



## CITY COUNCIL AGENDA

Monday, July 19, 2021  
Regular Session – 7:00 p.m.  
Room 102

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### CALL TO ORDER

### REGULAR SESSION

ROLL CALL

PRAYER

PLEDGE OF ALLEGIANCE

### PUBLIC COMMENT

(matters not on the agenda)

### ALDERMEN ANNOUNCEMENTS/COMMENTS

### MAYORAL ANNOUNCEMENTS/COMMENTS

Motion to Extend Declaration of Civil Emergency

### CITY CLERK ANNOUNCEMENTS/COMMENTS

### MANAGER'S REPORT

### CITY ATTORNEY/GENERAL COUNSEL REPORT

**CONSENT AGENDA**

1. **RESOLUTION R-117-21:** Approving the Purchase of the Enterprise RMS Lexis Nexis ECrash Report Interface and Project Management Fee from Central Square, Lake Mary, Florida at a Cost Not-to-Exceed \$25,410.77 to be Purchased with Federal Asset Forfeiture Funds
2. **RESOLUTION R-121-21:** Approving and Authorizing the Expenditure of Funds to Health & Law Resource for Consulting Services in an Amount Not-to-Exceed \$25,000
3. **SECOND READING – ORDINANCE Z-39-21, As Amended:** Granting a Conditional Use Permit for a Commercially Zoned Assembly Use at 69-79 Broadway Street
4. Minutes/Regular Meeting – July 6, 2021
5. Minutes/Closed Session – July 6, 2021

**UNFINISHED BUSINESS**

n/a

**NEW BUSINESS**

1. **FINANCE & ADMINISTRATION** – Alderman Artur Zadrozny, Chair
  - a. Warrant Register in the Amount of \$3,659,807.14 – **RESOLUTION R-118-21**
2. **COMMUNITY DEVELOPMENT** – Alderman Malcolm Chester, Chair
  - a. Consideration of a Final Plat of Subdivision for the Property at 10 S. River Road – **RESOLUTION R-119-21**
  - b. Consideration of a Preliminary Planned Unit Development (PUD), Tentative Plat of Subdivision, Conditional Use for a PUD, and Map Amendment for a Proposed 125-Unit Attached Single-Family (Townhouse) Development in the Current C-3 Zoning District (Proposed R-3 District) at 1050 East Oakton Street – **ORDINANCE Z-40-21**

**OTHER MAYOR/ALDERMEN COMMENTS FOR THE GOOD OF THE ORDER**

**ADJOURNMENT**

**City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 391-5486 to allow the City to make reasonable accommodations for these persons.**

**POLICE DEPARTMENT**

1418 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5400  
desplaines.org

## MEMORANDUM

Date: June 23, 2021

To: Michael G. Bartholomew, City Manager

From: David W. Anderson, Chief of Police 

Subject: ECrash Report Interface with Records Management System

**Issue:** Accident reports that are created in our Lexis Nexis ECrash Software have to manually be entered into the police department records management system the following day by records department personnel. This is causing double entry and increased staff hours for each accident report written.

**Analysis:** At the May 6, 2019 City Council Meeting an agreement with LexisNexis for use of their ECrash software was approved at no cost to the city. Since that time, the police department has been using the ECrash software for all vehicle accident reports. On the next business day following the issuance of the report, a records staff member is required to enter all vehicle and driver information into our records management system. This is required so we are able to search and find accidents in a timelier manner. Each week hours of staff time are spent on entering this information.

Staff reached out to our records management software company, Central Square, to find out what it would take to create an interface for this process. Central Square responded with a quote to create an interface that will grab all of the accident reports, and automatically import all of the needed information into our records management software. This will eliminate the redundancy of reentering information, and allow for the staff hours in records to be used on more critical duties and projects.

The total cost for the software license and project management fee to create the interface is \$25,410.77, to be paid out of federal asset forfeiture funds. An annual maintenance fee will be due each year after go-live, and will be budgeted in future police department budgets.

**Recommendation:** I recommend that the City Council approve the purchase of the Enterprise RMS Lexis Nexis ECrash Report interface and project management fee from Central Square, 1000 Business Center Drive, Lake Mary, FL, 32746, at a cost not to exceed \$25,410.77. Purchase of this interface will be funded from Federal Asset Forfeiture Funds.

### Attachments

Resolution R-117-21

Attachment 1 – Central Square Agreement

**CITY OF DES PLAINES**

**RESOLUTION R - 117 - 21**

**A RESOLUTION AUTHORIZING THE PURCHASE OF TRITECH SOFTWARE SYSTEMS SOFTWARE FROM CENTRAL SQUARE.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, the City's Police Department utilizes Lexis Nexis ECrash software ("*ECrash*") for the creation of crash reports after vehicle accidents and Enterprise Records Management Software ("*Enterprise RMS*") for internal records management; and

**WHEREAS**, in order to improve customer service, the City desires to purchase TriTech Software Systems software that will provide an interface between the Enterprise RMS and ECrash and allow the Police Department to better manage the accident reports ("*Software*"); and

**WHEREAS**, in accordance with Chapter 10 of Title 1 of the City Code of the City of Des Plaines and the City's purchasing policy, the City has determined that competitive bidding is not required for the procurement of the software interface because Central Square ("*Vendor*") is the sole source provider of Software; and

**WHEREAS**, the City requested and Vendor submitted a proposal for the purchase of the Software in the not-to-exceed amount of \$25,410.77; and

**WHEREAS**, the City desires to purchase the Software from Vendor in the not-to-exceed amount of \$25,410.77; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to waive the competitive bidding requirements in the City Code and authorize the purchase of the Software from Vendor in the not-to-exceed amount of \$25,410.77;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: WAIVER OF COMPETITIVE BIDDING.** The requirement that competitive bids be solicited for the purchase of the Software is hereby waived.

**SECTION 3: APPROVAL OF PURCHASE.** The City Council approves the purchase of the Software from Vendor in the total not-to-exceed amount of \$25,410.77.

**SECTION 4: AUTHORIZATION OF PURCHASE.** The City Manager and City Clerk are authorized and directed to execute documents approved by the General Counsel, and to make payments, on behalf of the City, that are necessary to complete the purchase of the Software.

**SECTION 5: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

\_\_\_\_\_  
**MAYOR**

ATTEST:

Approved as to form:

\_\_\_\_\_  
**CITY CLERK**

\_\_\_\_\_  
**Peter M. Friedman, General Counsel**



**SALES ORDER  
PURSUANT TO EXISTING AGREEMENT**

This Sales Order is intended as a binding Agreement between Des Plaines Police Department, IL (“Client”) and TriTech Software Systems (“TriTech”) and shall be effective as of the date of the last signature herein.

**Quote Number:** Q-21485 is attached to this Sales Order as Exhibit “A”. The Quote contains a description of all products and services sold pursuant to this Sales Order. The Quote is hereby incorporated by reference as a term of this Sales Order.

**Payment Terms.**

**Software**

100% due upon execution of this Sales Order

**Services**

100% due upon execution of this Sales Order

**Annual Maintenance**

100% due one year from Go Live

Payment due in full 30 days from date of invoice. Annual Maintenance is subject to a 5% annual increase.

**Master Agreement.** This Sales Order shall be governed by the terms and conditions of the existing Agreement between the parties, more specifically described as: TriTech Software Systems End User License Agreement, with an effective date of August 29, 2014 (the “Master Agreement”). NO OTHER TERMS OR CONDITIONS OF THE MASTER AGREEMENT ARE NEGATED OR CHANGED AS A RESULT OF THIS DOCUMENT.

**Purchase Order.** Customer may provide TriTech with a valid purchase order, upon execution of this Sales Order. Notwithstanding anything to the contrary herein, purchase orders are to be used solely for Customer’s accounting purposes and any terms and conditions contained therein shall be deemed null and void with respect to the parties’ relationship and this Sales Order. Any such purchase order provided to TriTech shall in no way relieve Customer of any obligation entered into pursuant to this Sales Order including, but not limited to, its obligation to pay TriTech in a timely fashion.

**Acceptance of Order Terms.** By signing this Sales Order below, Customer represents and warrants that: (a) it has read and understands the Master Agreement and Quote that are incorporated by reference into this Sales Order and agrees to be bound by the terms thereof, and (b) it has full power and authority to accept this Sales Order.

Signature Page to Follow

<b>TriTech Software Systems</b>	<b>Des Plaines Police Department, IL</b>
1000 Business Center Dr. Lake Mary, FL 32746	1420 Miner Street Des Plaines, IL 60016
By:	By:
Print Name:	Print Name:
Print Title:	Print Title:
Date Signed:	Date Signed:

**Exhibit A**  
(Attached)

Quote #: Q-21485

Quote expires on: August 31, 2021

Quote prepared for:

Tim Doherty

Des Plaines Police Department

1420 Miner Street

Des Plaines, IL 60016

(847) 391-5400

Thank you for your interest in CentralSquare. CentralSquare provides software that powers over 8,000 communities. More about our products can be found at [www.centralsquare.com](http://www.centralsquare.com).

## WHAT SOFTWARE IS INCLUDED?

PRODUCT NAME	QUANTITY	UNIT PRICE	TOTAL
Enterprise RMS Lexis Nexis eCrash Report Interface License Fee	1	21,771.02	20,340.77
		<b>Software Total</b>	20,340.77 USD

## WHAT SERVICES ARE INCLUDED?

DESCRIPTION	TOTAL
Public Safety Project Management Services - Fixed Fee	5,070.00
	<b>Services Total</b>
	5,070.00 USD

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**QUOTE SUMMARY**

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<b>Software Subtotal</b>	21,771.02 USD
<b>Services Subtotal</b>	5,070.00 USD
<b>Quote Subtotal</b>	26,841.02 USD
<b>Discount</b>	- 1,430.25 USD
<b>Quote Total</b>	<b>25,410.77 USD</b>

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**WHAT ARE THE RECURRING FEES?**

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<b>TYPE</b>	<b>AMOUNT</b>
FIRST YEAR MAINTENANCE TOTAL	\$4,475.57
FIRST YEAR SUBSCRIPTION TOTAL	\$0.00

The amount totals for Maintenance and/or Subscription on this quote include only the first year of software use and maintenance. Renewal invoices will include this total plus any applicable uplift amount as outlined in the relevant purchase agreement.

This Quote is not intended to constitute a binding agreement. The terms herein shall only be effective once incorporated into a definitive written agreement with CentralSquare Technologies (including its subsidiaries) containing other customary commercial terms and signed by authorized representatives of both parties.

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## BILLING INFORMATION

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Fees will be payable within 30 days of invoicing.

Please note that the Unit Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of \$21.37656 will be shown as a Unit Price of \$21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Unit Price displayed above.

Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of Customer. This is not an invoice.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the "Ship To" location provided by Customer on the Quote Form.

## PURCHASE ORDER INFORMATION

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Is a Purchase Order (PO) required for the purchase or payment of the products on this Quote Form? (Customer to complete)

Yes [ ] No [ ]

Customer's purchase order terms will be governed by the parties' existing mutually executed agreement, or in the absence of such, are void and will have no legal effect.

PO Number: \_\_\_\_\_

Initials: \_\_\_\_\_

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## Summary of Services

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**Project: Des Plaines, IL, Lexis Nexis eCrash Incident Importer (QUOTE#21485).**

The parties mutually agree and acknowledge this Summary of Services is a high-level overview of the project requested, not a detailed requirements or design of solution.

### Project Start Date

Parties agree the project will be scheduled within sixty (60) days from the execution of the above quote number.

### Change Requests

The parties may request a change to this summary of services, to increase hours or deliverables, through a written request to the CentralSquare project manager or resource.

### Services Scope of Project

The project includes the following scope of services.

CentralSquare will install and configure the RMS Custom Interface: Lexis Nexis eCrash Report Interface in the Production Enterprise RMS system.

The summary of the interface is included in the FDD Document ***FDD - Des Plaines IL - Records Enterprise - Lexis Nexis eCrash Incident Importer.pdf***

The Client has provided an XML Sample Template: ***Des Plaines Police Department-DPPD Crash Template-20201027142002.xml*** and a sample file: ***Sample XML File – 101779.xml*** which will be used to develop the OSD Document as part of the Project Plan. CentralSquare will map all of the fields in the template



## Interface Deployment Process

The following are the significant tasks included in this implementation

<i>Major Task</i>	<i>Description</i>
<b>Schedule</b>	Central Square and the Client will schedule the Interface Implementation Tasks. Any required Code Tables, configurations and Templates must be built as a Pre-requisite for Interface testing to begin
<b>Configuration Documentation</b>	Central Square will provide a configuration document to the Client.
<b>Review</b>	An in-depth review between CentralSquare and the client SME will be held. This meeting can be recorded.
<b>Third Party Requirements</b>	Client will arrange Third Party meetings with Central Square and ensure provision of appropriate documentation.
<b>Setup</b>	Central Square will configure any servers and systems needed for the Interface Deployment.
<b>Installation &amp; Configuration</b>	Central Square will install the Interface, configure the interface and dry-run test the interface
<b>Functional Testing</b>	Central Square will test the Interface with the client and third parties.
<b>Sign Off</b>	Client Signs off on the Interface
<b>Go Live</b>	The Interface is brought live



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## Roles and Responsibilities

### CentralSquare:

- Central Square consultants will install and configure the Interface
- Central Square will gather the operational requirements for each of the Custom Interfaces and develop the Configuration Document.
- Central Square will Provide the Configuration Document to the Client for review and approval for custom interfaces only
- Central Square will Develop Custom Interfaces based on the approved Configuration Document
- CentralSquare will work with the Client on testing interfaces.
- While not the explicit responsibility of CentralSquare to work directly with third parties on behalf of the Client, CentralSquare may aid the Client to facilitate the communication with third parties where a partnership exists: this includes working with other vendors, state agencies, and local agencies that control products and/or databases with which CentralSquare products are to be integrated.
- CentralSquare will Install interfaces listed in the Purchase Order
- CentralSquare will provide documentation or training for Client SMEs on functionality and maintenance of each interface as installed and configured.

### Client:

- Client will share with CentralSquare the planning and tasks of creating the interfaces with all third parties.
- Client will act as the primary point of contact with third parties, including other vendors, state agencies, and local agencies that control products and/or databases with which CentralSquare products are to be interfaced/integrated.
- Client will provide detailed schema, protocol, query specifications, access to API as needed and available per interface.
- Client will ensure design decisions for custom interfaces are made conclusively and in a timely fashion.
- Client will provide a point of contact for each interface with knowledge and experience of the workflow and data.
- Client is responsible for validating all data transferred into or from CentralSquare Solutions to another application.
- Client will provide Subject Matter Experts (SMEs) familiar with existing data structures in the legacy system to assist with the interface process.
- Client will provide expertise in third-party data, data mapping, and data validation.
- Client will Participate in testing
- Client will Sign off on the completed Interface

## Assumptions

- An RMS Interface server will need to be deployed at the RMS production environment at the host agency Wheeling PD. If the Interface is to be applied to any other environment, then an RMS Interface server will need to be deployed in those environments additionally. All costs associated with the deployment and configuration of additional Interface servers would form a separate quote to Wheeling PD.



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- Des Plaines is and remains an active agency within the Wheeling Enterprise RMS System. Any later separation of the agencies would require a new RMS system and the deployment of the interface to the new system and potential data conversion of records if required.

### Project Management

Even in smaller, less complex projects, there needs to be a point of contact and someone driving a project to successful completion. CentralSquare's Implementation Methodology ensures a project has the right amount of oversight needed to successfully complete the work, no more no less. A CentralSquare Project Manager will be your point of contact for the scoped work with you to develop a timeline to meet your needs, drive the timeline to completion, work to resolve any issues that may arise during the life of the project, all while keeping you up to date so you have the peace of mind your project is on track for a successful completion

### Professional Services

Throughout the course of the project, CentralSquare will use several types of services (defined herein) to complete the necessary steps for successful deployment of the contracted services. The overall services aligned to implementation include Consulting Services, Technical Services, Data Conversion Services, Training Services, and in some cases, Installation Services.



HUMAN RESOURCES

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5300  
desplaines.org

MEMORANDUM

Date: July 19, 2021  
To: Michael G. Bartholomew, City Manager  
From: Becky Madison, Director of Human Resources *BAM*  
Subject: Waiving the Bidding Process and Approving and Authorizing the Expenditure of Funds to Health & Law Resource for Consulting Services Related to Various Employment Matters in an amount not to exceed \$25,000.00.

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**Issue:** Staff is requesting City Council consideration of a Resolution to waive the bidding process and approve and authorize the expenditure of funds to Health & Law Resource for Consulting Services related to various employment matters that occur from time-to-time in an amount not to exceed \$25,000.

**Analysis:** Staff has identified Health & Law Resource to provide professional employment consulting services. Due to the specialized and professional nature of the work, staff obtained one reasonable quotation for various employment related services that will be used from time-to-time as needed and is requesting Council to waive the bidding process.

**Recommendation:** Staff recommends the City Council approve Resolution R-121-21 waiving the bidding process and approving and authorizing the expenditure of funds to Health & Law Resource for consulting services related to various employment matters in an amount not to exceed \$25,000.

**Attachments:**

Resolution R-121-21  
Exhibit A: Services Fee Schedule

CITY OF DES PLAINES

RESOLUTION R - 121 - 21

**A RESOLUTION APPROVING AND AUTHORIZING THE EXPENDITURE OF FUNDS TO HEALTH & LAW RESOURCE, INC FOR EMPLOYMENT RELATED CONSULTING SERVICES.**

**WHEREAS**, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the City to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

**WHEREAS**, the City has appropriated funds for the procurement of employment related consulting services ("*Services*") during the 2022 fiscal year; and

**WHEREAS**, in accordance with Chapter 10 of Title 1 of the City of Des Plaines City Code and the City's purchasing policy, the City has determined that procurement of the Services does not require competitive bidding because the Services require a high degree of professional skill where the ability or fitness of the individual plays an important part; and

**WHEREAS**, Health & Law Resource, Inc. ("*Consultant*") submitted a proposal to perform the Services for the City on an as-needed basis at the rates set forth in the Fee Schedule attached to this Resolution as *Exhibit A* up to an amount not to exceed \$25,000; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to waive the competitive bidding requirements and approve the procurement of the Service from Consultant as set forth in this Resolution;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

**SECTION 2: WAIVER OF COMPETITIVE BIDDING.** The purchasing requirement that the competitive bids be solicited for the purchase of these specialized Services is hereby waived.

**SECTION 3: AUTHORIZATION TO EXPEND FUNDS.** The City Council hereby authorizes the expenditure of a total not-to-exceed amount of \$25,000 at the rates set forth in the Fee Schedule for the procurement of the Services from Consultant.

**SECTION 4: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

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**MAYOR**

ATTEST:

Approved as to form:

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**CITY CLERK**

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**Peter M. Friedman, General Counsel**

## HEALTH & LAW RESOURCE, INC.

134 N. LaSalle #1810

Chicago, IL 60602

TEL: 312-456-4343

FAX: 312-456-8304

### FORENSIC SERVICES FEE SCHEDULE:

<b>I. CASE MANAGEMENT INTAKE FEE:</b>	<b>\$500</b>
<b>II. PSYCHIATRIST'S FEES</b> - Billing is done in 6-minute increments as follows	
(1) <b>Information Gathering</b> (record review, literature search, literature review, etc.)	<b>\$500 / hr</b>
(2) <b>Consultation</b> (telephone conference, meetings, etc.)	<b>\$500 / hr</b>
(3) <b>Psychiatric Interview</b> (flat fee for 3 hour minimum. Time over 3 hours charged in 6 minute increments at \$500 / hr)	<b>\$1500</b>
(4) <b>Written Report and Affidavit Preparation, etc.</b>	<b>\$500 / hr</b>
(5) <b>Deposition</b> (3 hour minimum. Time over 3 hours charged in 6 minute increments at \$500)	<b>\$500 / hr</b>
(6) <b>Testimony (in 4 or 8 hour increments)</b> (preparatory meeting with attorney is \$500 / hr) (refer to deposition and testimony fee schedule for more information, if necessary)	<b>\$500 / hr</b>
(7) <b>Local Travel</b> (i.e. Chicago land area) - Expenses + portal to portal is billed at \$500/hr. Regular rates for off-site psychiatric evaluations, deposition, and testimony apply.	
<i>Please be advised that cancellation of Dr. Obolsky's regular clinical activities in order to accommodate the FIRM, may require an additional fee to be determined at the time of scheduling.</i>	
<b>III. PSYCHOLOGIST'S FEES:</b>	
(1) Record review and consultations with psychiatrist/client	\$300 / hr
(2) Psychological / Neuropsychological testing	\$300 / hr
(3) Data scoring and report preparation	\$300 / hr
(4) Review and rescoring of outside raw data	\$300 / hr
(5) Depositions (3 hour minimum. Time over 3 hours charged in 6 minute increments at \$450)	\$450 / hr
(6) Testimony (in 4 or 8 hour increments)	\$450 / hr
(7) Local travel: expenses + portal to portal at	\$300 / hr

Revised January 2021

**IV. OTHER SERVICES:**

(1) Record Organization/ Source of Information	\$100 / hr
(2) Record Transcription/Abstraction/Longitudinal Summary by RN or MA level psychologist	\$120/hr
(3) Psychological testing administration fee <i>If testing proceeds longer than seven hours, additional time will be billed in 6 minute increments at \$120/hr</i>	\$1000
(4) Off-Site Psychological testing administration by MA level psychologist	\$175/hr
(5) Psychosocial Interview by MA level psychologist	\$175/hr
(6) Administrative assistance during psychological testing or with other case related activities during regular office hours, i.e. 9AM – 5PM, M-F	\$45 / hr
(7) Administrative assistance after office hours	\$75 / hr
(8) Interview Transcription	\$60/ hr
(9) Interview Summary Preparation	\$150/ hr
(10) Forensic Case Manager's Service Fee	\$120/ hr
(12) Forensic Case Manager's Deposition Fee	\$250/ hr

**V. URGENT SERVICES:**

Please be advised that there will be a 25% add on to any services requiring a turnaround time of less than three (3) business days.

**VI. EXPENSES:**

Please be advised that most of the expenses are billed at cost unless they require either secretarial assistance or office equipment use. Furthermore, a \$75 fee will be charged for any travel arrangements that have to be made by our office.

**VII. PAYMENTS:**

Payment in full is expected as stated on each invoice. A \$35 monthly fee will be applied to any payment received more than 60 days after the invoice due date.



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: July 8, 2021  
 To: Michael G. Bartholomew, MCP, LEED AP, City Manager  
 From: John T. Carlisle, AICP, Economic Development Manager *JTC*  
 Jonathan Stytz, Planner *JS*  
 Subject: Consideration of Conditional Use for a Commercially Zoned Assembly Use at 69-79  
 Broadway Street, Case #21-009-CU (7<sup>th</sup> Ward)

**Update:** The City Council voted 6-0 on a first reading on July 6, 2021, to pass an ordinance *as amended* that would approve subject request. The first-reading version omitted a condition recommended by the Planning and Zoning Board and staff: that the petitioner form shared-parking agreements with nearby property owners to satisfy the off-street parking requirement for the proposed use. The ordinance has been amended accordingly with the new language **bold and double-underlined** and is attached to this item packet. Additionally, the Council expressed a desire to see the preliminary agreements that the petitioner has already formed. The two agreements submitted to staff are added collectively as Attachment 10.

**Issue:** The petitioner is requesting a Conditional Use under Section 12-7-3(K)(3) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a Commercially Zoned Assembly use in the C-3 zoning district at 69-79 Broadway Street.

**Address:** 69-79 Broadway Street  
**Petitioner:** Steven Bonica, 732 W. Algonquin Road, Arlington Heights, IL 60005  
**Owner:** Harriet Denisewicz, Chicago Title Land Trust Company, 10 S. LaSalle Street, Suite 2750, Chicago, IL 60604  
**Case Number:** 21-009-CU  
**Real Estate PINs:** 09-07-418-016-0000; -017; -018; -019  
**Ward:** #7, Alderman Patsy Smith  
**Existing Zoning:** C-3, General Commercial District  
**Existing Land Use:** Vacant Building

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

**Surrounding Land Use:** North: Vacant Building  
South: Multi-Unit Residential Building  
East: Single Family Residences  
West: Electrician (Commercial)/Vacant Building

**Street Classification:** Broadway Street is classified as a Local Street.

**Comprehensive Plan:** The Comprehensive Plan designates this site as Higher Density Urban Mix with Residential.

**Project Description:** The petitioner, Steven Bonica, has requested a Conditional Use Permit to operate a Community Center, Romanian Heritage Center NFP, at 69-79 Broadway Street. A community center is classified as a Commercially Zoned Assembly use, which is a conditional use in the C-3, General Commercial District. The subject properties are located within the C-3 zoning district, along Broadway Street between Cumberland Circle and the Cumberland Metra Station. The four subject properties contain a multi-unit, one-story building spanning all four lots, each with a separate PIN, with on-street parking in the front and a small accessory parking area at the rear as shown in the Plat of Survey for 69-73 Broadway Street (Attachment 3), the Plat of Survey for 75-79 Broadway Street (Attachment 4), and the following table.

Address	PIN	Zoning District
69 Broadway Street	09-07-418-019-0000	C-3, General Commercial
73 Broadway Street	09-07-418-018-0000	C-3, General Commercial
75 Broadway Street	09-07-418-017-0000	C-3, General Commercial
79 Broadway Street	09-07-418-016-0000	C-3, General Commercial

The petitioner plans to completely remodel the interior of the existing building to locate a library/multi-purpose room, office areas, inaccessible Romanian heritage exhibit areas, conference room, kitchen area, restrooms, and storage areas based on the Floor Plan (Exhibit C). The petitioner’s proposal does not include any changes to the outside of the building with the exception of new landscaping and signage at the front of the building. The dumpster for this suite will be stored inside the building except on trash collection days. The Romanian Heritage Center NFP will be open on Monday through Friday from 8 am to 7 pm as a research and tutoring center, as denoted in the Proposed Activities, Programs, and Parking Plan (Attachment 5) and the Proposed Schedule of Activities (Attachment 6). A maximum of two to three employees will be on site at a given time hosting a maximum of eight to ten sessions throughout the week with up to twelve students per session. This location will host evening

meetings for the Board of Directors and Leadership Advisory Council with up to 20 people and various events once or twice a month. The proposed events include fellowship groups, commemorative and cultural events, exhibitions, concerts, community meetings, conferences, and seminars that are coordinated with the nearby Romanian Baptist Church of Chicago located at 484 E. Northwest Highway. See the Project Narrative (Exhibit A) for more details. The following parking regulations apply to this request pursuant to Section 12-9-7 of the Des Plaines zoning Ordinance:

- One parking space for 200-square feet of gross activity area for community centers, banquet halls, and membership organizations; and
- One parking space for every 250-square feet of gross floor area for office areas.

Thus, a total of 19 off-street parking spaces are required including one handicap accessible parking space. The Site Plan (Exhibit B) shows the proposed parking area at the rear of the building, which is designed to accommodate 13 parking spaces and one handicap parking on the subject property. The petitioner intends to utilize a portion of the parking lot at the nearby Romanian Baptist Church of Chicago located at 484 E. Northwest Highway to accommodate the remaining required spaces and for monthly or bimonthly events. The proposal also includes the utilization of a valet service to address parking concerns, especially during events where 50-100 patrons could be in attendance. Staff has added a condition that the petitioner must obtain, execute, and submit a collective parking agreement with the nearby Romanian Baptist Church to staff to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.

### **Compliance with the Comprehensive Plan**

The proposed project, including the proposed site improvements, addresses various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- **Future Land Use Plan:**
  - This property is designated as Higher Density Urban Mix with Residential on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial and residential uses. While the proposed use does not have a retail component, the petitioner will enhance the subject property by renovating the existing vacant building to make it an asset in the City of Des Plaines as a whole.
  - The subject property is located along Broadway Street near the defined Northwest Highway and Golf Road commercial corridors in Des Plaines surrounded by commercial and residential development. The request would transform the existing vacant building into a community center that could help bridge the gap between the residences and commercial development in this area and bring benefits to the community as a whole.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments throughout Des Plaines.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the 1998 City of Des Plaines Zoning Ordinance, as amended. In reviewing these standards, staff has the following comments:

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

*Comment:* The proposed community center is classified as a Commercially Zoned Assembly use. A Commercially Zoned Assembly use is a conditional use in the C-3 zoning district. Please see the petitioner's responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center repurposes an existing vacant building, which helps to achieve the goal of the Comprehensive Plan to foster and improve commercial developments. This proposal can also provide another asset to the community through the promotion of cultural diversity, which the Comprehensive Plan strives to preserve and foster. Please see the petitioner's responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center will not redevelop the existing vacant building in a way that would not be harmonious and appropriate in appearance to surrounding development since the petitioner does not plan to alter the building's exterior. Instead, the proposal includes additional landscaping in front of the building and parking area improvements at its rear to improve the aesthetic appearance of the property. Please see the petitioner's responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center will not be hazardous or disturbing to the existing neighborhood uses since all of its operations will take place inside the building. The petitioner has proposed off-street parking spaces at the rear of the building and will provide a collective parking agreement with the nearby Romanian Baptist Church to utilize a portion of their parking spaces to meet parking standards and handle any overflow parking during events. Please see the petitioner's responses to Standards for Conditional Uses.

**E. 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 adequately served by essential public facilities and services through property access from a rear alley, on street parking in the front, and municipal services. Staff does not feel that the proposed community center will alter the existing service of this property. Please see the petitioner's responses to Standards for Conditional Uses.

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

*Comment:* The existing building does not create excessive additional requirements at the public expense for public facilities and services. Staff does not feel that the proposed community center will create excessive additional requirements for public facilities and service, as the size and location of the existing building remain the same. Please see the petitioner's responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center operations will not produce excessive production of traffic, noise,

smoke fumes, glare, or odors since all operations will take place inside the building and consist of smaller groups of people. The anticipated events that will occur on occasion once or twice during the month will be scheduled and planned in coordination with the Romanian Baptist Church to ensure adequate parking is provided. Please see the petitioner's responses to Standards for Conditional Uses.

**H. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**

*Comment:* The proposed community center will have parking and property access concentrated at the rear of building with some parking in the front of the building. Staff feels that the proposed parking and access to the site is sufficient during normal operations, but has required a collective parking agreement to be established and executed between the proposed Romanian Heritage Center NFP and the Romanian Baptist Church to accommodate events with larger vehicular and pedestrian traffic. The proposal includes the use of a valet to allow patrons to drop off their vehicle on site and have it parked in the existing Romanian Baptist Church parking lot during events. Please see the petitioner's responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center will not result in the destruction, loss, or damage of natural, scenic, or historic features since the property is already developed with the building and parking area. In addition, the subject building is not listed as a historic significant structure. Please see the petitioner's responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center will comply with all other regulations in the Zoning Ordinance. The conditional use for the Commercially Zoned Assembly use will be the only entitlement necessary for the proposed community center request as presented. Please see the petitioner's responses to Standards for Conditional Uses.

**Planning and Zoning Board Review:** The Planning and Zoning Board met on June 8, 2021 to consider a Conditional Use Amendment under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a commercially zoned assembly use for the property located at 69-79 Broadway Street in the C-3, General Commercial district.

The petitioner presented a detailed description of the proposed Romanian Cultural Center defining it as a social and religious gathering place for tutoring through before and after school programs and research. He mentioned that they currently have a program at a school in Niles but that there is no stand-alone Romanian cultural center that owns its own building in the Chicagoland area. The petitioner described that the proposed use would assist in children's education and provide them with the resources that they need to succeed. He added that the proposed cultural center would include a library with Romanian literature, which is critical to their organization. The petitioner added that they would have larger gatherings one to two times a month on the weekends for various activities, such as conferences, community meetings, fellowship groups, concerts, commemorative and cultural events, exhibitions, and seminars. He added that they are working with the Romanian Baptist Church and other neighboring businesses to accommodate additional parking spaces for these events.

The Planning and Zoning Board (PZB) Members asked about the maximum capacity for the building; if a traffic study was required; where will the drop-off area be located for the large gatherings; and about collective parking agreements with surrounding businesses.

Community and Economic Development staff summarized the staff report and recommended approval of the request with the condition that a collective parking agreement with a neighboring business is obtained by the petitioner for operation of this proposed use. CED staff acknowledged that the traffic study was waived for this request, as a traffic study was not deemed necessary for this site.

One member of the public spoke on this petition with concerns regarding commercial business employees and patron parking in front of resident entrances on Yale Court asking how the petitioner will ensure that parking for large events on the subject property will not be in residential areas. There were also concerns regarding the proposed valet service, particularly where patrons would wait for the valet service. This individual noted that they thought the building was too small for the proposed use. A PZB member asked if there was restricted parking in this area. The individual responded that there were old signs but that parking has been an issue and that she has been working with the commercial businesses and reached out to the Police Department to resolve the issue. The petitioner responded that all valet operations will take place on the site and that all patrons would wait outside of the building on the subject property for their vehicle. He added that they are actively looking for additional parking options, including the potential purchasing of an open lot near the clinic off Golf Road.

The Planning and Zoning Board *recommended* (5-0) that the City Council *approve* the request with the condition that the petitioner enters into and executes a parking agreement to accommodate all required parking prior to the hosting of any events.

**Recommendations:** I recommend approval of Ordinance Z-39-21 for a Conditional Use request for a Commercially Zoned Assembly use at 69-79 Broadway Street 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 City of Des Plaines Zoning Ordinance with the condition that the petitioner enters into and executes a parking agreement to accommodate all required parking prior to the hosting of any events.

**Attachments:**

- Attachment 1: Petitioner’s Responses to Standards
- Attachment 2: Location Map
- Attachment 3: Plat of Survey for 69-73 Broadway Street
- Attachment 4: Plat of Survey for 75-79 Broadway Street
- Attachment 5: Proposed Activities, Programs, and Parking Plan
- Attachment 6: Proposed Schedule of Activities
- Attachment 7: Site and Context Photos
- Attachment 8: Chairman Szabo Letter from Planning & Zoning Board to the Mayor and City Council
- Attachment 9: Excerpt of Minutes from the June 8, 2021 Planning and Zoning Board Meeting
- Attachment 10: Preliminary Parking Agreements

**Ordinance Z-39-21**

- Exhibit A: Project Narrative
- Exhibit B: Site Plan
- Exhibit C: Floor Plan
- Exhibit D: Unconditional Agreement and Consent

## STANDARDS FOR CONDITIONAL USES

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

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;
  - a. We have consulted with Mr. Jonathan Stytz, Planner for the City of Des Plaines, about having the Romanian Heritage Center obtain an occupancy permit and applicable approvals required for functioning in the subjected building and he determined that our use qualifies as a “Commercially Zoned Assembly Use”, and that a Conditional Use Application was required.
  - b. We have reviewed the zoning code and the table of uses and we have noted that there are other not-for-profit entities as well as non-commercial uses permitted already, by right, in the zoning district. Included in this list are libraries and media and print establishments, which are uses similar to the activities we will engage in. Our library will occasionally have public functions and host events on special occasions, mostly in the evenings and weekends. Otherwise, our regular use of the facilities will be as a reading room and research center with a limited attendance and only 2 or 3 employees in the facility at one time.
  - c. In addition to all of this, the Romanian Heritage Center NFP is a faith based religious organization and our assembly use in the zoning district is protected by the Religious Land Use and Institutionalized Persons Act, which requires among other things, that municipalities provide religious entities equal treatment and not impose zoning laws that substantially burden the religious exercise of religious assemblies.
  
2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;

The Board of Directors of the Romanian Heritage Center was very pleased to find out that the City of Des Plaines has established a 10-year vision of this community's desired physical environment, seeking to not only explore but also to promote new opportunities that reflect changes in the community and surrounding socioeconomic landscape.

We were further encouraged after reading Chapter 6 (Diversity & Inclusion) of the Des Plaines Comprehension Plan, which in its Vision Statement states that:

*“The City of Des Plaines welcomes and celebrates its rich cultural history, drawing from its legacy as an immigrant-friendly community. By supporting and providing comprehensive resources for immigrant families and minority-owned businesses, Des Plaines will be primed to continue developing as a vibrant diverse community.”* (Des Plaines Comprehensive Plan, page 49)

There are already a few businesses in the City of Des Plaines owned and/or managed by Romanian-Americans, all establishments contributing to the Des Plaines economy. The Romanian Heritage Center will further attract other businesses and investors to the City of Des Plaines, enabling our ethnic group to make a larger positive economic impact.

We totally agree with the recommendation in the Des Plaines Comprehensive Plan which states:

*“Des Plaines should continue to celebrate and incorporate its rich cultural diversity by preserving the very things that makes it special: its people, character, and diversity. By celebrating the different backgrounds of its residents, there is an opportunity to create a stronger sense of community.”* (Des Plaines Comprehensive Plan, page 49)

We are certain that through the educational programs, the youth programs and services, and through the cultural events that we will organize or host, the entire surrounding community will come to appreciate the value of the Romanian Heritage Center, thus becoming a valuable resource for anyone in the local community.

The Romanian Heritage Center NFP aims to be of service not only to the ethnic Romanian-Americans but also to anyone wishing to interact with our community and find out more about our religious culture and traditions. We are committed to provide exceptional service and to facilitate a great experience to all who wish to connect with us.

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;
  - a. The proposed changes and design of the property will provide for reconditioning the façade and further enhance its appeal to make it even more attractive to the neighborhood landscape and architecture style. This particular property was a jewel in the neighborhood and our intent is to bring back its beauty with a touch of modernism, without compromising its unique architectural style.
  - b. Unfortunately, part of the building has been vacant for years while another part was just left as it was with very little maintenance, if any. This resulted in today’s overall look of the building (both properties subjected to our project) to have a look that shows neglect and required TLC. We would immediately attend to the exterior of the building, cleaning and restoring it, replacing the store front windows and in Phase 2 we would like to build an addition in the center of the property – a Glass Vestibule, which will further enhance the look of the whole block.
  - c. We are not planning to change the unique character of the property but rather to preserve it. We plan on renovating its interior as well, using the highest standards of construction methodology and providing for stellar facilities meant to attract people for its stylish ambiance.
  - d. Furthermore, the use of the property will be operated and maintained as an assembly use and certain assembly uses, like libraries, are already permitted in the zoning district.

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

The proposed conditional use of the property by the Romanian Heritage Center as an assembly place is certainly not hazardous nor disturbing to the existing neighboring uses. The occasional use of our Library and Multipurpose Room as a gathering place will be monitored closely and in accordance to any applicable restrictions, rules and regulations already in place by similar other not-for-profit religious entities as well as non-commercial uses permitted already by right in the zoning district.

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

The use of the property can and will be served by the same services as have been provided in the past and there is no need to change any. The overall functioning of the building and its entire use will not call for any changes. It is important to note that the overall configuration and integrity of the property will not change, thus current drainage, refuse disposal, water and sewer will all stay the same. Streets are adequate, no additional police or fire protection is required.

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

1. There will be no excessive additional requirements at public expense for public facilities and services as they already are more than adequate.

2. Although we are a religious not-for-profit entity, the zoning district already permits not-for-profit and non-commercial uses in the district. Therefore, our conditional use for assembly is similar in uses permitted in the zoning district, and it will not be detrimental to the economic welfare of the community. On the contrary, we believe that as we will draw people to the neighborhood, they will be attracted to establish new businesses in the area.

- a. As a matter of fact, we already are aware of a business group who wants to buy a property nearby to open a modern European Restaurant featuring some Romanian traditional culinary dishes as well, which will certainly be of economic welfare to the entire community.

- b. We are also aware of another family who wishes to establish a second location for their pastry shop, in addition to the one they have in the east end of Skokie.

- c. Then there is the group of partners who own an import & distribution warehouse specialized in European delicatessen unperishable products already located in Des Plaines, who wishes to establish a point of sale deli store in the proximity of the new Romanian Heritage Center.

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

The proposed conditional use calls for small assembly use, no manufacturing, therefore we will not be causing excessive production of noise, smoke, fumes, glare or odors.

While typically one might wonder on the implications of conditional assembly use on the traffic and/or parking, we will not be causing trouble for the neighbors nor the city's emergency vehicles. Our parking already consists of 12 parking spaces for our day-to-day use, which is sufficient. For special occasions when we will be hosting events, we will hire a valet parking attendant who will be managing the parking lot's use to its maximum capacity of 24 cars. If we will anticipate higher need for parking for exceptionally rare events, we will be working closely with the Romanian Baptist Church around the corner and will coordinate the use of needed additional parking spaces on their property. In such instances we will either have several valet parking attendants assisting our guests or will have shuttle vans to-and-from the church's parking lot and our property.

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

The existing use of the property is currently already designed very well and we will accommodate and comply according to the existing plan, thus we will not create an interference with traffic on surrounding public thoroughfares.

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

We are not aware of any presence of a natural, scenic, or historic feature of major importance anywhere near, nor any other public or private property of such kind that would be affected by our project in any way shape or form.

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

We intend to comply with all the applicable regulations in this title specific to the conditional use requested and the zoning code.



Print Date: 6/2/2021

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.

# PLAT OF SURVEY

5740 N. ELSTON AVENUE

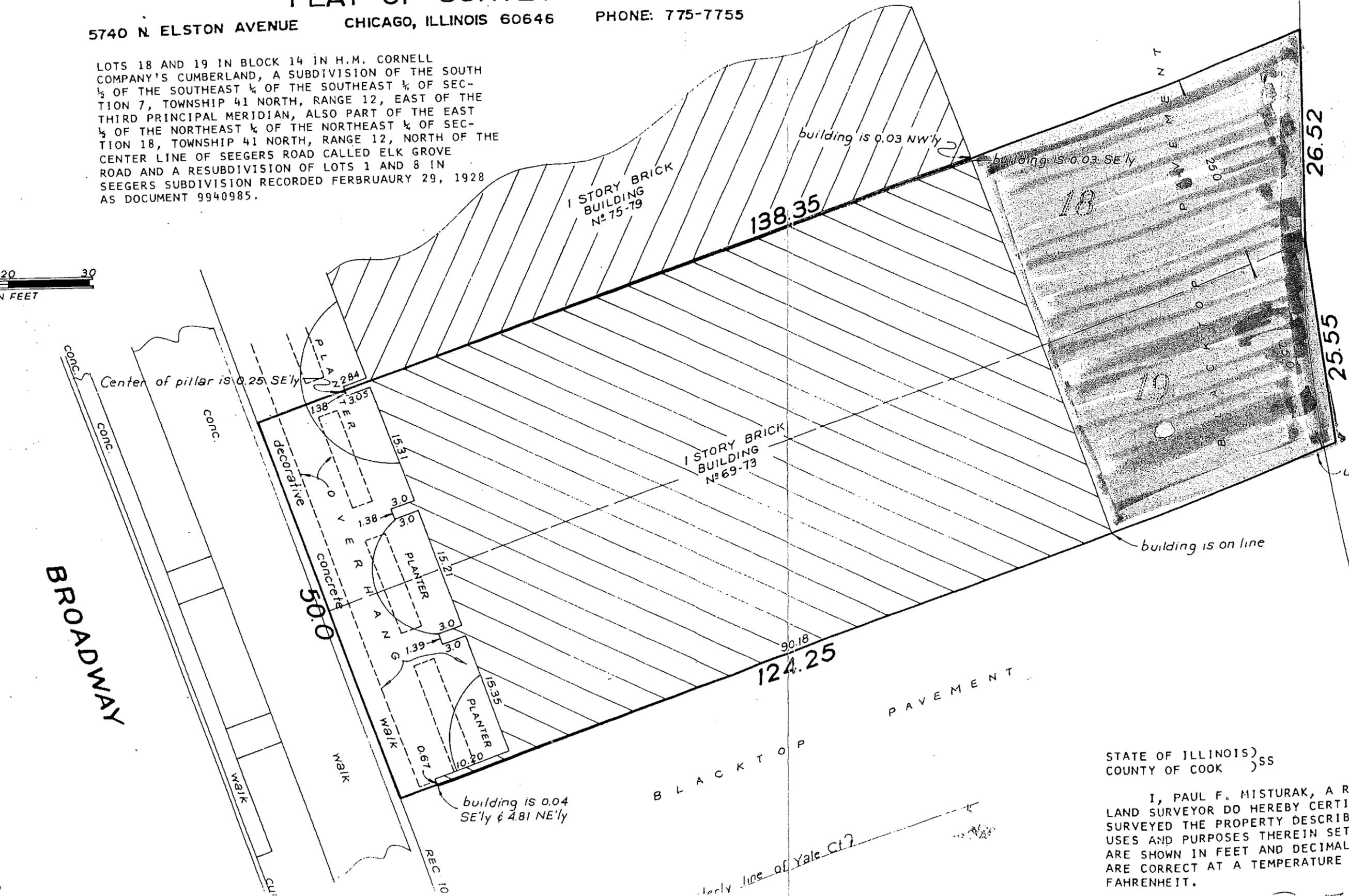
CHICAGO, ILLINOIS 60646

PHONE: 775-7755

LOTS 18 AND 19 IN BLOCK 14 IN H.M. CORNELL COMPANY'S CUMBERLAND, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, NORTH OF THE CENTER LINE OF SEEGER'S ROAD CALLED ELK GROVE ROAD AND A RESUBDIVISION OF LOTS 1 AND 8 IN SEEGER'S SUBDIVISION RECORDED FEBRUARY 29, 1928 AS DOCUMENT 9940985.



BROADWAY



STATE OF ILLINOIS )  
COUNTY OF COOK )SS

I, PAUL F. MISTURAK, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED AND THE USES AND PURPOSES THEREIN SET FORTH ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECT AT A TEMPERATURE OF 60 FAHRENHEIT.

3,350 SF Land

Attachment 3

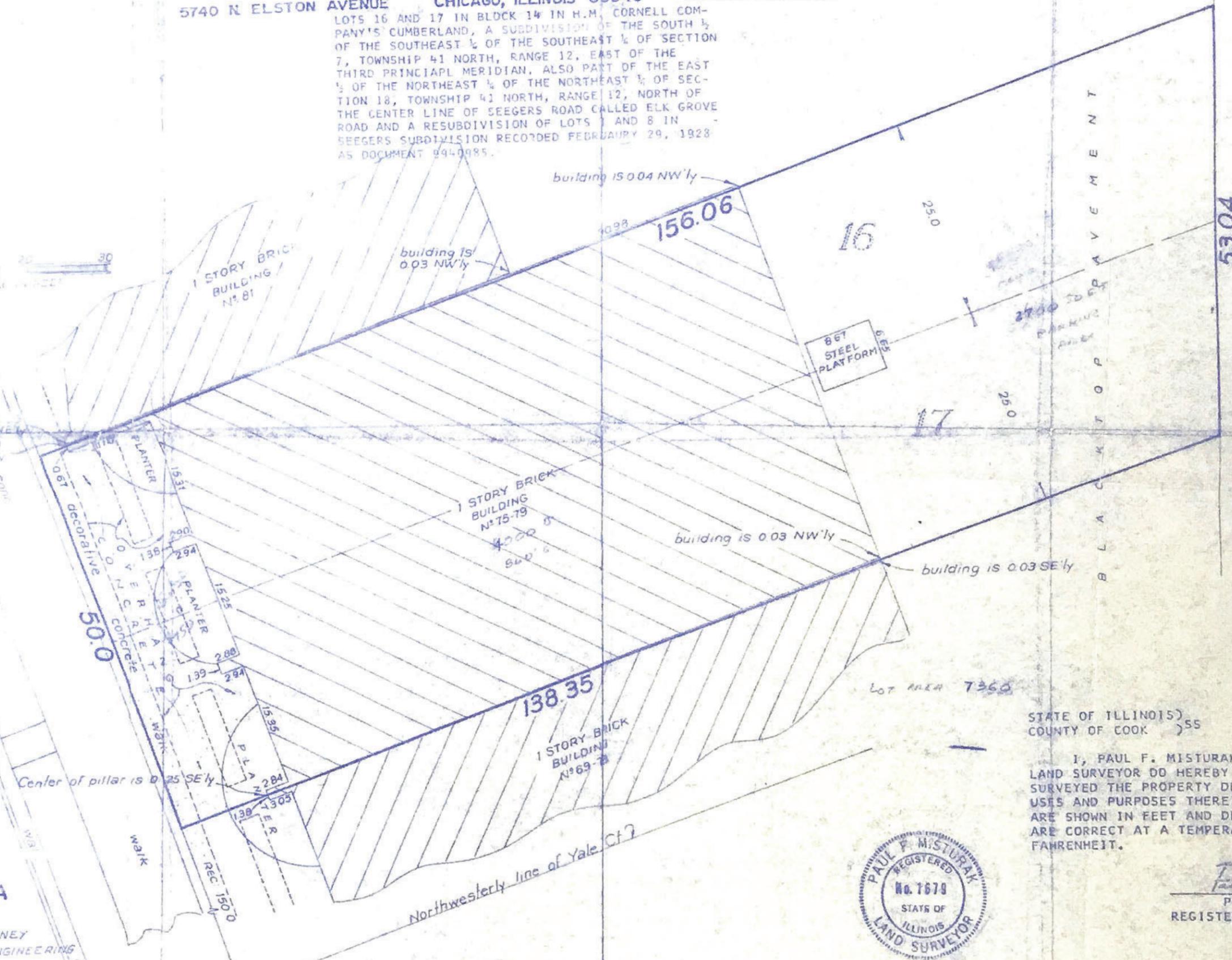
# CERTIFIED SURVEY CO. PLAT OF SURVEY

5740 N ELSTON AVENUE CHICAGO, ILLINOIS 60646 PHONE: 775-7755

LOTS 16 AND 17 IN BLOCK 14 IN H.M. CORNELL COMPANY'S CUMBERLAND, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, NORTH OF THE CENTER LINE OF SEEGERS ROAD CALLED ELK GROVE ROAD AND A RESUBDIVISION OF LOTS 7 AND 8 IN SEEGERS SUBDIVISION RECORDED FEBRUARY 29, 1928 AS DOCUMENT 94-0985.



BROADWAY



ALLEY

B L A C K F O O P A V E N U E

STATE OF ILLINOIS )  
COUNTY OF COOK )SS

I, PAUL F. MISTURAK, A REGISTERED ILLINOIS LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE FOR THE USES AND PURPOSES THEREIN SET FORTH. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT.



*Paul F. Misturak*  
PAUL F. MISTURAK  
REGISTERED ILLINOIS LAND SURVEYOR

ORDER NO 831452-A  
DATE: MARCH 13, 1989  
ORDERED BY: JIM MULDOWNY  
FLETCHER ENGINEERING COMPANY

# ROMANIAN HERITAGE CENTER NFP

## A. PROPOSED ACTIVITIES & PROGRAMS

The Romanian Heritage Center NFP plans to organize and host activities and programs aimed to implement its stated purposes, with the assistance of volunteers, and at times in partnership with other organizations from our community. Some of the activities and programs on our proposed agenda that we plan to have, contingent upon the budget and availability of funds, are as follows:

1. **ROMANIAN HERITAGE CLASSES**

**Group A: for children 8-11 years old**

To be held twice a month on Saturdays (1<sup>st</sup> & 3<sup>rd</sup> of each month) from 9 AM to 12 PM.

Class size: from 8 to max. 16 students.

Staff required: 2-3

2. **ROMANIAN HERITAGE CLASSES**

**Group B: for children 11-14 years old**

To be held twice a month on Saturdays (2<sup>nd</sup> & 4<sup>th</sup> of each month) from 9 AM to 12 PM.

Class size: from 8 to max. 16 students.

Staff required: 2-3

3. **ROMANIAN LANGUAGE CLASSES**

**Group A: for children 8-11 years old**

To be held twice a month on Tuesdays (1<sup>st</sup> & 3<sup>rd</sup> of each month) from 4 PM to 5 PM.

Class size: from 8 to max. 16 students.

Staff required: 2-3

4. **ROMANIAN LANGUAGE CLASSES**

**Group B: for children 11-14 years old**

To be held twice a month on Tuesdays (2<sup>nd</sup> & 4<sup>th</sup> of each month) from 4 PM to 5 PM.

Class size: from 8 to max. 16 students.

Staff required: 2-3

5. **ROMANIAN READING CLUB**

**Group A: for children 8-11 years old**

To be held twice a month on Thursdays (1<sup>st</sup> & 3<sup>rd</sup> of each month) from 4 PM to 5 PM.

Class size: from 8 to max. 16 students.

Staff required: 2-3

6. **ROMANIAN READING CLUB**

**Group B: for children 11-14 years old**

To be held twice a month on Thursdays (2<sup>nd</sup> & 4<sup>th</sup> of each month) from 4 PM to 5 PM.

Class size: from 8 to max. 16 students.

Staff required: 2-3

**IMPORTANT NOTE:** Children are dropped off and picked up at the end of the class. To avoid any disruptions of students' attention, there is absolutely no waiting on the premises.

7. **ENGLISH PROFICIENCY CLASS**  
**12 weeks modules for high school students.**  
To be held weekly on Mondays from 4 PM to 5 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2
8. **ESL ENGLISH CLASS**  
**12 weeks modules for adults.**  
To be held weekly on Wednesdays from 4 PM to 5 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2
9. **ADVANCED ENGLISH WRITING CLASS**  
**12 weeks modules for high school students.**  
To be held weekly on Fridays from 4 PM to 5 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2
10. **MATH TUTORING**  
**6 weeks modules for 8<sup>th</sup> grade students.**  
To be held weekly on Mondays from 5 PM to 6 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2
11. **MATH TUTORING**  
**6 weeks modules for 9<sup>th</sup> grade students.**  
To be held weekly on Tuesdays from 5 PM to 6 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2
12. **MATH TUTORING**  
**6 weeks modules for 10<sup>th</sup> grade students.**  
To be held weekly on Wednesdays from 5 PM to 6 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2
13. **MATH TUTORING**  
**6 weeks modules for 11<sup>th</sup> grade students.**  
To be held weekly on Thursdays from 5 PM to 6 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2
14. **MATH TUTORING**  
**6 weeks modules for 12<sup>th</sup> grade students.**  
To be held weekly on Fridays from 5 PM to 6 PM.  
Class size: from 8 to max. 16 students.  
Staff required: 2

**15. MAN IN THE MIRROR**

An inter-denominational Basic Life Principles series of weekly Bible studies and fellowship (aka: Christian Men in His Service), administered by the *Romanian Christian Television Network* of Chicago in partnership with the Romanian churches in the area.

To be held weekly on Fridays from 7 PM to 9 PM.

Group size: from 12 to max. 24 participants.

Staff required: 2

**16. YOUTH BIBLE STUDY**

An inter-denominational Basic Life Principles series of weekly studies and fellowship for college students, administered by *Selfless Faith* group of Chicago area.

To be held weekly on Thursdays from 7 PM to 9 PM.

Group size: from 12 to max. 24 participants.

Staff required: 2

**17. WOMEN OF THE BIBLE**

An inter-denominational Basic Life Principles series of weekly studies and fellowship for Christian women, administered by Prof. Simona Sabou, of *Grace College and Seminary*.

To be held weekly on Tuesdays from 7 PM to 9 PM.

Group size: from 12 to max. 24 participants.

Staff required: 2

**18. CENAACLUL RETRO**

Quarterly concerts featuring Romanian folk music and poetry interpreted by local artists, with occasional appearances of special guests. Organized and administered by the *Cenaclul Retro NFP*, a cultural organization in the Romanian community of Chicago. To be held once in three months (March, June, Sept., and Dec.) on 1<sup>st</sup> Saturdays from 6 PM to 9 PM.

Group size: from 40 to max. 80 participants.

Staff required: 4-6

**19. CHICAGO'S ROMANIAN TALENT SEEKING SHOW**

Quarterly events featuring Romanian music and poetry interpreted by young talents, with occasional appearances of special guests. Organized and administered by the *Cenaclul Retro NFP*, a cultural organization in the Romanian community of Chicago, and the *Romanian Tribune Media Group*. To be held once in three months (Feb., May, Aug., and Nov.) on 1<sup>st</sup> Saturdays from 6 PM to 9 PM.

Group size: from 40 to max. 80 participants.

Staff required: 4-6

**20. PROFESSIONAL CLUBS & ASSOCIATIONS MEETINGS**

Hosting events for organizations such as: Romanian Bar Association, Association of Romanian-American Medical Professionals, Association of Romanian-American Academia, and the Association of Romanian-American Architects and Engineers. Each club may hold a quarterly meeting, thus totaling 12 events in one year, on 2<sup>nd</sup> Saturdays from 6 PM to 9 PM.

Group size: from 40 to max. 80 participants.

Staff required: 4-6

**21. SEMI-ANNUAL FUNDRAISING DINNERS**

Organizing and hosting fundraising dinners for the Romanian Heritage Center NFP, with participation of Special Guests and Speakers, some that are representing the Romanian Government and the local American governments (municipal, county, state, and federal).  
Group size: from 100 to max. capacity allowed for participants.  
Staff required: 6-8

**22. FUNDRAISING EVENTS FOR OTHER ORGANIZATIONS**

As need arises, based on availability of the facilities, we would like to assist other organizations and host their special events in the Library & Research Room. For example, we would like to host annual fundraising dinners for: Romanian Christian Television Network of Chicago, and the Little Samaritan Radio Network of Chisinau - Rep. of Moldova.  
Group size: from 100 to max. capacity allowed for participants.  
Staff required: 6-8

**23. NATIONAL DAY OF ROMANIA CELEBRATION**

This event takes place on or around the National Day of Romania, December 1<sup>st</sup>, and is organized in partnership with the Consulate General of Romania in Chicago and the Romanian Churches from Greater Chicago Area.  
Group size: from 100 to max. capacity allowed for participants.  
Staff required: 6-8

**24. CHRISTMAS CAROLS CONCERT**

This special event takes place around the Christmas Holiday and is organized in partnership with the Romanian Churches of Chicago and the Romanian Christian Television Network.  
Group size: from 100 to max. capacity allowed for participants.  
Staff required: 6-8

**IMPORTANT NOTE:**

The activities and programs described above are going to be offered based on the needs identified in our community and surrounding neighborhood, considering our proposed limited budget and the availability of our volunteers. Should the needs change, we will re-evaluate the possibilities and will create other activities so long as we will be able to safely host and organize them.

While our goal is to be an organization and facility that serves our community, we are mindful of the limitations and regulations safeguarding our neighborhood and the residents of City of Des Plaines.

As such, we will consider the advice and recommendations presented to us by the pertinent officials and authorities to ensure the most positive impact in our surrounding community and a harmonious relationship with all.

## B. PROPOSED PARKING PLANS

### 1. REGULAR WEEK DAYS, 9 AM – 7 PM

Our parking lot will be sufficient (please see our proposed 2 options for parking plans), with the additional other **5-6 spaces** always empty in front of the building on-street. Please note that all classes held are for students that are dropped off and picked up at the end of the class.

### 2. REGULAR WEEK DAYS, 7 PM – 9 PM

Our parking lot plus on-street parking as detailed above, **plus 6 additional spots** which we are allowed to use at 42 N. Broadway St.

### 3. SATURDAYS, 9 AM – 1 PM

Our parking lot will be sufficient, with the additional **5-6 spaces** always empty in front of the building on-street. Please note that all classes held are for students that are dropped off and picked up at the end of the class.

### 4. SATURDAYS, AFTER 5 PM and SUNDAYS, 1 PM – 5 PM

Our parking lot with the another **5-6 spaces** in front of the building on-street, **plus 6 additional spots** which we are allowed to use at 42 N. Broadway St..

ADDITIONALLY - During these times on Saturdays and Sundays we also have available **as many parking spaces as needed** at the Romanian Baptist Church around the corner.



Please note that **we've consulted with the Des Plaines Police Department** about our weekend special events with larger participation when using the Romanian Baptist Church's parking lot for overflow, and **we are planning to hire DPPD Community Police to assist pedestrians** crossing the street at the Golf Rd round-about. **For some of the upscale large events we are also going to have Valet Parking** to offer our guests a pleasant experience with the most comfortable parking solution.

PLEASE ALSO NOTE that we have started negotiations with the ownership & management of other properties in the area with large parking lots in an effort to obtain agreements to share the use of their parking spaces on Saturdays after 5 pm and Sundays between 1 pm and 5 pm.

*(EX: R.E. agent for the current owner of 561 E. Golf Rd. as well as the Broadway Condominium Association which manages the medical building at 17-29 N. Broadway).* Our discussions were very encouraging and we hope to have positive outcomes in the coming days.

# ROMANIAN HERITAGE CENTER NFP

69-79 N. Broadway Street, Des Plaines, IL 60016

[www.RomanianHeritage.US](http://www.RomanianHeritage.US)

## PROPOSED SCHEDULE OF ACTIVITIES

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 - 9:50 AM	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	ROMANIAN HERITAGE CLASS (GROUP A: ages 8-11 only in 1st & 3rd week) (GROUP B: ages 11-14 only in 2nd & 4th week)	CLOSED
10:00 - 10:50 AM							
11:00 - 11:50 AM							
12:00 - 12:50 PM	CLOSED	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED	CLOSED	AVAILABLE FOR SPECIAL EVENTS
1:00 - 1:50 PM							
2:00 - 2:50 PM							
3:00 - 3:50 PM							
4:00 - 4:50 PM	ENGLISH PROFICIENCY CLASS 12 weeks modules for high school students	ROMANIAN LANGUAGE CLASS (GROUP A: ages 8-11 only in 1st & 3rd week) (GROUP B: ages 11-14 only in 2nd & 4th week)	ESL ENGLISH CLASS 12 weeks modules for adults	ROMANIAN READING CLUB (GROUP A: ages 8-11 only in 1st & 3rd week) (GROUP B: ages 11-14 only in 2nd & 4th week)	ADVANCED ENGLISH WRITING CLASS 12 weeks modules for high school students		
5:00 - 5:50 PM	MATH TUTORING 8th grade level	MATH TUTORING 9th grade level	MATH TUTORING 10th grade level	MATH TUTORING 11th grade level	MATH TUTORING 12th grade level	AVAILABLE FOR SPECIAL EVENTS	CLOSED
6:00 - 6:50 PM							
7:00 - 7:50 PM	AVAILABLE FOR USE TO CLUBS & ORGANIZATIONS	WOMEN OF THE BIBLE inter-denominational Basic Life Principles (Bible study for women)	AVAILABLE FOR USE TO CLUBS & ORGANIZATIONS	YOUTH BIBLE STUDY inter-denominational Basic Life Principles (college students)	MAN IN THE MIRROR inter-denominational Basic Life Principles (Christian Men in His Service)		
8:00 - 8:50 PM							



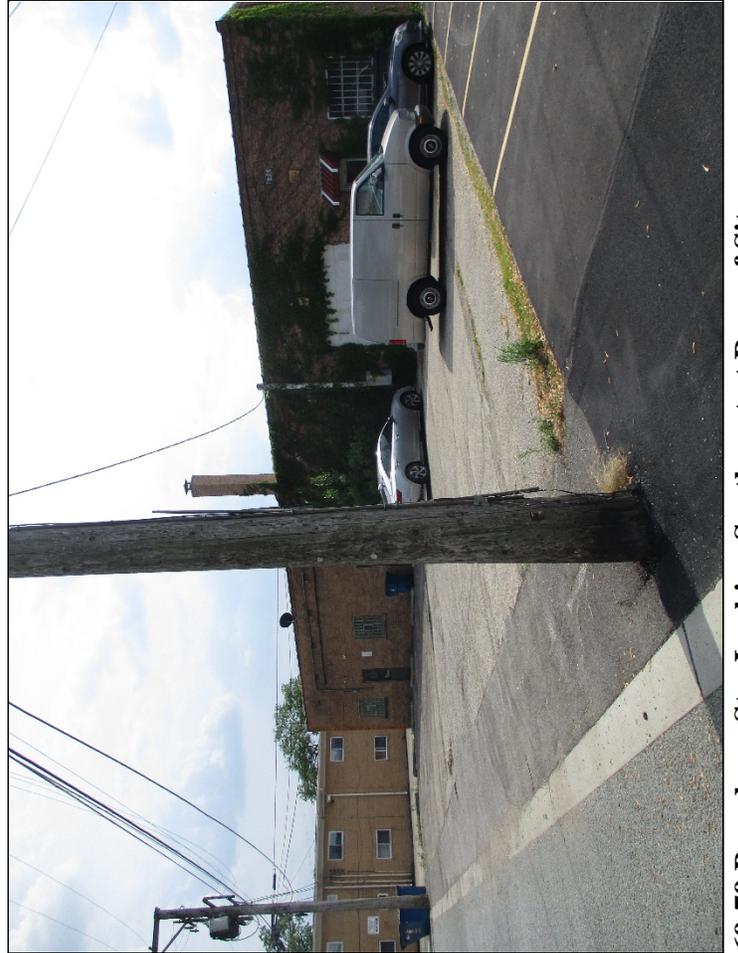
69-79 Broadway St – Looking East at Front of Site



69-79 Broadway St – Looking Southwest at Rear Parking Area



69-79 Broadway St – Public Notice



69-79 Broadway St – Looking Southwest at Rear of Site



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

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

June 16, 2021

Mayor Goczkowski and Des Plaines City Council  
CITY OF DES PLAINES

**Subject:** Planning and Zoning Board, 69-79 Broadway Street, 21-009-CU, 7<sup>th</sup> Ward  
**RE:** Consideration of Conditional Use at 69-79 Broadway Street, Case #21-009-CU (7<sup>th</sup> Ward)

Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board met on June 8, 2021 to consider a Conditional Use Amendment under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a commercially zoned assembly use for the property located at 69-79 Broadway Street in the C-3, General Commercial district.

1. The petitioner presented a detailed description of the proposed Romanian Cultural Center defining it as a social and religious gathering place for tutoring through before and after school programs and research. He mentioned that they currently have a program at a school in Niles but that there is no stand-alone Romanian cultural center that owns its own building in the Chicagoland area. The petitioner described that the proposed use would assist in children's education and provide them with the resources that they need to succeed. He added that the proposed cultural center would include a library with Romanian literature, which is critical to their organization. The petitioner added that they would have larger gatherings one to two times a month on the weekends for various activities, such as conferences, community meetings, fellowship groups, concerts, commemorative and cultural events, exhibitions, and seminars. He added that they are working with the Romanian Baptist Church and other neighboring businesses to accommodate additional parking spaces for these events.
2. The Planning and Zoning Board (PZB) Members asked about the maximum capacity for the building; if a traffic study was required; where will the drop-off area be located for the large gatherings; and about collective parking agreements with surrounding businesses. The petitioner responded that they will comply with the fire code in regard to occupancy noting that two to three staff members and up to 12 students would be on site during regular hours of operation and approximately 50-100 people would be on site for the various weekend gatherings; that they prefer to locate the drop-off area in front of the building, but could position it behind the building to handle patrons arriving for larger events and have also looked into utilizing 12-15 person passenger vans to bus patrons from their off-site parking spaces; and that they have spoken with surrounding property owners regarding potential collective parking agreements and will be obtaining those prior to opening.
3. Community and Economic Development staff summarized the staff report and recommended approval of the request with the condition that a collective parking agreement with a neighboring business is obtained by the petitioner for operation of this proposed use. CED staff acknowledged that the traffic study was waived for this request, as a traffic study was not deemed necessary for this site.
4. One member of the public spoke on this petition with concerns regarding commercial business employees and patron parking in front of resident entrances on Yale Court asking how the petitioner will ensure that parking for large events on the subject property will not be in residential areas. There were also concerns regarding the proposed valet service, particularly where patrons would wait for the valet service. This

individual noted that they thought the building was too small for the proposed use. A PZB member asked if there was restricted parking in this area. The individual responded that there were old signs but that parking has been an issue and that she has been working with the commercial businesses and reached out to the Police Department to resolve the issue. The petitioner responded that all valet operations will take place on the site and that all patrons would wait outside of the building on the subject property for their vehicle. He added that they are actively looking for additional parking options, including the potential purchasing of an open lot near the clinic off Golf Road.

5. The Planning and Zoning Board *recommended* (5-0) that the City Council *approve* the request with the condition that the petitioner enters into and executes a parking agreement to accommodate all required parking prior to the hosting of any events.

Respectfully submitted,



James Szabo,  
Des Plaines Planning and Zoning Board, Chairman

Cc: City Officials/Aldermen

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**OLD BUSINESS**

**NEW BUSINESS**

1. **Address:** 69-79 Broadway St

**Case Number:** 21-009-CU  
Public Hearing

The petitioner is requesting a Conditional Use under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to locate a Commercially Zoned Assembly Use at 69-79 Broadway Street in the C-3 zoning district, and approval of any other such variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-07-418-016-0000; -017; -018; -019  
**Petitioner:** Steven Bonica, 732 W. Algonquin Road, Arlington Heights, IL 60005  
**Owner:** Gerald J. Meyer, 108 W. Sunset Road, Mount Prospect, IL 60056

Chairman Szabo swore in Steven Bonica, Arlington Heights, who provided an overview of the request. The Petitioner stated that the request is for a Romanian Heritage Center, which will focus on social and cultural values, as well as a gathering space. The Center will provide youth programs and provide the general community with additional programs for college preparedness. The Petitioner stated that the Center will also host large events throughout the year (approximately 1-3 per month, on weekends). Parking is a general concern of the center, but the Petitioner stated that he is in process and has arranged parking agreements with neighboring properties for alleviate some of the parking issues.

The Petitioner provided a revised parking plan, which depicted 14 spaces at the rear of the property.

Chairman Szabo asked if the Board had any questions.

Member Fowler inquired about the maximum capacity of the multipurpose room, the net floor area of 2,300 square feet. The Petitioner stated that the capacity will comply with the assessment given by the Fire and Building Departments. Mr. Stytz stated that according to the materials submitted, the library will be used to tutor 12 students during the week and have 2-3 staff present. The Petitioner reiterated that there is a twelve-student maximum, based on efficiency.

Mr. Stytz also stated event attendance is estimated between 50-100 people per event.

Member Fowler also inquired about parking, the Petitioner stated that the Center is also considering valet parking options for events and a parking agreement with the Romanian Church.

Member Catalano inquired about the traffic study. Mr. Stytz stated that staff did not feel a traffic study was necessary and the requirement was waived.

Member Veremis was impressed with the number of classes offered, and inquired about the types of programs that are available at the Niles School. The Petitioner stated that the school in Niles is a private

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school, offering education to students in kindergarten through twelfth grade. While the school offers after school activities, the cultural center could not commit to something permanent.

There was additional discussion regarding parking for large-scale events including shuttling individuals from an off-site parking location and valet options, including valet location. The Petitioner also stated that they have looked into a Police presence for safety during events (crossing streets safely).

Chairman Szabo recommended that formal lease agreements be entered prior to hosting events. Chairman Szabo also inquired about the affiliation with the Romanian Church, the Petitioner stated that they are currently not members of the Romanian Church, but have shared interests and meet with Church leaders twice per year.

Member Saletnik reiterated the sentiment that parking is paramount and parking agreements are necessary. Mr. Bonica agreed with the statement and stated that he is looking at additional parking options and has reached out to his insurance provider to provide a certificate of insurance to properties.

Chairman Szabo asked if there were any questions or comments from the audience. The following comments were provided:

Edna Graef, 635 Yale Ct, stated that most of her concern stems from the current parking problems caused by commercial businesses, and inquired about how the Petitioner plans on preventing parking on residential streets. Ms. Graef also commended on the location of valet pick-up/drop-off. Ms. Graef said commented that she represented the neighbors of the area, and has tried to work with commercial owners regarding parking.

Chairman Szabo stated that some of the concerns that she has should be addressed by the Police Department. Member Fowler also stated that she has business in the area several times during normal business hours and parking has not been an issue.

The Petitioner stated that he also has a standby agreement to purchase an open lot near the clinic on Golf Rd; however, prior to purchase there is a temporary agreement for parking.

The Petitioner stated that he appreciates the concerns regarding parking, but is actively looking for additional parking options.

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

**Issue:** The petitioner is requesting a Conditional Use under Section 12-7-3(K)(3) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a Commercially Zoned Assembly use in the C-3 zoning district at 69-79 Broadway Street.

**Analysis:**  
**Address:** 69-79 Broadway Street  
**Owners:** Steven Bonica, 732 W. Algonquin Road, Arlington Heights, IL 60005

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**Petitioner:** Harriet Denisevicz, Chicago Title Land Trust Company, 10 S. LaSalle Street, Suite 2750, Chicago, IL 60604

**Case Number:** 21-009-CU  
**Real Estate Index Numbers:** 09-07-418-016-0000; -017; -018; -019

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

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

**Existing Land Use:** Vacant Building

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

**Surrounding Land Use:**  
North: Vacant Building  
South: Multi-Unit Residential Building  
East: Single Family Residences  
West: Electrician (Commercial)/Vacant Building

**Street Classification:** Broadway Street is classified as a Local Street.

**Comprehensive Plan:** The Comprehensive Plan designates this site as Higher Density Urban Mix with Residential.

**Project Description:** The petitioner, Steven Bonica, has requested a Conditional Use Permit to operate a Community Center, Romanian Heritage Center NFP, at 69-79 Broadway Street. A community center is classified as a Commercially Zoned Assembly use, which is a conditional use in the C-3, General Commercial District. The subject properties are located within the C-3 zoning district, along Broadway Street between Cumberland Circle and the Cumberland Metra Station. The four subject properties contain a multi-unit, one-story building spanning all four lots, each with a separate PIN, with on-street parking in the front and a small accessory parking area at the rear as shown in the Plat of Survey for 69-73 Broadway Street, the Plat of Survey for 75-79 Broadway Street, and the following table.

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Address	PIN	Zoning District
69 Broadway Street	09-07-418-019-0000	C-3, General Commercial
73 Broadway Street	09-07-418-018-0000	C-3, General Commercial
75 Broadway Street	09-07-418-017-0000	C-3, General Commercial
79 Broadway Street	09-07-418-016-0000	C-3, General Commercial

The petitioner plans to completely remodel the interior of the existing building to locate a library/multi-purpose room, office areas, inaccessible Romanian heritage exhibit areas, conference room, kitchen area, restrooms, and storage areas based on the Floor Plan. The petitioner's proposal does not include any changes to the outside of the building with the exception of new landscaping and signage at the front of the building. The dumpster for this suite will be stored inside the building except on trash collection days. The Romanian Heritage Center NFP will be open on Monday through Friday from 8 am to 7 pm as a research and tutoring center, as denoted in the Proposed Activities, Programs, and Parking Plan and the Proposed Schedule of Activities. A maximum of two to three employees will be on site at a given time hosting a maximum of eight to ten sessions throughout the week with up to twelve students per session. This location will host evening meetings for the Board of Directors and Leadership Advisory Council with up to 20 people and various events once or twice a month. The proposed events include fellowship groups, commemorative and cultural events, exhibitions, concerts, community meetings, conferences, and seminars that are coordinated with the nearby Romanian Baptist Church of Chicago located at 484 E. Northwest Highway. See the Project Narrative for more details.

The following parking regulations apply to this request pursuant to Section 12-9-7 of the Des Plaines zoning Ordinance:

- One parking space for 200-square feet of gross activity area for community centers, banquet halls, and membership organizations; and
- One parking space for every 250-square feet of gross floor area for office areas.

Thus, a total of 19 off-street parking spaces are required including one handicap accessible parking space. The Site Plan shows the proposed parking area at the rear of the building, which is designed to accommodate 13 parking spaces and one handicap parking on the subject property. The petitioner intends to utilize a portion of the parking lot at the nearby Romanian Baptist Church of Chicago located at 484 E. Northwest Highway to accommodate the remaining required spaces and for monthly or bimonthly events. The proposal also includes the utilization of a valet service to address parking concerns, especially during events where 50-100 patrons could be in attendance. Staff has added a condition that the petitioner must obtain, execute, and submit a collective parking agreement with the nearby Romanian Baptist Church to

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staff to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.

**Compliance with the Comprehensive Plan**

The proposed project, including the proposed site improvements, addresses various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- **Future Land Use Plan:**
  - This property is designated as Higher Density Urban Mix with Residential on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial and residential uses. While the proposed use does not have a retail component, the petitioner will enhance the subject property by renovating the existing vacant building to make it an asset in the City of Des Plaines as a whole.
  - The subject property is located along Broadway Street near the defined Northwest Highway and Golf Road commercial corridors in Des Plaines surrounded by commercial and residential development. The request would transform the existing vacant building into a community center that could help bridge the gap between the residences and commercial development in this area and bring benefits to the community as a whole.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments throughout Des Plaines.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the 1998 City of Des Plaines Zoning Ordinance, as amended. In reviewing these standards, staff has the following comments:

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

*Comment:* The proposed community center is classified as a Commercially Zoned Assembly use. A Commercially Zoned Assembly use is a conditional use in the C-3 zoning district. Please see the petitioner’s responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center repurposes an existing vacant building, which helps to achieve the goal of the Comprehensive Plan to foster and improve commercial developments. This proposal can also provide another asset to the community through the promotion of cultural diversity, which the Comprehensive Plan strives to preserve and foster. Please see the petitioner’s responses to Standards for Conditional Uses.

**C. 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:**

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Comment: The proposed community center will not redevelop the existing vacant building in a way that would not be harmonious and appropriate in appearance to surrounding development since the petitioner does not plan to alter the building’s exterior. Instead, the proposal includes additional landscaping in front of the building and parking area improvements at its rear to improve the aesthetic appearance of the property. Please see the petitioner’s responses to Standards for Conditional Uses.

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

Comment: The proposed community center will not be hazardous or disturbing to the existing neighborhood uses since all of its operations will take place inside the building. The petitioner has proposed off-street parking spaces at the rear of the building and will provide a collective parking agreement with the nearby Romanian Baptist Church to utilize a portion of their parking spaces to meet parking standards and handle any overflow parking during events. Please see the petitioner’s responses to Standards for Conditional Uses.

**E. 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 adequately served by essential public facilities and services through property access from a rear alley, on street parking in the front, and municipal services. Staff does not feel that the proposed community center will alter the existing service of this property. Please see the petitioner’s responses to Standards for Conditional Uses.

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

Comment: The existing building does not create excessive additional requirements at the public expense for public facilities and services. Staff does not feel that the proposed community center will create excessive additional requirements for public facilities and service, as the size and location of the existing building remain the same. Please see the petitioner’s responses to Standards for Conditional Uses.

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

Comment: The proposed community center operations will not produce excessive production of traffic, noise, smoke fumes, glare, or odors since all operations will take place inside the building and consist of smaller groups of people. The anticipated events that will occur on occasion once or twice during the month will be scheduled and planned in coordination with the Romanian Baptist Church to ensure adequate parking is provided. Please see the petitioner’s responses to Standards for Conditional Uses.

**H. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**

Comment: The proposed community center will have parking and property access concentrated at the rear of building with some parking in the front of the building. Staff feels that the proposed parking and access to the site is sufficient during normal operations, but has required a collective parking agreement

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to be established and executed between the proposed Romanian Heritage Center NFP to accommodate events with larger vehicular and pedestrian traffic. The proposal includes the use of a valet to allow patrons to drop off their vehicle on site and have it parked in the existing Romanian Baptist Church parking lot during events. Please see the petitioner’s responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center will not result in the destruction, loss, or damage of natural, scenic, or historic features since the property is already developed with the building and parking area. In addition, the subject building is not listed as a historic significant structure. Please see the petitioner’s responses to Standards for Conditional Uses.

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

*Comment:* The proposed community center will comply with all other regulations in the Zoning Ordinance. The conditional use for the Commercially Zoned Assembly use will be the only entitlement necessary for the proposed community center request as presented. Please see the petitioner’s responses to Standards for Conditional Uses.

**Recommendation:** Staff recommends approval of the Conditional Use Permit for a Commercially Zoned Assembly use at 69-79 Broadway Street 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 City of Des Plaines Zoning Ordinance.

**Planning and Zoning Board Procedure:** Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use for a Commercially Zoned Assembly use at 69-79 Broadway Street. The City Council has final authority on the proposal.

**A motion was made by Board Member Saletnik, seconded by Board Member Hofherr, to recommend approval of the Conditional Use under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to locate a Commercially Zoned Assembly Use at 69-79 Broadway Street in the C-3 zoning district, with the key condition of executed parking agreements, as presented:**

AYES: Saletnik, Hofherr, Catalano, Fowler, Veremis, Szabo  
 NAYES: None  
 ABSTAIN: None

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

## SPACE SHARING AGREEMENT

This agreement is made this 20<sup>th</sup> day of June, 2021, between **ROMANIAN HERITAGE CENTER NFP**, of Arlington Heights, Illinois (hereinafter referred to as "**RoHC**") and **ROMANIAN BAPTIST CHURCH OF METROPOLITAN CHICAGO**, of Des Plaines, Illinois (hereinafter referred to as "**RBC**").

1. Whereas, both parties to this agreement are duly organized Illinois Not-for-profit Corporations, engaged exclusively in religious, charitable and/or educational activities in Illinois and both are either already approved as tax exempt under IRC 501(c)(3) or have this status pending review of filed application with the IRS.

2. Whereas, RBC is organized to "serve and further the development of any religious, benevolent, charitable, educational or missionary purpose, undertaking, institution, or agency operated, sponsored, sanctioned, supervised or supported by the Romanian Baptist Association of USA and Canada (hereinafter referred to as "**RBA**").

3. Whereas, RBC has possession and title to a church facility located **484 E Northwest Highway (and 505 State Street), Des Plaines, IL 60016**.

4. Whereas, RBC, in furtherance of its religious mission community outreach and in partnership with the RoHC wishes to further its ministry to all Romanian-American (and other) Christians of all denominations by making available its parking facility to RoHC nearby in need of such parking to do ministry outreach and provide community services to the Romanian Christian community of all denominations at **69-79 N. Broadway St., Des Plaines, IL 60016** (hereinafter referred to as "proposed location"), upon closing of real estate purchase at said address.

5. Whereas, the Romanian Heritage Center NFP is a faith based religious, civic, and cultural organization established for promoting and nurturing Christian fellowship and the betterment of relationships within (and/or with) the Romanian-American community, sponsored in part by several Romanian churches of Chicagoland area as part of its missions and community service.

6. Whereas, Romanian Heritage Center NFP, as a new not-for-profit organization, has limited resources and is in need of additional parking facility for its special events for the community and related social-cultural and religious activity.

8. Whereas, one of the purposes of the Romanian Heritage Center NFP is to acquire, buy, construct, establish and maintain, equip and operate buildings, real estate property or other establishments for the purposes declared in its By-Laws.

9. Whereas, the purchasing of the real estate property at proposed location is contingent upon approval by the City of Des Plaines and its Planning and Zoning Board for Conditional Use as Assembly Use for RoHC to be able to conduct its mission according to its purposes.

10. Whereas, the City of Des Plaines Planning and Zoning Board on June 8<sup>th</sup> 2021 has voted in favor of the recommendation for approval of such Conditional Use as Assembly Use to the City of Des Plaines Council contingent upon RoHC securing arrangements for additional parking with

neighboring property owners within proximity of proposed location prior to the upcoming City of Des Plaines Council Meeting in the first part of July 2021.

11. Whereas, RBC hereby conveys to RoHC the right to share RBC's parking lot for special events, however, only on the 21 parking spaces along the property border line closest to Golf Rd.

12. Whereas, such occasional use of parking spaces shall occur only during the times when RBC does not have religious services or other activities so these do not conflict with each other. RoHC agrees that prior to planning such use of parking spaces they will make an effort to communicate and coordinate such planning with RBC's designated point(s) of contact for best use of parking.

12. Whereas, both parties understand that this document is a space sharing agreement and not a lease or rental arrangement, that it is designed to encourage the common religious, charitable, social-cultural, and educational activities of each party.

**NOW THEREFORE, in consideration of the following terms and conditions RBC and RoHC hereby enter into this space sharing agreement.**

**I. TERM:** this space sharing agreement shall extend for a term of five years, beginning on August 15<sup>th</sup> 2021 (or as early as proposed location is closed on by RoHC) and end on August 15<sup>th</sup> 2026 (or on the 5<sup>th</sup> anniversary of the commencement).

**II. FINANCIAL CONTRIBUTIONS:**

Romanian Heritage Center NFP shall pay \$0 (zero dollars) monthly to RBC for the usage of the agreed upon 21 parking spaces along the property border line closest to Golf Rd.

**III. SPACE USAGE:**

Romanian Heritage Center NFP shall be entitled to use occasionally the 21 parking spaces along the property border line closest to Golf Rd. on RBC's parking facility for RoHC's special events on weekends, as follows: Fridays from 6 pm to 10 pm, Saturdays from 5 pm to 10 pm, and Sundays from 1 pm to 5 pm.

**IV. TERMINATION OF AGREEMENT:**

FOR CAUSE. Either party may terminate this agreement, upon thirty (30) days' notice for cause resulting from default on any of the terms and conditions of this agreement. Notice to terminate must be made in writing and delivered to the principal administrator of the other party or the Chairperson of the respective Organization's governing Board. Upon receipt of such termination notice the recipient shall have 20 days to cure any alleged default. Such cure shall thereby void the termination notice provided the cure adequately restores the damaged party.

**V. CARE AND MAINTENANCE:**

RBC and RoHC shall jointly endeavor to maintain the parking facility in a clean and neat condition. RoHC shall treat the parking facility with all due care and respect and shall be responsible to repair damage caused willfully or negligently by any staff person, congregational member or other invitee (reasonable wear and tear excepted). RBC shall be responsible for all other maintenance repairs and surface refinishing as may be necessary.

**VI. INSURANCE:**

RBC shall maintain in full force and effect its public liability insurance policy with coverage of \$1,000,000. RoHC shall also maintain its own public liability policy \$1,000,000 for liability and will present said insurance certificate to RBC for inspection upon request within 48 hours .

**VII. SIGNAGE**

RoHC may post a removable public sign(s) to be placed in front of the RBC's property for directions to its members and/or guests. Such sign to be constructed and displayed in a manner that is aesthetically compatible with the existing sign(s) now used and in compliance with signage regulations with the City of Des Plaines and local ordinances. Such sign shall be approved, in writing, by RBC prior to use and shall be removed at such times that RoHC is not using the premises.

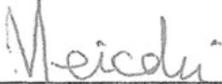
**VIII. MISCELLANEOUS PROVISIONS:**

This written document constitutes the entire agreement between the RBC and the RoHC. No oral representation shall prevail against any written term. This agreement shall be binding upon the land and the benefits and the responsibilities under this agreement shall pass to and be binding upon the legal successors of the parties hereto. RoHC may not assign or transfer any rights or interests herein to any other party without the written approval of RBC. The Laws of the State of Illinois shall control the interpretation of contract terms and to the disposition of any legal conflict. If any term or clause within this contract shall be determined by a court of law to be invalid or void for any reason the said part shall be severed from the whole and the remaining contract provisions shall remain in full force and effect.

**Approved and adopted on this 20<sup>th</sup> day of June 2021, by:**

ROMANIAN BAPTIST CHURCH  
OF METROPOLITAN CHICAGO

ROMANIAN HERITAGE CENTER NFP

\_\_\_\_\_  
\_\_\_\_\_  
By:   
Rev. Dr. Adrian Neiconi  
Senior Pastor

By:   
Steven V. Bonica  
President & Executive Director

By:   
Br. Emil Burca  
President of the Board

## LEASE AGREEMENT FOR OCCASIONAL PARKING USE

This lease is made on June 24, 2021, by Norma Wyzukovicz owner of **Splash Dog and Canine Hydrotherapy and Wellness** ("Landlord"), with offices at 42 N. Broadway Street, Des Plaines, IL 60016 and the **Romanian Heritage Center NFP**, with offices at 732 N. Algonquin Rd., Arlington Heights, IL 60006 moving soon to 69-79 N. Broadway Street, Des Plaines, IL 60016 ("Tenant"), upon the following terms and conditions.

1. **Description of the Premises.** Landlord leases to Tenant and Tenant shall be entitled to use occasionally all of the Landlord's six (6) parking spaces located at 42. N. Broadway Street, Des Plaines, IL 60016 for Tenant's special events, however only in the evenings and weekends.
2. **Terms.** This lease shall be for the term of 3 years commencing on June 24, 2021 ("commencement date") and ending on June 24, 2024. This Lease shall be automatically extended for 3 additional years, unless on or before May 24, 2024 either Party provides to the other written notice of its desire not to automatically renew this Agreement.

In addition, either party may terminate this lease, upon thirty (30) days' notice for cause resulting from default on any of the terms and conditions of this agreement. Notice to terminate must be made in writing and delivered to the principal administrator of the other party or the Chairperson of the respective Organization's governing Board. Upon receipt of such termination notice the recipient shall have 20 days to cure any alleged default. Such cure shall thereby void the termination notice, provided the cure adequately restores the damaged party.

**In consideration** for occasional use of the Landlord's parking spaces, Tenant hereby agrees to promote the Landlord within the Romanian community and run an ad in the Romanian Tribune Newspaper (printed and online) advertising the Landlord's business during the duration of this lease.

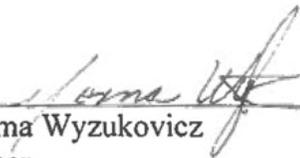
3. **Use.** Tenant shall be permitted to use the Landlord's parking spaces for events as follows: Fridays from 6 pm to 11 pm, Saturdays from 5 pm to 11 pm, and Sundays from 1 pm to 5 pm.
4. **Maintenance and Repair.** The parties shall jointly endeavor to maintain the parking facility in a clean and neat condition. Tenant shall treat the parking facility with all due care and respect and shall be responsible to repair damage caused willfully or negligently by any staff person, congregational member or other invitee (reasonable wear and tear excepted). Landlord shall be responsible for all other maintenance repairs and surface refinishing as may be necessary.
5. **Insurance.** Landlord shall maintain in full force and effect its own general liability insurance policy. Tenant shall also maintain its own public liability policy with a minimum of \$1,000,000 for liability and will present said insurance certificate to Landlord prior to using the parking facility as well as when

requested for review by Landlord anytime during the term of this lease upon request, within 48 hours .

6. **Signs.** Tenant may post a temporary removable public sign(s) to be placed in front of the Landlord's property for directions to its members and/or guests. Such signs are to be constructed and displayed in a manner that is aesthetically compatible with the existing sign(s) now used and in compliance with signage regulations with the City of Des Plaines and local ordinances. Such sign shall be approved, in writing, by the Landlord prior to use and shall be removed at such times that the Tenant is not using the premises.
7. **Notices.** All notices required under this lease shall be in writing and shall be deemed to be given by email or if mailed by certified or registered mail to Landlord or to Tenant at their respective addresses set forth in this lease or to any other address that either party furnishes in writing during the term of this lease.
8. **Captions and Headings.** The captions and headings used in this lease are intended only for convenience and are not to be used in construing this lease.
9. **Applicable Law.** This lease shall be construed under the laws of the state of Illinois. If any provision of this lease or portions of this lease or their application to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this lease shall not be affected and each provision of this lease shall be valid and enforceable to the fullest extent permitted by law. This written document constitutes the entire agreement between the parties.
10. **Successors.** This lease and its covenants and conditions shall inure to the benefit of and be binding on Landlord and its successors and assigns and shall be binding on Tenant and permitted assigns of Tenant.
11. **No Partnership.** Any intention to create a joint venture or partnership between the parties is expressly disclaimed.
12. **Effective Date.** Landlord and Tenant have signed this lease and it shall be effective on the date listed at the beginning of this agreement.

Dated: June 25, 2021.

**LANDLORD:**

By:   
Norma Wyzukovicz  
Owner  
Splash Dog and Canine Hydrotherapy  
and Wellness

**TENANT:**

By:   
Steven V. Bonica  
President & Executive Director  
Romanian Heritage Center NFP

**CITY OF DES PLAINES**

**ORDINANCE Z - 39 - 21**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A COMMERCIAL ZONED ASSEMBLY USE AT 69-79 BROADWAY STREET, DES PLAINES, ILLINOIS.**

**WHEREAS**, Steven Bonica, on behalf of the Romanian Heritage Center NFP ("**Petitioner**"), is the contract purchaser of the properties commonly known as 69-73 Broadway Street and 75-79 Broadway Street, Des Plaines, Illinois (collectively, the "**Subject Property**"); and

**WHEREAS**, Gerald J. Meyer, as Trustee of the Gerald J. Meyer Trust dated October 10, 1994, is the owner of 69-73 Broadway Street, Des Plaines, Illinois ("**69-73 Broadway Owner**"); and

**WHEREAS**, Chicago Title Land Trust Company, as successor trustee under Trust Agreement dated May 8, 1984, and known as Trust No. 14351435, is the record owner of 75-79 Broadway Street, Des Plaines, Illinois ("**Trust**"); and

**WHEREAS**, Theodore Virgilio, Jr. is the beneficiary of the Trust ("**Beneficiary**") (69-73 Owner, the Trust, and the Beneficiary are, collectively, the "**Owners**"); and

**WHEREAS**, the Subject Property is located in the C-3 General Business District of the City ("**C-3 District**"); and

**WHEREAS**, the Subject Property is improved with a one-story multi-tenant commercial building ("**Building**"); and

**WHEREAS**, the Petitioner desires to operate a Romanian heritage community center, which is a Commercially Zoned Assembly Use, on the Subject Property ("**Proposed Use**"); and

**WHEREAS**, pursuant to Section 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**"), the operation of a Commercially Zoned Assembly Use is permitted in the C-3 District only with a conditional use permit; and

**WHEREAS**, Petitioner submitted an application, with the consent of the Owners, to the City of Des Plaines Department of Community and Economic Development ("**Department**") for a conditional use to allow the Proposed Use on the Subject Property ("**Conditional Use Permit**"), in accordance with Sections 12-7-3.F.3 and 12-7-3.K of the Zoning Ordinance; and

**WHEREAS**, the Petitioner's application was referred by the Department to the Planning and Zoning Board of the City of Des Plaines ("**PZB**") within 15 days after the receipt thereof; and

**WHEREAS**, within 90 days from the date of the Petitioner's application a public hearing

was held by the PZB on June 8, 2021 pursuant to notice published in the *Des Plaines Journal* on May 19, 2021; and

**WHEREAS**, notice of the public hearing was mailed to all property owners within 300 feet of the Subject Property; and

**WHEREAS**, during the public hearing, the PZB heard testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the applicable provisions of the Zoning Ordinance; and

**WHEREAS**, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on June 16, 2021, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 5-0, to approve the Petitioner's application for the Conditional Use Permit subject to certain terms and conditions; and

**WHEREAS**, the Petitioner made certain representations to the PZB with respect to the proposed conditional uses, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for the Conditional Use Permits; and

**WHEREAS**, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated May 27, 2021, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's application in accordance with the provisions of this Ordinance;

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

**SECTION 1. RECITALS.** The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for this Ordinance.

**SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY.** The Subject Property is legally described as follows:

LOTS 18 AND 19 IN BLOCK 14 IN H.M. CORNELL COMPANY'S CUMBERLAND, A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, NORTH OF THE CENTER LINE OF SEEGER'S ROAD CALLED ELK GROVE ROAD AND A RESUBDIVISION OF

LOTS 1 AND 8 IN SEEGER'S SUBDIVISION RECORDED FEBRUARY 29, 1928 AS DOCUMENT 9940985.

PINS: 09-07-418-018-0000; 09-07-418-019-0000

Commonly known as: 69-73 Broadway Street, Des Plaines, Illinois.

LOTS 16 AND 17 IN BLOCK 14 IN H.M. CORNELL COMPANY'S CUMBERLAND, A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, NORTH OF THE CENTER LINE OF SEEGER'S ROAD CALLED ELK GROVE ROAD AND A RESUBDIVISION OF LOTS 1 AND 8 IN SEEGER'S SUBDIVISION RECORDED FEBRUARY 29, 1928 AS DOCUMENT 9940985.

PINS: 09-07-418-016-0000; 09-07-418-017-0000

Commonly known as: 75-79 Broadway Street, Des Plaines, Illinois.

**SECTION 3. CONDITIONAL USE PERMIT.** Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner the Conditional Use Permit to allow the operation of the Proposed Use on the Subject Property. The Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

**SECTION 4. CONDITIONS.** The Conditional Use Permit granted in Section 3 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions:

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Subject Property, by the Petitioner must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. Compliance with Plans. Except for minor changes and site work approved by the City Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans as may be amended to comply with Section 4.C of this Ordinance:

1. That certain "Project Narrative" prepared by Petitioner, consisting of one sheet, and dated March 26, 2021, attached to and by this reference made a part of this Ordinance as **Exhibit A**; and

2. That certain "Proposed Parking Plan" prepared by the Petitioner, consisting of one sheet, and dated May 6, 2021, attached to and by this reference made a part of, this Ordinance as **Exhibit B**; and

3. That certain "Floor Plan" prepared by the Petitioner, consisting of one sheet, and dated May 14, 2021, attached to and by this reference made a part of, this Ordinance as **Exhibit C**.

**C. Private Parking Agreements. Petitioner must enter into, and maintain for the life of the Conditional Use Permit, one or more private parking agreements for the use of off-site parking spaces ("Off-Site Parking") sufficient to meet the minimum off-street parking requirements of 19 spaces and reasonably accommodate the operations of the Proposed Use, including special events ("Private Parking Agreements"). The Off-Site Parking must be located in the vicinity of the Subject Property. The Private Parking Agreements must comply with the requirements of Section 12-9-3.B of the Zoning Ordinance. Petitioner must provide a copy of the executed and recorded Private Parking Agreements to the City prior to the City's issuance of a certificate of occupancy for the Building.**

**SECTION 5. RECORDATION; BINDING EFFECT.** A copy of this Ordinance must be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein run with the Subject Property and inure to the benefit of, and are binding upon, the Petitioner and its respective personal representatives, successors, and assigns, including, without limitation, subsequent purchasers of the Subject Property.

**SECTION 6. NONCOMPLIANCE.**

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Permits granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 4.7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation of one or both of the

Conditional Use Permits, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 4.7 of the Zoning Ordinance is provided to the Petitioner.

**SECTION 7. EFFECTIVE DATE.**

A. This Ordinance shall be in full force and effect only after the occurrence of the following events:

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;
3. the filing with the City Clerk by the Petitioner, not less than 60 days after

the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit D**; and

4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

B. In the event that the Petitioner does not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance,

within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

**SECTION 8. SEVERABILITY.** If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

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**MAYOR**

**ATTEST:**

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**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_ day of \_\_\_\_\_, 2021.

Approved as to form:

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**CITY CLERK**

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**Peter M. Friedman, General Counsel**

DP-Ordinance Approving a Conditional Use Permit (CUP) at 69-79 Broadway Street for Commercially Zoned Assembly use



March 26, 2021

To: City of Des Plaines  
1420 Miner Street  
Des Plaines, IL 60016

Attn: Jonathan Stytz - Planner

Re: Application for Conditional Use for Assembly Use  
69-73 and 75-79 N. Broadway

Dear Mr. Jonathan Stytz,

On behalf of the Board of Directors of the Romanian Heritage Center NFP, I kindly ask for consideration of our Application for Conditional Use for the two properties captioned above.

Our organization is currently under contract to purchase both of these properties and we plan to completely renovate the interior of the building to suit our purposes, while we will also clean and recondition the exterior to its original beauty. On a second phase we are also looking to add a Glass Vestibule in the front of the building to further enhance and modernize its look.

Our organization will primarily have activities Monday thru Friday from 8 am to 7 pm that are limited to the use of the Library Room as a research and tutoring center, having 2-3 employees at a time in the building and a maximum of 12 students per session, with max. 8-10 sessions per week. We will also have occasional meetings in the evening, of the Board of Directors and of our Leadership Advisory Council, with an anticipated participation of 20 people, once or twice a month.

Furthermore, we will occasionally have larger community events for the purpose of advancing our organization's purposes, such as: fellowship groups, commemorative and cultural events, exhibitions, concerts, community meetings, seminars, and conferences. We anticipate having these events twice a month in the beginning, and later on once a week at max., during the weekends. Planning of these events is going to be coordinated also with our neighboring Romanian Baptist Church, which will permit us to use their parking lot for overflow if needed. In such instances we will be hiring valet parking attendants or will use a couple of the Romanian Churches shuttle vans.

For all other details, I kindly bring your attention to the attached documentation, including the presentation of our project. Should you need more information, please do not hesitate to contact me. We thank you for your attention and consideration.

On behalf of the Board of Directors,



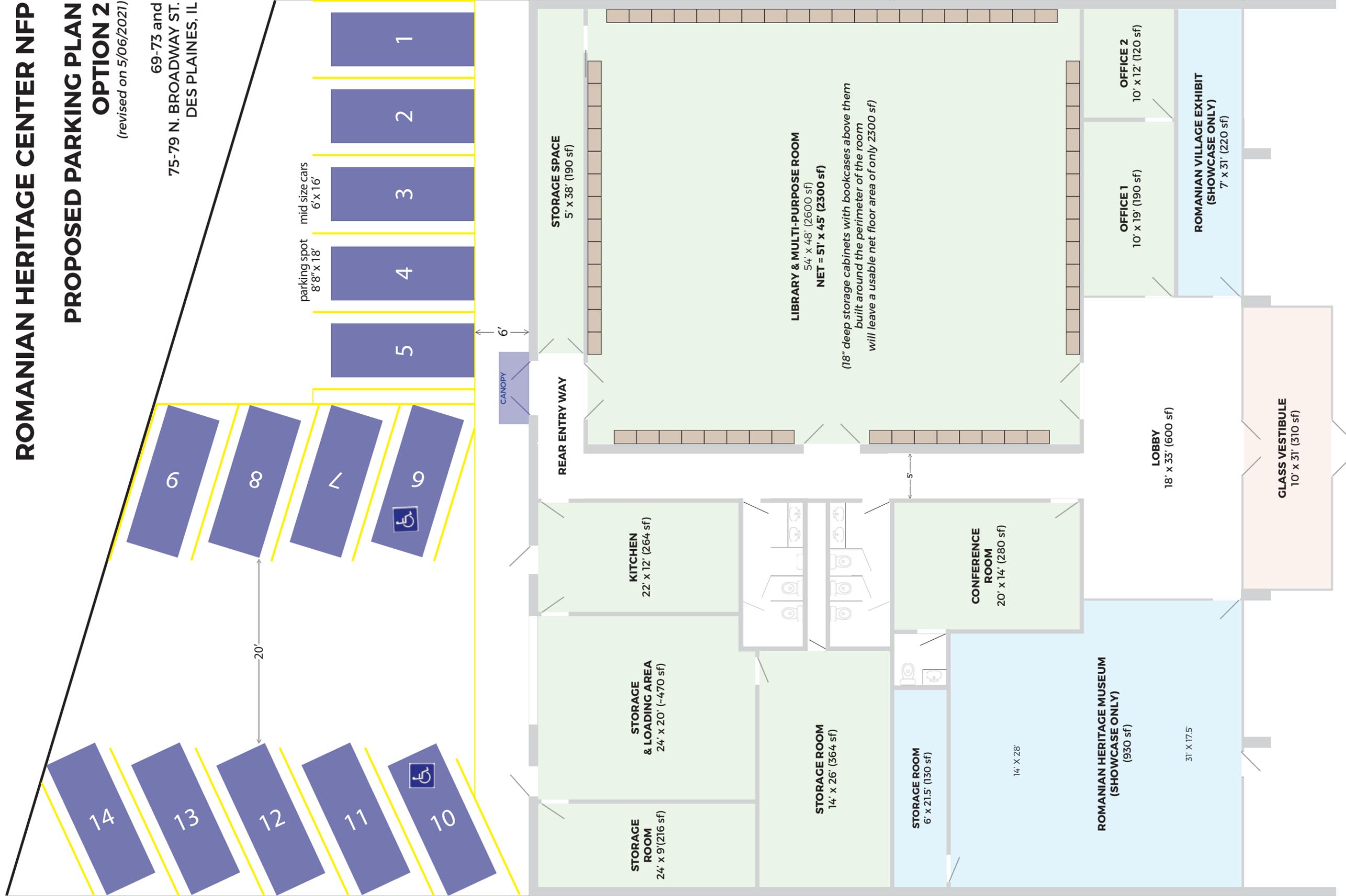
Steven Bonica  
President / Executive Director

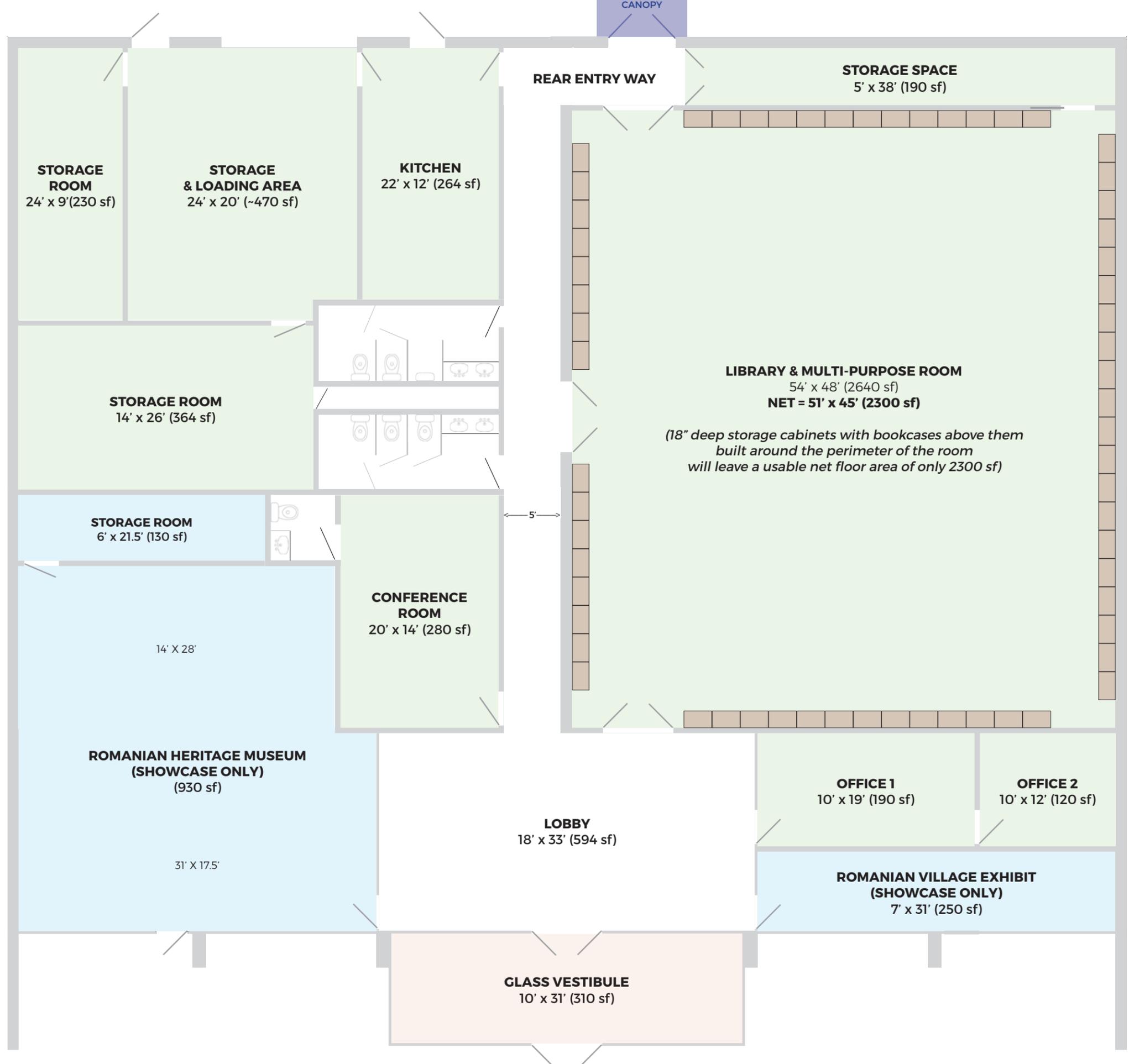
# ROMANIAN HERITAGE CENTER NFP

## PROPOSED PARKING PLAN OPTION 2

(revised on 5/06/2021)

69-73 and  
75-79 N. BROADWAY ST.  
DES PLAINES, IL





**ROMANIAN HERITAGE CENTER NFP**

**PROPOSED FLOOR PLAN**

69-73 and  
75-79 N. BROADWAY ST.  
DES PLAINES, IL

**EXHIBIT D**

**UNCONDITIONAL AGREEMENT AND CONSENT**

**TO:** The City of Des Plaines, Illinois ("*City*");

**WHEREAS**, Steve Bonica, on behalf of the Romanian Heritage Center NFP ("*Petitioner*") applied to for a conditional use permit to allow a Commercially Zoned Assembly Use ("*Conditional Use Permit*") on that certain property commonly known as 69-79 Broadway Street, Des Plaines, Illinois ("*Subject Property*") pursuant to Section 12-7-3.F.3 and 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended; and

**WHEREAS**, Ordinance No. Z-39-21 adopted by the City Council of the City of Des Plaines on \_\_\_\_\_, 2021 ("*Ordinance*"), grants approval of the Conditional Use Permit, subject to certain conditions; and

**WHEREAS**, the Petitioner desires to evidence to the City its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and its consent to recording the Ordinance and this Unconditional Agreement and Consent against the Subject Property;

**NOW, THEREFORE**, the Petitioner does hereby agree and covenant as follows:

1. Petitioner hereby unconditionally agrees to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-39-21, adopted by the City Council on \_\_\_\_\_, 2021.
2. Petitioner acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner against damage or injury of any kind and at any time.
3. Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.
4. Petitioner agrees to and do hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may,

at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.

- 5. Petitioner hereby agrees to pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

**ROMAN HERITAGE CENTER NFP**

By: \_\_\_\_\_

By: \_\_\_\_\_

**SUBSCRIBED** and **SWORN** to  
before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021.

Its: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS HELD IN THE ELEANOR ROHRBACH MEMORIAL COUNCIL CHAMBERS, DES PLAINES CIVIC CENTER, TUESDAY, JULY 6, 2021**

**CALL TO ORDER**

The regular meeting of the City Council of the City of Des Plaines, Illinois, was called to order by Mayor Goczkowski at 6:41 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Tuesday, July 6, 2021.

**ROLL CALL**

Roll call indicated the following Aldermen present: Zadrozny, Brookman, Chester, Smith; Mayor Goczkowski. Absent: Lysakowski, Moylan, Oskerka. A quorum was present.

**CLOSED SESSION:**

Moved by Brookman, seconded by Chester to enter into Closed Session to discuss Probable or Imminent Litigation and Personnel.

Upon roll call, the vote was:

AYES: 5 - Zadrozny, Brookman, Chester, Smith;  
Mayor Goczkowski

NAYS: 0 - None

ABSENT: 3 - Lysakowski, Moylan, Oskerka

Motion declared unanimously carried.

The City Council recessed at 6:42 p.m.

The City Council re-convened at 7:03 p.m.

Roll call indicated the following Alderman present: Moylan, Zadrozny, Brookman, Chester, Smith; Mayor Goczkowski. Absent: Lysakowski, Oskerka. A quorum was present.

Also present were: City Manager Bartholomew, Assistant City Manager/Director of Finance Wisniewski, Director of Public Works and Engineering Oakley, Community and Economic Development Manager John Carlisle, Fire Chief Anderson, Police Chief Anderson, and General Counsel Friedman.

**PRAYER AND PLEDGE**

The prayer and the Pledge of Allegiance to the Flag of the United States of America were offered by Alderman Chester.

**PUBLIC COMMENT**

Bob Jaegers expressed his concern regarding outsourcing the crossing guards.

**APPOINTMENT OF 8<sup>th</sup> WARD ALDERMAN**

Several residents expressed their support for the appointment of Shamoan Ebrahimi as Alderman of the 8<sup>th</sup> Ward.

Mayor Goczkowski requested a motion to appoint Shamoan Ebrahimi as Alderman of the 8<sup>th</sup> Ward to fill the vacancy created by the election of Andrew Goczkowski to Mayor.

Moved by Chester, seconded by Brookman, to approve Mayor Goczkowski's appointment of Shamoan Ebrahimi to fill the vacancy for Ward 8, until the swearing-

in ceremony of 2023 when the newly elected alderman is sworn in, to fill the unexpired term.

Upon roll call, the vote was:

AYES: 5 - Moylan, Zadrozny, Brookman, Chester,  
Smith

NAYS: 0 - None

ABSENT: 2 - Lysakowski, Oskerka

Motion declared unanimously carried.

City Clerk Mastalski administered the Oath of Office to Shamoan Ebrahimi as Alderman of the 8<sup>th</sup> Ward.

**ALDERMEN  
ANNOUNCEMENTS**

Assistant Director of Public Works and Engineering Tim Watkins was thanked for his work with the residents.

Alderman Chester requested a report on the status of the business incentive applications and business registrations.

Alderman Ebrahimi thanked everyone for the opportunity of his appointment and looks forward to the future together.

**MAYORAL  
ANNOUNCEMENTS**

Mayor Goczkowski thanked the staff for their hard work with the 4<sup>th</sup> of July fireworks.

On March 16, 2020, a Declaration of Civil Emergency for the City of Des Plaines related to the COVID-19 emergency was authorized. The Declaration provided that: (1) the City may enter into contracts for the emergency purchase of goods and services; (2) the City Manager may implement emergency staffing protocols pursuant to the City's respective collective bargaining agreements; and (3) directed City officials and employees to cooperate with other government agencies.

In accordance with Illinois statutes, the Mayor's Declaration lasted only for a period of seven days, unless it was extended by action of the City Council. At each subsequent City Council meeting, the City Council, by motion, extended the Declaration until the next adjournment of the next special or City Council meeting. This extension of the Declaration includes the Supplemental Order dated July 29, 2020.

Mayor Goczkowski presented an extension to the Declaration of Civil Emergency.

Moved by Moylan, seconded by Chester, to extend the March 16, 2020 Declaration of Civil Emergency until the adjournment of the next regular, special, or emergency meeting of the City Council.

Upon roll call, the vote was:

AYES: 6 - Moylan, Zadrozny, Brookman, Chester,  
Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Lysakowski, Oskerka

Motion declared carried.

**CITY CLERK**  
**ANNOUNCEMENTS**  
**/COMMENTS**

City Clerk Mastalski welcomed Alderman Ebrahimi and congratulated him on his appointment.

**CONSENT**  
**AGENDA**

Moved by Zadrozny, seconded by Brookman, to establish the Consent Agenda.

Upon voice vote, the vote was:

AYES: 6 - Moylan, Zadrozny, Brookman, Chester,  
 Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Lysakowski, Oskerka

Motion declared carried.

Moved by Zadrozny, seconded by Chester, to approve the Consent Agenda.

Upon roll call, the vote was:

AYES: 6 - Moylan, Zadrozny, Brookman, Chester,  
 Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Lysakowski, Oskerka

Motion declared carried.

Minutes were approved; Resolutions R-114-21, R-115-21 were adopted.

**APPROVE**  
**AMEND &**  
**RESTATE/SEC 125**  
**CAFETERIA**  
**PLAN:**

**Consent Agenda**

Moved by Zadrozny, seconded by Chester to Approve Resolution R-114-21, A RESOLUTION APPROVING AN AMENDED AND RESTATE SECTION 125 CAFETERIA PLAN DOCUMENT TO ALLOW INSURANCE PREMIUMS ON A PRE-TAX BASIS AND AN AMENDMENT TO THE PLAN DOCUMENT RELATED TO THE CARES ACT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-114-21**

**APPROVE**  
**AGRMT/CITY**  
**HALL AHU**  
**REPLC/OAK**  
**BROOK**  
**MECHANICAL**  
**SERVICES, INC:**

**Consent Agenda**

Moved by Zadrozny, seconded by Chester to Approve Resolution R-115-21, A RESOLUTION APPROVING AN AGREEMENT WITH OAK BROOK MECHANICAL SERVICES, INC FOR THE CITY HALL AHU REPLACEMENT. Motion declared carried as approved unanimously under Consent Agenda.

**Resolution**  
**R-115-21**

**APPROVE**  
**MINUTES**  
**Consent Agenda**

Moved by Zadrozny, seconded by Chester to Approve the Minutes of the City Council meeting of June 21, 2021, as published. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE**  
**MINUTES**  
**Consent Agenda**

Moved by Zadrozny, seconded by Chester to Approve the Closed Session Minutes of the City Council meeting of June 21, 2021, as published. Motion declared carried as approved unanimously under Consent Agenda.

**NEW BUSINESS:**

**FINANCE & ADMINISTRATION** – Alderman Zadrozny, Chairman

**WARRANT**  
**REGISTER**

Alderman Zadrozny presented the Warrant Register.

Moved by Brookman, seconded by Chester, to approve the Warrant Register of July 6, 2021 in the Amount of \$3,695,572.66 and approve Resolution R-116-21.

**Resolution**  
**R-116-21**

Upon roll call, the vote was:

AYES: 6 - Moylan, Zadrozny, Brookman, Chester,  
Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Lysakowski, Oskerka

Motion declared carried.

**COMMUNITY DEVELOPMENT** – Alderman Chester, Chairman

**CONSIDER**  
**GRANTING A**  
**CONDITIONAL**  
**USE PERMIT FOR**  
**COMMERCIALY**  
**ZONED ASSY USE**  
**AT 69-79**  
**BROADWAY ST**

Community and Economic Development Manager John Carlisle reviewed a memorandum dated June 25, 2021.

The petitioner is requesting a Conditional Use under Section 12-7-3(K)(3) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a Commercially Zoned Assembly use in the C-3 zoning district at 69-79 Broadway Street.

Address: 69-79 Broadway Street

**Ordinance**  
**Z-39-21**

Petitioner: Steven Bonica

The Comprehensive Plan designates this site as Higher Density Urban Mix with Residential.

The petitioner, Steven Bonica, has requested a Conditional Use Permit to operate a Community Center, Romanian Heritage Center NFP, at 69-79 Broadway Street. A community center is classified as a Commercially Zoned Assembly use, which is a conditional use in the C-3, General Commercial District. The subject properties are located within the C-3 zoning district, along Broadway Street between Cumberland Circle and the Cumberland Metra Station. The four subject properties contain a multi-unit, one-story building spanning all four lots, each with a separate PIN, with on-street parking in the front and a small accessory parking area at the rear.

The petitioner plans to completely remodel the interior of the existing building to locate a library/multi-purpose room, office areas, inaccessible Romanian heritage exhibit areas, conference room, kitchen area, restrooms, and storage areas based on the Floor Plan. The petitioner’s proposal does not include any changes to the outside of the building with the exception of new landscaping and signage at the front of the building. The dumpster for this suite will be stored inside the building except on trash collection days. The Romanian Heritage Center NFP will be open on Monday through Friday

from 8 am to 7 pm as a research and tutoring center, as denoted in the Proposed Activities, Programs, and Parking Plan and the Proposed Schedule of Activities. This location will host evening meetings for the Board of Directors and Leadership Advisory Council with up to 20 people and various events once or twice a month.

The following parking regulations apply to this request pursuant to Section 12- 9-7 of the Des Plaines zoning Ordinance:

- One parking space for 200-square feet of gross activity area for community centers, banquet halls, and membership organizations; and
- One parking space for every 250-square feet of gross floor area for office areas.

Thus, a total of 19 off-street parking spaces are required including one handicap accessible parking space. The Site Plan the proposed parking area at the rear of the building, which is designed to accommodate 13 parking spaces and one handicap parking on the subject property. The petitioner intends to utilize a portion of the parking lot at the nearby Romanian Baptist Church of Chicago located at 484 E. Northwest Highway to accommodate the remaining required spaces and for monthly or bimonthly events. The proposal also includes the utilization of a valet service to address parking concerns, especially during events where 50-100 patrons could be in attendance. Staff has added a condition that the petitioner must obtain, execute, and submit a collective parking agreement with the nearby Romanian Baptist Church to staff to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.

The Planning and Zoning Board recommended (5-0) that the City Council approve the request with the condition that the petitioner enters into and executes a parking agreement to accommodate all required parking prior to the hosting of any events.

Staff recommend approval of Ordinance Z-39-21 with the condition that the petitioner enters into and executes a parking agreement to accommodate all required parking prior to the hosting of any events.

Steven Bonica, Petitioner, articulated a description of his request and answered questions of the City Council.

Resident Deborah Connelly expressed concern regarding parking, and alcohol being served.

Moved by Smith, seconded by Chester, to approve Ordinance Z-39-21, as amended, AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A COMMERCIAL ZONED ASSEMBLY USE AT 69-79 BROADWAY STREET, DES PLAINES, ILLINOIS with petitioner directed to obtain, submit, and present executed parking agreements for consideration and approval by second reading.

Upon roll call, the vote was:

AYES: 6 - Moylan, Zadrozny, Brookman,  
Chester, Smith, Ebrahimi

NAYS: 0 - None

ABSENT: 2 - Lysakowski, Oskerka

Motion declared carried.

**ADJOURNMENT:** Moved by Brookman, seconded by Smith to adjourn the meeting. The meeting adjourned at 7:54 p.m.

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Jessica M. Mastalski – City Clerk

APPROVED BY ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2021

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Andrew Goczkowski, MAYOR



FINANCE DEPARTMENT

1420 Miner Street  
Des Plaines, IL 60016  
P: 847.391.5300  
desplaines.org

MEMORANDUM

Date: July 7, 2021  
To: Michael G. Bartholomew, City Manager  
From: Dorothy Wisniewski, Assistant City Manager/Director of Finance  
Subject: Resolution R-118-21, July 19, 2021 Warrant Register

**Recommendation:** I recommend that the City Council approve the July 19, 2021 Warrant Register Resolution R-118-21.

Warrant Register.....\$3,659,807.14

**Estimated General Fund Balance**  
Balance as of 04/30/2021: \$23,715,961  
*Please use caution when evaluating this number as revenues fluctuate dramatically from month to month due to delays in receiving sales tax revenue from the State and 1<sup>st</sup> & 2<sup>nd</sup> installments of property tax revenue.*

**CITY OF DES PLAINES**

**RESOLUTION**

**R-118-21**

**Be it resolved by the City Council of the City of Des Plaines that the following bills are due and payable and that the Mayor and City Clerk be and are hereby authorized to make payment for same.**

**July 19, 2021**

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount
<b>Fund: 100 - General Fund</b>					
<b>Department: 00 - Non Departmental</b>					
1	4630	Resident Ambulance Fees	8402 Covid 19 HRSA Uninsured Tested and Treatment Fund	DPIL-200028720:1 Medical Reimbursement DOS 08/02/2020	420.17
2	4630	Resident Ambulance Fees	8402 Covid 19 HRSA Uninsured Tested and Treatment Fund	DPIL-200039343:1 Medical Reimbursement DOS 10/19/2020	485.47
3	4630	Resident Ambulance Fees	8402 Covid 19 HRSA Uninsured Tested and Treatment Fund	DPIL-200039682:1 Medical Reimbursement DOS 10/22/2020	492.33
<b>Total 00 - Non Departmental</b>					<b>1,397.97</b>

<b>Elected Office</b>					
<b>Division: 110 - Legislative</b>					
4	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19545 Mid-Year Mayor's Address to Business 06/08/2021 - 7 Attendees	30.00
5	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19600 Mid-Year Mayor's Address to Business 06/08/2021 - 1 Attendee	30.00
6	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19615 Mid-Year Mayor's Address to Business 06/08/2021 - 1 Attendee	30.00
7	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	434.70
<b>Total 110 - Legislative</b>					<b>524.70</b>

<b>Division: 120 - City Clerk</b>					
8	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19545 Mid-Year Mayor's Address to Business 06/08/2021 - 7 Attendees	30.00
9	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	(3.93)
10	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	42.47
11	6100	Publication of Notices	1050 Journal & Topics Newspapers	185898 Legal Notice - 2021 Pavement Markers 06/16/2021	95.21
12	6100	Publication of Notices	1050 Journal & Topics Newspapers	185971 Legal Notice 06/30/2021 - 2020 Treasurer's Report	2,300.00
13	7000	Office Supplies	1644 Warehouse Direct Inc	4989103-0 1-Card Reader, 1-Dz. Pens	49.48
14	7500	Postage & Parcel	1041 Federal Express	7-405-77252 Delivery Service 05/25-06/09/2021	22.31
<b>Total 120 - City Clerk</b>					<b>2,535.54</b>

<b>Total 10 - Elected Office</b>					<b>3,060.24</b>
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# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount
<b>City Administration</b>					
<b>Division: 210 - City Manager</b>					
15	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19545 Mid-Year Mayor's Address to Business 06/08/2021 - 7 Attendees	30.00
16	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	42.47
<b>Total 210 - City Manager</b>					<b>72.47</b>

<b>Division: 220 - Legal</b>					
17	6009	Legal Fees - Admin Hearings/Prosecutions	1735 Cohen Law Firm PC	06-21 Legal Fees for June 2021 Administrative Hearings	900.00
18	6009	Legal Fees - Admin Hearings/Prosecutions	1073 Bartel, Raymond	21-12 Legal Fees for June 2021 Administrative Hearings & Traffic Court	845.00
<b>Total 220 - Legal</b>					<b>1,745.00</b>

<b>Division: 230 - Information Technology</b>					
19	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19584 Mid-Year Mayor's Address to Business 06/08/2021 - 4 Attendees	30.00
20	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	297.97
21	6300	R&M Software	6936 Flycast Partners Inc	FCPI4517-01 RemedyForce License Renewal 8/21/21 - 8/20/22	3,307.00
22	6300	R&M Software	8050 CADD Microsystems Inc	Q147628 Bluebeam Revu Maintenance Renewal 6/22/21 - 6/22/22	5,120.00
23	6305	R&M Equipment	1035 Dell Marketing LP	10496523616 Dell Rugged Warranty 06/17/2021-01/18/22	136.74
24	6305	R&M Equipment	7367 Tierney Brothers Inc	846238 1 Year Bright Sign 5 Licenses 06/18/2021-06/17/2022	620.00
25	6305	R&M Equipment	8399 Park Place Technologies LLC	PUSA10090020330 Server Maintenance Contract 06/01/21-06/30/21	117.00
26	7005	Printer Supplies	1820 Datasource Ink	21380 10 Toner Cartridges For Various City Printers	1,605.00
<b>Total 230 - Information Technology</b>					<b>11,233.71</b>

<b>Division: 240 - Media Services</b>					
27	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19545 Mid-Year Mayor's Address to Business 06/08/2021 - 7 Attendees	60.00
28	6000	Professional Services	8423 Ian Ryan & Associates Inc	6062 Video Production DP Chamber Mtg 6/16/21	250.00
29	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	158.42
30	6110	Printing Services	1106 Chromatech Printing Inc	9012/26053 1,000 City of Des Plaines Kraft Envelopes 11.5x14.5	981.00
31	6195	Miscellaneous Contractual Services	8405 KTR Media Group Ltd	21289 Temp Live Video Production Support for Council Mtgs 5/17-6/21/21	750.00

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount
32	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004057 Printing of 22 Neon Blue T-Shirts for Co-Rec Softball 06/08/2021	220.00
33	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004058 Printing of 23 Forest Green T-Shirts for Co-Rec Softball 06/08/2021	230.00
34	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004059 Printing of 22 Gold T-Shirts for Co-Rec Softball 06/08/2021	220.00
35	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004060 Printing of 22 Purple T-Shirts for Co-Rec Softball 06/08/2021	220.00
36	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004061 Printing of 22 Black T-Shirts for Co-Rec Softball 06/08/2021	220.00
37	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004062 Printing of 22 Scarlet T-Shirts for Co-Rec Softball 06/08/2021	220.00
38	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004063 Printing of 22 Fuchsia T-Shirts for Co-Rec Softball 06/08/2021	220.00
39	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004064 Printing of 22 Light Blue T-Shirts for Co-Rec Softball 06/08/2021	220.00
40	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004065 Printing of 22 Kelly Green T-Shirts for Co-Rec Softball 06/08/2021	220.00
41	6535	Subsidy - Youth Commission	8422 Pro-Am Team Sports LLC	AAQ004066 Printing of 22 Charcoal T-Shirts Blank Back for Co-Rec Softball 06/08/2021	126.50
42	7000	Office Supplies	1644 Warehouse Direct Inc	4987303-0 2 Bxs of Avery Postcards for Public Mtg Comment Cards	40.64
<b>Total 240 - Media Services</b>					<b>4,356.56</b>

<b>Division: 250 - Human Resources</b>					
43	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19584 Mid-Year Mayor's Address to Business 06/08/2021 - 4 Attendees	30.00
44	6000	Professional Services	5812 GovHR USA LLC	1-06-21-300 Recruitment Assistance for CED Dir-June 2021 - 1st of 3 Payments	5,834.00
45	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	42.47
46	6100	Publication of Notices	1485 ILCMA - IL City/County Mgmt Assoc	2877 Media Services Job Ad 06/17 - 7/7/2021	50.00
47	6110	Printing Services	1233 Press Tech Inc	47957 2 Boxes of Business Cards 6/17/2021	40.00
<b>Total 250 - Human Resources</b>					<b>5,996.47</b>

<b>Total 20 - City Administration</b>					<b>23,404.21</b>
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# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Department: 30 - Finance</b>						
48	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19545	Mid-Year Mayor's Address to Business 06/16/2021 - 7 Attendees	30.00
49	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	99.71
50	7000	Office Supplies	1644 Warehouse Direct Inc	4987166-0	Correction Tape, Flag Stickers and Staple Remover	80.98
<b>Total 30 - Finance</b>					<b>210.69</b>	

<b>Community Development</b>						
<b>Division: 410 - Building &amp; Code Enforcement</b>						
51	6000	Professional Services	3337 HR Green Inc	144404	Building Services/Inspections 5/1/20-5/31/20	1,137.00
52	6000	Professional Services	8304 TPI Building Code Consultants Inc	202105	Health Plan Review & Inspections 04/30-05/28/2021	6,820.00
53	6000	Professional Services	6315 B&F Construction Code Services Inc	56581	Plan Review - 6/21/21 - Project # 1123496	1,119.37
54	6000	Professional Services	6315 B&F Construction Code Services Inc	56602	Plan Review -6/23/2021 - Project # 1123540	1,119.37
55	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	411.80
56	6110	Printing Services	2016 Signarama	42175	250 CED Sign Violation Door Hangers 06/09/2021	347.50
57	7000	Office Supplies	1644 Warehouse Direct Inc	4982592-0	Pens, 2 Boxes Copy Paper	70.39
58	7000	Office Supplies	1644 Warehouse Direct Inc	4983069-0	Pens, Box of 11x17 Copy Paper	39.64
59	7000	Office Supplies	1644 Warehouse Direct Inc	4988200-0	Disinfectant Wipes, Batteries, Pens, Pencils, Supply Holder	15.94
60	7200	Other Supplies	1644 Warehouse Direct Inc	4988200-0	Disinfectant Wipes, Batteries, Pens, Pencils, Supply Holder	46.66
61	7500	Postage & Parcel	1041 Federal Express	7-405-77252	Delivery Service 05/25-06/09/2021	44.46
<b>Total 410 - Building &amp; Code Enforcement</b>					<b>11,172.13</b>	

<b>Division: 420 - Planning &amp; Zoning</b>						
62	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19545	Mid-Year Mayor's Address to Business 06/08/2021 - 7 Attendees	30.00
63	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	42.47
64	6100	Publication of Notices	1050 Journal & Topics Newspapers	185812	Public Notice for PY 2021 Annual Action Plan 06/02/2021	233.69
65	7000	Office Supplies	1644 Warehouse Direct Inc	4982592-0	Pens, 2 Boxes Copy Paper	44.47
66	7000	Office Supplies	1644 Warehouse Direct Inc	4983069-0	Pens, Box of 11x17 Copy Paper	39.64

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
67	7000	Office Supplies	1644 Warehouse Direct Inc	4988200-0	Disinfectant Wipes, Batteries, Pens, Pencils, Supply Holder	15.94
68	7000	Office Supplies	1644 Warehouse Direct Inc	4988200-1	Pencil Cup	9.13
69	7200	Other Supplies	1644 Warehouse Direct Inc	4988200-0	Disinfectant Wipes, Batteries, Pens, Pencils, Supply Holder	46.65
<b>Total 420 - Planning &amp; Zoning</b>					<b>461.99</b>	

<b>Division: 430 - Economic Development</b>						
70	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19568	Mid-Year Mayor's Address to Business 06/08/2021 - 2 Attendees	30.00
71	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	57.87
72	7320	Equipment < \$5,000	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	379.98
<b>Total 430 - Economic Development</b>					<b>467.85</b>	

<b>Total 40 - Community Development</b>					<b>12,101.97</b>
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<b>Public Works &amp; Engineering</b>						
<b>Division: 100 - Administration</b>						
73	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19568	Mid-Year Mayor's Address to Business 06/08/2021 - 2 Attendees	30.00
74	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	100.13
<b>Total 100 - Administration</b>					<b>130.13</b>	

<b>Division: 510 - Engineering</b>						
75	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	251.90
76	7320	Equipment < \$5,000	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	349.99
<b>Total 510 - Engineering</b>					<b>601.89</b>	

<b>Division: 530 - Street Maintenance</b>						
77	5325	Training	7521 United Rentals (North America) Inc	195210641-001	Aerial Lift Training/Certification - Arborist - 06/23/2021	1,595.00
78	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	346.85
79	6170	Tree Maintenance	6555 Landscape Concepts Management Inc	6462	Emergency Tree Removal - 1495 Prospect - 06/10/2021, R-169-19	2,028.00
80	6170	Tree Maintenance	6555 Landscape Concepts Management Inc	6510	Branch Pick-Up - 60016 - 06/10/2021, R-169-19	10,390.00
81	6170	Tree Maintenance	6555 Landscape Concepts Management Inc	6611	Branch Pick Up - 60018 - 06/23/2021, R-169-19	12,022.00
82	6175	Tree Plantings	1153 West Central Municipal Conference	0007102-IN	Spring 2021 Tree Planting - 05/24-06/02/2021, R-6-21	114,327.00

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
83	6195	Miscellaneous Contractual Services	7409 Aquamist Plumbing & Lawn Sprinkling Co Inc	112222	Reduced Pressure Zone Testing-Northwest Hwy Irrigation-6/9/2021	515.85
84	6195	Miscellaneous Contractual Services	7706 Lakeshore Recycling Systems LLC	PS367951	Street Sweeping Services - 04/05-04/15/2021, R-5-21	16,231.77
85	6195	Miscellaneous Contractual Services	7706 Lakeshore Recycling Systems LLC	PS379448	Street Sweeping Services - June, 2021 - 06/15/2021, R-5-21	16,563.30
86	6325	R&M Street Lights	1044 H&H Electric Co	36902	Streetlight Repairs - 04/13/2021, R-78-19	1,488.77
87	6325	R&M Street Lights	1044 H&H Electric Co	36903	Emergency Cable Locates - 04/20/2021, R-78-19	749.77
88	7030	Supplies - Tools & Hardware	1043 WW Grainger Inc	9919427949	4 Bits & 2 Socket Bits	49.72
89	7050	Supplies - Streetscape	1644 Warehouse Direct Inc	4985600-0	Garbage Can Liners	227.64
90	7050	Supplies - Streetscape	1057 Menard Incorporated	81195	Sidewalk Repair Materials	42.06
91	7055	Supplies - Street R&M	2810 High PSI LTD	71738	Graffiti Remover	470.00
92	7055	Supplies - Street R&M	7691 Builders Asphalt LLC	78819	1.55 Tons Asphalt - Potholes - 06/16/2021, R-38-21	65.10
93	7055	Supplies - Street R&M	1057 Menard Incorporated	81771	Graffiti Removal Supplies	209.42
94	7055	Supplies - Street R&M	1550 Addison Building Material Co	953340	Coated Cable - Metro Parking Deck	7.02
<b>Total 530 - Street Maintenance</b>					<b>177,329.27</b>	

<b>Division: 535 - Facilities &amp; Grounds Maintenance</b>						
Line #	Account	Vendor	Invoice	Invoice Description	Amount	
95	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	162.77
96	6145	Custodial Services	8073 Crystal Maintenance Services Corporation	27397	Cleaning Services March 2021 - Police Station - 03/18/2021	2,070.00
97	6145	Custodial Services	8073 Crystal Maintenance Services Corporation	27607	Custodial Services - July 2021 - 06/15/2021, R-185-19	7,650.00
98	6195	Miscellaneous Contractual Services	8424 Fink Safe & Lock Company	30410	Service Call 06/18/2021 to Repair Vault Lock in Finance	298.00
99	6195	Miscellaneous Contractual Services	1029 Cintas Corporation	4087418880	Mat Service - Metra Train Station - 06/16/2021	35.00
100	6195	Miscellaneous Contractual Services	1029 Cintas Corporation	4087418905	Mat Service - Police Station - 06/16/2021	122.24
101	6195	Miscellaneous Contractual Services	1029 Cintas Corporation	4088072508	Mat Service - Metra Train Station - 06/23/2021	35.00
102	6315	R&M Buildings & Structures	1025 Bedco Inc	096848	HVAC Service Charge February 2021 - 02/10/2021, R-167-19	615.00
103	6315	R&M Buildings & Structures	1025 Bedco Inc	096848	HVAC Service Charge February 2021 - 02/10/2021, R-167-19	615.00
104	6315	R&M Buildings & Structures	1025 Bedco Inc	096912	HVAC Service Charge March 2021, 03/10/2021, R-167-19	627.50
105	6315	R&M Buildings & Structures	1025 Bedco Inc	096912	HVAC Service Charge March 2021, 03/10/2021, R-167-19	627.50

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
106	6315	R&M Buildings & Structures	1025 Bedco Inc	097143	HVAC Repairs - Fire Station #62 - 06/17/2021, R-167-19	201.10
107	6315	R&M Buildings & Structures	1025 Bedco Inc	097145	HVAC Check - Police Department - 06/14/2021, R-167-19	115.00
108	6315	R&M Buildings & Structures	1025 Bedco Inc	097159	Filter Change - Gun Range - 06/18/2021, R-167-19	1,678.20
109	6315	R&M Buildings & Structures	1525 Hastings Air-Energy Control Inc	189108	Plymovent Repair - Fire Station #62 - 06/02/2021	216.23
110	7020	Supplies - Safety	1043 WW Grainger Inc	9941775273	Flammable Safety Locker	1,040.49
111	7020	Supplies - Safety	1043 WW Grainger Inc	9944675926	Flame Safety Storage Cabinet	85.92
112	7025	Supplies - Custodial	1029 Cintas Corporation	4087418974	Scrapers, Cleaners, Paper Towels, Soap, Etc - PW	165.03
113	7025	Supplies - Custodial	1029 Cintas Corporation	4088072518	Cleaners, Paper Towels, Air Freshener, Soap, Mats - PW	143.85
114	7045	Supplies - Building R&M	5698 Doors Done Right Inc	11645	Window Door - PW	1,995.00
115	7045	Supplies - Building R&M	1057 Menard Incorporated	81144	Odor Remover for PD	5.97
116	7045	Supplies - Building R&M	1057 Menard Incorporated	81369	Check Valve & Outdoor Outlet - Food Pantry	23.97
117	7045	Supplies - Building R&M	5214 State Industrial Products	902025297	Primezyme Drain Cleaner & Air Freshener - City Hall	362.71
118	7140	Electricity	1033 ComEd	0459113083-06.21	Electricity Service 05/13-06/14/2021	6,388.80
119	7140	Electricity	1033 ComEd	2685017085-06.21	Electricity Service 05/05-06/04/2021	120.65
120	7140	Electricity	1033 ComEd	4974385007-06.21	Electricity Service 05/10-06/09/2021	24.17
121	7140	Electricity	1033 ComEd	4974507003-06.21	Electricity Service 05/05-06/04/2021	372.23
122	7140	Electricity	1033 ComEd	5310654039-06.21	Electricity Service 05/05-06/04/2021	274.08
123	7140	Electricity	1033 ComEd	5310655063-06.21	Electricity Service 05/05-06/04/2021	585.65
124	7140	Electricity	1033 ComEd	5310657021-06.21	Electricity Service 05/05-06/04/2021	48.83
125	7140	Electricity	1033 ComEd	5310658082-06.21	Electricity Service 05/05-06/04/2021	31.34
126	7140	Electricity	1033 ComEd	5310666002-06.21	Electricity Service 05/05-06/04/2021	634.23
<b>Total 535 - Facilities &amp; Grounds Maintenance</b>					<b>27,371.46</b>	

<b>Division: 540 - Vehicle Maintenance</b>						
127	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	100.11
128	6135	Rentals	1029 Cintas Corporation	4087356860	Mechanic's Uniform Rental - 06/16/2021	156.54
129	6135	Rentals	1029 Cintas Corporation	4088008344	Mechanic's Uniform Rental - 06/23/2021	156.54

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
130	6305	R&M Equipment	6598 Cummins Inc	F2-82930	Oil Change & Load Bank Test - PW 9044 - 06/09/2021	921.41
131	6305	R&M Equipment	6598 Cummins Inc	F2-83266	Oil Change & Load Bank Test - PW 8000 - 06/10/2021	938.79
132	6310	R&M Vehicles	1674 Spring-Align of Palatine, Inc	118369	Rear Spring & Hardware Replacement - Fire 7601	1,432.40
133	7030	Supplies - Tools & Hardware	1536 Snap On Industrial	ARV/48420904	Decal Remover Tool - PW Shop Tool	344.93
134	7030	Supplies - Tools & Hardware	3522 Zabielski, Jeff	Reimb 06/08/2021	Tool Reimbursement - Mechanic - 06/08/2021	500.00
135	7035	Supplies - Equipment R&M	1062 NAPA of Des Plaines	5741-799958	Belt Alternator - PW 5PW3	6.65
136	7040	Supplies - Vehicle R&M	1673 Chicago Parts & Sound LLC	1-0209452	Brake Pads & Rotors - Police Stock	787.60
137	7040	Supplies - Vehicle R&M	1673 Chicago Parts & Sound LLC	1-0210999	Spark Plugs, Ignition Coils, & Oil Filters - Police Stock	465.88
138	7040	Supplies - Vehicle R&M	4330 City Limits Systems Incorporated	11124	Prowash Truck Soap	237.60
139	7040	Supplies - Vehicle R&M	2942 Myers Tire Supply	11224583	25 Valve Stems - Fire Stock	100.62
140	7040	Supplies - Vehicle R&M	1501 Foster Coach Sales Inc	21989	Controller Module - Fire Stock	560.06
141	7040	Supplies - Vehicle R&M	1501 Foster Coach Sales Inc	22018	Lens & 2 Lights - Fire 7703	722.86
142	7040	Supplies - Vehicle R&M	1501 Foster Coach Sales Inc	22049	LED Strip Lighting - Fire Stock	455.83
143	7040	Supplies - Vehicle R&M	6224 Bumper to Bumper	408-1254836	Linkage Clip - Fire 7608	6.29
144	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	504895P	Engine Parts - Fire 7401	495.30
145	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	505227P	HVAC Motor - Police 6074	30.84
146	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	505249P	Side Molding - Police 6097	89.34
147	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-798930	Core Deposit Return - PW Stock	(6.30)
148	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-798931	Air, Cab, & Hydraulic Filters - PW Stock	154.71
149	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-799259	Fuel Nozzle & Swivel - PW 5100	132.81
150	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-799381	Brake Calipers - Fire 7401	254.56
151	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-799683	4 Air Filters & DEF - PW Stock	266.44
152	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-799783	4 Filters - Fire 7512	47.98
153	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-799933	Core Deposit Return & Air Filter - Fire 7401	(77.70)
154	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-799989	Belt & Tensioner - Fire 6517	88.04
155	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-800080	Engine Oil - Police Stock	43.08

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
156	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-800105	Wipes - PW 5084	13.98
157	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-800237	3 Batteries & Core Deposit - PW Stock, PW 9030	250.94
158	7040	Supplies - Vehicle R&M	1643 Golf Mill Ford	CM503235P	Plate Return - Police 6097	(87.38)
159	7040	Supplies - Vehicle R&M	8104 MacQueen Emergency Group	P10078	4 Latches - Fire 7606	185.54
160	7040	Supplies - Vehicle R&M	5035 Northwest Trucks Inc	X101036249:01	Antifreeze & Screws - Fire Stock	112.08
161	7040	Supplies - Vehicle R&M	5035 Northwest Trucks Inc	X101036752:01	Panhead Screws - Fire Stock	15.60
162	7040	Supplies - Vehicle R&M	5035 Northwest Trucks Inc	X101036960:01	2 Brake Chambers - PW 5092 & PW Stock	227.80
163	7120	Gasoline	8331 Avalon Petroleum Company Inc	466534	5,000 Gals Unleaded Gasoline - 06/10/2021, R-163-20	11,087.27
164	7130	Diesel	8331 Avalon Petroleum Company Inc	023628	1,999 Gals 5% Diesel Fuel - 06/10/2021, R-163-20	4,314.00
165	7200	Other Supplies	1535 Wipeco Inc	0111760-IN	Shop Rags - PW	250.08
<b>Total 540 - Vehicle Maintenance</b>					<b>25,783.12</b>	

<b>Total 50 - Public Works &amp; Engineering</b>	<b>231,215.87</b>
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Police Department						
Division: 100 - Administration						
166	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19584	Mid-Year Mayor's Address to Business 06/08/2021 - 4 Attendees	30.00
167	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	178.42
<b>Total 100 - Administration</b>					<b>208.42</b>	

Division: 610 - Uniformed Patrol						
168	5325	Training	4611 Lake County, College of	R22858	Basic Evidence Technician Course 6/7-6/18/2021 (1 Ofc)	1,465.00
169	5325	Training	4611 Lake County, College of	R22859	Basic Evidence Technician Course 6/7-6/18/21 (1 Ofc)	1,465.00
170	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	1,804.50
171	6195	Miscellaneous Contractual Services	1817 Aftermath Inc	JC2021-4690	Bio-Hazard Clean Up 1501 Miner St. 6/26/2021 RD 21-16324	155.00
172	7300	Uniforms	1244 Ray O'Herron Company Inc	2123454-IN	OSHA Yellow Traffic Vests (6) for New Officers	299.94
<b>Total 610 - Uniformed Patrol</b>					<b>5,189.44</b>	

Division: 620 - Criminal Investigation						
173	5310	Membership Dues	8430 North Suburban Juvenile Officers Association	2021DK	2021 Membership Fee (1 SRO)	25.00

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
174	5310	Membership Dues	8430 North Suburban Juvenile Officers Association	2021KD	2021 Membership Fee (1 SRO)	25.00
175	5310	Membership Dues	8430 North Suburban Juvenile Officers Association	2021MK	2021 Membership Fee (1 Det)	25.00
176	5310	Membership Dues	8430 North Suburban Juvenile Officers Association	2021MZK	2021 Membership Fee (1 Det)	25.00
177	5310	Membership Dues	8430 North Suburban Juvenile Officers Association	2021RN	2021 Membership Fee (1 Det)	25.00
178	5310	Membership Dues	8430 North Suburban Juvenile Officers Association	2021WR	2021 Membership Fee (1 Det)	25.00
179	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	958.99
180	7200	Other Supplies	1644 Warehouse Direct Inc	4991168-1	Static Shielding Bags (1)	30.45
181	7320	Equipment < \$5,000	1644 Warehouse Direct Inc	4991168-0	Static Shielding Bags (1), USB Cable (1), CD-R (4)	94.24
182	7320	Equipment < \$5,000	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	424.97
<b>Total 620 - Criminal Investigation</b>					<b>1,658.65</b>	

<b>Division: 630 - Support Services</b>						
183	6015	Communication Services	1680 Pacific Telemanagement Services	2069054	3 Public Pay Phones Monthly Fee July 2021	228.00
184	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	485.51
185	6185	Animal Control	1266 Northwest Animal Hospital PC	00437244	Stray Animals May 2021 (15)	1,595.50
186	7200	Other Supplies	1580 Mighty Mites Awards Inc	15531	Retirement Plaques (2 Ofc, 1 Sgt)	871.50
187	7300	Uniforms	5705 Artistic Engraving	16557	Life Saving Medal (8), Commendation Bar (8)	775.50
188	7300	Uniforms	5705 Artistic Engraving	16942	Retirement Badge, Wallet and Mount (1 Ofc)	151.71
189	7320	Equipment < \$5,000	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	59.97
<b>Total 630 - Support Services</b>					<b>4,167.69</b>	

<b>Total 60 - Police Department</b>	<b>11,224.20</b>
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<b>Fire Department</b>						
<b>Division: 100 - Administration</b>						
190	5320	Conferences	1532 Des Plaines Chamber of Commerce & Industry	19584	Mid-Year Mayor's Address to Business 06/08/2021 - 4 Attendees	30.00
191	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	313.37
192	6195	Miscellaneous Contractual Services	1077 Shred-It USA LLC	8182212363	On-Site Shredding Station 61 5/28/2021	83.17

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
193	7300	Uniforms	3212 On Time Embroidery Inc	88510	5 T-Shirts, 3 S/S Shirts - Deputy Chief	180.00
194	8010	Furniture & Fixtures	1644 Warehouse Direct Inc	4980072-0	Office Chair - Deputy Chief	369.99
<b>Total 100 - Administration</b>					<b>976.53</b>	

<b>Division: 710 - Emergency Services</b>						
195	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	796.09
196	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	720.46
197	6035	Dispatch Services	5067 Regional Emergency Dispatch Center	164-21-07	R-141-13 Monthly Dispatch Service - July 2021	61,872.00
198	6195	Miscellaneous Contractual Services	8263 Eagle Engraving Inc	2021-3090	Fire Axe Engraving 06/11/2021 - Deputy Chief	214.00
199	6195	Miscellaneous Contractual Services	7779 FNX Coyote LLC	20210614B	Maltese Cross Plaque, Black/Gold Plates, Engraving-06/14/21 DC	109.00
200	7000	Office Supplies	1644 Warehouse Direct Inc	4984629-0	5 Packs Dry Erase Markers, Pens, Pencils	138.80
201	7000	Office Supplies	1644 Warehouse Direct Inc	4986171-0	Sharpies, Red, White, Silver, Black - Sta. 61/63	57.01
202	7035	Supplies - Equipment R&M	7261 FireCraft Safety Products LLC	21-2467	Quad Mix Calibration Gas	702.92
203	7035	Supplies - Equipment R&M	1660 Safety-Kleen Systems Inc	86331176	Parts Washer Solvent Station 63	400.00
204	7200	Other Supplies	1571 Welding Industrial Supply	2726059	7 Therapy Oxygen Cylinders	156.46
205	7200	Other Supplies	1702 Diamond Paint & Home Center LLC	5455	Brushes, Dropcloth, Pans, Rollers, Scrappers, Etc.-Sta. 62	218.15
206	7200	Other Supplies	1702 Diamond Paint & Home Center LLC	5881	Lacquer Thinner, Brush, Rust No More - Sta. 62	127.85
207	7200	Other Supplies	1571 Welding Industrial Supply	R02718702	19 Cylinders & a Balloon Filler - May 2021	206.06
208	7300	Uniforms	3212 On Time Embroidery Inc	86102	3 Trousers - Paramedic	216.00
209	7300	Uniforms	3212 On Time Embroidery Inc	86783	3 S/S Polo's - Lieutenant	141.00
210	7300	Uniforms	3212 On Time Embroidery Inc	87036	Twill Cap, Jacket, Shirt, 5 Polo's, Nameplates, Cap-Lieutenant	563.00
211	7300	Uniforms	3212 On Time Embroidery Inc	87199	Sentry Shirt - Lieutenant	50.00
212	7300	Uniforms	3212 On Time Embroidery Inc	87490	Twill Cap, 3 T-Shirts, BDU Shorts, Oxford - Paramedic	174.00
213	7300	Uniforms	3212 On Time Embroidery Inc	87491	S/S Polo, 3 T-Shirts, Station Pant, BDU Shorts - Engineer	162.00
214	7300	Uniforms	3212 On Time Embroidery Inc	87523	3 BDU Shorts, Oxford - Paramedic	186.00
215	7300	Uniforms	3212 On Time Embroidery Inc	87601	Twill Cap, BDU Shorts, 2 T-Shirts - Paramedic	66.00

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
216	7300	Uniforms	3212 On Time Embroidery Inc	88509	2 Station Pants - Lieutenant	112.00
217	7300	Uniforms	3212 On Time Embroidery Inc	88511	Twill Cap, 6 T-Shirts, Shorts - Engineer	104.00
218	7320	Equipment < \$5,000	1080 Air One Equipment Inc	169904	Nose Cups, 80 Small/Medium, 20 Large	1,525.00
219	7320	Equipment < \$5,000	6827 AR500 Armor	5000000286	Ballistic Protection Vests - Ambulance 64, Chief, Deputy Chiefs	1,788.23
<b>Total 710 - Emergency Services</b>					<b>70,806.03</b>	

<b>Division: 720 - Fire Prevention</b>						
220	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	125.64
221	7300	Uniforms	3212 On Time Embroidery Inc	86582	5 S/S Polo's - Division Chief	210.00
<b>Total 720 - Fire Prevention</b>					<b>335.64</b>	

<b>Division: 730 - Emergency Management Agency</b>						
222	6015	Communication Services	1936 DTN LLC	5962341	Weather Billing and Support for EMA 7/8/21-8/7/21	379.00
223	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	42.47
224	7000	Office Supplies	1644 Warehouse Direct Inc	4981510-0	Batteries, Dry Erase Markers, Highlighters, Trash Bags -EMA	263.42
<b>Total 730 - Emergency Management Agency</b>					<b>684.89</b>	

<b>Total 70 - Fire Department</b>					<b>72,803.09</b>
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<b>Department: 75 - Fire &amp; Police Commission</b>						
225	5340	Pre-Employment Testing	5372 COPS & FIRE Personnel Testing Service	10621300	Pre-Employment Psychological Testing 6/4 - 6/11/2021	1,800.00
<b>Total 75 - Fire &amp; Police Commission</b>					<b>1,800.00</b>	

<b>Department: 90 - Overhead</b>						
226	6030	AMB Fee Processing Services	3640 Andres Medical Billing Ltd	251814	Collection Service for May 2021 Ambulance Fees	9,930.29
<b>Total 90 - Overhead</b>					<b>9,930.29</b>	

<b>Total 100 - General Fund</b>					<b>367,148.53</b>
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<b>Fund: 201 - TIF #1 Downtown Fund</b>						
227	6000	Professional Services	1332 Kane McKenna & Associates	17537	Research Analysis - Tax Refunds 11/11/2020	43.75
228	6000	Professional Services	1332 Kane McKenna & Associates	17739	Downtown Tax Protests Review -2/22/21-2/26/21	675.00
229	6000	Professional Services	1332 Kane McKenna & Associates	17799	Research Analysis - Downtown TIF - 3/5/21-3/31/21	1,350.00

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## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
230	6000	Professional Services	2785 Walker Parking Consultants/Engineers Inc	31848200024	Design Services - Civic Parking Deck - March 2021, R-205-19	4,771.58
<b>Total 201 - TIF #1 Downtown Fund</b>					<b>6,840.33</b>	

Fund: 230 - Motor Fuel Tax Fund						
231	7140	Electricity	1033 ComEd	0193753007-06.21	Electricity Service 05/10-06/09/2021	77.82
232	7140	Electricity	1033 ComEd	0237106099-06.21	Electricity Service 05/05-06/04/2021	272.83
233	7140	Electricity	1033 ComEd	0392121005-06.21	Electricity Service 05/05-06/04/2021	134.16
234	7140	Electricity	1033 ComEd	0445091056-06.21	Electricity Service 05/05-06/04/2021	283.56
235	7140	Electricity	1033 ComEd	0725000037-06.21	Electricity Service 05/06-06/07/2021	31.91
236	7140	Electricity	1033 ComEd	1273119011-06.21	Electricity Service 05/06-06/07/2021	2,067.30
237	7140	Electricity	1033 ComEd	1521117181-06.21	Electricity Service 05/05-06/04/2021	270.68
238	7140	Electricity	1033 ComEd	2493112068-06.21	Electricity Service 05/05-06/04/2021	39.52
239	7140	Electricity	1033 ComEd	2607132134-06.21	Electricity Service 05/04-06/03/2021	220.95
240	7140	Electricity	1033 ComEd	2644104014-06.21	Electricity Service 05/04-06/03/2021	194.08
241	7140	Electricity	1033 ComEd	2901166089-06.21	Electricity Service 05/05-06/04/2021	569.93
242	7140	Electricity	1033 ComEd	2943015087-06.21	Electricity Service 05/20-06/21/2021	14,601.38
243	7140	Electricity	1033 ComEd	3471079047-06.21	Electricity Service 05/05-06/04/2021	32.48
244	7140	Electricity	1033 ComEd	6045062008-06.21	Electricity Service 05/05-06/04/2021	83.45
<b>Total 230 - Motor Fuel Tax Fund</b>					<b>18,880.05</b>	

Fund: 240 - CDBG Fund						
245	6604	CDBG Care Act Program	1169 Center of Concern	061421ENTCV#2	Public Serv Fin Assistance-3/23/21-6/19/21-CDBG-B-20-MW-17-0009	28,903.83
246	6604	CDBG Care Act Program	1169 Center of Concern	0628SB1	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	15,750.00
247	6604	CDBG Care Act Program	1169 Center of Concern	0628SB2	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	16,230.00
248	6604	CDBG Care Act Program	1169 Center of Concern	0628SB3	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	16,368.00
249	6604	CDBG Care Act Program	1169 Center of Concern	0628SB4	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	16,080.00

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
250	6604	CDBG Care Act Program	1169 Center of Concern	0628SB5	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	16,305.00
251	6604	CDBG Care Act Program	1169 Center of Concern	0628SB6	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	15,810.00
252	6604	CDBG Care Act Program	1169 Center of Concern	0628SB7	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	15,720.00
253	6604	CDBG Care Act Program	1169 Center of Concern	0628SB8	Small Business Assistance-3/1/21-6/28/21-CDBG-B-20-MW-17-0009	15,690.00
<b>Total 240 - CDBG Fund</b>					<b>156,856.83</b>	

Fund: 250 - Grant Projects Fund						
Program: 2520 - Capital Grants						
254	6000	Professional Services	3338 Gabriel Environmental Services	0621A0109	Pre-Demo Asbestos Insp-Phase 4-1876 Big Bend 6/4-6/15/2021	1,190.00
255	6000	Professional Services	1079 AECOM Technical Services Inc	2000509810	62267-Consultant-River Rd Recon 03/27-04/30/2021	15,029.03
256	6000	Professional Services	1126 Civiltech Engineering Inc	3556-02	Engr Svcs - Rand Rd Sidepath 05/01-05/28/2021	28,313.24
257	6005	Legal Fees	7723 Spadoro, Mark A	10178-FEB-APR 21	Legal Fees-Lee & Forest TL 1456-1500 Lee St 2/12-4/09/2021	364.00
258	6005	Legal Fees	7723 Spadoro, Mark A	10179-FEB-APR 21	Legal Fees-Lee & Forest TL 1322 Lee St 2/02-4/09/2021	364.00
259	6005	Legal Fees	7723 Spadoro, Mark A	10180-APROLN0017	Legal Fees-Lee & Forest TL 1181 Van Buren 4/08-4/09/2021	231.00
260	6005	Legal Fees	8225 Golan Christie Taglia LLP	160444-OLN0018	Legal Fees-Lee & Forest TL 1301 Lee St 3/01-3/18/2021	480.00
261	6005	Legal Fees	8225 Golan Christie Taglia LLP	160447-OLN0002	Legal Fees-Lee & Forest TL 1427-1479 Lee St 3/15-3/31/2021	740.00
262	6005	Legal Fees	8225 Golan Christie Taglia LLP	161843-OLN0002	Legal Fees-Lee & Forest TL 1427-1479 Lee St 4/01-4/09-2021	640.00
263	6005	Legal Fees	8225 Golan Christie Taglia LLP	162174-OLN0002	Legal Fees-Lee & Forest TL 1427-1479 Lee St 5/11-5/14/2021	880.00
264	6005	Legal Fees	6997 Walker Wilcox Matousek LLP	180020-OL60001	Legal Fees-Ballard Rd Sidepath 2250 Ballard Rd 2/01-2/22/2021	1,660.00
265	6005	Legal Fees	6997 Walker Wilcox Matousek LLP	180945-OL60001	Legal Fees-Ballard Rd Sidepath 2250 Ballard Rd 3/01-3/30/2021	2,320.00
266	6005	Legal Fees	8169 Burke, Warren, MacKay & Serritella PC	244860-0M70009	Legal Fees-Rand Rd Sidepath 1507 Rand Rd 3/01-3/31/2021	482.22

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount
267	6005	Legal Fees	8169 Burke, Warren, MacKay & Serritella PC	246463-0M70009 Legal Fees-Rand Rd Sidepath 1507 Rand Rd 4/06-4/21/2021	280.00
268	6005	Legal Fees	1733 Burke Burns & Pinelli Ltd	28543-0LN0007 Legal Fees-Lee & Forest TL 1365 Lee St 3/29-3/31/2021	725.35
269	6005	Legal Fees	1733 Burke Burns & Pinelli Ltd	28620-0LN0006 Legal Fees-Lee & Forest TL 1387 Lee St 4/13-4/14/2021	220.00
270	6005	Legal Fees	1733 Burke Burns & Pinelli Ltd	28621-0LN0007 Legal Fees-Lee & Forest TL 1365 Lee St 4/01-4/30/2021	743.30
271	8100	Improvements	1086 Arrow Road Construction Company	2020-A-P8 2020 CIP Cont A St & ADA Improv 05/28-06/25/2021 R- 125-20	89,104.01
<b>Total 2520 - Capital Grants</b>					<b>143,766.15</b>

<b>Total 250 - Grant Projects Fund</b>	<b>143,766.15</b>
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Fund: 260 - Asset Seizure Fund					
<b>Program: 2620 - DEA</b>					
272	6305	R&M Equipment	7920 SF Mobile-Vision Inc	40357 Repair Body Worn Cameras (8) 5/20/2021	2,287.00
<b>Total 2620 - DEA</b>					<b>2,287.00</b>

Program: 2640 - Forfeit					
273	6195	Miscellaneous Contractual Services	6150 Partners & Paws Veterinary Services LLC	91249 K9 Jager Exam and Medication 5/24-5/25/2021	980.41
<b>Total 2640 - Forfeit</b>					<b>980.41</b>

<b>Total 260 - Asset Seizure Fund</b>	<b>3,267.41</b>
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Fund: 400 - Capital Projects Fund					
274	6000	Professional Services	1079 AECOM Technical Services Inc	2000509810 62267-Consultant-River Rd Recon 03/27-04/30/2021	1,669.90
275	6000	Professional Services	1394 Gewalt Hamilton Associates Inc	5693.000-15 Task Order #3-Plan Review Services 5/01-5/30/2021	21,997.94
276	6000	Professional Services	1165 Union Pacific Railroad Company	90108526 S-Curve Pedestrian/Bicycle Underpass Proj 1/4-3/4/21	138.75
277	6015	Communication Services	1552 Verizon Wireless	9881882814 Communication Service 05/14-06/13/2021	204.43
278	8100	Improvements	1086 Arrow Road Construction Company	2020-A-P8 2020 CIP Cont A St & ADA Improv 05/28-06/25/2021	4,257.24
279	8100	Improvements	1328 John Neri Construction Company Inc	2021-A-P1 2021 CIP Street & Utility Imp 06/03-06/25/2021 R-81-21	96,259.11
<b>Total 400 - Capital Projects Fund</b>					<b>124,527.37</b>

Fund: 420 - IT Replacement Fund					
280	6140	Leases	5109 Konica Minolta Premier Finance	5015643164 Konica Minolta Lease 07/21/2021-08/20/2021	7,304.18
281	8005	Computer Hardware	1035 Dell Marketing LP	10495514960 2 Dell Monitors For CED	532.64
282	8005	Computer Hardware	6037 Southern Computer Warehouse Inc	IN-000696791 Police Squad Car Equipment- 5 Monitors & 5 Keyboards	6,047.70
<b>Total 420 - IT Replacement Fund</b>					<b>13,884.52</b>

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Fund: 430 - Facilities Replacement Fund</b>						
283	6315	R&M Buildings & Structures	8322 Commercial Specialties Inc	21-0635	Bathroom Partitions Install - Theater - 06/21/2021	18,179.00
284	6315	R&M Buildings & Structures	7717 Oak Brook Mechanical Services Inc	26150	RTU Coil Cleaning for Theatre 06/28/2021	1,414.64
285	6315	R&M Buildings & Structures	5440 Manusos General Contracting Inc	6211	TO-7 Theatre Construction Services 5/24/21-5/29/21	16,697.69
286	6315	R&M Buildings & Structures	5440 Manusos General Contracting Inc	6227	VCT Tile Installation at 1486 Miner Street 06/28/2021	12,639.90
287	6315	R&M Buildings & Structures	5440 Manusos General Contracting Inc	6228	Tile Floor Prep 1486 Miner Street 06/28/2021	1,071.00
288	7045	Supplies - Building R&M	7807 L&W Supply Corporation	1000214016-001	Wall Fiberglass Reinforced Plastic for Theatre	491.65
289	7045	Supplies - Building R&M	1018 Anderson Lock Company LTD	1067894	Spring Hinge for Theatre	114.70
290	7045	Supplies - Building R&M	1187 Scharm Floor Covering	15398	Grout for Theatre	87.06
291	7045	Supplies - Building R&M	1187 Scharm Floor Covering	15401	Rubber Flooring for Theatre	636.20
292	7045	Supplies - Building R&M	8322 Commercial Specialties Inc	21-0633	Hand Dryers for Theatre	2,193.00
293	7045	Supplies - Building R&M	8322 Commercial Specialties Inc	21-0664	Bathroom Headrail for Theatre	540.00
294	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2736596	Plumbing Supplies @ Theatre	259.12
295	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2738455	Plumbing Supplies for Theatre	1,489.08
296	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2738456	Plumbing Supplies for Theatre	1,540.80
297	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2738457	Plumbing Supplies for Theatre	1,031.20
298	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2738920	Grab Bars for Theatre	578.32
299	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2738924	Plumbing Supplies for Theatre	581.86
300	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2738925	Plumbing Supplies for Theatre	2,002.30
301	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2739284	Plumbing Supplies Theatre	907.68
302	7045	Supplies - Building R&M	8283 Banner Plumbing Supply Company LLC	2739285	Plumbing Supplies for Theatre	1,207.88
303	7045	Supplies - Building R&M	1527 Sherwin-Williams Company, The	5759-6	Primer for Theatre	166.40
304	7045	Supplies - Building R&M	2411 Reinke Gypsum Supply Co Inc	61037970	Metal Studs for Theatre	381.50
305	7045	Supplies - Building R&M	1057 Menard Incorporated	80742	Liquid Nails/Brushes for Theatre	175.65
306	7045	Supplies - Building R&M	1057 Menard Incorporated	81027	Closet Lights @ Theatre	72.98
307	7045	Supplies - Building R&M	1057 Menard Incorporated	81042	Mortar, PVC, Etc. @ Theatre	415.32

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## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
308	7045	Supplies - Building R&M	1057 Menard Incorporated	81173	Wood/Blades/Etc for Theatre	356.17
309	7045	Supplies - Building R&M	1057 Menard Incorporated	81182	Tile Setting Supplies for Theatre	17.88
310	7045	Supplies - Building R&M	1057 Menard Incorporated	81193	Newel Post Fasteners @ Theatre	154.25
311	7045	Supplies - Building R&M	1057 Menard Incorporated	81253	Newel Post for Theatre	104.75
312	7045	Supplies - Building R&M	1057 Menard Incorporated	81362	Newel Post Braces @ Theatre	27.20
313	7045	Supplies - Building R&M	1057 Menard Incorporated	81378	Newel Posts @ Theatre	399.96
314	7045	Supplies - Building R&M	1057 Menard Incorporated	81425	Plumbing Supplies for 1486 Miner	106.09
315	7045	Supplies - Building R&M	1057 Menard Incorporated	81427	Handrails @ Theatre	29.14
316	7045	Supplies - Building R&M	1057 Menard Incorporated	81433	Fastener Return from Theatre	(124.81)
317	7045	Supplies - Building R&M	1057 Menard Incorporated	81449	Lag Screws and Trim Boards @ Theatre	99.14
318	7045	Supplies - Building R&M	1057 Menard Incorporated	81478	Grab Bars/Pipe/Etc for Theatre	676.42
319	7045	Supplies - Building R&M	1057 Menard Incorporated	81482	Screws/Caulk for Theatre	48.51
320	7045	Supplies - Building R&M	1057 Menard Incorporated	81491	Aluminum Angle for Theatre	49.98
321	7045	Supplies - Building R&M	1057 Menard Incorporated	81509	Adhesive for Theatre	31.92
322	7045	Supplies - Building R&M	1057 Menard Incorporated	81521	Wood for Trim for Theatre	69.80
323	7045	Supplies - Building R&M	1057 Menard Incorporated	81539	Wood/Electric Supplies for Theatre	234.24
324	7045	Supplies - Building R&M	1057 Menard Incorporated	81541	Tile Sealer for Theatre	33.88
325	7045	Supplies - Building R&M	1057 Menard Incorporated	81542	Joist Hangers/Screws for Theatre	75.60
326	7045	Supplies - Building R&M	1057 Menard Incorporated	81553	Building Supplies for Theatre	293.23
327	7045	Supplies - Building R&M	1057 Menard Incorporated	81560	Wood for Theatre	38.59
328	7045	Supplies - Building R&M	1057 Menard Incorporated	81588	Wood Stain for Theatre	32.45
329	7045	Supplies - Building R&M	1057 Menard Incorporated	81627	Grab Bars for Theatre	246.96
330	7045	Supplies - Building R&M	1057 Menard Incorporated	81660	Stain Markers for Theatre	25.30
331	7045	Supplies - Building R&M	1057 Menard Incorporated	81756	Grab Bars Return from Theatre	(214.86)
332	7045	Supplies - Building R&M	1057 Menard Incorporated	81796	Wood/Aluminum/adhesive for Theatre	336.16
333	7045	Supplies - Building R&M	1043 WW Grainger Inc	9940487987	Reduced Pressure Zone for Theatre	611.37

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
334	7045	Supplies - Building R&M	1043 WW Grainger Inc	9944656553	Water Fountain for Theatre	753.10
335	7045	Supplies - Building R&M	1513 Owl Hardwood Lumber & Plywood Inc	D-483763	Stair Rail for Theatre	151.80
336	7045	Supplies - Building R&M	1208 Steiner Electric Company	S006923346.001	Electric Supplies for Theatre	160.73
337	7045	Supplies - Building R&M	8201 Gexpro	S130891210.001	Electric Supplies for Theatre	187.76
338	7045	Supplies - Building R&M	8201 Gexpro	S131015493.001	Electric Supplies for Theatre	742.49
339	7045	Supplies - Building R&M	8366 Connexion	S1777332.002	Electric Supplies for Theatre	68.54
340	7045	Supplies - Building R&M	8366 Connexion	S1780992.001	Electric Supplies for Theatre	138.68
341	7045	Supplies - Building R&M	8366 Connexion	S1782175.001	Electric Supplies for Theatre	1,382.10
342	7045	Supplies - Building R&M	8366 Connexion	S1782449.001	Electric Supplies for Theatre	506.32
343	7045	Supplies - Building R&M	8366 Connexion	S1783118.001	Electric Supplies for Theatre	1,625.61
344	7045	Supplies - Building R&M	8366 Connexion	S1783118.002	Electric Supplies for Theatre	4.75
345	7045	Supplies - Building R&M	8366 Connexion	S1783430.001	Electric Supplies for Theatre	991.04
<b>Total 430 - Facilities Replacement Fund</b>					<b>75,347.17</b>	

Fund: 500 - Water/Sewer Fund						
Non Departmental						
Division: 000 - Non Divisional						
346	4601	New Construction - Sale of Water	1364 Martam Construction	Refund 06/24/21	Hydrant Usage Refund 06/24/2021	(154.27)
<b>Total 000 - Non Divisional</b>					<b>(154.27)</b>	

Division: 510 - Engineering						
347	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	78.48
348	7320	Equipment < \$5,000	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	(409.97)
<b>Total 510 - Engineering</b>					<b>(331.49)</b>	

Division: 550 - Water Systems						
349	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	733.56
350	6195	Miscellaneous Contractual Services	1328 John Neri Construction Company Inc	061821	Transport Hi-Lift - 06/14/2021	637.63
351	6195	Miscellaneous Contractual Services	5400 Dahme Mechanical Industries Inc	20210143	Emergency Repairs - Holy Family Tank Pump - 04/12/2021	11,031.08
352	6195	Miscellaneous Contractual Services	6992 Core & Main LP	P144364	Water Meter Purchases/Installs - 05/31-06/06/2021, R-9-21	2,588.00

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
353	6195	Miscellaneous Contractual Services	6992 Core & Main LP	P144503	Water Meter Purchases/Installs - 05/23-05/30/2021, R-9-21	2,839.00
354	6305	R&M Equipment	6598 Cummins Inc	F2-82930	Oil Change & Load Bank Test - PW 9044 - 06/09/2021	1,070.07
355	6305	R&M Equipment	6598 Cummins Inc	F2-83266	Oil Change & Load Bank Test - PW 8000 - 06/10/2021	1,090.26
356	7030	Supplies - Tools & Hardware	6679 Olson's Ace Hardware	016538/3	Fasteners - Hydrant Repair	21.92
357	7035	Supplies - Equipment R&M	1274 O'Leary's Contractors Equipment & Supply Inc	381572	Saw Blade	150.00
358	7040	Supplies - Vehicle R&M	1078 Acme Truck Brake & Supply Co	01_189157	Air Dryer & Fittings - PW 9032	279.01
359	7040	Supplies - Vehicle R&M	4330 City Limits Systems Incorporated	11124	Prowash Truck Soap	118.80
360	7040	Supplies - Vehicle R&M	4280 Rush Truck Centers of Illinois Inc	3023844541	Slack Adjusters & Visor Clips - PW 9032	406.80
361	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-800237	3 Batteries & Core Deposit - PW Stock, PW 9030	125.47
362	7040	Supplies - Vehicle R&M	1062 NAPA of Des Plaines	5741-800241	Starter - PW 9030	160.29
363	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10395256	3.0 Cu Yds Top Soil & 25 Lbs Grass Seed - 06/16/2021	153.95
364	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10395417	3.0 Cu Yds Top Soil - Restorations - 06/16/2021	88.95
365	7050	Supplies - Streetscape	1347 Lurvey Landscape Supply	T1-10397625	1.0 Cu Yd Top Soil & 25 Lbs Grass Seed - 06/25/2021	94.65
366	7070	Supplies - Water System Maintenance	1703 Proasafety Inc	2/879650	Location Paint, Flags, & Hard Hats	563.80
367	7070	Supplies - Water System Maintenance	1072 Prairie Material	890056836	1.5 Cu Yds Concrete - Sidewalk - 06/16/2021	184.88
368	7070	Supplies - Water System Maintenance	6992 Core & Main LP	P025350	12" Coupling	800.00
369	7070	Supplies - Water System Maintenance	6992 Core & Main LP	P117003	Water Meter Purchases/Installs - 06/22/2021, R-9-21	1,062.00
370	7070	Supplies - Water System Maintenance	6992 Core & Main LP	P117009	Water Meter Purchases/Installs - 06/22/2021, R-9-21	78.00
371	7070	Supplies - Water System Maintenance	6992 Core & Main LP	P129682	Water Meter Purchases/Installs - 06/23/2021, R-9-21	156.00
372	7070	Supplies - Water System Maintenance	1520 Russo Power Equipment	SP110732603	Gas Can & 2 Safety Hoses	201.97
373	7120	Gasoline	8331 Avalon Petroleum Company Inc	466534	5,000 Gals Unleaded Gasoline - 06/10/2021, R-163-20	1,743.47
374	7130	Diesel	8331 Avalon Petroleum Company Inc	023628	1,999 Gals 5% Diesel Fuel - 06/10/2021, R-163-20	232.79
375	7140	Electricity	1033 ComEd	0718079040-06.21	Electricity Service 05/05-06/04/2021	52.00

# City of Des Plaines

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Line #	Account	Vendor	Invoice	Invoice Description	Amount	
376	7140	Electricity	1033 ComEd	1602149012-06.21	Electricity Service 05/04-06/03/2021	68.95
377	7140	Electricity	1033 ComEd	2382141015-06.21	Electricity Service 05/05-06/04/2021	38.02
378	7140	Electricity	1033 ComEd	2902009038-06.21	Electricity Service 05/03-06/02/2021	75.02
379	7140	Electricity	1033 ComEd	3526170000-06.21	Electricity Service 05/03-06/02/2021	42.38
380	7140	Electricity	1033 ComEd	4436122006-06.21	Electricity Service 05/13-06/14/2021	6,854.99
381	7140	Electricity	1033 ComEd	5646761001-06.21	Electricity Service 05/03-06/02/2021	25.05
382	7140	Electricity	1033 ComEd	6152054027-06.21	Electricity Service 05/04-06/03/2021	4,052.50
383	7200	Other Supplies	1535 Wipeco Inc	0111760-IN	Shop Rags - PW	250.08
<b>Total 550 - Water Systems</b>					<b>38,071.34</b>	

<b>Division: 560 - Sewer Systems</b>						
384	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	315.81
385	6195	Miscellaneous Contractual Services	1328 John Neri Construction Company Inc	060921	Storm Structure & Check Valve Replace - 06/09/2021	14,250.00
386	6305	R&M Equipment	6598 Cummins Inc	F2-82930	Oil Change & Load Bank Test - PW 9044 - 06/09/2021	658.53
387	6305	R&M Equipment	6598 Cummins Inc	F2-83266	Oil Change & Load Bank Test - PW 8000 - 06/10/2021	670.95
388	6505	Subsidy - Sewer Lateral Program	8431 Blank, Brent	SLP21-008	Sewer Rebate - 6/28/21	3,182.40
389	6510	Subsidy - Flood Assistance	8434 Lenti, Kelly J	FRP21-010	Flood Rebate - 6/25/21	2,000.00
390	6510	Subsidy - Flood Assistance	8433 Celaya, Robert F	FRP21-011	Flood Rebate - 6/25/21	2,000.00
391	6510	Subsidy - Flood Assistance	7990 Lindahl, David P	FRP21-012	Flood Rebate - 6/25/21	1,746.90
392	6510	Subsidy - Flood Assistance	8432 Van Bladel, Heather Lynn	FRP21-013	Flood Rebate - 6/25/21	555.00
393	6510	Subsidy - Flood Assistance	8438 Catalano, Joseph R	FRP21-014	Flood Rebate - 06/25/2021	1,290.00
394	6510	Subsidy - Flood Assistance	8436 Nance, John	FRP21-015	Flood Rebate - 6/25/21	2,000.00
395	6510	Subsidy - Flood Assistance	8435 Futrell, Christine A	FRP21-016	Flood Rebate - 6/25/21	2,000.00
396	7020	Supplies - Safety	1703 Prosafety Inc	2/879650	Location Paint, Flags, & Hard Hats	25.90
397	7040	Supplies - Vehicle R&M	4330 City Limits Systems Incorporated	11124	Prowash Truck Soap	118.80
398	7075	Supplies - Sewer System Maintenance	1424 Bushnell Inc	0017568400	Stem Cover Parts - Flood Gates	188.68
399	7075	Supplies - Sewer System Maintenance	1703 Prosafety Inc	2/879650	Location Paint, Flags, & Hard Hats	35.40

# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
400	7120	Gasoline	8331 Avalon Petroleum Company Inc	466534	5,000 Gals Unleaded Gasoline - 06/10/2021, R-163-20	758.27
401	7130	Diesel	8331 Avalon Petroleum Company Inc	023628	1,999 Gals 5% Diesel Fuel - 06/10/2021, R-163-20	956.46
402	7140	Electricity	1033 ComEd	0096017042-06.21	Electricity Service 05/05-06/04/2021	754.87
403	7140	Electricity	1033 ComEd	0575134020-06.21	Electricity Service 05/03-06/02/2021	68.42
404	7140	Electricity	1033 ComEd	0640144010-06.21	Electricity Service 05/05-06/04/2021	35.63
405	7140	Electricity	1033 ComEd	0762050019-06.21	Electricity Service 05/06-06/07/2021	20.57
406	7140	Electricity	1033 ComEd	2038128006-06.21	Electricity Service 05/03-06/02/2021	41.08
407	7140	Electricity	1033 ComEd	2148094073-06.21	Electricity Service 05/06-06/07/2021	46.95
408	7140	Electricity	1033 ComEd	3461136053-06.21	Electricity Service 05/04-06/03/2021	30.12
409	7140	Electricity	1033 ComEd	3526009006-06.21	Electricity Service 05/05-06/04/2021	63.02
410	7140	Electricity	1033 ComEd	3657136067-06.21	Electricity Service 05/05-06/04/2021	78.36
411	7140	Electricity	1033 ComEd	4995025051-06.21	Electricity Service 05/04-06/03/2021	26.91
412	7140	Electricity	1033 ComEd	5060090016-06.21	Electricity Service 05/06-06/07/2021	83.22
413	7140	Electricity	1033 ComEd	5814097012-06.21	Electricity Service 05/05-06/04/2021	26.51
414	7140	Electricity	1033 ComEd	6331089024-06.21	Electricity Service 05/03-06/02/2021	148.93
415	7200	Other Supplies	1535 Wipeco Inc	0111760-IN	Shop Rags - PW	214.35
<b>Total 560 - Sewer Systems</b>						<b>34,392.04</b>

<b>Division: 580 - CIP - Water/Sewer</b>						
416	8100	Improvements	1328 John Neri Construction Company Inc	2021-A-P1	2021 CIP Street & Utility Improvements 06/03-06/25/2021 R-81-21	275,742.44
<b>Total 580 - CIP - Water/Sewer</b>						<b>275,742.44</b>

<b>Total 00 - Non Departmental</b>						<b>347,720.06</b>
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<b>Department: 30 - Finance</b>						
417	6015	Communication Services	1552 Verizon Wireless	9881882814	Communication Service 05/14-06/13/2021	63.71
418	6025	Administrative Services	7615 Sebis Direct Inc	33732	Utility Bill Rendering Services for Bill Drop Date 6/15-6/16/21	1,015.01
<b>Total 30 - Finance</b>						<b>1,078.72</b>

<b>Total 500 - Water/Sewer Fund</b>						<b>348,798.78</b>
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# City of Des Plaines

## Warrant Register 07/19/2021

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Fund: 510 - City Owned Parking Fund</b>						
419	7140	Electricity	1033 ComEd	0354464001-06.21	Electricity Service 05/05-06/04/2021	1,452.17
420	7140	Electricity	1033 ComEd	2239082030-06.21	Electricity Service 05/05-06/04/2021	1,253.60
421	7140	Electricity	1033 ComEd	4722388001-06.21	Electricity Service 05/05-06/04/2021	19.94
422	7140	Electricity	1033 ComEd	4791127023-06.21	Electricity Service 05/05-06/04/2021	1,822.59
423	7140	Electricity	1033 ComEd	5310303000-06.21	Electricity Service 05/05-06/04/2021	196.19
<b>Total 510 - City Owned Parking Fund</b>					<b>4,744.49</b>	
<b>Fund: 520 - Metra Leased Parking Fund</b>						
424	6320	R&M Parking Lots	6377 Rose Paving LLC	PS-INV112432	Cumberland Station South Lot Maintenance - 06/19/2021	13,414.04
425	7140	Electricity	1033 ComEd	5222730006-06.21	Electricity Service 05/03-06/02/2021	88.92
<b>Total 520 - Metra Leased Parking Fund</b>					<b>13,502.96</b>	
<b>Fund: 600 - Risk Management Fund</b>						
426	5545	MICA Deductible	1061 Municipal Insurance Cooperative Agency	3053634 051195	MICA Claim Deductible 6/1/2020	1,000.00
<b>Total 600 - Risk Management Fund</b>					<b>1,000.00</b>	
<b>Fund: 700 - Escrow Fund</b>						
427	2464	Hydrant Deposits	1364 Martam Construction	Refund 06/24/21	Hydrant Usage Refund 06/24/2021	1,100.00
428	2486	Additional Contracts - Engineering	1086 Arrow Road Construction Company	2020-A-P8	2020 CIP Cont A St & ADA Improv 05/28-06/25/2021	2,256.13
429	2493	Escrow - CED Development	3334 Jidd Motors	REFUND - 6/22/21	Escrow Refund - CED 4117 - Z-10-20	430.76
430	2493	Escrow - CED Development	8428 Jidd Enterprises	REFUND - 6/22/21	Escrow Refund - CED 4118 - Z-11-20	430.76
431	2493	Escrow - CED Development	8429 Ordonez, Melvin	REFUND - 6/22/21	Escrow Refund - CED 4119 - Z-2-19	427.88
432	2493	Escrow - CED Development	8427 Milwaukee-Dundee Plaza	REFUND - 6/22/21	Escrow Refund - CED 4130 - Z-3-18	2,831.00
<b>Total 700 - Escrow Fund</b>					<b>7,476.53</b>	
<b>Grand Total</b>					<b>1,286,041.09</b>	

# City of Des Plaines

## Warrant Register 07/19/2021

### Manual Payments

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Fund: 100 - General Fund</b>						
<b>Department: 00 - Non Departmental</b>						
433	4632	GEMT Reimbursements	8359 Bureau of Fiscal Operations - GEMT	Payment #2-Q2-Q3	Payment #2 - Q2 & Q3 2020 - GEMT Funds Reimbursement	49,034.74
<b>Total 00 - Non Departmental</b>					<b>49,034.74</b>	

<b>Public Works &amp; Engineering</b>						
<b>Division: 535 - Facilities &amp; Grounds Maintenance</b>						
434	7110	Natural Gas	1064 Nicor	06/14/21 x550488	Natural Gas Service 05/13-06/13/2021	52.10
435	7110	Natural Gas	1064 Nicor	06/15/21 x507801	Natural Gas Service 05/13-06/14/2021	159.78
436	7110	Natural Gas	1064 Nicor	06/15/21 x603131	Natural Gas Service 05/13-06/13/2021	40.25
437	7110	Natural Gas	1064 Nicor	06/16/21 x600008	Natural Gas Service 05/17-06/15/2021	61.10
438	7320	Equipment < \$5,000	1047 Home Depot Credit Svcs	3013991	Tool Replacements for Theatre	1,232.00
<b>Total 535 - Facilities &amp; Grounds Maintenance</b>					<b>1,545.23</b>	

<b>Division: 540 - Vehicle Maintenance</b>						
439	6195	Miscellaneous Contractual Services	7631 T-Mobile USA Inc	965199112-Jun 21	Vehicle Positioning System 05/21-06/20/2021	252.00
<b>Total 540 - Vehicle Maintenance</b>					<b>252.00</b>	

<b>Total 50 - Public Works &amp; Engineering</b>					<b>1,797.23</b>
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<b>Fire Department</b>						
<b>Division: 730 - Emergency Management Agency</b>						
440	6015	Communication Services	1032 Comcast	06/22/21 x6716	Internet/Cable Service July 2021	62.76
<b>Total 730 - Emergency Management Agency</b>					<b>62.76</b>	

<b>Total 70 - Fire Department</b>					<b>62.76</b>
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<b>Department: 90 - Overhead</b>						
441	6015	Communication Services	1032 Comcast	06/20/21 x6732	Internet/Cable Service July 2021	62.76
442	6015	Communication Services	1032 Comcast	124909827 x8482	Internet/Cable Service 06/15-07/14/2021	1,575.00
<b>Total 90 - Overhead</b>					<b>1,637.76</b>	

<b>Total 100 - General Fund</b>					<b>3,497.75</b>
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# City of Des Plaines

## Warrant Register 07/19/2021

### Manual Payments

Line #	Account	Vendor	Invoice	Invoice Description	Amount	
<b>Fund: 430 - Facilities Replacement Fund</b>						
443	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	1013679	Blades, Locktite, Etc. for Theatre	368.84
444	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	1070267	PVC Board, Tape, Etc. for Theatre	160.08
445	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	1173191	Wax Ring Return from 1486 Miner	(104.20)
446	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	2032753	Toilets & Seats for 1486 Miner	708.95
447	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	2515000	Access Panels for Theatre	177.63
448	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	3013990	Drywall & Trim for Theatre	244.38
449	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	3524437	Drywall & Studs for Theatre	131.80
450	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	7083271	Tile Drill Bits for Theatre	117.76
451	7045	Supplies - Building R&M	1047 Home Depot Credit Svcs	7546377	Tile Drill Bits for Theatre	69.85
<b>Total 430 - Facilities Replacement Fund</b>					<b>1,875.09</b>	
<b>Fund: 600 - Risk Management Fund</b>						
452	5570	Self Insured P&L Expense	8425 Palkovic, Joe	Reimb 06/03/21	Reimb Casey Heating Inv 690830-Sewer Drain Back-Up Pipe Cleaning	300.00
453	5570	Self Insured P&L Expense	8425 Palkovic, Joe	Reimb 06/04/21	Reimb Hydro Dynamics Inv 26007-Sewer Drain Back-Up Damage	376.00
<b>Total 600 - Risk Management Fund</b>					<b>676.00</b>	
<b>Grand Total</b>					<b>55,083.58</b>	

# City of Des Plaines

## Warrant Register 07/19/2021

### Summary

	<u>Amount</u>		<u>Transfer Date</u>
Automated Accounts Payable	\$ 1,286,041.09	**	7/19/2021
Manual Checks	\$ 55,083.58	**	7/2/2021
Payroll	\$ 1,271,860.23		7/2/2021
RHS Payout	\$ -		
Electronic Transfer Activity:			
JPMorgan Chase Credit Card	\$ -		
Chicago Water Bill ACH	\$ -		
Postage Meter Direct Debits	\$ -		
Utility Billing Refunds	\$ 1,944.74		6/24/2021
Debt Interest Payment	\$ -		
FEMA Buyout - 1935 Big Bend Drive	\$ 324,000.00		6/29/2021
IMRF Payments	\$ -		
Employee Medical Trust	\$ 720,877.50		7/1/2021
<b>Total Cash Disbursements:</b>	<b>\$ 3,659,807.14</b>		

\* Multiple transfers processed on and/or before date shown

\*\* See attached report

Adopted by the City Council of Des Plaines

This Nineteenth Day of July 2021

Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Absent \_\_\_\_\_

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Jessica M. Mastalski, City Clerk

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Andrew Goczkowski, Mayor



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: June 30, 2021  
To: Michael G. Bartholomew, MCP, LEED-AP, City Manager  
From: Michael McMahon, Community and Economic Development Director *mm*  
Jonathan Stytz, Planner *JS*  
Subject: Consideration of Final Plat of Subdivision at 10 S. River Road, Case 21-025-FPLAT (1<sup>st</sup> Ward)

**Issue:** The petitioner is requesting a Final Plat of Subdivision under Section 13-2 of the Des Plaines Subdivision Regulations to resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000 in the M-1 zoning district at 10 S. River Road.

**Analysis:**

**Address:** 10 S. River Road  
**Owner:** Carol A. Damiano Trust & Peter Damiano Trust, 10 S. River Road, Des Plaines, IL 60016  
**Petitioner:** Peter Damiano, Damiano Service Center & Damiano Properties, LLC, 10 S. River Road, Des Plaines, IL 60016  
**Case Number:** 21-025-FPLAT  
**Real Estate Index Number:** 09-17-200-022-0000; -044  
**Ward:** #1, Alderman Mark A. Lysakowski  
**Existing Zoning:** M-1, Limited Manufacturing District  
**Existing Land Use:** Automotive Repair Shop  
**Surrounding Zoning:** North: C-3, General Commercial District  
South: C-3, General Commercial District  
East: R-1, Single Family Residential District  
West: M-1, Limited Manufacturing District

**Surrounding Land Use:** North: Commercial (Retail Store)  
 South: Commercial (Retail Store)  
 East: Cook County Forest Preserve  
 West: Manufacturing (Multi-tenant industrial building)

**Street Classification:** River Road is classified as an arterial road and Redeker Road is classified as a local street.

**Comprehensive Plan:** The Comprehensive Plan designates the site as Commercial Industrial Urban Mix.

**Project Description:** The petitioner, Peter Damiano, is requesting a Final Plat of Subdivision resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000 in the M-1 zoning district at 10 S. River Road. The subject property is 10,862-square feet (0.249 acres) in size and is comprised of one lot, which is improved with a single building and parking area as shown in the Plat of Survey (Attachment 4). The building on the subject property contains a 100-square foot office area, 3,906-square foot shop/storage area, and a separate 280-square foot mechanical area with restrooms. The petitioner also currently holds a Land Lease with ComEd to park within the ComEd right-of-way located south of the properties at 24 River Road and 1415 Redeker Road.

The petitioner is proposing to resubdivide and absorb a portion of 1415 Redeker Road (Parcel 09-17-200-044-0000) located west of the subject property and behind the properties located at 20 River Road and 24 River Road shown as Lot 2 on the Final Plat of Subdivision (Exhibit A). Lot 2 is 12,684-square feet (0.291-acres) in size and is comprised of one lot, which is improved with a portion of the multi-tenant manufacturing building located on 1415 Redeker Road and a gravel drive aisle/parking area. The petitioner proposes to improve Lot 2 with a paved, dust-free hard surface and utilize it to access the leased parking area within the ComEd right-of-way as shown in the Select Final Engineering Plans (Attachment 6). Given the proposed acquisition of Lot 2 by the petitioner, this portion of the building, denoted as the East Annex on the Existing Floor Plan (Attachment 4), will be demolished as part of this request within a year of City Council approval. The petitioner recently submitted an application for a Tentative Plat of Subdivision and Major Variations for building setbacks and lot area, which was approved by Ordinance Z-30-21.

**Final Plat of Subdivision Report**

**Name of Subdivision:** Damiano-Merchandise Resubdivision

**Address:** 10 S. River Road

**Requests:** Approval of Final Plat of Subdivision

**Total Acreage of Subdivision:** 0.541 acres

**Lot Descriptions and Construction Plans:** The petitioner’s Final Plat of Subdivision shows the resubdivision and transfer

of ownership of the Lot 2 parcel to the subject property. Lot 2 will have an area of 10,807-square feet and Lot 3 (subject property) will have an area of 8,520-square feet. The Plat shows the existing 8-foot non-exclusive easement on Lot 2, a new 24-foot ingress and egress easement on Lot 2 for use of Lots 1 and 3, and a new parking easement on Lot 2 for use of Lot 3.

**Planning and Zoning Board Review:** The Planning and Zoning Board met on June 22, 2021 to consider the Final Plat of Subdivision request to resubdivide and absorb a portion of 1415 Redeker Road in the M-1 zoning district at 10 S. River Road.

The petitioner's engineer, Jason Doland, presented an overview of the request for the Final Plat of Subdivision reiterating the intent of the request to sell a portion of the property located at 1415 Redeker Road, identified as Lot 2 on the Final Plat of Subdivision, to the owner and petitioner of the related Final Plat of Subdivision request at 10 S. River Road for use of his business. Mr. Doland explained that Lot 2 will be utilized as a driveway and parking area for the property owner at 10 S. River Road to help increase his business and more efficiently service vehicles on his property, identified as Lot 3 on the Final Plat of Subdivision. He added that the existing one-story annex building, identified as the east annex on the floor plan for 1415 Redeker Road, will be demolished as part of this request followed by the complete resurfacing of the Lot 2 property with a dust-free hard surface. Mr. Doland also noted the stormwater improvements that have been noted on the Final Plat of subdivision to better address drainage needs for Lot 2.

The Planning and Zoning Board (PZB) Members asked why there was no recommendation from staff; if the stormwater improvements are including with the hard surface improvement on Lot 2; and if the petitioner is aware of the conditions imposed by staff.

The Community and Economic Development Department summarized the staff report, but did not make a recommendation of the Final Plat of Subdivision. Instead, staff mentioned the three conditions that were recommended to the Planning and Zoning Board for the previous Tentative Plat of Subdivision and Variation requests if approval of this request was sought.

No members of the public spoke on this request. The Planning and Zoning Board *recommended* (4-0) that the City Council *approve* of the request with the three conditions.

**Recommendation:** Staff does not recommend approval or denial of Resolution R-119-21 to approve the Final Plat of Subdivision request per 13-2 of the Des Plaines Municipal Code.

**Attachments:**

- Attachment 1: Project Narrative
- Attachment 2: Location Map
- Attachment 3: Plat of Survey
- Attachment 4: Existing Floor Plan
- Attachment 5: Final Engineering Drawings
- Attachment 6: Site and Context Photos
- Attachment 7: Acting Chairman Saletnik Memo to Mayor
- Attachment 8: Draft Excerpt of Minutes From the June 22, 2021 Planning and Zoning Board Meeting

**Resolution R-119-21**

Exhibit A: Final Plat of Subdivision

# City of Des Plaines

## FINAL PLAT OF SUBDIVISION APPLICATION

### 10 S. RIVER ROAD/EAST ANNEX

#### PROJECT NARRATIVE

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Damiano Service Center (“Damiano”) is an auto and truck service & repair business with hours of operations from 7:30 a.m. to 6:00 p.m. Monday through Friday.

At any given time during business hours there are 5 employees on the premises; at most 6 customers on any given day are anticipated; most days only 1 customer.

With Damiano’s acquisition of the East Annex property from 1415 Redeker LLC, 10 South River Road will utilize the East Annex for ingress & egress access to the 10 S. River Road property, for the parking of vehicles being serviced, and for storage.

Upon the City of Des Plaines’ final approval of the Final Plat of Subdivision, Damiano will close on the acquisition of the East Annex from 1415 Redeker LLC—before closing Damiano will (a) remove/block off all egress from the 1415 Redeker Building into the East Annex structure, will not occupy the East Annex structure for any reason, (b) terminate all utilities (gas, electric, plumbing, etc.) for the East Annex structure—after closing (c) **will demolish the structure within one (1) year of the City of Des Plaines’ approval of the Final Plat of Subdivision**; all the while Damiano will obtain all necessary permits to accomplish (a), (b) and (c).

Upon the demolition completion Damiano will pave the gravel area with a dust-free hard surface.



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.

Notes

# PLAT OF SURVEY

BY  
**JOHN M. HENRIKSEN**  
 58 BROADWAY DES PLAINES, ILLINOIS 60016  
 847-791-0301  
 OF

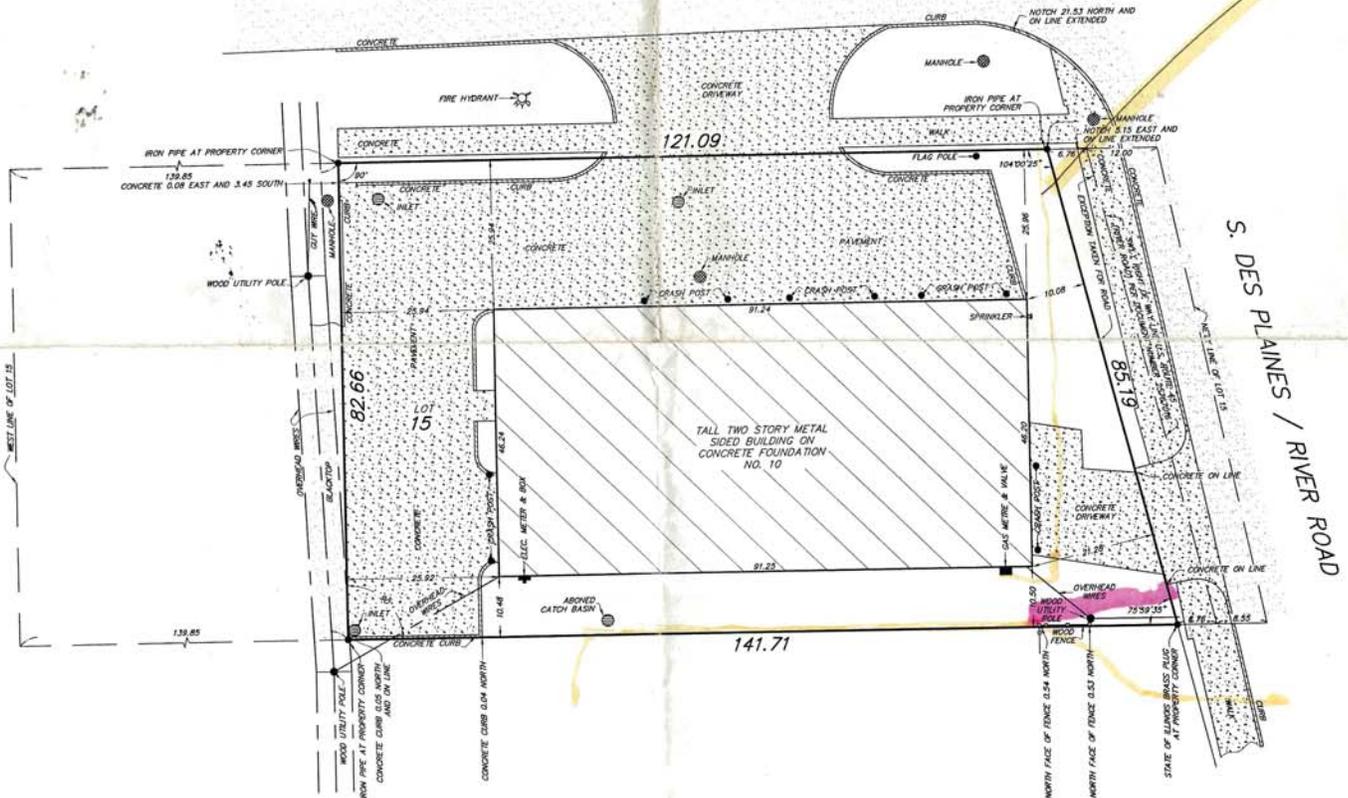
LOT 15 (EXCEPT THE WEST 139.85 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES) IN REDEKER'S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION OF LOTS 6 AND 7 (EXCEPT THE SOUTH 4 ACRES THEREOF) IN REDEKER'S ESTATE, A SUBDIVISION OF PARTS OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



E. REDEKER ROAD

GAS LINE

S. DES PLAINES / RIVER ROAD



ORDER NUMBER: **020450-FINAL**

SCALE: 1 INCH = 15 FEET

ORDERED BY: **PETER DAMIANO**

BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF DECIMAL PARTS OF A FOOT

0.01-1/8"	0.25-3"
0.02-1/4"	0.51-6"
0.03-3/8"	0.77-9.2"
0.04-1/2"	0.98-12.2"
0.05-5/8"	1.24-15.2"
0.06-3/4"	1.50-18.2"
0.07-7/8"	1.76-21.2"
0.08-1"	2.02-24.2"
0.09-1.08"	2.28-27.2"
0.10-1.17"	2.54-30.2"
0.11-1.26"	2.80-33.2"
0.12-1.35"	3.06-36.2"
0.13-1.44"	3.32-39.2"
0.14-1.53"	3.58-42.2"
0.15-1.62"	3.84-45.2"
0.16-1.71"	4.10-48.2"
0.17-1.80"	4.36-51.2"

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

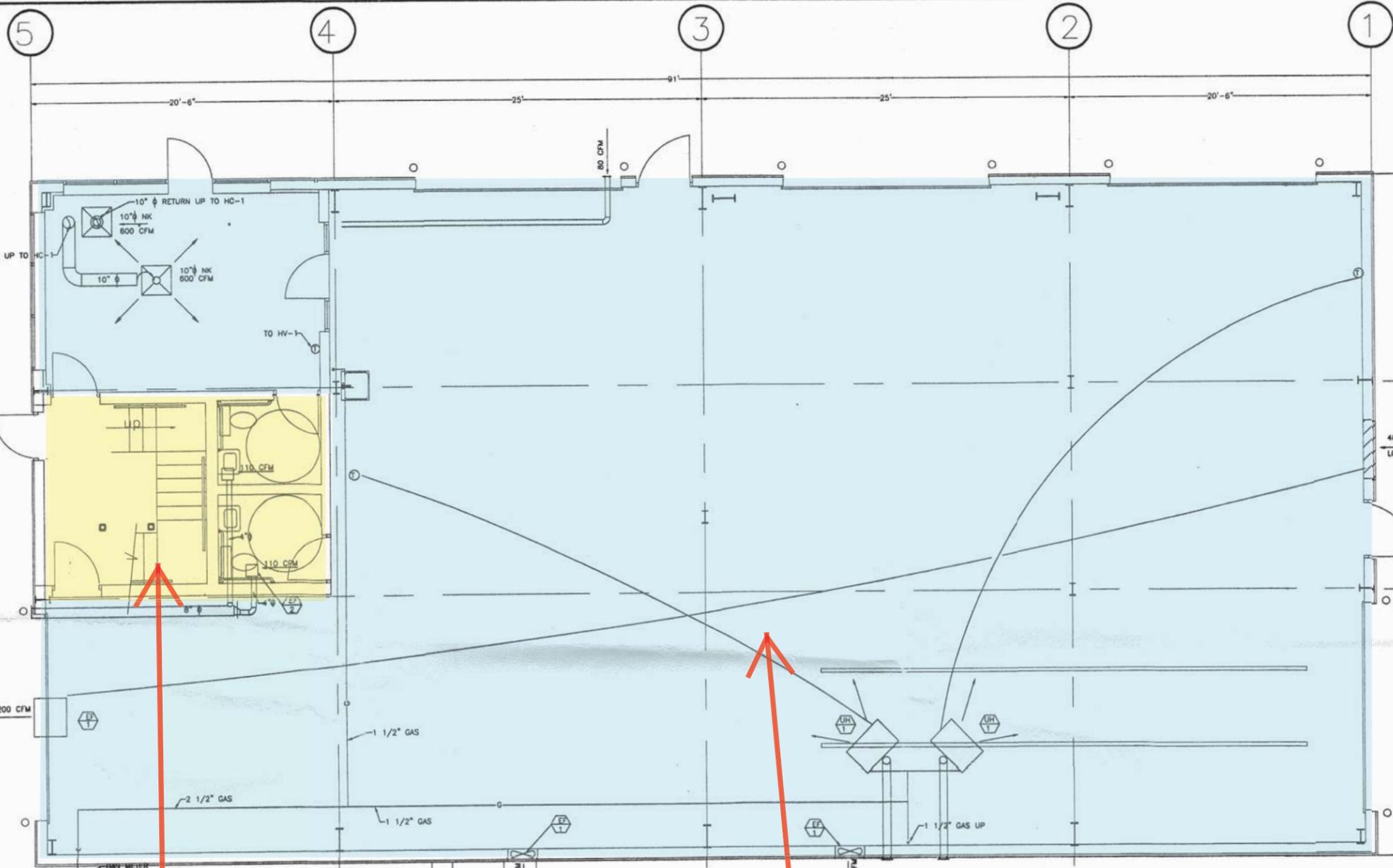
STATE OF ILLINOIS  
 COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS NOVEMBER 16, 2004.

*John M. Henriksen*  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668  
 LICENSE EXPIRES NOVEMBER 30, 2004.



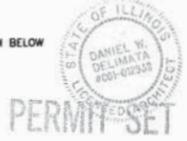
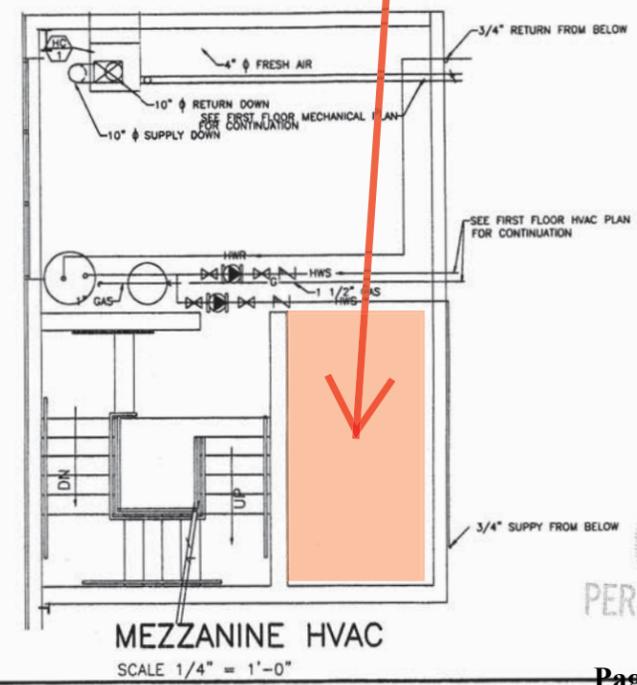
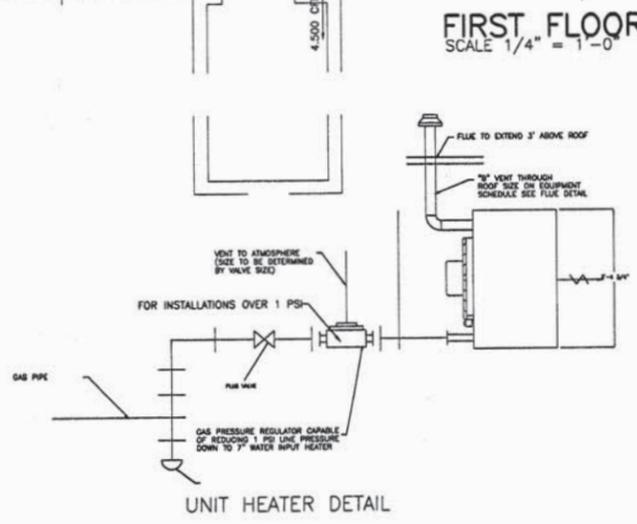


- AMSTRONG AMGIC PAK 64HW183 GAS FIRED COMBINATION HEAT COOL DIRECT VENT IN THE WALL UNIT. 18,000 BTUH COOLING CAPACITY, 64,000 BTUH INPUT 50,000 BTUH HEATING CAPACITY, 800 CFM @.25"ESP 208V 1 PHASE 14.6 AMPS, 20 AMP CIRCUIT BREAKER
- TWIN CITY TB-24E24 TUBEAXIAL BELT DRIVE POWER WALL EXHAUST FAN 7,200 CFM @.125" ESP .90 BHP 1 HP MOTOR UNIT TO HAVE BELT GUARD, MOTOR COVER, INLET SCREEN, WALL ANODIZED BRONZ LOUVER AND BACKDRAFT DAMPER
- BROAN 676 POWER CEILING FAN 110 CFM @.2" ESP.
- BROAN 503 POWER CEILING FAN 160 CFM @.2" ESP.
- 48" X 48" MOTORIZED LOUVER INTERLOCK WITH EF-1 LOUVER TO BE ANODIZED BRONZ
- GAS FIRED 300,000 BTUH UNIT HEATER BY OWNER
- STATE ULTRA FORCE SUP100 150 GAS FIRED HYDRONIC CERTIFIED HOT WATER HEATER 150,000 BTUH INPUT 141,000 BTUH OUTPUT 100 GAL CAPACITY

**280 sq.ft.  
Mechanicals  
& Stairs**

**3,906 sq.ft.  
Shop & Storage**

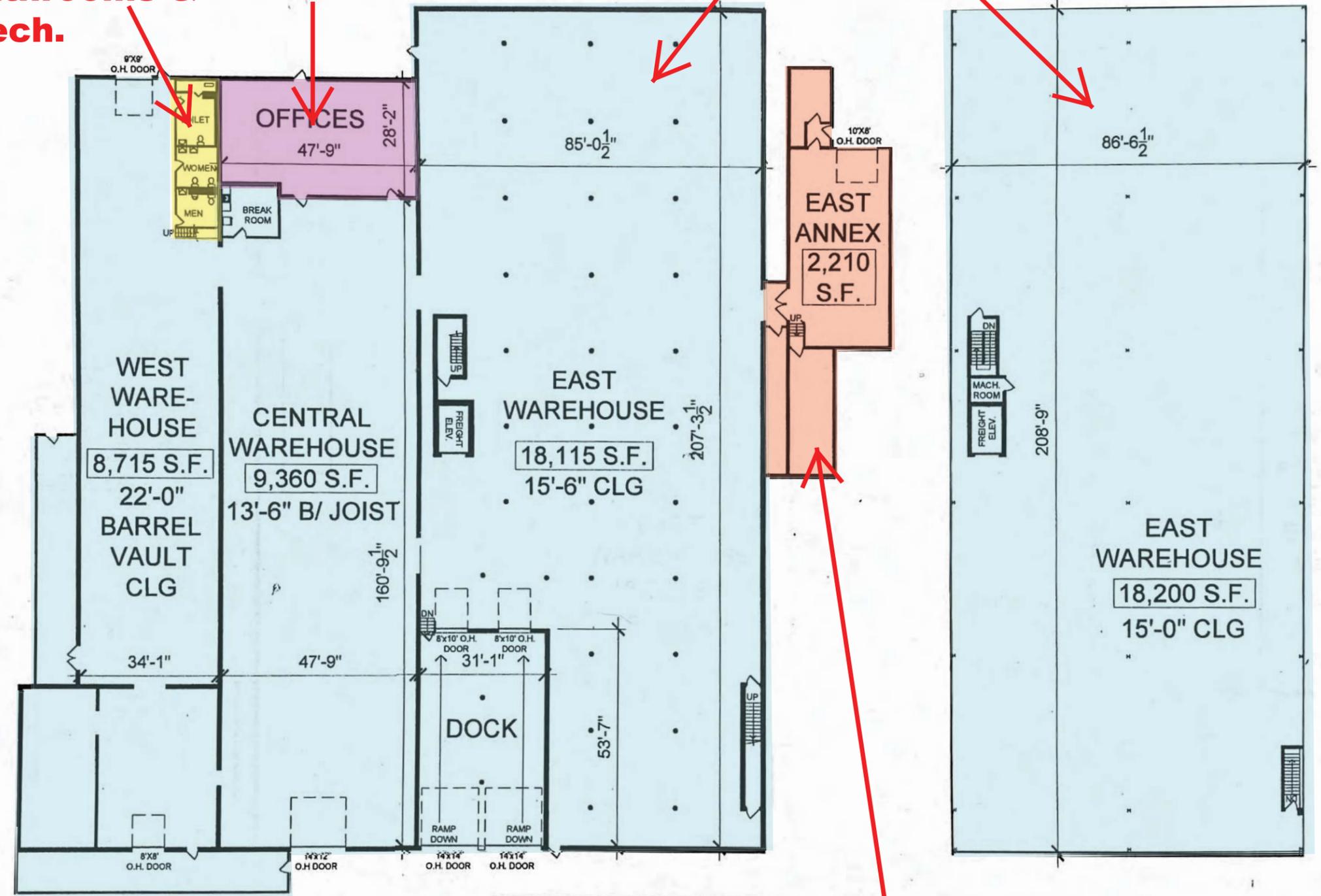
**100 sq.ft.  
Office**



**400 sq.ft.  
Bathrooms &  
Mech.**

**1,345 sq.ft.  
Offices**

**52,645 sq.ft. Warehouse**



FIRST FLOOR  
TOTAL AREA: +/-38,400 S.F.

1415 REDEKER RD,  
DES PLAINES, IL  
TOTAL AREA: 56,600 S.F.



SECOND FLOOR  
TOTAL AREA: +/-18,200 S.F.

**2,210 sq.ft. Annex Warehouse  
(counted with 10 S. River Bldg.)**

# SITE IMPROVEMENTS AT LOT 2 IN DAMIANO-MERCHANDISE RESUBDIVISION CITY OF DES PLAINES, ILLINOIS

## J.U.L.I.E. INFORMATION

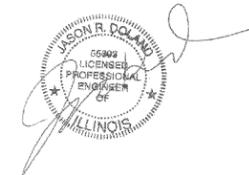
J.U.L.I.E. TELEPHONE No. : 811  
(CALL 48 HOURS BEFORE YOU DIG. - EXCLUDING SAT., SUN. AND HOLIDAYS)  
COUNTY : COOK  
CITY / TOWNSHIP : DES PLAINES / MAINE TWP.  
SECTION : 17-T41N-R12E

## GENERAL NOTES

- 1.) THE CITY OF DES PLAINES SHALL BE NOTIFIED IN WRITING AT LEAST (3) FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR EXISTING UTILITIES IN CONFORMANCE WITH THE AFFECTED UTILITY COMPANIES REQUIREMENTS AS MAY BE REQUIRED TO PERFORM THE WORK OF THIS CONTRACT.
- 3.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LINE AND GRADES SHOWN ON THE CONTRACT DRAWINGS, IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE OWNER PRIOR TO PERFORMING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.
- 4.) ALL ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS ARE U.S.G.S. DATUM UNLESS OTHERWISE SPECIFIED.
- 5.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
  - A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", AS PREPARED BY IDOT.
  - B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
  - C. CITY OF DES PLAINES STANDARDS.
- 6.) THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY AND ALL DETAILS OF WORK TO BE PERFORMED OR EQUIPMENT TO BE SUPPLIED. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ILLUSTRATE THE CONCEPTUAL DESIGN AND LAYOUT. THE CONTRACTOR SHALL BE KNOWLEDGEABLE AND REGULARLY ENGAGED IN THE TYPE OF WORK DESCRIBED BY THESE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR UNDERSTANDING THEIR INTENT. ANY WORK TO BE PERFORMED OR ITEM OF EQUIPMENT TO BE SUPPLIED WHICH IS NOT SPECIFICALLY CALLED FOR BY THESE CONTRACT DOCUMENTS BUT WHICH IS NECESSARY TO PROVIDE A COMPLETE AND SUCCESSFUL WORKING SYSTEM SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.
- 7.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF/HERSELF OF ALL CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS THE TOTAL COST FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED DUE TO THE CONTRACTOR'S FAILURE TO UNDERSTAND THE SCOPE OF WORK.
- 8.) 100 YEAR FLOOD ELEVATION IN THE AREA OF CONCERN IS SHOWN WHEN APPLICABLE.
- 9.) THE WORK PERFORMED UNDER THIS CONTRACT SHALL IN NO WAY INTERFERE WITH THE NORMAL OPERATION OF ANY EXISTING UTILITY SERVICE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ITEMS OF EQUIPMENT REQUIRED TO MAINTAIN SUCH NORMAL OPERATION AT NO ADDITIONAL COST TO THE OWNER. THE COST ASSOCIATED FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.
- 10.) ORIENTATION OF PIPING, CONDUITS, EQUIPMENT, ETC. MAY VARY. CONTRACTOR TO COORDINATE SAME WITH THE OWNER.
- 11.) ANY AND ALL DEWATERING REQUIRED TO KEEP EXCAVATIONS DRY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 12.) CERTAIN INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DRAWINGS OF RECORD. CONTRACTOR SHALL VERIFY SUCH INFORMATION PRIOR TO ACTUAL START OF WORK. WHERE DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE BY THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES SHALL RESULT IN THE CONTRACTOR BEARING THE FULL BURDEN OF ALL RISKS/COSTS ATTRIBUTED TO THE DISCOVERED DISCREPANCY.
- 13.) SOIL EROSION PROTECTION SHALL BE IN ACCORDANCE WITH IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL DISTURBED AREAS (NOT IMPERVIOUS IN NATURE) SHALL BE FINE GRADED, TOP SOIL RESTORED (MIN. 6 INCHES) AND SEED/MULCH APPLIED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- 14.) CONTRACTOR MUST PROTECT THE INTEGRITY OF THE EXISTING ROAD PAVEMENT. ANY DAMAGE TO THE PAVEMENT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR IN KIND.
- 15.) CONTRACTOR SHALL BE RESPONSIBLE FOR VIDEO TAPING AND PROVIDING STILL PICTURES OF THE WORK AREA PRIOR TO BEGINNING ANY WORK, AND FURNISHING OWNER WITH SAME FOR DOCUMENTATION OF EXISTING CONDITIONS TO BE USED UPON THE COMPLETION OF THE PROJECT RESTORATION.
- 16.) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS DAILY AS REQUIRED.



## LOCATION MAP



## PROJECT BENCHMARK

**DES PLAINES BENCHMARK #67**  
**CHISELED SQUARE ON THE SOUTH FACE OF THE CONCRETE SIGNAL BASE WITHOUT A MAST ARM LOCATED AT THE N.W. CORNER OF GOLF (IL 58) AND RIVER ROADS (US 45)**  
**ELEVATION=640.71**

## LEGEND

<p>— &lt; — EXISTING SANITARY SEWER</p> <p>⊙ EXISTING SANITARY MANHOLE</p> <p>— W — EXISTING WATER MAIN</p> <p>⊗ EXISTING FIRE HYDRANT</p> <p>⊗ EXISTING VALVE VAULT</p> <p>— &lt;&lt; — EXISTING STORM SEWER</p> <p>□ EXISTING CATCHBASIN</p> <p>⊙ EXISTING STORM MANHOLE</p>	<p>---657--- EXISTING CONTOUR</p> <p>⊕ EXISTING UTILITY POLE</p> <p>•18" EXISTING TREE</p> <p>⊠ EXISTING GAS METER</p> <p>⊠ EXISTING ELECTRIC METER</p> <p>W% EXISTING WATER VALVE</p> <p>• EXISTING POST</p>
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## INDEX OF SHEETS

<b>C1</b>	<b>COVER SHEET</b>
<b>C2</b>	<b>EXISTING CONDITIONS</b>
<b>C3</b>	<b>PROPOSED SITE PLAN</b>
<b>C4</b>	<b>GRADING PLAN</b>
<b>Sheet 1 of 2</b>	<b>DES PLAINES STANDARD DETAILS</b>
<b>Sheet 2 of 2</b>	<b>DES PLAINES STANDARD DETAILS</b>

REVISIONS	PER OWNERS DIRECTION	02/18/20	BUILDING BEING RAZED	02/26/21	PER CITY OF DES PLAINES REVIEW - 03/31/21

**DOLAND ENGINEERING, LLC.**  
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-  
 334 EAST COLFAX STREET, SUITE C  
 PALATINE, ILLINOIS 60067  
 (847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS  
 LOT 2  
 DAMIANO-MERCHANDISE RESUBDIVISION  
 DES PLAINES, ILLINOIS



DATE: 01/29/20  
SCALE: 1"=20'  
FILE: 1415-Redeker

COVER SHEET

C1

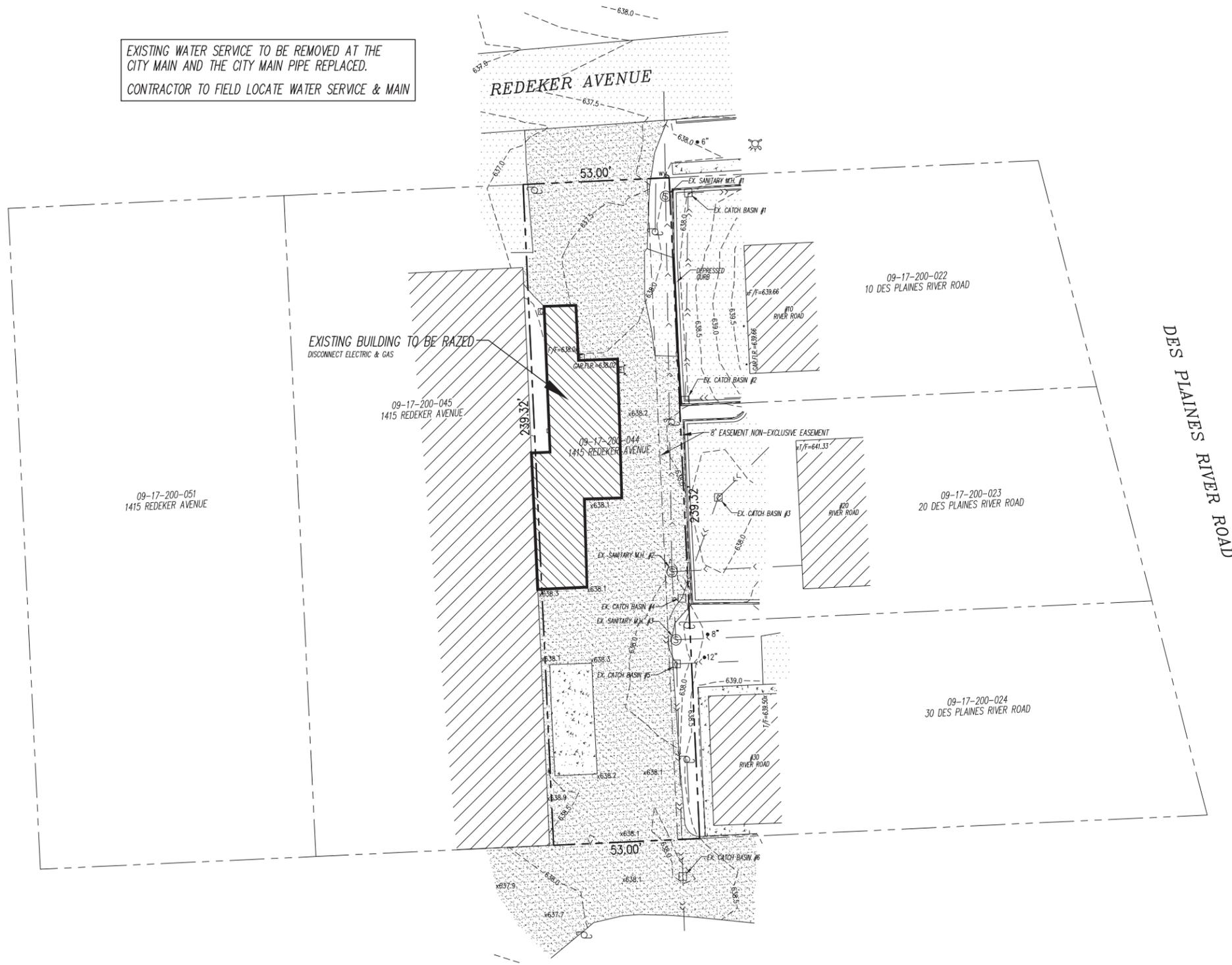
**LEGEND**

- ⊙ EXISTING SANITARY MANHOLE
- <— EXISTING SANITARY SEWER
- ⊗ EXISTING FIRE HYDRANT
- <<— EXISTING STORM SEWER
- EXISTING CATCHBASIN
- Ⓧ EXISTING STORM MANHOLE
- - - 657 - - - EXISTING CONTOUR
- ⓪ EXISTING UTILITY POLE
- 18" EXISTING TREE
- ⓐ EXISTING GAS METER
- ⓔ EXISTING ELECTRIC METER
- Ⓦ% EXISTING WATER VAVLE
- EXISTING POST
- [Pattern] BITUMINOUS PAVEMENT
- [Pattern] CONCRETE
- [Pattern] GRAVEL

EXISTING STORM STRUCTURES	
EX. CATCH BASIN #1 RM=637.74 INV.=634.64 S.E. 8"	EX. CATCH BASIN #5 RM=637.46 INV.=634.31 E. 10"
EX. CATCH BASIN #2 RM=637.01 INV.=634.96 N.E. 8"	EX. CATCH BASIN #6 RM=637.84 INV.=632.96 S. 12"
EX. CATCH BASIN #3 RM=637.45 INV.=634.95 SW.NE 12"	
EX. CATCH BASIN #4 RM=637.54 INV.=634.99 NE.S 12"	

EXISTING SANITARY STRUCTURES	
EX. SANITARY M.H. #1 RM=637.79 INV.=632.49 N.S. 6"	EX. SANITARY M.H. #3 RM=638.07 INV.=633.57 N.E. 6"
EX. SANITARY M.H. #2 RM=638.01 INV.=633.36 N.S.E. 6"	

EXISTING WATER SERVICE TO BE REMOVED AT THE CITY MAIN AND THE CITY MAIN PIPE REPLACED.  
CONTRACTOR TO FIELD LOCATE WATER SERVICE & MAIN



REVISIONS	PER OWNERS DIRECTION
02/18/20	BUILDING BEING RAZED
02/26/21	PER CITY OF DES PLAINES REVIEW - 03/31/21
04/01/21	

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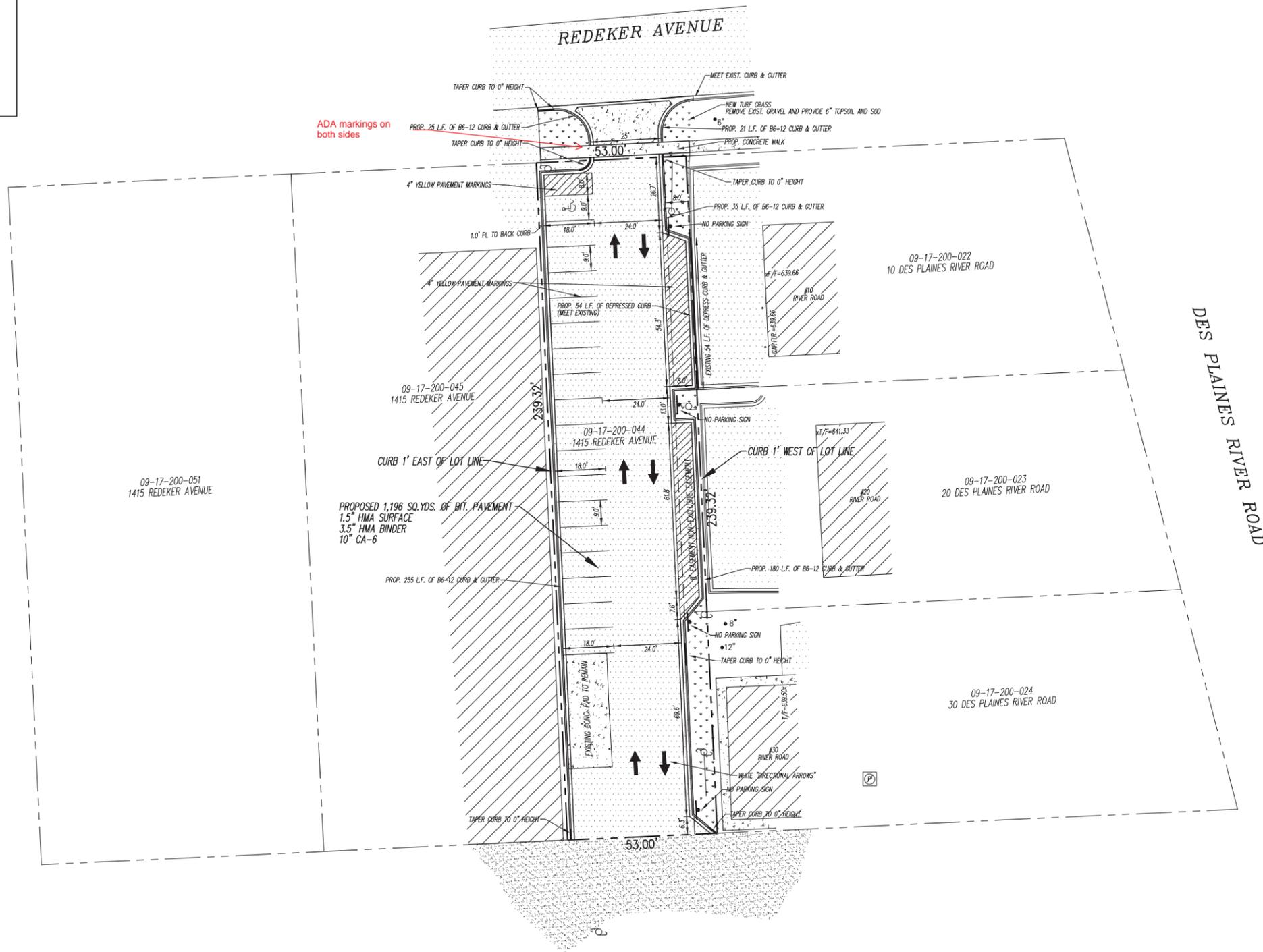
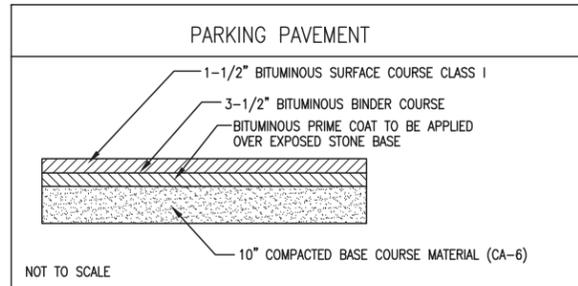
**SITE IMPROVEMENTS**  
LOT 2  
DAMIANO-MERCHANDISE RESUBDIVISION  
DES PLAINES, ILLINOIS



DATE: 01/29/20  
SCALE: 1"=20'  
FILE: 1415-Redeker

EXISTING CONDITIONS

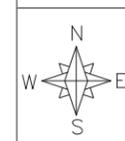
C2



REVISIONS	PER OWNERS DIRECTION
02/18/20	BUILDING BEING RAZED
02/26/21	PER CITY OF DES PLAINES REVIEW - 03/31/21
04/01/21	

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**SITE IMPROVEMENTS**  
 LOT 2  
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 DES PLAINES, ILLINOIS

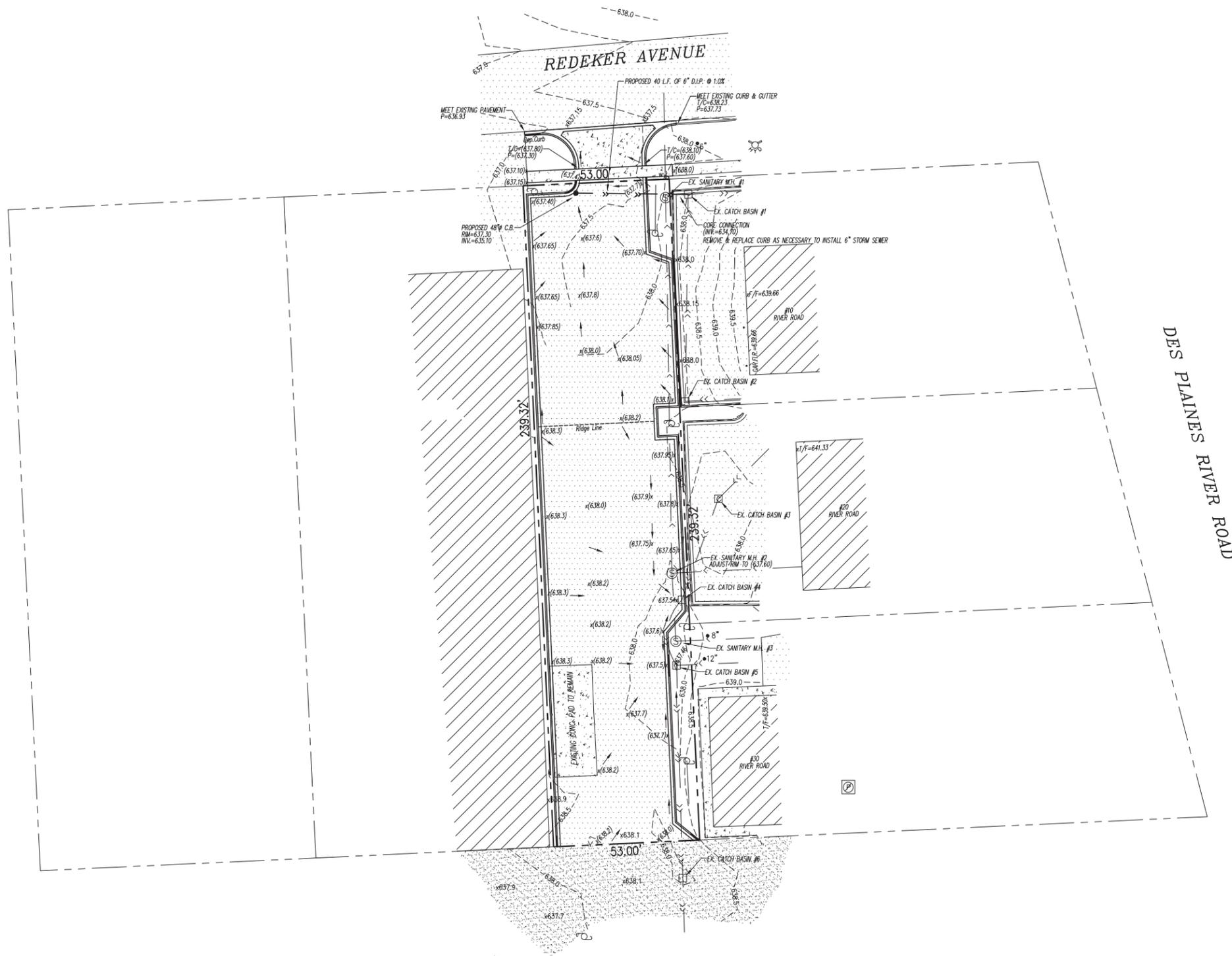


DATE: 01/29/20  
 SCALE: 1"=20'  
 FILE: 1415-Redeker

SITE PLAN  
 C3

EXISTING STORM STRUCTURES	
EX. CATCH BASIN #1 RIM=637.74 INV.=634.64 S.E. 8"	EX. CATCH BASIN #5 RIM=637.46 INV.=634.31 E. 10"
EX. CATCH BASIN #2 RIM=637.91 INV.=634.96 N.E. 8"	EX. CATCH BASIN #6 RIM=637.84 INV.=632.49 N.S. 12"
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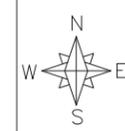
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REVISIONS	PER OWNERS DIRECTION
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 LOT 2  
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 DES PLAINES, ILLINOIS



DATE: 01/29/20  
 SCALE: 1"=20'  
 FILE: 1415-Redeker

GRADING PLAN

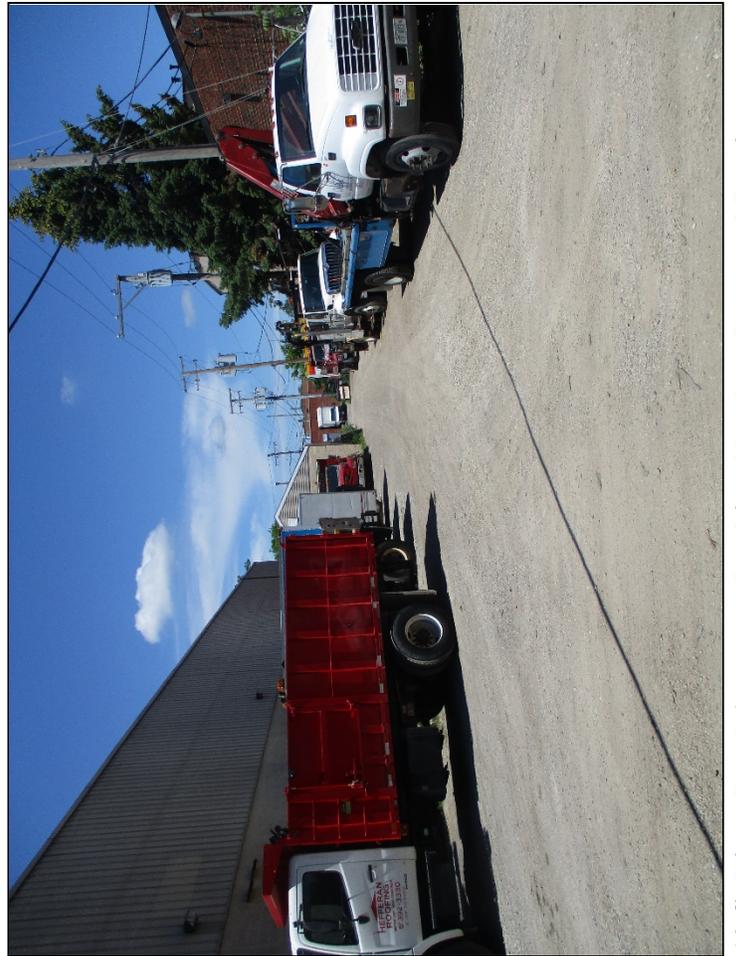
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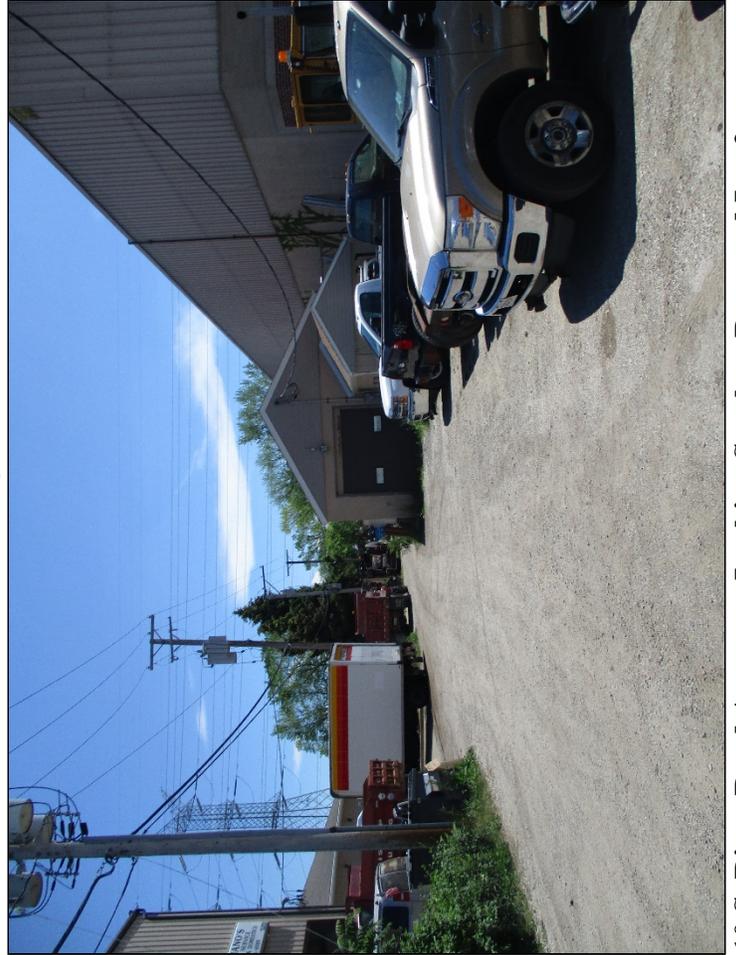
10 S. River Road – Public Notice



10 S. River Road Avenue – Looking South at Front of Site



10 S. River Road Avenue – Looking North at Proposed Lot 2



10 S. River Road Avenue – Looking South at Proposed Lot 2



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

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

June 30, 2021

Mayor Goczkowski and Des Plaines City Council, CITY OF DES PLAINES

**Subject:** Planning and Zoning Board, 10 S. River Road, 21-025-FPLAT, 1<sup>st</sup> Ward  
**RE:** Consideration of a Final Plat of Subdivision, under Section 13-2 of Subdivision Regulations of the City of Des Plaines Municipal Code, to resubdivide and absorb a portion of 1415 Redeker Road.

Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board met on June 22, 2021 to consider the Final Plat of Subdivision request to resubdivide and absorb a portion of 1415 Redeker Road in the M-1 zoning district at 10 S. River Road.

1. The petitioner's engineer, Jason Doland, presented an overview of the request for the Final Plat of Subdivision reiterating the intent of the request to sell a portion of the property located at 1415 Redeker Road, identified as Lot 2 on the Final Plat of Subdivision, to the owner and petitioner of the related Final Plat of Subdivision request at 10 S. River Road for use of his business. Mr. Doland explained that Lot 2 will be utilized as a driveway and parking area for the property owner at 10 S. River Road to help increase his business and more efficiently service vehicles on his property, identified as Lot 3 on the Final Plat of Subdivision. He added that the existing one-story annex building, identified as the east annex on the floor plan for 1415 Redeker Road, will be demolished as part of this request followed by the complete resurfacing of the Lot 2 property with a dust-free hard surface. Mr. Doland also noted the stormwater improvements that have been noted on the Final Plat of subdivision to better address drainage needs for Lot 2.
2. The Planning and Zoning Board (PZB) Members asked why there was no recommendation from staff; if the stormwater improvements are including with the hard surface improvement on Lot 2; and if the petitioner is aware of the conditions imposed by staff. Director McMahan responded that this is a unique request that does not benefit or hurt the City, but is rather for the convenience of the property owner at 10 S. River Road. The petitioner's engineer responded that new curb and gutter, new catch basins, and use of some existing catch basins have been implemented in the design for Lot 2; and that the petitioner is aware of the conditions.
3. The Community and Economic Development Department summarized the staff report, but did not make a recommendation of the Final Plat of Subdivision. Instead, staff provided recommended three conditions to the Planning and Zoning Board if approval of this request was sought including a condition to limit the use of Lot 2 for parking in designated areas and to designate an ingress/egress area that shall not be blocked or utilized as equipment storage at any time. Another condition required that the entire Lot 2 shall be improved with a dust-free hard surface. The final condition required the removal of the existing east annex building and its replacement with a dust-free hard surface to match the remainder of Lot 2.
4. No members of the public spoke on this request.
5. The Planning and Zoning Board *recommended* (4-0) that the City Council *approve* of the request with the three conditions.

Respectfully submitted,

A handwritten signature in black ink that reads 'Paul Saletnik'.

Paul Saletnik

Des Plaines Planning and Zoning Board, Acting Chairman

Cc: City Officials/Aldermen

**Attachment 7**

Case 21-025-FPLAT	10 S River Rd	Final Plat of Subdivision
Case 21-017-TSUB-V	1041 North Ave	Tentative Plat of Sub/Standard Var
Case 21-022-V	994 Hollywood Ave	Standard Variation
Case 21-019-PPUD-TSUB ...	1050 E Oakton ...	Prelim PUD/Cond Use/Map
Amend/Tent Plat		

June 22, 2021  
Page 2

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Address:** 10 S. River Road

**Case Number:** 21-025-FPLAT  
Public Hearing

The petitioners are requesting a Final Plat of Subdivision to re-subdivide certain legal lots of record under Section 13-2 of the Subdivision Regulations.

**PIN:** 09-17-200-022-0000; -044-0000; -045-0000; -051-0000  
**Petitioner:** Peter Damiano, Damiano Service Center and Damiano Properties, LLC, 10 S. River Road, Des Plaines, IL 60016 and 1415 Redeker Rd, LLC, 1415 – 1419 Redeker Road, Des Plaines, IL 60016  
**Owner:** Carol A. Damiano and Peter S. E. Damiano, 10 S. River Road, Des Plaines, IL 60016 and 1415 Redeker Rd, LLC, 1415 – 1419 Redeker Road, Des Plaines, IL 60016

Acting Chairman Saletnik swore in Jason Doland, Doland Engineering, consultant and Peter Damiano, Damiano Service Center and Damiano Properties, LLC, Petitioner for the project. Mr. Doland provided an overview of the request. Mr. Doland stated that the Petitioner will comply with the three conditions suggested by the Public Works & Engineering Department, including, demolition of the existing annex, improving the gravel are with a surface with a hard surface, and modifying storm water management.

Acting Chairman Saletnik asked if the Board had any questions.

Member Catalano asked why Staff did not provide a recommendation. Director McMahon stated that similar to the application for tentative plat of subdivision, staff remains neutral since there is no net benefit or loss to the City. Director McMahon continued that although Redeker Road will be improved, there is no real benefit to the City as a whole.

Member Catalano asked if the Petitioner would be required to pave Redeker Road, Mr. Doland responded that the Petitioner would improve Redeker Road along with improving storm water drainage.

Member Catalano asked staff about the location of the storm basins, that approximately 2/3 of the water collected funneling into one drain, and the remainder of the water draining into the north basin. Director McMahon stated that the Engineering Department approved the locations and design.

Acting Chairman Saletnik asked the Petitioner to define the improvements to the property. Mr. Doland stated that the Petitioner will improve the hard surface with asphalt, Redeker Road will be striped for through traffic on the easterly side of road, striping for parking and stalls on the westerly side of the road, improving storm sewer drainage and updating the curb and apron, funneling traffic to the drive

Case 21-025-FPLAT	10 S River Rd	Final Plat of Subdivision
Case 21-017-TSUB-V	1041 North Ave	Tentative Plat of Sub/Standard Var
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Case 21-019-PPUD-TSUB ... Amend/Tent Plat	1050 E Oakton ...	Prelim PUD/Cond Use/Map

June 22, 2021  
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aisle. Member Saletnik confirmed that the Petitioner was aware of the three conditions; the Petitioner and Consultant are aware and consent to the conditions.

Acting Chairman Saletnik asked if there were any questions or comments from the audience. There were no comments.

Acting Chairman Saletnik asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

**Issue:** The petitioner is requesting a Final Plat of Subdivision under Section 13-2 of the Des Plaines Subdivision Regulations to resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000 in the M-1 zoning district at 10 S. River Road.

**Analysis:**

**Address:** 10 S. River Road  
**Owner:** Carol A. Damiano Trust & Peter Damiano Trust, 10 S. River Road, Des Plaines, IL 60016  
**Petitioner:** Peter Damiano, Damiano Service Center & Damiano Properties, LLC, 10 S. River Road, Des Plaines, IL 60016

**Case Number:** 21-025-FPLAT

**Real Estate Index Number:** 09-17-200-022-0000; -044

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

**Existing Zoning:** M-1, Limited Manufacturing District

**Existing Land Use:** Automotive Repair Shop

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

**Surrounding Land Use:** North: Commercial (Retail Store)  
 South: Commercial (Retail Store)  
 East: Cook County Forest Preserve  
 West: Manufacturing (Multi-tenant industrial building)

**Street Classification:** River Road is classified as an arterial road and Redeker Road is classified as a local street.

Case 21-025-FPLAT	10 S River Rd	Final Plat of Subdivision
Case 21-017-TSUB-V	1041 North Ave	Tentative Plat of Sub/Standard Var
Case 21-022-V	994 Hollywood Ave	Standard Variation
Case 21-019-PPUD-TSUB ...	1050 E Oakton ...	Prelim PUD/Cond Use/Map
Amend/Tent Plat		

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**Comprehensive Plan:** The Comprehensive Plan designates the site as Commercial Industrial Urban Mix.

**Project Description:**

The petitioner, Peter Damiano, is requesting a Final Plat of Subdivision resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000 in the M-1 zoning district at 10 S. River Road. The subject property is 10,862-square feet (0.249 acres) in size and is comprised of one lot, which is improved with a single building and parking area as shown in the Plat of Survey. The building on the subject property contains a 100-square foot office area, 3,906-square foot shop/storage area, and a separate 280-square foot mechanical area with restrooms. The petitioner also currently holds a Land Lease with ComEd to park within the ComEd right-of-way located south of the properties at 24 River Road and 1415 Redeker Road.

The petitioner is proposing to resubdivide and absorb a portion of 1415 Redeker Road (Parcel 09-17-200-044-0000) located west of the subject property and behind the properties located at 20 River Road and 24 River Road shown as Lot 2 on the Final Plat of Subdivision. Lot 2 is 12,684-square feet (0.291-acres) in size and is comprised of one lot, which is improved with a portion of the multi-tenant manufacturing building located on 1415 Redeker Road and a gravel drive aisle/parking area. The petitioner proposes to improve Lot 2 with a paved, dust-free hard surface and utilize it to access the leased parking area within the ComEd right-of-way as shown in the Select Final Engineering Plans. Given the proposed acquisition of Lot 2 by the petitioner, this portion of the building, denoted as the East Annex on the Existing Floor Plan, will be demolished as part of this request within a year of City Council approval. The petitioner recently submitted an application for a Tentative Plat of Subdivision and Major Variations for building setbacks and lot area, which was approved by Ordinance Z-30-21.

**Final Plat of Subdivision Report**

Name of Subdivision: Damiano-Merchandise Resubdivision  
 Address: 10 S. River Road  
 Requests: Approval of Final Plat of Subdivision  
 Total Acreage of Subdivision: 0.541 acres

**Lot Descriptions and Construction Plans:**

The petitioner’s Final Plat of Subdivision shows the resubdivision and transfer of ownership of the Lot 2 parcel to the subject property. Lot 2 will have an area of 10,807-square feet and Lot 3 (subject property) will have an area of 8,520-square feet. The Plat shows the existing 8-foot non-exclusive easement on Lot 2, a new 24-foot ingress and egress easement on Lot 2 for use of Lots 1 and 3, and a new parking easement on Lot 2 for use of Lot 3.

Case 21-025-FPLAT	10 S River Rd	Final Plat of Subdivision
Case 21-017-TSUB-V	1041 North Ave	Tentative Plat of Sub/Standard Var
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Recommendation: Staff is not making a recommendation of the request for a Final Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance. If approval of this request is sought, staff recommends adding the following conditions.

Conditions of Approval:

- The Lot 2 property identified on the Final Plat of Subdivision to be acquired by the owner of 10 S. River Road shall be only utilized for the ingress/egress to the 10 S. River Road property and the parking of vehicles to be serviced. No equipment, materials, or other items shall be stored in this location.
- All existing structures located in Lot 2 property identified on the Final Plat of Subdivision shall be demolished and replaced with a dust-free hard surface within a year of City Council approval.
- The Lot 2 property identified on the Final Plat of Subdivision shall be demolished and replaced with a dust-free hard surface within a year of City Council approval.

Planning and Zoning Board Procedure: Under Section 13-2-5 (Approval of Final Plat By Planning and Zoning Board) of the Subdivision Ordinance, the Planning and Zoning Board has the authority to recommend approval, approval subject to conditions, or denial the above-mentioned Final Plat of Subdivision request for the property at 10 S. River Road.

**A motion was made by Board Member Hofherr, seconded by Board Member Fowler, to recommend approval of the Final Plat of Subdivision request for the property at 10 S River Road, as presented:**

AYES: Hofherr, Fowler, Catalano, Saletnik

NAYES: None

ABSTAIN: None

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

**CITY OF DES PLAINES**

**RESOLUTION R – 119 – 21**

**A RESOLUTION APPROVING A FINAL PLAT OF  
SUBDIVISION FOR THE DAMIANO-MERCHADISE  
RESUBDIVISION LOCATED AT 10 S. RIVER ROAD, DES  
PLAINES, ILLINOIS.**

**WHEREAS**, Carol A. Damiano Trust & Peter Damiano Trust (collectively, "**10 S. River Road Owners**") are the owners of the property commonly known as 10 S. River Road, Des Plaines, Illinois ("**10 S. River Road**"); and

**WHEREAS**, 10 S. River Road consists of one lot of record and is improved with a commercial building; and

**WHEREAS**, 1415 Redeker Road, LLC ("**1415 Redeker Road Owner**") is the owner the property commonly known as 1415 Redeker Road, Des Plaines, Illinois ("**1415 Redeker Road Road**") (collectively, 10 S. River Road and 1415 Redeker Road are the "**Subject Property**"); and

**WHEREAS**, 1415 Redeker Road consists of four lots of record and is improved with a commercial building; and

**WHEREAS**, the Subject Property is located in the M-1 Limited Manufacturing District of the City ("**M-1 District**"); and

**WHEREAS**, the 10 S. River Road Owners desires to resubdivide the Subject Property into three lots of record: (i) a 186.85-foot-wide lot with a lot area of 52,382 square feet on the west ("**Lot 1**"); (ii) a 53-foot-wide lot with a lot area of 12,684 square feet on the south ("**Lot 2**"); and (iii) a 85.19-foot-wide lot with a lot area of 10,862 square feet on the south ("**Lot 3**") (collectively, Lot 1, Lot 2, and Lot 3 are the "**Lots**"); and

**WHEREAS**, the 10 S. River Road Owners are the contract purchasers of Lot 2 and desire to use Lot 2 and Lot 3 as a combined zoning lot; and

**WHEREAS**, on March 1, 2021, the City Council adopted Ordinance No. Z-30-21, approving a tentative plat of subdivision for the Subject Property and certain variations from the City of Des Plaines Zoning Ordinance for 10 S. River Road; and

**WHEREAS**, pursuant to Title 13 of the City Code of the City of Des Plaines, as amended ("**Subdivision Regulations**"), Peter Damiano ("**Petitioner**") submitted an application ("**Application**") on behalf of the 10 S. River Road Owners, and with the consent of the 1415 Redeker Road Owner, to the City of Des Plaines Department of Community and Economic Development ("**Department**") for the approval of a final plat of subdivision for the Subject Property ("**Final Plat**"); and

**WHEREAS**, on June 22, 2021, the Planning and Zoning Board of the City of Des Plaines ("**PZB**") held a public hearing to consider approval of the Final Plat, and after considering the facts and reviewing the Final Plat, the PZB voted, by a vote of 4-0, to recommend approval of the Final Plat; and

**WHEREAS**, pursuant to Section 13-2-8.A of the City Code of the City of Des Plaines, the City Council has the power to approve, by resolution duly adopted, the Final Plat, with all improvements, conditions, variations, public ways and recorded easements and documents pertaining to the subdivision platted thereon; and

**WHEREAS**, the City Council has determined it is in the best interest of the City and the public to approve the Final Plat;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows;

**SECTION 1: RECITALS.** The foregoing recitals are incorporated into, and made a part of, this Resolution as the findings of the City Council.

**SECTION 2: LEGAL DESCRIPTION OF SUBJECT PROPERTY.** The Subject Property is legally described as follows:

LOT 15 (EXCEPT THE WEST 139.85 FEET THEREOF AND EXCEPT THAT APRT THEREOF TAKEN FOR HIGHWAY PURPOSES) IN REDEKER'S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION OF LOTS 6 AND 7 (EXCEPT THE SOUTH 4 ACRES THEREOF) IN REDEKER'S ESTATE. A SUBDIVISION OF PARTS OF SECTIONS 8, 9, 16 AND 17, TOWNHSIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-17-200-022-0000

Commonly known as: 10 S. River Road, Des Plaines, Illinois

LOT 14, THE WEST 86.85 FEET OF LOTS 56, 16, AND 17, THAT PART OF A LINE EXTENDING FROM A POINT IN THE NORTH LINE OF SAID LOT 18, WHICH IS 663.11 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY 607.86 FEET TO AN ANGLE POINT WEHICH IS 61.28 FEET WEST OF AND 26.78 FEET SOUTH OF SAID NORTHEAST CORNER OF LOT 18 (MEASURED ALONG LINES PARALLEL TO SAID NORTH LINE AND THE EAST LINE OF SAID LOT 18); THENCE SOUTHEASTERLY 71.14 FEET TO A POINT IN SAID LOT 18 (BEING THE CENTER LINE OF RIVER ROAD), WHICH IS 52.54 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 18 (EXCEPTING FROM SAID TRACE THAT PART THEREOF LYING WEST OF THE WEST LINE EXTENDED SOUTH OF LOT 14 AND ALSO THAT PART OF THE LOT

18 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 18 AND THE WESTERLY RIGHT OF WAY LINE OF DES PLAINES RIVER ROAD PER DOCUMENT 172839 RECORDED JANUARY 29, 1923; THENCE SOUTH 14 DEGREES 25 MINUTES 09 SECONDS EAST 11.683 METERS (38.33 FEET) (BEARINGS BASED ON STATE PLANE COORDINATES: ILLINOIS EAST ZONE); THENCE NORTH 71 DEGREES 52 MINUTES 22 SECONDS WEST 2.371 METERS (7.78 FEET); THENCE NORTH 14 DEGREES 25 MINUTES 09 SECONDS WEST 10.823 METERS (35.51 FEET) TO THE NORTH LINE OF SAID LOT 18; THENCE NORTH 87 DEGREES 18 MINUTES 51 SECONDS EAST 2.042 METERS (6.70 FEET) AS MEASURED ALONG SAID NORTH LINE TO THE POINT OF BEGINNING); ALL IN REDEKER'S GARDEN ADDITION TO DES PLAINES IN SECTIONS 8 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 09-17-200-044-0000; 09-17-200-045-0000-045; 09-17-200-051-0000-051; 09-17-200-106-0000

Commonly known as: 1415 Redeker Road, Des Plaines, Illinois

**SECTION 3: APPROVAL OF FINAL PLAT.** The City Council hereby approves the Final Plat, titled "Plat of Subdivision Damiano-Merchandise Resubdivision," prepared by Dolan Engineering, LLC, and with a latest revision date of June 1, 2021, a copy of which is attached hereto and made a part hereof as *Exhibit A*, and authorizes the Mayor to sign, and the City Clerk to attest and seal, with the corporate seal of the City of Des Plaines, the original Final Plat.

**SECTION 4. CONDITIONS.** The approval of the Final Plat granted in Section 3 of this Resolution is subject to and conditioned upon the conditions imposed by Ordinance No. Z-30-21, which remain in full force and effect.

**SECTION 5: RECORDATION OF FINAL PLAT.** The City Council hereby authorizes and directs the City Clerk to cause the executed and sealed Final Plat to be recorded with the office of the Cook County Recorder of Deeds.

**SECTION 6: EFFECTIVE DATE.** This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

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**MAYOR**

ATTEST:

Approved as to form:

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**CITY CLERK**

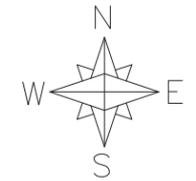
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**Peter M. Friedman, General Counsel**

DP-Resolution Approving Final Plat for the Damiano-Merchandise Resubdivision at 10 S. River Rd

# PLAT OF SUBDIVISION DAMIANO-MERCHANDISE RESUBDIVISION

BEING A SUBDIVISION OF LOTS 14, 15, 16, 17 & PART OF 18 IN REDEKER'S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=30'

## SURVEYOR

STATE OF ILLINOIS  
COUNTY OF COOK)SS

I, JASON R. DOLAND, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY DESCRIBED HEREON.

LOT 14, THE WEST 86.85 FEET OF LOTS 56, 16 AND 17, THAT PART OF LOT 18 LYING NORTH OF A LINE EXTENDING FROM A POINT IN THE NORTH LINE OF SAID LOT 18, WHICH IS 663.11 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY 607.86 FEET TO AN ANGLE POINT WHICH IS 61.28 FEET WEST OF AND 28.78 FEET SOUTH OF SAID NORTHEAST CORNER OF LOT 18 (MEASURED ALONG LINES PARALLEL TO SAID NORTH LINE AND THE EAST LINE OF SAID LOT 18); THENCE SOUTHEASTERLY 71.14 FEET TO A POINT IN THE EAST LINE OF SAID LOT 18 (BEING THE CENTER LINE OF RIVER ROAD), WHICH IS 52.54 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 18, (EXCEPTING FROM SAID TRACE THAT PART THEREOF LYING WEST OF THE WEST LINE EXTENDED SOUTH OF LOT 14 AND ALSO THAT PART OF THE LOT 18 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 18 AND THE WESTERLY RIGHT OF WAY LINE OF DES PLAINES RIVER ROAD PER DOCUMENT 172839 RECORDED JANUARY 29, 1923; THENCE SOUTH 14 DEGREES 25 MINUTES 09 SECONDS EAST 11.683 METERS (38.33 FEET) (BEARINGS BASED ON STATE PLANE COORDINATES: ILLINOIS - EAST ZONE); THENCE NORTH 71 DEGREES 52 MINUTES 22 SECONDS WEST 2.371 METERS (7.78 FEET); THENCE NORTH 14 DEGREES 25 MINUTES 09 SECONDS WEST 10.823 METERS (35.51 FEET) TO THE NORTH LINE OF SAID LOT 18; THENCE NORTH 87 DEGREES 18 MINUTES 51 SECONDS EAST 2.042 METERS (6.70 FEET) AS MEASURED ALONG SAID NORTH LINE TO THE POINT OF BEGINNING); ALL IN REDEKER'S GARDEN ADDITION TO DES PLAINES IN SECTIONS 8 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO, THE EAST 53.00 FEET OF THE WEST 139.85 FEET OF LOTS 15, 16 AND 17 ALL IN REDEKER'S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION OF LOT 6 AND 7 (EXCEPT THE SOUTH 4 ACRES THEREOF) IN REDEKER'S ESTATE SUBDIVISION OF PARTS OF SECTION 8, 9, 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO, LOT 15 (EXCEPT THE WEST 139.85 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES) IN REDEKER'S GARDEN ADDITION TO DES PLAINES BEING A SUBDIVISION OF LOTS 6 AND 7 (EXCEPT THE SOUTH 4 ACRES THEREOF) IN REDEKER'S ESTATE, A SUBDIVISION OF PART OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I, JASON R. DOLAND, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON RODS AND CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE; THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN; THAT THE PROPERTY IS NOT WITH A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 17031C02173, EFFECTIVE ON AUGUST 19, 2008.

SURVEYOR - JASON R. DOLAND

## NOTES

- IRON RODS SET AT LOT CORNERS.
- TOTAL AREA OF SUBDIVISION --- 75,928 SQUARE FEET
- RETURN THE PLAT LINES TO:  
CITY OF DES PLAINES  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
1420 MINER STREET, ROOM 301  
DES PLAINES, IL 60016
- EXISTING P.I.N.'S  
09-17-200-051-0000  
09-17-200-045-0000  
09-17-200-044-0000  
09-17-200-022-0000  
09-17-200-106-0000

## CITY OFFICIALS

### MAYOR

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY CLERK

MAYOR

### PLANNING AND ZONING BOARD

APPROVED BY THE PLANNING AND ZONING BOARD OF CITY OF DES PLAINES, ILLINOIS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN

### DIRECTOR OF FINANCE

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.

DATE: \_\_\_\_\_

DIRECTOR OF FINANCE

### DIRECTOR OF PUBLIC WORKS & ENGINEERING

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING OF THE CITY OF DES PLAINES, ILLINOIS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR OF PUBLIC WORKS AND ENGINEERING

### DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNERS:

REGISTERED PROFESSIONAL ENGINEER

NAME: \_\_\_\_\_  
FIRM: \_\_\_\_\_

NAME: JASON R. DOLAND  
FIRM: DOLAND ENGINEERING, LLC.

### OWNER LOT 1

\_\_\_\_\_, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER

### NOTARY PUBLIC

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### OWNER LOT 2

\_\_\_\_\_, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER

### NOTARY PUBLIC

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### OWNER LOT 3

\_\_\_\_\_, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER

### NOTARY PUBLIC

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

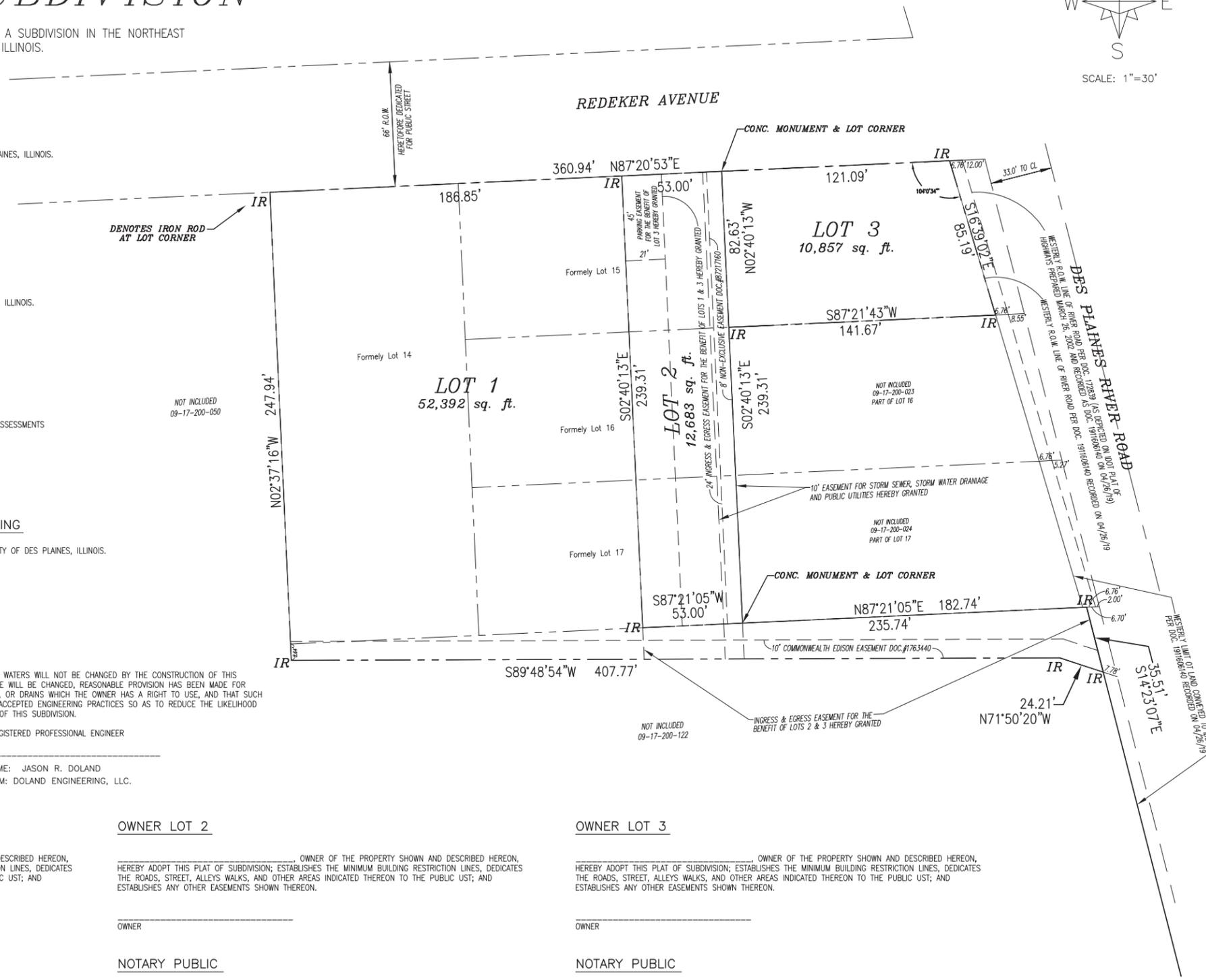
\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



JUNE 1, 2021  
APRIL 27, 2021  
DOLAND ENGINEERING, LLC  
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-  
334 E. COLFAX STREET, SUITE C,  
PALATKA, ILLINOIS 60067  
(847) 991-5088 (847) 934-3427-FAX



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: July 8, 2021

To: Michael G. Bartholomew, MCP, LEED AP, City Manager

From: John T. Carlisle, AICP, Economic Development Manager *JTC*  
Jonathan Stytz, Planner *JS*

Subject: **1050 East Oakton Street – Case #21-019-PPUD-TSUB-MAP-CU**  
Consideration of a Preliminary Planned Unit Development (PUD), Tentative Plat of Subdivision, Map Amendment, and Conditional Use for a PUD for a proposed a 125-unit attached single-family (townhouse) development in the current C-3 zoning district (proposed R-3 district).

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**Issue:** The petitioner is requesting the following under the Zoning Ordinance: (i) a Preliminary PUD under Section 12-3-5; (ii) a Map Amendment to rezone the subject property from C-3 General Commercial to R-3 Townhouse Residential under Section 12-3-7; and (iii) a Conditional Use for a PUD under Section 12-3-4 (to be approved with the consideration of the final plat). The petitioner also requests a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations. Finally, under Section 8-1-9 of the City Code, the petitioner will seek a Vacation of Public Streets to be approved by the City Council at the time of consideration of the Final Plats of PUD and Subdivision.

**Owner:** 1090-1100 Executive Way, LLC; Times Drive, LLC; Oakton Mannheim, LLC

**Petitioner:** Marc McLaughlin, M/I Homes of Chicago, LLC

**Case Number:** 21-019-PPUD-TSUB-MAP-CU

**PINs:** 09-20-316-020-0000; -021-0000; -023-0000; -024-0000; -025-0000; -026-0000; 09-20-321-005-0000; 09-20-322-001-0000

**Ward:** #5, Carla Brookman

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

**Existing and Historical Land Use:** Vacant; site formerly contained Grazie restaurant and banquet hall, which was demolished in 2013, as well as office buildings and surface parking

- Surrounding Zoning:** North: R-1, Single-Family Residential  
 South: C-3, General Commercial and C-4, Regional Shopping  
 East: C-3, General Commercial, and C-4 Regional Shopping  
 West: C-3, General Commercial
- Surrounding Land Use:** North: Single-family detached homes  
 South: Restaurants and retail goods  
 East: Services (Vision Care), restaurants, retail goods (Jewel-Osco grocer)  
 West: Post office
- Street Classification:** Oakton Street is classified as an arterial roadway. Times Drive and Executive Way are local roadways.
- Comprehensive Plan Illustration** The Comprehensive Plan illustrates this property as commercial.

**Preliminary Planned Unit Development (PUD)**

**Project Summary:** The petitioner is proposing a full redevelopment of 11.2 contiguous acres of vacant property at 1050 East Oakton Street, 1000-1100 Executive Way, and 1555 Times Drive. The proposal is for a residential-only development of 125 townhouses, tentatively branded as Halston Market. Seven townhouses would have two bedrooms, and 118 would have three bedrooms. The units would be horizontally connected to each other and spread across 23 separate buildings. Each building would be three stories with each unit having a ground-floor, two-car, rear-loaded garage (i.e. facing inward, not toward public streets or private drives). Walkways would connect unit front doors to public and private sidewalks. Each building will also have balconies and include landscaped grass front yards. However, the amount of private open space per unit is minimal, as the concept is built around shared open space. Centrally located on the site would be a landscaped common plaza of approximately 14,000 square feet with benches, plantings, walkways, and open green space. There is also a 10,605-square-foot common area oriented north-south between the buildings in the southwest portion. In the southeast portion, a stormwater detention area (“dry” basin, not a pond) of approximately 69,050-square feet (1.6 acres) is shown, with 21 adjacent surface parking spaces intended for visitors. Fifteen additional spaces intended for visitors are interspersed through the development for a total of 286, which would meet the parking minimum of Section 12-9-7.

The Building Design Review requirement under Section 12-3-11 would apply. In general, the applicant is proposing that for the elevations that would face public streets, the primary material is face brick on all three stories with projections of complementary vinyl. Elevations that would not face public streets contain face brick only on the ground floor, and where garage doors are shown, the brick is interrupted. See Exhibit A of the approving ordinance.

Considering the large scale of the redevelopment, the proposal is somewhat restrained in tree removal. According to the petitioner, healthy trees in the existing row at the north lot line will be preserved and augmented where necessary. These plantings along with existing and proposed fencing should serve as effective screening and separation between the development, the single-family residential neighborhood to the north, and the commercial development to the east. New plantings throughout the development appear to provide both functional and aesthetic benefits.

The petitioner is requesting the following exception under Section 12-3-5 from the regulations for the proposed R-3 district:

- **Minimum lot area:** Seventy-nine units are proposed with a lot area of 923 square feet, and 46 units are proposed at 1,038 square feet. The proposed lot area for each unit includes only the livable space inside the building and a small landscaped front yard. All other area in the development (e.g. open space, driveways, stormwater detention) is allocated not to dwelling units but instead to the development overall. The minimum lot area per dwelling unit requirement pursuant to Section 12-7-2(J) is 2,800 square feet.

In the version of plans recommended for approval by the Planning and Zoning Board (PZB), the northernmost row of buildings were set back 21 feet from the north lot line when a minimum of 25 feet is required, so the petitioner was requesting a rear-yard exception, as well. However, after listening to input at the public hearing, the petitioner revised the drawings to move these buildings to the south such that a rear-yard exception is no longer necessary.

Regarding streets and access, the petitioner proposes that most of the north-south portion of Executive Way – where it connects to Oakton and borders the post office – would remain a public street. However, at a point just south of the existing curve, the developer would construct a new east-west private drive and demolish the existing east-west segment of Executive Way. This would require a vacation of approximately 30,000 square feet. Similarly, a portion of Times Drive (approximately 7,700 square feet) would also be vacated and become private. Further discussion of street vacations is on Page 5.

The petitioner's traffic report discusses the parking and trip generation for the proposed townhouse development in more detail (Attachment 6). The final conclusion, expressed on the last page of the report (sans appendices), is that the existing roadway system can absorb the new traffic and activity created by the development. The Illinois Department of Transportation (IDOT), citing existing signalized intersections at Lee Street and Webster Lane (1,600 feet apart), does not support the creation of an additional signalized intersection at Oakton. Pedestrians would be required to use the sidewalk on the north side of Oakton before reaching a marked crossing, approximately 700-800 feet in each direction (three-to-five-minute walk for an able-bodied person). However, to accommodate walking to shopping, particularly for groceries at Jewel-Osco, a pedestrian opening is proposed at the east lot line, near the detention pond.

**Map Amendment & Conditional Use (with Final PUD Plat)**

**Request Summary:**

The petitioner has requested a map amendment to rezone the subject property from C-3 General Commercial to R-3 Townhouse Residential. Although the site is illustrated as commercial in the 2019 Comprehensive Plan, the 2009 Oakton-Elmhurst Plan sets forth a vision with residential occupying much of the site – albeit with some commercial fronting Oakton Street. Nonetheless, R-3 is present about 1,000 feet to the west and does directly border Oakton Street. In general, residential is necessary proximate to commercial areas to support their vitality, and while this project would front Oakton Street, it would not front Lee Street, thus preserving commercial use at the main intersection of the Oakton-Lee area. The creation of the Oakton-Lee TIF district, as well as the City’s vision to establish a Metra commuter train station at Oakton and the North Central Service line, calls for adding residential units in the vicinity and activating vacant sites. Additionally, any unsubsidized, market-driven development early in the life of the TIF is helpful to increase the assessed value and generate an increment to be used for future revitalization.

Other than the minimum-lot-area-per-unit exception as described on Page 3, the proposed development would meet all other R-3 bulk regulations as excerpted in this table:

**Bulk Regulations for R-3 Townhouse Residential**

<b>Yard</b>	<b>Required</b>	<b>Proposed</b>
Front Yard (South)	Min.: 25 Feet	25 Feet
Rear Yard (North) <sup>‡</sup>	Min.: 25 Feet, if Building Height < 35 feet	25 Feet
Side Yard (East)	Min: 5 Feet	22 Feet
Corner Side Yard (West)	Min: 10 Feet	21 feet
Building Height	Max: 45 Feet	Three stories (About 35 feet)

A conditional use is required in R-3 by virtue of the proposed PUD. Conditional uses for PUDs are approved at the time of final plat, but nonetheless, the request and requirement are listed here for the record.

**Tentative Plat of Subdivision**

**Request Summary:**

The petitioner is requesting a Tentative Plat of Subdivision to resubdivide the subject property. Under Section 13-3-1 the Subdivision Regulations require improvement of adjacent rights-of-way, which means, for example, that Executive Way next to the Post Office will receive new curb, gutter, and resurfacing. Further, under Section 13-4 the Subdivision Regulations require park land dedication and/or fee-in-lieu, although proposed private open space could provide a partial offset.

The existing property contains eight lots, which would be divided into lots for each individual townhouse unit (125), plus six lots for common areas, private drives, and the stormwater detention area for a total of 131. The new subdivision will encompass the entire 11.2-acres of the site. The petitioner's Tentative Plat shows that the size of each townhouse parcel will vary from 923 square feet in size for interior units to 1,038 square feet in size for end units. The Tentative Plat also shows the following existing easements: (i) a 13-foot Public Utility Easement and 20-foot building line on both sides of Executive Way throughout the development; (ii) a 13-foot Public Utility Easement and 20-foot building line on both sides of Times Drive throughout the development; (iii) a 20-foot building line along Oakton Street on the south side of the lot; (iv) a ten-foot electric and telephone easement and 24-foot ingress, egress, and driveway easement behind the commercial development on the south side of the lot; (v) a 23-foot public utility easement along the existing drive aisle east of the proposed detention area; (vi) a 15-foot public utility easement along the east property line of the development; and (vii) a five-foot public utility easement located along the north property line of the development. The proposed tentative plat illustrates vacations of portions of Executive Way and Times Drive with their respective easements.

#### **Vacation of Public Streets (with Final PUD and Subdivision Plats)**

#### **Request Summary:**

As described in the Project Summary on Pages 2-3, the applicant will seek vacations of public streets. The community will not be gated where public streets would transition into private drives. Furthermore, regarding Times Drive, the commercial property at the northeast corner of Times and Oakton relies on Times for access. It is recommended the City retain the southernmost approximately 110 linear feet, with a redevelopment agreement stating that townhouse owners will be responsible for maintenance of this segment. The City is in the process of appraising the right-of-way areas, and staff recommends that executing the agreement(s) and recording the corresponding plat is a condition for approval.

#### **Findings of Fact for the Requests**

As required by Section 12-3 of the Zoning Ordinance, the Planning and Zoning Board (PZB) reviewed the findings of fact for the requests. The full list of findings and comments are found in the draft minutes of the PZB meeting of June 22, 2021. An excerpt from the draft minutes is attached.

**PZB Review:** The PZB held a public hearing with due notice on June 22, 2021 to consider the proposed project and requests, and to vote on a recommendation to the City Council. Representatives for the petitioner presented the development and touted their experience as a nationwide and regional homebuilder. They highlighted images of proposed building and site design, and described the size and layout of the various townhouse units in the development. They covered various issues such as parking spaces, circulation, stormwater management, and open and recreational space, while emphasizing how they believe the development would align with a vision for Des Plaines overall and the Oakton-Lee area in the 2019 Comprehensive Plan. They argued the development would bolster the City's pursuit of a new Metra station at the intersection of Oakton Street and the Canadian National (CN) rail line (North Central Service).

PZB members asked about the number of stories in the proposed units and their floor plans; their estimated price points; the height of the proposed fence at the rear (north) lot line and all other planting and screening

methods; the location of the northernmost set of townhouse buildings and the stormwater detention basin; and the amount of fenestration on buildings in the northern part of the development. One member suggested the height of the rear fence be increased from the proposed eight (8) feet. Another member suggested the stormwater detention basin could be sited in the northern portion of the property, allowing some townhouse units to shift farther away from the lot line. A third member offered that the amount of fenestration and style of windows could be adjusted on the north facades of the buildings nearest to the north lot line to enhance privacy among residents. The petitioner responded that the townhouse would be two full stories and that M/I Homes is considering single-story townhouses in some of its other projects but not this one. They further responded that there are five different unit layouts and expected sale prices range from the high \$200,000s into the low \$300,000s. Regarding the siting of various buildings and stormwater detention, they stated the basin is sited at the low point of the site. They said they would review the building designs and consider a change in windows for the final submittal. Finally, a member asked Community and Economic Development (CED) staff when the traffic light at Lee Street and Forest Avenue would be installed. Staff responded by late summer 2021. Staff summarized their memorandum to the Board.

Six members of the public spoke. Five expressed concerns that the project has too many units that are generally too tall and too close to the single-family detached homes on Wicke Avenue. These members also expressed concern with anticipated traffic, disagreeing with the conclusions of the petitioner's traffic report. They expressed specific complaints about traffic at Maine West High School as well as in the vicinity of Lee and Forest. They stated pedestrian-safety concerns about crossing Oakton Street. Overall, they expressed a preference for single-family detached homes instead of townhouses. One member of public asked whether eminent domain was being used for the project (CED staff replied that it is not) and then added that a 16-foot tall fence should be at the north lot line instead of the proposed 8-foot-tall fence. The Acting Chairman gave the petitioner an opportunity to respond to concerns. The petitioner responded by pointing to traffic study conclusions. They emphasized they would be retaining many healthy mature trees, particularly at the north lot line where screening is important between the single-family neighborhood and the proposed development. They reviewed their overall planting plan and explained how they believe their site and building design is not intrusive in the north end of the development. Members of the public asked about the timeline of public meetings, approvals, and construction. The Acting Chairman, petitioner, and CED staff explained the process. If the requests obtain final approvals, the petitioner would aim to begin construction in Spring 2022.

**Recommendation and Conditions:** The PZB recommended (4-0) that the City Council approve the requests with conditions. Similarly, staff recommends approval of the requests via Ordinance Z-40-21, which approves a Preliminary Planned Unit Development, Tentative Plat of Subdivision, and Map Amendment from C-3 to R-3, subject to:

1. The Petitioner must prepare and submit to the City: (i) a Final Plat of PUD for the Subject Property that meets all the requirements of Section 12-3-5 and Section 12-14-5 of the Zoning Ordinance; and (ii) a Final Plat of Subdivision for the Subject Property; that meets all the requirements of the Subdivision Regulations.
2. A development agreement between the Petitioner and the City and a plat of vacation, in forms acceptable to the City's General Counsel, must be submitted for approval by the City Council concurrently with the approval of the Final Plat of PUD and Final Plat of Subdivision. The Preliminary Plat of PUD and the Tentative Plat of Subdivision should be revised, if necessary, to reflect the final agreed-upon vacations. The Development Agreement and the Plat of Vacations must be recorded concurrently with the Ordinance approving the Final Plat of PUD and Final Plat of Subdivision.
3. All governing documents for the Proposed Development including covenants, conditions, and restrictions, or operating reciprocal easement agreements must be submitted to and approved by the City's General Counsel prior to the recording of any Final Plat of PUD or Final Plat of Subdivision.

4. The Petitioner must obtain approval of its final engineering plans for the Subject Property from the City of Des Plaines Public Works and Engineering Department.
5. The final plans submitted with the Final Plat of PUD shall be in substantial compliance with the Preliminary Plat of PUD.

**Attachments**

Attachment 1: Project Narrative

Attachment 2: Petitioner’s Responses to Standards

Attachment 3: Location Map

Attachment 4: ALTA Survey

Attachment 5: Site and Landscape Plan

Attachment 6: Traffic Report<sup>1</sup>

Attachment 7: Site Photos

Attachment 8: Acting Chairman Saletnik Letter from the PZB to the Mayor and City Council

Attachment 9: Excerpt from Draft Minutes of the June 22, 2021 PZB Meeting

**Ordinance Z-40-21**

Exhibit A: Tentative Plat of Subdivision

Exhibit B: Preliminary PUD Plat, including Building Elevations, Floor Plans, and Site Improvement Plans<sup>2</sup>

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<sup>1</sup> Without appendices. Full report available upon request to City staff.

<sup>2</sup> Overall drawings only. Full drawings are on file with the City and available upon request.

**M/I Homes  
Halston Market  
Redevelopment of +/- 11 Acres at Northeast Corner of Executive Way and Oakton Street,  
Des Plaines, Illinois**

**Project Narrative**

Applicant, M/I Homes of Chicago, LLC, requests consideration and approval of a Map Amendment and a Conditional Use Permit for a Planned Unit Development in the R-3 zoning district for the property consisting of approximately 11 acres located at the northeast corner of Executive Way and Oakton Street in Des Plaines, Illinois (the “Property”).

Applicant proposes a new 125-unit townhome residential development on the Property with associated amenities and open spaces (the “Project”). The Project will involve the construction of 23 new residential townhome buildings on the Property. Each will be a three-story building containing two-car rear-loaded garages. Each building will also have balconies and will include tastefully landscaped grass front yards. The Project will include substantial open spaces for recreation as well as for stormwater management.

The Property is currently zoned C-3 General Commercial. Applicant requests consideration and approval of a Map Amendment to modify the zoning of the Property to R-3 Townhouse Residential. Applicant also requests consideration and approval of a Conditional Use Permit for a Planned Unit Development to reflect the creative design and the future ownership structure of the Halston Market community. This development would not be possible under the strict application of the Zoning Ordinance. As a PUD, the Project will provide maximum choice in the types of environment available to the public, as recommended in the Zoning Ordinance, with efficient and prudent planning of both residential and recreational spaces.

The Property is bounded by R-1 Single Family Residential to the north, C-3 General Commercial to the west, south and east, and C-4 Regional Shopping to the east. The construction of townhomes on the Property will serve as a logical transition from the single family homes north of the Property to the commercial areas south and east of the Property.

The Project will achieve the City’s goals relative to the beautification, redevelopment and improvement of an underutilized property along the Oakton Street corridor. The Comprehensive Plan specifically recommends the revitalization of the Oakton Street corridor to address vacancies, to beautify property having an outdated appearance and to attend to property with otherwise limited redevelopment potential. The Property consists of several parcels, all of which are currently vacant, having previously been improved with surface parking lots and office buildings that have been razed. The Project will eliminate these unsightly vacant parcels of land, will modernize and enhance the portion of Oakton Street adjacent to the Property with modern townhomes and landscaping, and will generally improve and revitalize a long-underutilized portion of the City’s Oakton Street corridor.

This Project will appeal to current and future Des Plaines residents at all life stages, from millennials to empty nesters. New townhome developments, such as this Project, are a desirable housing alternative that is encouraged by the Comprehensive Plan. The Project will provide moderate density multi-family housing, which will strengthen the residential base of the City, create a safe and pleasant pedestrian environment and promote the adaptive reuse of underutilized land.

**Halston Market  
Des Plaines, Illinois**

**Responses to Standards for Map Amendments**

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

The Map Amendment rezoning the Property as R-3 PUD will serve to allow the type of development needed to achieve the City's goals set forth in the Comprehensive Plan. The Project will achieve the City's goals relative to the beautification, redevelopment and improvement of an underutilized property along the Oakton Street corridor. The Property consists of several parcels which Applicant has assembled, of which Applicant is the contract purchaser, and which qualify for consideration as a Planned Unit Development under the Zoning Code and Comprehensive Plan. The Property is currently vacant, having previously been improved with surface parking lots and office buildings that have been razed. The Comprehensive Plan recommends the revitalization of the Oakton Street corridor to address vacancies, to beautify property with outdated appearance and to attend to property with otherwise limited redevelopment potential. This Project will eliminate vacancies, will modernize and beautify the portion of Oakton Street adjacent to the Property and will redevelop and revitalize a long-underutilized parcel of land. The construction of townhomes on the Property further serves as a logical transition from the single family homes north of the Property to the commercial areas south and east of this parcel. In addition, Section 3.2.1 of the City's Comprehensive Plan states that multifamily development could be appropriate along the Oakton Street corridor and that new development should front Oakton Street with parking located in the rear where possible. This Project satisfies each of the foregoing objectives.

The Project will also achieve many of the City's objectives for housing as described in the Comprehensive Plan. The Comprehensive Plan recognizes that aging residents prefer smaller, multifamily units to continue an independent lifestyle while minimizing the obligations associated with owning larger properties, and that many millennials prefer compact housing units in higher density areas with proximity to transportation, employment centers and amenities. This Project will help retain existing residents while attracting new residents at various stages in their lives as recommended by the Comprehensive Plan.

The Comprehensive Plan specifically identifies new townhome developments, such as this Project, as a desirable housing alternative that is to be encouraged. The Project will provide moderate density multi-family housing, which will strengthen the residential base of the City, create a quality pedestrian environment and promote quality development.

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

The Map Amendment is compatible with current conditions. The Property is bounded by R-1 Single Family Residential to the north, C-3 General Commercial to the west, south and east, and C-4 Regional Shopping to the east. The R-3 zoning district is a logical and sensible transition from less dense single family uses to more intensive commercial uses.

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

All public facilities and services are readily available and will be provided to residents of the Project. The Project will include all necessary infrastructure in order that it may be served by public facilities and services. The Project has been designed to provide all necessary utilities, roadway access, drainage and refuse disposal to residents. Applicant will be responsible for the payment of impact fees to the local school district and park district as required by the Zoning Ordinance in order that residents will be able to benefit from the location of the Project within such districts.

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

There will be no adverse effect on property values in the jurisdiction as a result of the Map Amendment. Rather, property values are likely to increase as a result of their proximity to the adaptive reuse of this formerly underutilized and unsightly property. The redevelopment of the Property with quality modern townhomes and abundant landscaping will have a positive impact on the viewsheds in the community and on property values in the surrounding neighborhood as a whole due to the replacement of the former commercial buildings and surface parking lots with contemporary townhomes and landscaping.

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

The Map Amendment reflects the highest standards of sustainable development and smart growth. Not only does the use of the Property as a residential townhome development serve as a prudent use of this vacant parcel, it also satisfies the objectives of the City's Comprehensive Plan as noted in the response to standard (1) above.

**Halston Market  
Des Plaines, Illinois**

**Responses to Standards for Conditional Use Permit pursuant to Section 12-3-4(E) of the Zoning Ordinance**

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

A planned development is a conditional use established within the R-3 Townhouse Residential District as set forth in Section 12-7-2 of the Zoning Ordinance.

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

The Project conforms with the recommendations of the Comprehensive Plan. The Project will achieve the City's goals relative to the beautification, redevelopment and improvement of an underutilized property along the Oakton Street corridor. The Property consists of several parcels which Applicant has assembled, of which Applicant is the contract purchaser, and which qualify for consideration as a Planned Unit Development under the Zoning Code and Comprehensive Plan. The Property is currently vacant, having previously been improved with surface parking lots and office buildings that have been razed. The Comprehensive Plan recommends the revitalization of the Oakton Street corridor to address vacancies, to beautify property with outdated appearance and to attend to property with otherwise limited redevelopment potential. This Project will eliminate vacancies, will modernize and beautify the portion of Oakton Street adjacent to the Property and will redevelop and revitalize a long-underutilized parcel of land. The construction of townhomes on the Property further serves as a logical transition from the single family homes north of the Property to the commercial areas south and east of this parcel. In addition, Section 3.2.1 of the City's Comprehensive Plan states that multifamily development could be appropriate along the Oakton Street corridor and that new development should front Oakton Street with parking located in the rear where possible. This Project satisfies each of the foregoing objectives.

The Project will also achieve many of the City's objectives for housing as described in the Comprehensive Plan. The Comprehensive Plan recognizes that aging residents prefer smaller, multifamily units to continue an independent lifestyle while minimizing the obligations associated with owning larger properties, and that many millennials prefer compact housing units in higher density areas with proximity to transportation, employment centers and amenities. This Project will help retain existing residents while attracting new residents at various stages in their lives as recommended by the Comprehensive Plan.

The Comprehensive Plan specifically identifies new townhome developments, such as this Project, as a desirable housing alternative that is to be encouraged. The Project will provide moderate density multi-family housing, which will strengthen the residential base of the City, create a quality pedestrian environment and promote quality development.

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

The Project has been designed and will be constructed, operated and maintained in a manner that is harmonious and appropriate with existing properties in the general vicinity, and specifically, will

be harmonious and appropriate with the intended character of the vicinity as described in the Comprehensive Plan. Please see response to CUP standard (2) above.

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

The Project poses no hazards, will not create unpleasant sights, sounds or smells and will not disturb existing neighboring 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,

The Project will include all necessary infrastructure in order that it may be served by public facilities and services. The Project has been designed to provide all necessary utilities, roadway access, drainage and refuse disposal to residents. Applicant will be responsible for the payment of impact fees to the local school district and park district as required by the Zoning Ordinance.

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.

Applicant will be solely responsible for the expense of public facilities associated with the Project. The Project will have a positive impact on the economic welfare of the community by providing additional property tax revenues and a broader consumer base for local businesses.

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

The Project will not involve any of the foregoing.

8. The proposed conditional use provides vehicular access to the property which will be designed so as not to create an interference with traffic on surrounding public thoroughfares.

The Project will provide vehicular access via Executive Way and Times Drive (each of which will be renamed). The volume of traffic entering and exiting the Property will be low and will not create substantial interference with traffic on Oakton Street or other public thoroughfares.

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

There are no natural, scenic or historic features on the Property that will be destroyed, lost or damaged as a result of the Project.

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

The Project will comply with the Zoning Ordinance in all respects, as modified pursuant to the proposed Planned Unit Development.

**Halston Market  
Des Plaines, Illinois**

**Responses to Standards for Planned Unit Development**

a. The proposed Halston Market redevelopment is consistent with the stated purpose of the planned unit development regulations set forth in Zoning Ordinance Section 12-3-5(A). Specifically, subsection A states that planned unit developments may be permitted in order to provide:

i. A maximum choice in the types of environment 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 Project will provide additional choices in the types of residences available to prospective residents of the City by delivering quality alternatives to single-family housing and rental housing for individuals and families at all stages of their lives.

ii. Permanent preservation of common open space and recreation areas and facilities.

The Project will deliver common open space throughout the Property including grassy areas, landscaped areas and sidewalks for pedestrian use.

iii. A pattern of development to preserve natural vegetation, topographic and geologic features.

The Property currently consists of surface parking lots and former building sites. The landscaping to be installed at the Project will be new and of excellent quality with an eye to longevity. Topographic and geologic features will not be substantially impacted other than typical mass grading.

iv. 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.

The Project involves a creative and adaptive reuse of a former commercial parcel that currently lies vacant with only surface parking lots. The design maximizes the architectural interest of the Project by ensuring that the front of the townhomes is outward-facing and street-facing. The design incorporates green space, significant landscaping and walking paths and will be a radical improvement over the mass of paved areas that currently occupies the site.

v. An efficient use of the land resulting in more economic networks of utilities, streets and other facilities.

The Project will function as an efficient use of the 11 acres of land with a well-designed layout of homes, streets and green spaces. Residents will enjoy easy access to modern homes combined with vastly improved green spaces and landscaped areas.

vi. A land use which promotes the public health, safety and general welfare.

The use of the Property as a residential townhome development will promote the public health, safety and welfare by providing safe, quality housing at a price point that is appealing to a wide

variety of Des Plaines residents. The Project will provide low maintenance housing for residents who wish to age in place in Des Plaines without the burden of single family homeownership and will provide an entry into real estate ownership for younger buyers.

b. The Project meets the requirements and standards of the planned unit development regulations, with the proposed modifications set forth in this application. Specifically:

i. Bulk exceptions:

In accordance with Section 12-3-5(C) of the Zoning Ordinance, Applicant is requesting exceptions to the bulk regulations for the R-3 zoning district. Specifically, Applicant proposes that the townhome units will be individually platted with zero setbacks around the sides of each such platted lot. All areas around the townhome buildings will constitute common area outlots that will be subject to maintenance by the townhome owners' association. In order to provide this low-maintenance lifestyle for homeowners, and because the units are attached, it is not possible or necessary within this development to have lot widths beyond the exterior walls of the units. Zero setbacks and lot widths also ensure that the Association will have full responsibility for exterior home and lot maintenance, thereby assuring consistency and quality.

ii. Perimeter yards:

Please see response to PUD standard (b)(i) above.

iii. Compatibility:

The Project will not have a detrimental influence upon surrounding properties. Rather, it will improve the condition of the overall community and will have a positive impact on the Oakton Street corridor and the greater neighborhood.

iv. Parking:

The Project meets Zoning Code requirements for the R-3 zoning district by providing two parking spaces per dwelling unit plus one guest space for every four dwelling units.

v. Traffic:

The Project has been designed to provide for safe ingress and egress from the community and from the homes within the community. The project has been sensibly designed to minimize traffic congestion in the public streets by providing for two points of ingress and egress.

vi. General design: The PUD shall not be designed as to be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The use of the Property as a residential townhome development will promote the public health, safety and welfare by providing safe, quality housing at a price point that is appealing to a wide variety of Des Plaines residents. The Project will provide low maintenance housing for residents who wish to age in place in Des Plaines without the burden of single family homeownership and will provide an entry into real estate ownership for younger buyers. The project has been designed to offer modern architectural with spacious and extremely functional interiors, enhanced landscaping and abundant open space.

c. The extent to which the proposed plan departs from the 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.

Please see responses to PUD standard (b) above. The departures from R-3 regulations contribute to both the design of the community and the townhome ownership structure. The townhome owners will own their individually platted residence, and all areas outside of their residence will be common area outlots that are to be maintained by the townhome owner's association. This structure is in the best interest of the residents of the community because it eliminates the burden of maintenance for residents who either lack time or ability to maintain these areas.

d. The extent to which the physical design of the proposed plan does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open space, and further the amenities of light and air, recreation and visual enjoyment.

The Project provides for all necessary public services, from utilities to traffic. The project includes all infrastructure required to provide utilities and services to residents. Each unit will have access to common open space and will enjoy abundant light and air. The Project has been designed for residents to enjoy outdoor recreation both on the many interconnected sidewalks within the community and in the greater vicinity, as well as within the outlots. The Project will provide visual enjoyment both via the architectural interest of the townhomes and the abundant landscaping.

e. The extent to which the relationship and compatibility of the proposed plan is beneficial or adverse to adjacent properties and neighborhood.

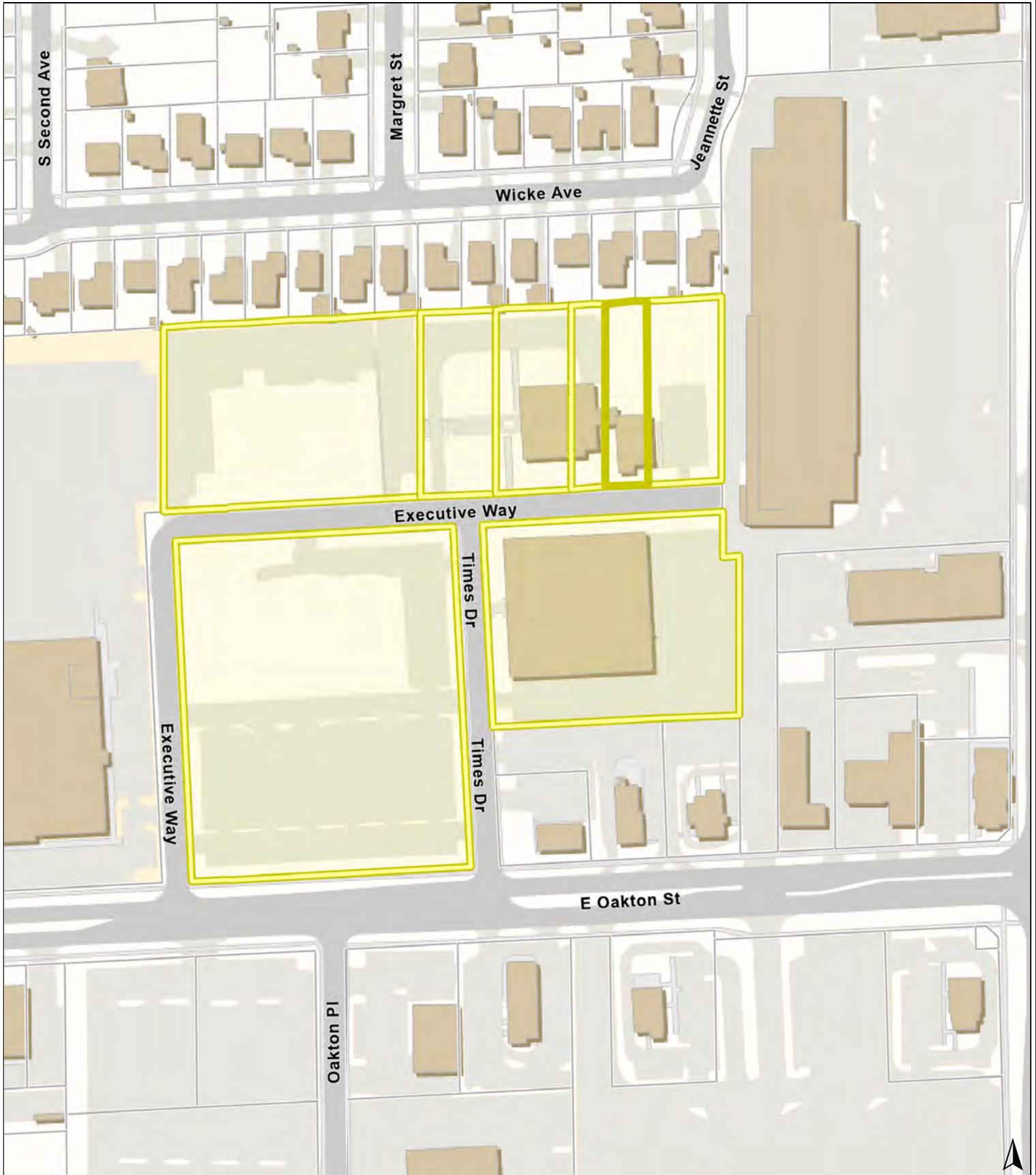
The Project will be tremendously beneficial to adjacent properties and the neighborhood. The Property is currently underutilized and is an eyesore. The redevelopment of the Property with quality modern townhomes and abundant landscaping will have a positive impact on the viewsheds in the community and on property values in the surrounding neighborhood as a whole due to the replacement of the former commercial buildings and surface parking lots with contemporary townhomes and landscaping.

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

The Project will vastly improve the physical condition of the Property, which will have a corresponding positive impact on the entire community. As noted above, the property tax base will increase as a result of having additional homes in the community, and the new residents will provide an additional consumer base for local businesses. In combination, these factors will have a positive economic impact on the community.

g. The extent to which the proposed plan is not in conformity with the recommendations of the comprehensive plan.

Please see response to CUP standard (2) above.

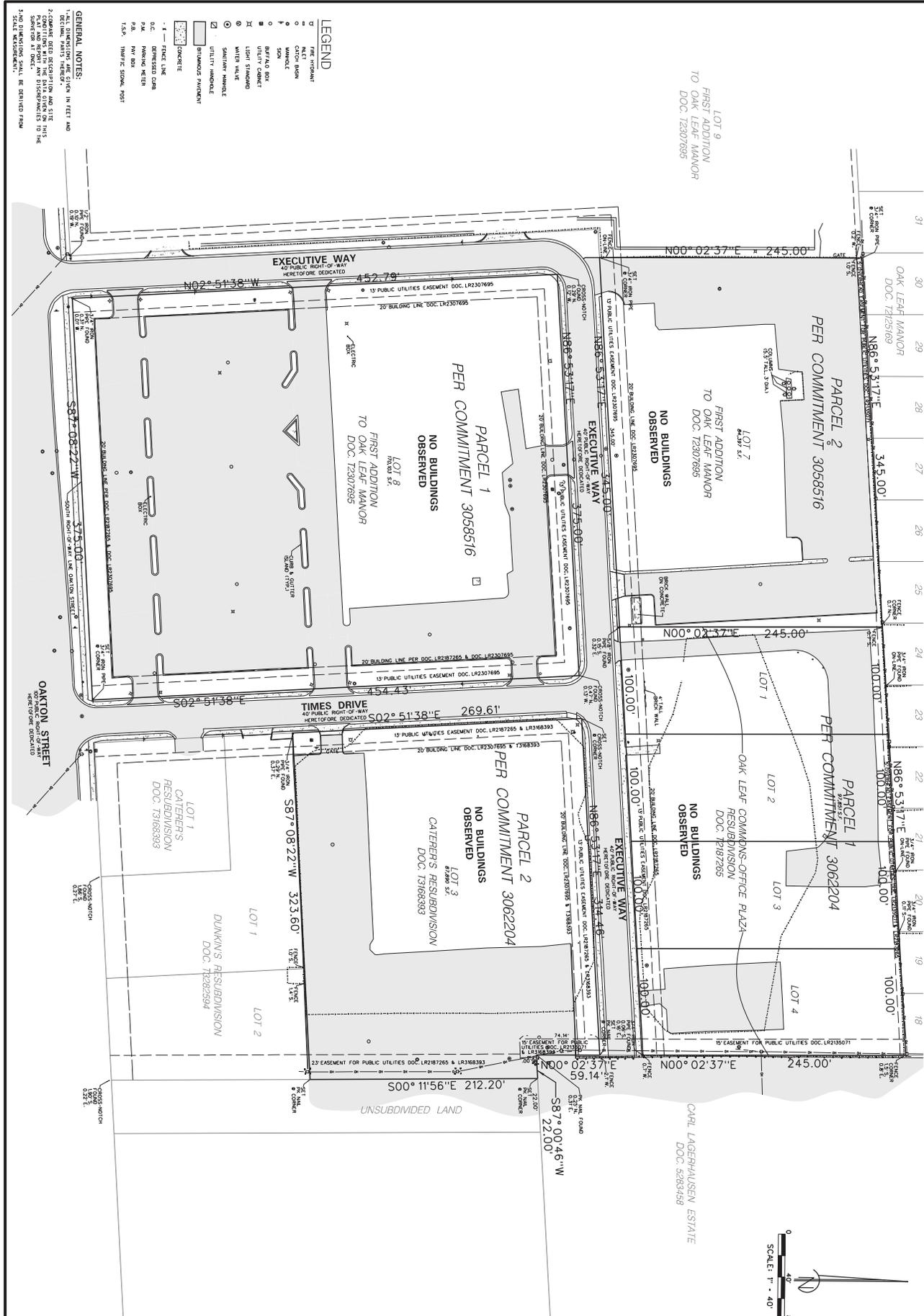


Print Date: 6/14/2021

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.





	<b>Thomson Surveying Ltd.</b> 9575 W. Higgins Road, Suite 850 Rosemont, IL 60018 TEL#847318-9790 FAX#847318-9792 wls@thomsonst.com	CLIENT: <b>MM HOMES OF CHICAGO, LLC</b> <b>400 E. DIEHL ROAD, SUITE 230</b> <b>NAPERVILLE, ILLINOIS</b> <b>60563</b>	DSNL DWL W.L CHKD. DMS SCALED 1" = 40' DATE: 10-28-20	TITLE: <b>A.L.T.A./N.S.P.S. LAND</b> <b>TITLE SURVEY</b> <b>DES PLAINES, ILLINOIS</b>	PROJECT NO. 5538 SHEET 1 OF X DRAWING NO. 5538.PLDGN
			NO. DATE NATURE OF REVISION CHKD.		



**SITE DATA**

LAND USE	UNITS	AREA
REAR-LOAD TOWNHOME	125	9.9
DETENTION	-	1.1
<b>TOTAL</b>	<b>125</b>	<b>±11.0 AC.</b>

**PARKING REQUIRED**

2 SPACES PER UNIT	250
COMMON GUEST SPACES (1 STALL PER 4 UNITS)	32

TOTAL REQUIRED 282

**PROVIDED**

GARAGE SPACES	250
DRIVEWAY SPACES	250
COMMON GUEST SPACES	34

TOTAL **Attachment 5** 534

**SITE PLAN ILLUSTRATIVE**  
**DES PLAINES, ILLINOIS**  
 7/6/2021

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**M/I HOMES**



**GARY R. WEBER ASSOCIATES, INC.**

LAND PLANNING  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187  
 PHONE: 630-668-7197

# Preliminary Landscape Plan

# HALSTON MARKET

Des Plaines, Illinois

July 1, 2021

## CONSULTANTS:



LANDSCAPE ARCHITECT:  
**GARY R. WEBER ASSOCIATES, INC**  
 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187



CIVIL ENGINEER:  
**CAGE CIVIL ENGINEERING**  
 3110 WOODCREEK DRIVE  
 DOWNERS GROVE, ILLINOIS 60515



LOCATION MAP

SCALE: 1"=150'

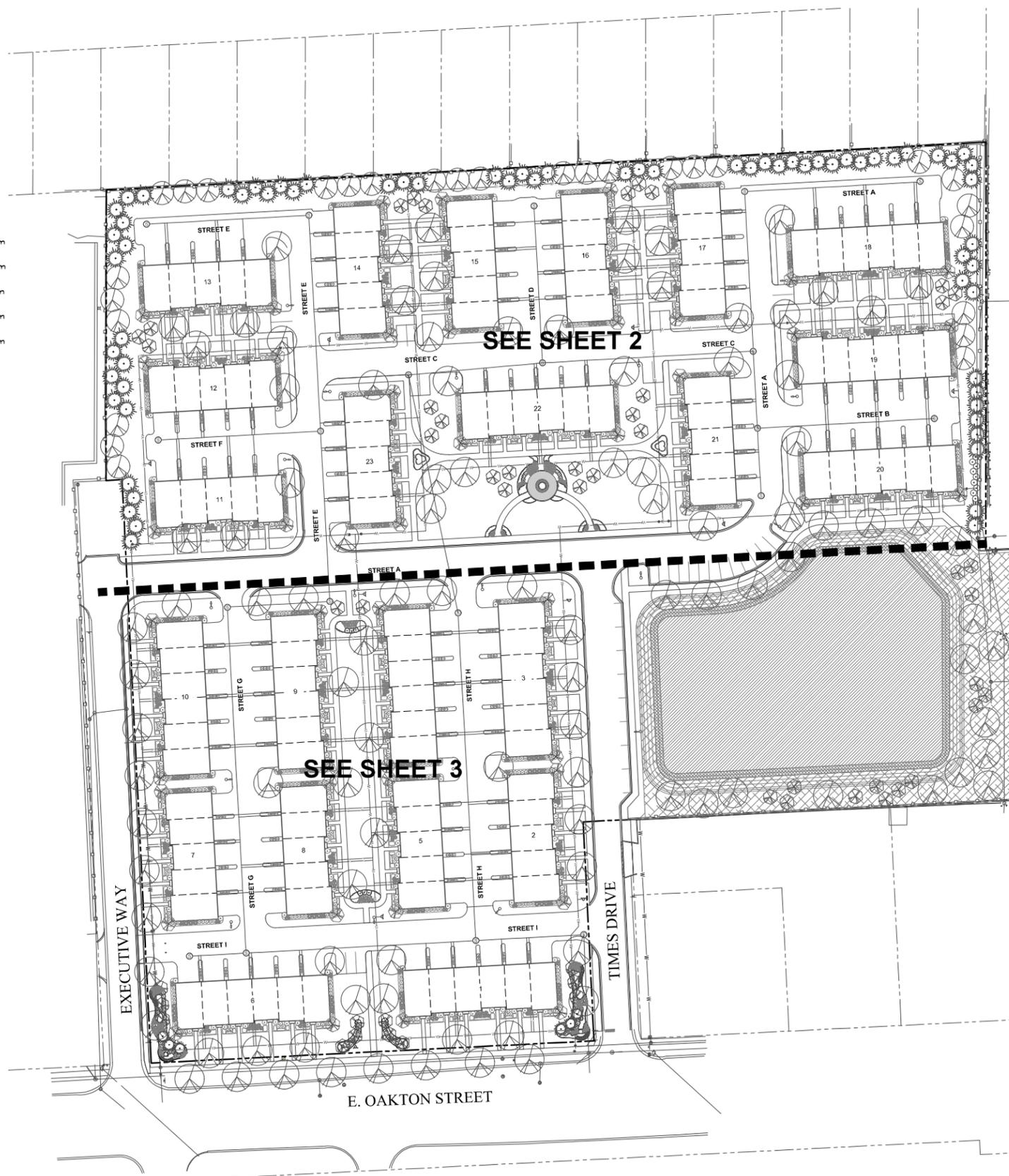
## INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	TYPICAL FOUNDATION LANDSCAPE PLANS
5	MONUMENT DETAILS
6	TREE REMOVAL PLAN
7	LANDSCAPE SPECIFICATIONS

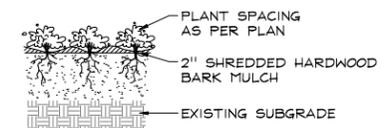


# REPRESENTATIVE PLANT LIST

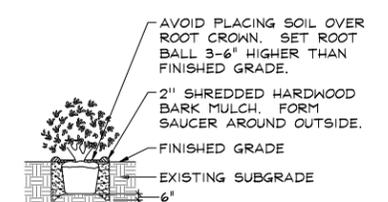
Key	Botanical/Common Name	Size	Remarks
	<b>SHADE TREES</b>		
	<i>Acer x freemanii</i> AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	<i>Celtis occidentalis</i> COMMON HACKBERRY	2 1/2" Cal.	
	<i>Gleditsia triacanthos inermis</i> 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	<i>Quercus bicolor</i> SWAMP WHITE OAK	2 1/2" Cal.	
	<i>Tilia americana</i> 'McSentry' SENTRY AMERICAN LINDEN	2 1/2" Cal.	
	<i>Ulmus carpinifolia</i> 'Regal' REGAL SMOOTHLEAF ELM	2 1/2" Cal.	
	<b>ORNAMENTAL TREES</b>		
	<i>Amelanchier grandiflora</i> APPLE SERVICEBERRY	6' Tall	Multi-stem
	<i>Betula nigra</i> RIVER BIRCH	6' Tall	Multi-stem
	<i>Cornus mas</i> CORNELIANCHERRY DOGWOOD	6' Tall	Multi-stem
	<i>Crataegus crus-galli inermis</i> THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-stem
	<i>Malus 'Prairifire'</i> PRAIRIFIRE CRABAPPLE	6' Tall	Multi-stem
	<b>EVERGREEN TREES</b>		
	<i>Abies concolor</i> WHITE FIR	6' Tall	
	<i>Picea glauca</i> 'Densata' BLACK HILLS SPRUCE	6' Tall	
	<i>Picea pungens</i> GREEN COLORADO SPRUCE	6' Tall	
	<i>Thuja occidentalis</i> 'Techny' MISSION ARBORVITAE	6' Tall	
	<b>DECIDUOUS SHRUBS</b>		
	<i>Cornus sericea</i> 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	<i>Cotoneaster acutifolia</i> PEKING COTONEASTER	36" Tall	4' O.C.
	<i>Spiraea betulifolia</i> 'Ter' BIRCHLEAF SPIREA	24" Tall	3' O.C.
	<i>Syringa meyeri</i> 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	<i>Viburnum dentatum</i> ARROWWOOD VIBURNUM	36" Tall	5' O.C.
	<i>Viburnum trilobum</i> 'Hah's' HAH'S CRANBERRYBUSH VIBURNUM	36" Tall	4' O.C.
	<b>EVERGREEN SHRUBS</b>		
	<i>Juniperus chinensis</i> v. 'sargentii' 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
	<i>Juniperus chinensis</i> 'Sea Green' SEA GREEN JUNIPER	24" Wide	4' O.C.
	<i>Juniperus chinensis</i> 'Kallaya Compact' KALLAYA COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	<i>Taxus x media</i> 'Densiflora' DENSE YEW	24" Wide	4' O.C.
	<b>PERENNIALS AND ORNAMENTAL GRASSES</b>		
	<i>Coreopsis verticillata</i> 'Zagreb' ZAGREB COREOPSIS	#1	18" O.C.
	<i>Hosta sieboldiana</i> 'Frances Williams' FRANCES WILLIAMS' HOSTA	#1	24" O.C.
	<i>Hemerocallis</i> 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	<i>Liatris spicata</i> 'Kobold' BLAZING STAR	#1	18" O.C.
	<i>Pennisetum alopecuroides</i> 'Hornet' DWARF FOUNTAIN GRASS	#2	24" O.C.
	<i>Rudbeckia fulgida</i> 'Goldsturm' BLACK-EYED SUSAN	#1	18" O.C.
	<i>Salvia nemorosa</i> 'East Friesland' EAST FRIESLAND SALVIA	#1	18" O.C.
	<i>Sporobolus heterolepis</i> PRAIRIE DROPSIDE	#1	18" O.C.
	<b>GROUNDCOVERS</b>		
	<i>Euonymus fortunei</i> var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.
	<i>Vinca minor</i> 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



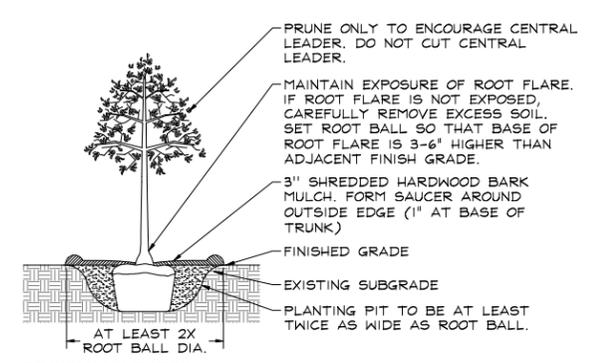
## PLANTING DETAILS



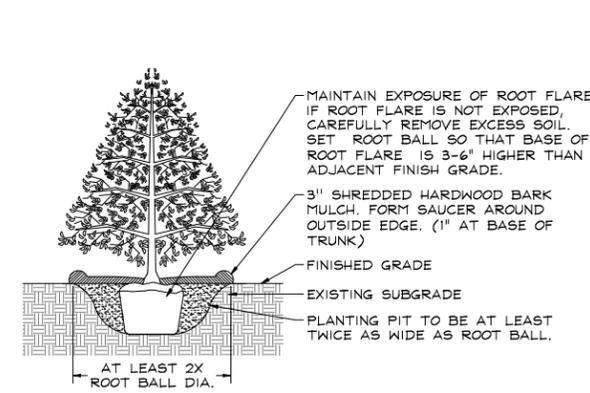
## PERENNIALS AND GROUNDCOVERS



## DECIDUOUS AND EVERGREEN SHRUBS



## DECIDUOUS TREES



## EVERGREEN TREES

## GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



**GRWA**  
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 LANDSCAPE ARCHITECTURE  
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 WHEATON, ILLINOIS 60187  
 PHONE: 630-668-7197

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**CAGE CIVIL ENGINEERING**  
 3110 WOODCREEK DRIVE  
 DOWNERS GROVE, IL 60515

**HALSTON MARKET**  
 DES PLAINES, ILLINOIS  
**OVERALL LANDSCAPE PLAN**

01	07.01.2021
REVISIONS	

DATE	5.21.2021
PROJECT NO.	MZ0179
DRAWN	JLT
CHECKED	MGM
SHEET NO.	

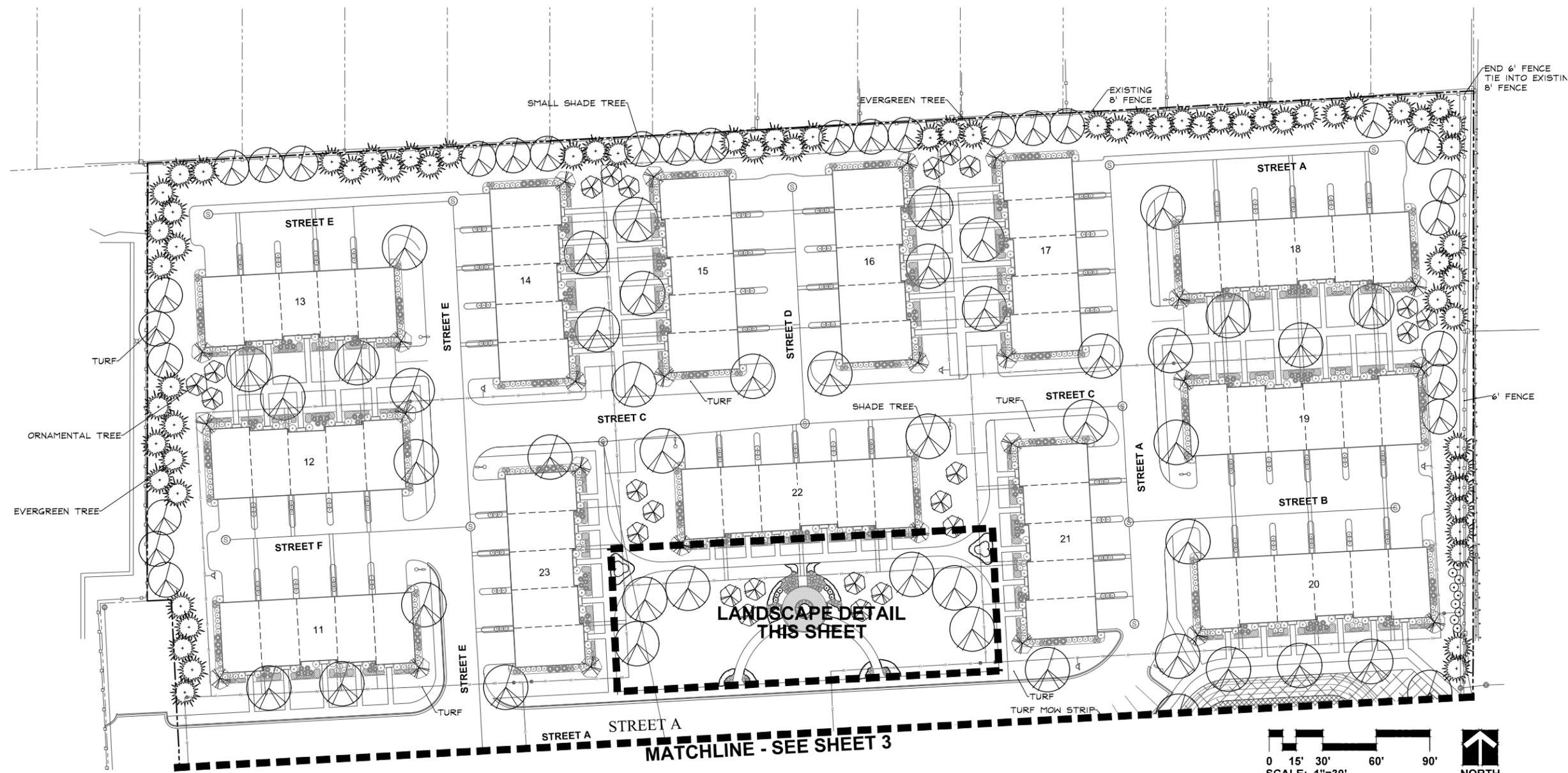




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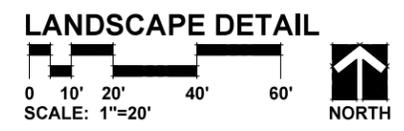
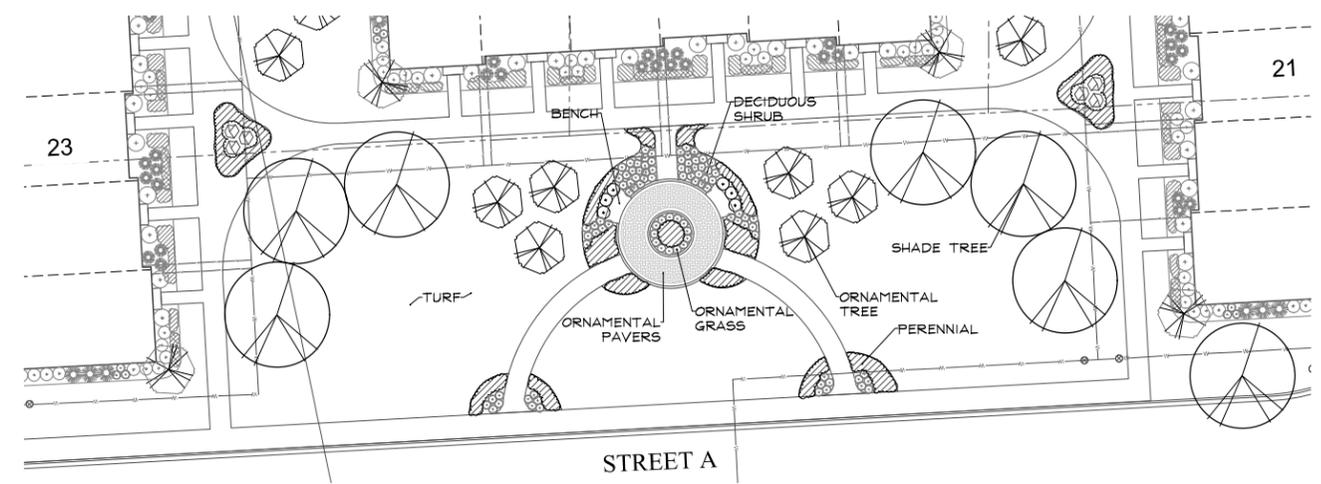
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**HALSTON MARKET**  
 DES PLAINES, ILLINOIS  
**LANDSCAPE PLAN**



**NATIVE AREA LEGEND**

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX



01 07.01.2021  
 REVISIONS

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 PROJECT NO. M20179  
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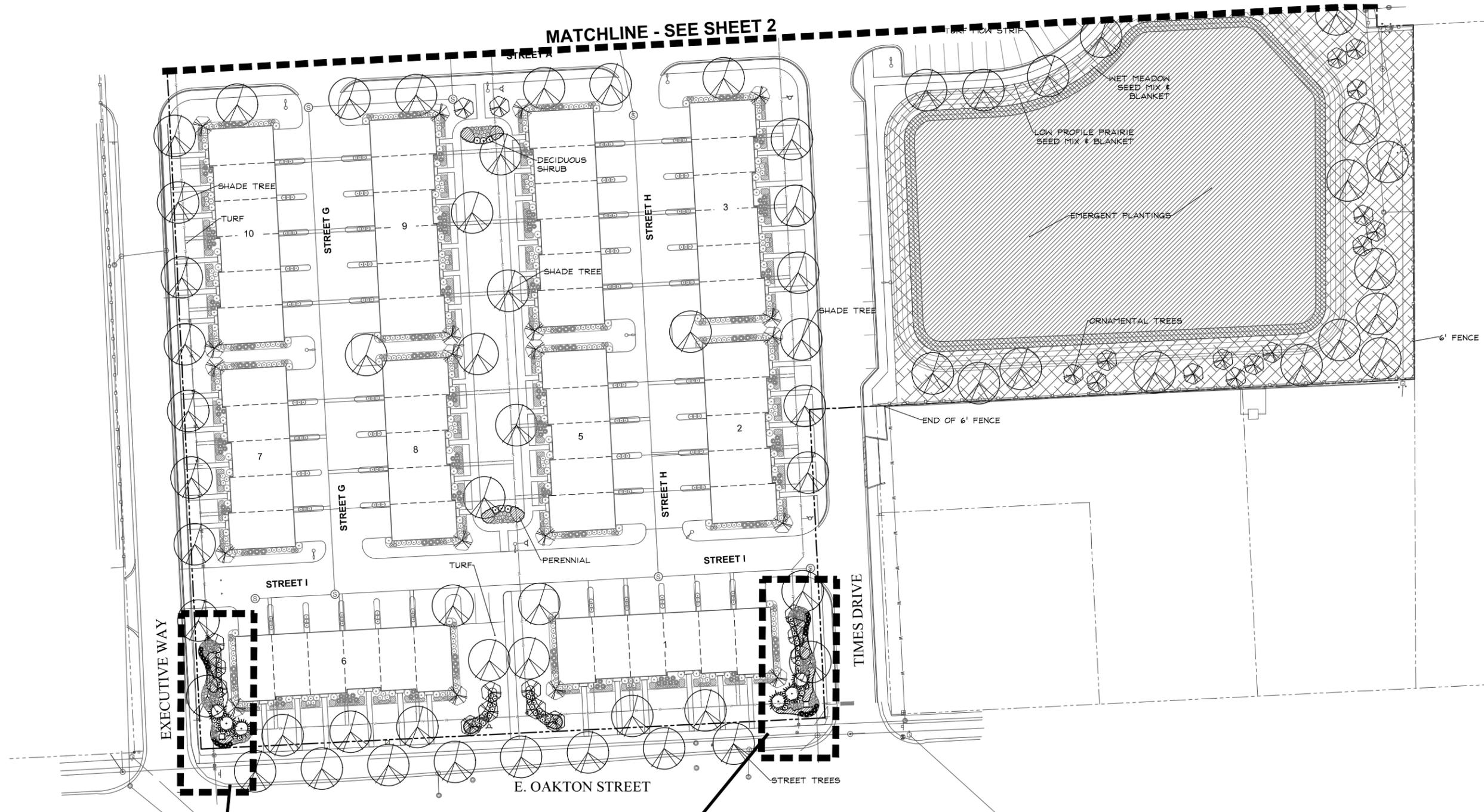




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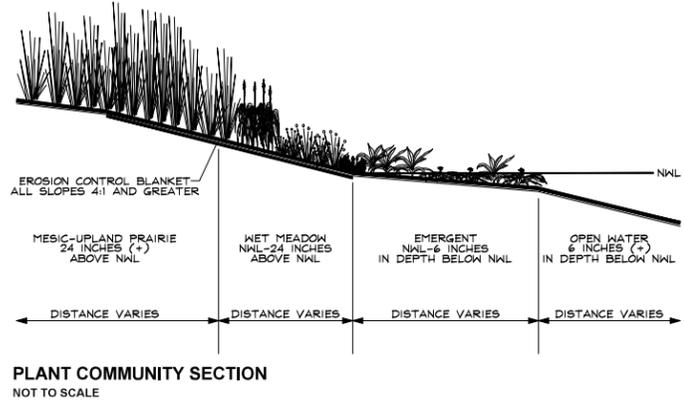
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**CAGE CIVIL ENGINEERING**  
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**HALSTON MARKET**  
 DES PLAINES, ILLINOIS  
**LANDSCAPE PLAN**



WEST PIER MONUMENT SEE  
 DETAIL SHEET 5

EAST PIER MONUMENT SEE  
 DETAIL SHEET 5



**NATIVE AREA LEGEND**

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX

01 07.01.2021  
 REVISIONS

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 SHEET NO.



**3 OF 7**



**GARY R. WEBER ASSOCIATES, INC.**  
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**HALSTON MARKET**  
 DES PLAINES, ILLINOIS  
 TYPICAL FOUNDATION LANDSCAPE PLANS

01 07.01.2021  
 REVISIONS

DATE 5.21.2021  
 PROJECT NO. M20179  
 DRAWN JLT  
 CHECKED MGM  
 SHEET NO.

**4 OF 7**



**5 UNIT FOUNDATION PLAN (SOUTH/WEST FACING) PLANT LIST**

Botanical/Common Name	Size	Remarks
<b>ORNAMENTAL TREES</b>		
Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump form
Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump form
<b>DECIDUOUS SHRUBS</b>		
Foraythia x intermedia 'New Hampshire Gold' NEW HAMPSHIRE GOLD FORSYTHIA	36" Tall	5' O.C.
Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Wide	4' O.C.
Hydrangea paniculata 'Bulk' QUICKFIRE HYDRANGEA	36" Tall	4' O.C.
Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.
<b>EVERGREEN SHRUBS</b>		
Pinus mugo 'Stoumound' DWARF MOUNTAIN PINE	24" Wide	4' O.C.
Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>		
Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
Sporobolus heterolepis PRAIRIE DROPS EED	#1	18" O.C.
<b>PERENNIALS</b>		
Liriope muscari 'Big Blue' BIG BLUE LILYTURF	#1	18" O.C.
Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
Achillea millefolium 'Belviolet' NEW VINTAGE VIOLET YARROW	#1	12" O.C.
<b>GROUNDCOVERS</b>		
Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

**6 UNIT FOUNDATION PLAN (SOUTH/WEST FACING) PLANT LIST**

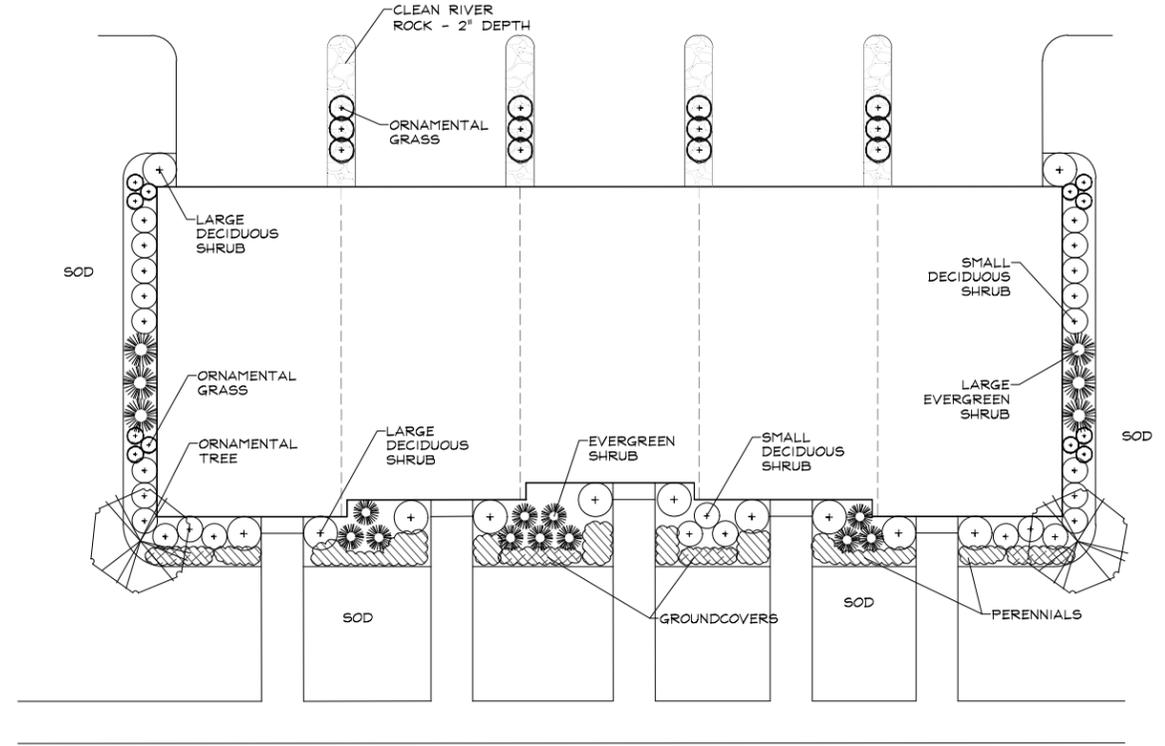
Botanical/Common Name	Size	Remarks
<b>ORNAMENTAL TREES</b>		
Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump form
Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump form
<b>DECIDUOUS SHRUBS</b>		
Foraythia x intermedia 'New Hampshire Gold' NEW HAMPSHIRE GOLD FORSYTHIA	36" Tall	5' O.C.
Foraythia 'nimbus' SHOW OFF SUGAR BABY FORSYTHIA	24" Tall	4' O.C.
Hydrangea paniculata 'Bulk' QUICKFIRE HYDRANGEA	36" Tall	4' O.C.
Weigela florida 'Bokrasopin' SONIC BLOOM PINK WEIGELA	24" Tall	4' O.C.
Cotinus coccinea 'NCCO!' WINECRAFT BLACK SMOKEBUSH	36" Tall	5' O.C.
<b>EVERGREEN SHRUBS</b>		
Pinus mugo 'Stoumound' DWARF MOUNTAIN PINE	24" Wide	4' O.C.
Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASS</b>		
Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
Sporobolus heterolepis PRAIRIE DROPS EED	#1	18" O.C.
<b>PERENNIALS</b>		
Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	12" O.C.
Liriope muscari 'Big Blue' BIG BLUE LILYTURF	#1	18" O.C.
Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
<b>GROUNDCOVERS</b>		
Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

**5 UNIT FOUNDATION PLAN (NORTH/EAST FACING) PLANT LIST**

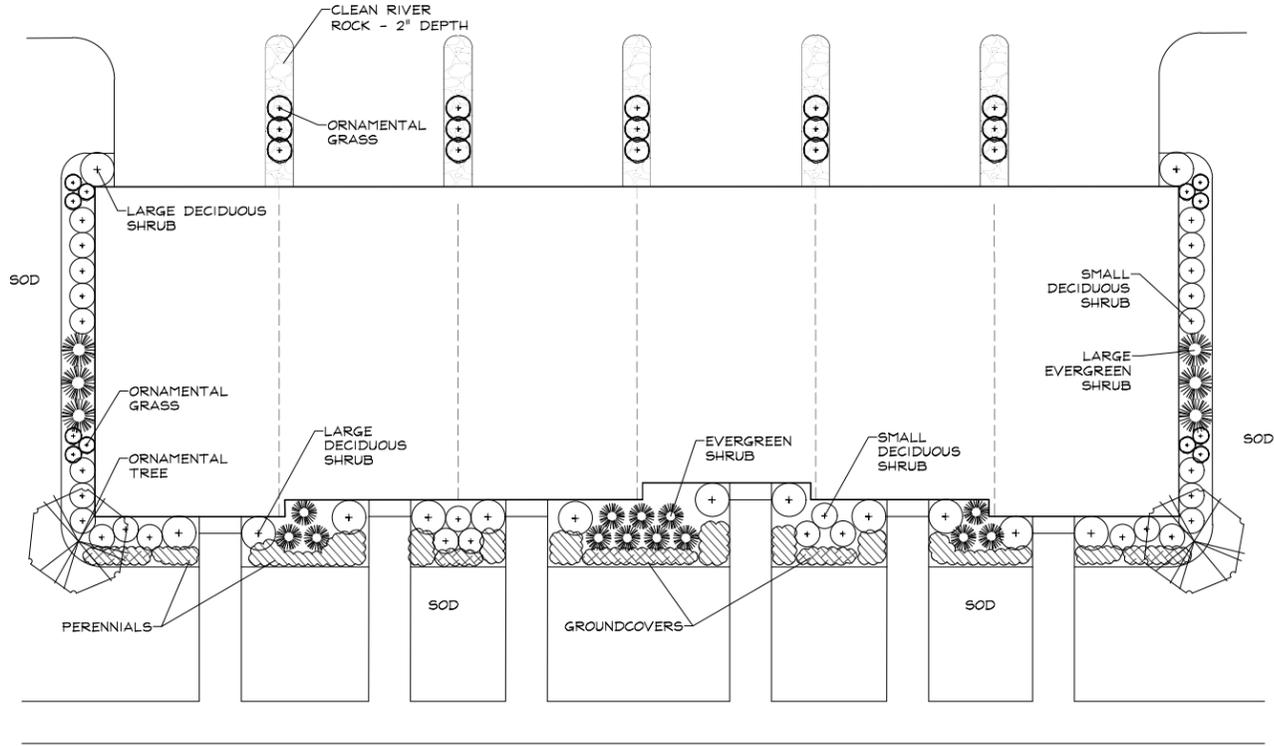
Botanical/Common Name	Size	Remarks
<b>ORNAMENTAL TREES</b>		
Malus 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Clump form
Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Clump form
<b>DECIDUOUS SHRUBS</b>		
Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
Rhus aromatica 'Gro-Low' GRO-LOW SUMAC	24" Wide	4' O.C.
Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	5' O.C.
<b>EVERGREEN SHRUBS</b>		
Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	4' O.C.
Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>		
Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
<b>PERENNIALS</b>		
Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
Heuchera 'Palace Purple' PALACE PURPLE CORAL BELLS	#1	18" O.C.
<b>GROUNDCOVERS</b>		
Euonymus fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.

**6 UNIT FOUNDATION PLAN (NORTH/EAST FACING) PLANT LIST**

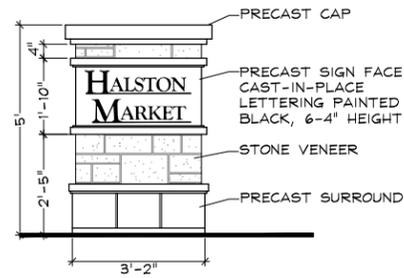
Botanical/Common Name	Size	Remarks
<b>ORNAMENTAL TREES</b>		
Malus 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Clump form
Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Clump form
<b>DECIDUOUS SHRUBS</b>		
Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall	3' O.C.
Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	5' O.C.
<b>EVERGREEN SHRUBS</b>		
Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	4' O.C.
Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>		
Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
<b>PERENNIALS</b>		
Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
Heuchera 'Georgia Peach' GEORGIA PEACH CORAL BELLS	#1	18" O.C.
<b>GROUNDCOVERS</b>		
Euonymus fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.



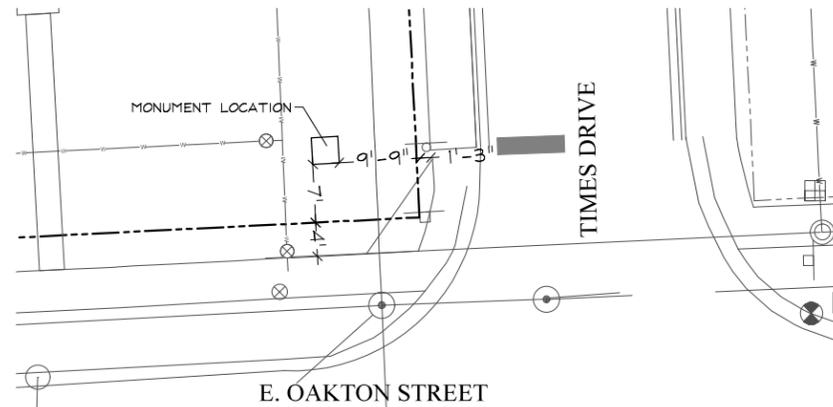
**TYPICAL 5 UNIT TOWNHOME FOUNDATION PLAN**  
 SCALE: 1"=10'



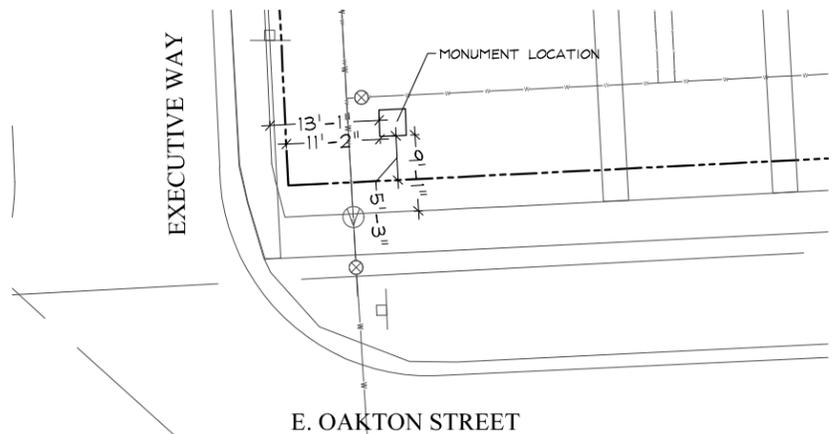
**TYPICAL 6 UNIT TOWNHOME FOUNDATION PLAN**  
 SCALE: 1"=10'



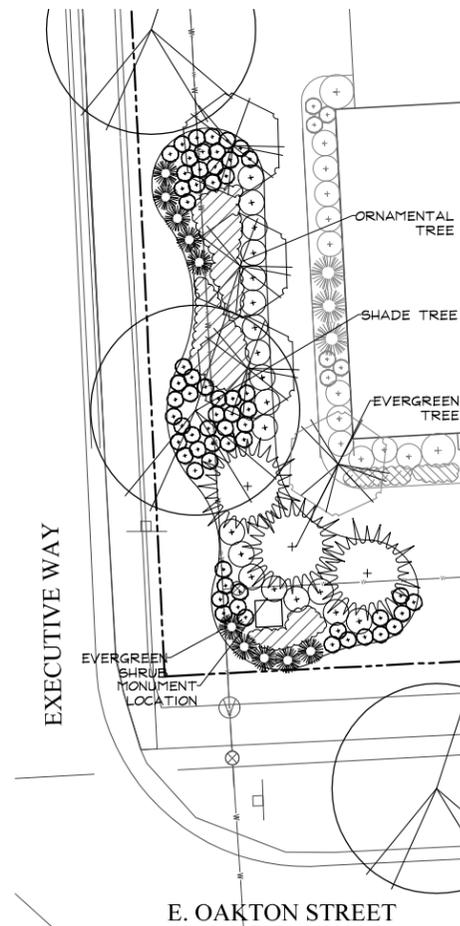
**MONUMENT ELEVATION**  
SCALE: 1/2"=1'-0"



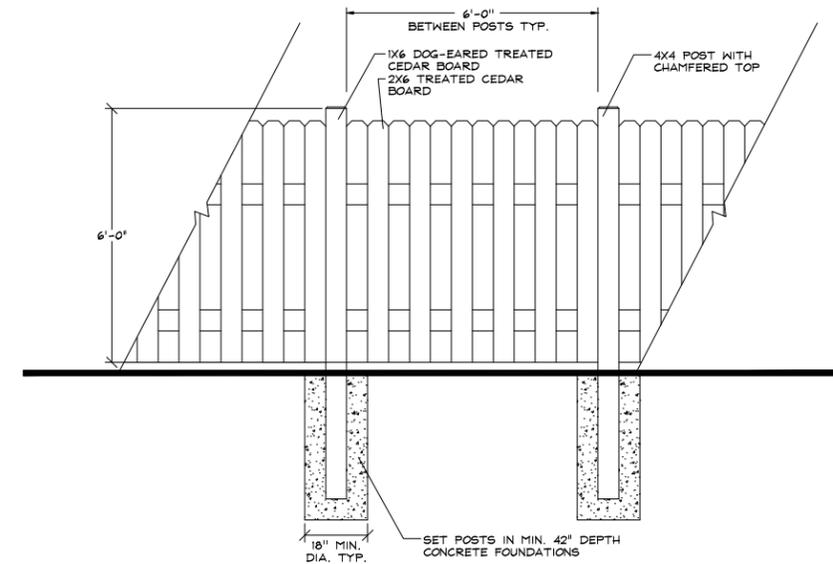
**EAST MONUMENT LAYOUT DETAIL**  
SCALE: 1"=10'  
NORTH



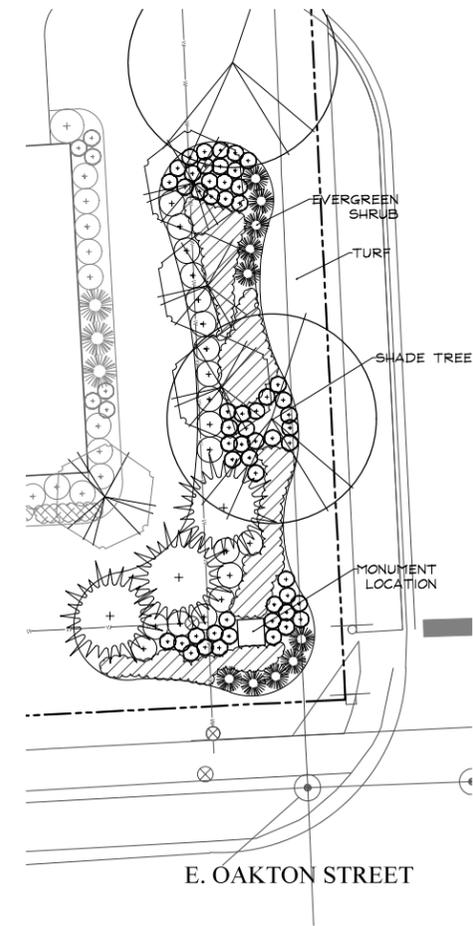
**WEST MONUMENT LAYOUT DETAIL**  
SCALE: 1"=10'  
NORTH



**WEST MONUMENT LANDSCAPE DETAIL**  
SCALE: 1"=10'



**6' FENCE DETAIL**  
SCALE: 1/2"=1'-0"



**EAST MONUMENT LANDSCAPE DETAIL**  
SCALE: 1"=10'

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**HALSTON MARKET**  
DES PLAINES, ILLINOIS  
**MONUMENT DETAILS**

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**TREE INVENTORY**

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	NOTES	ACTION
1454	<i>Picea abies</i>	Norway Spruce	14	Poor	Crowded	Remove
1455	<i>Acer platanoides</i>	Norway Maple	22	Fair	Leaning	Remove
1456	<i>Picea abies</i>	Norway Spruce	18	Poor	Leaning	Remove
1457	<i>Picea abies</i>	Norway Spruce	9	Poor	Dead limbs	Remove
1458	<i>Picea abies</i>	Norway Spruce	10	Poor	Crowded	Remove
1459	<i>Picea abies</i>	Norway Spruce	10	Poor	Trunk	Remove
1460	<i>Acer saccharinum</i>	Silver Maple	28	Poor	Dead crown	Remove
1461	<i>Picea abies</i>	Norway Spruce	19	Poor	Leaning	Remove
1462	<i>Picea abies</i>	Norway Spruce	8	Poor	Crowded	Remove
1463		Dead		Dead		Remove
1464	<i>Picea abies</i>	Norway Spruce	12	Fair	Crowded	Remove
1465	<i>Picea abies</i>	Norway Spruce	18	Fair	Leaning	Remove
1466	<i>Picea abies</i>	Norway Spruce	10	Poor	Leaning	Remove
1467	<i>Acer saccharinum</i>	Silver Maple	26	Poor	Leaning	Remove
1468	<i>Salix nigra</i>	Black Willow	10, 14, 8	Poor	Split risk	Remove
1468	<i>Acer saccharinum</i>	Silver Maple	34	Fair	Dead limbs	Remove
1470	<i>Ulmus americana</i>	American Elm	28	Poor	Dead limbs	Remove
1471	<i>Ulmus americana</i>	American Elm	42	Fair	Unbalanced	Remove
1473	<i>Populus deltoides</i>	Eastern Cottonwood	38, 40	Poor	Dead limbs, leaning	Remove
1474	<i>Populus deltoides</i>	Eastern Cottonwood	60	Fair	Split risk	Remove
1475	<i>Populus deltoides</i>	Eastern Cottonwood	18	Poor	Leaning	Remove
1476	<i>Populus deltoides</i>	Eastern Cottonwood	24, 25	Poor	Split risk	Remove
1477	<i>Populus deltoides</i>	Eastern Cottonwood	20	Poor	Leaning	Remove
1478	<i>Populus deltoides</i>	Eastern Cottonwood	10, 22	Poor	Split risk	Remove
1479	<i>Populus deltoides</i>	Eastern Cottonwood	22	Poor	Leaning	Remove
1480	<i>Populus deltoides</i>	Eastern Cottonwood	26, 22, 12	Poor	Split risk	Remove
1481	<i>Populus deltoides</i>	Eastern Cottonwood	9, 10	Poor	Split risk	Remove
1482	<i>Populus deltoides</i>	Eastern Cottonwood	22	Fair	Leaning	Remove
1483	<i>Populus deltoides</i>	Eastern Cottonwood	28, 14	Poor	Split risk	Remove
1484	<i>Populus deltoides</i>	Eastern Cottonwood	22, 12	Poor	Split risk	Remove
1485	<i>Populus deltoides</i>	Eastern Cottonwood	28	Fair	Leaning	Remove
1486	<i>Populus deltoides</i>	Eastern Cottonwood	30	Poor	Leaning	Remove
1487	<i>Ulmus americana</i>	American Elm	42	Poor	Split risk	Remove
1488	<i>Carpinus caroliniana</i>	American Hornbeam	6	Poor	Split risk	Remove
1489	<i>Carpinus caroliniana</i>	American Hornbeam	10	Poor	Split risk	Remove
1490	<i>Carpinus caroliniana</i>	American Hornbeam	8, 8	Poor	Split risk	Remove
1491	<i>Tilia cordata</i>	Little Leaf Linden	20	Good		Remove
Flagged	<i>Acer saccharinum</i>	Silver Maple	16	Fair	Unbalanced	Remove
1492	<i>Gleditsia triacanthos</i>	Honey Locust	22	Poor	Leaning	Remove
1493	<i>Gleditsia triacanthos</i>	Honey Locust	28	Fair	Unbalanced	Remove
1494	<i>Gleditsia triacanthos</i>	Honey Locust	28	Good		Remove
1495	<i>Acer saccharinum</i>	Silver Maple	18	Poor	Split risk	Remove
1496	<i>Morus rubra</i>	Red Mulberry	28	Poor	Unbalanced	Remove
1497	<i>Juniperus virginiana</i>	Eastern Red Cedar	20	Fair	Fair	Remove
1498	<i>Betula populifolia</i>	White Spire Birch	6, 6, 4	Poor	Split risk	Remove
1499	<i>Picea abies</i>	Norway Spruce	12	Fair	Dead limbs	Remove
Not Tagged	<i>Tilia cordata</i>	Little Leaf Linden	10	Fair	Not tagged due to fencing; across street from 1495	Remove
Not Tagged	<i>Tilia cordata</i>	Little Leaf Linden	10	Fair	Not tagged due to fencing; across street from 1495	Remove
1500	<i>Picea abies</i>	Norway Spruce	8, 10	Poor	Split risk	Remove
2601	<i>Acer saccharinum</i>	Silver Maple	14	Poor	Leaning; Dead limbs	Remove
2602	<i>Salix nigra</i>	Black Willow	15	Poor	Crowded	Remove
2603	<i>Picea abies</i>	Norway Spruce	9	Poor	Leaning	Remove
2604	<i>Picea abies</i>	Norway Spruce	12	Poor	Crowded	Remove
2605	<i>Picea abies</i>	Norway Spruce	12	Fair	Crowded	Remove
2606	<i>Picea abies</i>	Norway Spruce	10	Poor	Crowded	Remove
2607	<i>Picea abies</i>	Norway Spruce	10	Poor	Crowded	Remove
2608	<i>Picea abies</i>	Norway Spruce	8	Poor	Crowded	Remove
2609	<i>Salix nigra</i>	Black Willow	12, 10	Poor	Split risk	Remove
2610	<i>Picea abies</i>	Norway Spruce	12	Poor	Leaning	Remove
2611	<i>Acer saccharinum</i>	Silver Maple	18	Fair	Unbalanced	Remove
2612	<i>Picea abies</i>	Norway Spruce	18	Poor	Leaning	Remove
2613	<i>Picea abies</i>	Norway Spruce	18	Fair	Leaning	Remove
2614	<i>Picea abies</i>	Norway Spruce	12, 8, 9	Poor	Split risk	Remove
2615	<i>Gleditsia triacanthos</i>	Honey Locust	18	Fair	Leaning	Remove
2616	<i>Gleditsia triacanthos</i>	Honey Locust	14	Fair	Unbalanced	Remove
2617	<i>Gleditsia triacanthos</i>	Honey Locust	12	Good		Remove
2618	<i>Gleditsia triacanthos</i>	Honey Locust	6	Fair	Unbalanced	Remove
2619	<i>Gleditsia triacanthos</i>	Honey Locust	6	Fair	Crowded	Remove
2620	<i>Tilia cordata</i>	Little Leaf Linden	8	Fair	Crowded	Remove
2621	<i>Tilia cordata</i>	Little Leaf Linden	6	Poor		Remove
2622	<i>Gleditsia triacanthos</i>	Honey Locust	6	Poor	Unbalanced	Remove
2623	<i>Gleditsia triacanthos</i>	Honey Locust	7	Fair	Unbalanced	Remove
2624	<i>Tilia cordata</i>	Little Leaf Linden	6	Poor	Dead limbs	Remove
2625	<i>Gleditsia triacanthos</i>	Honey Locust	7	Fair	Leaning	Remove
2626	<i>Gleditsia triacanthos</i>	Honey Locust	9	Good		Remove
2627	<i>Picea abies</i>	Norway Spruce	18	Poor	Leaning	Remove

- 1) Trees measured at 4.5 above the ground- DBH (diameter Breast Height)
- 2) All trees 6" DBH and above tagged. Dead trees (greater than 90% dead wood), shrubs, and clump form ornamental trees were not tagged
- 3) Health Rating:  
 Good- Less than 20% dead wood and sound structure  
 Fair- 20-60% dead wood, unsound structure, minor signs of disease  
 Poor- 60-90% dead wood, structural damage, heavy signs of disease  
 Dead- Greater than 90% dead wood or dead crown with resprouts only

Tree inventory taken on 02/03/2021



**GR WA**  
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CLIENT  
  
**M/I HOMES**  
 400 E. DIEHL ROAD, SUITE 230  
 NAPERVILLE, IL 60563  
 ENGINEER  
**CAGE CIVIL ENGINEERING**  
 3110 WOODCREEK DRIVE  
 DOWNERS GROVE, IL 60155

**HALSTON MARKET**  
 DES PLAINES, ILLINOIS  
**TREE REMOVAL PLAN**

01 07.01.2021  
 REVISIONS

DATE 5.21.2021  
 PROJECT NO. M20179  
 DRAWN JLT  
 CHECKED MGM  
 SHEET NO.



LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual, and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
  2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. Landscape Architect shall secure approval from the City of Batavia for substitutions by submitting an excerpt of the appropriate plan sheet or replacement plan sheet proposing the substitution to the City of Batavia for review.
  3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.  
 50% Kentucky Bluegrass 98/85  
 15% Cutter Perennial Ryegrass  
 10% Spartan Hard Fescue  
 10% Edge Perennial Ryegrass  
 10% Express Perennial Ryegrass  
 5% Pennlawn Creeping Red Fescue

B. Low Mow Fescue Seed Mix

Common Name	lbs./AC
Discovery Hard Fescue	75.000
Tiffany Cheewing Fescue	75.000
Florentine Creeping Red Fescue	75.000
Bighorn Sheeps Fescue	75.000
<b>Total:</b>	<b>300.000</b>

A. Emergent Plantings - Shoreline edge and Planting shelf 4" deep - 12" deep

Botanical Name	Common Name	lbs./AC	Plugs/AC
Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Spike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus loevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickersweed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.250	988
Scirpus pungens	Chairmakers Rush	0.250	
Scirpus validus	Great Bulrush	0.250	988
Sparganium eurycarpum	Bur Reed	1.000	988
<b>Total:</b>	<b>8.625</b>	<b>5434</b>	

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

B. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs./AC
<b>Grasses and Sedges</b>		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.250
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.150
Carex malesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.250
Carex scarparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.250
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fault marsh grass	0.130
Juncus dudleyi	Dudleys Rush	0.003
Juncus torreyi	Torreys Rush	0.005
Panicum virgatum	Switch Grass	1.000
Scirpus atrovirens	Dark Green Rush	0.060
Scirpus cyperinus	Wool Grass	0.015
<b>Total Grasses and Sedges:</b>	<b>6.303</b>	
<b>Wildflowers/Broadleaves</b>		
Asclepias incarnata	Swamp Milkweed	0.500
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroides	False Aster	0.031
Chamaecrista fasciculata	Partridge pea	1.000
Euthamia graminifolia	Grossleaved Goldenrod	0.025
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag	1.500
Loebelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.025
Symphoricarpos novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var.sultivantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.050
<b>Total Wildflowers/Broadleaves:</b>	<b>3.97</b>	
<b>Total Wet Meadow Seed Mixture:</b>	<b>10.27</b>	

C. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

Botanical Name	Common Name	lbs./AC
<b>Grasses</b>		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Blue Stem	6.000
<b>Total Grasses:</b>	<b>15.125</b>	
<b>Wildflowers/Broadleaves</b>		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canescens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Asclepias verticillata	Whorled Milkweed	0.063
Astragalus canadensis	Canada Milk Vetch	0.063
Coneopsis palmata	Prairie Coneopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris ospera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beardtongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mt. Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var.sultivantii	Showy Black-Eyed Susan	0.500

Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoricarpos laeve	Smooth Blue Aster	0.063
Tradescantia ohniensis	Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.050
<b>Total Wildflowers/Broadleaves:</b>	<b>5.190</b>	
<b>Total Lo Pro Prairie Seed Mixture:</b>	<b>20.315</b>	

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B#B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B#B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B#B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

- A. Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay sod within 24 hours from time of stripping.
  5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
  6. Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Seeded lawn areas shall receive an application of commercial

fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B#B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



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ENGINEER

**HALSTON MARKET**  
 DES PLAINES, ILLINOIS  
**LANDSCAPE SPECIFICATIONS**

01 07.01.2021  
 REVISIONS

DATE 5.21.2021  
 PROJECT NO. M20179  
 DRAWN JLT  
 CHECKED MGM  
 SHEET NO.

**7 OF 7**



Know what's below. Call before you dig.

MEMORANDUM TO: Marc McLaughlin, AICP, GISP  
M/I Homes

FROM: Javier Millan  
Principal

Luay Aboona, PE, PTOE  
Principal

DATE: December 4, 2020

SUBJECT: Traffic Impact Study  
Proposed Residential Development  
Des Plaines, Illinois

This memorandum summarizes the results of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Des Plaines, Illinois.

The site, which was formerly occupied by the Grazie Restaurant and Banquet Hall as well as various office/industrial/warehouse uses, is located on the north side of Oakton Street between Executive Way and Times Drive. As proposed, the site will be redeveloped to contain a residential development with 114 townhomes. Access will be provided off Times Drive and via a connection to Executive Way.

This study was conducted to assess the impact the proposed residential development will have on traffic conditions in the area and to recommend any roadway and access improvements and/or modifications necessary to accommodate center-generated traffic. The following sections of this report present the following.

- Existing roadway conditions
- A description of the proposed center
- Directional distribution of the proposed residential development
- Vehicle trip generation for the proposed development
- Future traffic conditions
- Traffic analysis for the weekday morning and evening peak hours
- Recommendations with respect to the adequacy of the development's access system and adjacent roadway network

## Existing Conditions

### Site Location

The site, which formerly contained Grazie Restaurant and Banquet Hall and other businesses, is located on the north side of Oakton Street between Executive Way and Times Drive. Land uses in the area primarily consist of single-family homes to the north, commercial/retail to the east and south, and the United States Post Office to the west. **Figure 1** shows the location of the site with respect to the surrounding roadway system. **Figure 2** shows an aerial view of the site.

### Area Roadways

The principal roadways that provide access to the site are described in the following paragraphs and shown in **Figure 3**.

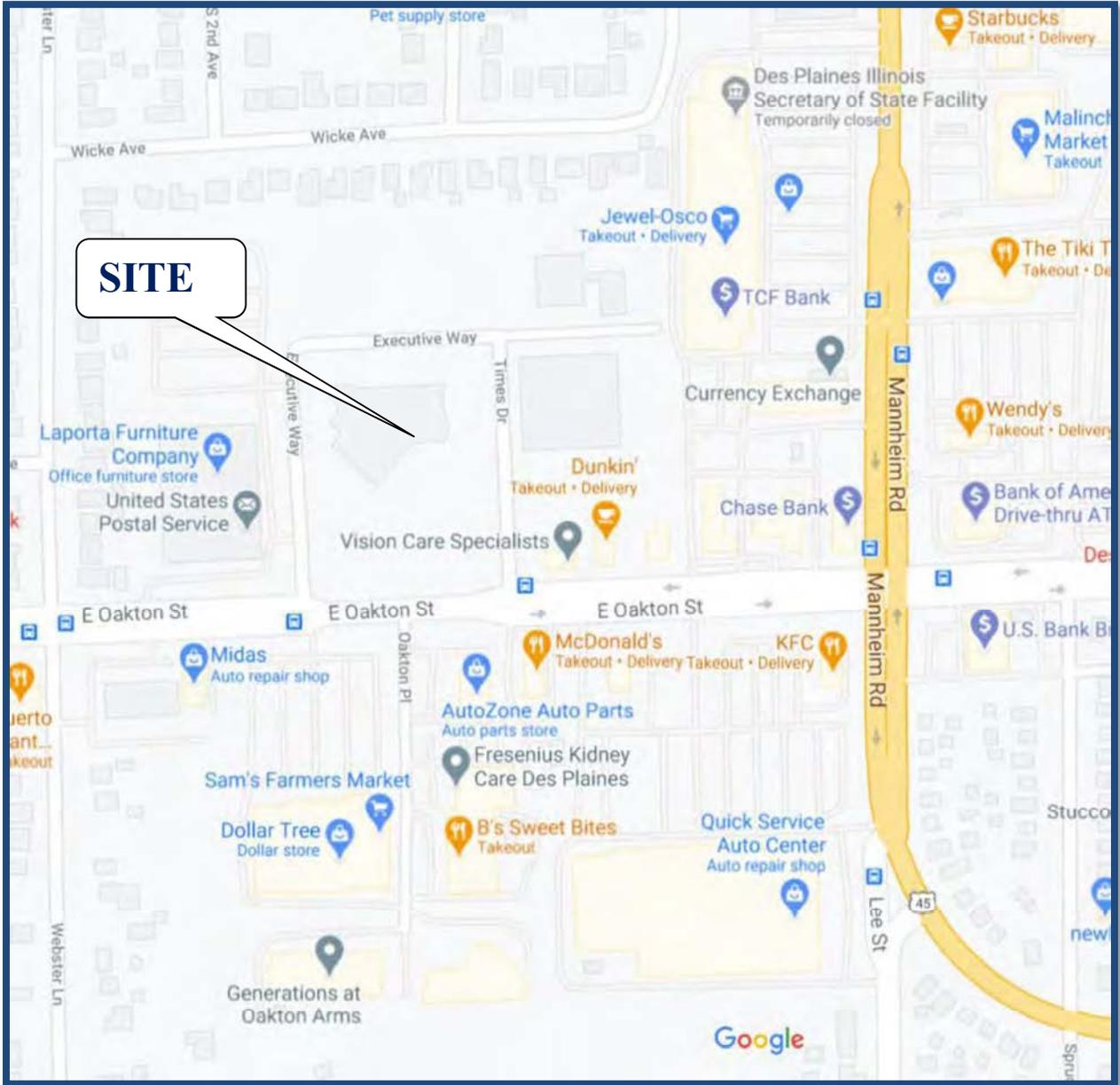
*Oakton Street* is an east-west minor arterial roadway that has a five-lane cross section. At its signalized intersection with Mannheim Road, Oakton Street provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on both approaches. A two-way left-turn lane (TWLTL) is provided along Oakton Street, thus providing an area for vehicles to perform left-turn maneuvers at the unsignalized intersections with Times Drives/McDonald's access drive, Oakton Place, and Executive Way/Sam's Farmers Market access drive. However, an exclusive eastbound left-turn lane is provided on Oakton Street at its intersection with Executive Way. No exclusive right-turn lanes are provided along Oakton Street at any of the aforementioned intersections. Oakton Street has a posted speed limit of 35 mph and is under the jurisdiction of the Illinois Department of Transportation (IDOT).

*Mannheim Road (U.S. 12-45)* is a north-south other principal arterial that generally provides a five-lane cross-section. At its signalized intersection with Oakton Street, Mannheim Road provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on both approaches. Mannheim Road has a posted speed limit 30 mph and is under IDOT's jurisdiction.

*Times Drive* is a north-south two-lane local road that extends from Oakton Street to Executive Way. An access drive serving a McDonald's restaurant is aligned opposite Times Drive. Times Drive is under stop sign control at Oakton Street. The road has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.

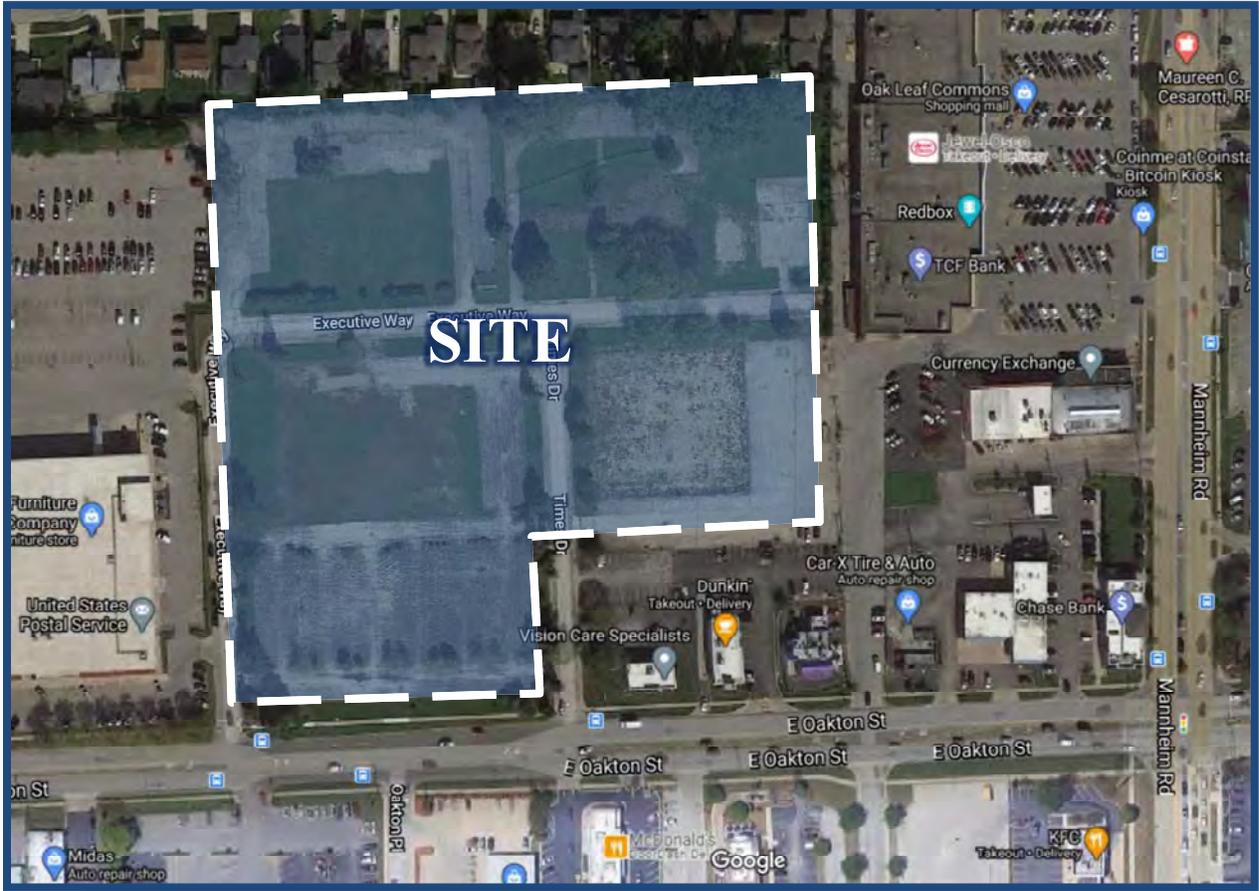
*Executive Way* is a two-lane local road that extends from Oakton Street approximately 500 feet north where it intersects Executive Way. Executive Way is under stop sign control at Oakton Street where it is aligned opposite the McDonald's restaurant access drive. The road has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.

*Oakton Place* is a north-south two-lane local road that extends from Oakton Street approximately 600 feet south where it terminates as a cul-de-sac. Oakton Place is under stop sign control at Oakton Street. The road has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.



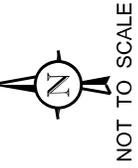
Site Location

Figure 1



Aerial View of Site

Figure 2



**LEGEND**

- TRAVEL LANE
- TRAFFIC SIGNAL
- STOP SIGN
- SPEED LIMIT
- BUS STOP
- BUS STOP WITH SHELTER
- TWO-WAY LEFT TURN LANE

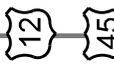


SINGLE-FAMILY HOMES



**SITE**

MANNHEIM ROAD



OAK LEAF COMMONS SHOPPING CENTER



TIMES DRIVE

OAKTON PLACE

EXECUTIVE WAY

OAKTON STREET

POST OFFICE

DUNKIN DONUTS

VISION CARE

CHARCOAL DELIGHTS

MCDONALD'S

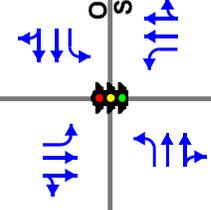
MCDONALD'S ACCESS DRIVE

AUTO ZONE

SAM'S FARMER'S MARKET

FARMER'S MARKET ACCESS DRIVE

DOLLAR TREE



Proposed Townhome Development  
Des Plaines, Illinois

Existing Roadway Characteristics



Job No: 20-225

Figure: 3

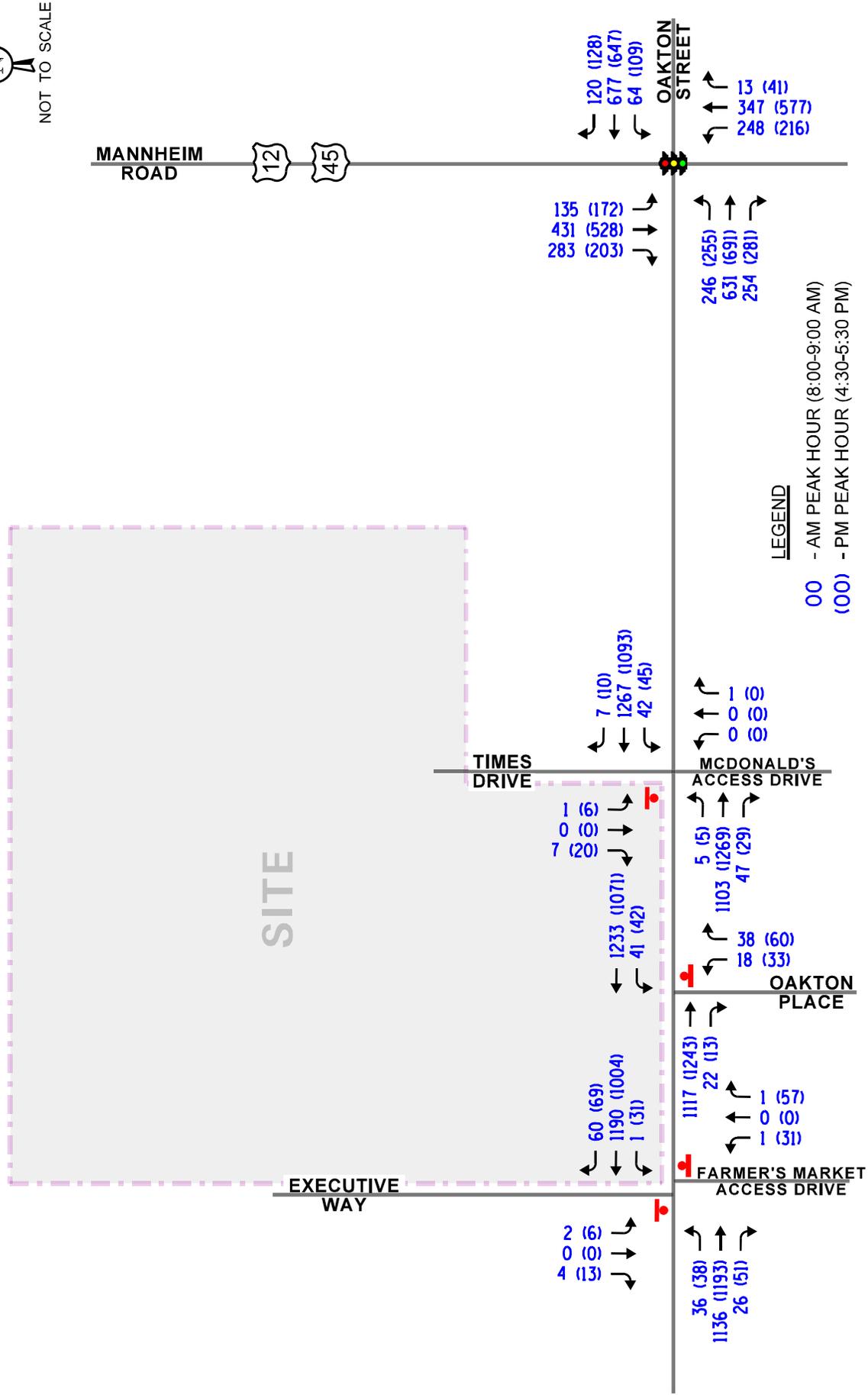
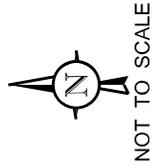
*Executive Way/Sam's Farmers Market/Dollar Store access drive* is a north-south two-lane local road that extends from Oakton Street approximately 500 feet north where it curves to the east. Executive Way serves the United States Post Office and is under stop sign control at its intersection with Oakton Street. The Sam's Farmers Market/Dollar Store access drive is located on the south side of Oakton Street slightly offset from Executive Way. This access drive provides one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control. Executive Way has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.

## Existing Area Traffic Volumes

Given the Covid-19 pandemic and in order to determine current traffic conditions within the study area, KLOA, Inc. utilized peak period traffic counts utilizing Miovision Video Collection Units previously collected by KLOA, Inc. in January 2018. The counts were conducted during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Mannheim Road with Oakton Street
- Oakton Street with Times Drive/McDonald's access drive
- Oakton Street with Oakton Place
- Oakton Street with Executive Way/Sam's Farmers Market/Dollar Tree access drive

The results of the traffic counts indicated that the peak hours of traffic on weekdays occur between 8:00 and 9:00 A.M. during the morning peak hour and 4:30 P.M. to 5:30 P.M. during the evening peak hour. Copies of the traffic count summary sheets are included in the Appendix. To determine Year 2020 base traffic conditions, the 2018 traffic counts were increased by an annually compounded regional growth factor of 0.4 percent per year based on projections provided by the Chicago Metropolitan Agency for Planning (CMAP). **Figure 4** illustrates the existing peak hour traffic volumes.



Existing Traffic Volumes

Proposed Townhome Development  
Des Plaines, Illinois

## Crash Data Analysis

KLOA, Inc. obtained crash data<sup>a</sup> for the past five years (2014 to 2018) for the study area intersections. **Tables 1** through **4** summarize the crash data for the intersections of Oakton Street with Mannheim Road, Times Drive, Oakton Place, and Executive Way. A review of the crash data revealed that no fatalities were reported at any of the study area intersections between 2014 and 2018.

Table 1

### OAKTON STREET WITH MANNHEIM ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Overturned	Object	Rear End	Sideswipe	Turning	Ped	
2014	1	0	0	8	0	7	0	16
2015	1	0	1	5	0	5	3	15
2016	2	0	0	3	0	9	2	16
2017	0	1	0	4	1	6	0	12
2018	<u>2</u>	<u>0</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>7</u>	<u>2</u>	<u>17</u>
<b>Total</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>24</b>	<b>2</b>	<b>34</b>	<b>4</b>	<b>76</b>
<b>Avg.</b>	<b>1.2</b>	<b>&lt;1.0</b>	<b>&lt;1.0</b>	<b>4.8</b>	<b>&lt;1.0</b>	<b>6.8</b>	<b>&lt;1.0</b>	<b>15.2</b>

<sup>a</sup> IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Table 2  
OAKTON STREET WITH TIMES DRIVE – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	0	0	0	2	0	2
2015	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	1	0	1
2017	0	0	0	0	0	0	0	0
2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>Avg.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>&lt;1.0</b>	<b>0</b>	<b>&lt;1.0</b>

Table 3  
OAKTON STREET WITH OAKTON PLACE – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Ped	
2014	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0
2016	1	0	0	0	0	1	0	2
2017	0	0	0	1	0	1	0	2
2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>4</u>
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>8</b>
<b>Avg.</b>	<b>&lt;1.0</b>	<b>0</b>	<b>0</b>	<b>&lt;1.0</b>	<b>&lt;1.0</b>	<b>&lt;1.0</b>	<b>&lt;1.0</b>	<b>1.6</b>

Table 4  
OAKTON STREET WITH EXECUTIVE WAY – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	0	0	0	1	0	1
2015	0	0	0	0	0	1	0	1
2016	0	0	0	0	0	1	0	1
2017	0	0	0	0	0	0	0	0
2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>Avg.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>&lt;1.0</b>	<b>0</b>	<b>&lt;1.0</b>

## Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

### Proposed Development Plan

As proposed, the site will be redeveloped with 114 townhomes. Access to the site will be provided via Times Drives and via a connection with Executive Way. No new curb cuts onto Oakton Street are being proposed. A copy of the preliminary site plan is included in the Appendix.

### Directional Distribution

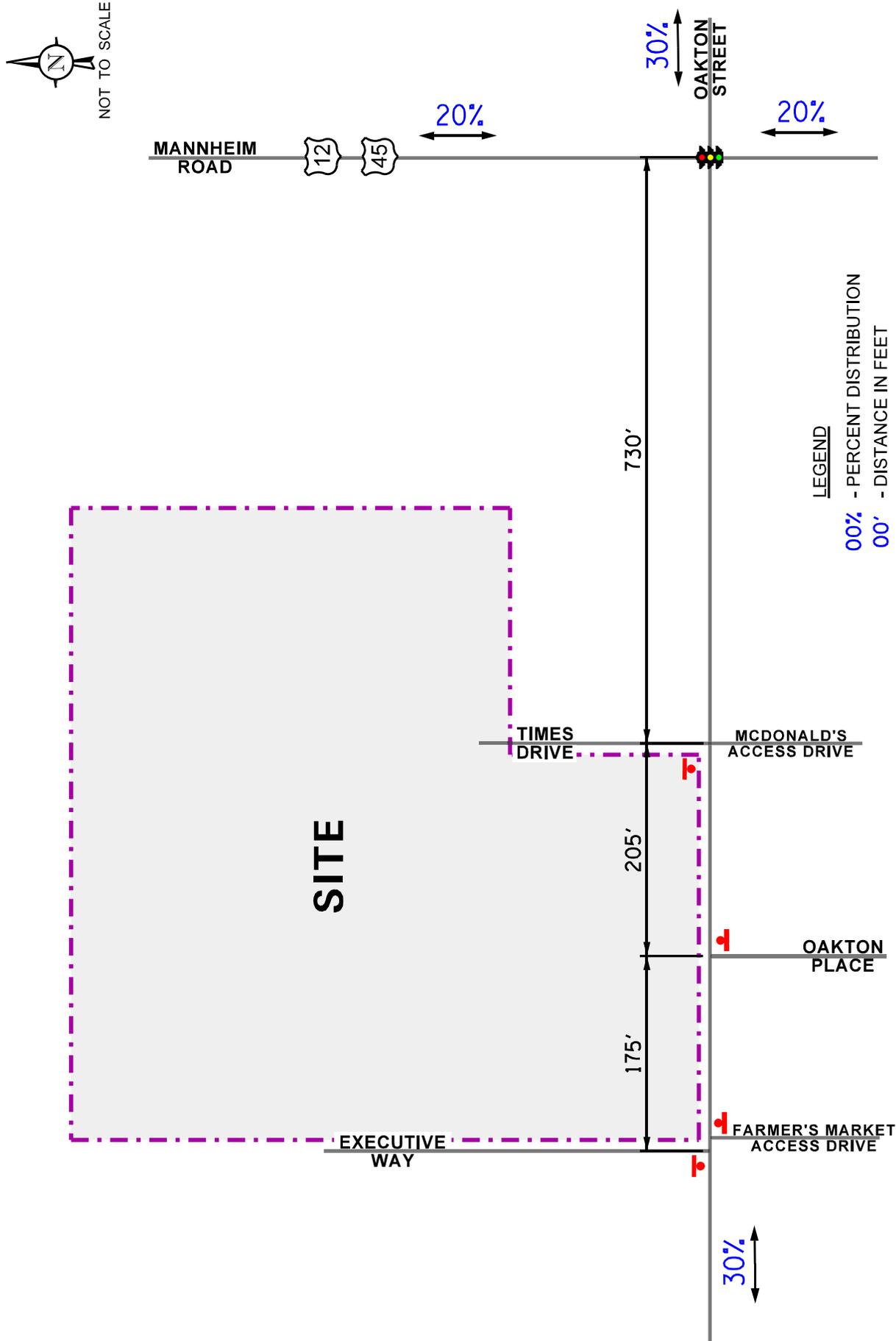
The directional distribution of how traffic will approach and depart the site was estimated based on the general travel patterns through the study area derived from the peak hour traffic volumes. **Figure 5** shows the established directional distribution for this development.

### Trip Generation Estimates

The estimate of vehicle traffic to be generated by the proposed development is based upon the proposed land use types and sizes. The vehicle trip generation for the overall development was calculated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition. **Table 5** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic. The ITE trip generation summary sheets are included in the Appendix.

Table 5  
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily		
		In	Out	Total	In	Out	Total	In	Out	Total
220	Townhome Development (114 Units)	12	42	54	42	24	66	410	410	820



Estimated Directional Distribution

Proposed Townhome Development  
 Des Plaines, Illinois

## Development Traffic Assignment

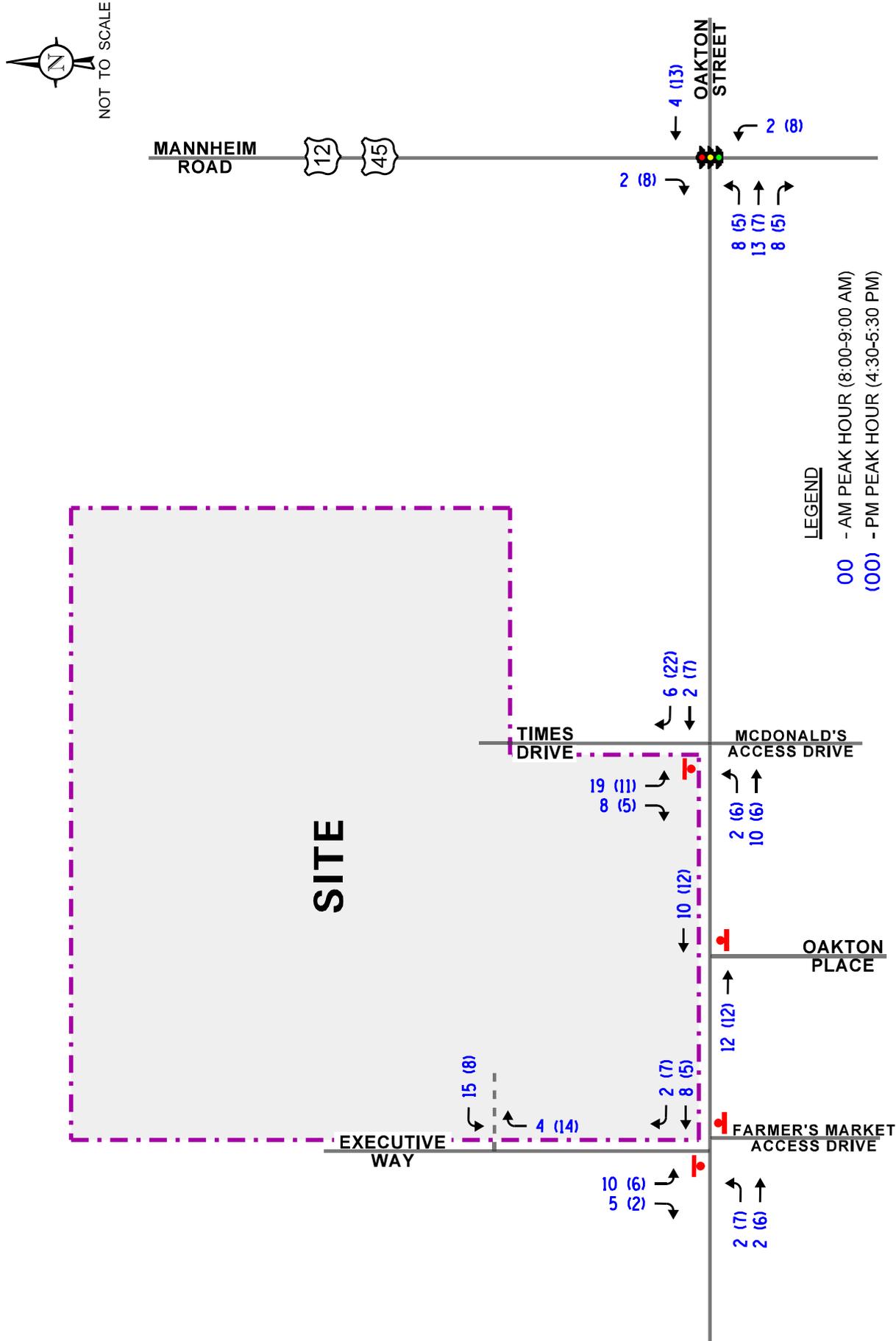
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new trips generated by the proposed development during the peak hours.

## Year 2026 No-Build Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any planned development). Based on AADT projections provided by CMAP, the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.4 percent per year. As such, traffic volumes were increased by approximately three (3) percent total to represent Year 2026 no-build traffic conditions (one-year buildout plus five years). A copy of the CMAP projections letter is included in the Appendix. **Figure 7** illustrates the Year 2026 no-build traffic volumes.

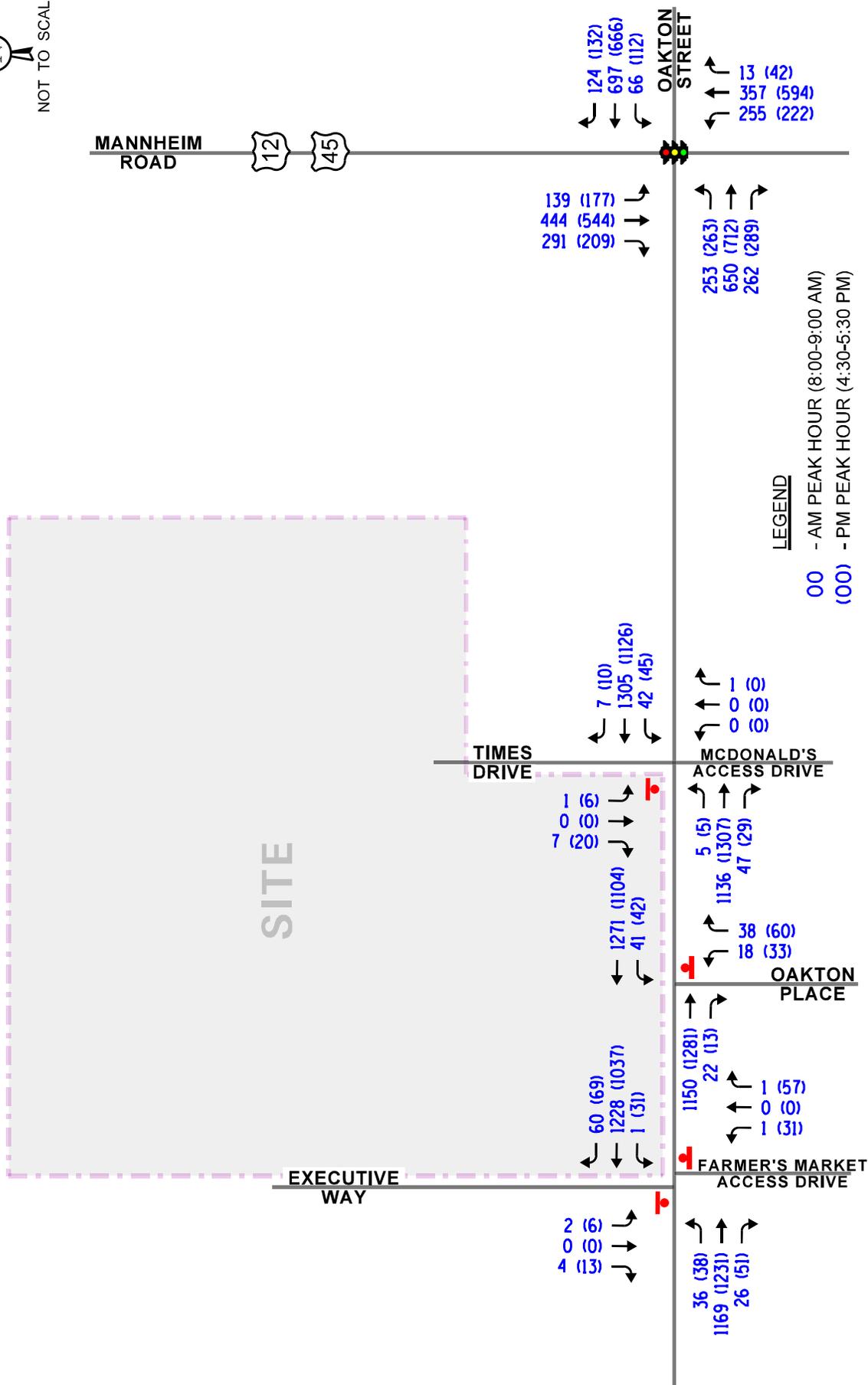
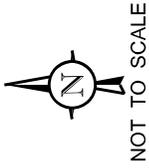
## Year 2026 Total Projected Traffic Conditions

The new development-generated traffic (Figure 6) was added to the existing traffic volumes increased by the regional growth factor (Figure 7) to determine the Year 2026 total projected traffic volumes. **Figure 8** illustrates the Year 2026 total projected traffic volumes during the peak hours.



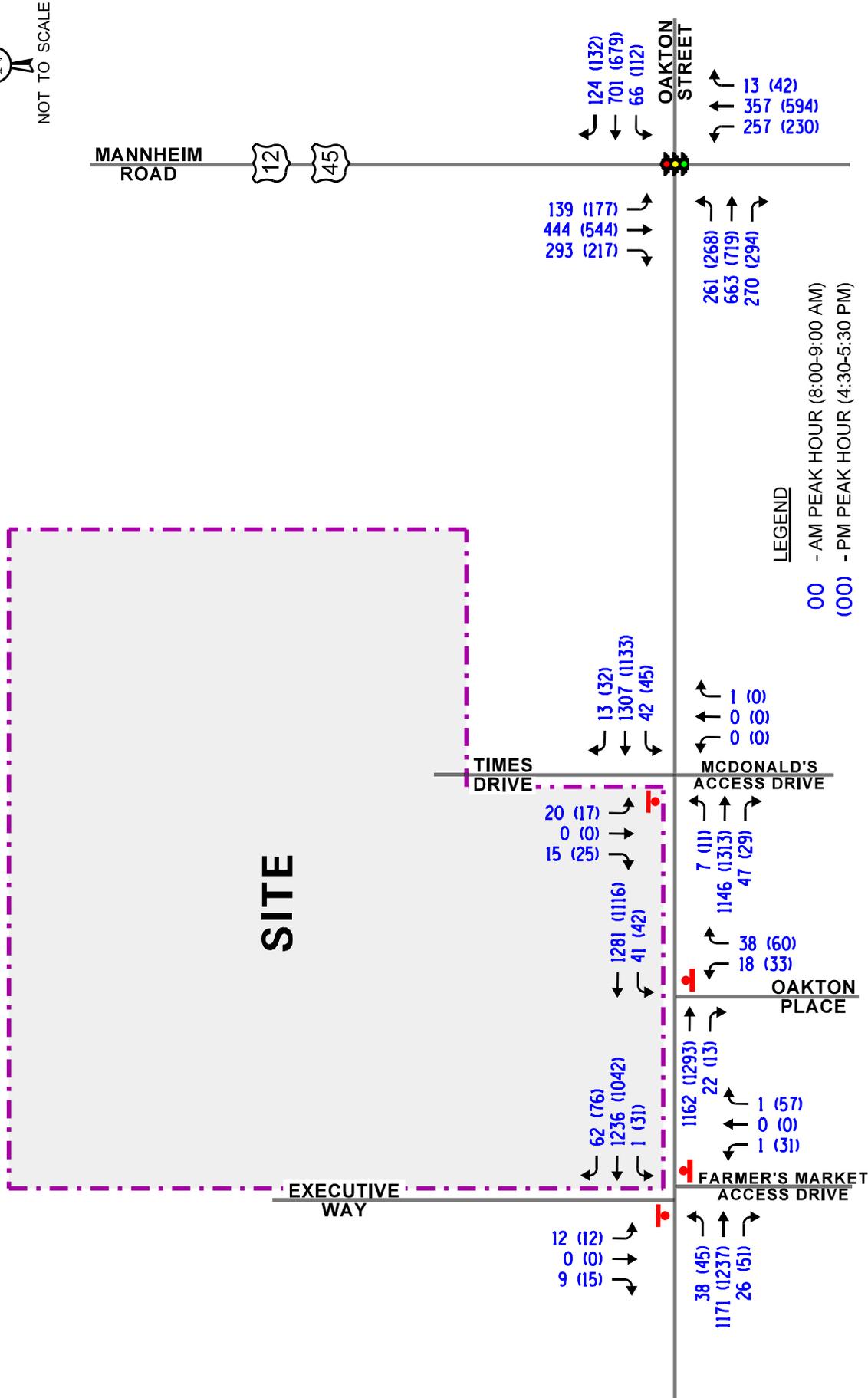
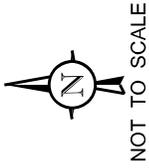
Estimated Site-Generated Traffic Volumes

Proposed Townhome Development  
Des Plaines, Illinois



Proposed Townhome Development  
Des Plaines, Illinois

Year 2026 No-Build Traffic Volumes



Proposed Townhome Development  
 Des Plaines, Illinois

Year 2026 Total Projected Traffic Volumes

## Evaluation and Recommendations

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the Year 2020 base, Year 2026 no-build, and Year 2026 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6<sup>th</sup> Edition and analyzed using Synchro/SimTraffic 10 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the Year 2020 base, Year 2026 no-build, and Year 2026 total projected conditions are presented in **Tables 6** through **9**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix

Table 6  
CAPACITY ANALYSIS RESULTS – MANNHEIM ROAD WITH OAKTON STREET – SIGNALIZED

Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
	L	T	R	L	T	R	L	T	R	L	T	R	
Year 2020 Base Traffic Volumes	Weekday Morning Peak Hour	F 83.0	D 39.4	C 20.6	D 45.7	D 43.8	D 39.9	C 28.3	C 19.4	D 42.5	D 38.8	D 42.3	
	Weekday Evening Peak Hour	E 59.5	D 53.2	C 32.6	D 52.4	D 50.0	C 32.3	C 33.7	C 26.9	D 43.1	D 40.0	D 45.5	
Year 2026 No-Build Traffic Volumes	Weekday Morning Peak Hour	F 100.7	D 40.5	C 21.1	D 46.8	D 44.9	D 45.8	C 28.6	B 19.6	D 44.2	D 40.3	D 45.0	
	Weekday Evening Peak Hour	E 65.2	D 53.4	C 32.9	D 52.2	D 49.9	D 37.6	C 34.8	C 28.8	D 45.9	D 42.7	D 47.0	
Year 2026 Projected Traffic Volumes	Weekday Morning Peak Hour	F 113.7	D 41.7	C 21.4	D 47.0	D 45.1	D 47.2	C 28.6	B 19.7	D 44.6	D 40.6	D 46.6	
	Weekday Evening Peak Hour	E 71.6	D 55.0	C 33.0	D 53.9	D 51.4	D 40.2	C 34.7	C 28.8	D 46.8	D 43.4	D 48.5	

Letter denotes Level of Service  
Delay is measured in seconds.  
L – Left Turns  
T – Through  
R – Right Turns

Table 4  
 CAPACITY ANALYSIS RESULTS  
 UNSIGNALIZED INTERSECTIONS – YEAR 2020 BASE CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>Oakton Street with Times Drive</b>				
• Northbound Approach	B	13.1	A	0.0
• Southbound Approach	C	17.3	C	19.2
• Eastbound Left Turn	B	12.0	B	11.0
• Westbound Right Turn	B	12.1	B	12.8
<b>Oakton Street with Oakton Place</b>				
• Northbound Approach	C	20.4	D	27.2
• Westbound Left	B	11.6	B	12.4
<b>Oakton Street with Executive Way</b>				
• Northbound Approach	C	24.3	D	28.4
• Southbound Approach	C	22.3	C	20.8
• Eastbound Left Turn	B	12.3	B	11.1
• Westbound Left Turn	B	11.3	B	12.2
LOS = Level of Service      Delay is measured in seconds				

Table 5  
 CAPACITY ANALYSIS RESULTS  
 UNSIGNALIZED INTERSECTIONS – YEAR 2026 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>Oakton Street with Times Drive</b>				
• Northbound Approach	B	13.3	A	0.0
• Southbound Approach	C	17.8	C	19.9
• Eastbound Left Turn	B	12.2	B	11.1
• Westbound Right Turn	B	12.4	B	13.1
<b>Oakton Street with Oakton Place</b>				
• Northbound Approach	C	21.2	D	28.7
• Westbound Left	B	11.8	B	12.7
<b>Oakton Street with Executive Way</b>				
• Northbound Approach	D	25.2	D	30.1
• Southbound Approach	C	23.2	C	21.7
• Eastbound Left Turn	B	12.6	B	11.3
• Westbound Left Turn	B	11.4	B	12.4
LOS = Level of Service      Delay is measured in seconds				

Table 6  
 CAPACITY ANALYSIS RESULTS  
 UNSIGNALIZED INTERSECTIONS – YEAR 2026 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
<b>Oakton Street with Times Drive</b>				
• Northbound Approach	B	13.4	A	0.0
• Southbound Approach	E	37.2	D	27.7
• Eastbound Left Turn	B	12.3	B	11.4
• Westbound Right Turn	B	12.4	B	13.2
<b>Oakton Street with Oakton Place</b>				
• Northbound Approach	C	21.4	D	29.1
• Westbound Left	B	11.9	B	12.8
<b>Oakton Street with Executive Way</b>				
• Northbound Approach	D	25.4	D	31.2
• Northbound Approach	D	32.1	D	26.8
• Eastbound Left Turn	B	12.7	B	11.5
• Westbound Left Turn	B	11.5	B	12.5
LOS = Level of Service      Delay is measured in seconds				

## Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

### *Mannheim Road with Oakton Street*

The results of the capacity analysis indicate that overall this intersection currently operates at LOS D during the weekday morning and evening peak hours. All approaches currently operate at an acceptable LOS D or better during both peak hours. It is important to note that based on our observations, eastbound traffic during the morning peak hour sometimes backs up to and beyond Times Drives. However, most of these backups cleared the intersection with every green phase.

Under Year 2026 no-build conditions, overall this intersection will continue to operate at the same LOS D during the weekday morning and evening peak hours with increases in delay of less than three seconds during both peak hours.

Under Year 2026 total projected conditions, overall this intersection will continue to operate at LOS D during the weekday morning and evening peak hours with increases in delay of less than two seconds over no-build conditions. Additionally, the increase in traffic traveling through this intersection will be limited amounting to approximately one percent of the year 2026 future traffic volumes and, as such, the traffic generated by the proposed development will not have a significant impact on the overall operations of this intersection.

### *Oakton Street with Times Drive*

All of the turning movements at this intersection are operating at acceptable LOS under existing conditions and will continue to do so under Year 2026 No Build conditions. Under Year 2026 projected conditions, all of the turning movements will continue operating at an acceptable LOS with the exception of the southbound approach which will operate at a LOS E during the morning peak hour. This is normal and expected at an unsignalized intersection where a minor street like Times Drive intersects a major road like Oakton Street. It is important to note that based on our observations, traffic is able to enter and exit Times Drive more efficiently than what the capacity analyses have shown due to the gaps created in the through traffic stream along Oakton Street by the traffic signals at Mannheim Road to the east and Webster Lane to the west. This was further validated by the traffic simulations and the results of the capacity analyses which showed vehicles being able to enter and exit this intersection and outbound queues on Times Drive of two vehicles or less. As such, the existing intersection is sufficient to accommodate the proposed center and the other growth in the area.

### *Oakton Street with Oakton Place*

This intersection is currently operating at a good LOS. Assuming the total traffic volumes, this intersection is projected to continue to operate at a good level of service. As such, the intersection has sufficient capacity to accommodate the projected traffic volumes.

### *Oakton Street with Executive Way*

All of the turning movements at this intersection are operating at acceptable LOS under existing conditions and will continue to do so under Year 2026 No Build conditions. Under Year 2026 projected conditions, all of the turning movements will continue operating at an acceptable LOS indicating that the intersection has sufficient reserve capacity to accommodate the future traffic volumes. No additional geometric or traffic control improvements will be necessary in conjunction with the proposed development.

### *Development's Access and Traffic Signal Need Evaluation*

Based on a review of the site plan and the results of the capacity analyses, the development's plan to provide two access points on Oakton Street (one via Times Drive and another via a connection with Executive Way) will provide for adequate and efficient accessibility for the future residents and for emergency vehicles. Further, inspection of the traffic volumes indicates that the installation of a traffic signal on Oakton Street at either Times Drive, Oakton Place or Executive Way is undesirable will not be required for the following reasons:

- The proposed development is only projected to generate 12 inbound and 42 outbound trips during the weekday morning peak hour and 42 inbound trips and 24 outbound trips during the weekday evening peak hour.
- When this projected volume of traffic is assigned to the two existing roads that will serve as means of ingress/egress, the additional traffic at either one of the existing roads will be very minimal.
- Following IDOT guidelines for traffic signal warrants and based on the traffic signal warrants published in the Manual on Uniform Traffic Control Devices (MUTCD), the following was determined:
  - The future peak hour traffic volumes for outbound movements on Oakton Place at Oakton Street will not be greater than the minimum threshold of 80 vehicles per hour (when adjusting the outbound volumes for right-turn reductions per IDOT guidelines) to meet the Peak-Hour Warrant.
  - The projected future traffic volumes that would exit onto Oakton Street at Times Drive or at Executive Way will not be greater than the minimum threshold of 80 vehicles per hour to meet the Peak Hour Warrant.
- None of the intersections meet the spacing requirement typically required by IDOT which states that traffic signals should be spaced at a minimum of one-quarter of a

mile (1,320 feet) to the closest signal. Oakton Place is located 935 feet west of the existing traffic signal at Manheim Road and 695 feet east of the existing traffic signal at Webster Lane.

- Times Drive and Executive Way, which also permit full movements, are only located approximately 205 and 175 feet from Oakton Place, respectively. In addition, five access drives on the south side of Oakton Street are located within 400 feet of Oakton Place. The proximity of these roadways and access drives to a new signal will impact the operation of the intersection and turning restrictions may need to be required to/from some of these existing roadways and access drives.

## Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- As proposed, the site will be redeveloped with approximately 114 townhomes
- Access to the proposed townhome development will be provided via the existing Times Drive and Executive Way. No new curb cuts onto Oakton Street are being proposed.
- The results of the capacity analyses have shown that the existing roadway system is sufficient to accommodate the traffic to be generated by the proposed development.
- Given the low volume of traffic to be generated by the proposed residential development, the provision of two means of ingress/egress to serve the development is sufficient to accommodate the projected traffic volumes and will provide efficient and flexible accessibility distributing the traffic volumes without overloading a specific intersection.
- The roadway system has generally sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed townhome development and no additional roadway improvements or traffic control modifications are required.
- Based on the projected traffic volumes, the requirements set forth in the MUTCD as well as IDOT's guidelines, a traffic signal is not necessary or warranted to be provided to serve the proposed development.

**Site and Context Photos**



**1050 E. Oakton Street – Facing East from Times Drive**



**1050 E. Oakton Street – Facing North from Executive Way**

**Site and Context Photos (continued)**



**1050 E. Oakton Street – Facing Southeast from Executive Way curve**



**1050 E. Oakton Street – Facing South from Executive Way curve**



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

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

June 28, 2021

Mayor Goczkowski and Des Plaines City Council  
CITY OF DES PLAINES

**Subject:** Planning and Zoning Board, 1050 East Oakton Street, 21-019-PPUD-TSUB-MAP-CU, 5<sup>th</sup> Ward  
**RE:** Consideration of Preliminary Planning Unit Development (PUD), Tentative Plat of Subdivision, Map Amendment, and Conditional Use for PUD at 1050 East Oakton Street, Case #21-009-CU (5<sup>th</sup> Ward)

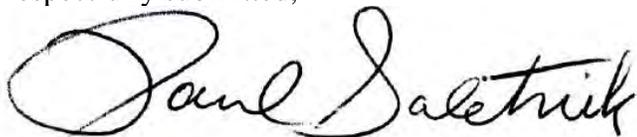
Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board (PZB) met on June 22, 2021 to consider four requests to allow a proposed 125-unit townhouse development at 1050 East Oakton Street (also 1000-1100 Executive Way and 1555 Times Drive) in the current C-3 General Commercial district (proposed R-3 Townhouse Residential district). Three requests are under the 1998 Des Plaines Zoning Ordinance, as amended: (i) Preliminary PUD (Section 12-3-5), (ii) Map Amendment (Section 12-3-7), and (iii) Conditional Use for PUD under Section 12-7-3(K). The fourth request is for a Tentative Plat of Subdivision under the Section 13-2-2 of the Subdivision Regulations.

1. Representatives for the petitioner, M/I Homes of Chicago LLC, presented the proposed townhouse development, which they have tentatively branded as Halston Market. They touted their experience as a nationwide and regional homebuilder. They highlighted images of proposed building and site design, and described the size and layout of the various townhouse units in the development. They covered various issues such as parking spaces, circulation, stormwater management, and open and recreational space, while emphasizing how they believe the development would align with a vision for Des Plaines overall and the Oakton-Lee area in the 2019 Comprehensive Plan. They argued the development would bolster the City's pursuit of a new Metra station at the intersection of Oakton Street and the Canadian National (CN) rail line (North Central Service).
2. PZB members asked about the number of stories in the proposed units and their floor plans; their estimated price points; the height of the proposed fence at the rear (north) lot line and all other planting and screening methods; and the location of the northernmost set of townhouse buildings and the stormwater detention basin; and the amount of fenestration on buildings in the northern part of the development. One member suggested the height of the rear fence be increased from the proposed eight (8) feet. Another member suggested the stormwater detention basin could be sited in the northern portion of the property, allowing some townhouse units to shift farther away from the lot line. A third member offered that the amount of fenestration and style of windows could be adjusted on the north facades of the buildings nearest to the north lot line to enhance privacy among residents. The petitioner responded that the townhouse would be two full stories and that M/I Homes is considering single-story townhouses in some of its other projects but not this one. They further responded that there are five different unit layouts and expected sale prices range from the high \$200,000s into the low \$300,000s. Regarding the siting of various buildings and stormwater detention, they stated the basin is sited at the low point of the site. They said they would review the building designs and consider a change in windows for the final submittal. Finally, a member asked Community and Economic Development (CED) staff when the traffic light at Lee Street and Forest Avenue would be installed. Staff responded by late summer 2021.

3. CED staff summarized the staff report. Staff displayed an excerpt from the Zoning Map and discussed the implications of allowing more market-rate, unsubsidized residential development in the Oakton-Lee area and TIF District No. 8. Staff then outlined that the development would require PUD bulk exceptions from two provisions of the Zoning Ordinance: minimum rear yard (approximately 21 feet proposed when 25 is required) and minimum lot area (923-1,038 square feet per dwelling unit when 2,800 is required). Staff pointed to the conclusions of the petitioner's traffic study, notably that the existing roadway system should be able to accommodate the proposed development. Further staff noted the Illinois Department of Transportation (IDOT) warrants for adding a signalized intersection along Oakton Street would not be met. The need for vacations of public streets, specifically portions of Executive Way and Times Drive, were described. These vacations would have to be approved by the City Council along with a redevelopment agreement that stipulated maintenance obligations of the future townhomes (homeowners association) for segments of both public streets and private drives.
4. Six members of the public spoke on this petition. Five expressed concerns that the project has too many units that are generally too tall and too close to the single-family detached homes on Wicke Avenue. These members also expressed concern with anticipated traffic, disagreeing with the conclusions of the petitioner's traffic report. They expressed specific complaints about traffic at Maine West High School as well as in the vicinity of Lee and Forest. They stated pedestrian-safety concerns about crossing Oakton Street. Overall, they expressed a preference for single-family detached homes instead of townhouses. One member of the public asked whether eminent domain was being used for the project (CED staff replied that it is not) and then added that a 16-foot tall fence should be at the north lot line instead of the proposed 8-foot-tall fence. The Acting Chairman gave the petitioner an opportunity to respond to concerns. The petitioner responded by pointing to traffic study conclusions. They emphasized they would be retaining many healthy mature trees, particularly at the north lot line where screening is important between the single-family neighborhood and the proposed development. They reviewed their overall planting plan and explained how they believe their site and building design is not intrusive in the north end of the development. Members of the public asked about the timeline of meetings and approvals and construction. The Acting Chairman, petitioner, and CED staff explained the process. If the requests obtain final approvals, the petitioner would aim to begin construction in Spring 2022.
5. The PZB *recommended* (4-0) that the City Council *approve* the request with the following conditions: (i) The necessary redevelopment agreement and Plat of Vacation should be negotiated with and approved by the City prior to recording of any Final PUD Plat or Final Plat of Subdivision. All preliminary or tentative plats should be revised, if necessary, to reflect the agreed-upon vacations; (ii) The governing documents for the subject parcels will be reviewed and approved by the City Attorney prior to the recording of any Final PUD Plat or Final Plat of Subdivision; and (iii) All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances. Drawings may have to be modified to comply with current codes and ordinances.

Respectfully submitted,



Paul Saletnik,  
Des Plaines Planning and Zoning Board, Acting Chairman

Cc: City Officials/Aldermen

Case 21-025-FPLAT	10 S River Rd	Final Plat of Subdivision
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**4. Addresses:** 1050 East Oakton Street  
1090-1100 Executive Way, 1555 Times Drive

**Case Number:** 21-019-PPUD-TSUB-MAP-CU  
Public Hearing

The petitioner is requesting the following items: (i) a Preliminary Planned Unit Development (PUD) under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended; (ii) a Conditional Use for a Planned Unit Development under Section 12-3-4 of the 1998 Des Plaines Zoning Ordinance as amended; (iii) Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations; and (iv) a Map Amendment under Section 12-3-7 of the 1998 Des Plaines Zoning Ordinance as amended to rezone the subject property from C-3, General Commercial District to R-3, Townhouse Residential.

**PINs:** 09-20-316-020-0000; -021-0000; -023-0000; -024-0000; -025-0000; -026-0000;  
09-20-321-005-0000; 09-20-322-001-0000

**Petitioner:** Marc McLaughlin, M/I Homes of Chicago, LLC

**Owner:** 1090-1100 Executive Way, LLC; Times Drive, LLC; Oakton Mannheim LLC

Acting Chairman Saletnik swore in Julie Workman of Levenfeld Pearlstein, LLC, Rich Olson of Gary R Weber and Associates , and Marc McLaughlin of M/I Homes of Chicago, LLC.

Ms. Workman provided an overview of the request and stated that all necessary actions have been completed; transit-orientated development will consist of 125 townhomes and is in line with the City's Comprehensive Plan.

Mr. McLaughlin provided an overview of M/I Homes and provided additional information on the proposed site.

Acting Chairman Saletnik asked if the Board had any questions.

Acting Chairman Saletnik inquired about current locations of developments built by M/I Homes. Mr. McLaughlin stated that there are townhome developments in nearby Arlington Heights, Rolling Meadows, and Northbrook. There is a single home development in Lake Zurich. Mr. McLaughlin also stated that M/I Home developments are split, with approximately 50% townhome developments/50% single family homes.

Member Fowler inquired about single-story townhomes. Mr. McLaughlin stated that M/I Homes is developing a two-story townhome to be released Spring 2022, however, that is not an option for the Halston Market development.

Member Hofherr expressed a desire for a ranch-style townhome development.

Acting Chairman Saletnik inquired about the floor plan of the homes and square footage. Mr. McLaughlin stated that each home will be between 1,600 and just under 2,000 square feet, with three levels; basement level (garage, foyer), main level (kitchen and living space), and second floor (bedrooms).

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Member Fowler inquired about the price point of the units. Mr. McLaughlin stated that units begin in the \$200's, with closing in the \$300's, there will be five different unit templates, each with their own pricing.

Acting Chairman Saletnik stated that the development is high quality, attractive and adds value to the area.

Member Catalano inquired about moving the buildings near the property line to an area of green space. The Petitioner stated that the green space is the low point of the property and will be used to regulate stormwater. Mr. McLaughlin stated the pond relocation may be considered, but the pond is located in the outfall and may be difficult to move.

Member Fowler asked the Petitioners to address the issue with the fence, and to consider increasing the height of the fence at the north lot line for additional screening and privacy. Member Fowler commented that the proposed development is a marked improvement of what is existing and urged the Petitioners to "be good neighbors".

Member Fowler inquired about the timeline for the completion of the stoplight at Lee & Forest. Director McMahon stated that the project should be substantially complete by August.

Acting Chairman Saletnik asked if there were any questions or concerns from the public. The following comments were heard:

- Tony Chamas, 1061 Wicke Ave, Des Plaines: Stated that he moved into the neighborhood eight years ago and it is a quiet residential neighborhood. Mr. Chamas stated that he is uncomfortable with a 120-unit development 29 feet from his window. Mr. Chamas also stated that he was not aware of this development and did not receive notice.
- Rosa Carrerra and Sean Chizmel, 1099 Wicke Ave, Des Plaines: Stated that the development is right in their backyard and the area is currently a dump yard. Ms. Carrerra does not want a three-story building behind a fence. Ms. Carrerra also stated that the area also is highly congested with traffic due to the Jewel and construction projects; she appreciates the developers looking at Des Plaines for building, but urged a different site. Mr. Chizmel inquired about the traffic studies, current eastbound Oakton only has center lane turn lane. Mr. Chizmel also suggested a higher than six foot privacy fence if the development is approved.
- Mike and Vickie Benzinger, Des Plaines: The Benzingers' provided comments on traffic in the area, using the neighboring as a cut-through to bypass the Oakton & Lee light. They also commented on the traffic generated by Maine West High School and Beacon Tap. Ms. Benzinger also commented on public safety, especially a fire concern, and infrastructure concerns, and stated that she has pictures that she plans on sending to Ald. Brookman. Ms. Benzinger concluded that she would rather a single home development or warehouse use with Monday-Friday business hours. Overall, they want to enjoy their backyard and neighbors and are against the development.
- Michael Madden, Des Plaines: Mr. Madden inquired about the process for the public hearing and confirmed that this is the first step. Mr. Madden asked if there was any need for imminent

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domain, regarding the two properties near Jewel, staff responded that there has been no discussion to that affect. Mr. Madden also commented on the eight foot fence near Jewel that is rodded and needs to be replaced, he suggested a minimum of a sixteen foot fence for privacy.

Mr. McLaughlin provided the following responses to resident comments:

- Resident notification was handled at the municipal level and the Developer was not involved in that process.
- The egress/ingress of the property is located off Oakton. The Developers have completed a traffic study completed by KLOA, the study dictated that an additional traffic light was not warranted. Mr. McLaughlin stated that traffic studies are determined by the frequency of movement, the movement dictates the need for additional traffic signals. City staff in receipt of the full version of the traffic study.
- Mr. McLaughlin stated that they plan on keeping the existing tree line, with the closest buildings 21-feet from the property line.

Rich Olson provided the following responses to resident comments:

- Mr. Olson highlighted the landscape plan including the buffering measures with heavy screening of vegetation. There are currently an excess of over 50 trees in the rear, near the property line and hope to continue the additional screening. Mr. Olson clarified which buildings are proposed to be sited within the rear yard (20-21-foot setback) There are four buildings that require this exception.
- Mr. Olson provided an orientation of the subdivision, parking and landscape features. The parking minimum requirement would be met.
- Mr. Olson also stated that this was a first submission and they are open to feedback.

Mr. Chamas had a concern about the vegetation and was offended by the statement “high quality brick for the area”. Mr. Olson responded that trees will be planted in accordance with the code requirements. Mr. Olson further stated that he did not mean for his comment to be offensive, but that the building materials are high quality and will be used in Des Plaines.

Mike Benzinger asked the Petitioners how far off the fence line the buildings would be built. Acting Chairman Saletnik referred to the site plan, there is green space and parking adjacent to the property line; one building is approximately 21 feet from a fence line, while another is approximately 45 feet from a side lot, with the area heavily landscaped.

Mr. Benzinger inquired further about the traffic study, stating that three people have been killed in the area over the past ten years. Mr. Benzinger also questioned putting a single-family home development in the location instead of townhomes. Ms. Workman stated that due to the proximity of the proposed Oakton Metra station, the City had a wish list item for a transit-orientated development, this project hopes to meet that need. The project is well-suited to achieving the City’s goals as in line with the Comprehensive Plan and Oakton Street Corridor plan.

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Ms. Workman also stated that the conclusions of the traffic study can be found on page 52 of the informational packet. Ms. Workman continued that IDOT approves traffic signals, and from the findings of the traffic study a signal would not be warranted. The development will have pedestrian walkways to promote safety. Ms. Workman provided some information on the increase of traffic due the pandemic, with people being home, picking-up/dropping-off children, and that traffic should normalize as we move toward pre-pandemic normalcy.

Ms. Vickie Benzinger expressed concern over traffic, especially with the state of parking lots for Jewel and Starbucks. Ms. Workman stated that the development plans to having walking paths for connectivity to local shopping centers.

Ms. Carrera inquired about the building process and how long the project would take to completed. Mr. McLaughlin stated that one the development is approved through the municipal process, they plan to break ground Spring 2022. The development will be completed in two phases, a north and south, and should take approximately six months for land development and a model, pending adequate approvals.

Acting Chairman Saletnik asked Staff to walk through the application process. Direct McMahon responded with the following process:

1. Public Hearing for Preliminary Planned Unit Development at Planning & Zoning Board Meeting
2. Preliminary Planned Unit Development item at City Council Meeting
3. Engineering Department Review
4. Public Hearing Final Planned Unit Development at Planning & Zoning Board Meeting
5. Final Planned Unit Development at City Council Meeting

Acting Chairman Saletnik reminded the audience that the Public Hearing is an opportunity for positive dialogue with the Developers.

Acting Chairman Saletnik stated that this development has been the most sensitive and to scale compared to other developments is the same site.

Member Catalano inquired about how long the property has been vacant. Mr. Carlisle stated that the previous building was demolished in 2013, and the property has been cleared throughout the years. Mr. Carlisle noted that there have been several code violations on the site. He also mentioned large vacancies in neighborhoods are a drag to property values.

Acting Chairman Saletnik asked that the Staff Report be entered into record. Economic Development Manager Carlisle provided a summary of the following report:

**Issue:** The petitioner is requesting the following under the Zoning Ordinance: (i) a Preliminary PUD under Section 12-3-5; (ii) a Conditional Use for a PUD under Section 12-3-4; and (iii) a Map Amendment to rezone the subject property from C-3, General Commercial District to R-3, Townhouse Residential under Section

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12-3-7. The petitioner also requests a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations. Finally, under Section 8-1-9 of the Municipal Code, the petitioner will seek a Vacation of Public Streets to be approved by the City Council.

**Owner:** 1090-1100 Executive Way, LLC; Times Drive, LLC;  
Oakton Mannheim, LLC

**Petitioner:** Marc McLaughlin, M/I Homes of Chicago, LLC

**Case Number:** 21-019-PPUD-TSUB-MAP-CU

**PINs:** 09-20-316-020-0000; -021-0000; -023-0000; -024-0000; -025-0000; -  
026-0000; 09-20-321-005-0000; 09-20-322-001-0000

**Ward:** #5, Carla Brookman

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

**Existing and Historical**

**Land Use:** Vacant; site formerly contained Grazie restaurant and banquet hall, which was demolished in 2013, as well as office buildings and surface parking

**Surrounding Zoning:** North: R-1, Single-Family Residential  
South: C-3, General Commercial and C-4, Regional Shopping  
East: C-3, General Commercial, and C-4 Regional Shopping  
West: C-3, General Commercial

**Surrounding Land Use:** North: Single-family detached homes  
South: Restaurants and retail goods  
East: Services (Vision Care), restaurants, retail goods (Jewel-Osco grocer)  
West: Post office

**Street Classification:** Oakton Street is classified as an arterial roadway. Times Drive and Executive Way are local roadways.

**Comprehensive Plan**

**Illustration** The Comprehensive Plan illustrates this property as commercial

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**Preliminary Planned Unit Development (PUD)**

**Project Summary:**

The petitioner is proposing a full redevelopment of 11.2 contiguous acres of vacant property at 1050 East Oakton Street, 1090-1100 Executive Way, and 1515 Times Drive. The proposal is for a residential-only development of 125 townhouses, tentatively branded as Halston Market. Seven townhouses would have two bedrooms, and 118 would have three bedrooms. The units would be horizontally connected to each other and spread across 23 separate buildings. Each building would be three stories with each unit having a ground-floor, two-car, rear-loaded garage (i.e. facing inward, not toward public streets or private drives). Walkways would connect unit front doors to public and private sidewalks.

Each building will also have balconies and include landscaped grass front yards. However, the amount of private open space per unit is minimal, as the concept is built around shared open space. Centrally located on the site would be a landscaped common plaza area of 14,000 square feet with benches, plantings, walkways, and open green space.

There is also a 10,605-square-foot common area oriented north-south between the buildings in the southwest portion. In the southeast portion, a stormwater detention area (“dry” basin, not a pond) of approximately 69,050-square feet (1.6 acres) is shown, with 21 adjacent surface parking spaces intended for visitors. Fifteen additional spaces intended for visitors are interspersed through the development for a total of 286, which would meet the parking minimum of Section 12-9-7.

The Building Design Review requirement under Section 12-3-11 would apply. In general, the applicant is proposing that for the elevations that would face public streets, the primary material is face brick on all three stories with projections of complementary vinyl. Elevations that would not face public streets contain face brick only on the ground floor, and where garage doors are shown, the brick is interrupted.

Considering the large scale of the redevelopment, the proposal is somewhat restrained in tree removal. According to the petitioner, healthy trees in the existing row at the north lot line will be preserved and augmented where necessary. Together, these plantings along with existing and proposed fencing should serve as effective screening and separation between the development and the single-family residential neighborhood to the north and the commercial development to the east. New plantings throughout the development appear to provide both functional and aesthetic benefits.

At this time, the petitioner is requesting the following bulk exceptions under Section 12-3-5 from the regulations for the proposed R-3 district:

**Minimum lot area:** Seventy-nine units are proposed with a lot area of 923 square feet, and 46 units are proposed at 1,038 square feet. The proposed lot area for each unit includes only the livable space inside the building and a small landscaped front yard. All other area in the development (e.g. open space,

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driveways, stormwater detention) is allocated not to dwelling units but instead to the development overall. The minimum lot area per dwelling unit is 2,800 square feet.

**Minimum rear yard (north):** A setback of 20.63 feet is proposed where the minimum rear yard setback is 25 feet.

Regarding streets and access, the petitioner proposes that the north-south portion of Executive Way – where it connects to Oakton and borders the post office – would remain a public street. However, at the curve it would become a private drive, which requires a public street vacation of approximately 21,000 square feet. Similarly, a portion of Times Drive (approximately 7,700 square feet) would also be vacated and become private. This does not align with the submitted Tentative Plat of Subdivision.

The traffic statement discusses the parking and trip generation for the proposed townhouse development in more detail. The Illinois Department of Transportation (IDOT), citing existing signalized intersections at Lee Street and Webster Lane (1,600 feet apart), does not support the creation of an additional signalized intersection at Oakton. For pedestrians this will require using the north side of Oakton before reaching a marked crossing, approximately 700-800 feet in each direction (three-to-five-minute walk for an able-bodied person).

**Map Amendment & Conditional Use**

**Request Summary:**

The petitioner has requested a map amendment to rezone the subject property from C-3 General Commercial to R-3 Townhouse Residential. Although the site is illustrated as commercial in the 2019 Comprehensive Plan, the 2009 Oakton-Elmhurst Plan sets forth a vision with residential occupying much of the site – albeit with some commercial fronting Oakton Street. Nonetheless, R-3 is present about 1,000 feet to the west and does directly border Oakton Street (Fairmont Place development).

In general, residential is necessary proximate to commercial areas to support their vitality, and while this project would front Oakton Street, it would not front Lee Street, which would preserve commercial use at the main intersection of the Oakton-Lee area. The creation of the Oakton-Lee TIF district, as well as the City’s vision to establish a Metra commuter train station at Oakton and the North Central Service line, calls for adding residential units in the vicinity and activating vacant sites through unsubsidized development to raise the assessed value of the TIF. Improving the vacant land with this proposal would accomplish those goals

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Other than the listed exceptions under Preliminary Planned Unit Development, the proposed development would meet all other R-3 bulk regulations as excerpted in the table to follow:

**Bulk Regulations for R-3 Townhouse Residential**

<b>Yard</b>	<b>Required</b>	<b>Proposed</b>
Front Yard (South)	Min.: 25 Feet	25 Feet
<b><i>Rear Yard (North)*</i></b>	<b><i>Min.: 25 Feet, if Building Height &lt; 35 feet</i></b>	<b><i>About 21 Feet</i></b>
Side Yard (East)	Min: 5 Feet	22 Feet
Corner Side Yard (West)	Min: 10 Feet	21 feet
Building Height	Max: 45 Feet	Three stories (About 35 feet)

***\*An exception would be required to the minimum required rear yard.***  
A conditional use is required in R-3 by virtue of the proposed PUD.

**Tentative Plat of Subdivision**

**Request Summary:**

The petitioner is requesting a Tentative Plat of Subdivision to resubdivide the subject property. Under Section 13-3-1 the Subdivision Regulations require improvement of adjacent rights-of-way, which means, for example, that Executive Way next to the Post Office will receive new curb, gutter, and resurfacing. Further, under Section 13-4 the Subdivision Regulations require park land dedication and/or fee-in-lieu, although proposed private open space could provide a partial offset.

The existing property contains eight lots, which would be divided into lots for each individual townhouse unit (125), plus six lots for common areas, private drives, and the stormwater detention area for a total of 131. The new subdivision will encompass the entire 11.2-acres as shown in Attachment 6. The petitioner’s Tentative Plat shows that the size of each townhouse parcel will vary from 923 square feet in size for interior units to 1,038 square feet in size for end units. The Tentative Plat also shows the following existing easements: (i) a 13-foot Public Utility Easement and 20-foot building line on both sides of Executive Way throughout the development; (ii) a 13-foot Public Utility Easement and 20-foot building line on both sides of Times Drive throughout the development; (iii) a 20-foot building line along Oakton Street on the south side of the lot; (iv) a ten-foot electric and telephone easement and 24-foot ingress, egress, and driveway easement behind the commercial development on the south side of the lot; (v) a 23-foot public utility easement along the existing drive aisle east of the proposed detention area; (vi) a 15-

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foot public utility easement along the east property line of the development; and (vii) a five-foot public utility easement located along the north property line of the development.

The proposal includes vacating a portion of Executive Way and Times Drive with their respective easements, which is described in more detail below.

**Vacation of Public Streets**

**Request Summary:**

As described in the Project Summary on Pages 2-3, the applicant will seek vacations of public streets. It is unclear in the submission if the private drives will be gated at the point they intersect with public street segments (for example, at the Executive Way curve). Furthermore, regarding Times Drive, the commercial property at the northeast corner of Times and Oakton relies on Times for access, so it is recommended the City retain the southernmost approximately 110 linear feet, with the redevelopment agreement stating that townhouse owners will be responsible for maintenance of this segment. The City is in the process of appraising the right-of-way areas, and staff recommends that executing the agreement(s) and recording the corresponding plat is a condition for final approval.

**Alignment with the 2019 Comprehensive Plan**

Under Overarching Principles:

The principle to “Provide a Range of Housing Options” mentions “high-quality townhomes” in general and recommends, “For the Oakton Street Corridor, it is recommended that the City update ... zoning ... to permit townhomes, rowhomes, and mixed-used development.”

Under Land Use & Development:

The Future Land Use Plan illustrates the property as commercial. While the proposal does not align, it may be seen as a reasonable concept to support nearby commercial uses and the theme that the Oakton-Lee intersection should be anchored by commercial.

Under Housing:

There is a recommendation to “Ensure the City has several housing options to fit diverse needs.” Townhouses appeal to a wide range of potential households and provide a middle ground between the heavy supply (proportionally) of single-family detached homes and apartments/condominiums.

**Alignment with the 2009 Oakton Street/Elmhurst Road Corridor Plan**

- This proposal coincides with the vision to develop a portion of a large site with residential, although the plan calls for multifamily and the proposal is for single-family attached. However, because residential would occupy the entire site, it is likely the number of units envisioned in the general area is more or less aligned.
- However, the proposal does not include any commercial, and the plan called for both residential and commercial (mixed use). In the concept sketch, generally small, standalone

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commercial buildings akin to Vision Care, Dunkin Donuts, and Charcoal Delights are shown at the Oakton frontage.

**Alignment with the 2019 Oakton Station Feasibility Study**

- The study includes the subject site in the proposed station area because it is within a half-mile radius (10-minute walk). The study suggested that a new Metra station could attract transit-oriented development (TOD) in the form of multifamily, office, and retail. However, TOD tends to follow after the transit operator has formally committed to the station or after it is operational.
- While not as dense as the multifamily residential typically found next to Metra stations, this proposed townhouse residential development would add an estimated 300 residents to the area (based on the resident projections in the Subdivision Regulations). These new residents would grow the market of potential riders and bolster the City’s case for having a station.

**PUD and Conditional Use Findings**

As required, the proposed development is reviewed below in terms of the findings contained in 12-3-4 and 12-3-5 of the Zoning Ordinance:

**A. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3.5-1 and is a stated Conditional Use in the subject zoning district:**

**Comment:** A PUD is a listed conditional use in the R-3 zoning district. The proposed project meets the stated purpose of the PUD. Additionally, the redevelopment of the subject parcels will enhance the neighboring area, but also be cognizant of nearby land uses. Please also see the responses from the applicant.

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

**Comment:** The proposed development will be in keeping with the City’s prerequisites and standards regarding planned unit development regulations. Please also see the responses from the applicant.

**C. 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:**

**Comment:** The proposed project is in-line with the intent of a PUD as there are exceptions being requested to accommodate the specific design of this mixed-use development, which allocates much of its land to common areas to appeal to households to whom it is marketed. Please also see the responses from the applicant.

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**D. 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:**

**Comment:** All provisions for public services, adequate traffic control and the protection of open space are would be accommodated in the proposed development. Please also see the responses from the applicant.

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

**Comment:** The proposed development serves as a transition between single-family development to the north and corridor commercial development to the south and east. Additionally, considerations will be made to mitigate impact on the nearby residential uses from light and noise pollution. Please also see the responses from the applicant.

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

**Comment:** The proposed project will contribute to an improved physical appearance by removing a large, vacant, visually unappealing property. Such a significant improvement will contribute positively to the tax base – of the City overall and the Oakton-Lee TIF – and economic well-being of the community. Please also see the responses from the applicant.

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

**Comment:** The proposed development meets general goals and objectives of the Comprehensive Plan. Please also see the responses from the applicant.

**Map Amendment Findings**

As required, the proposed development is reviewed below in terms of the findings contained in 12-3-7 of the Zoning Ordinance:

**A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the city council:**

**Comment:** The proposed amendment is consistent with general guidance and vision, if not the property illustration future land use map. Please also see the responses from the applicant.

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

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**Comment:** Townhouse residential is already present on the north side of Oakton in the vicinity and would be complementary to and bolstering of desired commercial character nearby. Please also see the responses from the applicant.

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

**Comment:** Public facilities and services must be made available to the subject property, even after public street vacations. Please also see the responses from the applicant.

**D. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and**

**Comment:** The amendment would likely lead to redevelopment and the elimination of a large, vacant property that is a drag on property value. To that end, it would be an enhancement of property value. Please also see the responses from the applicant.

**E. Whether the proposed amendment reflects responsible standards for development and growth.**

**Comment:** The proposed development complements existing development and is a good first step in achieving the revitalization desired through the Oakton-Lee TIF and Oakton train station feasibility study. Additionally, screening considerations, particularly at the north lot line, will be made to reduce any impact on the nearby residential uses from light and noise pollution. Please also see the responses from the applicant.

**Recommendation:**

Staff supports the Preliminary PUD; Conditional Use for PUD, Map Amendment from C-3 to R-3, and Tentative Plat of Subdivision subject to the following conditions:

1. The necessary redevelopment agreement and Plat of Vacation should be negotiated with and approved by the City prior to recording of any Final PUD Plat or Final Plat of Subdivision. All preliminary or tentative plats should be revised, if necessary, to reflect the agreed-upon vacations.
2. The governing documents for the subject parcels will be reviewed and approved by the City Attorney prior to the recording of any Final PUD Plat or Final Plat of Subdivision.
3. All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances. Drawings may have to be modified to comply with current codes and ordinances.

**Planning and Zoning Board Procedure:**

The Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the Preliminary Planned Unit Development, the Conditional Use, the Map Amendment, the Tentative Plat of Subdivision, and the Vacation of Public Streets requests for 1050 East Oakton Street.

Case 21-025-FPLAT	10 S River Rd	Final Plat of Subdivision
Case 21-017-TSUB-V	1041 North Ave	Tentative Plat of Sub/Standard Var
Case 21-022-V	994 Hollywood Ave	Standard Variation
Case 21-019-PPUD-TSUB ... Amend/Tent Plat	1050 E Oakton ...	Prelim PUD/Cond Use/Map

June 22, 2021  
Page 30

**A motion was made by Board Member Hofherr, seconded by Board Member Catalano, to approve the Preliminary Planned Unit Development, the Conditional Use, the Map Amendment, the Tentative Plat of Subdivision, and the Vacation of Public Streets requests for 1050 East Oakton Street, with the following conditions: (i) The necessary redevelopment agreement and Plat of Vacation should be negotiated with and approved by the City prior to recording of any Final PUD Plat or Final Plat of Subdivision. All preliminary or tentative plats should be revised, if necessary, to reflect the agreed-upon vacations (ii) The governing documents for the subject parcels will be reviewed and approved by the City Attorney prior to the recording of any Final PUD Plat or Final Plat of Subdivision and (iii) All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances. Drawings may have to be modified to comply with current codes and ordinances.**

AYES: Hofherr, Catalano, Fowler, Saletnik  
 NAYES: None  
 ABSTAIN: None

**\*\*\*MOTION CARRIES UNANIMOUSLY \*\*\***

**CITY OF DES PLAINES**

**ORDINANCE      Z - 40 - 21**

**AN ORDINANCE APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT, TENTATIVE PLAT OF SUBDIVISION, AND MAP AMENDMENT FOR 1050 EAST OAKTON STREET, 1000-1100 EXECUTIVE WAY, AND 1555 TIMES DRIVE (Case #21-019-PPUD-TSUB-MAP-CU).**

**WHEREAS**, 1090-1100 Executive LLC (“*Executive Way Property Owner*”) is the owner of that certain real property commonly known as 1090-1100 Executive Way, Des Plaines, Illinois (“*Executive Way Property*”); and

**WHEREAS**, 1555 Times LLC (“*Times Drive Property Owner*”) is the owner of that certain real property commonly known as 1555 Times Drive, Des Plaines, Illinois (“*Times Drive Property*”); and

**WHEREAS**, Oakton Manheim LLC (“*Oakton Street Properties Owner*”) is the owner of those certain real properties commonly known as 1050 E. Oakton Street, Des Plaines, Illinois and 1000 Executive Way, Des Plaines, Illinois (collectively, “*Oakton Street Properties*”) (collectively, the Executive Way Property Owner, Times Drive Property Owner, and Oakton Street Properties Owner are the “*Owners*”) (collectively the Executive Way Property, Times Drive Property and Oakton Street Properties are the “*Subject Property*”); and

**WHEREAS**, the Subject Property is located in the C-3 General Commercial Zoning District of the City (“*C-3 District*”); and

**WHEREAS**, M/I Homes of Chicago LLC (“*Petitioner*”) is the contract purchaser of the Subject Property; and

**WHEREAS**, the Executive Way Property, the Times Drive Property and the Oakton Street Properties are vacant and unimproved and are separated by the Times Drive and Executive Way public rights-of-way; and

**WHEREAS**, the Petitioner proposes to: (i) resubdivide the Subject Property, which resubdivision contemplates the vacation of portions of the Times Drive and Executive Way public rights-of-way (“*Proposed Vacation*”); and (ii) develop the Subject Property with 23 three-story townhouse buildings containing a total of 125 townhouse units, 286 parking spaces (250 for residents and 36 for guests), associated private drives and access lanes, multiple common open space recreational areas, and stormwater detention facilities (collectively, the “*Proposed Development*”); and

**WHEREAS**, pursuant to Sections 12-3-7, 12-3-5, and 12-3-7 of the City of Des Plaines Zoning Ordinance (“*Zoning Ordinance*”) and Title 13 of the City Code of the City of Des Plaines, as amended (“*Subdivision Regulations*”), the Petitioner filed, with the consent of the Owners, an application with the City for the approval of: (i) a map amendment to the “Zoning Map of the City of Des Plaines” (“*Zoning Map*”) to rezone the Subject Property from the C-3 District to the R-3

Townhouse District ("**Proposed Map Amendment**"); (ii) a tentative plat of subdivision for the entire Subject Property prepared by CAGE Civil Engineering, consisting of four sheets, with a latest revision date of July 7, 2021 ("**Proposed Tentative Plat of Subdivision**"); (iii) a preliminary plat of planned unit development of the Subject Property ("**Proposed Preliminary Plat of PUD**"), including a certain proposed exception within the proposed planned unit development ("**Proposed PUD Exception**"); (collectively, (i) through (iii) is the "**Requested Relief**"); and

**WHEREAS**, the Petitioner's application for the Requested Relief was referred by the Department of Community and Economic Development to the City's Planning and Zoning Board ("**PZB**") within 15 days after receipt of the application; and

**WHEREAS**, within 90 days after the date of the Petitioner's application, a public hearing was held by the PZB on June 22, 2021 pursuant to publication in the *Journal & Topics* on June 2, 2021; and

**WHEREAS**, notice of the public hearing was mailed to all property owners within 300 feet of the Subject Property; and

**WHEREAS**, during the public hearing the PZB heard testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the provisions of the Zoning Ordinance and the Subdivision Regulations; and

**WHEREAS**, pursuant to Sections 12-3-5 and 12-3-7 of the Zoning Ordinance, the PZB filed a written report with the City Council on June 28, 2021, summarizing the testimony and evidence received by the PZB and stating by a vote of 4-0 its recommendation to approve the Requested Relief subject to certain conditions; and

**WHEREAS**, the Petitioner made certain representations to the PZB with respect to the Requested Relief, which representations are hereby found by the City Council to be material and upon which the City Council relies in approving the Requested Relief; and

**WHEREAS**, the City Council has considered the written report of the PZB, the applicable standards for map amendments, conditional uses, tentative plat of subdivision, and planned unit developments set forth in the Zoning Ordinance and the Subdivision Regulations, and the Community and Economic Development Staff Memorandum dated July 8, 2021, and has determined that it is in the best interest of the City and the public to approve the Requested Relief in accordance with the provisions of this Ordinance.

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

**SECTION 1. RECITALS.** The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for the approval of the Proposed Preliminary Plat of PUD.

**SECTION 2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY.** The

Subject Property is legally described as:

PARCEL 1:

LOT 8 IN FIRST ADDITION TO OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT LR2307695, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE FIRST PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 7 IN FIRST ADDITION TO OAK LEAF COMMONS OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT LR2307695, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1:

LOTS 1, 2, 3, AND 4 IN OAK LEAF COMMONS – OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 IN CATERER’S RESUBDIVISION IN LOTS 5 AND 6 IN OAK LEAF COMMONS – OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED JULY 9, 1980 AS DOCUMENT LR3168393

P.I.N.s: 09-20-316-020-0000; 09-20-316-021-0000; 09-20-316-023-0000; 09-20-316-024-0000; 09-20-316-025-0000; 09-20-316-026-0000; 09-20-321-005-0000; 09-20-322-001-0000

**SECTION 3. APPROVAL OF TENTATIVE PLAT OF SUBDIVISION.** Subject to and contingent upon the conditions set forth in Section 8 of this Ordinance, and pursuant to Section 13-2-7 of the City Code, and subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 5 of this Ordinance, the City Council hereby approves the Tentative Plat of Subdivision for the Subject Property, a copy of which is attached to, and by this reference, made a part of this Ordinance as *Exhibit A*.

**SECTION 4. APPROVAL OF PROPOSED MAP AMENDMENT.** Pursuant to Section 12-3-7 of the Zoning Ordinance, the City Council has considered the factors relevant to the approval of map amendments and has determined that the procedure for the review of map amendments has been satisfied. The City Council hereby approves the Proposed Map Amendment, and the Zoning Map is hereby amended to rezone the Subject Property from the C-3 General District to the R-3 Townhouse District.

**SECTION 5. APPROVAL OF PROPOSED PRELIMINARY PLAT OF PUD.** Subject to and contingent upon the conditions set forth in Section 8 of this Ordinance, and pursuant to Section 12-3-5 of the Zoning Ordinance, the City Council hereby approves the Proposed Preliminary Plat of PUD, which consists of the following plans:

- A. Preliminary PUD Plat for Halston Market, consisting of one sheet, prepared by CAGE Civil Engineering, and with a latest revision date of July 7, 2021;
- B. Building Elevations and Floor Plans for Halston Market, consisting of nine sheets, prepared M/I Homes of Chicago LLC, and with a latest revision date of February 23, 2021; and
- C. Preliminary Site Improvement Plans for Halston Market, consisting of three sheets, prepared by CAGE Civil Engineering, and with a latest revision date of July 7, 2021 (collectively,

the "*Proposed Preliminary Plat of PUD*"), copies of which are attached to and, by this reference, made a part of this Ordinance as **Exhibit B**. The City Council hereby directs the Zoning Administrator to accept the Proposed Preliminary Plat of PUD for the Subject Property, subject to and contingent upon the conditions set forth in Section 8 of this Ordinance.

**SECTION 6. ACKNOWLEDGEMENT OF REQUEST FOR PUD EXCEPTION.**

The City Council hereby acknowledges that pursuant to Section 12-3-5.C of the Zoning Ordinance, the Petitioner has requested, and the Proposed Preliminary Plat of PUD contemplates, an exception to the bulk regulations of the R-3 Townhouse District to permit a minimum lot area of 923 square feet per dwelling unit, where a minimum of 2,800 square feet per dwelling unit is required, as set forth in Section 12-7-3.F of the Zoning Ordinance. At the time of consideration of a proposed final plat of planned unit development ("*Final Plat of PUD*") for the Subject Property, a final plat of subdivision for the Subject Property, and a final development plan for the Subject Property, the City Council will consider approval the Proposed PUD Exception.

**SECTION 7. SUBMISSION OF FINAL PLAT OF PUD AND FINAL PLAT OF SUBDIVISION.** Pursuant to and in accordance with Section 12-3-5.D.3 of the Zoning Ordinance and Section 13-2-4 of the Subdivision Code, the adoption of this Ordinance authorizes the Petitioner to submit a Final Plat of PUD and a final plat of subdivision for the Subject Property to the City.

**SECTION 8. EFFECT OF APPROVAL OF PROPOSED PRELIMINARY PLAT OF PUD.** Pursuant to Section 12-3-5.D.3 of the Zoning Ordinance, the approval of the Proposed Preliminary Plat of PUD for the Subject Property, as provided in Section 5 of this Ordinance, will not be deemed or interpreted as authorizing or entitling the development or the improvement of the Subject Property in any manner whatsoever unless and until the City Council approves, by ordinance or resolution duly adopted, as the case may be: (i) a conditional use permit for a planned unit development for the Subject Property, pursuant to Section 12-3-5.D.5 of the Zoning

Ordinance; and (ii) a final plat of subdivision for the Subject Property, pursuant to Section 13-2-8 of the Subdivision Regulations. Nothing herein will be deemed or interpreted as obligating or requiring the City Council to approve a conditional use permit for a planned unit development or a final plat of subdivision. Further, the City Council has no obligation to consider or approve a conditional use permit for a planned unit development or a final plat of subdivision unless and until:

A. The Petitioner complies with the applicable procedures for the review and approval of a Final Plat of PUD for the Subject Property, as set forth in Section 12-3-5.D.5 of the Zoning Ordinance; and

B. The Petitioner complies with the applicable procedures for review and approval of a final plat of subdivision for the Subject Property, as set forth in Chapter 2 of the Subdivision Regulations.

**SECTION 9. CONDITIONS OF APPROVAL.** The approvals granted in Sections 3, 4, and 5 of this Ordinance are expressly subject to and contingent upon compliance by the Petitioner with each and all of the following conditions, all at the sole cost and expense of the Petitioner:

A. The Petitioner must prepare and submit to the City: (i) a Final Plat of PUD for the Subject Property that meets all the requirements of Section 12-3-5 and Section 12-14-5 of the Zoning Ordinance; and (ii) a Final Plat of Subdivision for the Subject Property; that meets all the requirements of the Subdivision Regulations.

B. Development Agreement and Plat of Vacations. A development agreement (“*Development Agreement*”) between the Petitioner and the City and a plat of vacation for the Proposed Vacations (“*Plat of Vacation*”), in forms acceptable to the City’s General Counsel, must be submitted for approval by the City Council concurrently with the City Council’s approval of the Final Plat of PUD and Final Plat of Subdivision. The Preliminary Plat of PUD and the Tentative

Plat of Subdivision should be revised, if necessary, to reflect the final agreed upon vacations. The Development Agreement and the Plat of Vacations must be recorded concurrently with the Ordinance approving the Final Plat of PUD and Final Plat of Subdivision.

C. Any and all governing documents for the Proposed Development including covenants, conditions, and restrictions, or operating reciprocal easement agreements must be submitted to and approved by the City's General Counsel prior to the recording of any Final Plat of PUD or Final Plat of Subdivision.

D. All proposed improvements and modifications shall be in full compliance with all applicable regulations, codes, and ordinances. All Engineering, Landscape, and Building plans will be updated or modified to comply with requirements in effect at the time of approval of the Final Plat of PUD.

E. The Petitioner must obtain approval of its final engineering plans for the Subject Property from the City of Des Plaines Public Works and Engineering Department.

F. The final plans submitted with the Final Plat of PUD shall be in substantial compliance with the Preliminary Plat of PUD.

**SECTION 10. TIME PERIOD FOR SUBMISSION OF FINAL PLAT OF PUD AND FINAL PLAT OF SUBDIVISION.** Pursuant to and in accordance with Section 12-3-5.D.3 of the Zoning Ordinance and Section 13-2-10.B of the Subdivision Regulations, respectively, the Petitioner must submit for review and approval by the City: (a) a Final Plat of PUD for the Subject Property no later than the date that is 180 days after the effective date of this Ordinance; and (b) a final plat of subdivision for the Subject Property no later than the date that is 12 months after the effective date of the approval of the Proposed Tentative Plat of Subdivision by the PZB.

**SECTION 11. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**SECTION 12. SEVERABILITY.** If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**VOTE:** AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

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**MAYOR**

**ATTEST:**

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**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_\_ day of \_\_\_\_\_, 2021.

Approved as to form:

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**CITY CLERK**

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**Peter M. Friedman, General Counsel**





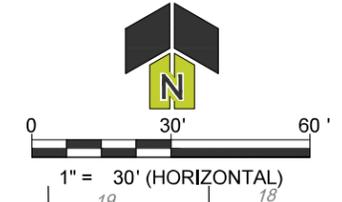


COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

**OWNER/CLIENT**  
 M/I HOMES OF CHICAGO, LLC  
 400 E. DIEHL ROAD, SUITE 230  
 NAPERVILLE, ILLINOIS

# TENTATIVE PLAT OF HALSTON MARKET

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



- LEGEND**
- = EX. BOUNDARY LINE
  - = EX. LOT LINE
  - - - = EX. EASEMENT LINE
  - - - = EX. CENTERLINE
  - = BUILDING LINE
  - = PROP. STORM
  - = PROP. SANITARY
  - = PROP. WATERMAIN
  - = PROP. LOT LINE
  - = PROP. EASEMENT LINE
  - = PROP. SETBACK LINE
  - XXX.XX = MEASURED INFORMATION
  - (XXX.XX) = RECORD INFORMATION
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - B.L. = BUILDING LINE
  - S.M.E. = STORMWATER MANAGEMENT EASEMENT
  - B.U.E. = BLANKET UTILITY EASEMENT
  - = FOUND IRON ROD/PIPE
  - ✕ = FOUND CUT CROSS
  - = FOUND PK NAIL
  - ⊙ = PROP. STORM STRUCTURE
  - ⊙ = PROP. SANITARY STRUCTURE
  - ⊙ = PROP. WATERMAIN STRUCTURE
  - ⊙ = PROP. HYDRANT

- CURRENT P.I.N.:**
- 09-20-316-020
  - 09-20-316-021
  - 09-20-316-023
  - 09-20-316-024
  - 09-20-316-025
  - 09-20-316-026
  - 09-20-321-005
  - 09-20-322-001

**REVISIONS**

NO.	DATE	DESCRIPTION

2021.07.27  
 PRELIMINARY CITY REVIEW #1

2021.06.14  
 PRELIMINARY VILLAGE REVIEW #1

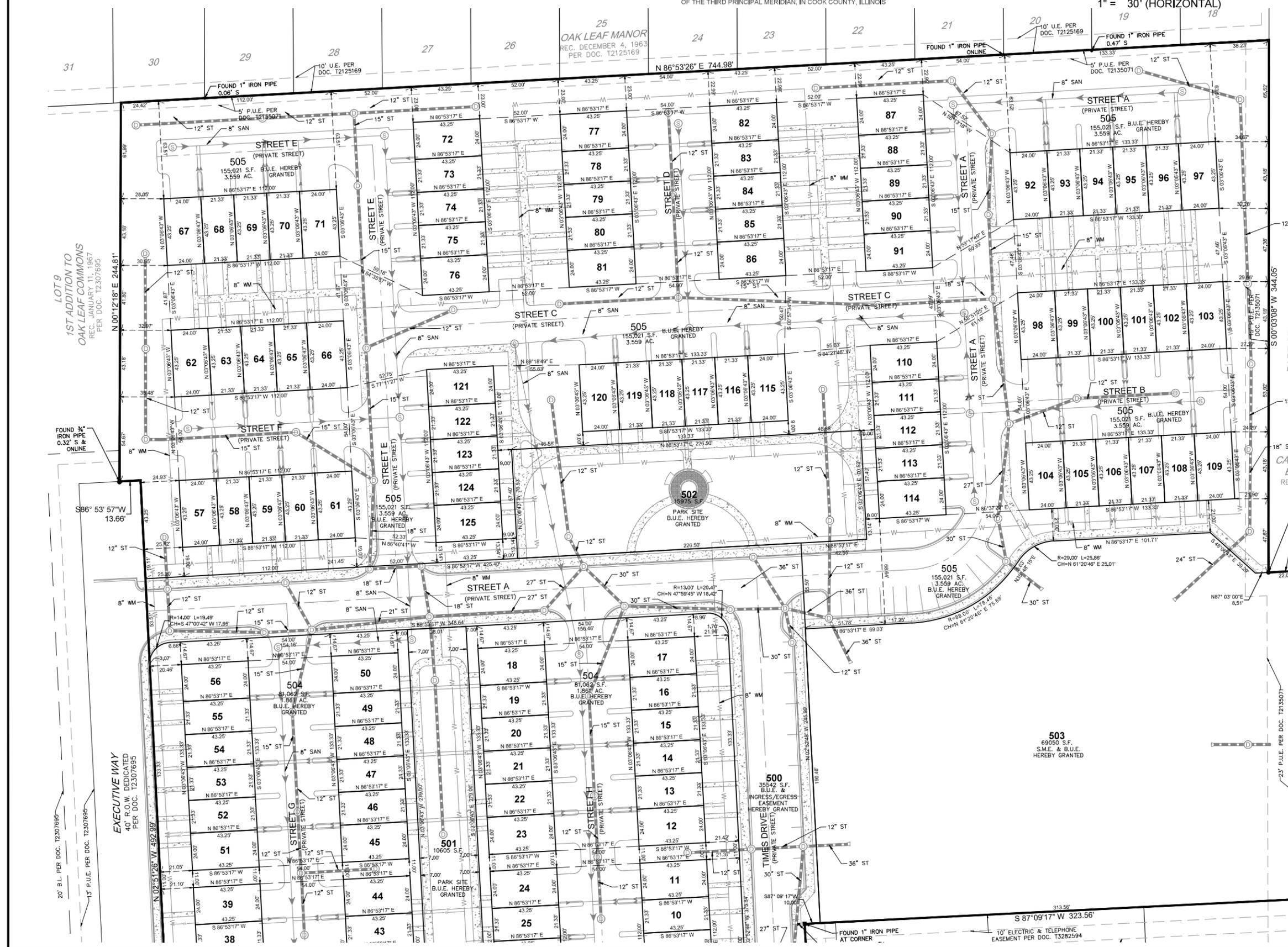
HALSTON MARKET  
 CITY OF DES PLAINES, ILLINOIS  
 TENTATIVE PLAT OF SUBDIVISION

PROJ. NO: 200138  
 PM: SJP  
 DATE: 05/13/21  
 SCALE: 1"=30'  
 SHEET NUMBER

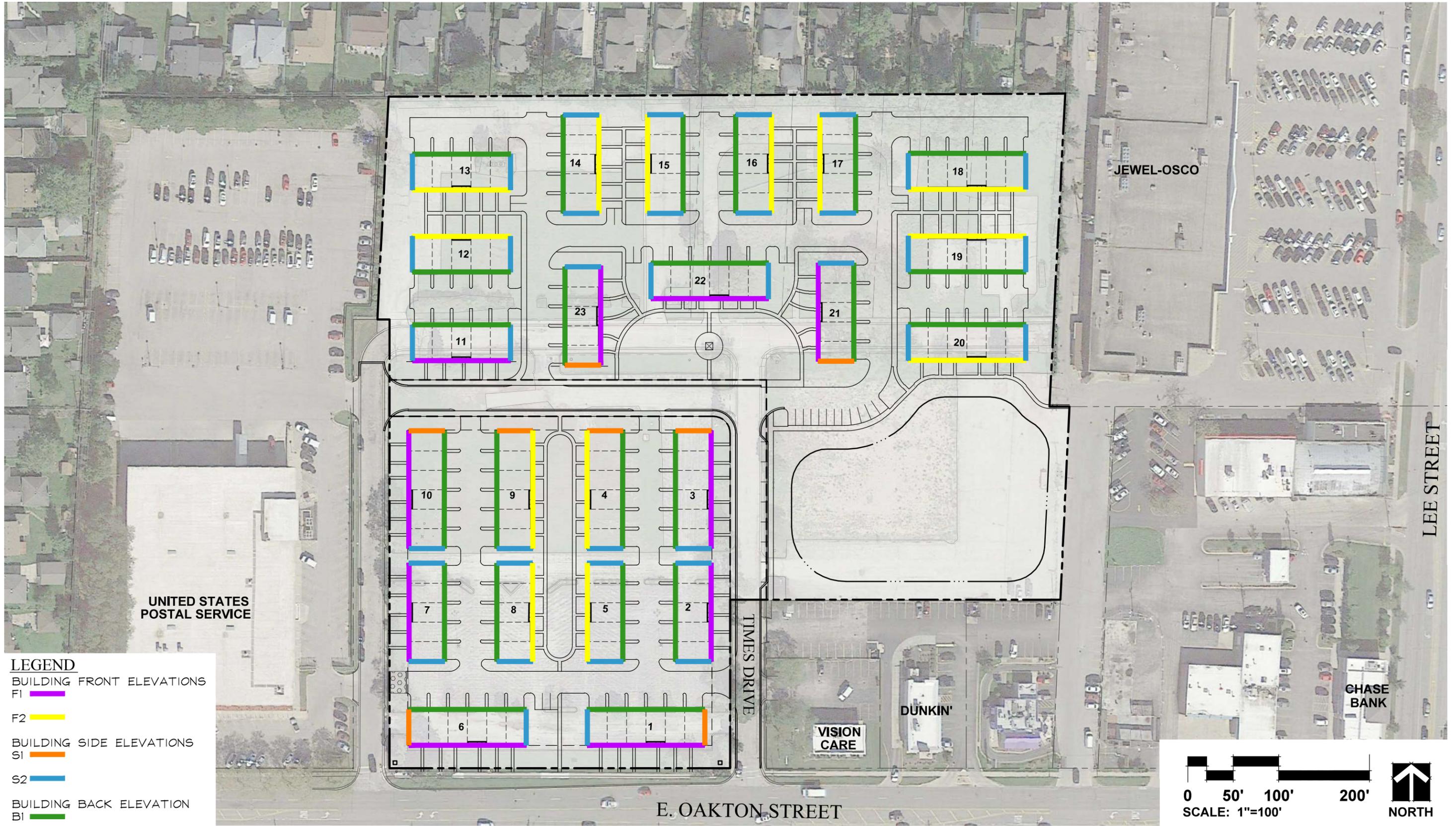
4 OF 4

Page 80 of 93

3110 WOODCREEK DRIVE  
 DOWNERS GROVE, IL 60515  
 P: 630.598.0007  
 WWW.CAGEVILL.COM







# BUILDING ELEVATION EXHIBIT

## HALSTON MARKET

### DES PLAINES, ILLINOIS

2/23/2021

L:\Projects\MI20179\Acad\MI20179\_C01\_01SP.dwg

Exhibit B



GARY R. WEBER  
 ASSOCIATES, INC.

LAND PLANNING  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187  
 PHONE: 630-668-7197



Ontario  
Front Elevation

F1   
Street Facing Elevation



Ontario  
Front Elevation

F2   
Non-Street Facing Elevation



Ontario

Left Elevation



Ontario

Right Elevation

S1   
Street Facing Elevation



Ontario

Left Elevation



Ontario

Right Elevation

S2   
Non-Street Facing Elevation



Ontario  
Rear Elevation

Regis

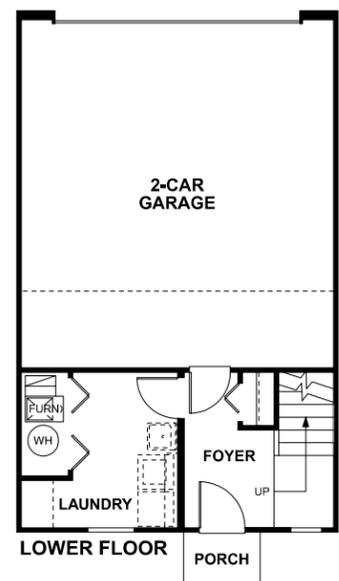
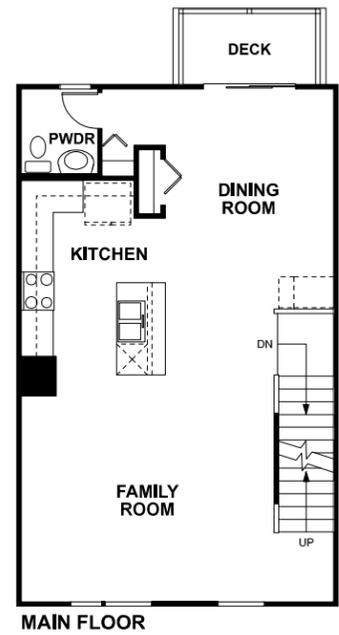
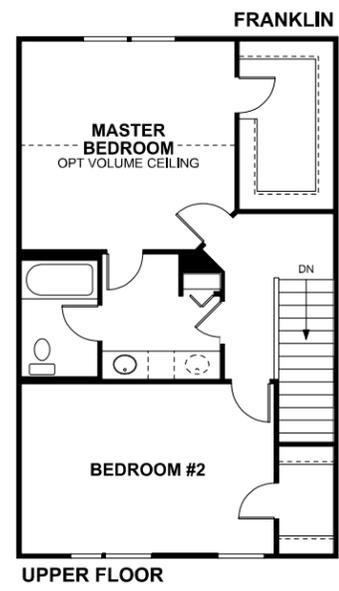
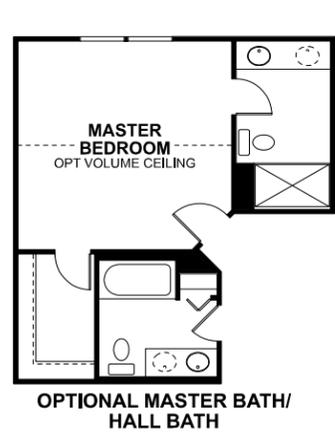
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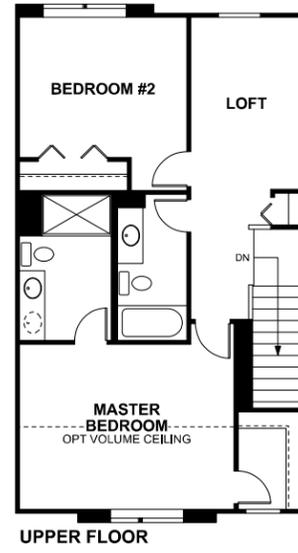
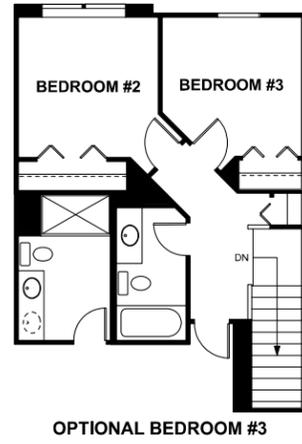
Kingsbury

LaSalle

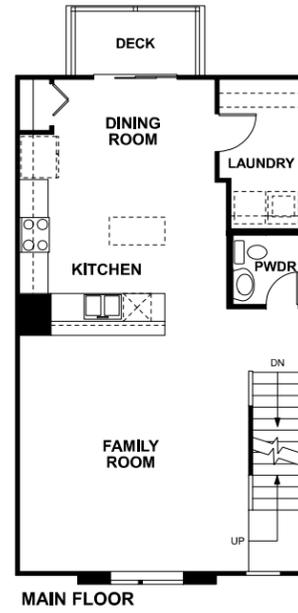
Ontario

**B1** █  
Alley Facing Elevation

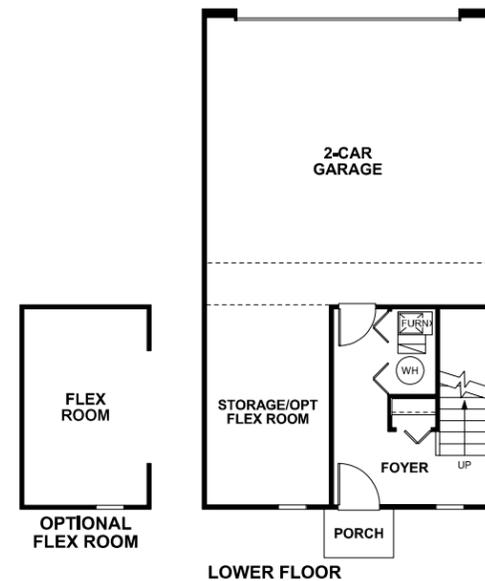




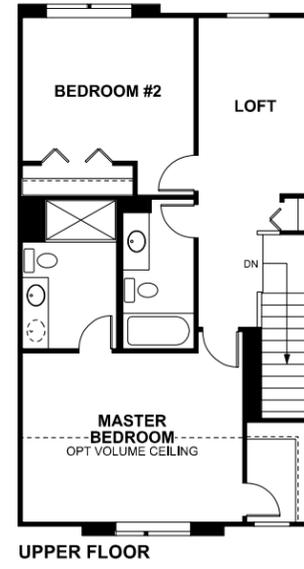
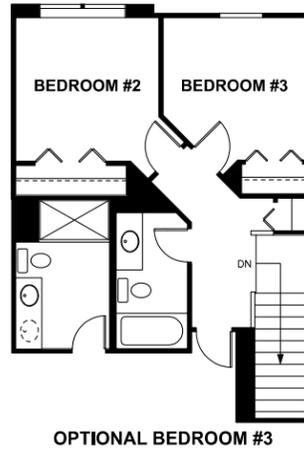
UPPER FLOOR



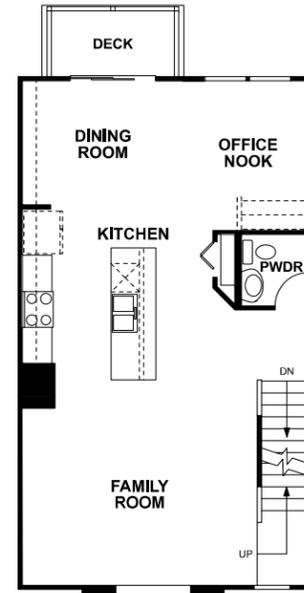
MAIN FLOOR



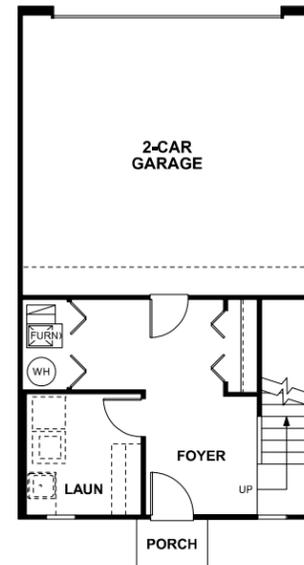
LOWER FLOOR



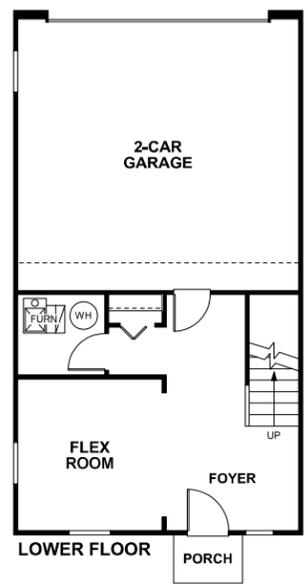
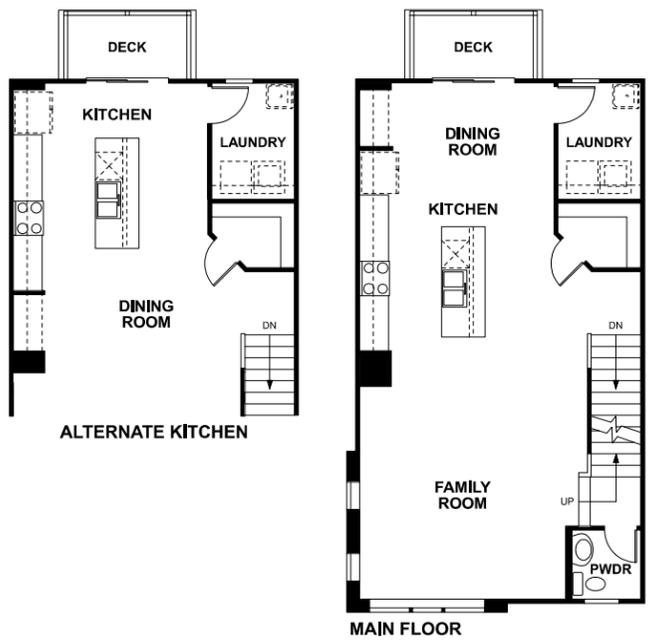
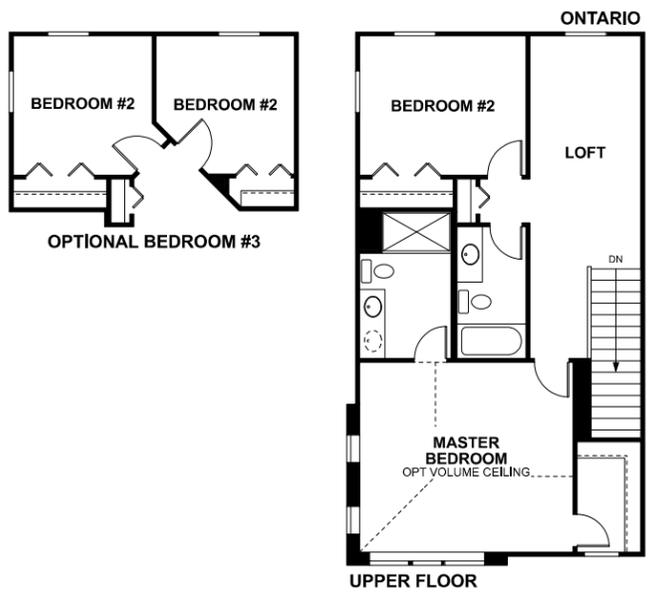
UPPER FLOOR

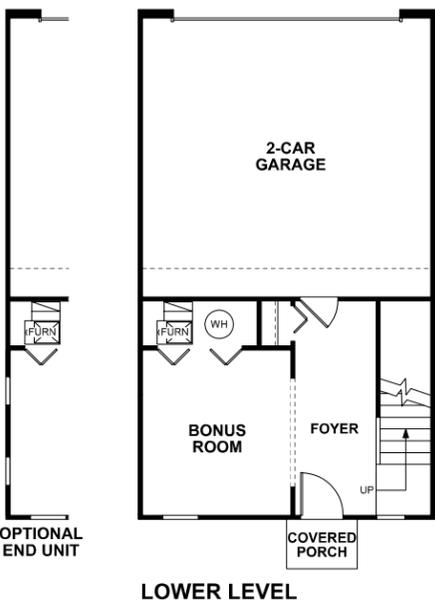
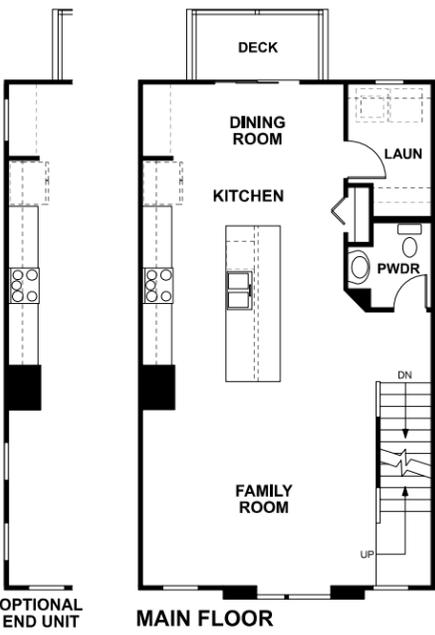
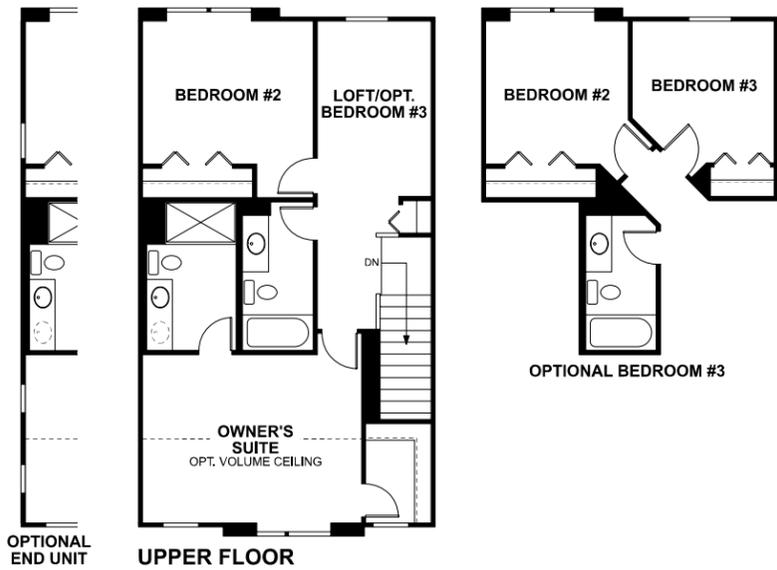


MAIN FLOOR



LOWER FLOOR





REVISIONS	DATE	DESCRIPTION

M/I HOMES  
**HALSTON MARKET  
 RESIDENTIAL**  
 NE CORNER OF EXECUTIVE WAY & E. OAKTON ST.  
 DES PLAINES, IL

PROJ NO: 200138  
 ENG: JGN  
 DATE: 2021.04.23

SHEET TITLE  
**OVERALL  
 SITE LAYOUT  
 PLAN**

SHEET NUMBER  
**C1.0**  
 2 OF 16

**SHEET LEGEND**

	HEAVY DUTY ASPHALT - 2" BIT. SURFACE COURSE 4" BAM (BIT. AGGREGATE MIXTURE) 8" AGGREGATE CA-6 BASE COURSE
	MEDIUM DUTY ASPHALT - 1 1/2" BIT. SURFACE COURSE 2 1/2" BAM (BIT. AGGREGATE MIXTURE) 8" AGGREGATE CA-6 BASE COURSE
	STANDARD DUTY ASPHALT - 1 1/2" BIT. SURFACE COURSE 1 1/2" BAM (BIT. AGGREGATE MIXTURE) 8" AGGREGATE CA-6 BASE COURSE
	PCC SIDEWALK - 4" PORTLAND CEMENT CONCRETE 2" AGGREGATE CA-6 BASE COURSE

**SITE SUMMARY**

CURRENT ZONING	C-3
PROPOSED ZONING	PUD
LOT AREA	11.02 AC

**BUILDING SUMMARY**

5 UNIT BUILDINGS	13 BUILDINGS
6 UNIT BUILDINGS	10 BUILDINGS

**PARKING SUMMARY**

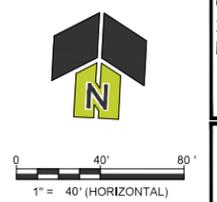
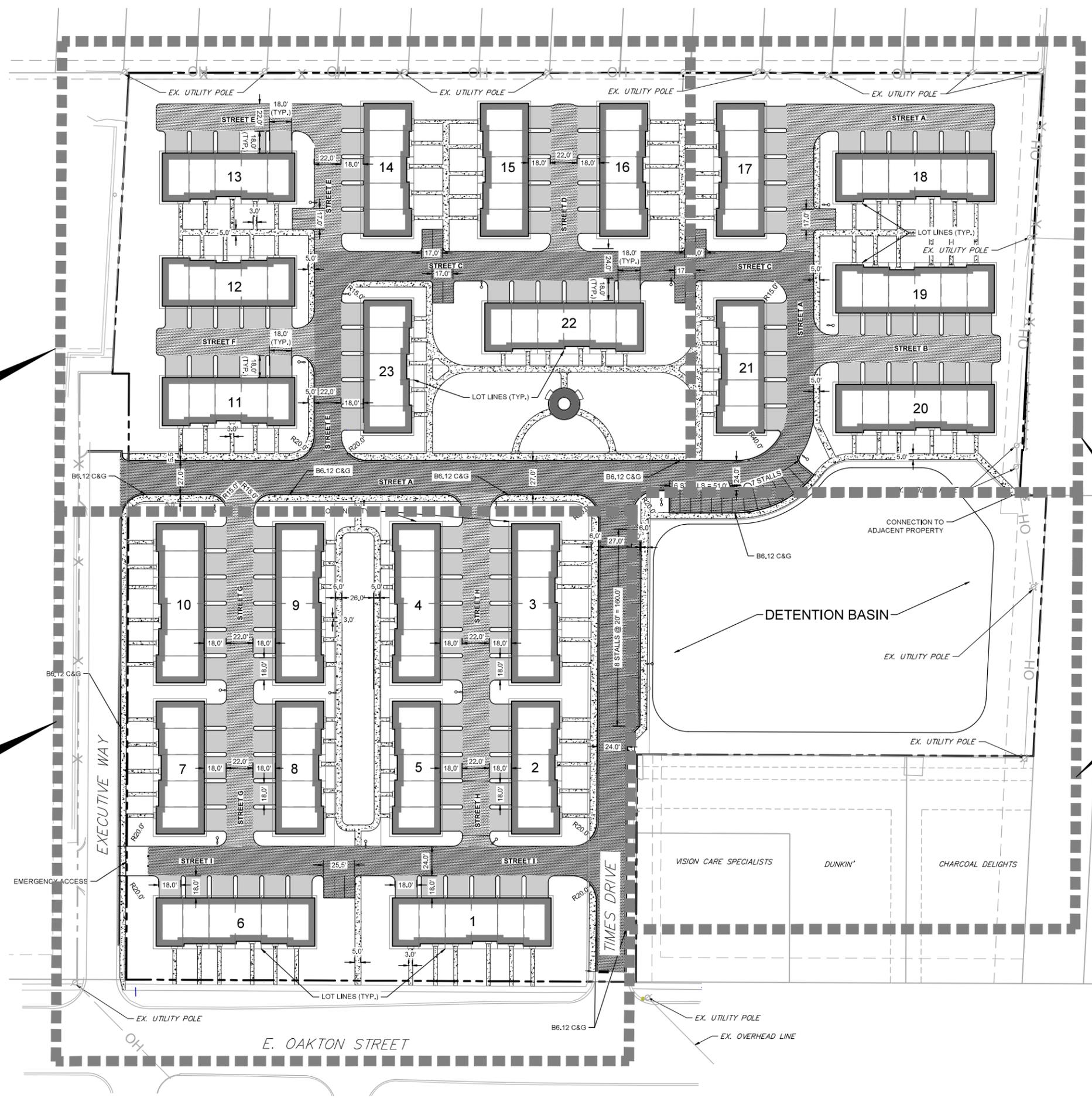
GUEST PARKING	28 STALLS
DRIVEWAY PARKING	250 STALLS
TOTAL PARKING	278 STALLS

SEE SHEET C1.3  
 FOR DETAILED  
 SITE LAYOUT PLAN

SEE SHEET C1.1  
 FOR DETAILED  
 SITE LAYOUT PLAN

SEE SHEET C1.4  
 FOR DETAILED  
 SITE LAYOUT PLAN

SEE SHEET C1.2  
 FOR DETAILED  
 SITE LAYOUT PLAN



**STORMWATER MANAGEMENT SUMMARY:**  
 REQUIRED DETENTION VOLUME = 4.13 AC-FT  
 PROVIDED DETENTION VOLUME = 4.62 AC-FT  
 REQUIRED VOLUME CONTROL = 0.48 AC-FT  
 PROVIDED VOLUME CONTROL = 0.87 AC-FT  
 ALLOWABLE RELEASE RATE = 2.20 CFS  
 DESIGN RELEASE RATE = 2.15 CFS

3110 WOODCREEK DRIVE  
 DOWNERS GROVE, IL 60515  
 P. 630.598.0007  
 WWW.CAGECIVIL.COM



REVISIONS	DATE	BY	CHKD

REVISED PER CITY COMMENT  
 07/27/2021

MY HOMES  
**HALSTON MARKET  
 RESIDENTIAL**  
 NE CORNER OF EXECUTIVE WAY & E. OAKTON ST.  
 DES PLAINES, IL

PROJ NO: 200138  
 ENG: JGN  
 DATE: 2021.04.23

SHEET TITLE  
**OVERALL  
 GRADING  
 PLAN**

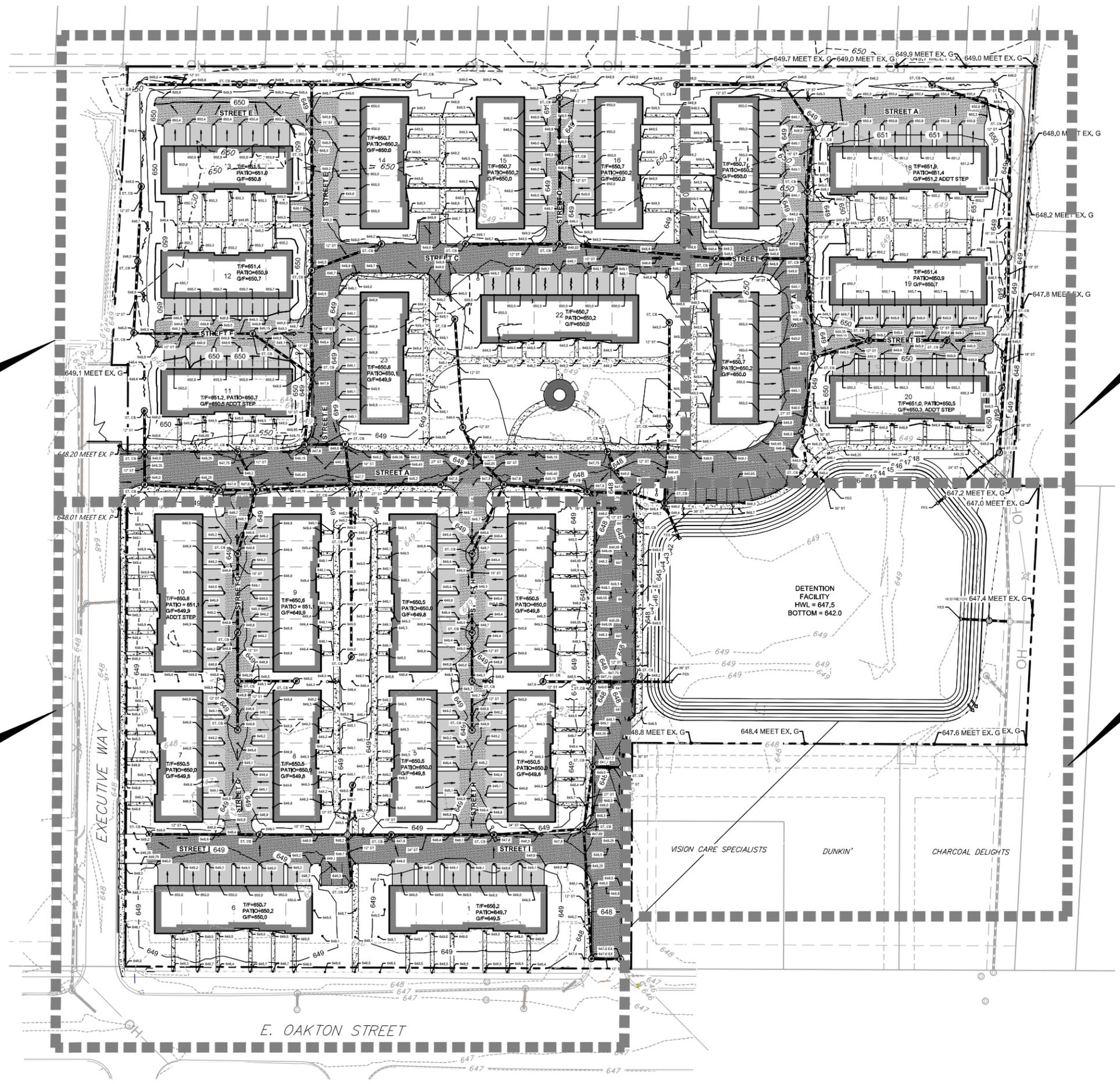
SHEET NUMBER  
**C2.0**  
 7 OF 16

SEE SHEET C2.3  
 FOR DETAILED  
 GRADING PLAN

SEE SHEET C2.4  
 FOR DETAILED  
 GRADING PLAN

SEE SHEET C2.1  
 FOR DETAILED  
 GRADING PLAN

SEE SHEET C2.2  
 FOR DETAILED  
 GRADING PLAN





REVISIONS	DATE

REVISED PER CITY COMMENT  
 07/27/2021

DESIGNED AND DRAWN BY: JGN  
 CHECKED BY: JGN  
 DATE: 07/27/2021

PROJ NO: 200138  
 ENG: JGN  
 DATE: 2021.04.23

SHEET TITLE  
**OVERALL  
 UTILITY  
 PLAN**

SHEET NUMBER  
**C3.0**  
 12 OF 16

M/I HOMES  
**HALSTON MARKET  
 RESIDENTIAL**  
 NE CORNER OF EXECUTIVE WAY & E. OAKTON ST.  
 DES PLAINES, IL

SEE SHEET C3.3  
 FOR DETAILED  
 UTILITY PLAN

SEE SHEET C3.4  
 FOR DETAILED  
 UTILITY PLAN

SEE SHEET C3.1  
 FOR DETAILED  
 UTILITY PLAN

SEE SHEET C3.2  
 FOR DETAILED  
 UTILITY PLAN

