TO BE REMOVED
SD12	EXISTING BUILDING LIGHTING TO BE REMOVED AND REPLACED WITH NEW (ENTIRE FRONT FACADE), SEE ELECTRICAL DRAWINGS

GRAPHIC SCALES:
SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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MID-STATES RECYCLING
INTERIOR RENOVATION & ENTRANCE ADDITION
1841 BUSSE HWY, DES PLAINES, IL 60016

DEMOLITION SITE PLAN

REVISIONS:

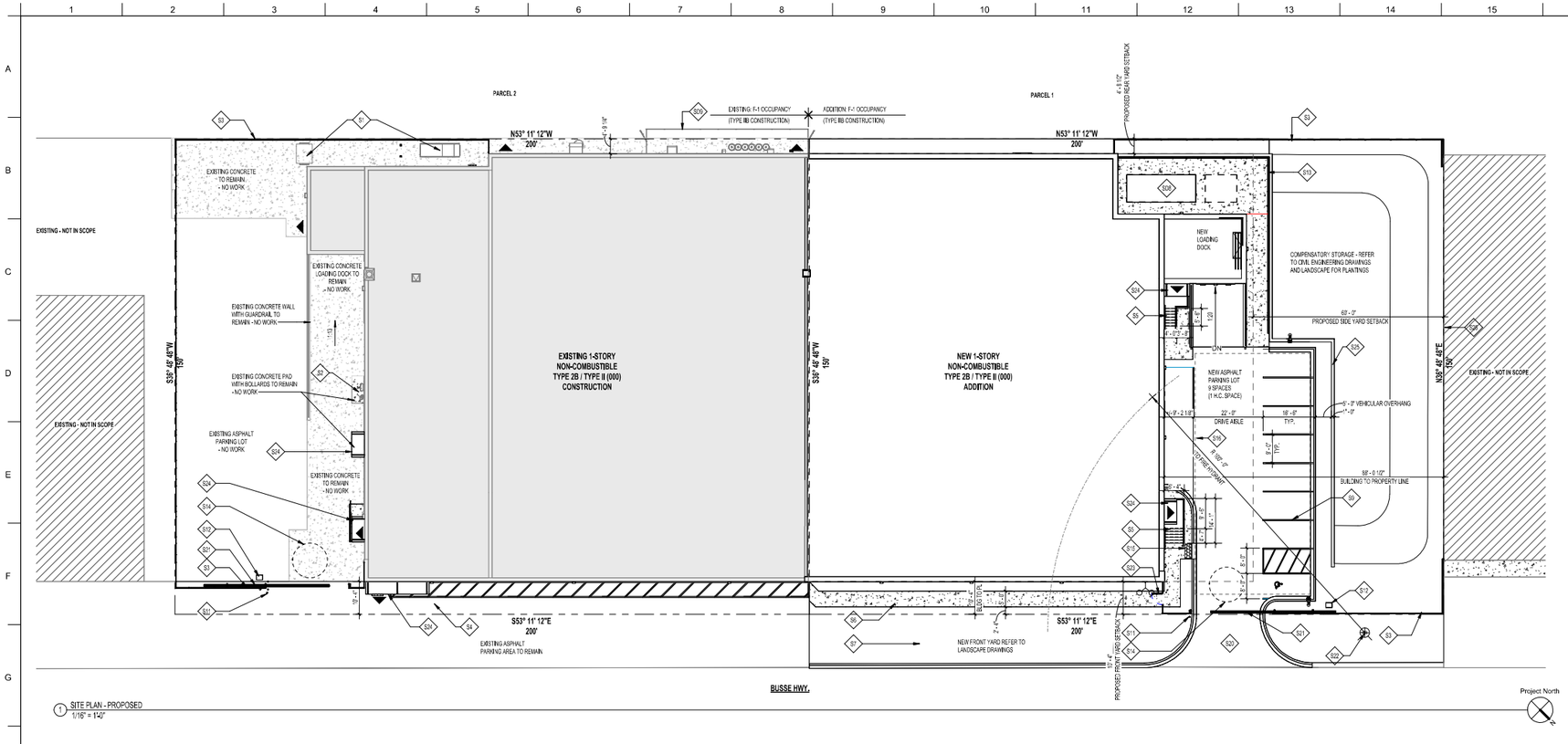
NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:

Project North | True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190
STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027
DRAWN BY: LL / AW
APPROVED BY: JTM
DATE: 10/30/2025
25022
SHEET NO. G101



1 SITE PLAN - PROPOSED
1/16" = 1'-0"

SITE PLAN NOTES

1. MAINTAIN EXISTING EXITS FROM THE EXISTING FACILITY DURING CONSTRUCTION.
2. MAINTAIN EMERGENCY VEHICLE ACCESS AND TEMPORARY LOADING DURING CONSTRUCTION.
3. SEE CIVIL DRAWINGS FOR ALL SITE GRADING. G.C. TO INFORM ARCHITECT OF ANY FIELD DISCREPANCIES PRIOR TO FINAL GRADING.
4. ENSURE DETECTABLE WARNINGS AT ALL DEPRESSED CURBS AND PEDESTRIAN SIDEWALKS, REFER TO CIVIL DRAWINGS FOR DETAILS.
5. G.C. TO REFER TO AND OBTAIN ENVIRONMENTAL SOILS ANALYSIS RESULTS PRODUCED BY OTHERS AND PROVIDED BY OWNER AND COORDINATE PROPER REMOVAL AND DISPOSAL OF ANY CONTAMINATED SOILS IN COMPLIANCE WITH ALL IEPA CCDD REMOVAL AND DISPOSAL REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS AND GEOTECHNICAL REPORT FOR PROPER SOIL BEARING FILL REQUIRED IF NECESSARY.

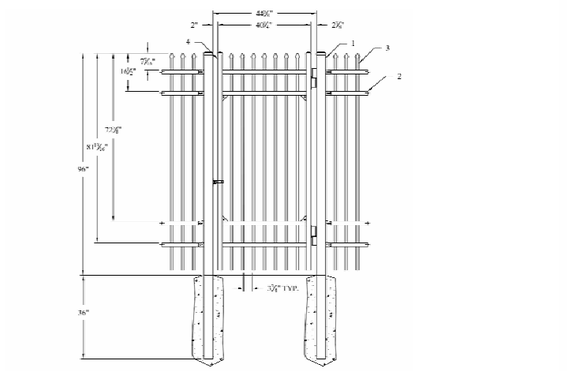
SITE PLAN LEGEND

- AREA OF DETAIL
- DETAIL NUMBER
- SHEET NUMBER
- ELEVATION NUMBER
- SHEET NUMBER
- DIRECTION OF VIEW
- DETAIL NUMBER
- SHEET NUMBER
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- NEW SIDEWALKS AND CONCRETE PAVEMENT
- DETECTABLE WARNING FOR DETAIL SEE CIVIL-TYP.
- RETAINING WALL
- FIRE HYDRANT
- ADA PARKING SIGN - SEE CIVIL
- HANDICAP PARKING, TYPICAL
- FIRE DEPARTMENT APPROVED KNOX BOX
- FIRE DEPARTMENT CONNECTION

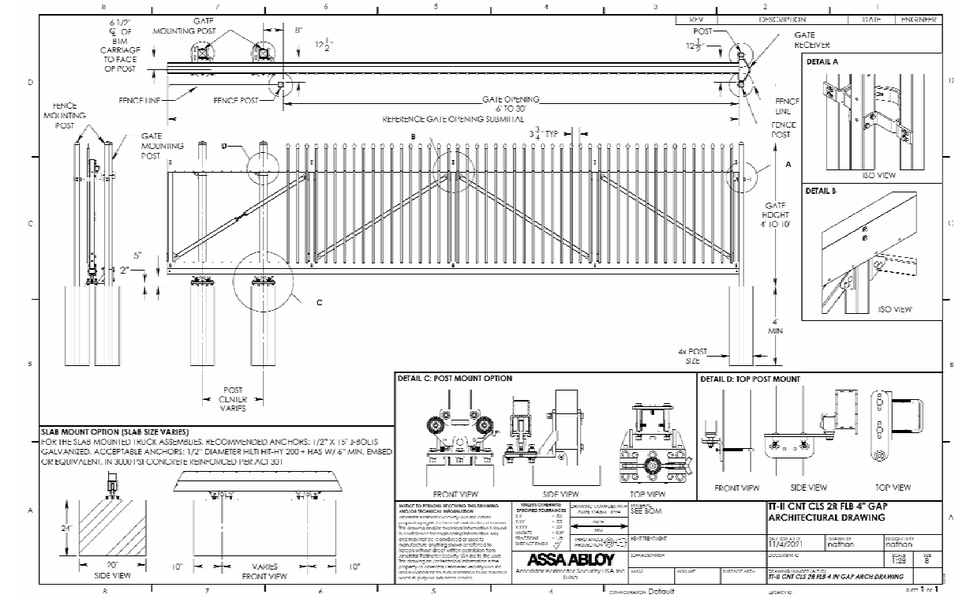
NOTE: ENSURE DETECTABLE WARNING AT ALL DEPRESSED CURBS AND PEDESTRIAN CROSS WALKS. REFER TO CIVIL FOR DETAILS

SITE PLAN KEYNOTES

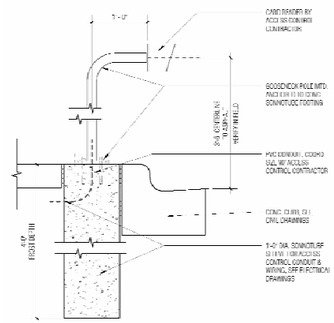
- S1 EXISTING DUMPSTER, GENERATOR, ETC., TO REMAIN, NO WORK.
- S2 EXISTING GAS METER LOCATION TO REMAIN, NO WORK.
- S3 NEW 8FT HIGH PERIMETER STEEL SECURITY FENCE WITH GATES. REFER TO SPECIFICATIONS
- S4 NEW CONCRETE WHEEL STOPS AT EXISTING PARKING SPACES, TYP.
- S5 NEW METAL STAIR WITH HANDRAIL & GUARDRAIL. SEE SPECS TYP.
- S6 NEW CONCRETE SIDEWALK, SEE CIVIL DRAWINGS.
- S7 NEW LANDSCAPED PARKWAY, SEE LANDSCAPE DRAWINGS.
- S9 NEW PARKING STRIPING, REFER TO CIVIL DRAWINGS FOR DETAILS.
- S11 GOOSENECK POLE MOUNTED ACCESS KEYPAD SECURED TO GROUND THROUGH 48" DEEP MIN. CONCRETE FILLED SONOTUBE AND 42" ABOVE ASPHALT TO CENTER OF DEVICE. GC TO COORDINATE INTERCOME AND ACCESS CONTROL KEYPAD/FOB WITH OWNERS SECURITY CONSULTANT/VENDOR.
- S12 NEW CONCRETE PAD MOUNTED SLIDE GATE OPERATOR OR RIBER PROVIDED BY MANUF, CONNECTED TO GENERATOR FOR POWER BACKUP
- S13 42" MIN. HIGH SAFETY RAILING TO STYLE OF ADJACENT FENCE.
- S14 PROVIDE NEW LOOP DETECTOR AND PHOTO EYE FOR OPERATIONS. GC TO COORDINATE WITH GATE MANUFACTURER AND ELECTRONIC OPERATOR
- S15 DETECTABLE WARNING, INSTALL AT ALL DEPRESSED CURBS, REFER TO CIVIL DRAWINGS FOR DETAILS
- S16 UNDERGROUND STORM TRAP BELOW, REFER TO CIVIL FOR COORDINATION.
- S20 REFER TO CIVIL ENGINEERING DRAWINGS FOR NEW CURB AND PAVEMENT, TYPICAL.
- S21 NEW 8' TALL ROLLING SECURITY GATE TO MATCH FENCING WITH INTEGRATED ACCESS CONTROLS BY OWNER'S SECURITY VENDOR. ENSURE REMOTE CONTROL AT SECURITY DESK IS PROVIDED. PROVIDE PROTECTIVE BOLLARDS AS REQUIRED BY MANUFACTURER
- S22 EXISTING FIRE HYDRANT TO REMAIN, NO CHANGE
- S23 3'-0" WIDE BY 8' TALL FENCE GATE TO MATCH FENCE STYLE COMPLIANT WITH ALL ACCESSIBLE PULL STRENGTH REQUIREMENTS. GC TO COORDINATE GATE WITH OWNER'S SECURITY CONSULTANT AND ACCESS CONTROL REQUIREMENTS.
- S24 NEW ENTRY CANOPY, REFER TO EXTERIOR ELEVATIONS FOR SIDING, HEIGHT AND INFORMATION.
- S25 NEW RETAINING WALL. SEE CIVIL DRAWINGS FOR DETAILS AND REINFORCEMENT REQUIREMENTS
- S26 EXISTING BUILDING ON ADJACENT PROPERTY, TIGHT TO PROPERTY LINE
- S08 EXISTING EXTERIOR CANOPY TO BE REMOVED.
- S09 EXISTING CHAIN LINK FENCE, CONCRETE BASE & GATES TO BE REMOVED



2 JERITH - INDUSTRIAL 101 - 8' TALL FENCE & GATE
1/16" = 1'-0"



3 AMERISTAR - TRANSPORT TRANSVERSE II CLASSIC - 6' TALL 24' WIDE ROLLING GATE
1/16" = 1'-0"



4 GOOSENECK CONTROLS
1/16" = 1'-0"

GRAPHIC SCALES
SCALE: 1/32" = 1'-0" 0 1'-0" 2'-0" 4'-0" 8'-0" 16'-0" 32'-0" 64'-0"
SCALE: 1/16" = 1'-0" 0 2'-0" 4'-0" 8'-0" 16'-0" 32'-0"
SCALE: 1/8" = 1'-0" 0 4'-0" 8'-0" 16'-0"
SCALE: 1/4" = 1'-0" 0 2'-0" 4'-0" 8'-0"
SCALE: 1/2" = 1'-0" 0 1'-0" 2'-0" 4'-0" 6'-0"
SCALE: 3/4" = 1'-0" 0 1'-0" 2'-0" 4'-0"
SCALE: 1" = 1'-0" 0 6" 1'-0" 2'-0"
SCALE: 1 1/2" = 1'-0" 0 6" 1'-0" 2'-0"
SCALE: 3" = 1'-0" 0 3" 6" 1'-0"

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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

PROPOSED SITE PLANS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

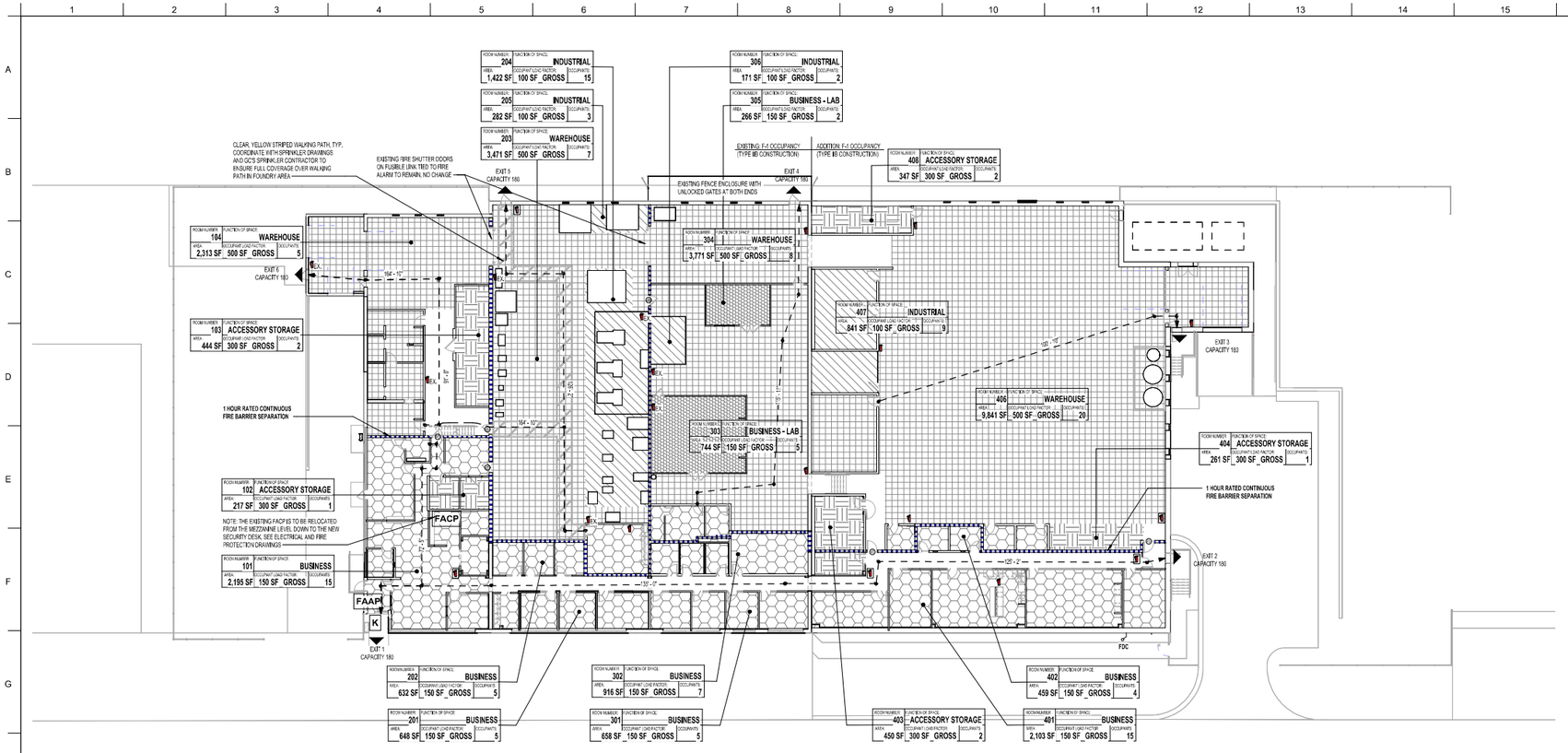
KEY PLAN:
EXISTING | NEW
N Project North | True North

SIGNATURE:

PROFESSIONAL DESIGN FIRM
REGISTRATION NUMBER: 184.007190
STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: LL / AW
APPROVED BY: JTM
DATE: 10/30/2025
25022

SHEET NO. G102



1 1st FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

LIFE SAFETY NOTES

1. ALL PENETRATIONS THROUGH OCCUPANCY SEPARATION WALLS, 1 HOUR FIRE RATED WALLS & 2 HOUR FIRE- RATED WALLS SHALL BE SEALED WITH A U.L. THROUGH-PENETRATION FIRESTOP SYSTEM REQUIRING THE USE OF FIRE CAULK/ FIRE SAFING.
2. ALL SMOKE PARTITIONS & 1 HOUR SMOKE WALLS SHALL BE COMPLETELY SEALED TO THE FLOOR SLAB & CEILING OR ROOF DECK ABOVE WITH FIRE CAULK.
3. ALL FIRE RATED PARTITIONS SHALL TERMINATE AT THE UNDERSIDE OF THE FLOOR OR ROOF ABOVE USING AN U.L. LISTED TERMINATION DETAIL SYSTEM. SEE A801.
4. FIRE BLOCKING IS REQUIRED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES FOR COMBUSTIBLE CONSTRUCTION.
5. REFER TO TYPICAL WALL PRIORITY DETAILS ON A801.

LIFE SAFETY LEGEND

- EGRESS PATH
- 1 HOUR FIRE BARRIER
- FIRE EXTINGUISHER WALL HUNG BRACKET
- FIRE EXTINGUISHER CABINET
- AREA OF RESCUE ASSISTANCE
- (45) FIRE RATED DOOR TAG
- FAA MAIN FIRE ALARM PANEL
- FAAP FIRE ALARM ANNUNCIATOR PANEL
- FACP FIRE ALARM CONTROL PANEL
- K EXISTING FIRE DEPARTMENT APPROVED KNOX BOX
- FIRE DEPARTMENT CONNECTION 5" STORZ

- ACCESSORY STORAGE
- BUSINESS
- BUSINESS - LAB
- INDUSTRIAL
- WAREHOUSE

EXIT CAPACITY - REQUIRED

AREA NUMBER	AREA TYPE	AREA (SF)	AREA LOAD FACTOR (SF/1 OCC)	GROSS OR NET	NUMBER OF OCCUPANTS
1					
204	INDUSTRIAL	1,422	100	GROSS	14
306	INDUSTRIAL	171	100	GROSS	2
205	INDUSTRIAL	282	100	GROSS	3
407	INDUSTRIAL	841	100	GROSS	8
		2,716			27
2					
104	WAREHOUSE	2,313	500	GROSS	5
203	WAREHOUSE	3,471	500	GROSS	7
405	WAREHOUSE	10,119	500	GROSS	20
304	WAREHOUSE	3,771	500	GROSS	8
		19,674			39
3					
102	ACCESSORY STORAGE	217	300	GROSS	1
103	ACCESSORY STORAGE	444	300	GROSS	1
406	ACCESSORY STORAGE	347	300	GROSS	1
403	ACCESSORY STORAGE	450	300	GROSS	1
404	ACCESSORY STORAGE	261	300	GROSS	1
		1,718			6
4					
101	BUSINESS	2,195	150	GROSS	15
202	BUSINESS	632	150	GROSS	4
201	BUSINESS	648	150	GROSS	4
301	BUSINESS	658	150	GROSS	4
302	BUSINESS	916	150	GROSS	6
303	BUSINESS - LAB	744	150	GROSS	5
305	BUSINESS - LAB	266	150	GROSS	2
401	BUSINESS	2,103	150	GROSS	14
402	BUSINESS	459	150	GROSS	3
		8,621			57
Grand total: 22		32,729			130

1. THE SQUARE FOOTAGE ABOVE IS ONLY FOR THE SQUARE FOOTAGE USED IN DETERMINING TOTAL OCCUPANT LOAD AS PER TABLE 1004.5 AND IBC 2021, NOT THE GROSS SQUARE FOOTAGE OF THE BUILDING.

IBC 2021 • 303.1.2- SMALL ASSEMBLY PLACES

1. STATES THAT A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THE OCCUPANCY, OR:

2. STATES THAT A ROOM OR SPACE USE FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

THUS: THE FRONT LOBBY, EMPLOYEE BREAK ROOM, AND CONFERENCE ROOM HAVE BEEN DESIGNATED AS 'B' FOR THE PURPOSES OF OCCUPANCY CALCULATION BY COMPLYING WITH ONE OF THE ABOVE OR BEING PART OF THE PRIMARY BUSINESS OCCUPANCY.

PLUMBING - FIXTURE CALCULATION

(PER ILLINOIS PLUMBING CODE)
NOTE: ALL PLUMBING FIXTURE LOCATIONS IN THE EXISTING BUILDING ARE (NEW FIXTURE) IN THE EXISTING LOCATION.

AREA #1: ALL FACILITIES FOR EMPLOYEE USE:
AREA PER PERSON = PER OCCUPANT LOAD CALCULATION
NUMBER OF OCCUPANTS: 77 TOTAL
ACCESSORY STORAGE: 6
INDUSTRIAL: 32
WAREHOUSE: 39
TOTAL: 77

MALE = 39 OCCUPANTS FEMALE = 39 OCCUPANTS

- WATER CLOSETS:
SECTION 890, TABLE B:
MALE = 1 (1-15) FEMALE = 1 (1-15)
= 2 (16-35) = 2 (16-35)
= 3 (36-55) = 3 (36-55)
= 4 (56-80) = 4 (56-80)

REQUIRED:
MALE = 3 FEMALE = 3

- URINALS:
REQUIRED:
1/2 OF THE NUMBER OF REQUIRED WATER CLOSETS CAN BE SUBSTITUTED WITH URINALS, NOT TO EXCEED HALF THE NUMBER OR REQUIRED WATER CLOSETS.

- LAVATORIES:
SECTION 890, TABLE B:
MALE = 1 (1-15) FEMALE = 1 (1-15)
= 2 (16-35) = 2 (16-35)
= 3 (36-55) = 3 (36-55)
OVER 60, ADD 1 FIXTURE PER RESTROOM FOR EACH ADDITIONAL 45 MALES/FEMALES.

REQUIRED:
MALE = 3 FEMALE = 3

- BATHTUBS / SHOWERS: NOT REQUIRED

- DRINKING FOUNTAINS:
REQUIRED: 1 PER 100 PERSONS

- OTHER REQUIREMENTS: NONE

AREA #2: OFFICE BUILDINGS (BUSINESS):
AREA PER PERSON = PER OCCUPANT LOAD CALCULATION
NUMBER OF OCCUPANTS: 58 TOTAL

MALE = 29 OCCUPANTS
FEMALE = 29 OCCUPANTS

- WATER CLOSETS:
SECTION 890, TABLE B:
MALE = 1 (1-15) FEMALE = 1 (1-15)
= 2 (16-35) = 2 (16-35)
= 3 (36-55) = 3 (36-55)
= 4 (56-80) = 4 (56-80)

REQUIRED:
MALE = 2 FEMALE = 2

- URINALS:
REQUIRED:
1/2 OF THE NUMBER OF REQUIRED WATER CLOSETS CAN BE SUBSTITUTED WITH URINALS, NOT TO EXCEED HALF THE NUMBER OR REQUIRED WATER CLOSETS.

- LAVATORIES:
SECTION 890, TABLE B:
MALE = 1 (1-15) FEMALE = 1 (1-15)
= 2 (16-35) = 2 (16-35)
= 3 (36-60) = 3 (36-60)
OVER 60, ADD 1 FIXTURE PER RESTROOM FOR EACH ADDITIONAL 45 MALES/FEMALES.

REQUIRED:
MALE = 2 FEMALE = 2

- DRINKING FOUNTAINS:
REQUIRED: 1/75 X 67 OCCUPANTS = 0.89 = 1 REQUIRED

- OTHER REQUIREMENTS:
REQUIRED: 1 SERVICE SINK PER FLOOR ON WHICH RESTROOMS ARE LOCATED

TOTAL RESTROOMS REQUIRED (TOTAL FOR RENOVATION OF EXISTING FACILITY):
0 SINGLE USE UNISEX TOILET ROOMS ARE PROVIDED

- **WATER CLOSETS:**
REQUIRED: PROVIDED:
MALE = 3 (AREA #1) + 2 (AREA #2) = 5 MALE: 6 COMPLIES
FEMALE = 3 (AREA #1) + 2 (AREA #2) = 5 FEMALE: 5 COMPLIES

- **URINALS:**
REQUIRED: PROVIDED:
MALE = 1/2 OF WATER CLOSETS IF DESIRED MALE: 1 COMPLIES

- **LAVATORIES:**
REQUIRED: PROVIDED:
MALE = 3 (AREA #1) + 2 (AREA #2) = 5 MALE: 6 COMPLIES
FEMALE = 3 (AREA #1) + 2 (AREA #2) = 5 FEMALE: 5 COMPLIES

- **DRINKING FOUNTAINS:**
REQUIRED: PROVIDED:
1 (AREA #1) + 1 (AREA #2) = 2 2 COMPLIES

- **OTHER REQUIREMENTS:**
REQUIRED: 1 SERVICE SINK/FLOOR PROVIDED: 1 PER FLOOR COMPLIES

EGRESS CALCULATIONS

TOTAL FIRST FLOOR OCCUPANT LOAD = 134 PERSONS

TOTAL FIRST FLOOR OCCUPANT LOAD = PERSONS (PER OCCUPANT LOAD) / PER EXIT DOOR

EXIT #1 CAPACITY: (1) 36" DOOR (.2" PER OCCUPANT) = 180 PEOPLE

EXIT #2 CAPACITY: (1) 36" DOOR (.2" PER OCCUPANT) = 180 PEOPLE
~~**STAIR #2 CAPACITY:** (1) 48" STAIR (.2 PER OCCUPANT) = 240 PEOPLE~~

EXIT #3 CAPACITY: (1) 36" DOOR (.2" PER OCCUPANT) = 180 PEOPLE
~~**STAIR #3 CAPACITY:** (1) 48" STAIR (.2 PER OCCUPANT) = 240 PEOPLE~~

EXIT #4 CAPACITY: (1) 36" DOOR (.2" PER OCCUPANT) = 180 PEOPLE

EXIT #5 CAPACITY: (1) 36" DOOR (.2" PER OCCUPANT) = 180 PEOPLE

EXIT #6 CAPACITY: (1) 36" DOOR (.2" PER OCCUPANT) = 180 PEOPLE

134 TOTAL PEOPLE VS 1,080 EXIT CAPACITY
TOTAL EGRESS CAPACITY EXCEEDS DESIGN OCCUPANT LOAD

STAIR MEANS OF EGRESS CAPACITY FACTOR OF 0.3" IS REDUCED TO 0.2" IN THE BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM PER IBC 1005.3.1

GRAPHIC SCALES:
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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

LIFE SAFETY PLAN

REVISIONS:

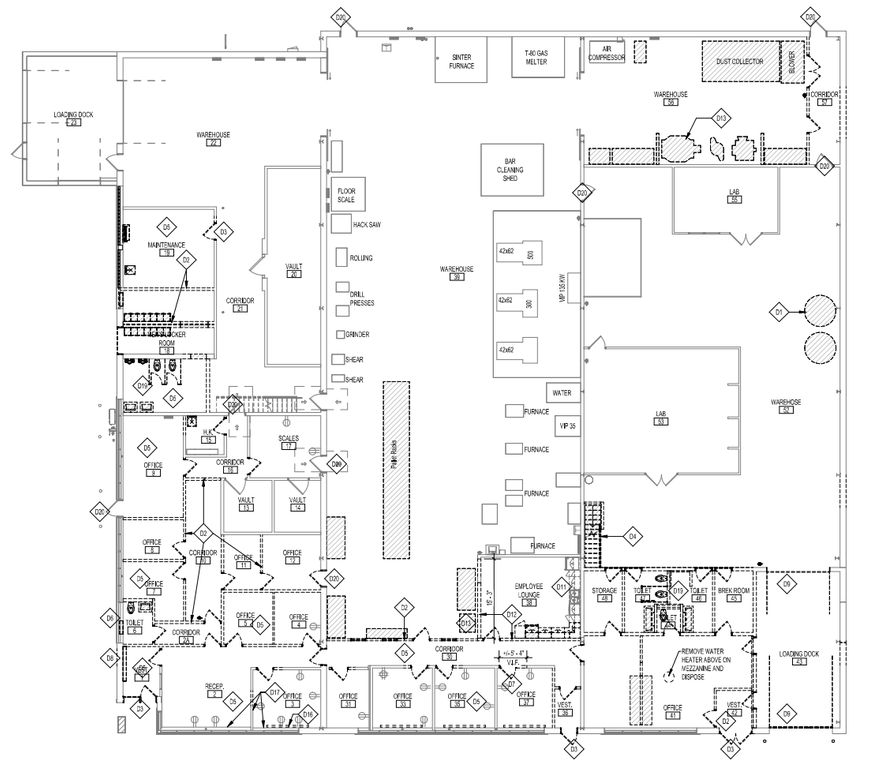
NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN:
EXISTING NEW
N Project North
True North

SIGNATURE:

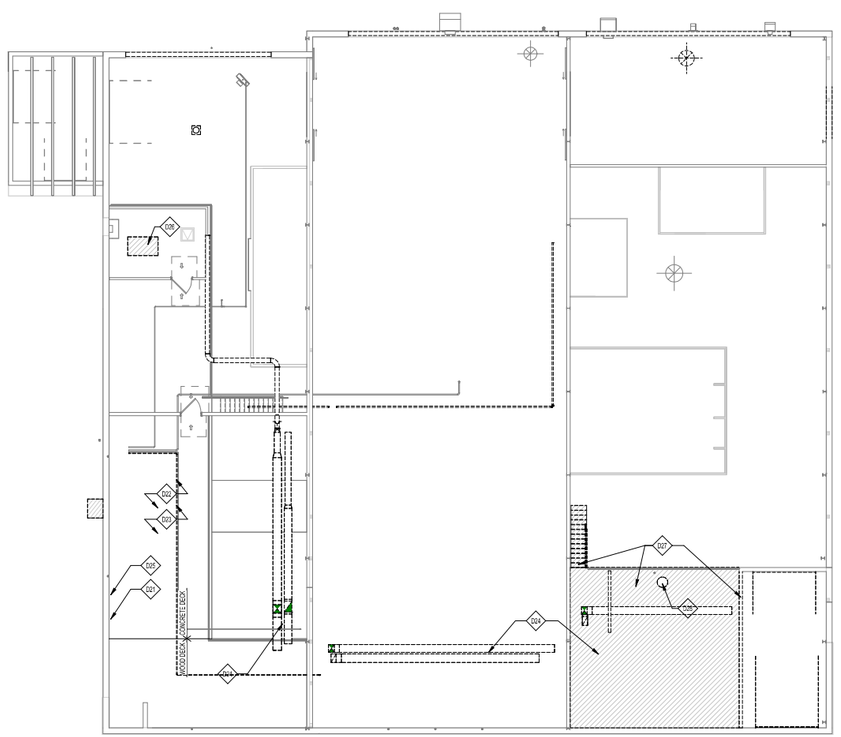
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STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: DB
APPROVED BY: AW / JTM
DATE: 10/30/2025
JOB NO. 25022
SHEET NO. A001



1 FIRST FLOOR - DEMOLITION PLAN
3/32" = 1'-0"

Project North



2 MEZZANINE LEVEL - DEMO FLOOR PLAN
3/32" = 1'-0"

Project North

DEMO PLAN KEYNOTES

- D1 RELOCATE EXISTING EQUIPMENT TO NEW LOCATION IN THE ADDITION.
- D2 REMOVE ENTIRE WALL, DOOR, FRAME, AND ANY ASSOCIATED SIDELIGHTS. COORDINATE WITH OWNERSHIP ON SALVAGE OPPORTUNITIES.
- D3 REMOVE EXISTING DOOR AND FRAME
- D4 REMOVE EXISTING STAIR UP TO MEZZANINE.
- D5 REMOVE EXISTING FLOORING THROUGHOUT. TYPICAL AT ALL EXISTING OFFICES, CORRIDORS, TOILET RM, RECEPTION AREA, SHIPPING & RECEIVING AND LOCKER ROOMS. V.I.F.
- D6 REMOVE EXISTING TOILET ROOM THROUGH WALL EXHAUST, V.I.F.
- D7 REMOVE PORTION OF EXISTING WALL AS REQUIRED TO INSTALL NEW DOOR AND FRAME, TYP. AT ALL OFFICES THROUGHOUT.
- D8 REMOVE PORTION OF THE EXISTING WALL FOR A NEW DOOR/FRAME WITH ACCESS CONTROL. GC TO COORDINATE WITH DOOR HARDWARE AND ELECTRICAL.
- D9 EXISTING OVERHEAD GARAGE DOOR TO BE REMOVED.
- D11 REMOVE EXISTING CABINETS AS SHOWN, COORDINATE SALVAGE OF EXISTING APPLIANCES WITH OWNERSHIP.
- D12 REMOVE PORTION OF EXISTING CMU WALL. NEW 1HR RATED FIRE BARRIER WALL TO BE INSTALLED AT THIS LOCATION
- D13 EXISTING EQUIPMENT TO BE RELOCATION TO NEW ADDITION, V.I.F.
- D16 REMOVE ALL UNDER WINDOW BASEBOARD HEATERS, ENCLOSURES, AND EQUIPMENT BACK TO SOURCE. REFER TO MECHANICAL DRAWINGS FOR NEW SCOPE OF WORK.
- D17 REMOVE WOOD PANELING THROUGHOUT, TYP.
- D19 ALL EXISTING PLUMBING FIXTURES TO BE REMOVED. SAW CUT AND REMOVE PORTION OF THE EXISTING CONCRETE SLAB AS REQUIRED FOR THE NEW PLUMBING FIXTURES. SEE PROPOSED FLOOR PLAN AND PLUMBING DRAWINGS.
- D20 EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW IN EXISTING FRAME. REMOVE EXISTING HARDWARE / ACCESS CONTROLS, ETC. NEW DOOR AND HARDWARE TO BE PROVIDED, SEE PROPOSED FLOOR PLANS AND DOOR SCHEDULE.
- D21 DEMO EXISTING I.T. / SECURITY EQUIPEMENT. EQUIPEMENT MUST REMAIN IN OPERATION UNIT CHANGE OVER FINILIZED, G.C. TO COORDINATE WITH OWNER AND SECURITY / I.T. CONSULTANTS.
- D22 PATCH AND REPAIR ALL DECK PENETRATIONS WITH LIKE MATERIAL TO THE DECKING
- D23 EXISTING MECHANICAL EQUIPEMENT TO BE REMOVED, SEE MEP DRAWINGS FOR SCOPE OF WORK.
- D24 REMOVE EXISTING DUCT AND INFILL AND SEAL ALL PENETRATIONS.
- D25 EXISTING FACP TO BE RELOCATEED TO THE NEW LOCATION AT THE SECURITY DESK, REFER TO LIFE SAFETY PLAN AND ELECTRICAL DRAWINGS.
- D26 REMOVE EXISTING BOILER, SEE MEP DRAWINGS.
- D27 DEMOLISH EXISTING MEZZANINE DECKING, SUPPORTS AND WALLS, COORDINATE WITH STRUCTURAL.
- D28 REMOVE EXISTING WATER HEATER AND ASSOCIATED PIPING, COORDINATE WITH MEP ENGINEERS.

DEMOLITION PLAN LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN.
- DOOR TO BE DEMOLISHED
- PLUMBING FIXTURES TO BE DEMOLISHED, SEE MEP DRAWINGS
- CASEWORK TO BE DEMOLISHED

GRAPHIC SCALES

SCALE: 1/32" = 1'-0" — 0' 1'-0" 2'-0" 4'-0" 8'-0" 16'-0" 32'-0" 64'-0"
SCALE: 1/16" = 1'-0" — 0' 8'-0" 16'-0" 32'-0"
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SCALE: 3/4" = 1'-0" — 0' 1'-0" 2'-0" 4'-0"
SCALE: 1" = 1'-0" — 0' 6" 1'-0" 2'-0"
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SCALE: 3" = 1'-0" — 0' 3" 6" 1'-0"

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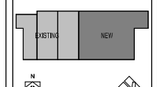
MID-STATES RECYCLING & REFINING
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FIRST FLOOR & MEZZ. FLOOR DEMOLITION PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

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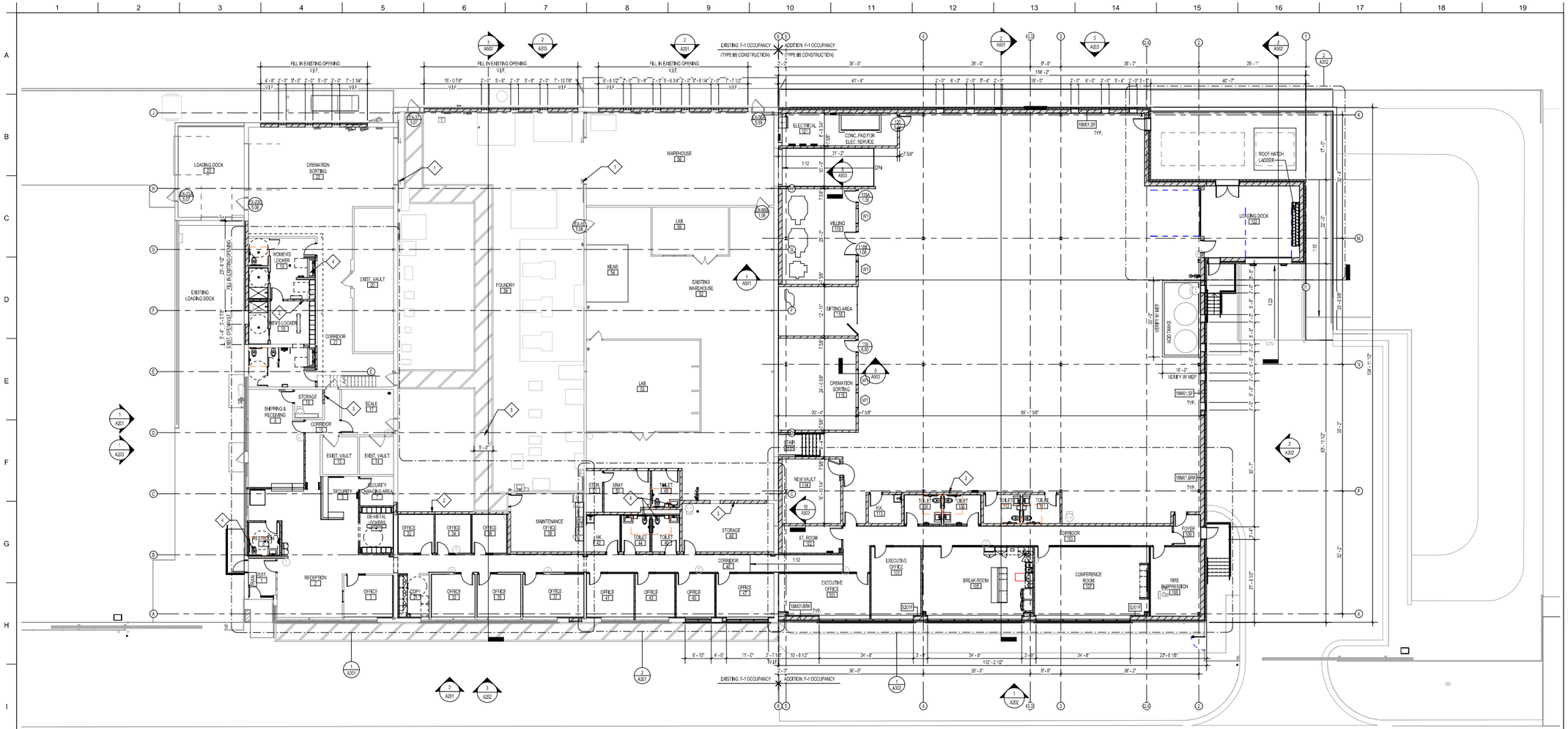
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1 FIRST FLOOR - PROPOSED PLAN
3/32" = 1'-0"

Project North

PLAN KEYNOTES

1. FIRE DOORS TIED TO FUSIBLE LINK TO REMAIN.
2. NEW WALL CONTINUOUS TO UNDERSIDE OF DECK ABOVE. COORDINATE WITH WALL TYPE, FIRE RATING IF ANY, AND LIFE SAFETY PLANS.
3. INFILL OPENING WITH CONSTRUCTION MATCHING EXISTING WALL, INCLUDING SOUND ATTENUATION AND FIRE RATING (IF APPLICABLE).
4. NEW PLUMBING FIXTURE. COORDINATE PLUMBING CONNECTIONS WITH MEP AND REFER TO INTERIOR ELEVATIONS.
5. CLEAR WALKING PATH. COORDINATE WITH SPRINKLER DRAWINGS AND G.C'S SPRINKLER CONTRACTOR TO ENSURE FULL COVERAGE OVER WALKING PATH IN FOUNDRY AREA.

PLAN LEGEND

- NEW FLOORING AND WALL BASE, TYP. @ ALL AREAS INCLUDED IN CONTRACT. SEE ID DWGS FOR DETAILS
- NEW MILLWORK
- NEW WALLS PER WALL SCHEDULE. SEE FINISH DWGS FOR FINISHES
- EXISTING WALLS TO REMAIN. APPLY NEW WALL FINISHES, TYP., @ ALL AREAS INCLUDED IN CONTRACT. SEE ID DWGS FOR DETAILS
- EXISTING DOOR TO REMAIN. REFER TO DOOR SCHEDULE FOR REQUIRED MODIFICATIONS
- NEW DOOR. SEE DOOR SCHEDULE FOR DETAILS

GRAPHIC SCALES

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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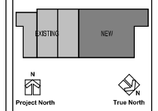
MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

FIRST FLOOR PROPOSED PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

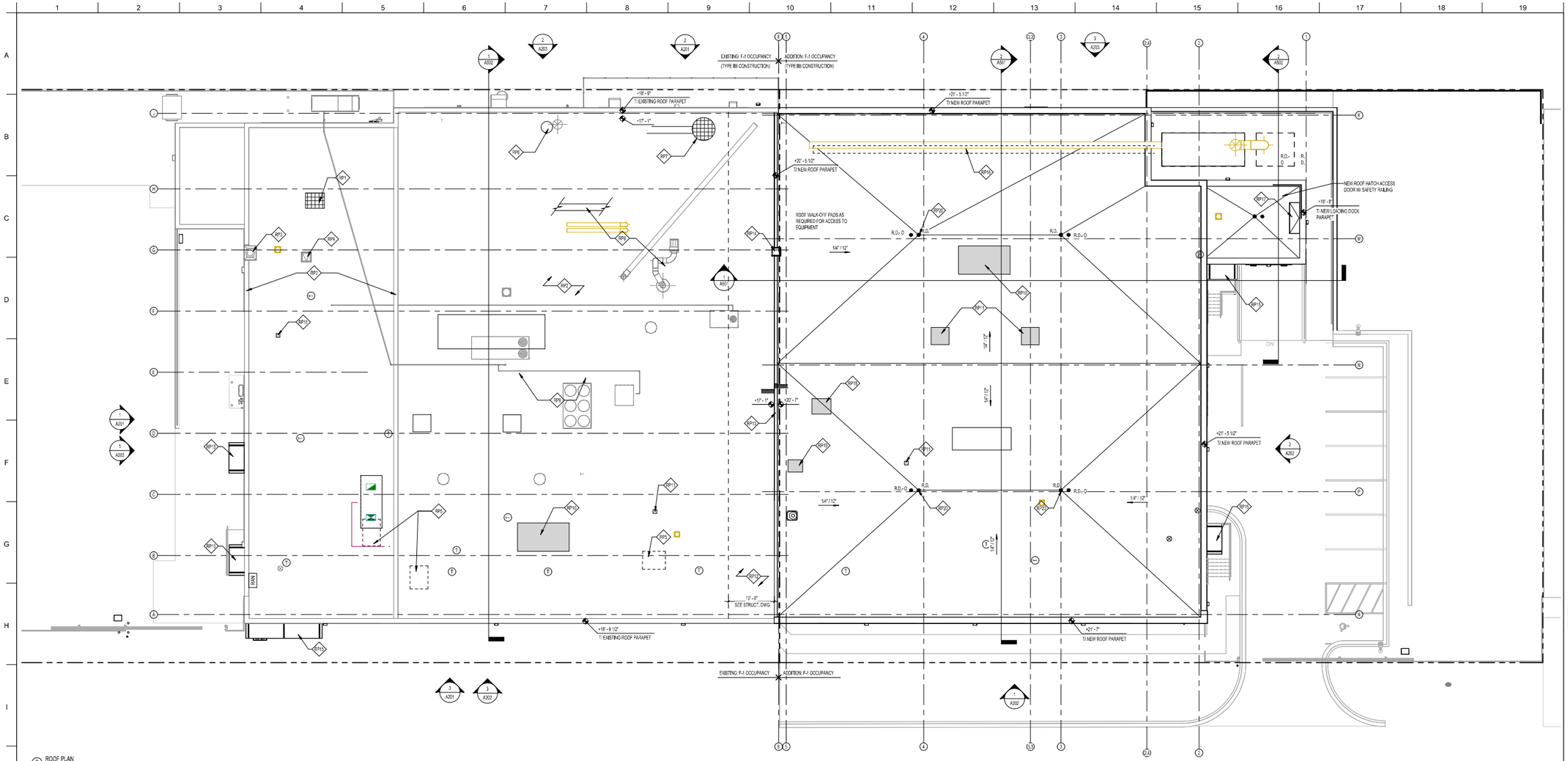
PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: LL | APPROVED BY: AW / JTM

DATE: 25022 | 10/30/2025

SHEET NO. A102



2 ROOF PLAN
3/32" = 1'-0"

ROOF PLAN KEYNOTES

RP1	PATCH AND INFILL EXISTING OPENING FROM RELOCATED CREMATION SORT EXHAUST; MATCH EXISTING CONSTRUCTION FOR A WEATHER-TIGHT CONSTRUCTION.
RP2	EXISTING ROOF AND PARAPET TO REMAIN, NO WORK.
RP3	EXISTING CHIMNEY TO REMAIN, NO WORK.
RP4	EXISTING ROOF HATCH TO REMAIN, NO WORK.
RP5	EXISTING RTU TO BE REMOVED. SEE MECHANICAL FOR EQUIPMENT REMOVAL. PATCH EXISTING OPENING AS NEEDED FOR WEATHER-TIGHT CONSTRUCTION. COORDINATE WITH STRUCTURAL.
RP6	EXISTING FURNACE EXHAUST TO REMAIN, NO WORK.
RP7	BAG COLLECTOR FAN TO BE REMOVED. PATCH AND REPAIR OPENING TO MATCH EXISTING ROOF CONSTRUCTION. COORDINATE WITH STRUCTURAL FOR REQUIRED REINFORCEMENT. EXISTING DUCT WORK TO BE RECONFIGURED BY OTHERS TO EXTEND TO NEW LOCATION.
RP8	EXISTING DUCTWORK TO REMAIN. SEE MECHANICAL DRAWINGS.
RP9	EXISTING MUA UNIT TO REMAIN. SEE MECHANICAL DRAWINGS.
RP10	NEW RTU UNIT. SEE MECHANICAL DRAWINGS.
RP11	NEW EXHAUST. SEE MECHANICAL DRAWINGS.
RP12	REMOVE EXISTING ROOFING, NEW ROOF DECK EXTENDED 12' OVER EXISTING STRUCTURE, FASTENED TO EXISTING DECK. SEE STRUCTURAL DRAWINGS FOR DETAILS.
RP13	EXTEND PARAPET WALL OVER EXISTING TO NEW ROOF PARAPET HEIGHT. SEE SECTIONS AND STRUCTURAL DRAWINGS FOR DETAILS.
RP14	NEW ROOF LADDER. SEE SPECIFICATIONS.
RP15	NEW CANOPY BY AMERICANA OUTDOORS INC, IMPERIAL CANOPY 12" FLUSH PANEL FASCIA.
RP16	NEW DUCTWORK FOR DUST COLLECTION BAG HOUSE TO CONNECT INTO EXISTING DUCTWORK ON ROOF. ALL CONNECTIONS, INSULATION, AND DETAILS ARE BY OTHERS.
RP17	NEW ROOF HATCH WITH SAFETY RAILING. SEE SPECIFICATIONS.
RP18	EXISTING CREMATION EXHAUST EQUIPMENT TO BE RELOCATED FROM EXISTING ROOF. G.C. TO VERIFY EQUIPMENT AND OPENING SIZE REQUIRED AND COORDINATE ROOF OPENING SUPPORT WITH STRUCTURAL.
RP19	NEW CONDENSING UNIT FOR LT. ROOM. SEE MECHANICAL DRAWINGS.
RP20	4" ROOF DRAIN W/ OVERFLOW. TIED TO STORM DRAIN THROUGH BUILDING, TYP. REFER TO PLUMBING DRAWINGS.

ROOF PLAN NOTES

1. ALL ROOF MOUNTED MECHANICAL UNITS, WHICH ARE HIGHER THAN SURROUNDING PARAPET WALLS AND VISIBLE ACROSS THE ADJACENT STREET, OR VISIBLE 6' ABOVE THE GROUND AT ANY ADJACENT PROPERTY LINE, ARE REQUIRED TO BE SCREENED IN ACCORDANCE WITH SECTION 10-15-11(3) OF THE ZONING ORDINANCE.
2. THE HEIGHT OF THE SCREENS MUST BE AT LEAST AS HIGH AS THE MECHANICAL UNIT AND BASE.
3. THE SCREENING OF ROOFTOP EQUIPMENT SHALL BE ACCOMPLISHED THROUGH UNIT MOUNTED SCREENS. SEE ARCHITECTURAL AND MECHANICAL ROOF PLANS FOR LOCATIONS OF ROOFTOP EQUIPMENT AND REQUIRED SCREENS. CONTRACTOR TO VERIFY FINAL HEIGHTS OF SCREENS IN FIELD..
4. SEE MECHANICAL DOCUMENT'S FOR DETAILS.

ROOF PLAN LEGEND

- 1/4" PER FOOT SLOPED ROOF SYSTEM
- SADDLE - 1/8" PER FOOT SLOPE
- L.P. — LOW POINT OF SLOPED ROOF
- H.P. — HIGH POINT OF SLOPED ROOF
- ROOF DRAIN
- R.D. - O — OVER FLOW ROOF DRAIN
- ARROW INDICATES DIRECTION OF SLOPED ROOF
- D.S. — 30" X 30" WALKWAY PROTECTION TILES
- DOWNSPOUT

GRAPHIC SCALES:
SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

PROPOSED ROOF PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN: EXISTING / NEW
Project North / True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007199
STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

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LL	AW / JTM
DATE:	
25022	10/30/2025

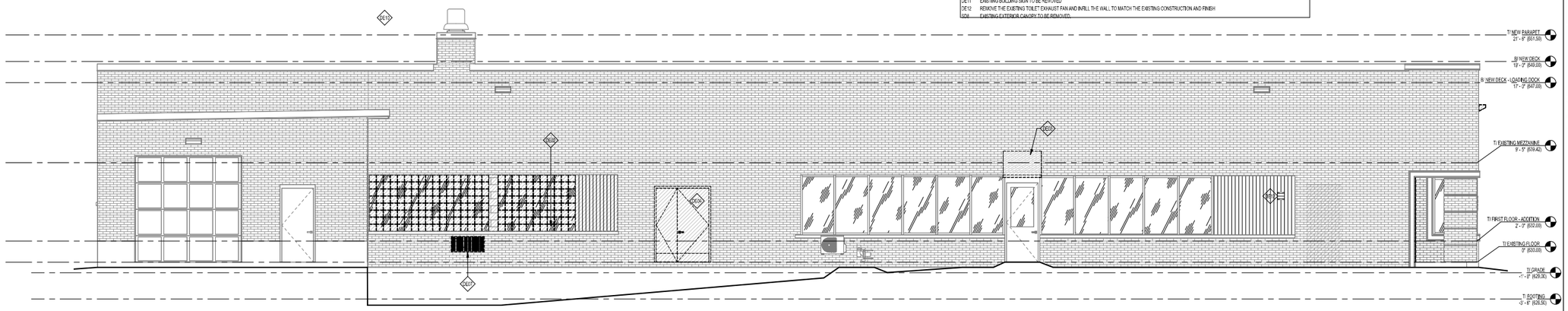
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EXTERIOR ELEV. DEMOLITION KEYNOTES

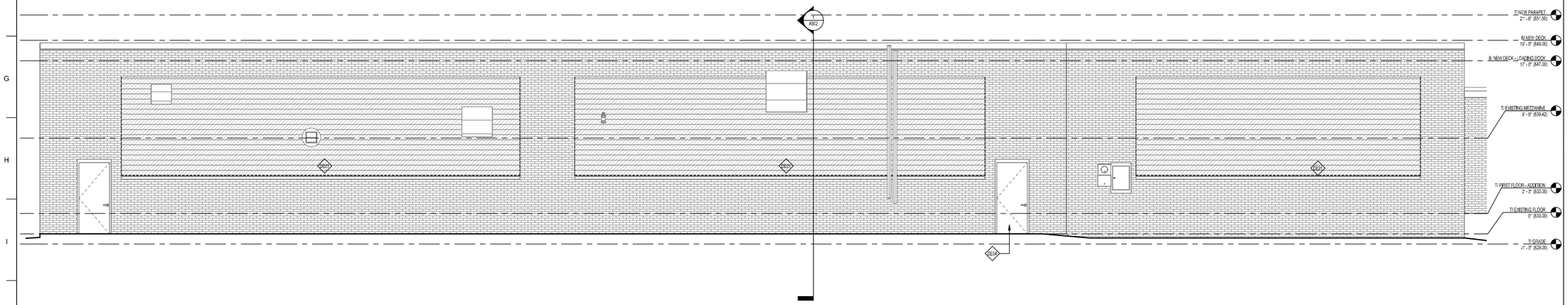
DE01	REMOVE EXISTING SIDING INFILL, REFER TO PROPOSED ELEVATION AND PLANS FOR WALL TYPES AND GLAZING DETAILS, TYP.
DE02	REMOVE EXISTING GLAZING BLOCK, PREP FOR BRICK INFILL. REFER TO PROPOSED ELEVATION AND FLOOR PLANS FOR WALL TYPES, TYP.
DE03	REMOVE EXISTING CANOPY, REFER TO PROPOSED EXTERIOR ELEVATIONS, TYP.
DE04	REMOVE EXISTING DOOR, HARDWARE, AND ACCESS CONTROLS (IF ANY), PREPARE TO INFILL WALL TO MATCH EXISTING, REFER TO FLOOR PLANS
DE06	REMOVE EXISTING ENTRY DOOR, FRAME AND SIDE LITE- HARDWARE PREP FOR NEW ENTRY DOOR , REFER TO PROPOSED ELEVATION.
DE07	REMOVE EXISTING WALL UNIT, INFILL WALL WITH NEW BRICK TO MATCH EXISTING AND PATCH HOLE IN WALL, TYP.
DE08	REMOVE EXISTING OVER-HEAD GARAGE DOOR, TRACK, SEALS, OPENER, ETC. ALL ASSOCIATED ELECTRICAL. PREPARE TO INFILL OPENING WITH BRICK TO MATCH THE EXISTING. REFER TO FLOOR PLANS
DE09	REMOVE EXISTING WALL MOUNTED LIGHT FIXTURE. REFER TO DEMO/ PROPOSED ELECTRICAL DRAWINGS, TYP.
DE10	REMOVE EXISTING BOILER. SEE MEP DRAWINGS.
DE11	EXISTING BUILDING SIGN TO BE REMOVED
DE12	REMOVE THE EXISTING TOILET EXHAUST FAN AND INFILL THE WALL TO MATCH THE EXISTING CONSTRUCTION AND FINISH
DE01	EXISTING EXTERIOR CANOPY TO BE REMOVED

ELEVATION NOTES

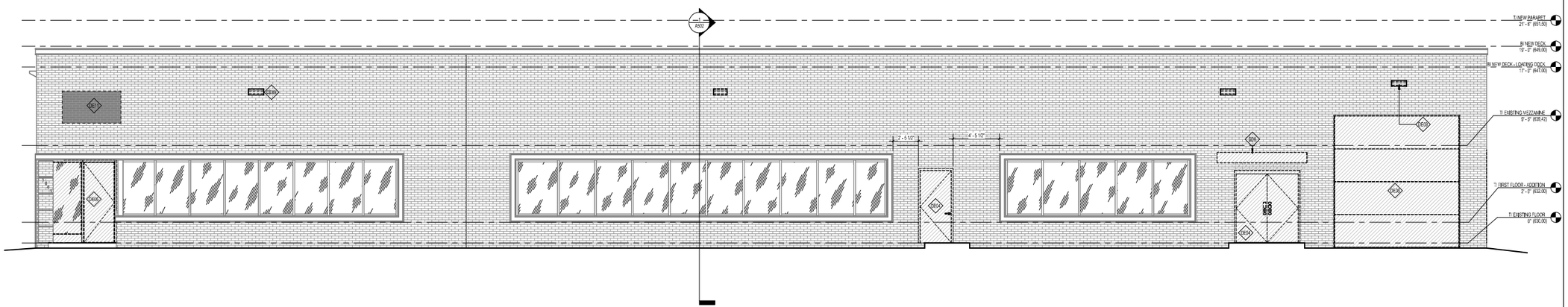
1. ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL COLOR
2. PROVIDE CONTROL JOINTS AT EVERY INSIDE CORNER AND AT 30'-0" INCREMENTS-PROVIDE SUBMITTAL OF CJ LOCATIONS FOR ARCHITECT REVIEW PRIOR TO INSTALLATION
3.
4. ALL COURSING PATTERNS ON EXTERIOR WALLS ARE REPRESENTATIONAL OF DESIGN INTENT. FOR TYPICAL COURSING PATTERNS, AND BRICK LEDGE LOCATION REFER TO A500 SECTIONS AND STRUCTURAL DRAWINGS



1 DEMOLITION SOUTH-EAST_EXTERIOR ELEVATION
1/4" = 1'-0"



2 DEMOLITION SOUTH-WEST_EXTERIOR ELEVATION
1/4" = 1'-0"



3 DEMOLITION NORTH-EAST_EXTERIOR ELEVATION
1/4" = 1'-0"

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

DEMOLITION EXTERIOR ELEVATIONS

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:

EXISTING | NEW

Project North | True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: BA | APPROVED BY: AW / JTM

DATE: 10/30/2025

25022

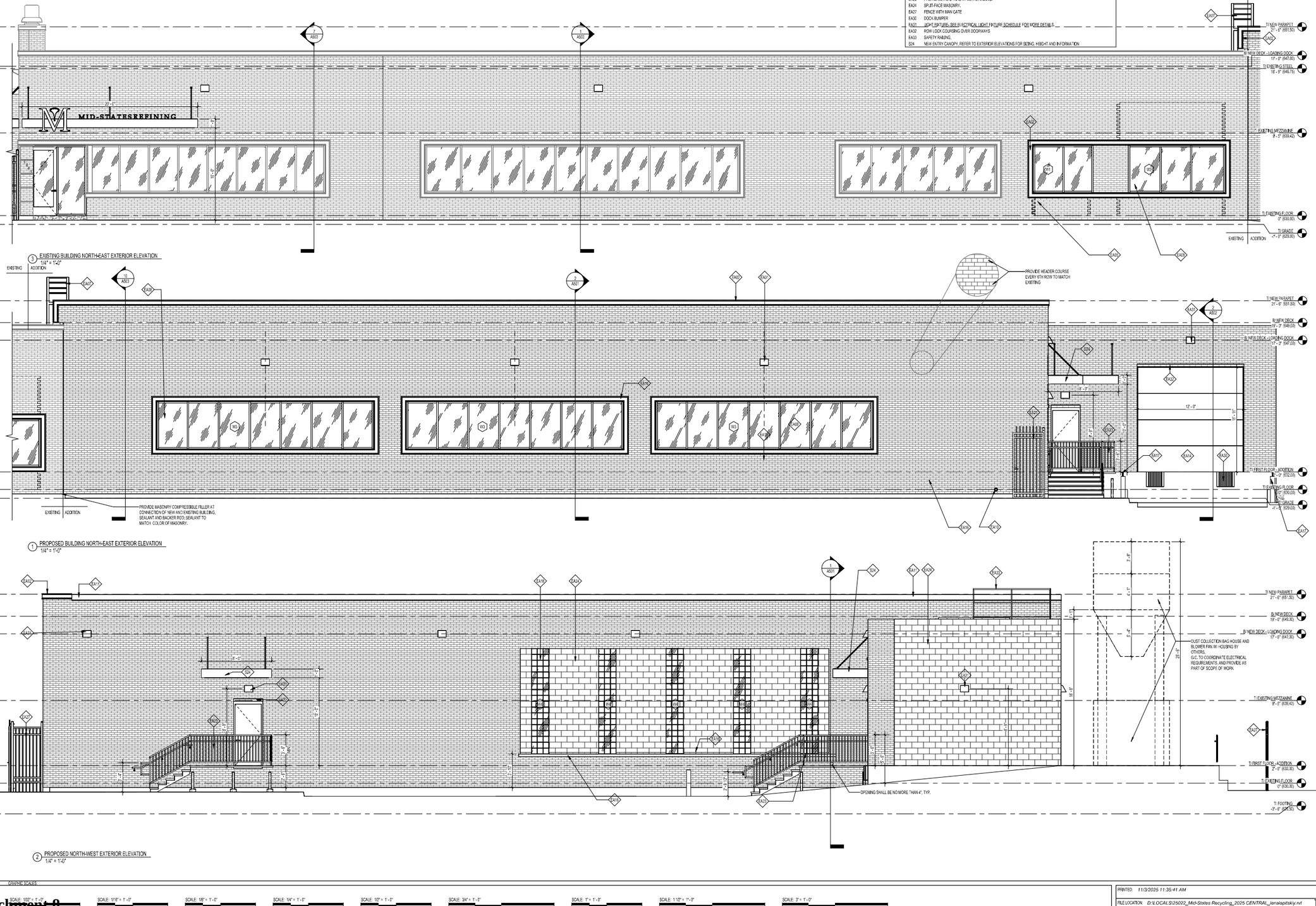
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EXTERIOR ELEVATION KEYNOTES

EA02	CAST STONE TO MATCHING EXISTING IN HEIGHT AND PROFILE, REFER TO SECTION.
EA05	INFILL EXISTING OPENINGS TO MATCH ADJACENT EXISTING MASONRY, REFER TO PLANS AND WALL TYPES FOR WALL CONSTRUCTION
EA07	YATAL ROOF LADDER
EA08	ALUM. STOREFRONT ENTERY DOOR 1", LOW-E INSUL. GLAZING, FRAME TO MATCH EXISTING.
EA10	FIRE DEPART. 5" STORTZ CONNECTION, MAXIMUM 100' FROM NEAREST FIRE HYDRANT, REFER TO FIRE PROTECTION DRAWINGS
EA11	METAL COPING TO MATCH EXISTING COLOR.
EA14	LOADING DOCK OVERHEAD DOOR.
EA16	CAST STONE SILL.
EA17	METAL GUARDRAIL AT THE TOP OF RETAINING MASONARY WALL.
EA18	INSULATED GLAZING BLOCK.
EA21	SECURITY FENCE
EA23	PREFAB METAL STAIRS W/ METAL RAILING.
EA24	SPLIT-FACE MASONRY.
EA27	FENCE WITH MAN GATE
EA30	DOCK BUMPER
EA31	LIGHT FIXTURE- SEE ELECTRICAL LIGHT FIXTURE SCHEDULE FOR MORE DETAILS
EA32	ROW LOCK COURSING OVER DOORWAYS
EA33	SAFETY RAILING.
S24	NEW ENTRY CANOPY, REFER TO EXTERIOR ELEVATIONS FOR SIZING, HEIGHT AND INFORMATION

ELEVATION NOTES

1. ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL COLOR
2. PROVIDE CONTROL JOINTS AT EVERY INSIDE CORNER AND AT 30'-0" INCREMENTS-PROVIDE SUBMITTAL OF CJ LOCATIONS FOR ARCHITECT REVIEW PRIOR TO INSTALLATION
3.
4. ALL COURSING PATTERNS ON EXTERIOR WALLS ARE REPRESENTATIONAL OF DESIGN INTENT. FOR TYPICAL COURSING PATTERNS, AND BRICK LEDGE LOCATION REFER TO A500 SECTIONS AND STRUCTURAL DRAWINGS



GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

PROPOSED EXTERIOR ELEVATIONS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25

KEY PLAN:

EXISTING | NEW

Project North | True North

SIGNATURE:

PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

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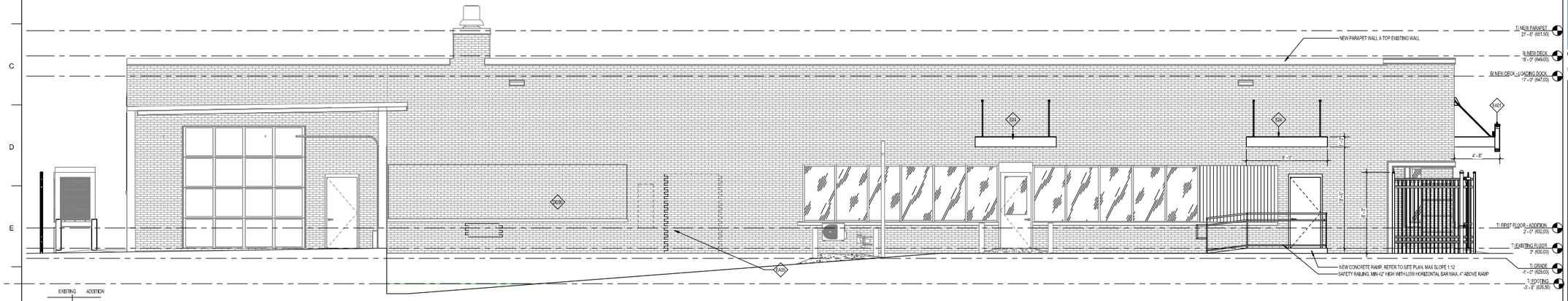
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EXTERIOR ELEVATION KEYNOTES

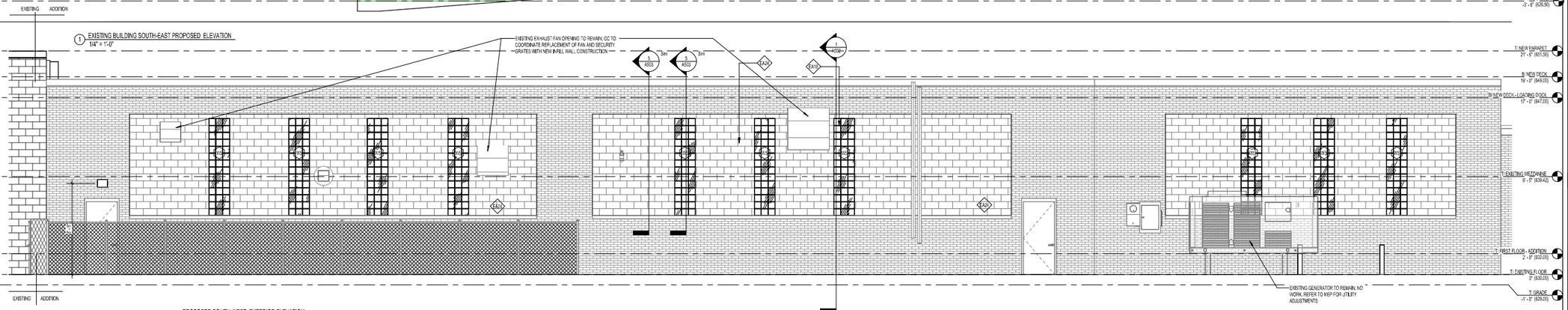
DE06	REMOVE EXISTING ENTRY DOOR, FRAME AND SIDE LITE- HARDWARE PREP FOR NEW ENTRY DOOR , REFER TO PROPOSED ELEVATION.
EA01	NEW CANOPY: AMERICANA OUTDOORS, INC. IMPERIAL CANOPY 12" FLUSH PANEL FASCIA WITH CUSTOM DESIGN SAGNAGE
EA05	INFILL EXISTING OPENINGS TO MATCH ADJACENT EXISTING MASONRY, REFER TO PLANS AND WALL TYPES FOR WALL CONSTRUCTION
EA13	METAL SAFETY RAILING FOR ROOF HATCH ACCESS
EA18	INSULATED GLAZING BLOCK.
EA24	SPLIT-FACE MASONRY.
EA29	NEW LIGHT FIXTURE, REFER TO ELECTRIC DRAWINGS
EA29	VENTILATION GRILL- SEE MECHANICAL DWG.
S24	NEW ENTRY CANOPY, REFER TO EXTERIOR ELEVATIONS FOR SIZING, HEIGHT AND INFORMATION

ELEVATION NOTES

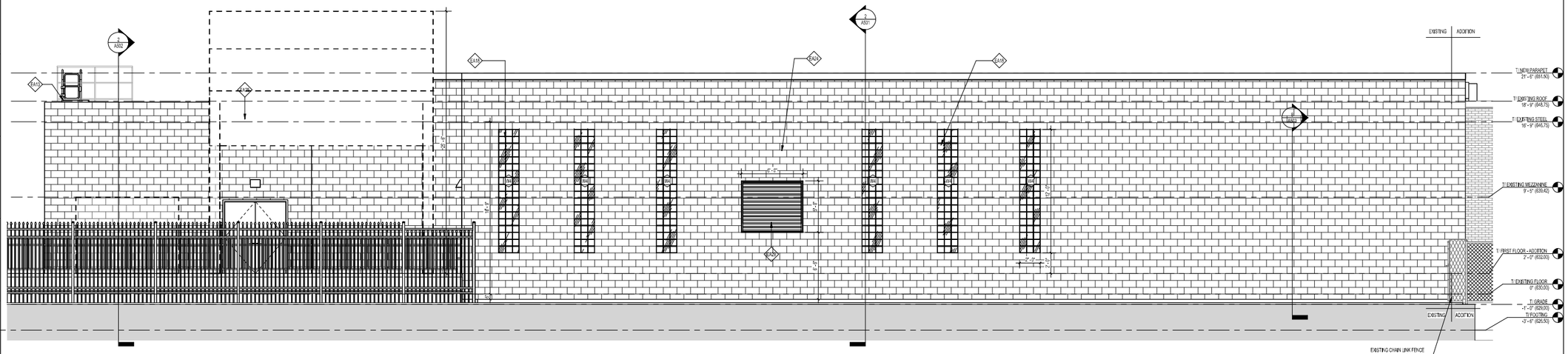
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3.
4. ALL COURSING PATTERNS ON EXTERIOR WALLS ARE REPRESENTATIONAL OF DESIGN INTENT. FOR TYPICAL COURSING PATTERNS, AND BRICK LEDGE LOCATION REFER TO A500s SECTIONS AND STRUCTURAL DRAWINGS



1 EXISTING BUILDING SOUTH-EAST PROPOSED ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH-WEST_EXTERIOR ELEVATION
1/4" = 1'-0"



3 PROPOSED SOUTH-WEST_EXTERIOR ELEVATION - ADDITION
1/4" = 1'-0"

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" — 0, 1'-0", 2'-0", 4'-0"
SCALE: 1/16" = 1'-0" — 0, 8'-0", 16'-0", 32'-0"
SCALE: 1/8" = 1'-0" — 0, 4'-0", 8'-0", 16'-0"
SCALE: 1/4" = 1'-0" — 0, 2'-0", 4'-0", 8'-0"
SCALE: 1/2" = 1'-0" — 0, 1'-0", 2'-0", 4'-0"
SCALE: 3/4" = 1'-0" — 0, 1'-0", 2'-0", 4'-0"
SCALE: 1" = 1'-0" — 0, 6", 1'-0", 2'-0"
SCALE: 1 1/2" = 1'-0" — 0, 6", 1'-0", 2'-0"
SCALE: 3" = 1'-0" — 0, 3", 6", 1'-0"

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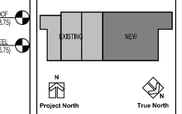
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PROPOSED EXTERIOR ELEVATIONS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25

KEY PLAN:



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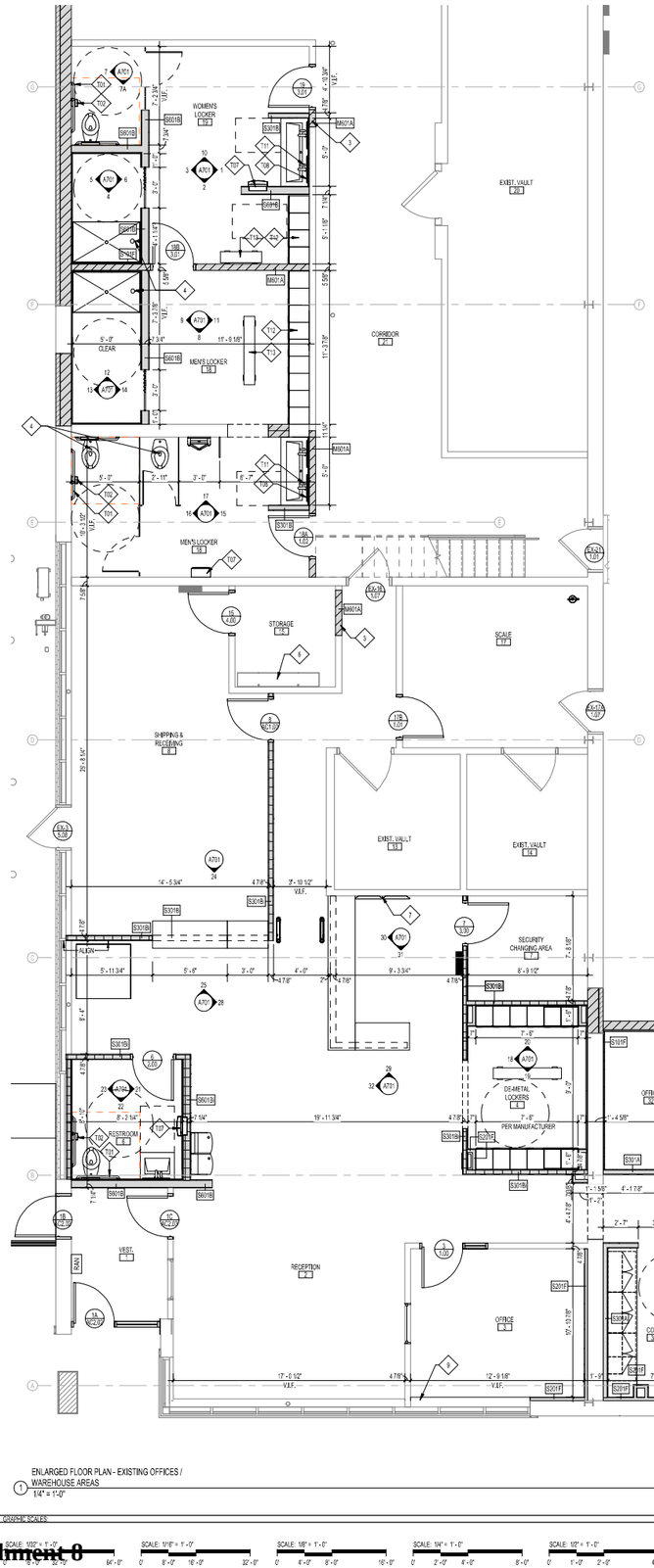
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	DATE:
25022	10/30/2025

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A203

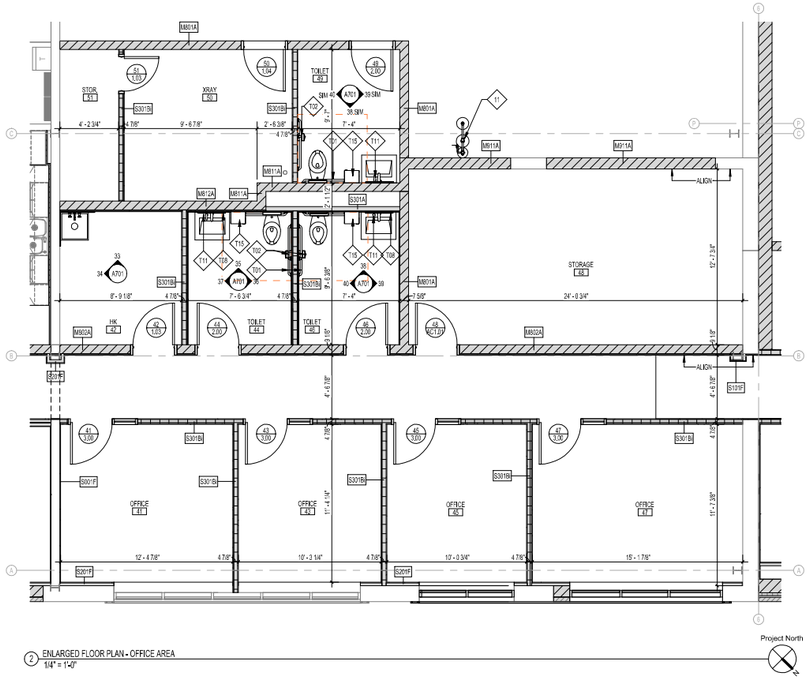
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1 ENLARGED FLOOR PLAN - EXISTING OFFICES / WAREHOUSE AREAS
1/4" = 1'-0"

Project North



2 ENLARGED FLOOR PLAN - OFFICE AREA
1/4" = 1'-0"

Project North

ENLARGED PLANS NOTES

1. FOR BATHROOM ACCESSORIES, REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS.
2. CONTRACTOR TO COORDINATE WITH STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL BEARING AND SHEAR WALLS AND ALTER WALL TYPES ACCORDINGLY. SEE OVERALL PLANS FOR DEMISING WALL DESIGNATIONS. TAGS ON TYPICAL UNIT PLANS ARE NOT CONSISTENT IN ALL LOCATIONS. ALL BEARING WALLS WILL BE REQUIRED TO BE RATED PER THE CODE STUDY ON SHEET T002.
3. CONTRACTOR TO VERIFY IN FIELD ALL MILLWORK DIMENSIONS PRIOR TO ISSUANCE OF SHOP DRAWINGS. TYPICAL ELEVATIONS DO NOT ACCOUNT FOR CHANGES IN WALL THICKNESS BETWEEN UNIT TYPES.
4. CONTRACTOR TO COORDINATE WITH OWNERSHIP TEAM FOR FINAL LOCATIONS FOR ACCESSIBLE AND ADAPTABLE APARTMENTS PRIOR TO INSTALLATION OF PLUMBING FIXTURES, MILLWORK AND TOILET ACCESSORIES. SEE SHEET A700 FOR TYPICAL MOUNTING HEIGHTS AND CLEARANCES FOR ACCESSIBLE AND ADAPTABLE APARTMENTS.
5. SEE GENERAL NOTES ON A700 FOR IN-WALL BLOCKING REQUIREMENTS FOR TOILET ACCESSORIES AND GRAB BARS.
6. CONTRACTOR TO COORDINATE WITH OWNER MARKETING TEAMS FOR UPGRADE SELECTIONS PRIOR TO SUBMISSION OF SHOP DRAWINGS AND COORDINATE QUANTITIES ACCORDINGLY.

PLANS KEYNOTES

3	INFILL OPENING WITH CONSTRUCTION MATCHING EXISTING WALL, INCLUDING SOUND ATTENUATION AND FIRE RATING (IF APPLICABLE).
4	NEW PLUMBING FIXTURE. COORDINATE PLUMBING CONNECTIONS WITH MEP AND REFER TO INTERIOR ELEVATIONS.
6	SHELVING AND STORAGE BY OWNER.
7	G.C. TO COORDINATE AND PROVIDE IN-WALL BLOCKING FOR WALL MOUNTED VIDEO SCREENS BY OTHERS.
8	COPIER / PRINTER EQUIPMENT BY OWNER, ELECTRICAL TO COORDINATE POWER LOCATIONS WITH OWNER.
9	NEW PAINTED WOOD SILL, TYP. ALL WINDOW SILLS ALONG WALL.
10	G.C. TO COORDINATE SALVAGE AND REMOVAL OF EXISTING APPLIANCES AND TURN OVER TO OWNER.
11	EMERGENCY EYEWASH AND SHOWER, REFER TO PLUMBING DRAWINGS AND SCHEDULES.

APPLIANCES KEYNOTES

AP05	FULL HEIGHT REFRIGERATOR W/ FREEZER - O.F.C.I. - PROVIDE WATER LINE- SEE PLUMBING DRAWINGS.
AP07	SITTING ON SHELF MICROWAVE- O.F.C.I.
AP08	ADA DISHWASHER - O.F.C.I.
AP09	COFFEE MAKER - BY OWNER - GC TO COORDINATE POWER AND WATER LINE WITH / OWNER SPECIFIED APPLIANCE

TOILET ACCESSORIES KEYNOTES

T01	GRAB BARS, PROVIDE BLOCKING AS NEEDED.- BOBRICK - B-5806 STAINLESS STEEL, SIZE PER ADA REQ'S (18" VERT., 36" BACK WALL, 42" ADJACENT WALL)
T02	SURFACE-MOUNTED TOILET TISSUE DISPENSER, BOBRICK, SATIN FINISH, MODEL #B-4288
T04	SURFACE-MOUNTED SEAT COVER DISPENSER, BOBRICK, SATIN FINISH, MODEL #B-4221
T07	RECESSED CONVERTIBLE PAPER TOWEL DISPENSER/WASTE RECEPTACLE, BOBRICK, SATIN FINISH,B-43949
T08	WELDED-FRAME MIRROR, REFER TO ID SCHEDULE O.F.O.I.
T11	SLOAN® EDC®-MOUNTED FOAM SOAP DISPENSER, MODEL #ESD-1500
T12	RESETTABLE WOOD LOCKER UNITS- SEE PLANS FOR DESIGNATION LOCATION, PROVIDE BOTTOM SHELF MIN 15" AFF AND HIGH SHELF MAX 48" AFF, TYPICAL ALL ACCESSIBLE LOCKERS
T13	BENCH, BY OWNER
T14	TOILET PARTITION - BRADLEY - FORMICA - REFER TO ID FOR COLOR SELECTION AND TYPE.
T15	SURFACE MOUNTED PAPER TOWEL DISPENSER
T16	SHOWER CURTAIN / ROD AMERICAN SPECIALTIES, INC #1224-2 SHOWER CURTAIN ROD - 1-1/4" DIA. ROD - FINISH: STAINLESS STEEL

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

ENLARGED PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:

EXISTING NEW

N Project North — True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: LL — APPROVED BY: AW / JTM

DATE: 25022 — 10/30/2025

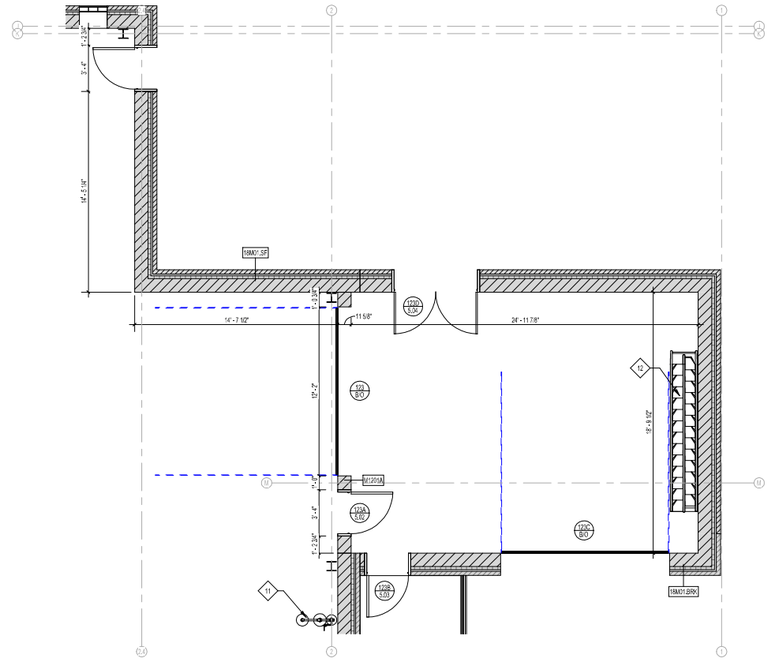
SHEET NO. A301

GRAPHIC SCALES:

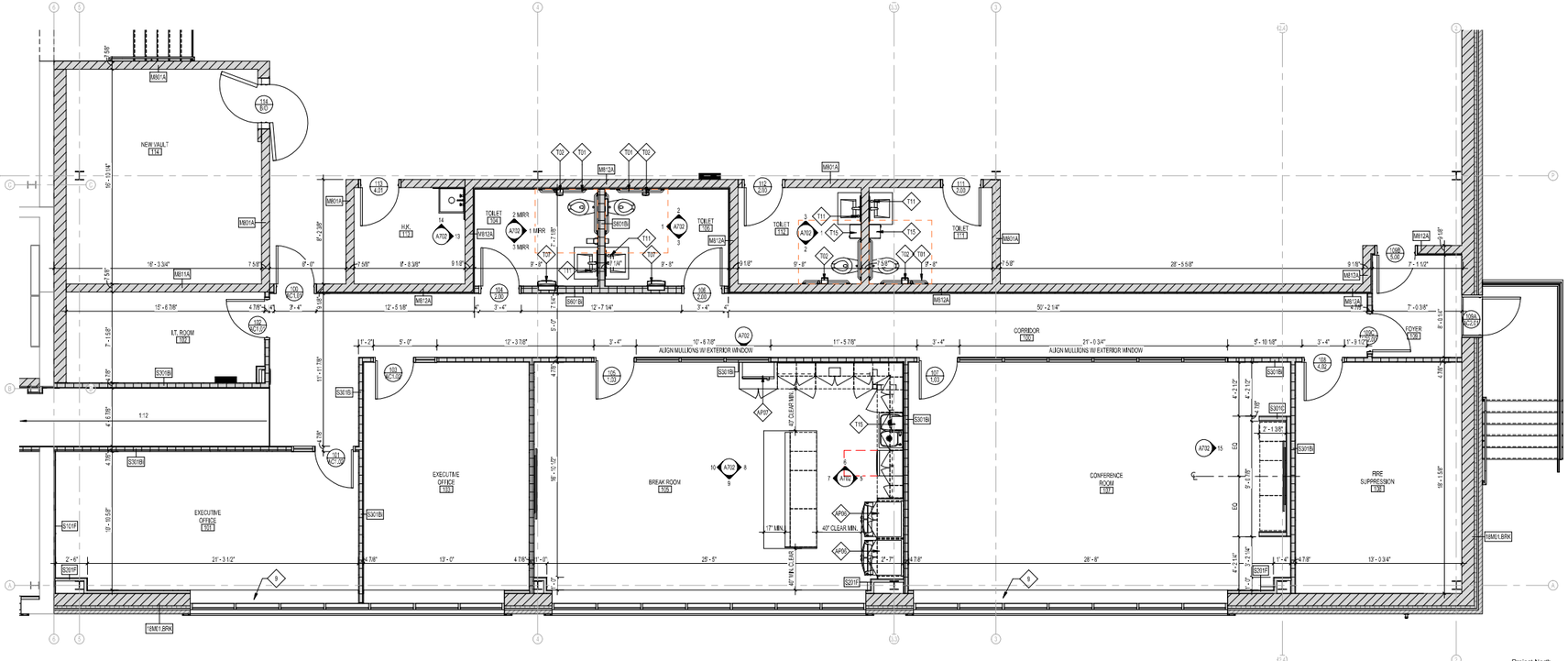
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2 ENLARGED FLOOR PLAN - ADDITION LOADING DOCK
1/4" = 1'-0"



1 ENLARGED FLOOR PLAN - ADDITION OFFICE AREA
1/4" = 1'-0"

ENLARGED PLANS NOTES

1. FOR BATHROOM ACCESSORIES, REFER TO INTERIOR ELEVATIONS AND SPECIFICATIONS.
2. CONTRACTOR TO COORDINATE WITH STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL BEARING AND SHEAR WALLS AND ALTER WALL TYPES ACCORDINGLY. SEE OVERALL PLANS FOR DEMISING WALL DESIGNATIONS. TAGS ON TYPICAL UNIT PLANS ARE NOT CONSISTENT IN ALL LOCATIONS. ALL BEARING WALLS WILL BE REQUIRED TO BE RATED PER THE CODE STUDY ON SHEET T002.
3. CONTRACTOR TO VERIFY IN FIELD ALL MILLWORK DIMENSIONS PRIOR TO ISSUANCE OF SHOP DRAWINGS. TYPICAL ELEVATIONS DO NOT ACCOUNT FOR CHANGES IN WALL THICKNESS BETWEEN UNIT TYPES.
4. CONTRACTOR TO COORDINATE WITH OWNERSHIP TEAM FOR FINAL LOCATIONS FOR ACCESSIBLE AND ADAPTABLE APARTMENTS PRIOR TO INSTALLATION OF PLUMBING FIXTURES, MILLWORK AND TOILET ACCESSORIES. SEE SHEET A700 FOR TYPICAL MOUNTING HEIGHTS AND CLEARANCES FOR ACCESSIBLE AND ADAPTABLE APARTMENTS.
5. SEE GENERAL NOTES ON A700 FOR IN-WALL BLOCKING REQUIREMENTS FOR TOILET ACCESSORIES AND GRAB BARS.
6. CONTRACTOR TO COORDINATE WITH OWNER MARKETING TEAMS FOR UPGRADE SELECTIONS PRIOR TO SUBMISSION OF SHOP DRAWINGS AND COORDINATE QUANTITIES ACCORDINGLY.

CEILING GENERAL NOTES

1. ALL LIGHT FIXTURES, VENTS, FIRE ALARM, AND ANY OTHER ACCESSORIES PLACED IN CEILING ARE TO BE CENTERED AND ALIGNED WITH EACH OTHER, COORDINATE W/ARCHITECT AS NEEDED PRIOR TO INSTALLATION WHEN DIMENSIONS ARE NOT SHOWN.
2. ALL LIGHT FIXTURES ARE TO BE PLACED CENTERED IN THE ROOM, U.N.O.
3. ALL CEILING ACCESS PANELS FOR GYP CEILING TO BE FRAMELESS GYP. BD. PANEL TO MATCH THE COLOR OF THE CEILING.
4. WHERE PRE-MADE MACHINE-SCORED GYPSUM BOARD CORNERS ARE EMPLOYED FOR SOFFITS, ENSURE HORIZONTAL AND VERTICAL FRAMING IS PLACED AT EVERY GYPSUM BOARD BUTT-JOINT TO PREVENT CRACKING.
5. ALL LOCATIONS ARE NOT SHOWN, COORDINATE W/ MEP DRAWINGS AND PROVIDE ACCESS PANELS WHERE NEEDED AND/OR REQUIRED.
6. UNDERCABINET LIGHTING TO BE CONTINUOUS UNDER ALL UPPER CABINETS; CONCEAL CONTROL BOX INSIDE CABINETS.
7. ALL CEILING DATUMS HEIGHT IS INDICATED RELATIVE TO THE FINISHED FLOOR ELEVATION WITHIN THE SPACE, SEE SECTIONS FOR DETAILS.

PLANS KEYNOTES

9	NEW PAINTED WOOD SILL, TYP. ALL WINDOW SILLS ALONG WALL.
11	EMERGENCY EYEWASH AND SHOWER, REFER TO PLUMBING DRAWINGS AND SCHEDULES.
12	LADDER/PE STAIR TO LOADING DOCK ROOF, SEE SPECIFICATIONS.

APPLIANCES KEYNOTES

AP05	FULL HEIGHT REFRIGERATOR W/ FREEZER. - O.F.C.I. - PROVIDE WATER LINE- SEE PLUMBING DRAWINGS.
AP07	SITTING ON SHELF MICROWAVE- O.F.C.I.
AP08	ADA DISHWASHER - O.F.C.I.
AP09	COFFEE MAKER - BY OWNER - GC TO COORDINATE POWER AND WATER LINE WITH / OWNER SPECIFIED APPLIANCE

TOILET ACCESSORIES KEYNOTES

T01	GRAB BARS, PROVIDE BLOCKING AS NEEDED.- BOBRICK - B-5806 STAINLESS STEEL. SIZE PER ADA REQ'S (18" VERT., 36" BACK WALL, 42" ADJACENT WALL)
T02	SURFACE-MOUNTED TOILET TISSUE DISPENSER; BOBRICK, SATIN FINISH, MODEL #B-4288
T04	SURFACE-MOUNTED SEAT COVER DISPENSER; BOBRICK, SATIN FINISH, MODEL #B-221
T07	RECESSED CONVERTIBLE PAPER TOWEL DISPENSER/WASTE RECEPTACLE, BOBRICK, SATIN FINISH,B-43949
T08	WELDED-FRAME MIRROR, REFER TO ID SCHEDULE O.F.O.I.
T11	SLOAN® DECK-MOUNTED FOAM SOAP DISPENSER, MODEL #ESD-1500
T12	RESETTABLE WOOD LOCKER UNITS: SEE PLANS FOR DESIGNATION LOCATION. PROVIDE BOTTOM SHELF MIN 15" AFF AND HIGH SHELF MAX 48" AFF, TYPICAL ALL ACCESSIBLE LOCKERS
T13	BENCH: BY OWNER
T14	TOILET PARTITION - BRADLEY - FORMICA - REFER TO ID FOR COLOR SELECTION AND TYPE.
T15	SURFACE MOUNTED PAPER TOWEL DISPENSER
T16	SHOWER CURTAIN / ROD AMERICAN SPECIALTIES, INC #1234-2 SHOWER CURTAIN ROD = 1-1/4" DIA. ROD = FINISH: STAINLESS STEEL

GRAPHIC SCALES

SCALE: 1/32" = 1'-0" 0 16" 32" 64"-0"
SCALE: 1/16" = 1'-0" 0 8'-0" 16'-0" 32'-0"
SCALE: 1/8" = 1'-0" 0 4'-0" 8'-0" 16'-0"
SCALE: 1/4" = 1'-0" 0 2'-0" 4'-0" 8'-0"
SCALE: 1/2" = 1'-0" 0 1'-0" 2'-0" 4'-0"
SCALE: 3/4" = 1'-0" 0 1'-0" 2'-0" 4'-0"
SCALE: 1" = 1'-0" 0 1'-0" 2'-0"
SCALE: 1 1/2" = 1'-0" 0 6" 1'-0" 2'-0"
SCALE: 3" = 1'-0" 0 3" 6" 1'-0"

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

ENLARGED PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:

EXISTING NEW

N Project North True North

SIGNATURE:

PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

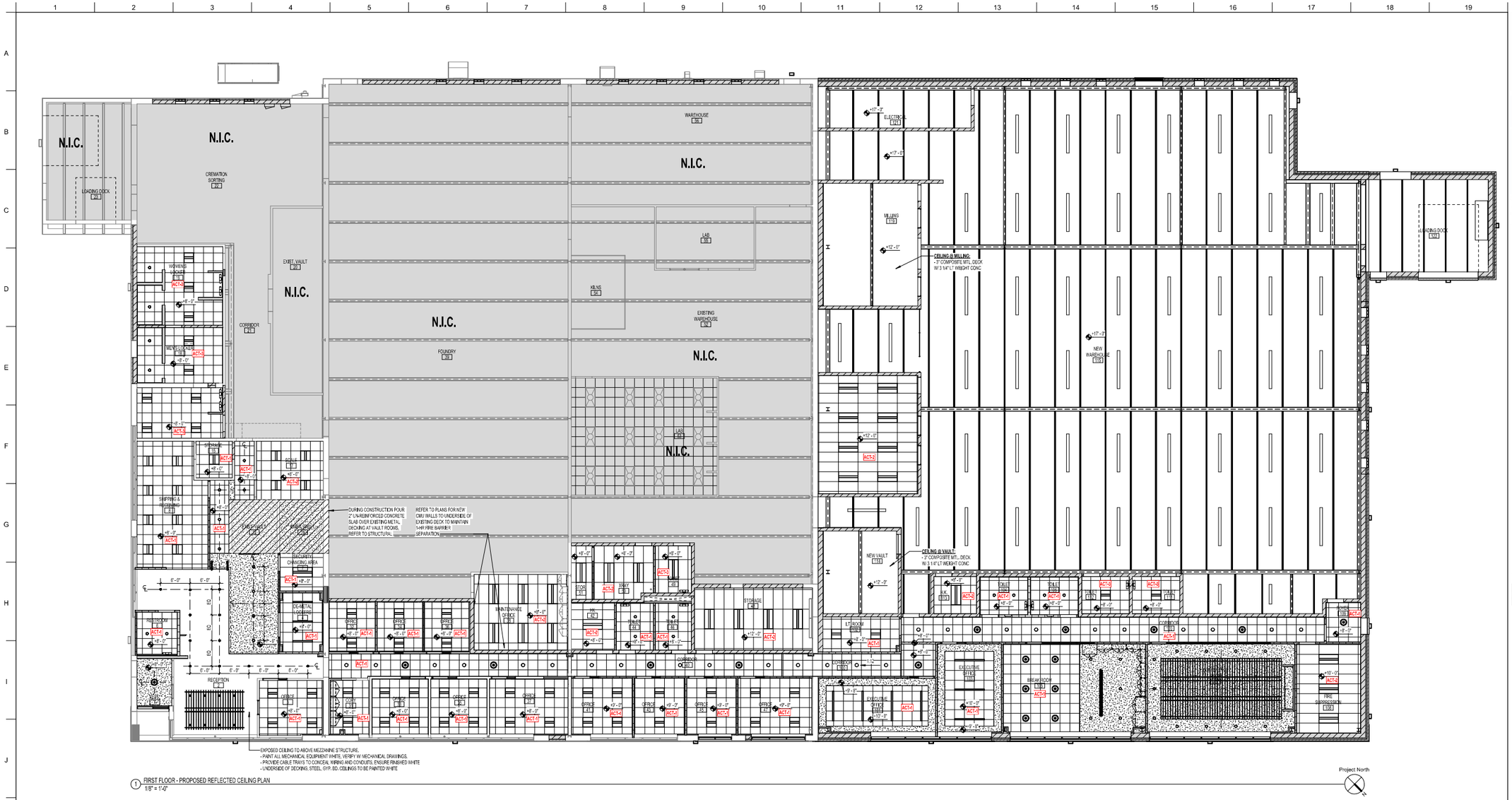
STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

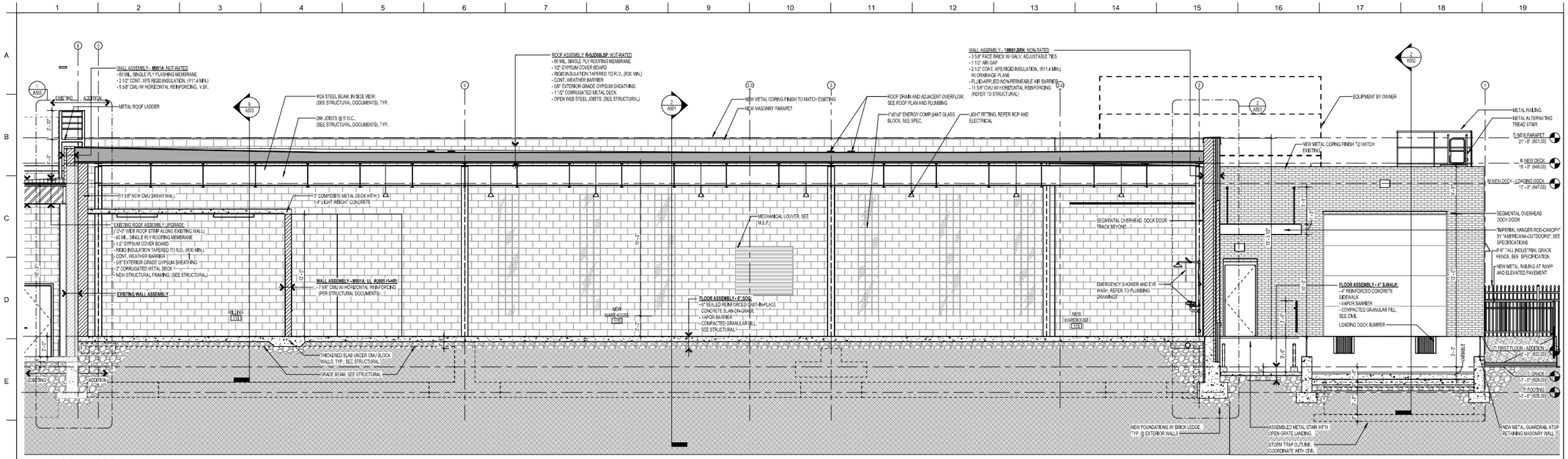
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DATE: 25022 | 10/30/2025

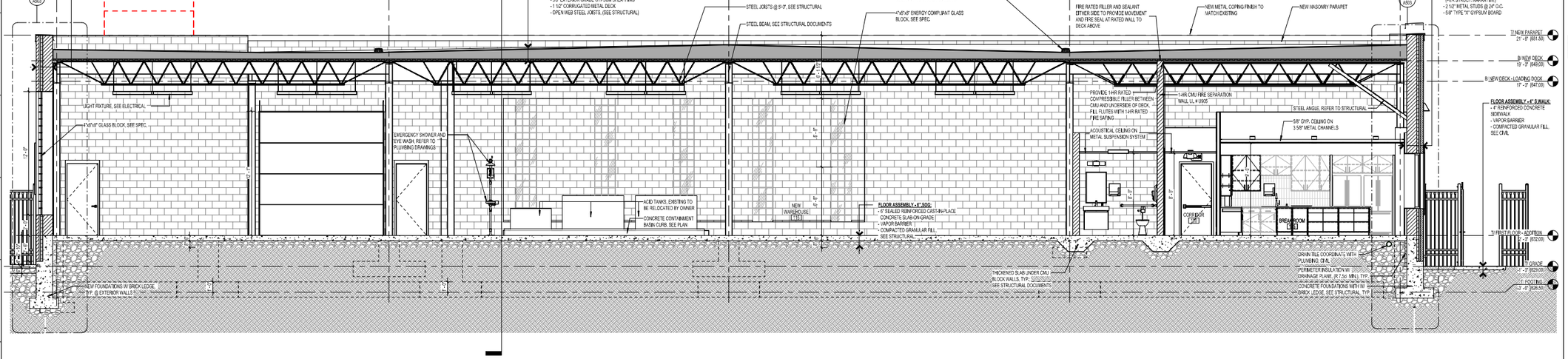
SHEET NO. A302


LOADING DOCK
WAREHOUSE
MAINTENANCE
VAULT
CORRIDOR
MEN'S LOCKER ROOM
WAREHOUSE
LAB
CORRIDOR
WAREHOUSE
OFFICE
CORRIDOR
OFFICE
OFFICE
OFFICE


N.I.C.
LOADING DOCK 42
CREMATION SORTING 40
WOVENS LACKER 14
MEN'S LOCKER 13
CORRIDOR 41
EXIST. VAULT 20
SHIPPING & RECEIVING 11
STORAGE 10
EQUIPMENT CHANGING AREA
RESTROOM 44
RECEPTION 45
OFFICE 1
OFFICE 2
OFFICE 3
OFFICE 4
OFFICE 5
OFFICE 6
OFFICE 7
OFFICE 8
OFFICE 9
OFFICE 10
OFFICE 11
OFFICE 12
OFFICE 13
OFFICE 14
OFFICE 15
OFFICE 16
OFFICE 17
OFFICE 18
OFFICE 19
OFFICE 20
OFFICE



1 LONGITUDINAL SECTION
1/4" = 1'-0"



2 TRANSVERSAL SECTION NEW ADDITION
1/4" = 1'-0"

SECTION NOTES

1. WHERE FLOOR-CEILING ASSEMBLY FIRE-RATING IS LESS THAN THE FIRE-RATING OF INTERSECTING BEAMS, FLOOR-CEILING ASSEMBLY WILL ABUT INTO THE FIRE-RATED BEAM (UNLESS DETAILED OTHERWISE).
2. WHERE FLOOR-CEILING ASSEMBLY FIRE-RATING IS GREATER THAN THE FIRE-RATING OF INTERSECTING BEAM, THE BEAM WILL BE SURROUNDED BY GYPSUM BOARD AS REQUIRED TO INSURE CONTINUITY OF THE HIGHEST FIRE-RATING OF THE FLOOR-CEILING ASSEMBLY (UNLESS DETAILED OTHERWISE).
3. COORDINATE W/ STRUCTURAL AND MEP FOR FINAL LOCATIONS OF CONCRETE PADS FOR RTUS.

GRAPHIC SCALES:
SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY., DES PLAINES, IL 60016

BUILDING SECTIONS

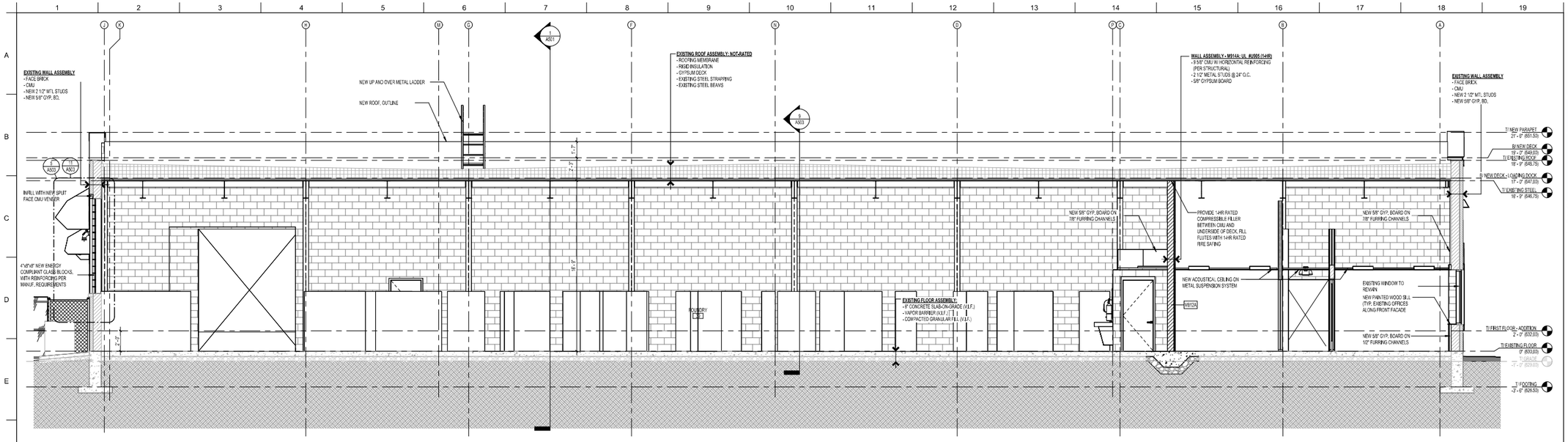
REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

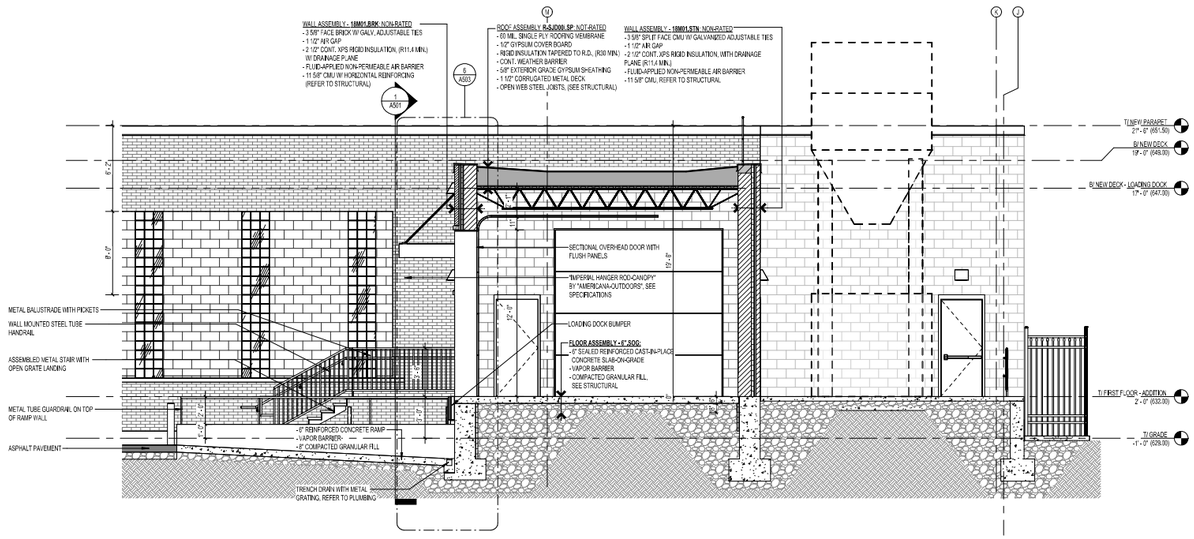
KEY PLAN:
EXISTING | NEW
Project North | True North

SIGNATURE:

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STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027
DRAWN BY: BL | APPROVED BY: AW / JTM
DATE: 10/30/2025
25022
SHEET NO. A501



1 TRANSVERSE SECTION EXISTING BUILDING
1/4" = 1'-0"



2 SECTION THROUGH A LOADING DOCK
1/4" = 1'-0"

SECTION NOTES

1. WHERE FLOOR-CEILING ASSEMBLY FIRE-RATING IS LESS THAN THE FIRE-RATING OF INTERSECTING BEAMS, FLOOR-CEILING ASSEMBLY WILL ABUT INTO THE FIRE-RATED BEAM (UNLESS DETAILED OTHERWISE).
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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

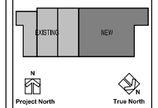
1841 BUSSE HWY, DES PLAINES, IL 60016

BUILDING SECTIONS

REVISIONS:

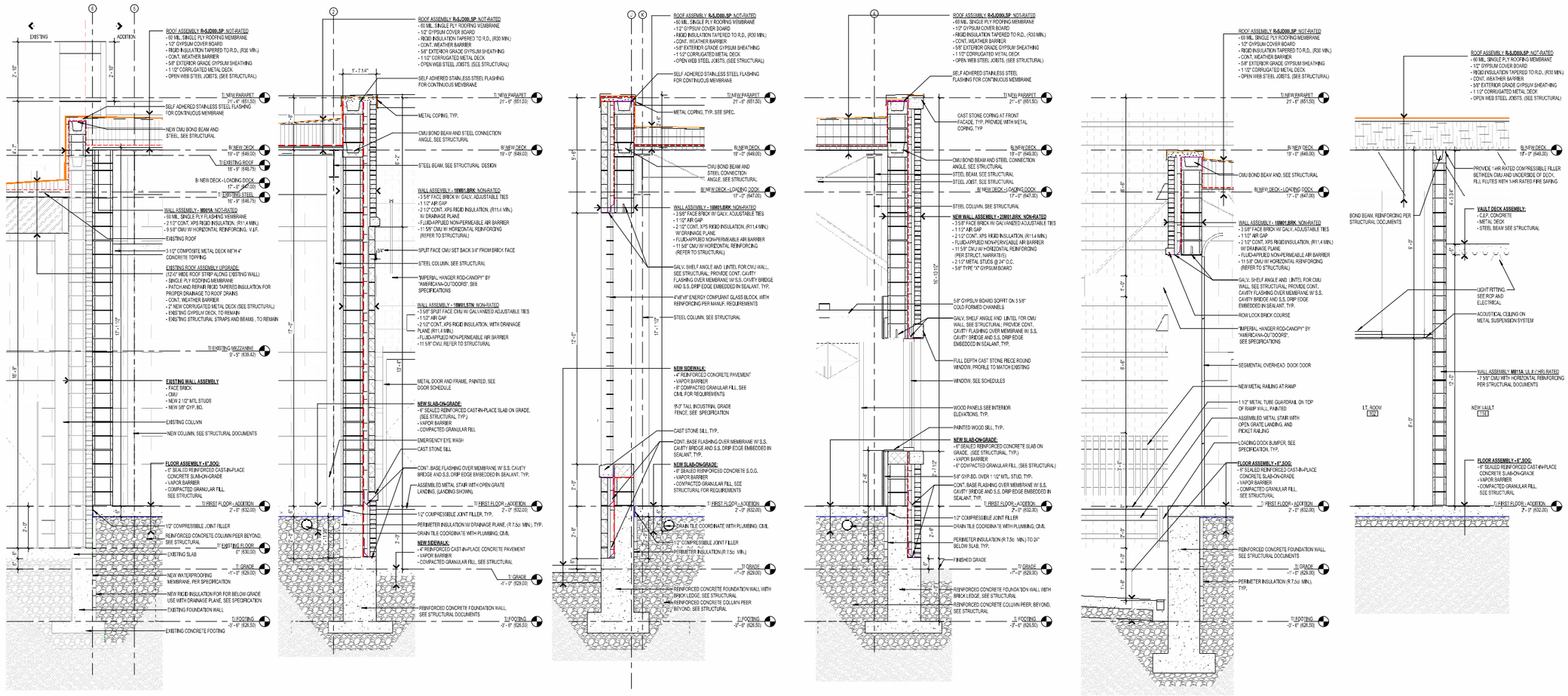
NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

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25022
SHEET NO.: A502



GRAPHIC SCALES:
SCALE: 1/2" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

WALL SECTIONS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN:
EXISTING | NEW
Project North | True North

SIGNATURE:

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25022
SHEET NO. A503

DOOR AND FRAME SCHEDULE - ADDITION

DOOR NO	FROM ROOM NAME	FROM ROOM NO	TO ROOM NAME	TO ROOM NO	FUNCTION	DOOR WIDTH PRIMARY	DOOR WIDTH SECONDARY	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME WIDTH	FRAME HEIGHT	FRAME JAMB	FRAME HEAD	FRAME TYPE	FRAME MATERIAL	FRAME DETAIL	FIRE RATING	Hardware Set No	COMMENTS
1A	VEST.	1			Exterior	3'-0"		7'-10"	1 3/4"	IM	C	INS					F4	HM			AC2.02	
1B	VEST.	1			Exterior	3'-0"		7'-0"	1 3/4"	IM	C	LAM	3'-4"	7'-4"	2"	4"	F1	HM			AC2.02	
1C	RECEPTION	2	VEST.	1	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	LAM	3'-4"	7'-2"	2"	2"	F1	HM			AC2.03	
3	OFFICE	3	RECEPTION	2	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	3'-4"	7'-2"			F2	HM			1.00	
6	RECEPTION	2	RESTROOM	6	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			2.00	
7	SECURITY	5	SECURITY CHANGING AREA	7	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			3.00	
8	SHIPPING & RECEIVING	8	CORRIDOR	16	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			AC1.03	
15	SHIPPING & RECEIVING	8	STORAGE	15	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			4.00	
17B	SCALE	17	CORRIDOR	16	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	EXISTING	EXISTING			1.01	
18A	MEN'S LOCKER	18	CORRIDOR	21	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			1.02	
18B	MEN'S LOCKER	18	WOMEN'S LOCKER	19	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			2.01	
19	WOMEN'S LOCKER	19	CORRIDOR	21	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			3.01	
32	OFFICE	32	CORRIDOR	38	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
33	OFFICE	33	CORRIDOR	38	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
34	OFFICE	34	CORRIDOR	38	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
35	OFFICE	35	CORRIDOR	38	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
36	OFFICE	36	CORRIDOR	38	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
37	OFFICE	37	CORRIDOR	38	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
38	MAINTENANCE OFFICE	38	FOUNDRY	39	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			3.02	
41	OFFICE	41	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
42	HK	42	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			1.03	
43	OFFICE	43	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
44	TOILET	44	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			2.00	
45	OFFICE	45	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
46	TOILET	46	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	A	-	3'-4"	7'-2"	2"	2"	F1	HM			2.00	
47	OFFICE	47	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			3.00	
48	STORAGE	48	CORRIDOR	40	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM		C - 45 MIN.	AC1.01	
49	TOILET	49	EXISTING WAREHOUSE	52	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			2.00	
50	XRAY	50	EXISTING WAREHOUSE	52	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			1.04	
51	STOR.	51	XRAY	50	Interior	2'-6"		7'-0"	1 3/4"	MDF	A	-	2'-10"	7'-2"	2"	2"	F1	HM			1.00	
100	NEW WAREHOUSE	115	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM		C - 45 MIN.	AC1.01	
101	EXECUTIVE OFFICE	101	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			AC1.02	
102	LT. ROOM	102	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM		C - 45 MIN.	AC1.01	
103	EXECUTIVE OFFICE	103	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F2	HM			AC1.02	
104	TOILET	104	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			2.00	
105	BREAK ROOM	105	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F3	HM			1.03	
106	TOILET	106	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	B	-	3'-4"	7'-2"	2"	2"	F1	HM			2.00	
107	CONFERENCE ROOM	107	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	TEMP	5'-4"	7'-2"			F4	HM			1.03	
108	FIRE SUPPRESSION	108	CORRIDOR	103	Interior	3'-0"		7'-0"	1 3/4"	MDF	C	-	3'-4"	7'-2"	2"	2"	F1	HM			4.02	
108A	FOYER	108			Exterior	3'-0"		7'-0"	1 3/4"	IM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			AC2.01	
108B	FOYER	108	STORAGE	113	Exterior	3'-0"		7'-0"	1 3/4"	IM	A	-	3'-4"	7'-4"	2"	4"	F1	HM		C - 45 MIN.	5.00	
108C	FOYER	108	CORRIDOR	103	Exterior	3'-0"		7'-0"	1 3/4"	IM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			AC2.03	
111	TOILET	111	NEW WAREHOUSE	115	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			2.00	
112	TOILET	112	NEW WAREHOUSE	115	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			2.00	
113	H.K.	113	NEW WAREHOUSE	115	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	2"	4"	F1	HM			4.01	
114	NEW VAULT	114	NEW WAREHOUSE	115	Interior	3'-0"		7'-0"	3"	VAULT	E	-	4'-0"	7'-2"	6"	3"	F5	-			B/O	
116	NEW WAREHOUSE	115	CREMATION SORTING	116	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	3"	4"	F1	HM			6.00	
118A	MILLING	119	NEW WAREHOUSE	115	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	3"	4"	F1	HM			1.05	HEAVY DUTY METAL DOORS
118B	MILLING	119	NEW WAREHOUSE	115	Interior	8'-0"	3'-0"	8'-0"	1 3/4"	IM	D	-	6'-4"	8'-2"	3"	3"	F1	HM			1.06	HEAVY DUTY METAL DOORS
120	ELECTRICAL	121	NEW WAREHOUSE	115	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	3"	4"	F1	HM			5.01	
123	NEW WAREHOUSE	115			Exterior						G	INS	12'-2"	12'-1"			-	-			B/O	
123A	LOADING DOCK	122	NEW WAREHOUSE	115	Interior	3'-0"		7'-0"	1 3/4"	HM	A	-	3'-4"	7'-4"	3"	4"	F1	HM			5.02	
123B	LOADING DOCK	122			Exterior	3'-0"		7'-0"	1 3/4"	IM	A	-	3'-4"	7'-4"	3"	4"	F1	HM			5.03	
123C					Exterior						G	-	12'-2"	12'-0"			-	-			B/O	
123D	LOADING DOCK	122			Interior	3'-0"	3'-0"	7'-0"	1 3/8"		D	-	6'-4"	7'-2"	3"	3"	F1	HM			5.04	
123E	NEW WAREHOUSE	115			Exterior	3'-0"		7'-0"	1 3/4"	IM	A	-	3'-4"	7'-4"	3"	4"	F1	HM			5.05	

DOOR AND FRAME SCHEDULE - EXISTING

DOOR NO	FROM ROOM NAME	FROM ROOM NO	TO ROOM NAME	TO ROOM NO	FUNCTION	DOOR WIDTH PRIMARY	DOOR WIDTH SECONDARY	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR TYPE	DOOR GLASS	FRAME WIDTH	FRAME HEIGHT	FRAME JAMB	FRAME HEAD	FRAME TYPE	FRAME MATERIAL	FRAME DETAIL	FIRE RATING	Hardware Set No	COMMENTS
EX-3	SHIPPING & RECEIVING	8			Exterior	3'-0"		7'-6"	1 3/4"	IM	F	INS	3'-4"	8'-6"	3"	1'-0"		EXISTING			5.06	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-16	CORRIDOR	21	CORRIDOR	16	Interior	3'-0"		7'-0"	1 3/4"	HM	A		3'-4"	7'-2"	2"	2"		EXISTING			1.07	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-17A	SCALE	17	FOUNDRY	39	Interior	3'-0"		7'-0"	1 3/4"	HM	A		3'-4"	7'-2"	2"	2"		EXISTING			1.07	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-18	FOUNDRY	39	EXISTING WAREHOUSE	52	Interior	3'-0"		7'-0"	1 3/4"	HM	A		3'-4"	7'-2"	2"	2"		EXISTING			5.06	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-21	FOUNDRY	39	CORRIDOR	21	Interior	3'-0"		7'-0"	1 3/4"	HM	A		3'-4"	7'-2"	2"	2"		EXISTING			1.01	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-23A	LOADING DOCK	23			Exterior	3'-0"		7'-0"	1 3/4"	IM	A		3'-4"	7'-4"	2"	4"		EXISTING			5.07	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-23C	LOADING DOCK	23	CREMATION SORTING	22	Exterior	3'-0"		7'-0"	1 3/4"	IM	A		3'-4"	7'-4"	2"	4"		EXISTING			5.08	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-37	FOUNDRY	39			Exterior	3'-0"		7'-0"	1 3/4"	IM	A		3'-4"	7'-4"	2"	4"		EXISTING			5.07	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-66A	WAREHOUSE	56			Exterior	3'-0"		7'-0"	1 3/4"	IM	A		3'-4"	7'-4"	2"	4"		EXISTING			5.09	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME
EX-66B	EXISTING WAREHOUSE	52	WAREHOUSE	56	Interior	3'-0"		7'-0"	1 3/4"	HM	A		3'-4"	7'-2"	2"	2"		EXISTING			1.08	EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW DOOR AND HARDWARE IN EXISTING HM FRAME

DOOR TAG SYMBOL



DOOR, FRAME AND GLASS MATERIAL TYPE

SCW - SOLID CORE WOOD
IM - INSULATED METAL
AL - ALUMINUM
ALCW - ALUMINUM CLAD WOOD
HM - HOLLOW METAL
MCW - MINERAL CORE WOOD
MDF - MEDIUM DENSITY FIBERBOARD
GHM - GALVANIZED HOLLOW METAL

TEMP - CLEAR TEMPERED GLASS
FRG - FIRE RATED GLASS - SEE SPECS FOR REQUIRED PRODUCTS
INS - INSULATED GLASS
LAM - LAMINATED INSULATED GLASS
BLA - LAMINATED BLAST RESISTANT GLASS

DOOR / WINDOW RATINGS

A LABEL - 3 HR
B LABEL - 1 1/2 HR
C LABEL - 3/4 HR
D LABEL - 20 MINS

IF NOT LABELED ON DOOR SCHEDULE, REFER TO THE FOLLOWING CODE REQUIREMENTS FOR RATING OF DOOR.
- 3 HOUR FIRE WALL - A LABEL
- 2 HOUR FIRE BARRIER - B LABEL
- 1 HOUR FIRE BARRIER - C LABEL

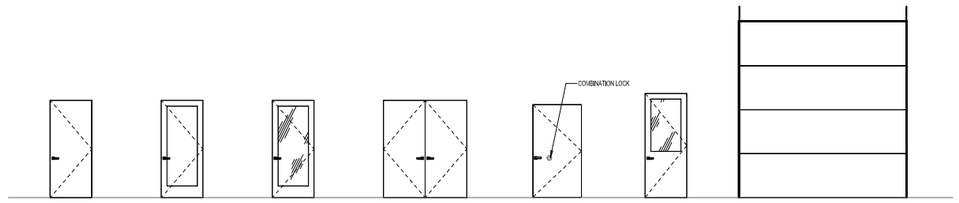
DOOR GENERAL NOTES

1. SEE A602 FOR DOOR JAMB AND HEAD DETAILS
2. SEE LIFE SAFETY PLANS FOR WALL RATINGS. DOORS WITHIN RATED WALLS TO HAVE PROPER RATING REGARDLESS OF DOOR SCHEDULE. SEE DOOR/WINDOW RATING REQUIREMENT MATRIX.
3. ALL DOOR SIZES INDICATED ARE NOMINAL.
4. ALL RATED DOORS TO RECEIVE FIRE RATED HARDWARE WHETHER IT IS SPECIFIED OR NOT.
5. CONTRACTOR IS FULLY RESPONSIBLE TO VERIFY ALL DOOR SIZES AND POSITIONS IN FIELD PRIOR TO ORDERING.
6. MASTER KEYING TO BE COORDINATED WITH OWNER BY GC.

DOOR/WINDOW RATING REQUIREMENT MATRIX

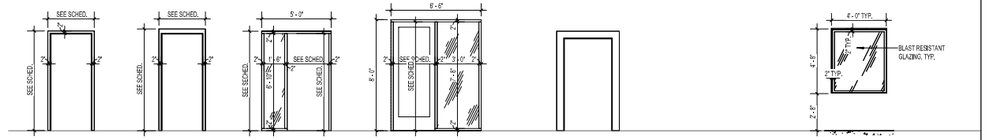
OPENING PROTECTION	ASSEMBLY RATING	MIN. FIRE DOOR/ SHUTTER RATING (TABLE 715.4/715.6/8.3.4.2)	WINDOWS (TABLE 715.5/716.6)
FIRE WALLS/BARRIERS HAVING RATING GREATER THAN 1 HR	3 2 1 1/2	3 1 1/2 1 1/2	NOT PERMITTED UNLESS FIRE RESISTANCE RATED GLAZING
FIRE BARRIERS HAVING RATING 1 HRULESS: SHAFT, EXIT ENCLOSURE, EXIT PASSAGE OTHER FIRE BARRIERS	1 1 1/2	1/ 3/4 3/4 3/4	NOT PERMITTED UNLESS FIRE RESISTANCE RATED GLAZING 3/4
ENCLOSURES FOR SHAFTS, INT EXIT STAIRS, RAMPS	2	0 / 1 1/2	NOT PERMITTED
HORIZONTAL EXITS IN FIRE WALLS	4 3 2	3 3 1 1/2	NOT PERMITTED
INCIDENTAL USE/MIX OCCUPANCY SEPARATION	2	0 / 1 1/2	0
FIRE PARTITIONS CORRIDOR WALLS	1 1/2	1/3 1/3	3/4
OTHER FIRE PARTITIONS	1	3/4 1/3	3/4 1/3
EXTERIOR WALLS	3 2 1	1 1/2 1 1/2 3/4	1 1/2 1 1/2 3/4
ELEVATOR HOISTWAY	2 1 1/2	1 1/2 1 1/3	NOT PERMITTED
SMOKE BARRIER	1	1/3	3/4
SMOKE PARTITION	1/2	1/3	1/3

DOOR TYPES

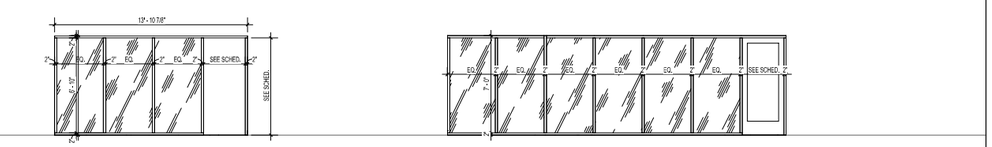


A SINGLE DOOR | B SINGLE DOOR | C SINGLE DOOR | D DOUBLE DOOR | E VAULT DOOR WITH DAY GATE | F SINGLE DOOR WITH HALF GLASS | G OVERHEAD GARAGE DOOR

FRAME TYPES

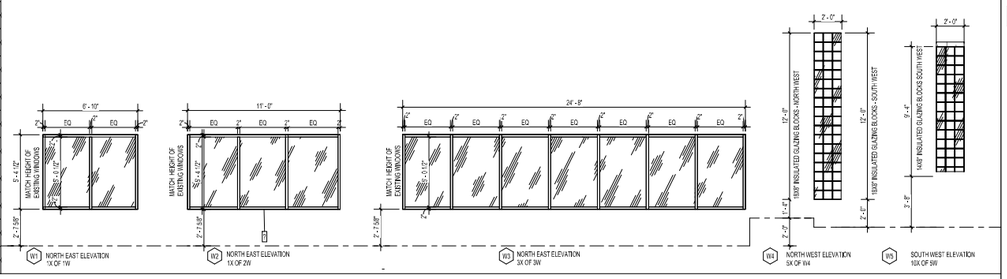


F1 SINGLE AND DOUBLE DOORS | F2 SINGLE AND DOUBLE DOORS FOR MASONRY WALLS | F3 SINGLE OFFICE DOOR WITH SIDELITE | F4 SINGLE FRONT DOOR | F5 VAULT | W1 INTERIOR WINDOW



F6 BREAK ROOM | F7 CONFERENCE ROOM

EXTERIOR WINDOWS



GRAPHIC SCALES

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

DOOR AND WINDOW SCHEDULE

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

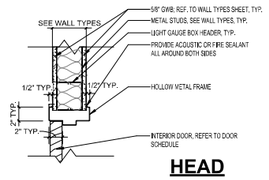
KEY PLAN:



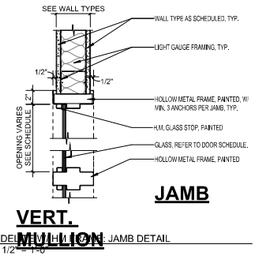
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DATE: 10/30/2025
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SHEET NO. A601

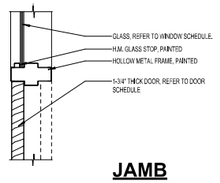
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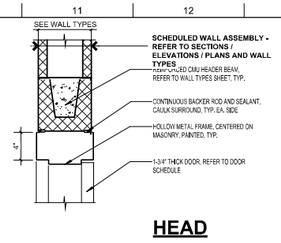
1 INTERIOR DOOR W/ HM FRAME: HEAD DETAIL
1 1/2" = 1'-0"



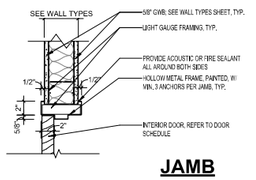
7 SIDELITE W/ HM FRAME: JAMB DETAIL
1 1/2" = 1'-0"



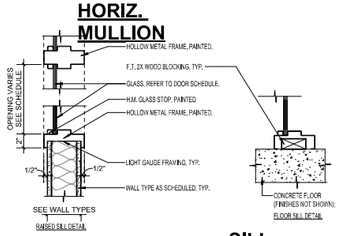
3 INTERIOR DOOR W/ HM FRAME: JAMB DETAIL @ SIDELITE
1 1/2" = 1'-0"



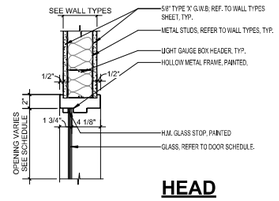
10 HM FRAME: HEAD DETAIL @ MASONRY WALL
1 1/2" = 1'-0"



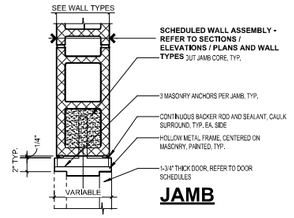
2 INTERIOR DOOR W/ HM FRAME: JAMB DETAIL
1 1/2" = 1'-0"



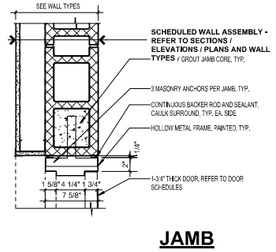
5 SIDELITE W/ HM FRAME SILL DETAIL
1 1/2" = 1'-0"



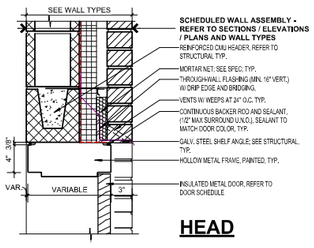
6 SIDELITE W/ HM FRAME: HEAD DETAIL
1 1/2" = 1'-0"



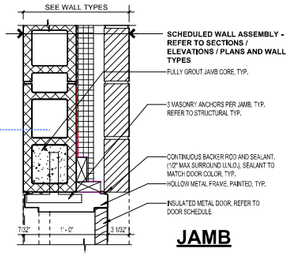
11 HM FRAME: JAMB DETIL @ MASONRY WALL
1 1/2" = 1'-0"



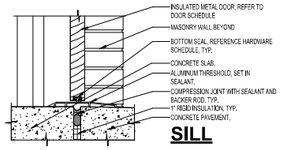
12 HOLLOW METAL FRAME: JAMB DETAIL @ FURRED MASONRY WALL
1 1/2" = 1'-0"



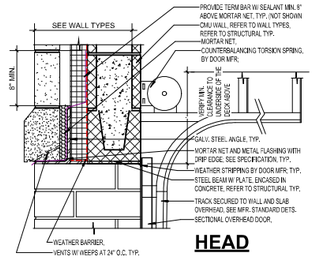
13 HOLLOW METAL FRAME: HEAD @ MASONRY CLAD CMU WALL
1 1/2" = 1'-0"



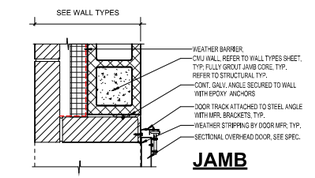
14 HOLLOW METAL FRAME: JAMB @ BRICK CLAD CMU WALL
1 1/2" = 1'-0"



15 HOLLOW METAL FRAME DOOR: SILL@ BRICK CLAD WALL / S.O.G. EXIT
1 1/2" = 1'-0"



16 OVERHEAD SECTIONAL DOOR: HEAD @ BRICK CLAD CMU WALL
1 1/2" = 1'-0"



17 OVERHEAD SECTIONAL DOOR: JAMB @ BRICK CLAD CMU WALL
1 1/2" = 1'-0"

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY., DES PLAINES, IL 60016

DOOR / FRAME TYPES / DETAILS

REVISIONS:

NO	DESCRIPTION	DATE

KEY PLAN:



SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

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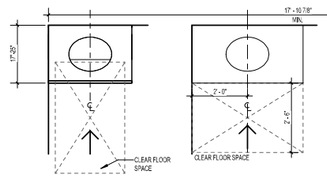
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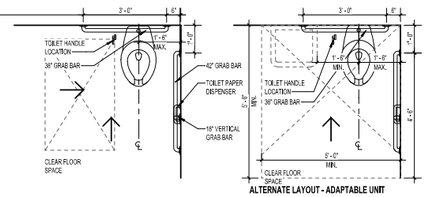
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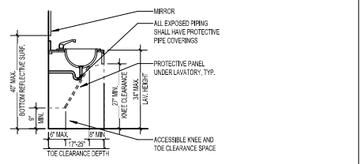
ACCESSIBLE BATHROOM CLEARANCES



SIDE APPROACH

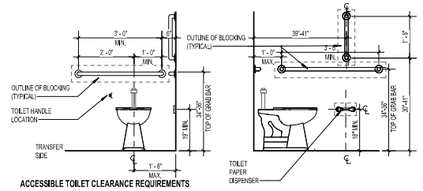


ALTERNATE LAYOUT - ADAPTABLE UNIT



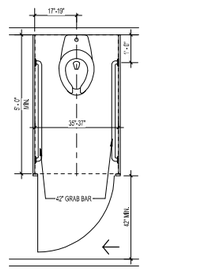
ACCESSIBLE SINK CLEARANCE REQUIREMENTS

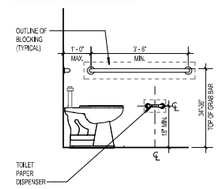
FORWARD APPROACH



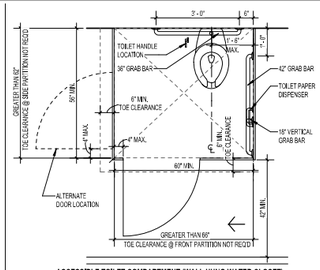
ACCESSIBLE TOILET CLEARANCE REQUIREMENTS

FORWARD / SIDE APPROACH

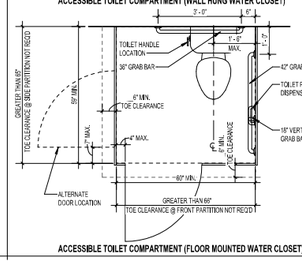




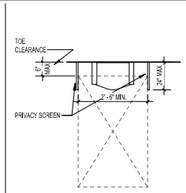
AMBULATORY ACCESSIBLE TOILET COMPARTMENT



ACCESSIBLE TOILET COMPARTMENT (WALL HUNG WATER CLOSET)

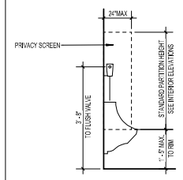


ACCESSIBLE TOILET COMPARTMENT (FLOOR MOUNTED WATER CLOSET)



ACCESSIBLE URINAL CLEARANCE REQUIREMENTS

FORWARD APPROACH



ACCESSIBLE URINAL CLEARANCE REQUIREMENTS

ACCESIBILITY NOTES

I. GENERAL NOTES

1. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND STANDARD MOUNTING DETAILS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. STANDARD MOUNTING ELEVATION DIMENSIONS ARE TYPICAL UNLESS NOTED ELSEWHERE ON DRAWINGS.
3. GENERAL CONTRACTOR TO PROVIDE PHYSICAL MOCKUPS FOR TYPICAL RESTROOM FOR REVIEW WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION OF REMAINING ACCESSORIES.
4. PROVIDE 2X8 FIRE TREATED WOOD BLOCKING IN WALLS FOR ALL GRAB BARS, LAVATORIES, HANDRAILS, TOWEL BARS, SHOWER CURTAIN RODS, WATER COOLERS, PHONE CABINETS, PHONE BOOTHS, ELECTRO-MAGNETIC HOLD-OPEN DEVICES AND WALL MOUNTED DOOR STOPS. TOWEL BARS, GRAB BARS AND HANDRAILS ARE TO SUSTAIN A PULL OF 250 LBS. FOR 5 MINUTES. PROVIDE TWO ROWS OF 2X10 FIRE TREATED BLOCKING FOR ALL WALL MOUNTED CABINETS.
5. ALL MATERIALS SPECIFIED OR NOTED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. GRAB BAR / FUTURE GRAB BAR INSTALLATION

II. CASEWORK / MILLWORK INTERIOR GENERAL NOTES

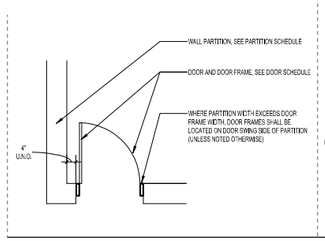
1. CONTRACTOR TO FIELD MEASURE PRIOR TO FINALIZATION OF CASEWORK SHOP DRAWINGS.
2. CONTRACTOR SHALL COORDINATE CLEAR OPENINGS FOR ALL APPLIANCES PRIOR TO CONSTRUCTION OF CASEWORK AND CONFIRM SPEC. WITH OWNER.
3. ALL VISIBLE SIDES OF CASEWORK AND MILLWORK CABINETS TO BE FINISHED, INCLUDING UNDERSIDE OF FILLER PIECES. ALL UNDERSIDE OF CABINETS WITH BOTTOM HIGHER THAN 4'-6" AND ASSOCIATED FILLER PIECES TO BE FINISHED.
4. CANTILEVERED KITCHEN ISLAND COUNTERS TO BE SUPPORTED BY STEEL, CUT BACK EQUALLY FROM EDGE OF COUNTER, MIN. 6", AND FINISHED W/ CONT., THICKENED COUNTERTOP EDGE OR PAINTED/STAINED TRIM, COLOR TO MATCH WALL OR CABINETS BELOW. PAINTED/STAINED TRIM PIECE @ ALL WALL- COUNTERTOP INTERSECTIONS, COLOR TO MATCH WALL OR CABINETS BELOW.
5. WHERE MATERIAL DIMENSIONS MANDATE A BREAK IN MATERIAL UNACCOUNTED FOR BY THE ARCHITECT, SHOW ALL JOINT AND/OR REVEAL LOCATIONS ON SHOP DRAWINGS AND FINAL COORDINATE W. ARCHITECT AND INTERIOR DESIGNER. PAINT SUBSTRATE AT JOINTS, COLOR TO MATCH DECORATIVE FINISH.
6. ALL DECORATIVE WALLS TO HAVE COORDINATED WALL PLATES AND OTHER WALL ACCESSORIES, COLOR AND LOCATIONS: REFER TO INTERIOR DESIGNER.
7. VENTS / DIFFUSERS LOCATED ABOVE DOORS SHOULD BE CENTERED ON DOORS.

III. ACCESSIBLE KITCHEN NOTES

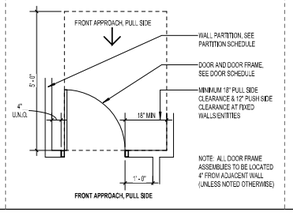
1. MIN. 59% OF FREEZER LOCATED WITHIN 48" REACH RANGE.
2. ACCESSIBLE COUNTERS @ 34" HEIGHT MAX.
3. MIN. 30" WIDE SINK BASE @ 34" HEIGHT MAX. FINISHED FLOOR BASE TO BE UNDERNEATH REMOVABLE SINK BASE FOR KNEE CLEARANCE IN EVENT OF OCCUPANT REQUESTED REMOVAL.
4. DISHWASHERS TO HAVE ADJACENT 30"x48" CLEAR SPACE.
5. ONE OF EVERY STORAGE TYPE WITHIN 48" ACCESSIBLE REACH: CABINET, DRAWER, UTILITY CABINET

ACCESSIBLE BATHROOM CLEARANCES

SCALE: 1/2"=1'-0"

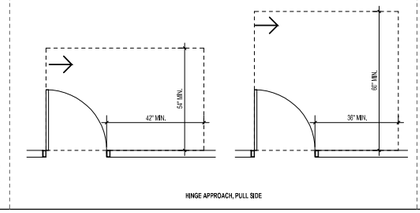


DOOR ALIGNMENT

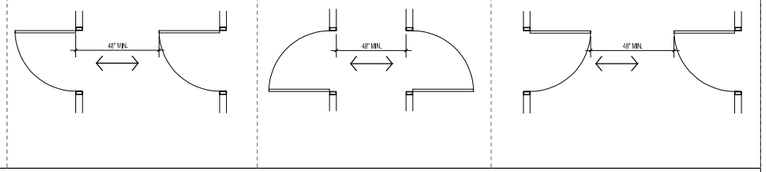


FRONT APPROACH, PULL SIDE

DOOR LOCATION AND CLEARANCE

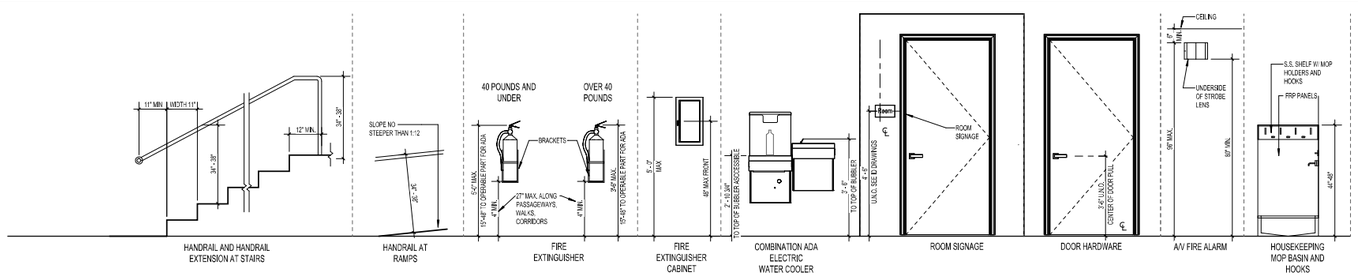


HINGE APPROACH, PULL SIDE



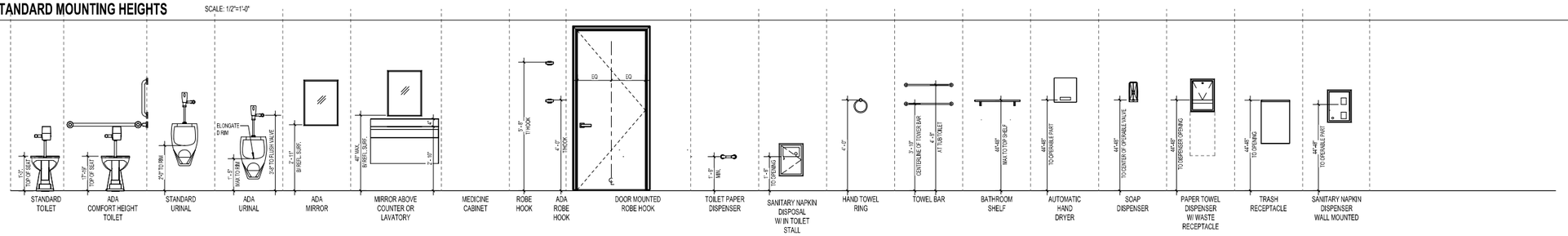
DOORS IN SERIES AND GATES IN SERIES

SCALE: 1/2"=1'-0"



STANDARD MOUNTING HEIGHTS

SCALE: 1/2"=1'-0"



STANDARD MOUNTING HEIGHTS - BATHROOMS

SCALE: 1/2"=1'-0"

UNLESS NOTED OR SHOWN OTHERWISE. FOR GENERAL REFERENCE - USE APPLICABLE DETAILS ONLY.

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" 0 8" 16" 24" 32" 64'-0"
SCALE: 1/16" = 1'-0" 0 8'-0" 16'-0" 32'-0"
SCALE: 1/8" = 1'-0" 0 4'-0" 8'-0" 16'-0"
SCALE: 1/4" = 1'-0" 0 2'-0" 4'-0" 8'-0"
SCALE: 1/2" = 1'-0" 0 1'-0" 2'-0" 4'-0"
SCALE: 3/4" = 1'-0" 0 1'-0" 2'-0" 4'-0"
SCALE: 1" = 1'-0" 0 6" 1'-0" 2'-0"
SCALE: 1 1/2" = 1'-0" 0 6" 1'-0" 2'-0"
SCALE: 3" = 1'-0" 0 3" 6" 1'-0"

sas architects + planners, llc.
630 DUNDEE ROAD, SUITE 110 NORTHBROOK, IL 60062
Phone: 847 564-8333, Fax: 847 564-8989, www.sasarc.com

MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

INTERIOR ELEVATION GEN. NOTES / MOUNTING HEIGHTS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

PROFFESIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

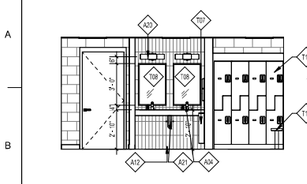
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BA	AW / JTM
DATE:	
25022	10/30/2025

SHEET NO.

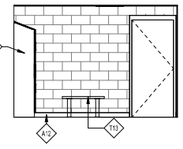
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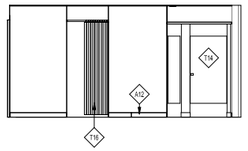
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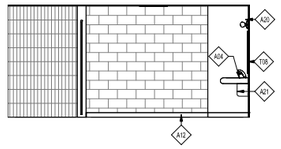
1 WOMEN'S LOCKER #19-1
1/4" = 1'-0"



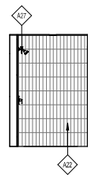
2 WOMEN'S LOCKER #19-2
1/4" = 1'-0"



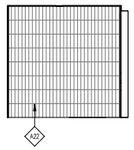
3 WOMEN'S LOCKER #19-3
1/4" = 1'-0"



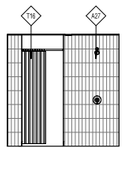
10 WOMEN'S LOCKER #19-4
1/4" = 1'-0"



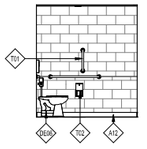
4 WOMEN'S LOCKER #19-5
1/4" = 1'-0"



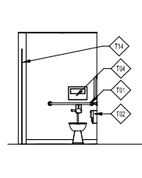
5 WOMEN'S LOCKER #19-6
1/4" = 1'-0"



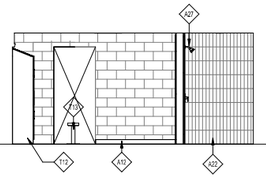
6 WOMEN'S LOCKER #19-7
1/4" = 1'-0"



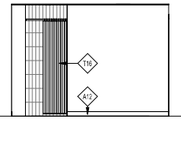
7 WOMEN'S LOCKER #19-8
1/4" = 1'-0"



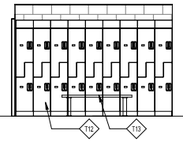
7A WOMEN'S LOCKER #19-9
1/4" = 1'-0"



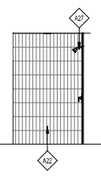
8 MEN'S LOCKER #18-8
1/4" = 1'-0"



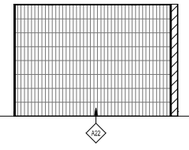
9 MEN'S LOCKER #18-9
1/4" = 1'-0"



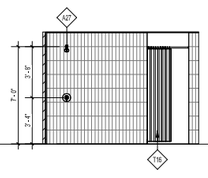
11 MEN'S LOCKER #18-10
1/4" = 1'-0"



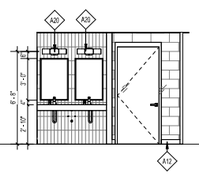
12 MEN'S LOCKER #18-11
1/4" = 1'-0"



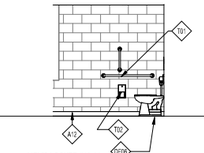
13 MEN'S LOCKER #18-12
1/4" = 1'-0"



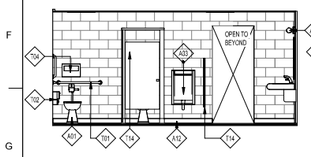
14 MEN'S LOCKER #18-13'
1/4" = 1'-0"



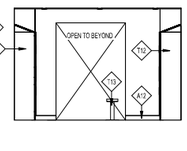
15 MEN'S LOCKER #18-13
1/4" = 1'-0"



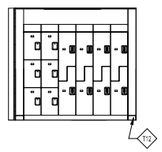
16 MEN'S LOCKER #18-14
1/4" = 1'-0"



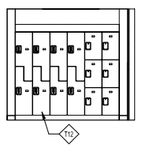
17 MEN'S LOCKER #18-15
1/4" = 1'-0"



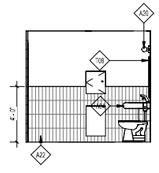
18 DE-METAL LOCKERS #4-1
1/4" = 1'-0"



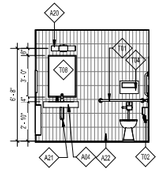
19 DE-METAL LOCKERS #4-2
1/4" = 1'-0"



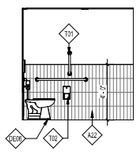
20 DE-METAL LOCKERS #4-3
1/4" = 1'-0"



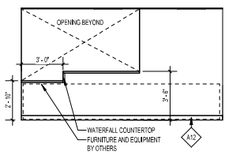
21 RESTROOM #6-1
1/4" = 1'-0"



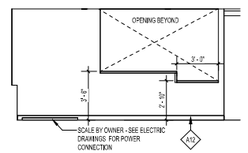
22 RESTROOM #6-2
1/4" = 1'-0"



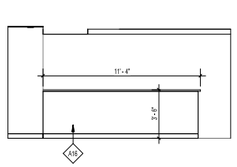
23 RESTROOM #6-3
1/4" = 1'-0"



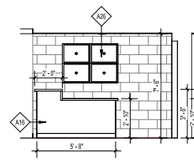
24 SHIPPING & RECEIVING #6-1
1/4" = 1'-0"



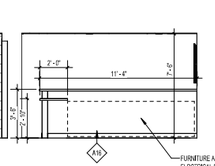
25 SHIPPING & RECEIVING #6-2
1/4" = 1'-0"



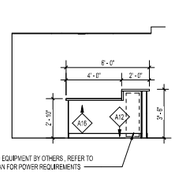
28 RECEPTION #2-1
1/4" = 1'-0"



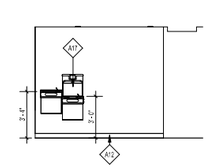
29 RECEPTION #2-2
1/4" = 1'-0"



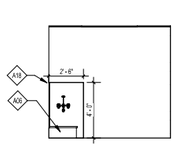
30 RECEPTION #2-3
1/4" = 1'-0"



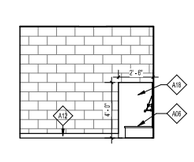
37 RECEPTION #2-4
1/4" = 1'-0"



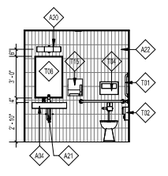
32 RECEPTION #2-5
1/4" = 1'-0"



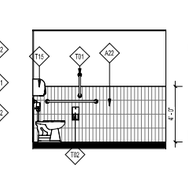
33 HK #42-1
1/4" = 1'-0"



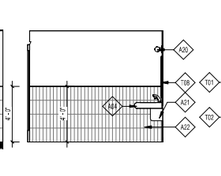
34 HK #42-2
1/4" = 1'-0"



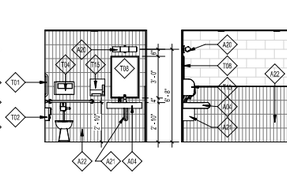
35 TOILET #44-1
1/4" = 1'-0"



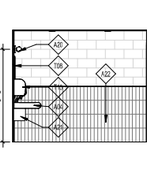
36 TOILET #44-2
1/4" = 1'-0"



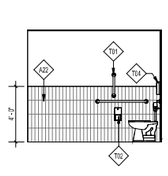
37 TOILET #44-3
1/4" = 1'-0"



38 TOILET #46-1
1/4" = 1'-0"



39 TOILET #46-2
1/4" = 1'-0"



40 TOILET #46-3
1/4" = 1'-0"

GRAPHIC SCALES

SCALE: 1/32" = 1'-0"
0 1'-0" 2'-0" 4'-0" 8'-0"

SCALE: 1/16" = 1'-0"
0 2'-0" 4'-0" 8'-0" 16'-0"

SCALE: 1/8" = 1'-0"
0 4'-0" 8'-0" 16'-0" 32'-0"

SCALE: 1/4" = 1'-0"
0 2'-0" 4'-0" 8'-0" 16'-0"

SCALE: 1/2" = 1'-0"
0 1'-0" 2'-0" 4'-0" 8'-0"

SCALE: 3/4" = 1'-0"
0 1'-0" 2'-0" 4'-0" 8'-0"

SCALE: 1" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0"

SCALE: 1 1/2" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0"

SCALE: 3" = 1'-0"
0 3" 6" 1'-0" 2'-0"

INTERIOR ELEVATION KEYNOTES

#	
A01	FLOOR MOUNTED FLUSH VALVE TOILET. REFER TO PLUMBING DRAWINGS.
A03	WALL HUNG URINAL. REFER TO PLUMBING DRAWINGS.
A04	WALL MOUNTED SINK. REFER TO PLUMBING DRAWINGS.
A06	FLOOR MOP SINK, WITH FAUCET. REFER TO PLUMBING DRAWINGS.
A12	WALL BASE - SEE INTERIOR DRAWINGS
A16	RECEPTION WALLWORK- SEE INTERIOR DRAWINGS
A17	COMBINED ADA ELECTRIC WATER COOLER WITH BOTTLE FILLER. REFER TO PLUMBING DRAWINGS.
A18	FIBER REINFORCED POLYMER- (FRP) - WALL PANELING
A20	WALL MOUNTED LIGHT FIXTURE OVER SINK- SEE ELECTRICAL DRAWINGS
A21	INSULATION WRAP OF PLUMBING - ALLOW FOR REQUIRED KNEE AND TOE CLEARANCE
A22	TILE - SEE INTERIOR DESIGN DRAWINGS
A26	WALL MOUNTED COMPUTER MONITORS - PROVIDE IN WALL BLOCKING AS NECESSARY FOR SECURITY EQUIPMENT PROVIDED BY OWNER
A27	SHOWER HEAD WITH SHOWER CONTROLS. SEE PLUMBING DRAWINGS
DE06	REMOVE EXISTING ENTRY DOOR, FRAME AND SIDE LITE- HARDWARE PREP FOR NEW ENTRY DOOR , REFER TO PROPOSED ELEVATION.

APPLIANCES KEYNOTES

#	
AP06	FULL HEIGHT REFRIGERATOR W / FREEZER - O.F.C.I. - PROVIDE WATER LINE- SEE PLUMBING DRAWINGS.
AP07	SITTING ON SHELF MICROWAVE- O.F.C.I.
AP08	ADA DISHWASHER - O.F.C.I.
AP09	COFFEE MAKER - BY OWNER - GC TO COORDINATE POWER AND WATER LINE WITH / OWNER SPECIFIED APPLIANCE

TOILET ACCESSORIES KEYNOTES

#	
T01	GRAB BARS, PROVIDE BLOCKING AS NEEDED.- BOBRICK - B-5806 STAINLESS STEEL, SIZE PER ADA REQS (18" VERT., 36" BACK WALL, 42" ADJECENT WALL)
T02	SURFACE-MOUNTED TOILET TISSUE DISPENSER, BOBRICK, SATIN FINISH, MODEL #B-4288
T04	SURFACE-MOUNTED SEAT COVER DISPENSER, BOBRICK, SATIN FINISH, MODEL #B-221
T07	RECESSED CONVERTIBLE PAPER TOWEL DISPENSER/WASTE RECEPTACLE, BOBRICK, SATIN FINISH,(B-43949
T08	WELDED FRAME MIRROR, REFER TO ID SCHEDULE O.F.C.I.
T11	SLOANS DECK-MOUNTED FOAM SOAP DISPENSER, MODEL #ESD-1500
T12	RESETTABLE WOOD / LOCKER UNITS: SEE PLANS FOR DESIGNATION LOCATION, PROVIDE BOTTOM SHELF MIN 15" AFF AND HIGH SHELF MAX 48" AFF, TYPICAL ALL ACCESSIBLE LOCKERS
T13	BENCH, BY OWNER
T14	TOILET PARTITION - BRADLEY - FORMICA - REFER TO ID FOR COLOR SELECTION AND TYPE.
T15	SURFACE MOUNTED PAPER TOWEL DISPENSER
T16	SHOWER CURTAIN / ROD AMERICAN SPECIALTIES, INC #1034-2 SHOWER CURTAIN ROD - 1-1/4" DIA. ROD - FINISH: STAINLESS STEEL

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sas architects + planners, llc.
630 DUNDEE ROAD, SUITE 110 NORTHBROOK, IL 60062
Phone: 847 564-8333, Fax: 847 564-8989, www.sasarcts.com

MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

INTERIOR ELEVATIONS

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

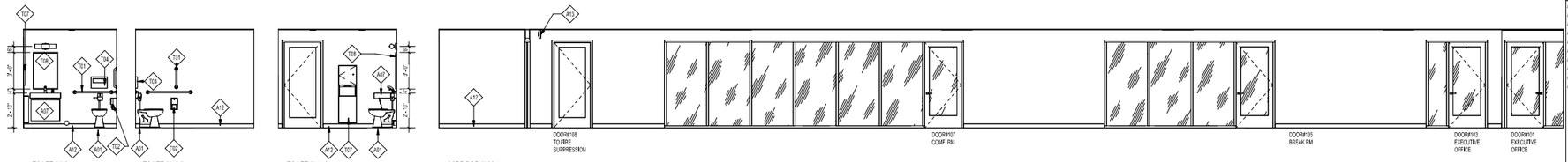
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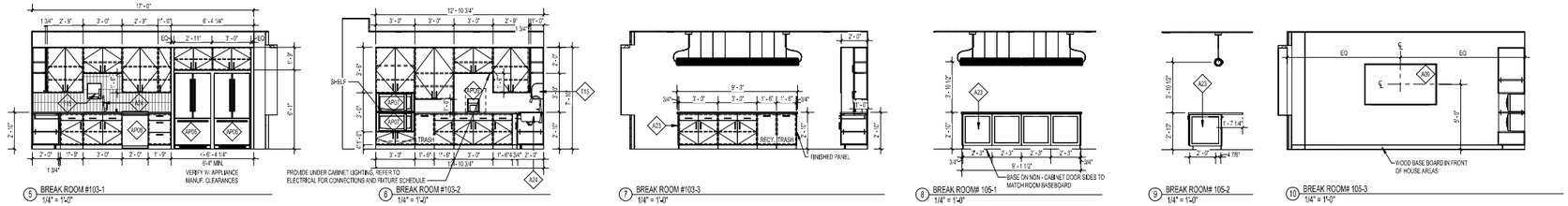
STATE OF ILLINOIS LICENSE EXPIRES:
APRIL 30, 2027

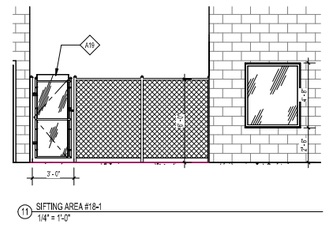
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BA	AW / JTM

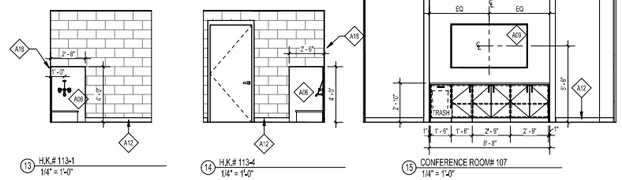
JOB NO.	DATE:
25022	10/30/2025

SHEET NO.
A701









INTERIOR ELEVATION KEYNOTES

#	
A01	FLOOR MOUNTED FLUSH VALVE TOILET, REFER TO PLUMBING DRAWINGS.
A06	FLOOR MOP SINK, WITH FAUCET, REFER TO PLUMBING DRAWINGS.
A07	WALL MOUNTED SINK, REFER TO PLUMBING DRAWINGS
A09	WALL MOUNTED TV, O.F.O.I. GC TO PROVIDE IN WALL BLOCKING, REFER TO ELECTRICAL DRAWINGS FOR CONNECTIONS
A12	WALL BASE - SEE INTERIOR DRAWINGS
A13	EXIT SIGN- SEE ELECTRIC DRAWINGS
A18	FIBER REINFORCED POLYMER- (FRP) - WALL PANELING
A19	EXISTING CHAINLINK FENCE WITH 30' MIN. GATE TO REMAIN, NO CHANGE
A23	MILLWORK FINISH PANEL.
A24	DOUBLE BOWL - KITCHEN SINK WITH FAUCET, DISPOSAL, AND SOAP DISPENSER - SEE PLUMBING AND INTERIOR DRAWINGS.

APPLIANCES KEYNOTES

#	
AP06	FULL HEIGHT REFRIGERATOR W / FREEZER - O.F.C.I. - PROVIDE WATER LINE- SEE PLUMBING DRAWINGS.
AP07	SITTING ON SHELF MICROWAVE- O.F.O.I.
AP08	ADA DISHWASHER - O.F.C.I.
AP09	COFFEE MAKER - BY OWNER - GC TO COORDINATE POWER AND WATER LINE WITH / OWNER SPECIFIED APPLIANCE

TOILET ACCESSORIES KEYNOTES

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T08	WELDED-FRAME MIRROR, REFER TO ID SCHEDULE O.F.O.I.
T11	SLOAN® RIEDI-MOUNTED FOAM SOAP DISPENSER, MODEL #ESD-1020
T12	RESETTABLE WOOD LOCKER UNITS: SEE PLANS FOR DESIGNATION LOCATION, PROVIDE BOTTOM SHELF MIN 15" AFF AND HIGH SHELF MAX 48" AFF, TYPICAL ALL ACCESSIBLE LOCKERS
T13	BENCH, BY OWNER
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GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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sas architects + planners, llc.
630 DUNDEE ROAD, SUITE 110 NORTHBROOK, IL 60062
Phone: 847 564-8333, Fax: 847 564-8989, www.sasarcs.com

MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

INTERIOR ELEVATIONS

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER: **184.007199**

STATE OF ILLINOIS LICENSE EXPIRES: **APRIL 30, 2027**

DRAWN BY:	APPROVED BY:
BA	**AW / JTM**

DATE: **10/30/2025**

25022

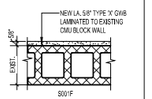
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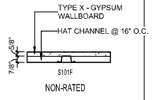
INTERIOR

METAL STUD

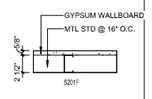
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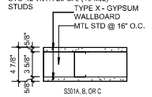


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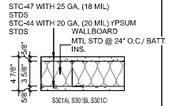


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3 5/8"

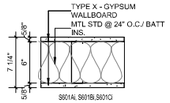


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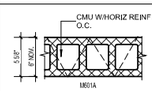
6" / 8"



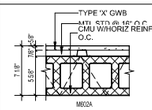
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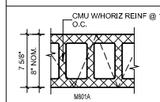
4" / 6" / 8" / 10" / 12"



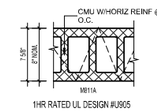
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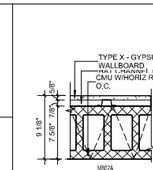
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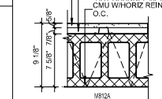
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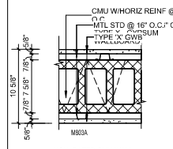
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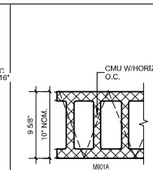
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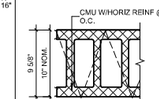
1 HR RATED UL DESIGN #U905 WITH FURRING WALL



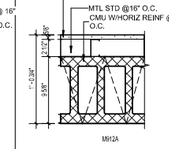
NON- RATED CMU WALL WITH FURRING WALL ON BOTH SIDES



NON- RATED



1HR RATED UL DESIGN #U905

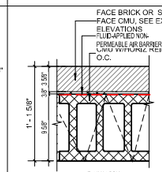


1HR RATED UL DESIGN #U905 WITH FURRING WALL

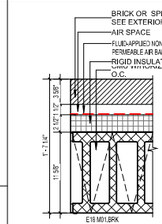
EXTERIOR

CMU/BRICK/STONE/PANEL

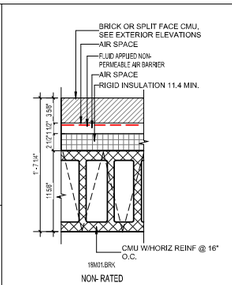
8", 10", 12"



NON- RATED



NON- RATED

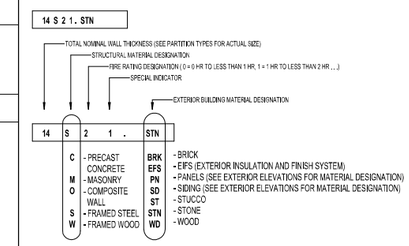


NON- RATED

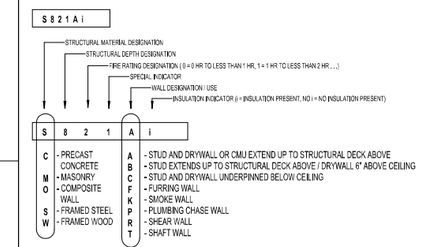
TYP. AT ALL OFFICES 101 - 108: PROVIDE ADDITIONAL FUROUT LAYER PER WALL TYPE S201F

WALL NAMING CONVENTIONS

EXTERIOR WALL TAG NAMING CONVENTION

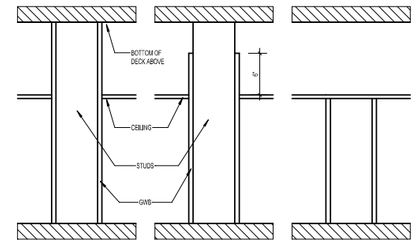


INTERIOR WALL TAG NAMING CONVENTION



WALL TYPES A-B-C LEGEND

A = STUD AND DRYWALL UP TO TOP OF STRUCTURE
B = STUD UP TO TOP OF STRUCTURE (DRYWALL 6" ABOVE CEILING
C = STUD AND DRYWALL ARE UNDERPINNED BELOW CEILING

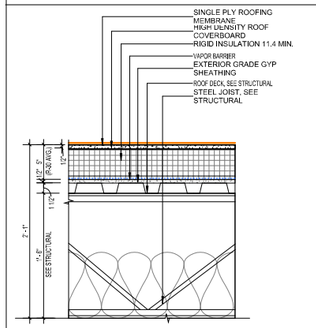


FIRE RATED WALLS / PENETRATION GENERAL NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR SOURCING ALL FIRE STOPPING/SAFING THROUGH A SOLE SOURCE SUPPLIER, PER SPECIFICATIONS.
2. FIRESTOP SYSTEMS REQUIRED IN LOCATIONS INCLUDING, BUT NOT LIMITED TO:
   A. PENETRATIONS THROUGH FIRE-RESISTANCE RATED WALL ASSEMBLIES, INCLUDING SMOKE BARRIERS AND PARTITIONS.
   B. PENETRATIONS THROUGH FIRE-RESISTANCE RATED FLOOR AND ROOF ASSEMBLIES.
   C. MEMBRANE PENETRATIONS IN FIRE-RESISTANCE RATED ASSEMBLIES WHERE PENETRATIONS ONLY GO THROUGH ONE SIDE OF ASSEMBLY.
   D. JOINTS IN FIRE-RESISTANCE RATED ASSEMBLIES TO ALLOW INDEPENDENT MOVEMENT.
   E. PERIMETER FIRE BARRIER SYSTEMS BETWEEN FLOORS AND EXTERIOR WALLS.
   F. JOINTS THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS IN SMOKE BARRIERS AND SMOKE PARTITIONS.
   G. EXPANSION JOINTS IN WALLS, FLOORS AND ROOFS.
   H. OPENINGS AROUND STRUCTURAL MEMBERS WHICH PENETRATE WALLS/FLOORS.
   I. JOINTS AT THE TOP OF FIRE-RESISTANCE RATED PARTITIONS ABUTTING FLOORS AND ROOF STRUCTURES.
3. CONTRACTOR TO VERIFY REQUIREMENTS FOR DEFLECTION PRIOR TO FINAL SELECTION OF FIRESTOPPING ASSEMBLIES AND COORDINATE ACCORDINGLY.
4. DETAILS SHOWN ARE TYPICAL DETAILS. IF FIELD CONDITIONS PENETRATION TYPES DO NOT MATCH REQUIREMENTS OF TYPICAL DETAILS, UL APPROVED (OR SIMILAR APPROVED TESTING AGENCIES) ASSEMBLIES SHALL BE PROVIDED BY CONTRACTOR. DETAILS/FIELD CONDITIONS NOT DEPICTED WITHIN THE CONSTRUCTION DOCUMENTATION DOES NOT ENTITLE THE CONTRACTOR/ SUBCONTRACTOR TO ADDITIONAL COMPENSATION AFTER PROPOSALS ARE ACCEPTED. FIELD CONDITIONS AND DIMENSIONS NEED TO BE VERIFIED WITH THE DETAILS, INCLUDING BUT NOT LIMITED TO:
   A. MINIMUM AND MAXIMUM WIDTH OF JOINTS.
   B. DEFLECTION REQUIREMENTS.
   C. TYPE AND THICKNESS OF FIRE-RATED CONSTRUCTION. MINIMAL ASSEMBLY RATING SHALL BE OF THE FIRESTOP ASSEMBLY SHALL MEET OR EXCEED THE HIGHEST RATING OF THE ADJACENT CONSTRUCTION.
5. DESIGN REQUIREMENTS NEED TO BE VERIFIED FOR COMPLIANCE WITH THE DETAILS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   A. RFE RATING (F-RATING)
   B. TEMPERATURE RATING (T-RATING)
   C. LEAKAGE RATING (L-RATING)
   D. WATER RATING (WATING)
   E. ANNULAR SPACE
   F. PERCENT FILL
6. IF ALTERNATE DETAILS MATCHING FIELD CONDITIONS ARE NOT AVAILABLE, CONTRACTOR MUST PROVIDE ENGINEERING JUDGEMENTS FROM A THIRD PARTY TESTING AUTHORITY VERIFYING COMPLIANCE WITH REQUIREMENTS.
7. ALL RATED THROUGH WALL PENETRATION ASSEMBLIES SHALL BE LABELED WITH THE FOLLOWING INFORMATION, PER MANUFACTURE SPECIFICATIONS:
   A. WARNING/ DO NOT DISTURB
   B. THROUGH PENETRATION FIRESTOP SYSTEM
   C. UL SYSTEM #/USED
   D. HOURLY RATING (F-RATING)
   E. INSTALLATION DATE
   F. CONTRACTOR'S CONTACT INFORMATION

ROOFS

ROOF-CEILING ASSEMBLY



R-SJD00.SP

NON- RATED METAL BAR JOIST / METAL DECK WITH GYP. & RIGID INSUL. ROOFING

NOTES AND REQUIREMENTS

GENERAL NOTES

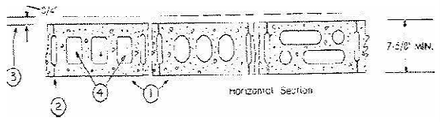
1. PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD OR CEMENTITIOUS BACKER BOARD IF TILE IS TO BE INSTALLED AT WET WALL LOCATIONS OR WHERE PLUMBING FIXTURES ARE TO BE INSTALLED. SEE INTERIOR DESIGN DRAWINGS FOR LOCATIONS OF TILE WALLS.
2. ALL DRYWALL, IN-RATED WALLS ABOVE FINISHED CEILING MUST BE FIRE TAPED TO SLAB ABOVE, ALSO SEE UL DESIGNATIONS AND INSTALLATION REQUIREMENTS PER EACH RATED DESIGN.
3. VERIFY ALL PARTITION TYPE FINISHES AS NOTED ON THIS SHEET. FINISH NOTES ON ALL ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS. MILLWORK AREAS WITH INTERIOR DESIGN DRAWINGS. TYPICAL.
4. ALL IN-WALL BLOCKING TO BE FIRE TREATED 2X AND INSTALLED PER IMC & IBC TYPE A & B BATHROOM REQUIREMENTS AT A MINIMUM.
5. AT ACOUSTIC TILE CEILINGS (NON RATED WALLS): EXTEND GYPSUM WALL BOARD 8" ABOVE CEILING. EXTEND STUDS TO STRUCTURE ABOVE (WALL TYPE B)
6. AT GYPSUM BOARD CEILINGS: EXTEND GYPSUM BOARD TO CEILING ABOVE. EXTEND STUDS TO STRUCTURE ABOVE, UNLESS AT RATED WALLS
7. ALL EXTERIOR MASONRY WALL TYPES HAVE CONCRETE WALL EQUIVALENT DETAILS - SEE STRUCTURAL DRAWINGS FOR ALL CONCRETE WALL DETAILS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL UL RATED FIRE SAFING SEALING ASSEMBLIES

SOUND TRANSMISSION CLASS REQUIREMENTS

1. INTERIOR PARTITION/FLOOR CEILING REQUIREMENTS PER SECTION 1207 OF 2015 INTERNATIONAL BUILDING CODE.)
2. ALL PENETRATIONS THROUGH SUCH ASSEMBLIES SHALL BE SEALED, LINED, INSULATED OR TREATED TO MAINTAIN THE REQUIRED RATINGS, WITH EXCEPTION OF CORRIDOR DOORS.

CMU WALL ASSEMBLY

CMU WALL ASSEMBLY
Design No. U905
Bearing Wall Rating - 2 HR
Nonbearing Wall Rating - 2 HR



This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BNUV7

" Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

1, Concrete Blocks" — Various designs, Classification D-2 (2 hr).
See Concrete Blocks category for list of eligible manufacturers,

2, Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume), Vertical joints staggered.

3, Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

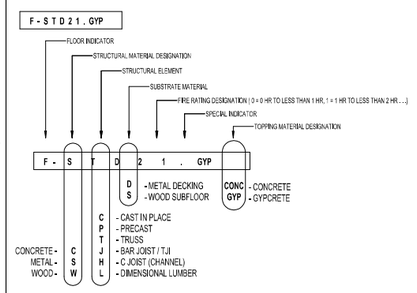
4, Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification,

5, Foamed Plastic" — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1),

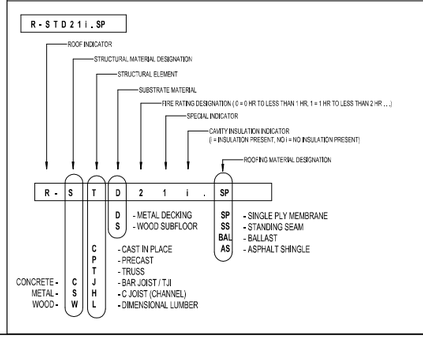
5A, Building Units — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
RMAX OPERATING L L C — "Thermasheath-SI", "ECOBASEsi", "ThermaBase-CI"

FLOOR AND ROOF NAMING CONVENTIONS

FLOOR TAG NAMING CONVENTION



ROOF TAG NAMING CONVENTION



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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

WALL, ROOF AND FLOOR TYPES

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY:	APPROVED BY:
BA	AW / JTM

DATE: 10/30/2025

25022

SHEET NO. A801

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" — 0" 1'-0" 2'-0" 3'-0" 4'-0"
SCALE: 1/16" = 1'-0" — 0" 8'-0" 16'-0" 22'-0"
SCALE: 1/8" = 1'-0" — 0" 4'-0" 8'-0" 16'-0"
SCALE: 1/4" = 1'-0" — 0" 2'-0" 4'-0" 8'-0"
SCALE: 1/2" = 1'-0" — 0" 1'-0" 2'-0" 4'-0"
SCALE: 3/4" = 1'-0" — 0" 1'-0" 2'-0" 4'-0"
SCALE: 1" = 1'-0" — 0" 6" 1'-0" 2'-0"
SCALE: 1 1/2" = 1'-0" — 0" 6" 1'-0" 2'-0"
SCALE: 3" = 1'-0" — 0" 3" 6" 1'-0"

PRINTED: 11/3/2025 11:36:31 AM

FILE LOCATION: D:\LOCALS\25022_Mid-States Recycling_2025 CENTRAL_lenalapitskiy.rvt

INTERIOR FINISH SCHEDULE

CODE	DESCRIPTION	MANUFACTURER	MODEL NO / STYLE / PATTERN	COLOR NAME / NUMBER	CONTACT	NOTES
ACOUSTIC CEILING TILE						
ACT-1						
ACT-2						
ACT-3						
CARPET TILE						
CPT-1						
FLOOR TILE						
TIL-1						
LUXURY VINYL TILE						
LVT-1	LUXURY VINYL TILE					
SEALED CONCRETE						
S. CONC.						
STATIC DISSIPATIVE TILE						
SDT-1	STATIC DISSIPATIVE TILE					
WALK-OFF MAT						
WM-1						

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	WALLS				CEILING		CASEWORK		NOTES
				E	N	S	W	MATL	HEIGHT	CABINETS	COUNTERTOPS	
A-100	R100								9'			
A-101	R101								9'			
A-102	Room								9'			
A-103	Room								9'			
A-104	MEZZANINE #2								8' - 0"			
A-105	MEZZANINE #1								8' - 0"			
35	OFFICE								8' - 0"			
1	VEST.								8' - 0"			
2	RECEPTION								8' - 0"			
3	OFFICE								8' - 0"			
4	DE-METAL LOCKERS								9'			
5	OFFICE								9'			
6	RESTROOM								8' - 0"			
7	OFFICE								9'			
8	OFFICE								9'			
9	OFFICE								9'			
10	Corridor								9'			
11	OFFICE								9'			
7	SECURITY CHANGING AREA								8' - 0"			
13	EXIST. VAULT								8' - 0"			
14	EXIST. VAULT								8' - 0"			
15	STORAGE								8' - 0"			
16	CORRIDOR								8' - 0"			
17	SCALE								8' - 0"			
18	MEN'S LOCKER								8' - 0"			
19	WOMEN'S LOCKER								8' - 0"			
20	EXIST. VAULT								8' - 0"			
21	WAREHOUSE								9'			
31	OFFICE								9'			
33	OFFICE								8' - 0"			
A-106	Office								9'			
37	OFFICE								8' - 0"			
26	VEST								9'			
30	CORRIDOR								9'			
38	MAINTENANCE OFFICE								8' - 0"			
39	FOUNDRY								8' - 0"			
56	WAREHOUSE								8' - 0"			
31	Corridor								9'			
52	EXISTING WAREHOUSE								8' - 0"			
40	CORRIDOR								8' - 0"			
45	OFFICE								8' - 0"			
43	OFFICE								8' - 0"			
42	HK								8' - 0"			
44	TOILET								8' - 0"			
38	Toilet								9'			
46	TOILET								8' - 0"			
40	BREAK ROOM								9'			
53	LAB								8' - 0"			
54	KILNS								8' - 0"			
55	LAB								8' - 0"			
18	TOILET								9'			
18B	STORAGE								9'			
23	LOADING DOCK								8' - 0"			
21B	TOILET								9'			
21C	TOILET								9'			
21D	TOILET								9'			
21E	TOILET								9'			
21F	OFFICE								9'			
21G	OFFICE								9'			
21H	OFFICE								9'			
21I	OFFICE								9'			
21J	OFFICE								9'			
21K	OFFICE								9'			
21L	OFFICE								9'			
21M	CONF. ROOM								9'			
21N	??								9'			
21O	Room								9'			
122	LOADING DOCK								8' - 0"			
105	BREAK ROOM								8' - 0"			
113	HK.								8' - 0"			
114	NEW VAULT								8' - 0"			
A-110	LT. ROOM								9'			
A-111	OFFICE								9'			
107	CONFERENCE ROOM								8' - 0"			
104	EXEC. OFFICE								9'			
108	FIRE SUPPRESSION								8' - 0"			
100	CORRIDOR								8' - 0"			
A-116	Room								9'			
112	TOILET								8' - 0"			
111	TOILET								8' - 0"			
A-119	RESTROOM								9'			
A-120	RESTROOM								9'			
A-121	RESTROOM								9'			
A-122	FIRE PUMP ROOM								9'			
119	MILLING								8' - 0"			
A-124	SHIPPING								9'			
47	OFFICE								8' - 0"			
50	XRAY								8' - 0"			
48	STORAGE								8' - 0"			
102	LT. ROOM								8' - 0"			
101	EXECUTIVE OFFICE								8' - 0"			
104	TOILET								8' - 0"			
106	TOILET								8' - 0"			
117	SIFTING AREA								9'			
121	ELECTRICAL								8' - 0"			
49	TOILET								8' - 0"			
32	OFFICE								8' - 0"			
34	OFFICE								8' - 0"			
36	OFFICE								8' - 0"			
47	OFFICE								8' - 0"			
A-139	SHIPPING/RECEIVING								9'			
109	FOYER								8' - 0"			
A-141	WOMEN'S LOCKER								9'			
6	SHIPPING & RECEIVING								8' - 0"			
5	SECURITY								8' - 0"			
21	CORRIDOR								8' - 0"			
22	CREMATION SORTING								8' - 0"			
115	NEW WAREHOUSE								9'			
115	WALKWAY								9'			
117	FUTURE PROCESSING								9'			
119	RAMP								9'			
51	STOR.								8' - 0"			
110	STORAGE								9'			
S101	STAIR								8' - 0"			
4	DE-METAL LOCKERS								8' - 0"			
103	EXECUTIVE OFFICE								8' - 0"			
116	CREMATION SORTING								8' - 0"			
117	SIFTING AREA								9'			
115	NEW WAREHOUSE								8' - 0"			
110	STORAGE								8' - 0"			
122	Room								9'			
31	COPY								7' - 0"			
39	CORRIDOR								7' - 0"			
123	Room								9'			
124	Room								9'			
125	Room								9'			
126	Room								9'			
127	Room								9'			
118	SIFTING AREA								7' - 6"			
120	RAMP								7' - 6"			

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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

INTERIOR DESIGN SCHEDULES

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:



SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007199

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: Author | APPROVED BY: Checker

DATE: 25022 | 10/30/2025

SHEET NO. ID101

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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1 ID FINISH FLOOR PLAN
1/8" = 1'-0"

LEGEND:
- MILLWORK:
- LOCKERS (SALSBURY LOCKERS

- LVT: LUXURY VINYL TILES
- LVP: DURABLE LUXURY VINYL
- TIL-1: CERAMIC/PORCELAIN TILE:
- CPT-1: CARPET
- WM: WALK OFF MAT
- SDT: STATIC CONTROL FLOORING
- S. CONC.: SEALED CONCRETE

GRAPHIC SCALES:

SCALE: 1/32" = 1'-0"
SCALE: 1/16" = 1'-0"
SCALE: 1/8" = 1'-0"
SCALE: 1/4" = 1'-0"
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SCALE: 1'= 1'-0"
SCALE: 1 1/2" = 1'-0"
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Phone: 847 564-8333, Fax: 847 564-8989, www.sasarcts.com

MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY., DES PLAINES, IL 60016

FINISH FLOOR PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% DD SUBMITTAL	10/30/25

KEY PLAN:

EXISTING | NEW

Project North | True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: Author | APPROVED BY: Checker

DATE: 10/30/2025

25022

SHEET NO. ID102

IMPROVEMENT PLANS FOR

MID-STATES RECYCLING ADDITION AND RENOVATION
1841 BUSSE HIGHWAY
DES PLAINES, IL 60016

LEGEND

EXISTING

- TREE
- TRAFFIC SIGNAL
- POST ON CONC. BASE
- RAILROAD CROSSING
- ELECTRICAL MANHOLE
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- SIGN
- GAS VALVE
- STORM MANHOLE
- CATCH BASIN
- INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- VALVE AND VAULT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- CONTOUR LINE
- ROW LINE
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROADWAY CENTERLINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD WIRE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATERMAIN

PROPOSED

- UTILITY POLE
- LIGHT POLE
- STREET LIGHT
- SIGN
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- SANITARY MANHOLE
- FIRE HYDRANT
- VALVE AND VAULT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD WIRE
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN

CALL J.U.L.I.E. AT 1-800-892-0123
WITH THE FOLLOWING INFORMATION:
COUNTY COOK
MUNICIPALITY CITY OF DES PLAINES
SECTION, TOWNSHIP, RANGE NW. 1/4 SECTION 27, T40N, R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

Call 811 or Click Before You Dig.
It's a Free Service.

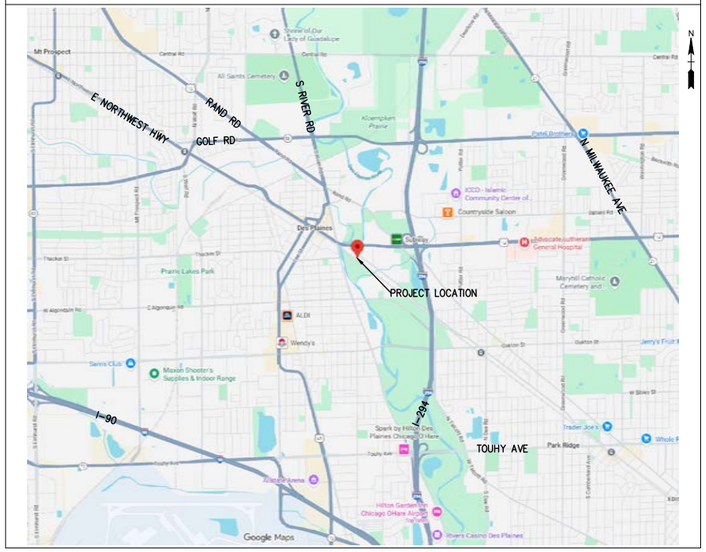
Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.
P (708) 588-4055
E WMOJobStart@mwrd.org

CONTACT THE CITY OF DES PLAINES 48 HOURS BEFORE STARTING WORK AND PRIOR TO ANY REQUIRED INSPECTIONS.

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10102 PACIFIC AVENUE, FRANKLIN PARK, IL 60131
PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027

SMITH LASALLE PROJECT NO. 681.25

LOCATION MAP



SHEET LIST	
NO.	TITLE
1	COVER
2	GENERAL NOTES AND SPECIFICATIONS
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GEOMETRIC AND PAVING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	CONSTRUCTION DETAILS
8	DES PLAINES CONSTRUCTION DETAILS
9	DES PLAINES CONSTRUCTION DETAILS
10	STORM TRAP DETAILS
11	STORM TRAP DETAILS
12	STORM TRAP DETAILS

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983
BENCHMARK: DES PLAINES BENCHMARK NO. 66, ELEVATION 640.50, MONUMENT SET IN CONCRETE ON THE N. SIDE OF FOLD RD AT HOLY FAMILY HOSPITAL 34' EAST OF EAST ENTRANCE TO DRIVING RANGE AND 16' NORTH OF E/P OF GOLF.

12/26/2025
CIVIL ENGINEER DATE
THOMAS McCABE JR., P.E.
ILLINOIS REGISTRATION NO.: 062-44159
EXPIRATION DATE: 11/30/2027

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

THOMAS Mc CABE JR. 44159 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

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1841 BUSSE HWY, DES PLAINES, IL 60016

COVER

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:



SIGNATURE:

PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190
STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027
DRAWN BY: JW
APPROVED BY: TM
DATE: 11/19/2025
25022
SHEET NO. C1.0

GRAPHIC SCALES:

PRINTED: 12/19/2025 11:43 AM
FILE LOCATION: C:\Users\jwebster\Smith LaSalle, Inc\SLI - Civil Division\681.25 - Mid States Recycling_Des Plaines\Drawings\Sheets\681_C01_Cover.dwg

GENERAL NOTES

NOTICE:

1. PRIOR TO THE COMMENCEMENT OF ANY WORK ONSITE, THE CONTRACTOR SHALL NOTIFY THE OWNER, THE ENGINEER, AND ALL AFFECTED MUNICIPALITIES OR GOVERNMENT AGENCIES A MINIMUM OF 72 HOURS OF THE START OF WORK.

2. PRIOR TO DISTURBING ANY UTILITIES OR PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS NOTICE TO THE UTILITY OWNER AND THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT (AND/OR MUNICIPAL ENGINEER).

REFERENCED CODES:

3. ALL ROADWAY AND STORM SEWER CONSTRUCTION SHALL CONFORM TO ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS", LATEST EDITION, THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION, THE DETAILS AND STANDARDS CONTAINED IN THE PLANS AND SPECIFICATIONS, AND WITH THE CODE. OF THE LOCAL MUNICIPALITY. IN THE CASE OF A CONFLICT, THE LOCAL MUNICIPAL CODE SHALL TAKE PRECEDENCE.

4. ALL SANITARY SEWER AND WATER-MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS", LATEST EDITION, AND WITH THE CODE OF THE LOCAL MUNICIPALITY. IN THE EVENT OF A CONFLICT, THE MORE RESTRICTIVE OF THE TWO SHALL GOVERN.

5. ALL SIDEWALK AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE ILLINOIS, FEDERAL, AND ANY LOCAL ADA (AMERICANS WITH DISABILITIES ACT)/ACCESSIBILITY CODES.

CONSTRUCTION OPERATIONS:

6. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

7. THE CONTRACTOR SOLELY SHALL BE RESPONSIBLE FOR JOB SITE SAFETY.

8. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

9. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE MUNICIPALITY AND THEIR CONSTRUCTION REPRESENTATIVE FOR REVIEW AND APPROVAL.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREETS IN THE VICINITY OF CONSTRUCTION, FREE OF MUD, DUST AND CONSTRUCTION DEBRIS AT ALL TIMES. PAVED AREAS IN THE IMMEDIATE AREA OF CONSTRUCTION SHALL BE WATERED DOWN FOR DUST CONTROL AS NEEDED.

11. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY WITHOUT THE APPROVAL OF THE MUNICIPALITY.

12. A TOPOGRAPHIC SURVEY WAS PERFORMED AND IS USED AS THE BASE FOR THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF PERTINENT TOPOGRAPHY.

13. LAYOUT INFORMATION CONTAINED HEREIN IS BASED ON HORIZONTAL CONTROL PROVIDED WITHIN THE TOPOGRAPHIC SURVEY.

14. PAVEMENT, SIDEWALK, AND CURB, REMOVALS SHALL BE SAW-CUT, FULL DEPTH, PRIOR TO REMOVAL. THE COST SHALL BE INCIDENTAL TO THE REMOVAL ITEM.

15. THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES AS CONTRACTED BY THE OWNER. SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. ALL TESTING AGENCIES SHALL MEET THE APPROVAL OF THE OWNER. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME, WHICH RESULTS IN TESTING AGENCIES BEING UNABLE TO VISIT THE SITE, WILL RESULT IN THE CONTRACTOR SUSPENDING OPERATIONS (PERTAINING TO TESTING) UNTIL TESTING OPERATIONS CAN BE COMPLETED. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

16. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

17. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN ACCEPTED AND THE MAINTENANCE BOND HAS BEEN RECEIVED.

18. EXCESS MATERIALS SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.

19. PROVIDE TEMPORARY SANITARY TOILET FACILITIES CONFORMING TO STATE AND LOCAL HEALTH AND SANITATION REGULATIONS IN SUFFICIENT NUMBER FOR THE CONTRACTOR'S AND SUB-CONTRACTORS EMPLOYEES.

20. CONTRACTOR SHALL VIDEO TAPE THE WORK AREA PRIOR TO THE START OF CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL SITE CLEAN-UP AND RELATED WORK.

UTILITIES:

22. THE UTILITY LOCATIONS SHOWN ARE BASED ON AVAILABLE RECORDS OF THE UTILITY OWNERS, AND ARE CONSIDERED APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY ALSO BE PRESENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT (800) 892-0123 OR 811 FOR UTILITY LOCATIONS.

23. ALL MANHOLE CASTINGS, VALVES, AND OTHER STRUCTURES LOCATED WITHIN AREAS WHERE THE EXISTING GRADE IS CHANGED SHALL BE ADJUSTED TO MEET FINISHED GRADE.

24. OWNER SHALL BE RESPONSIBLE TO OBTAIN OR GRANT ANY REQUIRED EASEMENTS, IF NEEDED, IN ORDER TO CONSTRUCT THE PROPOSED UTILITIES AS SHOWN HEREIN.

25. NO PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AT THE JOB SITE AGAINST THE PLANS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AFFECTING THE WORK. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR DETAILS, THE CONTRACTOR SHALL REQUEST AND SECURE WRITTEN INSTRUCTION FROM THE ENGINEER. IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF SAID DISCREPANCY OR TO OBTAIN THE ENGINEERS INSTRUCTION, HE SHALL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK.

UNDERGROUND EXCAVATIONS

GENERAL EXCAVATION:

1. SLOPE SIDE OF EXCAVATIONS AS REQUIRED BY GOVERNING CODES. SHORE AND BRACE TRENCHES WHEN NOT SLOPING THE SIDES UNTIL BACKFILLED.

2. GRADE ADJACENT SURFACES AWAY FROM EXCAVATIONS TO PREVENT RUN-OFF FROM FLOWING INTO THE EXCAVATION, PARTICULARLY WHEN THE TRENCH WILL BE LEFT OPEN OVER NIGHT. WHEN WORKING NEAR STRUCTURES, PREVENT OR REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION SUB-BASES OR UNDERCUTTING OF FOOTINGS. PROVIDE DE-WATERING EQUIPMENT AS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY AND DISCHARGE EXCESS RUN-OFF FROM DE-WATERING OPERATIONS IN A LOCATION AND MANNER ACCEPTABLE TO THE MUNICIPALITY OR AGENCY HAVING JURISDICTION.

3. BEFORE ACCEPTANCE BY THE OWNER, ALL WORK SHALL BE INSPECTED BY THE OWNER OR THE OWNER'S DESIGNATED AGENT. FINAL PAYMENT WILL BE MADE AFTER THE CONTRACTOR'S WORK HAS BEEN INSPECTED AND ACCEPTED.

UNDERGROUND WORK:

4. NO UNDERGROUND WORK SHALL BE BACK-FILLED BEFORE IT HAS BEEN INSPECTED BY THE GOVERNING MUNICIPALITY AND/OR UTILITY OWNER. PERMISSION TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY.

5. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS AND STRUCTURES, BACKFILLING, AND COMPACTION AND TESTING AS SHOWN OR CALLED FOR ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORY ITEMS NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFICALLY CALLED OUT OR SPECIFIED, BUT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.

6. WHEN CONNECTING TO AN EXISTING STRUCTURE OR UTILITY LINE, THE STRUCTURE OR LINE SHALL BE CLEANED OF DEBRIS AND PATCHED OR REPAIRED AS NECESSARY TO ASSURE THE INTEGRITY OF THE STRUCTURE AND OPERATION OF THE SYSTEM AS INTENDED.

7. ANY DEWATERING OF UTILITY TRENCHES THAT MAY BE REQUIRED TO PERFORM THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCIDENTAL TO THE COST OF THE CONTRACT.

8. COURSE AGGREGATE BACKFILL WILL BE REQUIRED IN TRENCHES FOR THE FULL DEPTH OF THE TRENCH WITHIN TWO (2) FEET OF THE PROPOSED OR EXISTING PAVEMENTS, DRIVEWAYS, AND SIDEWALKS. BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING THE REQUIREMENTS OF IDOT CA-6 GRADATION AND SHALL BE COMPACTED.

9. THE CONTRACTOR SHALL INSTALL A 4"x4"x8' POST AT THE TERMINUS OF THE SANITARY, WATER, AND STORM SERVICE LATERALS TO MARK ITS LOCATION. THE POST SHALL EXTEND A MINIMUM OF 4' ABOVE THE GRADE AND BE LABELED WITH THE SIZE AND TYPE OF SERVICE.

10. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATIONS OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE COMMENCING WORK. CONTRACTOR TO NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

EARTHWORK

GENERAL:

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN FROM THE OWNER AND READ THE SITE GEOTECHNICAL REPORT(S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THEIR OWN MATERIAL QUANTITIES. ANY QUANTITIES SHOWN ON THE PLAN OR IN THE BID DOCUMENTS IS FOR THE BENEFIT OF THE OWNER AND REVIEW AGENCIES.

3. ELEVATIONS SHOWN ON THE PLANS ARE TO FINISHED SURFACE, UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE DURING AWAY FROM STRUCTURES, NEIGHBORING PROPERTIES, AND EXCAVATIONS DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED SURFACES HAVE BEEN STABILIZED.

6. ALL EARTHWORK (GRADING) SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL DIRECT AND SUPERVISE THE REMOVAL OF UNSUITABLE MATERIALS, PLACEMENT AND COMPACTION OF FILL MATERIALS, AND PREPARATION OF ALL PAVEMENT SUBGRADE. THE OWNER SHALL PAY FOR ALL GEOTECHNICAL SERVICES.

7. PRIOR TO THE COMMENCEMENT GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL APPROPRIATE MEASURES TO PROTECT IN PLACE ANY TREES DESIGNATED BY THE OWNER TO BE PRESERVED. PROTECTION FENCES OR BARRICADES SHALL EXTEND BEYOND THE DRIP LINE OF SAID TREE AND THE EXISTING GRADE WITHIN THE PROTECTED AREA SHALL NOT BE DISTURBED.

8. EXCESS MATERIAL NOT SUITABLE FOR FILL OR SPREADING ONSITE SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF-SITE AT A SUITABLE DUMP BY THE CONTRACTOR.

9. VEGETATION SHALL BE REMOVED PRIOR TO THE STRIPPING OF EXISTING TOPSOIL FROM AREAS TO BE GRADED. TOPSOIL REMOVED FROM THE SITE SHALL BE FREE OF CLAYS AND TRANSITIONAL MATERIALS BETWEEN THE TOPSOIL LAYER AND CLAY. CLEAN TOPSOIL MAY BE STOCKPILED AND RESPREAD FOR USE IN LANDSCAPE AREAS. MODERATE COMPACTION IS REQUIRED IN ALL NON-STRUCTURAL FILL AREAS.

10. COMPACTION OF STRUCTURAL FILL SHALL BE TO AT LEAST 93% (MODIFIED PROCTOR DRY DENSITY) IN PAVEMENT, SIDEWALK, OR OTHER HARDSCAPED AREAS. COMPACTION SHALL BE AT LEAST 95% (MODIFIED PROCTOR DRY DENSITY) WITHIN THE PROPOSED BUILDING PAD AREAS. THE CONTRACTOR SHALL PROVIDE WATER TO ADJUST THE MOISTURE CONTENT TO ACHIEVE THE DESIRED COMPACTION.

PROOF-ROLLING

11. THE CONTRACTOR SHALL PROVIDE A FULL LOADED, 6-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO PLACEMENT OF THE PAVEMENT BASE MATERIAL. THIS PROOF ROLL SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER AND THE OWNER (OR OWNER'S AGENT).

12. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING THE PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER. ALL TESTING REQUIRED SHALL BE CONSIDERED INCIDENTAL THE COST OF THE CONTRACT.

PAVING NOTES:

GENERAL:

1. PAVING INCLUDES FINAL SUB-GRADE SHAPING, PREPARATION AND COMPACTION OF THE SUB-GRADE AND SUB-BASE, BITUMINOUS BASE AND SURFACE COURSES, AND THE FORMING, FINISHING, AND CURING OF CONCRETE PAVEMENT, CURBS, AND SIDEWALKS.

2. PAVEMENT SUB-GRADE AND SUB-BASE COURSE SHALL BE COMPACTED TO 93% (MODIFIED PROCTOR) AND AGGREGATE BASE COURSE TO 95% (MODIFIED PROCTOR).

3. THE SUB-GRADE FOR PAVED AREAS SHALL BE FINISHED TO WITHIN 0.1 FOOT ± OF PLAN ELEVATIONS AFTER COMPACTION.

4. MAXIMUM DEFLECTION DURING PROOF-ROLLING SHALL BE 2" TO 2" IN ISOLATED AREAS.

5. FOLLOWING FINE GRADING OF THE AGGREGATE BASE MATERIAL, THE TOP OF BASE SURFACE SHALL BE WITHIN ½" OF THE EXPECTED ELEVATION.

FLEXIBLE PAVEMENT:

6. PAVEMENT MATERIAL FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND PATHS SHALL BE HOT-MIX BITUMINOUS ASPHALT (HMA) AND AS DETAILED ON THE PLANS. THICKNESSES SPECIFIED IN THE PLANS AND DETAILS SHALL BE FINAL, COMPACTED THICKNESS.

7. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEAN AND FREE OF DEBRIS. ALL DAMAGED AREAS IN THE BASE COURSE SHALL BE REPAIRED TO THE OWNERS SATISFACTION PRIOR TO PLACEMENT AND COMPACTION OF THE SURFACE COURSE.

CONCRETE PAVEMENT:

8. ALL CONCRETE PAVEMENT AND FLATWORK SHALL BE OF PORTLAND CEMENT CONCRETE (PCC) WITH A MINIMUM OF A SIX (6) BAG CEMENT MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. CALCIUM CHLORIDE AND FLY ASH ARE STRICTLY PROHIBITED IN THE MIX.

9. IN DRIVEWAYS PROVIDE 6"x6" NO. 6 WELDED WIRE MESH AND 2" THICK PREMOLDED FIBER EXPANSION JOINT ADJACENT TO OTHER SURFACES SUCH AS WALKWAYS AND BUILDING FOUNDATIONS AND AT 60' INTERVALS. PROVIDE SAWED OR FORMED CONTRACTION JOINTS AT MID-POINT AND/OR 15' MAXIMUM INTERVALS FOR CRACK CONTROL.

SANITARY AND STORM SEWERS:

GENERAL:

1. SANITARY AND STORM SEWER PIPE SHALL BE SDR-26 PVC WITH PUSH-ON FITTINGS CONFORMING TO ASTM D-3212, SDR-21 WITH PUSH-ON FITTINGS CONFORMING TO ASTM D-3139, OR OF WATER QUALITY PIPE AND FITTINGS (SEE WATER NOTES).

2. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.

3. ALL SANITARY SEWERS AND SERVICES ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

4. ALL INTERIOR FLOOR DRAINS TO CONNECT TO THE SANITARY SEWER.

5. EXTERIOR AREA DRAINS, DOWNSPOUTS, AND FOUNDATION DRAIN TILES SHALL NOT BE CONNECTED TO THE SANITARY SEWER, BUT RATHER SHOULD BE CONNECTED TO THE STORM TRAP SYSTEM UNDER THE PARKING LOT.

6. SANITARY SEWERS AND STORM SEWERS SHALL BE SEPARATED FROM WATERMAINS AND SERVICES IN ACCORDANCE WITH IEPA (ILLINOIS ENVIRONMENTAL PROTECTION AGENCY) REQUIREMENTS AS SPECIFIED IN THE "WATERMAIN" SECTION OF THESE SPECIFICATIONS.

7. ALL PIPE INSTALLATIONS, MANHOLES, FRAMES AND LIDS, SHALL BE AS SPECIFIED ON THE PLANS AND PLAN DETAILS.

8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF THREE (3') FEET OF COVER OVER THE TOP OF PIPE AT ALL TIMES FOR THE LENGTH OF THE INSTALLATION. IF EXISTING INVERTS AT POINTS OF CONNECTION DO NOT ALLOW FOR 3' OF COVER, THE CONTRACTOR SHALL MOUND OVER ANY PIPES TO PROVIDE THE REQUIRED COVER.

CLEANING, TESTING, AND ACCEPTANCE:

9. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS BEFORE FINAL INSPECTION AND ACCEPTANCE.

10. AIR AND DEFLECTION TESTING PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" REQUIRED FOR THE FULL LENGTH OF THE SANITARY SEWER.

11. THE SANITARY SEWER INSTALLATION SHALL BE TELEVISED FOR ITS FULL LENGTH AND A COPY OF THE VIDEO AND WRITTEN REPORT SHALL BE SUBMITTED TO THE OWNER AND/OR THE OWNER'S AGENT BEFORE FINAL ACCEPTANCE.

RECORD DRAWINGS:

12. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER ALL AS-BUILT INFORMATION INCLUDING FINAL GRADES, ELEVATIONS, AND LOCATIONS NECESSARY TO PREPARE AS AS-BUILT DRAWING.

WATER MAIN NOTES:

GENERAL:

1. ALL WATERMAINS AND SERVICES SHALL BE INSTALLED AT A DEPTH TO PROVIDE A MINIMUM OF FIVE FEET-SIX INCHES (5'-6") OF COVER OVER THE TOP OF THE PIPE OR BELOW THE FROST DEPTH IF GREATER THAN 5'-6".

2. WATERMAINS OR SERVICES 3" OR LARGER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKET PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111).

3. ALL FITTINGS FOR USE WITH DUCTILE IRON PIPE SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A-21.4.

4. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN 8 MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS.

5. WATER SERVICES 2" IN DIAMETER OR LESS SHALL BE OF TYPE K COPPER WATER TUBING CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION JOINTS AND FITTINGS.

6. ALL VALVES ON WATERMAINS 3" AND LARGER SHALL BE MECHANICAL JOINT, RESILIENT WEDGE GATE VALVES. THEY SHALL TURN COUNTER-CLOCKWISE TO OPEN. THEY SHALL BE IRON BODY WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509.

7. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED AND DETAILED ON THE PLANS. THE FRAMES AND LID SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL BEAR THE WORD 'WATER'.

8. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND TAIL PIECE AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON THE PLAN.

9. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH THE WATER MAIN PIPE SHALL BE USED IN CONJUNCTION WITH THE CORPORATION STOP.

10. SERVICE BOX: PROVIDE A CURB VALVE AND CURB BOX AT THE LOCATION INDICATED ON THE PLANS AND OF A BRAND AND MODEL ACCEPTABLE TO THE LOCAL WATER PROVIDER. THE BOX SHOULD BE AN EXTENSION TYPE WITH FOOT PIECE AND STATIONING RODS FOR SIX (6') FEET OF BURY.

11. ALL WATERMAINS SHALL BE PRESSURE TESTED, FLUSHED, AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS.

IEPA WATER PROTECTION:

12. HORIZONTAL SEPARATION: WATERMAINS SHALL BE LAID TO MAINTAIN AT LEAST TEN (10') FEET OF HORIZONTAL SEPARATION FROM ANY EXISTING OR PROPOSED DRAIN, STORM OR SANITARY SEWER, OR SEWER SERVICE. WATERMAINS MAY BE CLOSER THAN 10' FROM A SEWER LINE WHEN:

A) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET;
B) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER;
C) AND THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR INSTALLED ON AN UNDISTURBED EARTH SHELF IN THE SAME TRENCH.

BOTH THE THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF WATER QUALITY PIPE WHEN IT IS NOT POSSIBLE TO MEET EITHER CONDITION A) OR B) ABOVE.

13. VERTICAL SEPARATION: A WATERMAIN SHALL BE INSTALLED SUCH THAT ITS INVERT IS A MINIMUM OF 18" ABOVE THE CROWN OF ANY DRAIN OR SEWER IT CROSSES FOR A MINIMUM OF 10 FEET HORIZONTAL SEPARATION FROM THE EXTERIOR OF THE DRAIN OR SEWER AT THE CROSSING. WHEN IT IS NOT POSSIBLE TO PROVIDE THE REQUIRED 18" VERTICAL SEPARATION AS PREVIOUSLY STATED (WITH THE WATERMAIN ABOVE THE SEWER MAIN), THE BOTH THE WATERMAIN AND THE DRAIN OR SEWER SHALL BE CONSTRUCTED OF WATER QUALITY PIPE FOR A DISTANCE OF 10 FEET MINIMUM ON BOTH SIDES OF THE CROSSING AS MEASURED BY THE PIPE EXTERIOR.

14. WHEN A WATERMAIN MUST PASS BELOW A DRAIN OR SEWER MAIN, BOTH PIPES SHALL BE CONSTRUCTED OUT OF WATER QUALITY PIPE WITH A MINIMUM OF 18" VERTICAL SEPARATION PROVIDED BETWEEN THE CROWN OF THE WATER PIPE AND THE INVERT OF THE DRAIN OR SEWER PIPE FOR A MINIMUM OF 10 FEET ON EITHER SIDE OF THE CROSSING AS MEASURED BY THE PIPE EXTERIOR.

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GENERAL NOTES AND SPECIFICATIONS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:



SIGNATURE:

PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: JW
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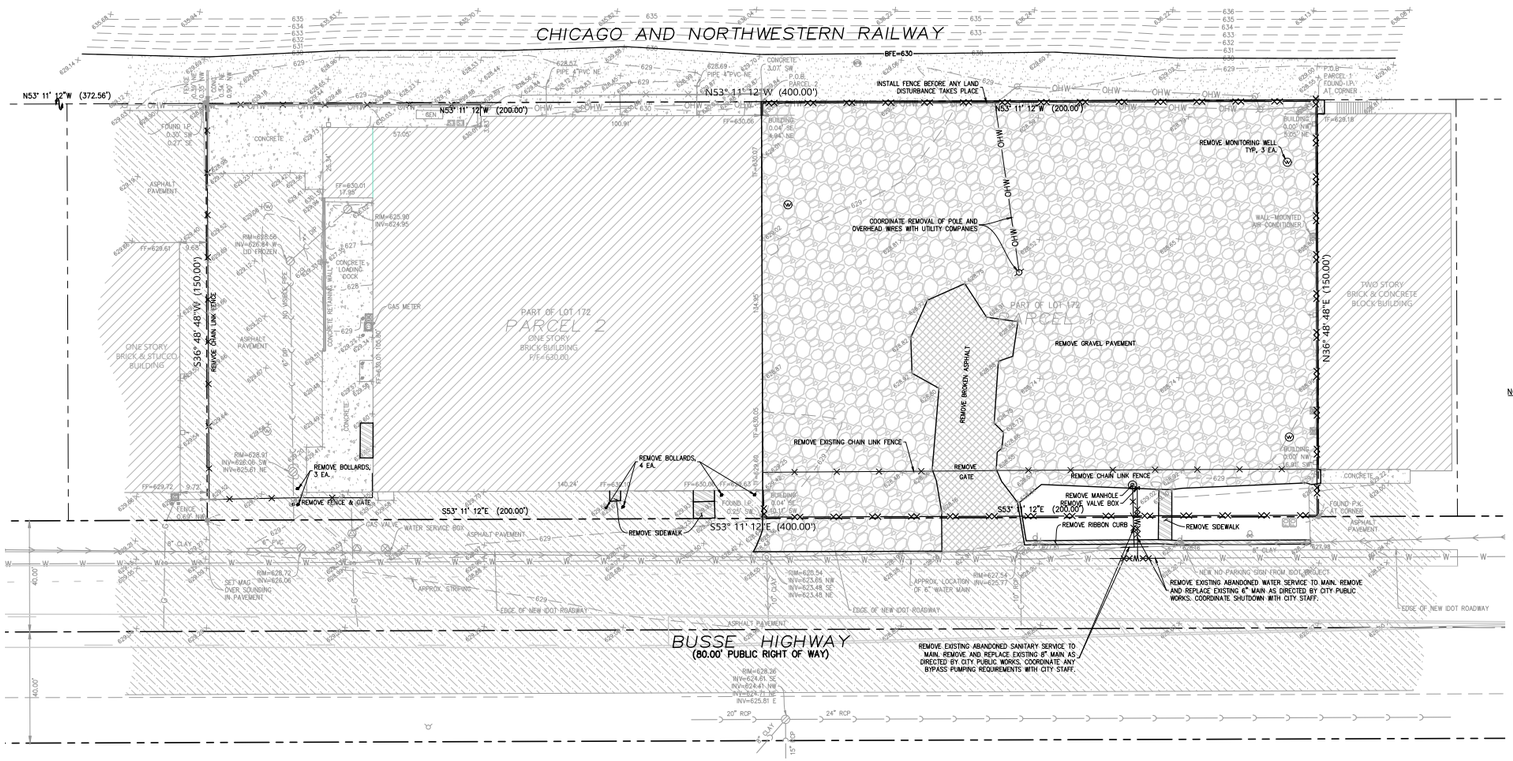
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SHEET NO. G2.0

GRAPHIC SCALES:

PRINTED: 12/18/2025 2:26 PM

FILE LOCATION: C:\Users\jwebster\Smith LaSalle, Inc\SLI - Civil Division\681.25 - Mid States Recycling_Des Plaines\Drawings\Sheets\681_C02_Notes.dwg



NOTES:

1. EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY REGIONAL LAND SERVICES ON 8/5/2025 AND PROPOSED IDOT PLANS DATED 6/20/2024.
2. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
3. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND THE TRACK-OUT OF DIRT ONTO PUBLIC ROADS. ROADWAYS MUST BE KEPT FREE OF MUD, DEBRIS, ETC. AT ALL TIMES.
4. THE EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF THE ACTUAL CONDITIONS TO THE BEST OF THE ENGINEER'S KNOWLEDGE. CONTRACTOR SHALL FIELD VERIFY ANY EXISTING CONFLICTS OR POTENTIAL CONFLICTS USING APPROVED MEANS IN THE FIELD IN ORDER TO PREVENT INJURY AND DELAYS DURING CONSTRUCTION. IN THE EVENT OF AN EXISTING UNDERGROUND UTILITY IS ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
5. ANY FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL EITHER BE REMOVED OR REPLACED AND CONNECTED TO THE SITE STORM SEWER. DRAIN TILES CANNOT BE CONNECTED TO A SANITARY OR COMBINED SEWER.
6. WHERE EXISTING UTILITIES ARE SHOWN TO BE ABANDONED, IF THEY ARE IN CONFLICT WITH NEW CONSTRUCTION, THEY SHALL BE REMOVED TO THE EXTENT NECESSARY. ANY PIPE LEFT UNDERGROUND SHALL BE PLUGGED AT BOTH ENDS WITH 2' MIN. PLUG OR FILLED WITH FLOWABLE FILL. REMOVAL SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT; NO ADDITIONAL COMPENSATION SHALL BE MADE.

LEGEND

- SIDEWALK REMOVAL
- ASPHALT REMOVAL
- GRAVEL REMOVAL

0' 20' 40'

SCALE: 1"=20'

GRAPHIC SCALES

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

EXISTING CONDITIONS AND DEMOLITION PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:

EXISTING NEW

Project North True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

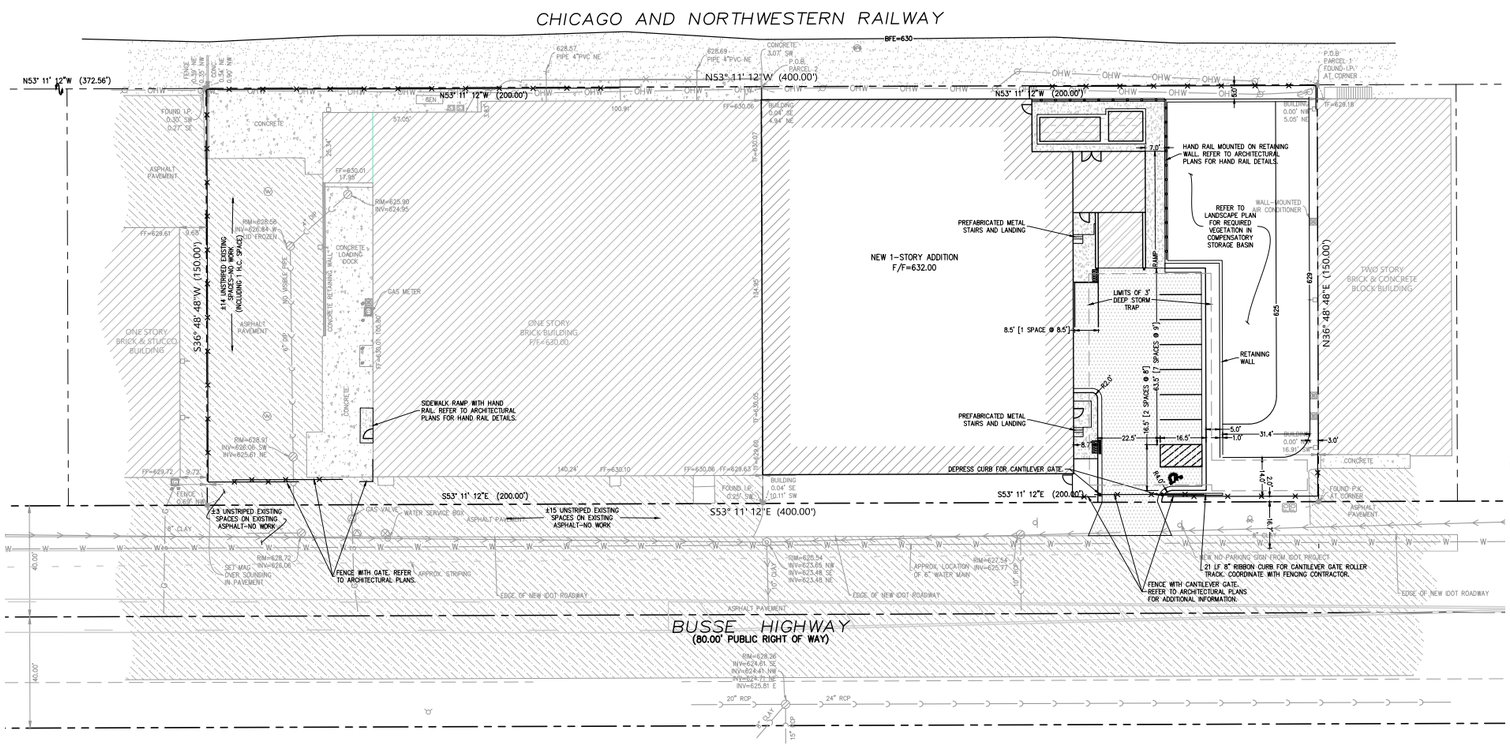
DRAWN BY: JW

APPROVED BY: TM

DATE: 11/19/2025

25022

SHEET NO. C3.0



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. INTERIOR BUILDING ELEMENTS ARE SHOWN FOR REFERENCE ONLY. FOR FULL INTERIOR DETAILS, REFER TO THE ARCHITECTURAL PLANS.
3. REFER TO ARCHITECT'S SITE PLAN FOR PROPOSED STRUCTURE'S EXACT SETBACKS FROM PROPERTY LINES.
4. REFER TO PLAT OF SURVEY FOR LOT DIMENSIONS AND DISTANCES FROM EXISTING STRUCTURES TO PROPERTY LINES.
5. CA-6 AGGREGATE BASE COURSE SHALL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

LEGEND

- HMA PARKING LOT AND DRIVEWAY
- CONCRETE LOADING DOCK
- PCC SIDEWALK, STAIRS AND LANDING
- CONCRETE SLAB FOUNDATION. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- DEPRESSED CURB & GUTTER
- CURB & GUTTER

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

GEOMETRIC AND PAVING PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:

EXISTING NEW

Project North True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: JW

APPROVED BY: TM

DATE: 11/19/2025

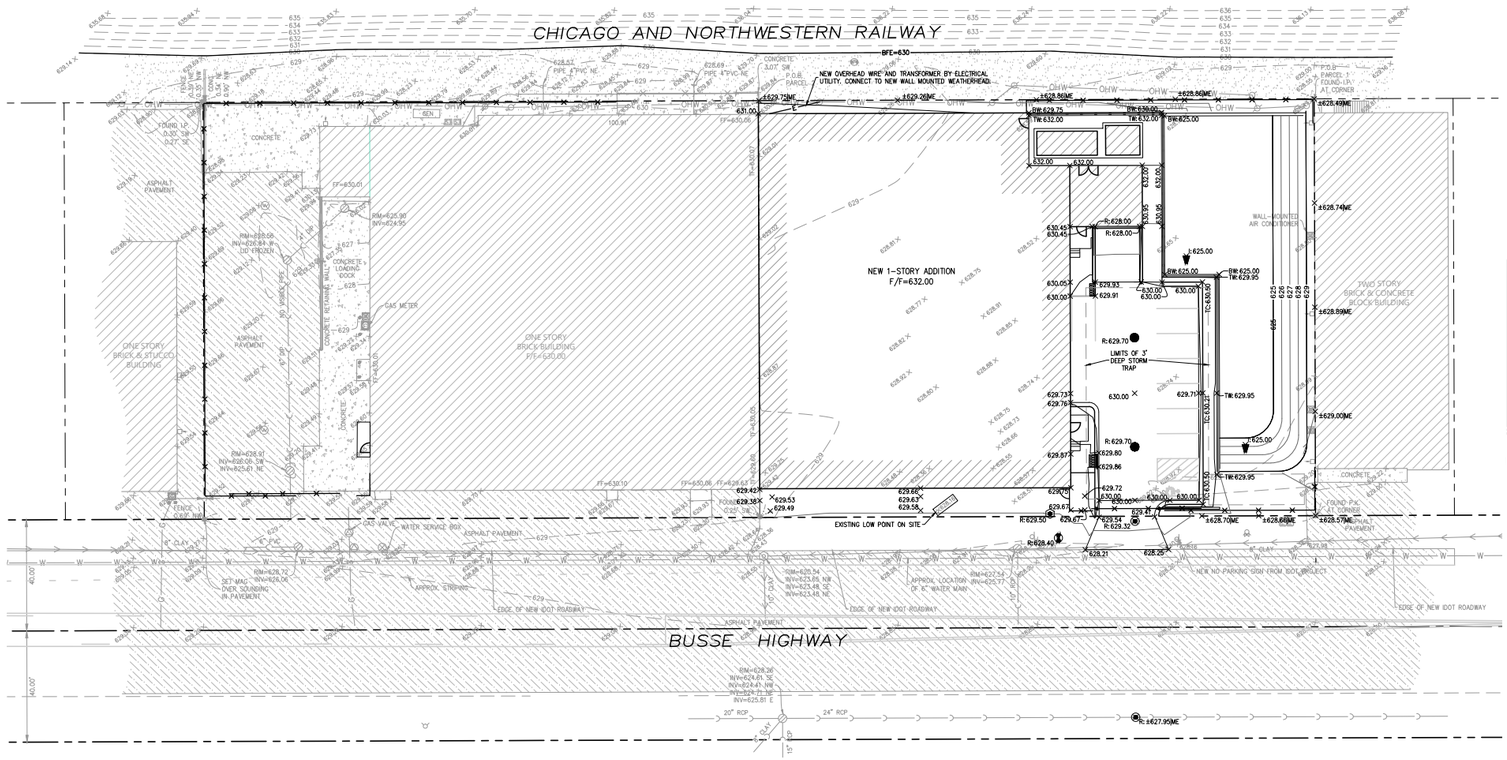
PROJECT NO. 25022

SHEET NO. C4.0

GRAPHIC SCALES

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FLOODPLAIN CALCULATIONS:

10% ANNUAL FLOOD ELEVATION = 628.10
1% ANNUAL FLOOD ELEVATION = 630.00

EXISTING LOW POINT ON SITE = 628.16

FILL IN FLOODPLAIN FROM 628.16 TO 630.00
TOTAL FILL VOLUME = 26,097 CF
TOTAL REQUIRED COMPENSATORY STORAGE = 28,707 CF

NOTES:

1. ALL PROPOSED SPOT ELEVATIONS SHOWN SHALL BE FINISHED GRADE. REFER TO DIMENSIONAL CONTROL AND PAVEMENT PLAN FOR PAVEMENT SECTIONS. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DETAILS. IF SOD IS BEING USED, FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
2. MAXIMUM FOUNDATION EXPOSURE SHALL BE 6" UNLESS NOTED OTHERWISE. AREA SURROUNDING THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING.
3. ALL SPOT ELEVATIONS ALONG THE CURB ARE EDGE OF PAVEMENT. REFER TO DETAIL SHEET FOR FLOW LINE AND BACK OF CURB ELEVATIONS.
4. CONTRACTOR TO REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL ON A DAILY BASIS. NO STOCKPILES OF EXCESS MATERIAL SHALL BE KEPT ON SITE.
5. ALL DISTURBED AREAS WITHIN THE PARKWAYS SHALL BE RESTORED WITH SOD.

LEGEND

100	PROPOSED CONTOUR LINE
100	EXISTING CONTOUR LINE
100.00	PROPOSED SPOT GRADE
100.00 [ME]	PROPOSED SPOT GRADE – MATCH EXISTING GRADE
1.00%	PROPOSED SLOPE WITH ARROW
	PROPOSED OVERLAND FLOW ARROW – PAVEMENT
	PROPOSED OVERLAND FLOW ARROW – GRASS
	PROPOSED EMERGENCY OVERFLOW ARROW
	PROPOSED RIDGE LINE

0' 20' 40'
SCALE: 1"=20'

GRAPHIC SCALES

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

GRADING PLAN

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:



SIGNATURE:

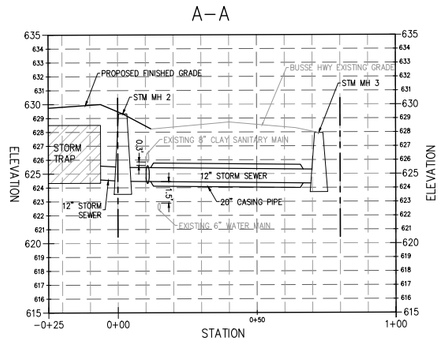
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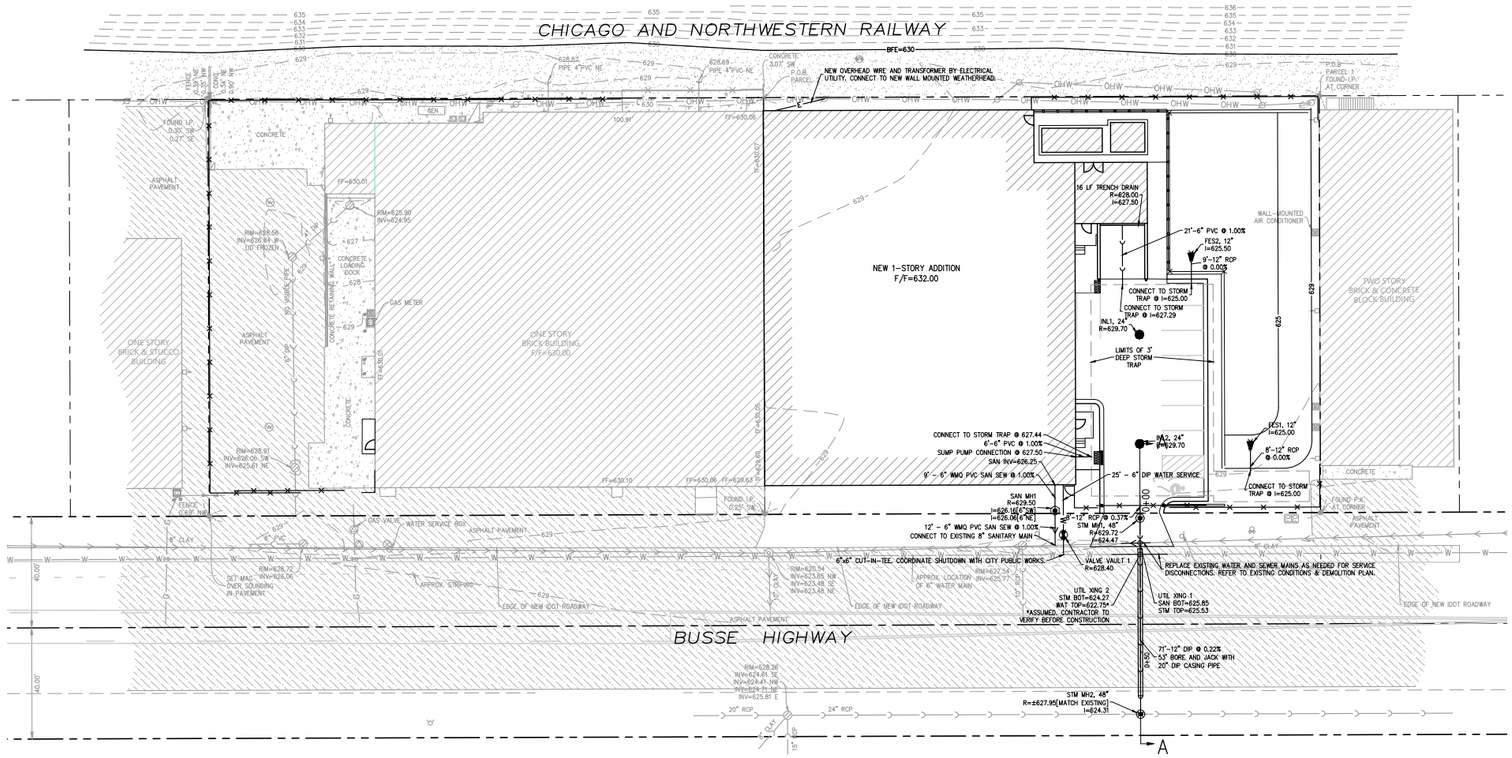
STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: JW
APPROVED BY: TM

DATE: 11/19/2025

SHEET NO. C5.0





NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF EACH EXISTING UTILITY AT PROPOSED CROSSINGS TO ENSURE ACCURACY OF PLAN INFORMATION. IF THERE IS A DISCREPANCY AND A CONFLICT EXISTS, CONTACT THE ENGINEER BEFORE COMMENCING INSTALLATION OF THAT UTILITY.
2. ALL STORM SEWER SHALL BE CLASS IV RCP WITH O-RING JOINTS CONFORMING TO C-443.
3. TRENCH BACKFILL UNDER PAVEMENT AND WITHIN 2 FEET OF PAVEMENT SHALL BE CA-7.
4. HYDRANT LEADS SHALL BE 10' MAX. UNLESS NOTED OTHERWISE.

LEGEND

- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE AND VAULT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED TRENCH BACKFILL

0' 20' 40'

SCALE: 1"=20'

GRAPHIC SCALES

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

UTILITY PLAN

REMISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:

EXISTING NEW

N Project North

N True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

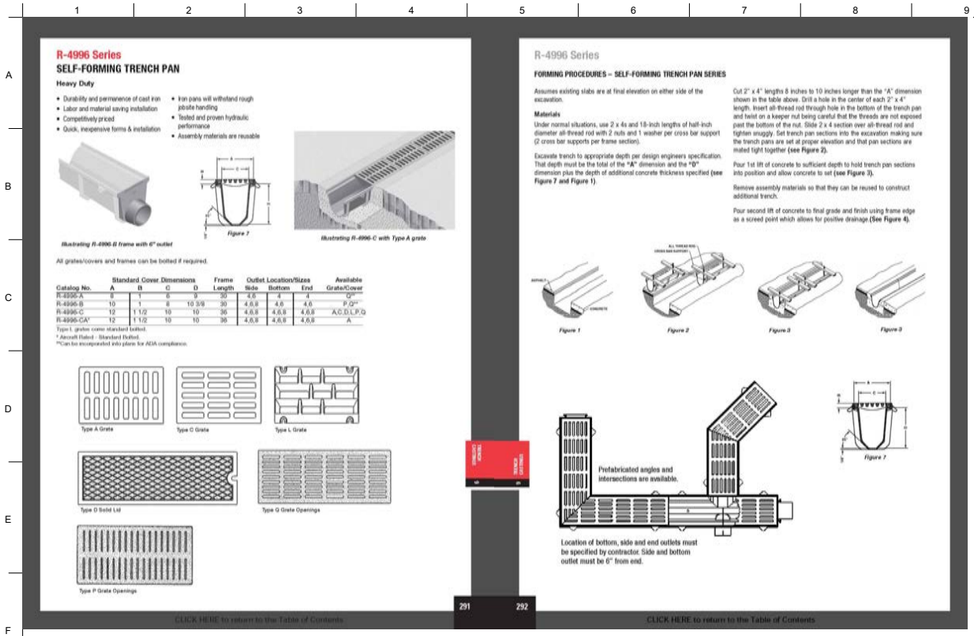
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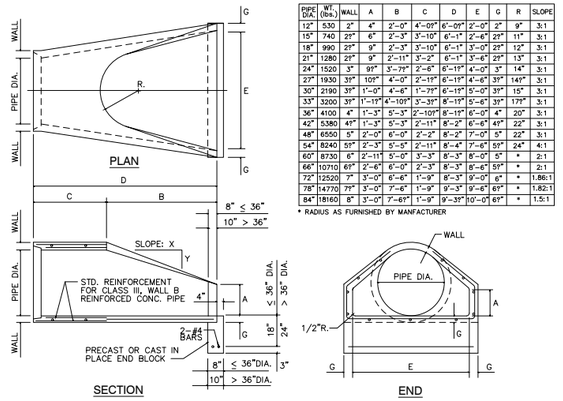
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DATE: 11/19/2025

PROJECT NO. 25022

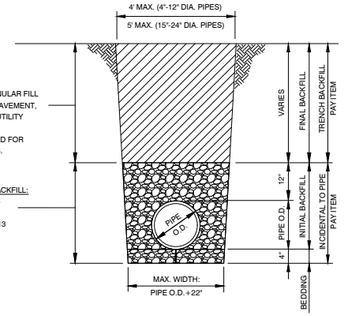
SHEET NO. C6.0





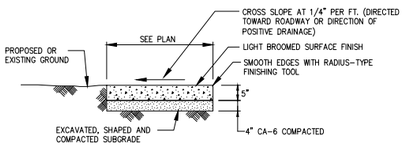
PIPE DIA.	WT. (lbs.)	WALL	A	B	C	D	E	G	R	SLOPE
12"	530	2"	4"	2'-0"	4'-09"	6'-09"	2'-0"	3"	9"	3:1
15"	740	2"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2"	11"	3:1
18"	990	2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2"	12"	3:1
21"	1280	2"	9"	2'-11"	3'-2"	6'-1"	3'-6"	2"	13"	3:1
24"	1520	3"	9"	3'-7"	2'-6"	6'-1"	4'-0"	3"	14"	3:1
27"	1930	3"	10"	4'-0"	2'-1"	6'-1"	4'-6"	3"	149"	3:1
30"	2190	3"	1'-0"	4'-6"	1'-7"	6'-1"	5'-0"	3"	15"	3:1
33"	3200	3"	1'-1"	4'-10"	3'-3"	8'-1"	5'-6"	3"	175"	3:1
36"	4100	4"	1'-3"	5'-3"	2'-10"	8'-1"	6'-0"	4"	20"	3:1
42"	5380	4"	1'-3"	5'-3"	2'-11"	8'-2"	6'-6"	4"	22"	3:1
48"	6550	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	5"	22"	3:1
54"	8240	5"	2'-3"	5'-5"	2'-11"	8'-4"	7'-6"	5"	24"	4:1
60"	8730	6"	2'-11"	5'-0"	3'-3"	8'-3"	8'-0"	5"	*	2:1
66"	10710	6"	2'-6"	6'-0"	2'-3"	8'-3"	8'-6"	5"	*	2:1
72"	12520	7"	3'-0"	6'-6"	1'-9"	8'-3"	9'-0"	6"	*	1.86:1
78"	14770	7"	3'-0"	7'-6"	1'-9"	9'-3"	9'-6"	6"	*	1.82:1
84"	18160	8"	3'-0"	7'-6"	1'-9"	9'-3"	10'-0"	6"	*	1.5:1

* RADIUS AS FURNISHED BY MANFACTURER



TRENCH SECTION

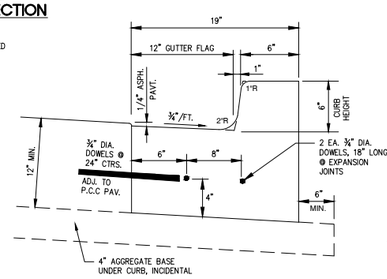
PRECAST REINFORCED CONCRETE FLARED END SECTION



SIDEWALK DETAIL

NOTES:

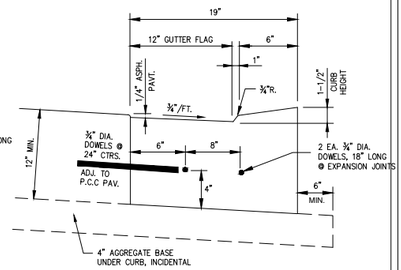
1. SIDEWALK CONCRETE SHALL BE A SIX AND ONE HALF (6-1/2) BAG MIX.
2. SLAB OR PANEL CONTRACTION (CONTROL) JOINTS SHALL BE AS FOLLOWS:
   1.5' SIDEWALK WIDTH = 3' ON-CENTER JOINT SPACING
   3' SIDEWALK WIDTH = 4' ON-CENTER JOINT SPACING
   5' SIDEWALK WIDTH = 5' ON-CENTER JOINT SPACING
3. TRANSVERSE EXPANSION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER OF A THICKNESS AS FOLLOWS:
   1/2" BETWEEN SIDEWALK, STRUCTURES, STANDARDS AND POLES
   3/4" AT SIDEWALK INTERVALS OF NOT MORE THAN 50 FEET AND ABUTTING CONCRETE CURBING OR PAVEMENT EXPANSION JOINTS SHALL BE USED TO ISOLATE PCC PANEL SLABS WHEN CASTINGS OF UTILITY STRUCTURES FALL WITHIN THE LIMITS OF THE SIDEWALK.
4. IF EXCAVATION OR UNDERCUTTING OF SUBGRADE HAS BEEN MADE DEEPER THAN NECESSARY, THE SIDEWALK BASE COURSE SHALL BE BROUGHT TO PROPER GRADE BY THE ADDITION OF COMPACTED GRANULAR MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT.



COMBINATION CONCRETE CURB & GUTTER TYPE B-6.12

NOTES:

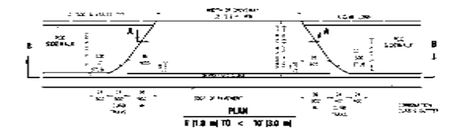
1. REVERSE GUTTER PITCH WHERE PAVEMENT SLOPE AWAY FROM CURB @ ¾"/FT.
2. LONGTIDUNAL JOINT TIE BARS SHALL BE NO. 6 AT 24" CENTERS IN ACCORDANCE WITH DETAILS FOR LONGITUDINAL CONST. JOINTS SHOWN ON IDOT STANDARD 606001-06.
3. PLACE CONSTRUCTION JOINTS AT 15' O.C. MIN.
4. PLACE ½" BITUMINOUS FIBER BOARD EXPANSION JOINTS AT 60' O.C. MIN.

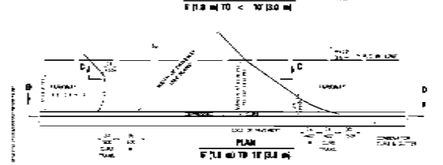


COMBINATION CONCRETE CURB & GUTTER, DEPRESSED

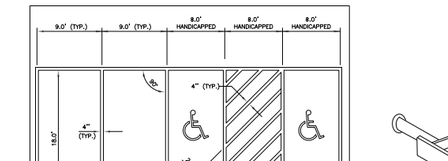
NOTES:

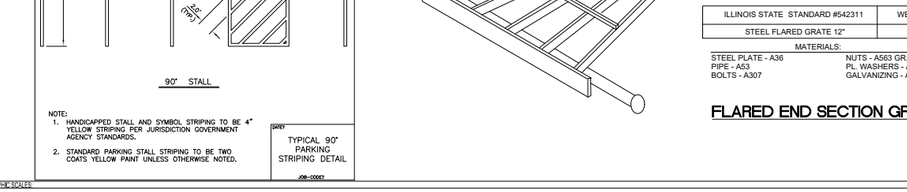
1. REVERSE GUTTER PITCH WHERE PAVEMENT SLOPE AWAY FROM CURB @ ¾"/FT.
2. LONGTIDUNAL JOINT TIE BARS SHALL BE NO. 6 AT 24" CENTERS IN ACCORDANCE WITH DETAILS FOR LONGITUDINAL CONST. JOINTS SHOWN ON IDOT STANDARD 606001-06.
3. PLACE CONSTRUCTION JOINTS AT 15' O.C. MIN.
4. PLACE ½" BITUMINOUS FIBER BOARD EXPANSION JOINTS AT 60' O.C. MIN.

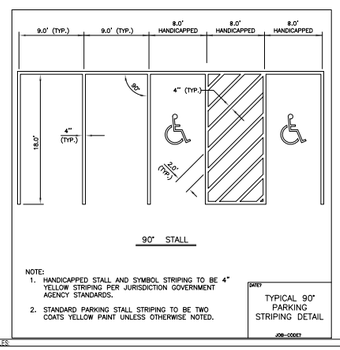


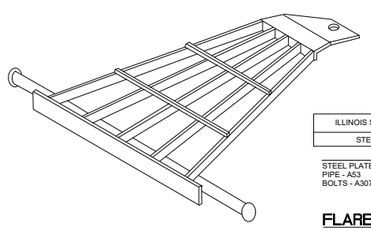










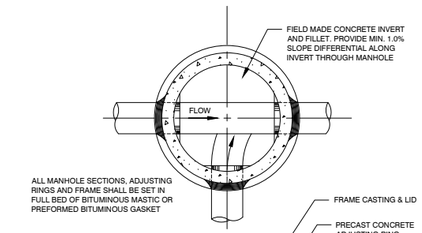


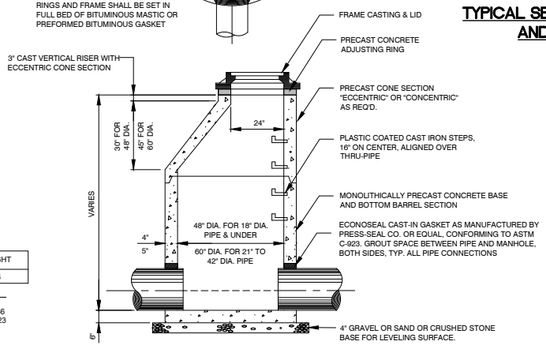
ILLINOIS STATE STANDARD #542311	WEIGHT
STEEL FLARED GRATE 12"	64

MATERIALS:

STEEL PLATE - A36	NUTS - A563 GR. A
PIPE - A53	PL. WASHERS - A 36
BOLTS - A307	GALVANIZING - A123

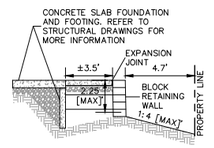
FLARED END SECTION GRATE



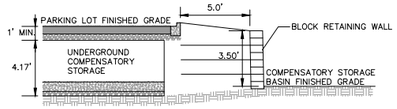


STORM MANHOLE, TYPE A

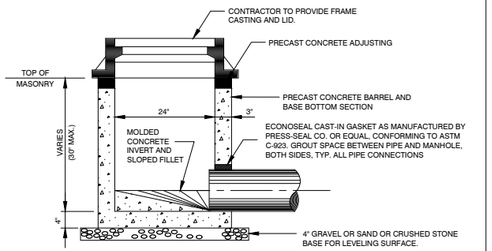
NOTE: SHALLOW DEPTHS MAY REQUIRE THE USE OF "FLAT SLAB TOP" IN LIEU OF CONE SECTION.



TYPICAL SECTION: CONCRETE SLAB AND RETAINING WALL



TYPICAL SECTION: PARKING-RETAINING WALL-COMPENSATORY STORAGE



INLET, TYPE A

GRAPHIC SCALES

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

CONSTRUCTION DETAILS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
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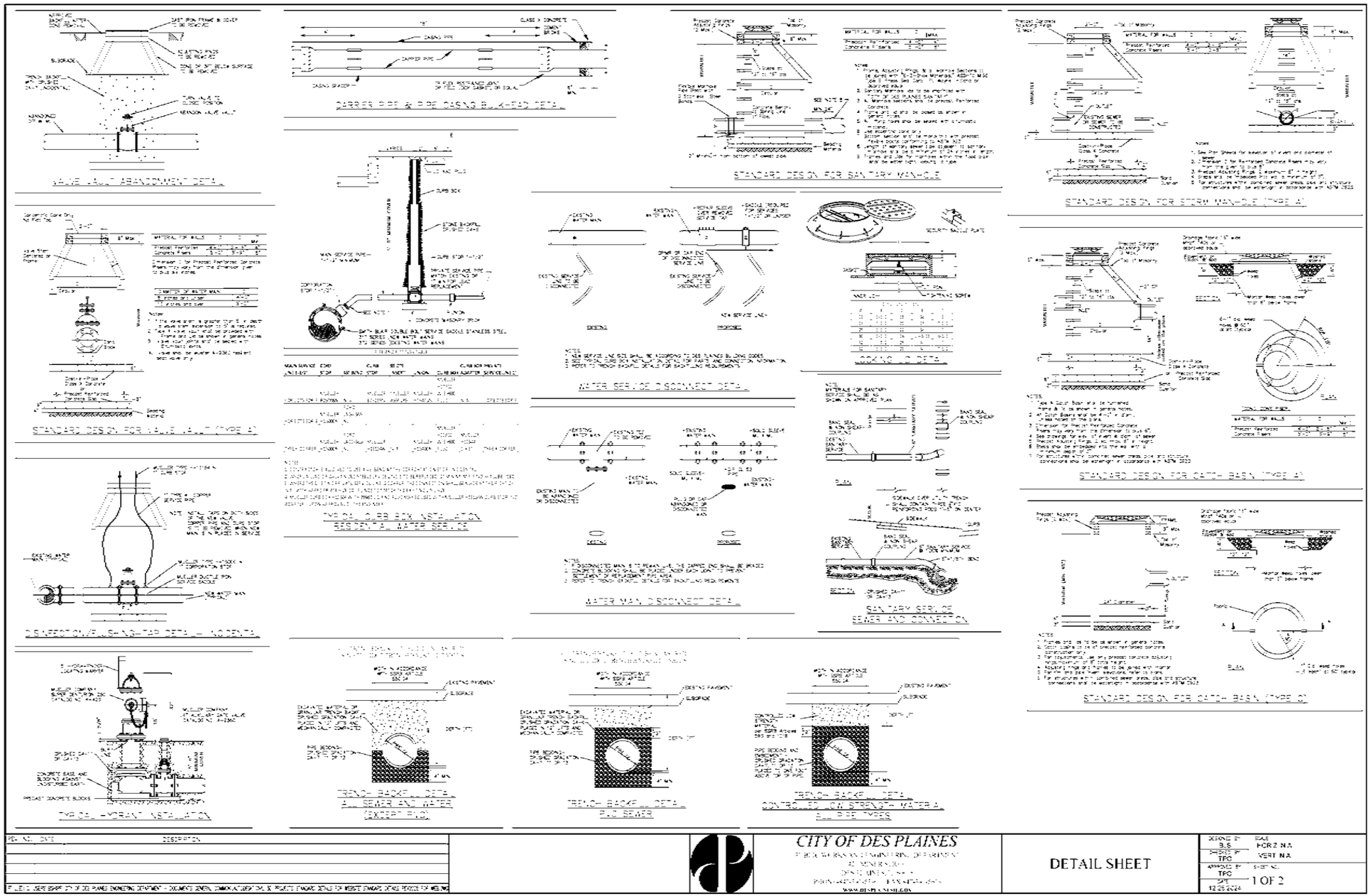
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CITY OF DES PLAINES

DETAIL SHEET

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

DES PLAINES CONSTRUCTION DETAILS

REVISIONS:

NO	DESCRIPTION	DATE
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	100% DD SUBMITTAL	10/30/25
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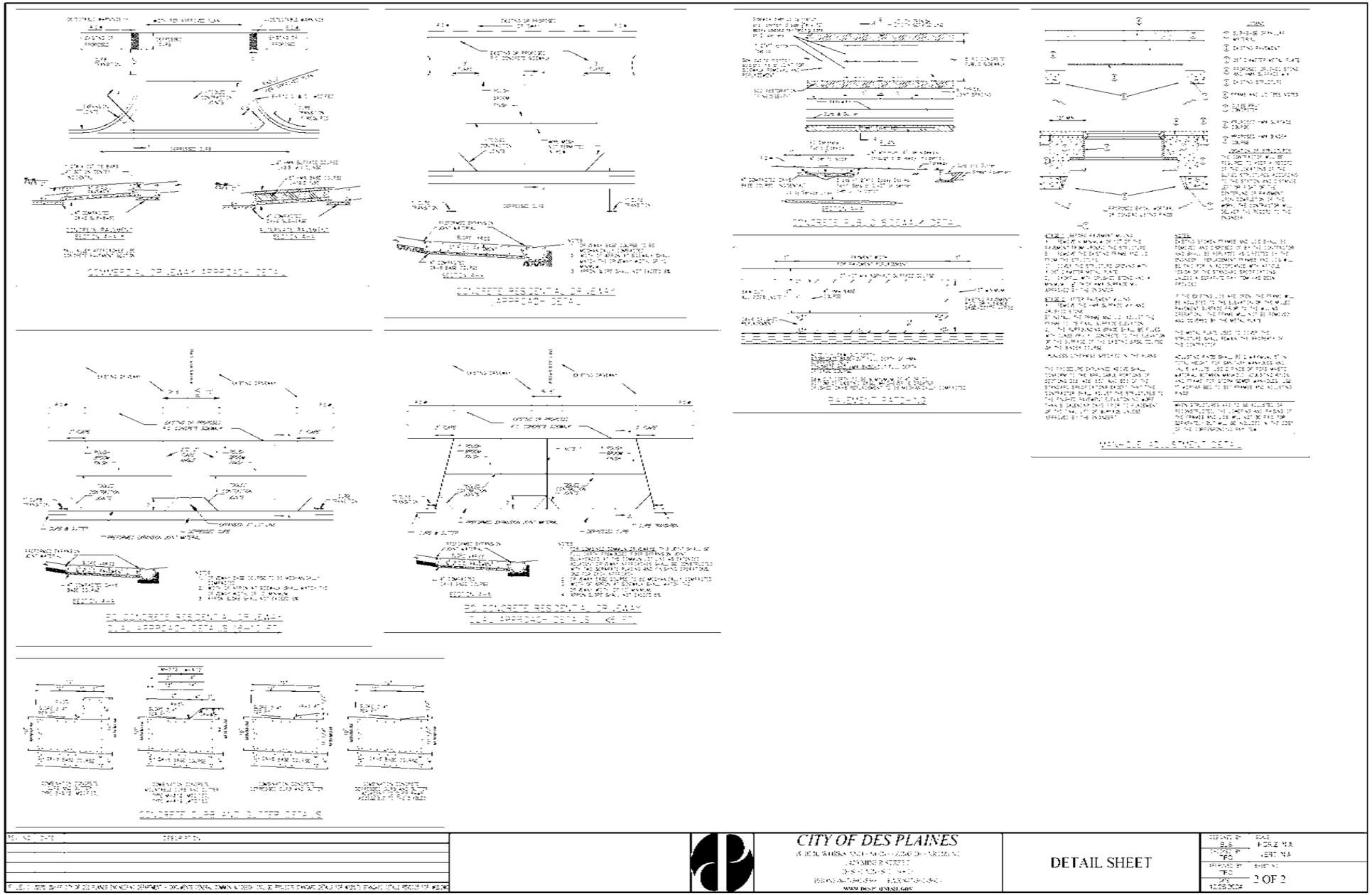
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DETAIL SHEET

CITY OF DES PLAINES

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NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
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	COORDINATION	11/19/25
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KEY PLAN:

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True North

SIGNATURE:

PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: JW

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DATE: 11/19/2025

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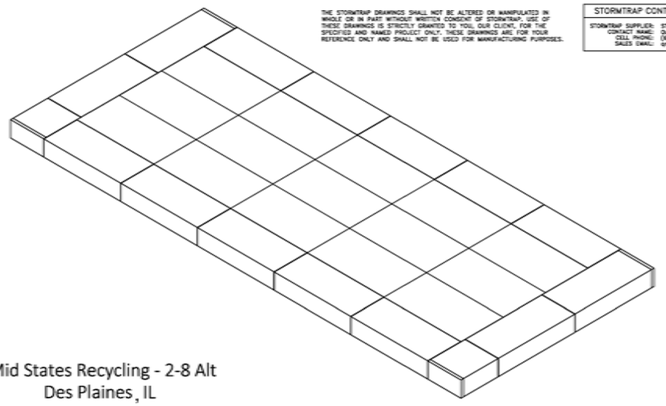
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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
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DES PLAINES CONSTRUCTION DETAILS

StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT



Mid States Recycling - 2-8 Alt
Des Plaines, IL

THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS IS STRICTLY GRANTED TO YOU, OUR CLIENT, FOR THE SPECIFIED AND NAMED PROJECT ONLY. THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR MANUFACTURING PURPOSES.

SHEET INDEX

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2.1	SINGLETRAP FOUNDATION LAYOUT
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3.1	SINGLETRAP INSTALLATION SPECIFICATION
4.0	SINGLETRAP BACKFILL SPECIFICATION
5.0	PIPE/ACCESS OPENING SPECIFICATION
6.0	SINGLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

STORMTRAP SUPPLIER: StormTrap
CONTACT NAME: Steven Miller
CELL PHONE: (614) 965-2878
SALES EMAIL: qmiller@stormtrap.com

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Smith LaSalle
Franklin Park, IL

PROJECT INFORMATION:
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Des Plaines, IL

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GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:

   STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE, BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES. ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAN'T AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT INFLICTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.

2. TREE LOADING DISCLAIMER:

   THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE EOR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ASSOCIATE OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.

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STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE: BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE: 3000PSF
SOIL DENSITY: 120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES: ASTM C857 ACI-318
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

UNIT HEADROOM:	2'-8" SINGLETRAP
TOTAL STORAGE PROV:	8149.62 CUBIC FEET

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.00' MAX. 4.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
5. SYSTEM DESIGN MAY ALLOW FOR INCIDENTAL LEAKAGE AND WILL NOT BE SUBJECT TO LEAKAGE TESTING.

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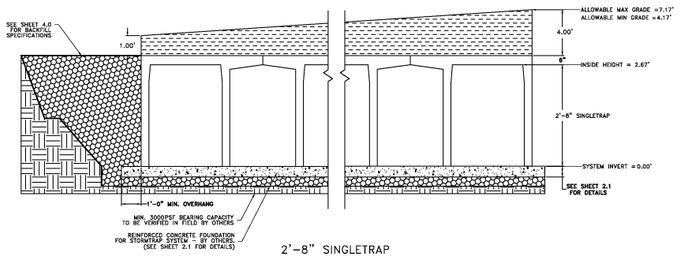
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SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
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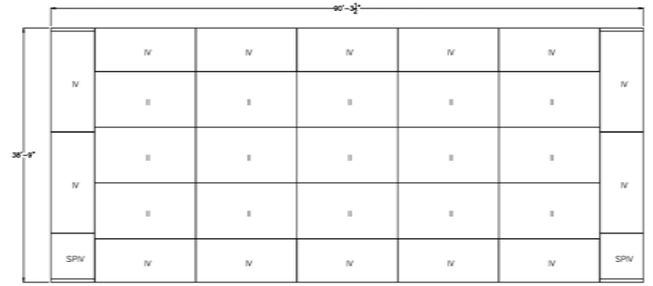
2'-8" SINGLETRAP

BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	UNIT WEIGHT
0	I	2'-8" SINGLETRAP	0
15	II	2'-8" SINGLETRAP	14825
0	III	2'-8" SINGLETRAP	0
14	IV	2'-8" SINGLETRAP	12888
0	VII	2'-8" SINGLETRAP	0
0	VII–1	2'-8" SINGLETRAP	0
0	VII–2	2'-8" SINGLETRAP	0
0	VII–3	2'-8" SINGLETRAP	0
0	VII–4	2'-8" SINGLETRAP	0
0	SPIII	2'-8" SINGLETRAP	VARIES
2	SPIV	2'-8" SINGLETRAP	VARIES
0	T2 PANEL	8" THICK PANEL	0
4	T4 PANEL	8" THICK PANEL	1573
0	T7 PANEL	8" THICK PANEL	0
6	JOINTWRAP	150' PER ROLL	
24	JOINTTAPE	14.5' PER ROLL	
	TOTAL PIECES = 31		
	TOTAL PANELS = 4		
	HEAVIEST PICK WEIGHT = 14825		

DESIGN CRITERIA
ALLOWABLE MAX GRADE =7.17'
ALLOWABLE MIN GRADE = 4.17'
INSIDE HEIGHT ELEVATION = 2.67'
SYSTEM INVERT =0.00'

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.



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SINGLETRAP SYSTEM LAYOUT

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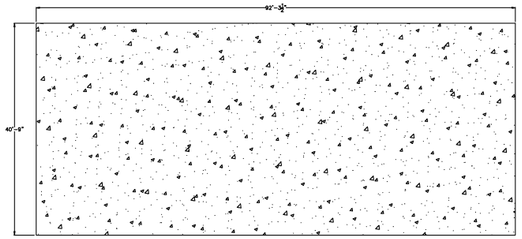
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CONCRETE FOUNDATION NOTES:
1. CONCRETE FOUNDATION TO BE SUPPLIED AND INSTALLED BY OTHERS.
2. CONCRETE STRENGTH @ 28 DAYS, 5%-8% ENTRAINED AIR, 3"-5" MAX SLUMP.
3. SOIL BEARING PRESSURE TO BE VERIFIED ON SITE BY OTHERS.
4. SOIL CONDITIONS TO BE VERIFIED ON SITE BY OTHERS.
5. REBAR: ASTM A615 GRADE 60, BLACK BAR.
6. DIMENSION OF FOUNDATION MUST HAVE 1'-0" OVERHANG BEYOND EXTERNAL FACE OF MODULE.
7. DIMENSION OF STORMTRAP SYSTEM ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
8. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
9. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.



STORMTRAP FOUNDATION DETAIL

HS-20 & HS-25 LOADING – (ACI 318, ST2)

MAXIMUM SYSTEM COVER	SLAB THICKNESS	CONCRETE STRENGTH	REINFORCEMENT (BOTH DIRECTIONS)	'A' CLEAR COVER
0'-6" – 1'-0"	8"	4000 PSI	#4 @ 18" O.C.	3.5"
1'-1" – 2'-0"	8"	4000 PSI	#4 @ 16" O.C.	3.5"
2'-1" – 3'-0"	8"	4000 PSI	#4 @ 12" O.C.	3.5"
3'-1" – 4'-0"	8"	4000 PSI	#5 @ 13" O.C.	3.5"
4'-1" – 5'-0"	8"	4000 PSI	#5 @ 18" O.C.	3.375"
5'-1" – 6'-0"	8"	4000 PSI	#5 @ 16" O.C.	3.375"
6'-1" – 7'-0"	8"	4000 PSI	#5 @ 13" O.C.	3.375"
7'-1" – 8'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.875"
8'-1" – 9'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.875"
9'-1" – 10'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.875"

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PROJECT INFORMATION:
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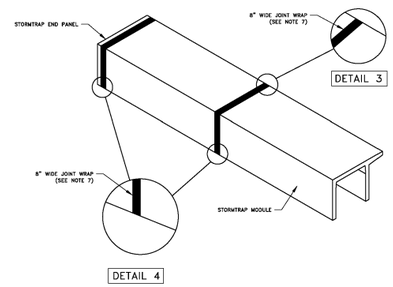
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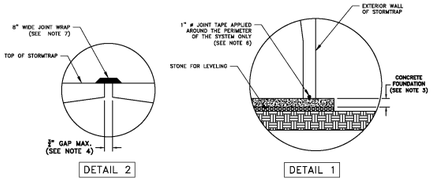
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2.1

STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES), THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS ARE PROVIDED FOR EMPHASIS. THE MENTION OF THESE ITEMS DOES NOT PRECLUDE THE INSTALLING CONTRACTOR FROM FOLLOWING ASTM C891 IN ITS ENTIRETY AND IMPLEMENTING ALL APPROPRIATE MEASURES. THE INSTALLING CONTRACTOR OWNS AND IS RESPONSIBLE FOR THE STORMTRAP SYSTEM UPON REMOVAL OF THE MODULES FROM THE DELIVERY TRUCK THROUGH 'FINAL CONSTRUCTION'. FINAL CONSTRUCTION IS ACHIEVED WHEN ALL MODULES ARE SET, FULLY BACKFILLED, AND WHEN FINAL FINISHED GRADES ARE REACHED. THE CONTRACTOR IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO RESIST UPLIFT/BUOYANCY BEFORE 'FINAL CONSTRUCTION' IS ACHIEVED.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. STORMTRAP MODULES SHALL BE PLACED ON A LEVEL CONCRETE FOUNDATION (SEE SHEET 2.1) WITH A 1'-0" OVERHANG ON ALL SIDES THAT SHALL BE POURED IN PLACE BY INSTALLING CONTRACTOR. A QUALIFIED GEOTECHNICAL ENGINEER WILL BE EMPLOYED, BY OWNER, TO PROVIDE ASSISTANCE IN EVALUATING THE EXISTING SOIL CONDITIONS TO ENSURE THAT THE SOIL BEARING PRESSURE MEETS OR EXCEEDS THE STRUCTURAL DESIGN LOADING CRITERIA AS SPECIFIED ON SHEET 1.1.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3" (SEE DETAIL 2). IF THE SPACE EXCEEDS 3", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT.
6. THE PERIMETER HORIZONTAL JOINT BETWEEN THE STORMTRAP MODULES AND THE CONCRETE FOUNDATION SHALL BE SEALED TO THE FOUNDATION WITH PRE-FORMED MASTIC JOINT SEALER ACCORDING TO ASTM C891, 8.8 AND 8.12 (SEE DETAIL 1). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.
7. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE-FORMED, COLD-APPLIED, SELF-ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 3, & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   7.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.
   7.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
8. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
9. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.





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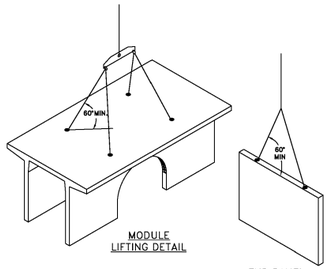
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SHEET TITLE:
SINGLETRAP INSTALLATION SPECIFICATION

SHEET NUMBER:
3.0

STORMTRAP MODULE LIFTING SPECIFICATION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE.
2. MINIMUM 7'-0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
4. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DAMAGES OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.

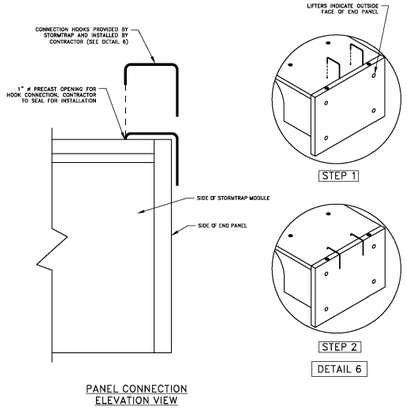


MODULE LIFTING DETAIL

END PANEL LIFTING DETAIL

END PANEL ERECTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS). SIDE WITH LIFTERS INDICATES OUTSIDE FACE.
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING LUGS/HOLES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



PANEL CONNECTION ELEVATION VIEW

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ENGINEER INFORMATION:
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Franklin Park, IL

PROJECT INFORMATION:
Mid States
Recycling – 2–8
Alt
Des Plaines, IL

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REV.	DATE:	ISSUED FOR:	DWN BY:
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NTS

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SINGLETRAP INSTALLATION SPECIFICATION

SHEET NUMBER:
3.1

ZONE CHART

ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1	FOUNDATION AGGREGATE	#5 (3") STONE ANGULAR AGGREGATE (SEE NOTE 4)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

APPROVED ZONE 2 BACKFILL OPTIONS

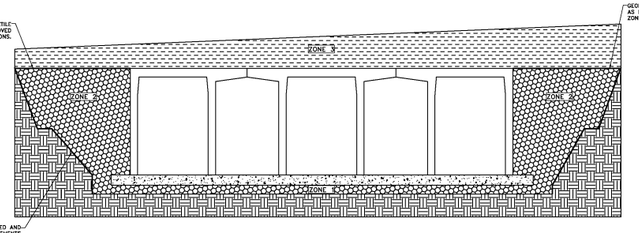
OPTION	REMARKS
3" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED POROUS SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (10PS)	MAX GROUND PRESSURE
12"	12"	51.8	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRACKS PER VEHICLE.

STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION, AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS). ALL MODULES MUST BE SET AND ALL SIDES MUST BE FULLY BACKFILLED BEFORE TRAVEL OVERTOP THE SYSTEM IS PERMITTED. SEE NOTE 2 FOR EXCEPTIONS AND LIMITATIONS.
2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN LIVE LOAD LISTED ON SHEET 1.1 TRAVEL OVERTOP THE SYSTEM. IF TRAVEL OVER THE SYSTEM OCCURS BEFORE THE MINIMUM DESIGN COVER IS ACHIEVED, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. VEHICLES AND MACHINERY USED TO PLACE FILL MATERIAL ON TOP OF THE SYSTEM SHALL TRAVEL PARALLEL TO THE LONGITUDINAL AXIS OF THE STORMTRAP MODULES WHENEVER POSSIBLE.
3. THE VIBRATORY FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HAND COMPACTION MAY BE NECESSARY TO ENSURE THAT THE ALLOWABLE DESIGN LOADING IS NOT EXCEEDED.
4. STONE AGGREGATE FOUNDATION IN ZONE 1 IS FOR LEVELING PURPOSES.



BACKFILL DETAIL

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ENGINEER INFORMATION:
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Franklin Park, IL

PROJECT INFORMATION:
Mid States
Recycling – 2–8
Alt
Des Plaines, IL

CURRENT ISSUE DATE:
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SCALE:
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SHEET TITLE:
SINGLETRAP BACKFILL SPECIFICATION

SHEET NUMBER:
4.0

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MID-STATES RECYCLING & REFINING
ADDITIONAL AND RENOVATION
1841 BUSSE HWY, DES PLAINES, IL 60016

STORM TRAP DETAILS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:
EXISTING NEW
N Project North
N True North

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

DRAWN BY: JW
APPROVED BY: TM
DATE: 11/19/2025

25022

SHEET NO.
C11.0

GRAPHIC SCALES

PRINTED: 12/18/2025 3:12 PM

FILE LOCATION: C:\Users\jwebster\Smith LaSalle, Inc\SLI - Civil Division\681.25 - Mid States Recycling_Des Plaines\Drawings\Sheets\681_C07_Details.dwg

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 2'-0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED. SEE SHEET 2.0 FOR SIZES AND LOCATIONS.
2. UNLESS OTHERWISE SPECIFIED, PLASTIC COATED STEPS ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

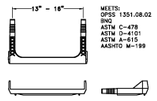
PIPE OPENING SPECIFICATION

1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'-0".
2. CONNECTING PIPES MAY BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND AN AGGREGATE CRADLE (AS REQUIRED) FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON-SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MAY BE USED.
3. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON-SHRINK GROUT.

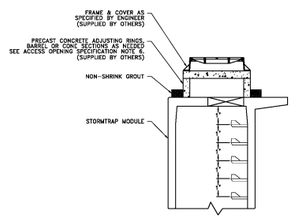
PIPE INSTALLATION INSTRUCTIONS

1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

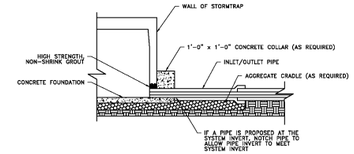
NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET INCLUDING BUT NOT LIMITED TO CONCRETE COLLARS, AGGREGATE CRADLES, GRADE RINGS, RISER SECTIONS, ETC., ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.



STEP DETAIL



RISER/STAIR DETAIL



NOTCHED PIPE CONNECTION DETAIL
WHEN PIPE INVERT IS AT
INVERT OF STORMTRAP SYSTEM

StormTrap
PRODUCTS LISTED AS [NEW/ENGINEERED/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4548 / F:331-318-5347

ENGINEER INFORMATION:
Smith LaSalle
Franklin Park, IL

PROJECT INFORMATION:
Mid States Recycling – 2-8 Alt
Des Plaines, IL

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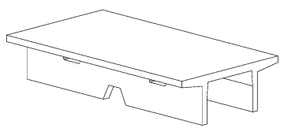
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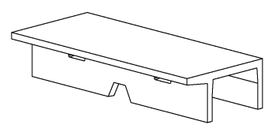
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SHEET TITLE:
PIPE / ACCESS OPENING SPECIFICATION

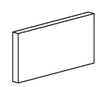
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TYPE II



TYPE IV



TYPE IV END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

StormTrap
PRODUCTS LISTED AS [NEW/ENGINEERED/PATENT]
1287 WINDHAM PARKWAY
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ENGINEER INFORMATION:
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PROJECT INFORMATION:
Mid States Recycling – 2-8 Alt
Des Plaines, IL

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SINGLETRAP MODULE TYPES

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6.0

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MID-STATES RECYCLING & REFINING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

STORM TRAP DETAILS

REVISIONS:

NO	DESCRIPTION	DATE
	100% SD SUBMITTAL	09/19/25
	100% DD SUBMITTAL	10/30/25
	COORDINATION	11/19/25
	ZONING SUBMITTAL	12/04/25

KEY PLAN:



SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2027

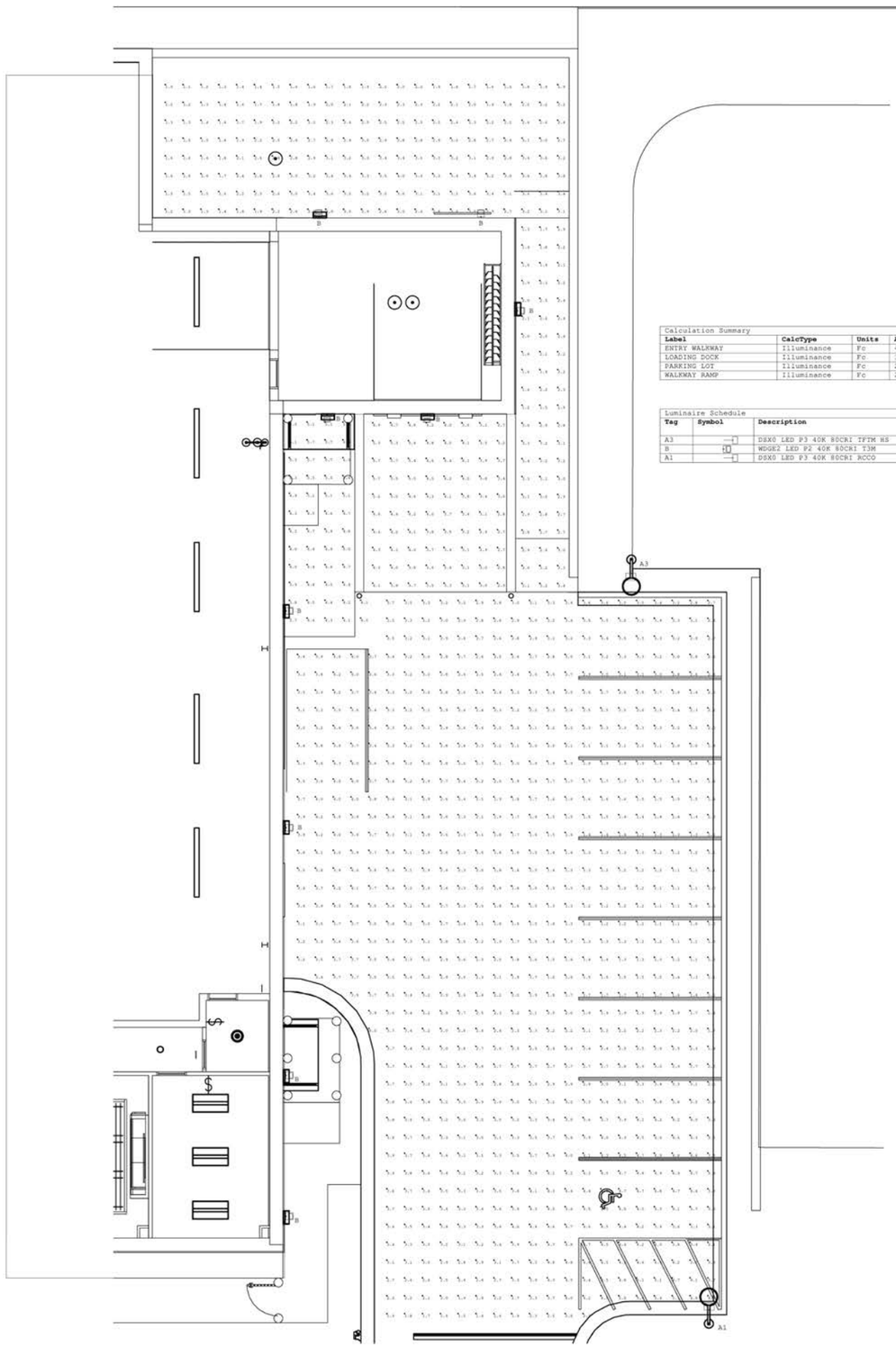
DRAWN BY: JW
APPROVED BY: TM
DATE: 11/19/2025
25022

SHEET NO.
C12.0

GRAPHIC SCALES:

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Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTRY WALKWAY	Illuminance	Fc	4.77	6.0	3.7	1.29	1.62
LOADING DOCK	Illuminance	Fc	3.97	5.7	2.7	1.47	2.11
PARKING LOT	Illuminance	Fc	2.86	5.4	1.0	2.86	5.40
WALKWAY RAMP	Illuminance	Fc	2.44	4.0	1.0	2.44	4.00

Luminaire Schedule

Tag	Symbol	Description	Qty	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
A3		DSX0 LED P3 40K 80CRI TFTM HS	1	0.800	6916	68.95	15
B		WDGE2 LED P2 40K 80CRI T3M	9	0.800	2062	19.9815	10
A1		DSX0 LED P3 40K 80CRI RCCO	1	0.800	5923	68.95	15

GRAPHIC SCALES:

SCALE: 0' - 0 1/32" = 1'- 0"
SCALE: 0' - 0 1/16" = 1'- 0"
SCALE: 0' - 0 1/8" = 1'- 0"
SCALE: 0' - 0 1/4" = 1'- 0"
SCALE: 0' - 0 1/2" = 1'- 0"
SCALE: 0' - 0 3/4" = 1'- 0"
SCALE: 0' - 1" = 1'- 0"
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MID-STATES RECYCLING ADDITIONAL AND RENOVATION

1841 BUSSE HWY, DES PLAINES, IL 60016

SITE PHOTOMETRIC PLAN

REVISIONS:

NO	DESCRIPTION	DATE

KEY PLAN:

SIGNATURE:

PROFFESSIONAL DESIGN FIRM REGISTRATION NUMBER: 184.007190

STATE OF ILLINOIS LICENSE EXPIRES: APRIL 30, 2025

DRAWN BY: VN

APPROVED BY: WO

DATE: 10/30/2025

SHEET NO. E001

Construction-Phase Environmental Inspection Schedule Exhibit

Phase	Tasks
Pre-Construction Meeting (City, environmental consultant, contractor)	– Confirm approved permits incorporate environmental assumptions and mitigation measures identified in the Remedial Action Plan or supporting environmental documentation – Confirm procedures for notifying workers of health and safety requirements – Review stop-work and notification procedures in the event unexpected contamination is encountered – Identify procedures for temporary stabilization or restoration of disturbed areas if construction delays occur
Initial Excavation Inspection	– Verify excavation activities are consistent with approved plans – Confirm soil handling and management practices are being implemented – Verify no groundwater has been encountered, or that appropriate response measures are in place
Utility trenching inspection	– Verify trenching is limited to areas approved under the permit – Confirm any proposed field changes are reviewed and approved prior to proceeding – Verify continued compliance with soil management practices and groundwater protections
Slab/Foundation Inspection	– Verify installation of building elements relied upon as engineering controls – Confirm any vapor mitigation or subgrade measures required by the environmental documentation are installed
Hard surface inspection	– Verify installation of asphalt, concrete, or other surface covers in accordance with approved plans – Confirm thickness and extent of hardscape relied upon as engineering controls
Final inspections/Certificate of Occupancy	– Confirm environmental mitigation measures have been implemented as approved – Confirm required Illinois EPA Site Remediation Program submittals have been completed and submitted, and that any correspondence received to date has been provided to the City.