



Planning and Zoning Board Agenda March 8, 2022 Room 102 – 7:00 P.M.

Call to Order

Roll Call

Approval of Minutes: February 23, 2022

Public Comment: For matters that are not on the Agenda

New Business:

1. Address: 600 E. Algonquin Road **Case Number:** 22-008-CU-V

The petitioner is requesting the following items: (i) A conditional use to allow an office use in the C-1 Neighborhood Shopping District; (ii) A variation for number of off-street parking spaces; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-19-214-031-0000

Petitioner: Donna Adam, Clean Up – Give Back, 612 S. Fifth Avenue, Des Plaines, IL 60016

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

2. Address: 1050 E. Oakton Street (also 1000-1110 Executive Way and 1555 Times Drive)

The petitioner is requesting the following items: (i) A Final Plat of Planned Unit Development under Section 12-3-5 of the Zoning Ordinance to construct a 125-unit townhome development, with exceptions related to fence height and minimum lot area per unit, for which the petitioner received Preliminary Plat approval of the City Council on October 4, 2021; (ii) A Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-20-316-020-0000; -021; -023; -024; -025; -026; 09-20-321-005-0000; 09-20-

322-001-0000

Petitioner: Marc McLaughlin, M/I Homes of Chicago, LLC, 400 E. Diehl Road, Suite 230,

Naperville, IL 60563

Owner: 1090-1100 Executive Way, LLC and 1555 Times Drive, LLC, 2211 Old Willow

Road, Northfield, IL 60093; AND Oakton Mannheim, LLC, 2734 W. Superior

Street, Chicago, IL 60654

Next Agenda - March 22, 2022

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 meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.



DES PLAINES PLANNING AND ZONING BOARD MEETING February 23, 2022 DRAFT MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Wednesday, February 23, 2022, at 7:00 p.m. in Room 101 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:00 p.m. and read this evening's case. The public hearing for 1050 E Oakton Street (also 1000-1110 Executive Way and 1555 Times Drive), case number 22-002-FPUD-FPLAT-VAC, has been rescheduled for Tuesday, March 8, 2022 at 7:00pm. Roll call was established.

PRESENT: Szabo, Veremis, Saletnik, Hofherr, Weaver

ABSENT: Catalano, Fowler

ALSO PRESENT: Jonathan Stytz, Planner/Community & Economic Development

Vanessa Wells/Recording Secretary

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Weaver to approve the minutes of February 8, 2022, as presented.

AYES: Szabo, Veremis, Saletnik, Hofherr, Weaver,

NAYES: None

ABSTAIN: None

***MOTION CARRIED ***

PUBLIC COMMENT

There was no public comment.

22-006-FPLAT 1041 North Avenue Final Plat

NEW BUSINESS

1. Addresses: 1041 North Avenue Case Number: 22-006-FPLAT

The petitioner is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-302-003-0000

Petitioner: Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634

Owner: Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634

Chairman Szabo swore in Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634, and Will Hepburn with Bono Consulting, 1018 Busse Highway, Park Ridge, IL 60068.

Mr. Hepburn stated the owner of this property wishes to subdivide the existing lot into two new, separate lots using Des Plaines' two-step process for subdivision development. Both parcels would be vacant and available for development of a single family residence. A variation has already been approved (Case #21-017-TSUB-V) due to the proposed lot widths (50' each) being below the minimum lot width (55') for the R-1 zoning district as outlined in the City's zoning code.

Member Hofherr asked if a developer has reached out to Helen at this point to develop the land.

Helen stated at this time there is not a potential developer.

Member Saletnik asked Jonathan Stytz, Planner for CED if conditions such as sidewalks, and drainage would be addressed as he did not see any in the staff reports.

Jonathan Stytz, Planner for CED stated the public sidewalk is existing but if during construction it became damaged they would need to repair or replace the sidewalk. Also during the permit stage of the project the conditions and requirements would be laid out.

Jonathan Stytz, Planner for CED gave his staff report.

Issue: The petitioner is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to subdivide the existing lot into two lots of record and the approval of any other such variations, waivers, and zoning relief as may be necessary. The Tentative Plat of Subdivision was approved June 22, 2021 by the PZB, as were standard variations for lot width (50 feet for both lots to be created, where a minimum 55 is required in the R-1 district).

Address: 1041 North Avenue, Des Plaines, IL 60016

Owner: Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634

Petitioner: Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634

Case Number: 22-006-FPLAT

PIN: 09-17-302-003-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Vacant Lot

Surrounding Zoning: North: M-2, General Manufacturing District

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

Surrounding Land Use: North: Manufacturing (Multi-tenant industrial building)

South: Single Family Residences East: Single Family Residences West: Single Family Residences

Street Classification: North Avenue is classified as a local street.

Comprehensive Plan: The Comprehensive Plan designates the site as Single Family Residential.

Zoning/Property History: Based on City records, the previous residence was built around 1941 and the detached garage in 1957. Since its construction, the structure has been used for a single-family residence until it was demolished in 2020. Currently, the detached garage, shed, and driveway area remain on the property.

Final Plat of Subdivision Report

Project Description: The petitioner, Helen Roman, is requesting a Final Plat of Subdivision, named Helen Roman Subdivision, for the property located at 1041 North Avenue. The subject property is 14,161-square feet (0.325 acres) in size and is comprised of one lot, which was improved with a single-family residence, detached garage with driveway, sidewalk, and shed as shown in the Plat of Survey (Attachment 3). However, the single-family residence has since been demolished as noted in the Existing Conditions Diagram (Attachment 4).

The petitioner is proposing to subdivide the existing lot into two lots of record, each at 7,070.50 square feet, which is conforming for the R-1 District. The existing detached garage, shed, and other pavement on the subject property will be removed as part of this request. The petitioner's Final Plat of Helen Roman Subdivision shows the subdivision of the existing lot into two -square foot, 50- foot wide lots. A ten-foot public utility easement is proposed for the rear of each property and five-foot utility easement proposed for the sides of each lot as shown in the Final Plat of Subdivision (Attachment 5). A 25-foot building setback line is proposed for each lot in conformance with the minimum front yard setback requirements for the

22-006-FPLAT 1041 North Avenue Final Plat

R-1 Single Family District. Note that the Final Engineering Plans (Attachment 6) have been approved staff and all engineering comments have been addressed.

Compliance with the Comprehensive Plan: There are several parts of the 2019 Des Plaines Comprehensive Plan that align with the proposed project. Those portions are as follows:

Under Overarching Principles: The Comprehensive Plan seeks to promote a wider range of housing options and to encourage the reinvestment and preservation of established Des Plaines neighborhoods through the addition of new housing to fit diverse needs. The proposal seeks to reinvest in this vacant lot and provide additional housing options in this established neighborhood.

Under Land: Use Plan: A primary goal of the Comprehensive Plan is to preserve and enhance established single family neighborhoods while also expanding newer housing options. The proposal matches the existing character of the neighborhood and provides modern housing options that are prevalent in the immediate vicinity.

Under Future Land Use Map: The property is marked for Single-Family Residential land uses. These areas are designated for detached single-family residences to maintain and improve housing options for residents. The proposed use will transform an existing residential lot and provide an additional single family housing option for the community as a whole.

While the aforementioned bullet points are only a small portion of the Comprehensive Plan, there is a large emphasis on maintaining detached single-family zoning areas and promoting the expansion of these developments to increase housing options for residents. The petitioner is proposing to take a 0.325-acre parcel for future development of two new residences for the community.

PZB Procedure and Recommended Conditions: Under Section 13-2-7 of the Subdivision Regulations, the PZB has the authority to recommend approval, approval subject to conditions, or denial of the request: A Final Plat of Subdivision to split an existing lot into two lots of record at 1041 North Avenue. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 13-2-7 as outlined in the Subdivision Regulations. Staff does not suggest any conditions in the event of recommended approval.

A motion was made by Board Member Weaver, seconded by Board Member Veremis to approve a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations, and any other variations, waivers, and zoning relief as may be necessary.

AYES: Szabo, Veremis, Saletnik, Hofherr, Weaver

NAYES: None

ABSTAIN: None

***MOTION CARRIES UNANIMOUSLY ***

22-006-FPLAT 1041 North Avenue Final Plat

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday, March 8, 2022.

Chairman Szabo adjourned the meeting by voice vote at 7:10 p.m.

Sincerely,

Vanessa Wells, Recording Secretary

cc: City Officials, Aldermen, Zoning Board of Appeals, Petitioners



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: March 3, 2022

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, Planner TS

Cc: John T. Carlisle, AICP, Director of Community & Economic Development

Subject: Consideration of a Conditional Use for an Office Use in the C-1 Neighborhood Shopping

District and Variation for Parking at 600 E. Algonquin Road (3rd Ward)

Issue: The petitioner is requesting a conditional use for an office use in the C-1 Neighborhood Shopping District and a major variation for off-street parking at 600 E. Algonquin Road.

Address: 600 E. Algonquin Road

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

Petitioner: Clean Up – Give Back, (Representative: Donna Adam, 612 S. Fifth Avenue,

Des Plaines, IL 60016)

Case Number: 22-008-CU-V

PIN: 09-19-214-031-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: C-1, Neighborhood Commercial District

Existing Land Use: Vacant building

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

South: R-1, Single Family Residential / C-3, General Commercial Districts

East: R-1, Single Family Residential District West: C-3, General Commercial District

Surrounding Land Use: North: Single family residences

South: Restaurant (Commercial) / Church (Residential)

East: Single family residences

West: Auto Service Repair Shop (Commercial)

Street Classification: Algonquin Road is classified as a major collector and Wolf Road is classified

as a minor arterial.

Comprehensive Plan: The Comprehensive Plan illustrates the site as institutional.

Zoning/Property History: Based on City records, the property was annexed into Des Plaines in 1927. The

existing structure has been used as an office in the past but has been vacant since December of 2020. It was most recently the Self Help Closet and Food

Pantry of Des Plaines.

Project Description: The petitioner, Clean Up – Give Back, with written consent of property owner

City of Des Plaines, is requesting a conditional use to allow an office use in a C-1 Neighborhood Shopping District and a major variation to reduce the required number of off-street parking spaces from nine to six at 600 E. Algonquin Road. The subject property is a corner lot in the C-1 Neighborhood Shopping District directly northeast of the Algonquin Road and Wolf Road intersection. An alley runs along its east (rear) property line. The property consists of one parcel totaling 8,362 square feet (0.19 acres) and currently consists of a 2,419-square-foot, one-story commercial building, paved parking area off the alley with six total parking spaces, and existing green space as shown on the Plat of Survey (Attachment 3). The existing one-story commercial building is set back approximately 30 feet off the west property line (front) along Wolf Road, 26 feet from the east property line along the alley (rear), 5 feet off the north property line (side), and 29 feet off the south property line

(side) along Algonquin Road.

The petitioner is a small non-profit organization that intends to relocate its headquarters to the subject property. They organize, coordinate, and facilitate cleanup projects throughout the area. They offer a flexible service program that allows individuals to earn service hours by participating in the cleanup events, which are not held on site but rather alongside roads or at parks or other properties and locations needing clean up. The proposal does not include any exterior changes to the building. They will remodel and partition the interior to provide the following: (i) an office desk and workspace area; (ii) a reception area; (iii) a volunteer and workshop area for programs; (iv) an area for cleanup kits to be prepared; (v) space for donated items and occasional meetings; and (vi) a storage area for supplies as shown in the Floor Plans (Attachment 4). The petitioner projects four employees and anticipates that over the course of an entire day, no more than 25 to 30 individuals will visit the building, usually for a short period to pick up supplies for a service project. The proposed hours of operation are 7 a.m. to 7 p.m. Monday through Saturday and closed on Sundays. While the organization's board meetings normally take place off-site, they would occasionally like to use one of the rooms in the building for this purpose, although this would not be a day-to-day or regular function of the headquarters. See the Project Narrative and Petitioner's Responses to Standards (Attachment 1) for more information.

An office use requires a conditional use permit in the C-1 district pursuant to Section 12-7-3(K) of the Zoning Ordinance. The petitioner is also requesting a variation for off-street parking. Pursuant to Section 12-9-6 of the Zoning Ordinance, one parking space is required for every 250 square feet of gross floor

area. Floor area, as defined in Section 12-13-3, includes all space devoted to the proposed office use and any portion of the total proposed storage area greater than 10 percent of the entire combined floor area of the building. Based on the Floor Plans (Attachment 5), the proposed office space and portions of intended storage over 10 percent of the entire combined floor area equates to a total of nine required parking spaces. However, there are only six parking spaces, including two handicap accessible spaces. Section 12-9-2 provides that when a new use is proposed, it should meet the minimum parking requirement for the new use. When the new use cannot meet the minimum, as in this case, variation is required.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. The PZB may use the staff comments below or the attached petitioner responses as its findings, or the Board may adopt its own:

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

<u>Comment</u>: The proposed principal use is classified as an office. An office use is a conditional use as specified in Section 12-7-3 of the Zoning Ordinance. Accessory uses are permitted in the C-1 District.

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

<u>Comment:</u> The subject property is a vacant building. The proposed office non-profit organization repurposes the subject property to provide opportunities for residents to serve and benefit the city as a whole.

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

<u>Comment:</u> The proposed office use for the non-profit organization would utilize the existing building and site, which is harmonious with the surrounding commercial development to the west and south of the property. It also serves as a gradual transition from commercial to residential development in the north and east sides of the subject property.

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

<u>Comment:</u> The proposed office use would not be hazardous or disturbing to the existing neighboring uses. Instead, the proposal will improve an underperforming property with a new use that is self-contained inside a building and will not detract or disturb surrounding uses in the area.

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

<u>Comment:</u> The subject property is a corner lot with direct access to essential public facilities and services. Staff has no concerns that the proposed use will be adequately served with essential public facilities and services.

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

<u>Comment:</u> The proposed use would neither create a burden on public facilities, nor would it be a detriment to the economic well-being of the community. The proposed use could help improve the economic well-being of the community by beautifying visible areas.

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:

<u>Comment:</u> All proposed activities for the proposed office use would take place inside, reducing any noise, smoke fumes, light, glare, odors, or other concerns. The actual clean-up projects do not occur at the building. The existing development and site improvements currently do not project adverse effects on the surrounding properties.

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

<u>Comment:</u> The proposed use will not create an interference with traffic on surrounding public thoroughfares as access is from an existing public alley. The proposal will not alter the existing access point or add any curb-cuts to the existing property.

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

<u>Comment:</u> The subject property is already developed so the new use would not result in the loss or damage of natural, scenic, or historic features. Instead, the petitioner is repurposing the existing development to house a new non-profit organization in an effort to benefit the city.

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

<u>Comment:</u> The proposed office use will comply with all applicable requirements as stated in the Zoning Ordinance.

<u>Variation Findings:</u> Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. The PZB may use the staff comments below or the attached petitioner responses as its findings, or the Board may adopt its own:

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

<u>Comment:</u> The layout of the existing development does not provide the property owner ample space to add parking to meet the minimum requirement. The enforcement of the off-street parking requirement would likely require altering the existing layout and access of the existing parking area as well as decrease the amount of permeable open space currently on site.

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

Comment: Staff's review concludes that there are some unique physical conditions on the subject

property than differs from many other properties in this area. First, the size of the lot is relatively small for a commercial corner at an intersection of two arterial roads. This limits the amount of room for a building, parking areas, and access. Additionally, the existing building comprises a large amount of the lot, preventing the addition of new parking spaces in the back and severely limiting the addition of a drive aisle/parking spaces on other building frontages. Last, the property is on a corner next to a busy intersection, which limits the opportunity for the sensible placement of new curb cuts and access to, for example, a separate and new parking area.

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

<u>Comment:</u> The subject property and adjoining residential properties were annexed into the City in 1927. The building and property were, at the time of construction, designed for lower driving and parking demand and use. Because of the unique physical conditions (i.e. small lot at the corner of a busy intersection), it became unreasonable to add parking after the surrounding area was built out.

4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision:

<u>Comment:</u> Carrying out the strict letter of this code to require the minimum nine parking spaces would limit the property owner from fully utilizing the existing structure and property as a whole, and thus would deprive the substantial rights enjoyed by other commercial properties.

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

<u>Comment:</u> Granting of this variation for off-street parking spaces would not provide any special privilege but rather a solution to some of the existing unique physical conditions of the site and practical difficulties associated with the development of the subject property. Additionally, the granting of this variation does not allow the petitioner to make additional money, as that is not the petitioner's mission.

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

<u>Comment:</u> Staff's review concludes that the proposed variation would help meet objectives of the Comprehensive Plan, especially those pertaining to services for residents and contributing to an aesthetically beautiful community.

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

<u>Comment:</u> There are no reasonable ways to avoid the requested variation given the characteristics of the existing development and the property as a whole. Any potential options, including a demolition of a portion of the existing building or addition of drive aisles and parking areas in other areas of the site, would be too cost prohibitive for any use and could drive potential users away.

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

<u>Comment:</u> Approval of this variation request is the minimum measure of relief to address the petitioner's concerns and the existing conditions on site. The variation would allow the property owner to fully utilize the existing building with a new use. Please see the Petitioner's responses to Standards for Variations.

PZB Procedure and Recommended Conditions: Under Section 12-3-4(D)(3) (Procedure for Review and Decision of Conditional Uses) and Section 12-3-6(G)(2) (Procedure for Review and Decision for Major Variations) of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use and major variation requests for 600 E. Algonquin Road. The City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4(E) (Standards for Conditional Uses) and Section 12-3-6(H) (Standards for Variations) of the Zoning Ordinance. Staff does not recommend any conditions with this request.

Attachments:

Attachment 1: Project Narrative and Petitioner's Responses to Standards

Attachment 2: Location Map Attachment 3: Plat of Survey Attachment 4: Floor Plan

Attachment 5: Existing Conditions Photos Attachment 6: Site and Context Photos



Clean up – Give Back .Org . 612 S. Fifth Avenue . Des Plaines, IL 60016 . 847-224-8592 Non-Profit 501(c)(3) Tax ID 82-4822640

600 E. Algonquin Conditional Use Project Narrative 2/4/2022

Clean Up — Give Back .Org is a non-profit operating in Des Plaines. We request a conditional use for 600 E. Algonquin in order to use this space for our headquarters. We are a small non-profit and our needs are to store supplies related to cleanups, have volunteers assemble cleanup kits, have office space for up to six desks, and provide other meeting space for volunteers who want to drop in and help with projects or who may have financial or other donations to support our mission — such as bringing us trash bags and water donations for our cleanups.

We operate a Flexible Service Program that is popular and allows individuals to earn service hours while they clean in their community. On a daily basis when we are fully running, we expect as many as 25 – 30 people to stop in and get supplies throughout the day. This should be normal traffic for the area and comparable traffic to other businesses across the street.

As we partner more with the city and community, we hope to have bins to collect plastic bags, batteries, phones and other recycling items that residents can drop by briefly and drop off items. We expect to be friendly and invite them to discuss issues relating to the environment if they like.

When we are fully running, we expect to operate from 7:00 am to 7:00pm Monday – Saturday to allow people to pick up supplies before and after work. Our mission is to help people who need service hours and many of these individuals work from 9:00 - 5:00.

When we are fully running, we expect to have four employees working. We will provide desks for up to six people. Our employees will perform normal office duties.

We are a small non-profit with a Board and would expect to have some board meetings in the building, although most meetings will be held at local restaurants. Our Board has 10 members.

Since our mission is to serve the community, it will be a top priority to be a good neighbor to those residents living near the building at 600 E. Algonquin. We believe we will be a positive influence in the neighborhood, not conducting any activities that are annoying, and not disrupting traffic patterns in the area.

Attachment 1 Page 7 of 18

Responses to Standards for Conditional Uses - 2/4/2022

- 1. The proposed conditional use is in fact a conditional use established within the specific zoning district involve: Yes, an office space is a conditional use within the zoning district. We would use the space as an office and store our supplies that are related to our work.
- 2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title. Yes, this plan supports the objectives of the City of Des Plaines comprehensive plan and the conditional use varies from the specific zoning district, but due to our work, the conditional use will not be significantly different from other businesses in the immediate area. In addition, we believe the conditional use variance will enhance the surrounding area.
- 3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. Yes, the conditional use will be harmonious and not significantly different from the general vicinity. There will be no changes to the outside of the building except for signage in the future, and the building has been used as a non-profit location in the last several years. We anticipate less traffic than the previous non-profit that occupied the building. Our conditional use will not change the appearance or character of the general vicinity. Since we are not asking to change the outside of the existing building, those in the general vicinity will see it as continuing with a non-profit mission as it has for many years.
- 4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses; The conditional use is not hazardous or disturbing to the existing neighborhood. There is nothing in our mission that is hazardous and we will seek to enhance the neighborhood and be a good neighbor to those around us.
- 5. The proposed conditional use is be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and server, and schools, or the persons or agencies responsible for the establishment of the proposed conditional use that shall provide adequately an such services; This conditional use does not require increases in any of the public facilities. Our conditional use does not increase public facilities and will be in line with existing businesses in the area.
- 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. <u>Our conditional use does not create additional requirements at the public expense. Our services will enhance the community and will not be detrimental in any way to the welfare of the community.</u>
- 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 conditional use does not involve activities, processes, materials, equipment or conditions of operation that will be detrimental to anyone, property or fumes, glare or odors. We expect to carry on activities as an office with general office activities.
- 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 conditional use does not interfere with traffic or surrounding public thoroughfares. We expect to have normal levels of traffic similar to the surrounding businesses.
- 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 <u>The proposed conditional use will not result in damage or destruction to anything. We are not asking for any changes to the outside of the building and when signage is requested, we only seek to enhance the area.</u>
- **10.** The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested. **Our conditional use is for an office and space and we will meet all regulations in this title.**

Attachment 1 Page 8 of 18



Clean up – Give Back . Org . 612 S. Fifth Avenue . Des Plaines, IL 60016 . 847-224-8592 Non-Profit 501(c)(3) Tax ID 82-4822640

600 E. Algonquin Major Variation Project Narrative 2/4/2022

600 E. Algonquin Road property has six parking spaces. Based on the size of the building, more parking spaces are required. We are seeking a variation from the off-street parking requirement.

Responses to Standards for Variations 2/4/2022

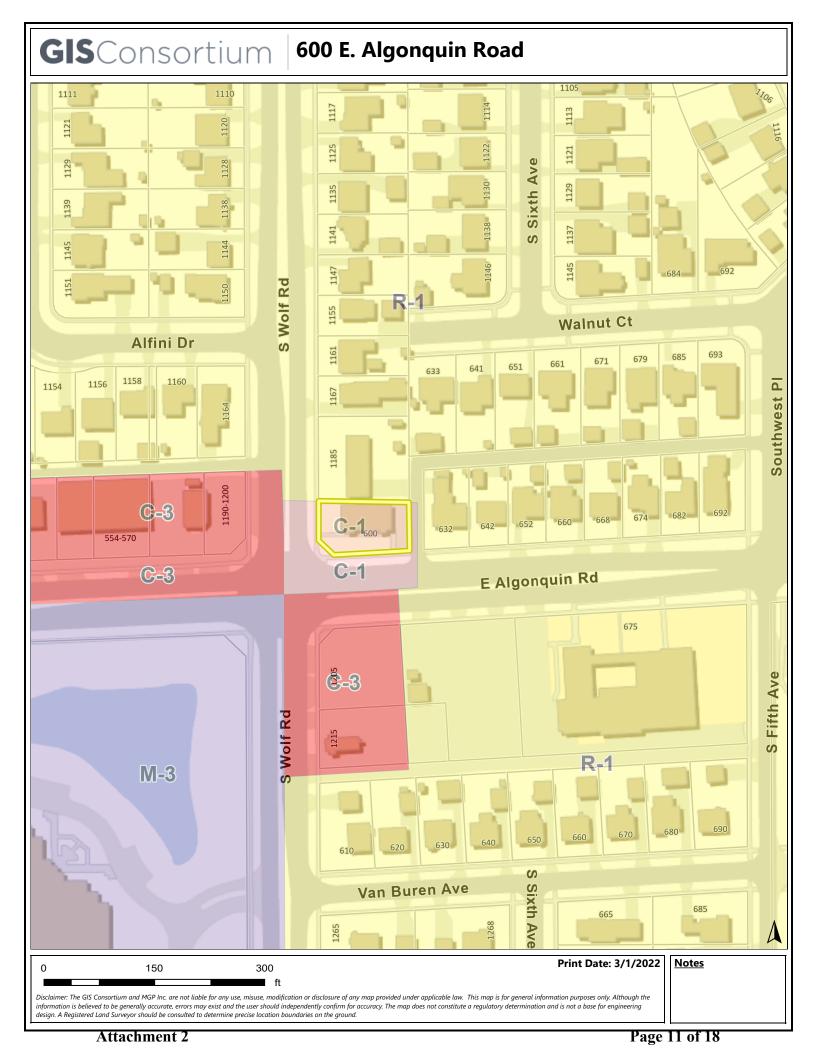
- 1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty. We are requesting a variation as the size of the building requires more parking spaces than the building currently has.
- 2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

 The building does not have a unique physical conditions compared to other buildings except the parking lot is small compared to the size of the building. We are requesting to have a variation from the off-street parking requirement for this reason.
- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title. Yes, this is not self-created. This is not the result of any action or inaction of the owner or predecessor, except when the building was built, there was only enough room for 6 parking spaces. Now, for the size of the building, we are requesting to have a variation from the off-street parking requirement due to the number of spaces.
- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision. 1420 Miner Street Des Plaines, IL 60016 P: 847.391.5306 desplaines.org. This variation is not requested based on denied substantial rights. The property is similar to properties in the general vicinity and we are requesting a variation from the off-street parking requirement due to the number of spaces. The other businesses in the vicinity either have adequate parking or share parking spaces with other businesses.
- 5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot. We are not requesting the variation to enjoy special privileges that other owners do not have. We expect the variation to help us to have the same privileges as other owners in the vicinity. Other businesses have parking spaces that reflect the size of their property. We are seeking a variation from the off-street parking requirement due to the number of parking spaces.
- 6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan. The variation would not result in a use or development of the property that would not be in harmony with the general and specific purposes for which this title and provision from which a variation sought were enacted or the general purpose and intent of the

Attachment 1 Page 9 of 18

- comprehensive plan. We believe the variation will align with the comprehensive plan by allowing us to have a variation from the off-street parking requirement.
- 7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot. There is no other remedy to have sufficient parking for the size of the building, except for the variation we are requesting to have a variance from the off-street parking requirement. The size of the space will not allow other parking spaces, therefore the need a variation.
- 8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title. The requested variation is the minimum measure of relief to alleviate the lack of parking spaces for the size of the building, therefore we are requesting a variation from the off-street parking requirements.

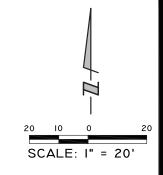
Attachment 1 Page 10 of 18

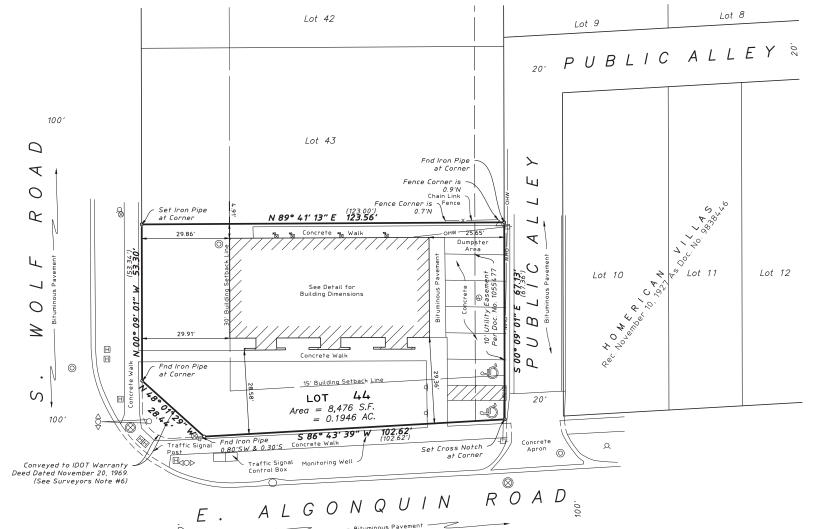


P.I.N. 09-19-214-031

ALTA / NSPS LAND TITLE SURVEY

LOT 44 (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE EXTENDING FROM THE WEST LINE OF LOT 44 AFORESAID 53.34 FEET SOUTH OF THE NORTHWEST CORNER THEREOF TO THE SOUTH LINE OF LOT 44 AFORESAID 102.62 FEET WEST OF THE SOUTHEAST CORNER THEREOF), IN WESTFIELD WOLF ROAD ADDITION TO DES PLAINES. BEING A SUBDIVISION OF THE WEST 173 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.





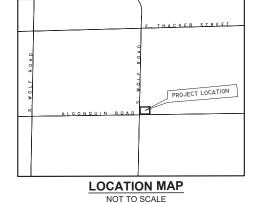
- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced
- from Kara Company's RTK Network.
- Underground utilities are not shown hereon.
- Based on information provided on the Flood Insurance Rate Map Community Panel No. 17031CO218J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain.
- In regard to Table A Item 17 No observed evidence of recent street or sidewalk construction was observed in the process of conducting the survey.
- Warranty Deed & Certificate of Title provided by Illinois Department of Transportation. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCHI2007246LD with an Effective Date of November 30, 2020.

With respect to Schedule B of said commitment:

Exception G - Easement for Public Utilities - Doc. No. LR1055477 - Plotted and shown

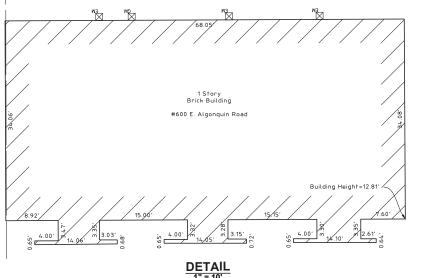
Exception H - Building Lines Per plat of Subdivision - Doc No. LR1055477 - Plotted and

Exception I - Covenants, Conditions and Restrictions - Doc. No. LR1055477 - The land described is within the subject property, however there are no other items to plot



PARKING SUMMARY

REGULAR SPACES



LEGEND

Catch Basin Overhead Utility Line Area Drain Electric Meter Fire Hydrant Guv Wire Valve Vault Utility Pole Valve Box Handicapped Parking Stall Traffic Signal Traffic Signal With Mast Arm Number of Parking Stalls Hand Hole Curb & Gutter :======= Depressed Curb Sign

> State of Illinois County of Cook

EXPIRES 11-30-22

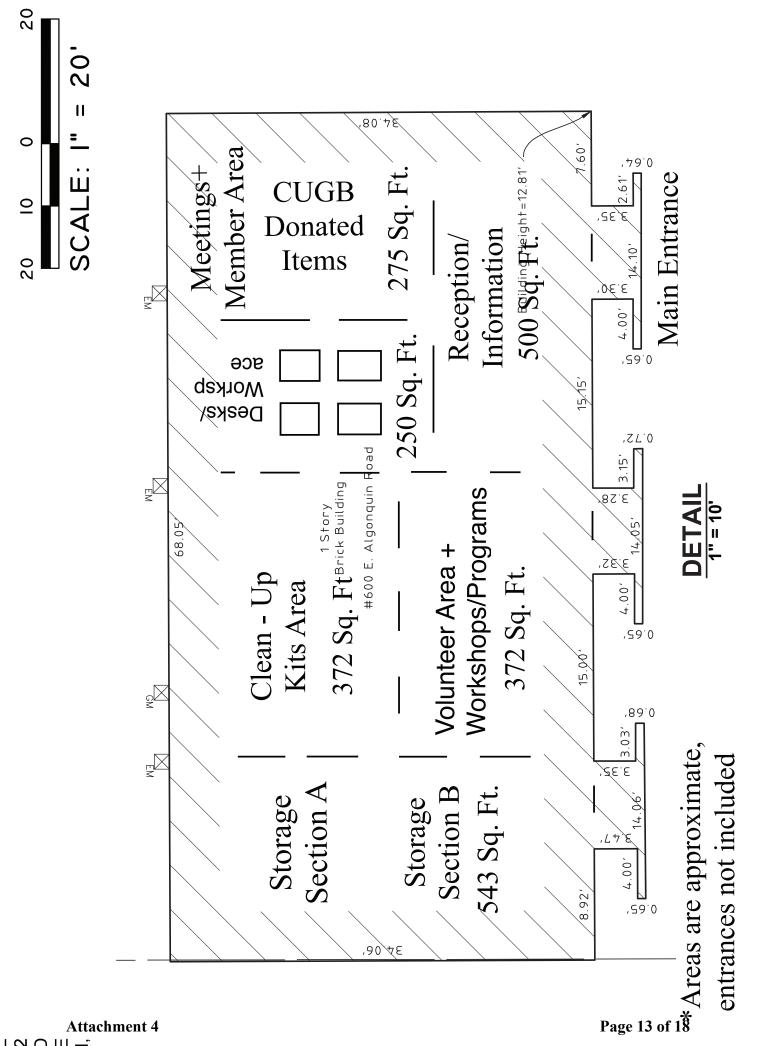
City of Des Plaines, an Illinois municipal corporation and home rule unit of government, Chicago Title Insurance Company, and Elrod Freidman LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b(1), 7c, 8 and 9 of Table A thereof. The field work was completed on December 17, 2020.

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

February 2, 2021 Project No. 20-226 Ordered By: City of Des Plaines GLUNT 035-3695

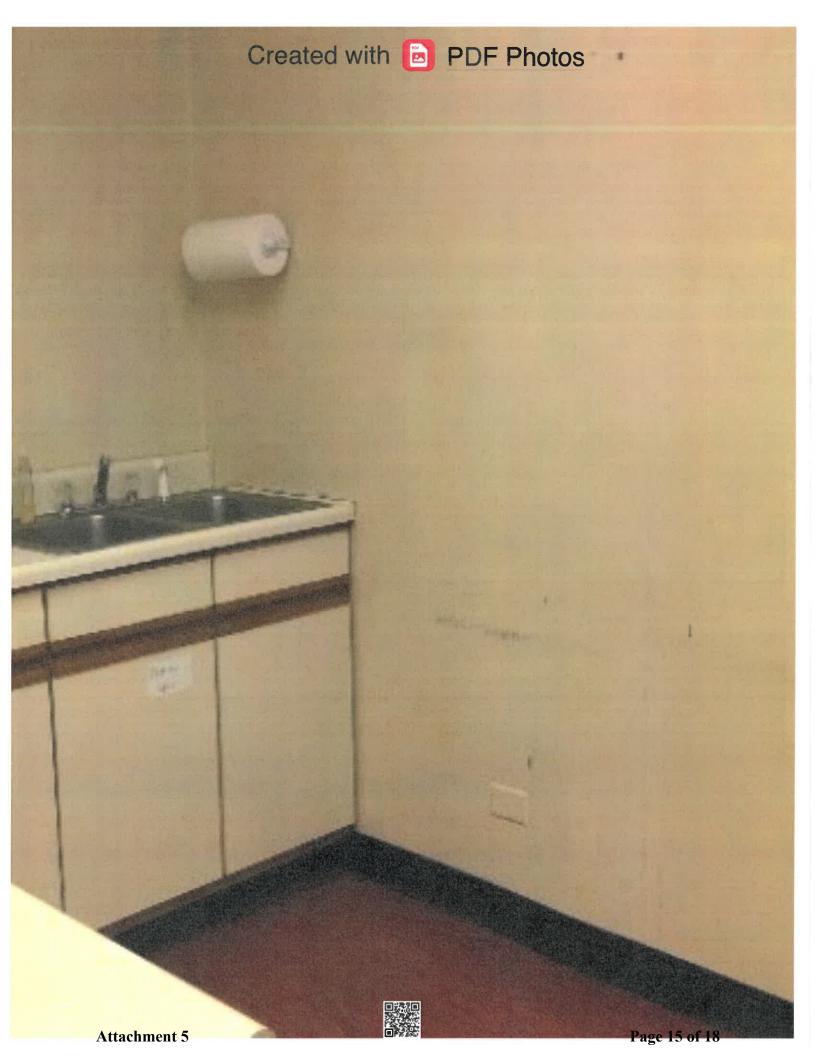
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608 Illinois Professional Design Firm License No. 184-003152

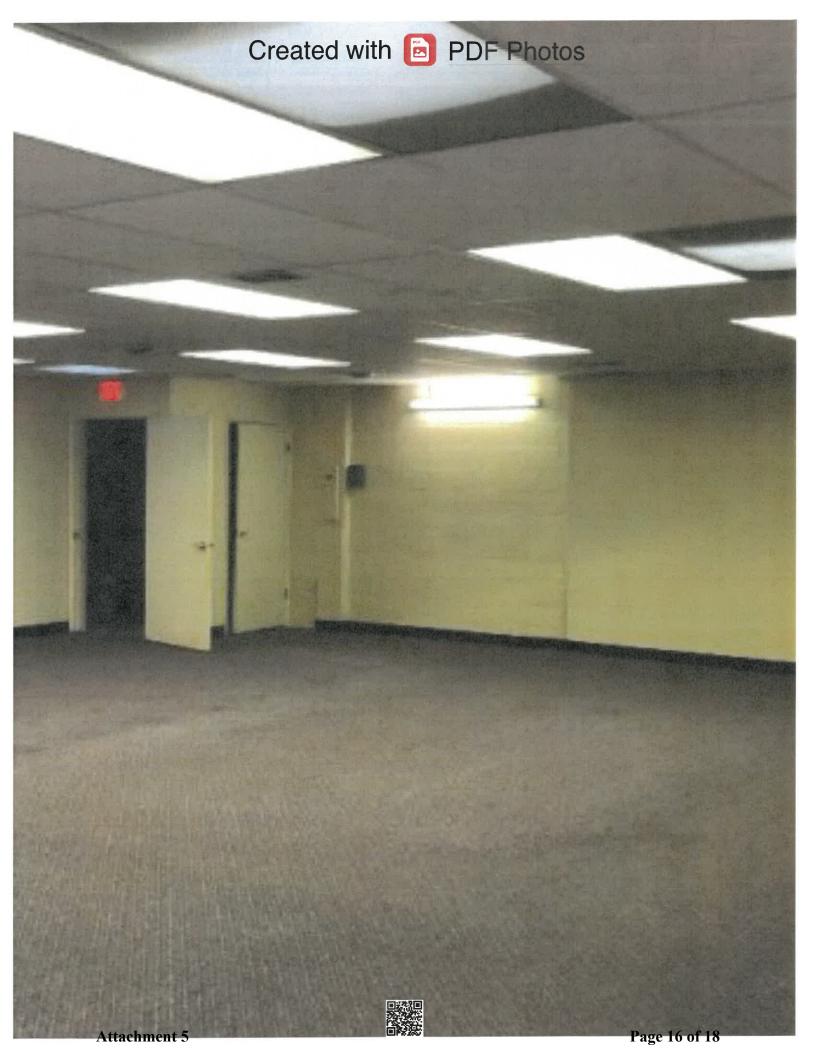


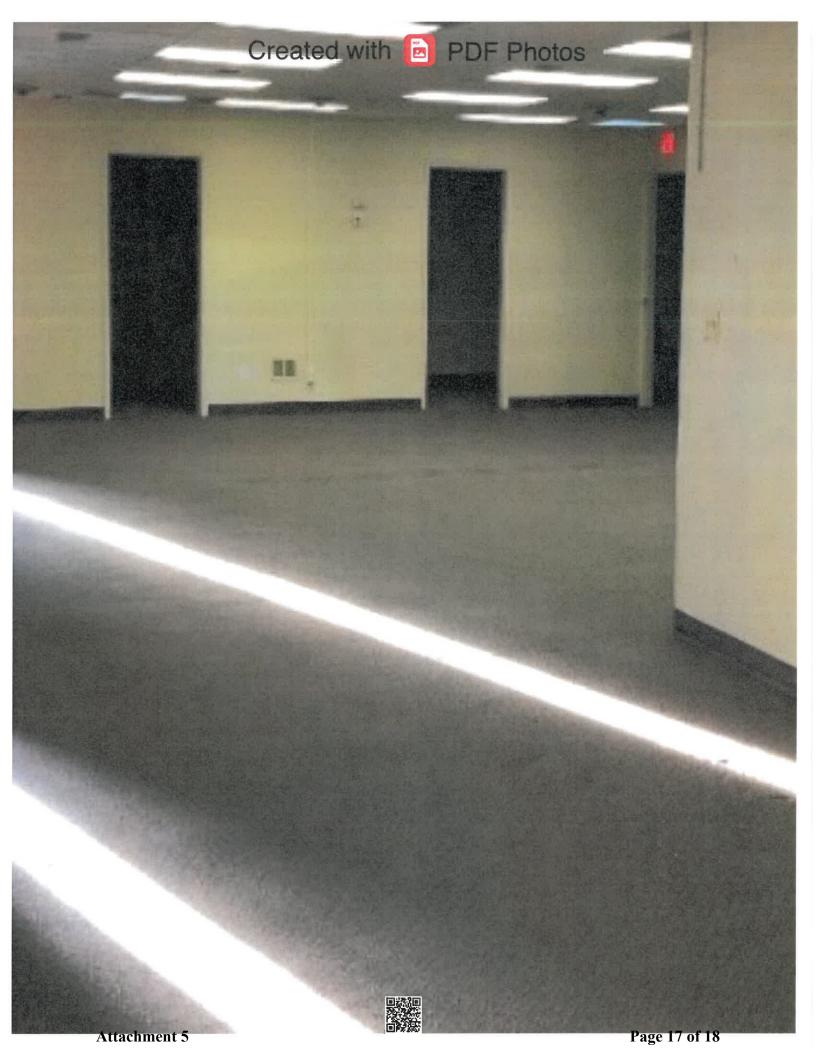
Attachment 4



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600 E. Algonquin Rd - Looking Southwest at Parking Area



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: March 4, 2022

To: Planning and Zoning Board (PZB)

From: John T. Carlisle, AICP, Director of Community and Economic Development ?

Subject: Halston Market Townhouse Development at 1050 East Oakton Street (also 1000-1100

Executive Way and 1555 Times Drive): Consideration of a Conditional Use for Final Plat of

Planned Unit Development (PUD) and Final Plat of Subdivision

Issue: The petitioner is requesting a Conditional Use for a Final Plat of PUD under Section 12-3-5 of the Zoning Ordinance, as well as a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations.

After the PZB's review and recommendation regarding these requests, the petitioner will also seek the following approvals from the City Council: (i) Vacation of Public Streets (Plat of Vacation) under Section 8-1-9 of the City Code; (ii) Fee in Lieu of Dedication of Park Lands under Chapter 13-4 of the Subdivision Regulations; and (iii) a redevelopment agreement.

Owners: 1090-1100 Executive Way, LLC; 1555 Times Drive, LLC; Oakton

Mannheim, LLC

Petitioner: M/I Homes of Chicago, LLC

Case Number: 22-002-FPUD-FPLAT-VAC

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: R-3, Townhouse Residential District (via Ordinance Z-40-21)

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 Commercia 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.

Final PUD

Project Summary:

Overview

On October 4, 2021 (Ordinance Z-40-21), the City Council granted preliminary PUD approval of petitioner M/I Homes' proposal for 125 townhouses, known collectively as Halston Market. The approval was based on a proposed unit mix of seven two-bedrooms and 118 three-bedrooms, all of which would be horizontally connected to other units (i.e. townhouse style) across 23 separate buildings. Each building would be three stories with each unit having a groundfloor, two-car, rear-loaded garage that faces inward toward the development, not toward public streets. Walkways would connect unit front doors to public and private sidewalks. Units include balconies and small landscaped front yards. However, the amount of private open space per unit is minimal, as the concept is built around shared open space.

Centrally located in Halston Market is a landscaped common plaza of approximately 14,000 square feet with benches, plantings, walkways, and open green space. There is also an approximately 10,000-square-foot common area oriented north-south between the buildings in the southwest portion of the development. 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 adjacent surface visitor parking spaces. Thirty-seven visitor spaces are interspersed through the development for a total of 59, which in addition to the 250 indoor spaces for each of the 125 units would amount to a full total of 309 spaces, exceeding the minimum requirement of 282 (Section 12-9-7).

Concurrence with Preliminary Plat

The petitioner's final proposal reflects the site design of the preliminary plans, including the exception requests acknowledged in Ordinance Z-40-21, which granted preliminary approval. These exceptions are pursuant to Section 12-3-5 and would grant relief from the bulk regulations of the R-3 district, as well as the fence regulations:

- 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, private drives, stormwater basin) 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.

- Maximum fence height: Pursuant to Section 12-8-2.A., the maximum height of a residential fence is 6 feet. As labeled on the Final PUD Plat, the petitioner proposes 8 feet for the full length of the rear/north lot line. The change from six to eight feet was suggested first by the PZB and subsequently required by the City Council. An eight-foot fence is allowable along the eastern border to screen the residential use (the townhouses) from the back of the Oak Leaf Commons shopping center.

In the version of plans recommended for approval by the PZB in June 2021, the northernmost row of buildings were set back 21 feet from the north lot line where a minimum of 25 feet is required. This plan necessitated a rear-yard exception. However, after listening to input at the public hearing and subsequent meetings with neighbors and at the City Council, the petitioner revised the drawings to shift these buildings to the south such that a rear-yard exception is no longer necessary.

Building Design and Elevations

The Building Design Review requirement under Section 12-3-11 would apply. The petitioner's final submittal is unchanged from the preliminary. They are proposing that for the elevations that 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.

Landscaping, Screening, and Lighting

The petitioner submitted a Final Landscape Plan that appears to conform with the requirements of Chapter 12-10. For example, building foundation landscaping is installed at the bases of the buildings, shade trees are interspersed throughout common areas and open space, and at lot lines where required – particularly at the north lot line where the development abuts a single-family neighborhood – plantings are shown such that when they are mature, they should, in concert with the proposed fencing, provide ample screening. The petitioner has also submitted a photometric plan, which is attached, that shows how light will be contained within the borders of the development.

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 requires a vacation of approximately 29,000 square feet. Similarly, a portion of Times Drive (approximately 10,600 square feet) would also be vacated and become private; however, the remainder of Times, which provides access to businesses on the east side of the street, would remain public. More details of the private street plan are discussed on Page 6 of this report.

The final submittal includes a fire truck turning radius diagram, attached to this report, to ensure access to the various buildings and units. The Fire Prevention Bureau recommends approval, provided all private drives are a minimum of 20 feet wide.

The Illinois Department of Transportation (IDOT) has jurisdiction over the Oakton Street right-of-way, and given existing signalized intersections at Lee Street and Webster Lane (1,600 feet apart), an additional signalized intersection in front of the development will not be warranted. Consequently, without a traffic signal in front of the development, pedestrian activity will be restricted to 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, the development includes a pedestrian opening to accommodate walking to shopping – particularly useful for groceries at Jewel-Osco – at the east lot line, near the detention pond. That opening may also be useful for those walking to or from the Oakton-Lee Street intersection and the public transportation that is existing or planned in that area (e.g. Pace PULSE Dempster Line station, future Metra stop at Oakton and the North Central Service/Canadian National Rail Line).

Construction Schedule and Phasing Plan

The petitioner has submitted a construction schedule as required by Section 12-3-5.H., as well as a Phasing Plan. These are combined into one document and attached to this report. In summary, the developer intends to separate vertical construction of the buildings into two phases: Phase I and Phase II. Phase I covers the southern half of the development, where 10 buildings (56 units) are planned. Phase I includes mass earthwork for the entire site, including digging the detention basin and implementing the grading components of the stormwater drainage plan. The Phase II area covers the northern 13 buildings, or 69 units. The Phasing Plan illustrates the timing of various improvements, such as the installation of underground utilities such as water mains and storm sewers, as well as the construction or reconstruction of private drives and public streets. Phase I has a projected end date of October 2022, with Phase II in October 2023. However, the petitioner notes: "Building starts will commence subject to sales absorption and seasonal construction limitations." Per the Zoning Ordinance, the petitioner has an 18-month period of flexibility on the dates in the construction schedule before the City Council may re-evaluate the final PUD approval.

Final Plat of Subdivision

Request Summary:

The PZB approved a Tentative Plat of Subdivision in 2021 to resubdivide the 11.2-acre subject property from the existing eight lots to 131: 125 for each individual townhouse units plus six lots for land under common/homeowners' association ownership. The area of each townhouse lot will vary from 923 square feet (interior units) to 1,038 square feet (end units), necessitating a PUD exception for minimum lot area (2,800 square feet in the R-3 district).

The Final Plat aligns with the Tentative Plat to show the following existing

easements and building lines: (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 Final Plat illustrates vacations of portions of Executive Way and Times Drive with their respective easements.

Public Improvements and Final Engineering

Under Section 13-3-1 of the Subdivision Regulations, the developer is required to improve adjacent rights-of-way. The City will require Executive Way, on the western boundary of the development and next to the Post Office, to be reconstructed. The City will also require Times Drive to be reconstructed to the same standards, and the developer will be bound to certain construction/reconstruction of adjacent underground infrastructure such as water mains and sewers.

The developer has provided the City Engineer with an estimated cost of public improvements, which will be agreed to and finalized at the time of approval by the City Council and reinforced by the redevelopment agreement. A performance security in the form of a letter of credit, with the City named as the beneficiary, that amounts to 125 percent of the total estimated cost plus a 10 percent maintenance warranty will be required to secure the improvements.

City Engineers note that inside of the development barrier curb should be installed around corners to prevent landscaping from being damaged. Further, while various plans in the submittal (e.g. Final Landscape Plan) show overhead lighting over the private drives, details on the structures of the fixtures should be added to the engineering plans. The attached Public Works and Engineering memo lists the department's comments, which are expected to be resolved upon final construction design approval of both the City and external agencies such as IDOT.

Private Open Space and Recreation; Parkland Dedication or Fee-in-Lieu The petitioner is proposing two open space areas to serve residents: an approximately 14,000-square-foot central plaza area in the Phase II area, just south of Building 22, and a 10,000-square-foot north-south oriented green space in the Phase I area with a mix of trees and grassy space between Buildings 8 and 9 (west) and Buildings 4 and 5 (east). The plaza area is proposed to have a steel shelter gazebo with seating. The north-south linear area is shown with two backless benches. In general, the project is envisioned to have passive open space instead of actively programmed recreation such as playgrounds, ball

fields and courts, or fitness equipment.

For residential developments at the proposed scale, Chapter 13-4 of the Subdivision Regulations requires parkland dedication (public) and/or fee-in-lieu. The rationale is the development adds residents and therefore increases demand for public parks. The proposed project does not contain a land dedication for a public park, which instead leads to a fee-in-lieu obligation. Per the calculation prescribed by Section 13-4-4, there are 296 projected residents, which leads to a parkland obligation of 1.63 acres, equivalent to a fee-in-lieu of approximately \$326,000. However, Section 13-4-2.A allows for on-site private open space to reduce the fee-in-lieu, in the form of a credit, at the discretion of the City Council if the proposed open space is determined to meet the expectations of that Section. These open space details are provided for the PZB's information, but any decision on whether to grant a credit rests with City Council.

Vacation of Public Streets (Plat of Vacation), Private Streets

Request Summary:

As described in the Project Summary on Pages 2-3, the petitioner will seek vacations of public streets. Based on an appraisal conducted by JMS Appraisal Group, the value of the approximately 40,000-square-foot total vacation area is \$32,000. The southernmost approximately 185 linear feet of Times Drive, which provides accesses to businesses Dunkin' Donuts and Vision Works, is not proposed to be vacated, but this segment of street will nonetheless be reconstructed, and the redevelopment agreement will require the future homeowners' association to be responsible for yearly maintenance activities such as snow removal and leaf collection. Although only the City Council can approve the vacation, the details are included for the PZB's information.

The City maintains an Address Assignment Policy, to which new proposed private drives must conform per 13-2-5 of the Subdivision Regulations. The petitioner proposes within the development 11 private drive names to which addresses would be assigned. The most current list, which is not reflected in the current submittal is Bogart Street, Blaine Street, Cooper Street, Denny Way, Dock Street (new), Wren Road (new), Girard Avenue, Phinney Lane, Renton Avenue, Slade Way, and Tolt Avenue. Staff has reviewed the proposed names against a master existing street name list and does not have concerns about redundancy or confusion. A condition is recommended that the petitioner update plans and drawings with the updated street name list.

Although the project does not yet have a street numbering designation, at the time of official address assignment (during construction, pre-occupancy) unit address numbers will be given in accordance with the Des Plaines city grid number system. For reference, the Oakton-Lee intersection is 1200 East and 1600 South. Per the addressing policy, each unit will have its own address number. Finally, the Address Assignment policy requires compliance with the 2015 International Fire Code and International Residential Code, which dictates minimum sizes, location, and legibility of address numbers.

Alignment with the 2019 Comprehensive Plan

Although the PZB previously reviewed at the preliminary stage, the Board may find the following analysis useful in determining the extent to which the proposed project aligns with the Comprehensive Plan.

- Under Overarching Principles:
 - o 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:
 - o 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:
 - O 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.

PUD Findings of Fact

The proposed development is reviewed below in terms of the Findings of Fact contained in Section 12-3-5 of the Zoning Ordinance. In addition to staff comments, the Board should review petitioner's responses (attached).

1. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3.5-1 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 purposes of the PUD. Additionally, the redevelopment of the subject parcels will enhance the general area by activating a long-vacant site while being cognizant of nearby land uses.

2. 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.

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

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. The exception for fence height is to provide greater screening to the adjacent single-family residential block on Wicke Avenue.

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

Comment: All provisions for public services, adequate traffic control, and the protection of open space would be accommodated in the proposed development, provided that comments regarding exit turn lanes from Executive Way and Times Drive to Oakton Street are addressed.

5. 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.

6. 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 District – and economic well-being of the community.

7. 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, in particular housing goals.

Recommendation and Conditions: Pursuant to Section 12-3-5.E of the Zoning Ordinance and 13-2-7 of the Subdivision Regulations, the PZB should vote on a recommendation to City Council to approve, approve with modification, or deny the requests for a Conditional Use for a Final Plat of PUD and Final Plat of Subdivision. If the PZB chooses to recommend approval/approval with modifications, staff recommends the PZB recommendation be subject to the following:

- 1. A Plat of Vacation must be approved and recorded concurrently with any approved Final Plat of PUD and Subdivision.
- 2. A redevelopment agreement between the Petitioner and the City must be approved by the City Council concurrently with the requested approvals of the Final Plat of PUD and Final Plat of Subdivision. The redevelopment agreement will reinforce all terms including but not limited to construction phasing; required public improvements; street naming, addressing, and signs; and long-term maintenance and operations of the future development, in particular refuse service, leaf collection, and snow and ice maintenance for the adjacent portion of Times Drive that will remain public.
- 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 the Final Plat of PUD or Final Plat of Subdivision.
- 4. The final engineering plans to be approved by the City should attempt to incorporate comments in the attached Public Works and Engineering memo, pending external agency approval where noted.
- 5. The estimated costs for required public improvements must be finalized and approved by the City Engineer, and included with the materials to be reviewed by the City Council.

Attachments

Attachment 1: Location Map

Attachment 2: Site Photos

Attachment 3: Project Narrative

Attachment 4: Petitioner's Responses to Standards

Attachment 5: ALTA Survey

Attachment 6: Building Elevations, Example Interior Photos, and Unit Floor Plans

Attachment 7: Final Landscape Plans (includes Site Plan, Fencing, Monument Sign)

Attachment 8: Open Space and Amenities

Attachment 9: Photometric Plan

Attachment 10: Fire Truck Turning Diagram

Attachment 11: Construction Schedule and Phasing Plan

Attachment 12: Final Planned Unit Development (PUD)

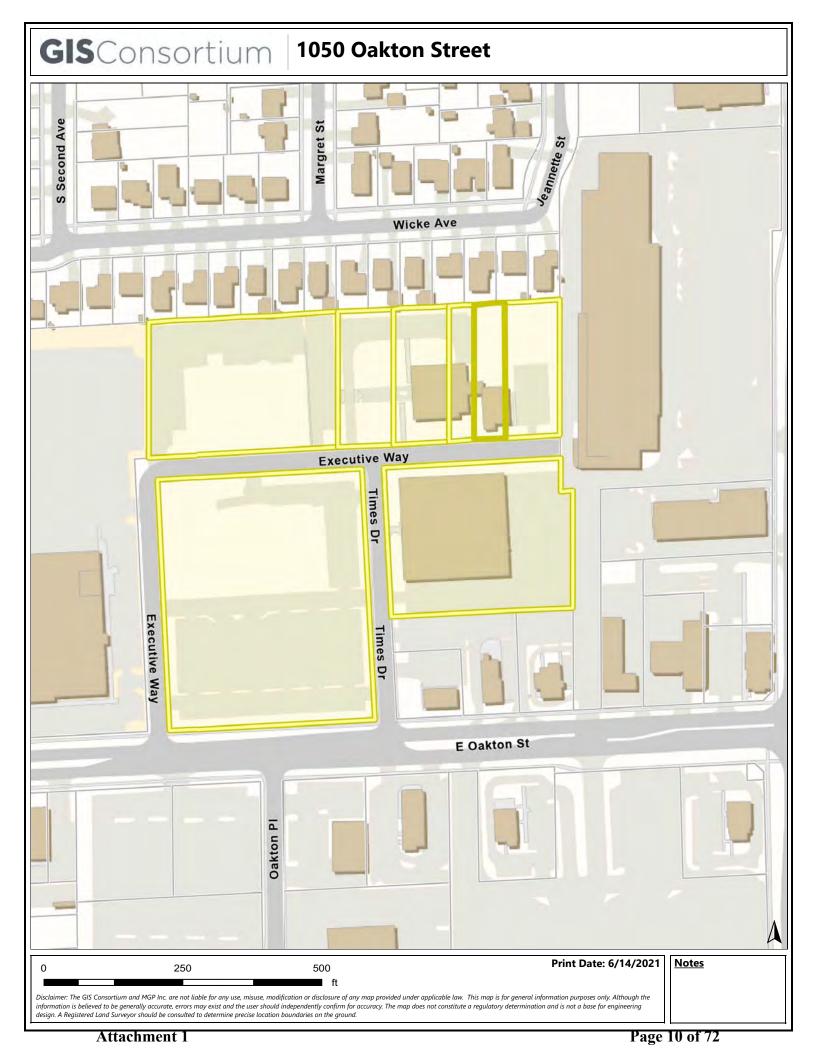
Attachment 13: Final Plat of Subdivision

Attachment 14: Public Works and Engineering Memo

Attachment 15: Final Engineering Plans¹

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¹ Summary excerpt pages. Full submittal available upon request to City staff.



Site and Context Photos



1050 E. Oakton Street - Facing North from Oakton



Facing southeast from existing bend in Executive Way (generally the Phase I area)



Facing south down Executive Way toward Oakton Street

Attachment 2 Page 11 of 72

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 Conditional Use Permit for a Final Planned Unit Development 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 also requests approval of a Final Plat of Subdivision for Halston Market which Final Plat includes the vacation of Executive Way and a portion of Times Drive. Finally, Applicant requests a PUD exception for an eight-foot fence along the northerly boundary of the Property, and a PUD bulk exception to permit a minimum lot area of 923 square feet for each of the townhome units.

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. As a result of extensive discussions with members of the community, including the Planning and Zoning Board and City Council, as well as individual constituents, Applicant has added 23 additional guest parking spaces and an eight-foot fence separating the Property from the residential neighborhood to the north. The taller fence in combination with extensive landscaping will provide substantial screening between the Property and its neighbors.

The proposed Final PUD best reflects and facilitates both the creative design of the community and its future ownership structure, with homeowners owning their individual units and the association owning and maintaining all outlots. This type of development structure would not be possible under a strict application of the Zoning Ordinance. As a PUD, the Project will provide maximum choice in the types of residential environment available to the public, as recommended in the Zoning Ordinance, with efficient and prudent planning of both residential and recreational spaces.

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.

Attachment 3 Page 12 of 72

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

Attachment 4 Page 13 of 72

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.

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Halston Market Des Plaines, Illinois

Responses to Standards for Planned Unit Development pursuant to Section 12-3-5 of the Zoning Ordinance

- 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.

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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

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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. As such, an exception to permit the minimum lot area of 923 square feet per dwelling unit is prudent and justifiable. Similarly, as a result of community feedback, an exception relative to the height of the fence along the northerly end of the property will not be harmful in any way, and will provide additional screening between the development and the property to the north as desired by the community, which the developer wishes to acommodate.

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.

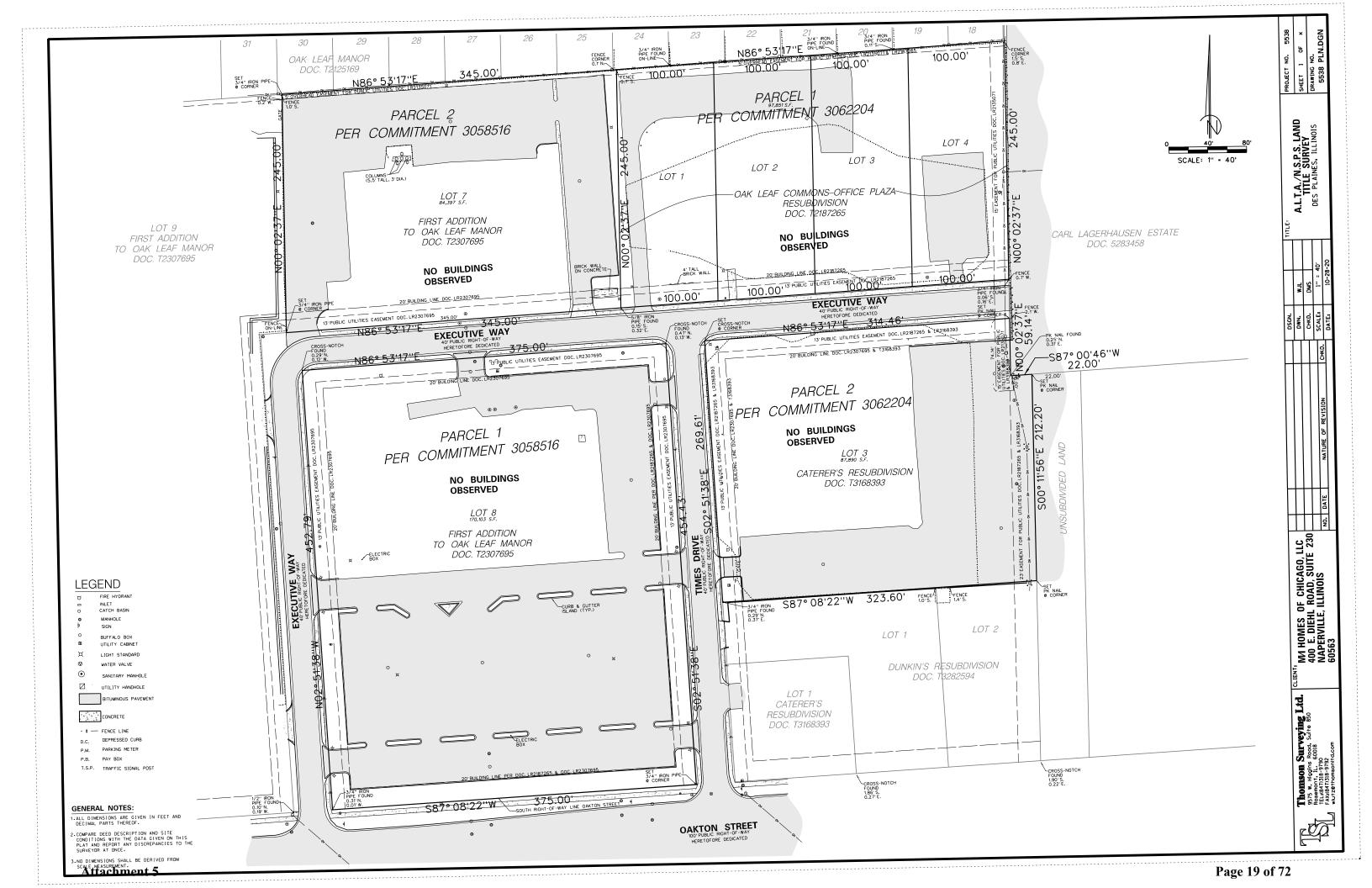
The Project will vastly improve the physical condition of the Property, which will have a corresponding positive impact on the entire community. As noted above, the property tax base will increase as a result of having additional homes in the community, and the new residents will provide an additional consumer base for local businesses. In combination, these factors will have a positive economic impact on the community.

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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.

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Front Elevations



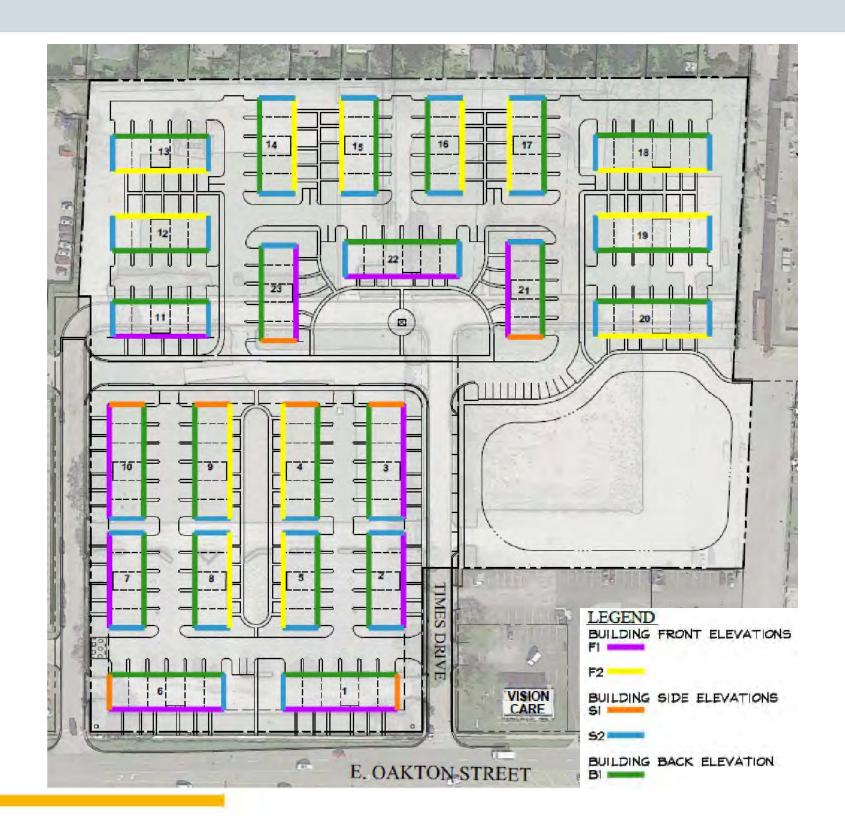
Side Elevations

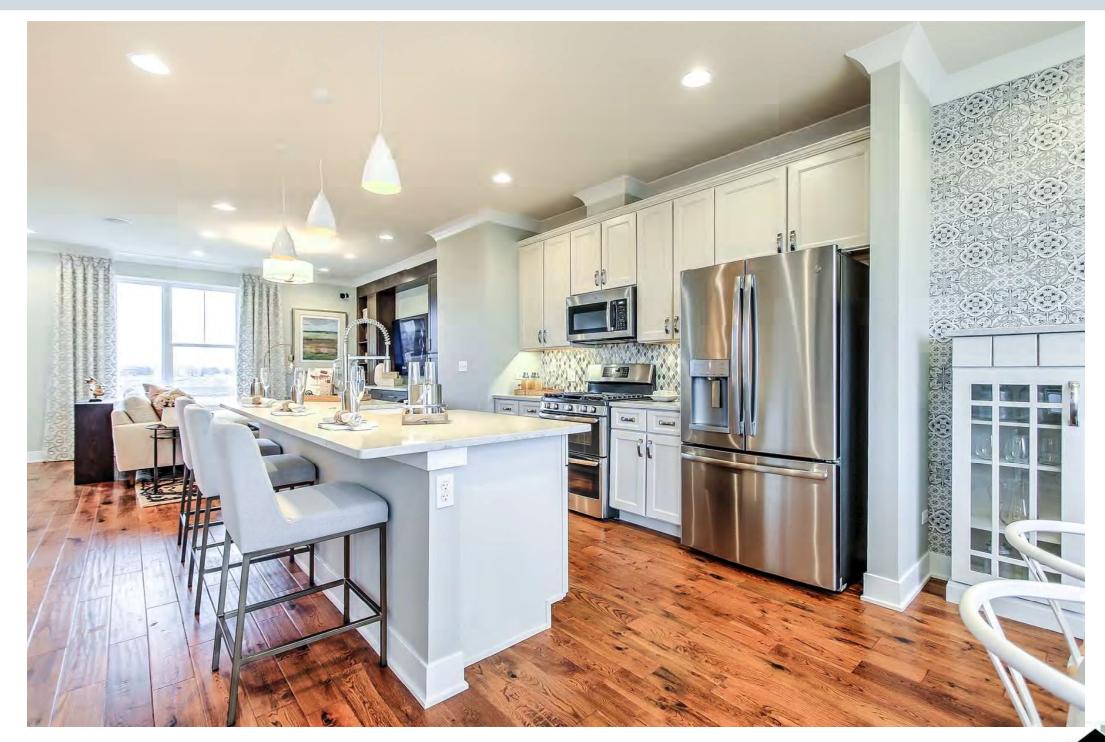


Rear Elevations

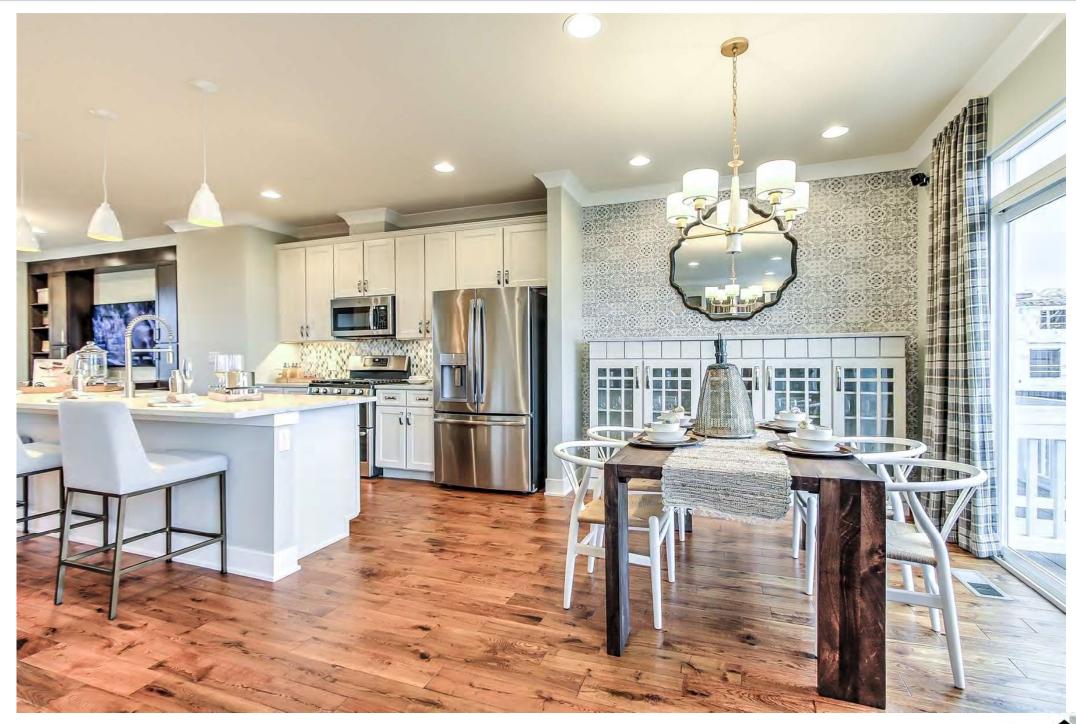


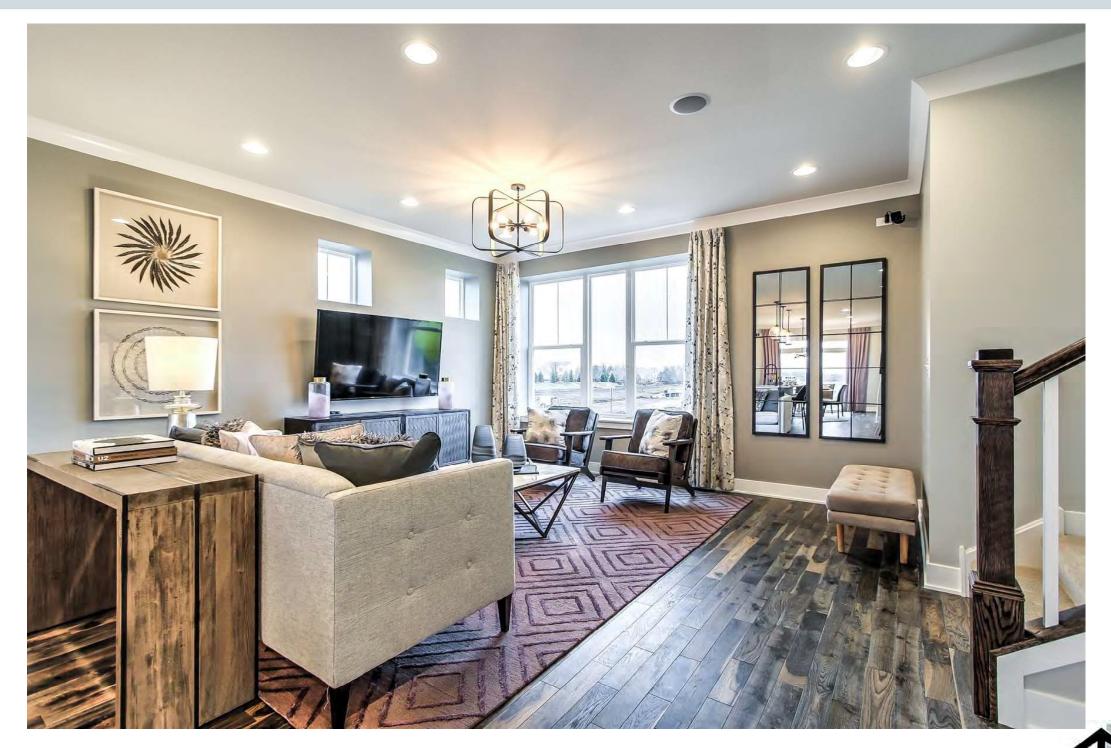
Elevations Plan









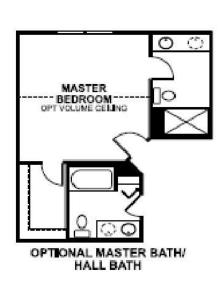


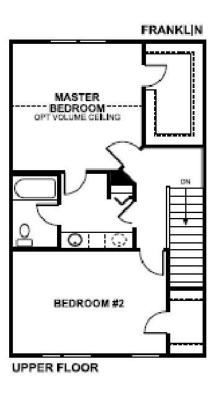


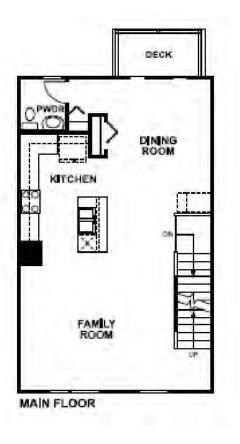


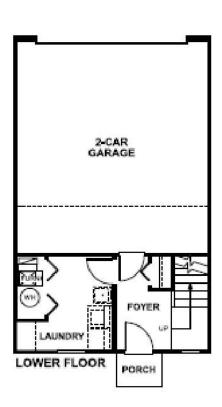


Floor Plans - Franklin



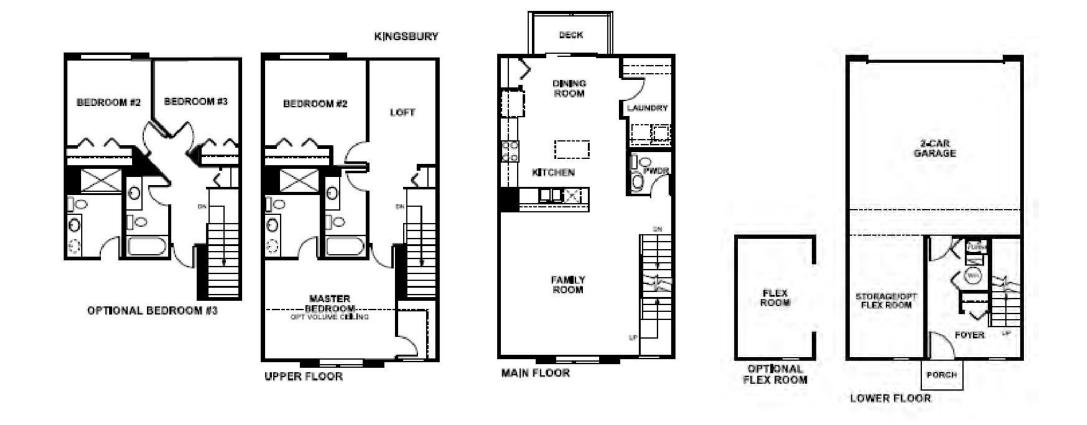






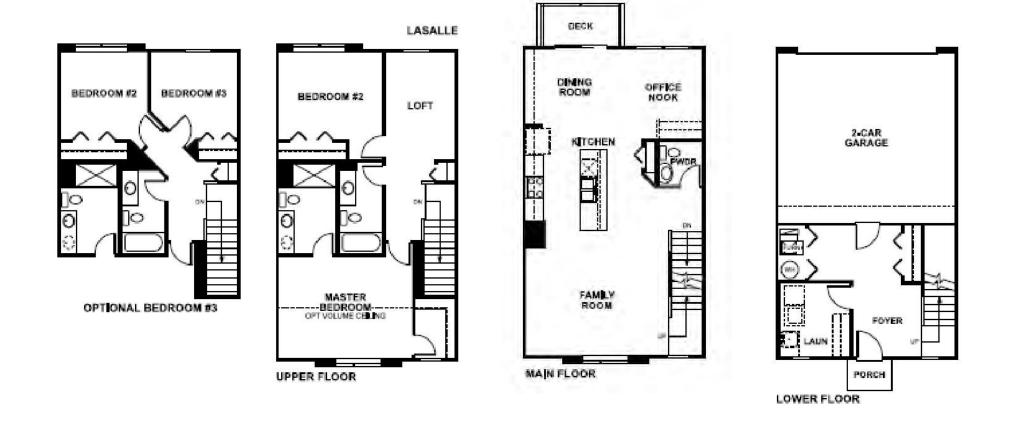
Attachment 6 Page 31 of 72

Floor Plans - Kingsbury



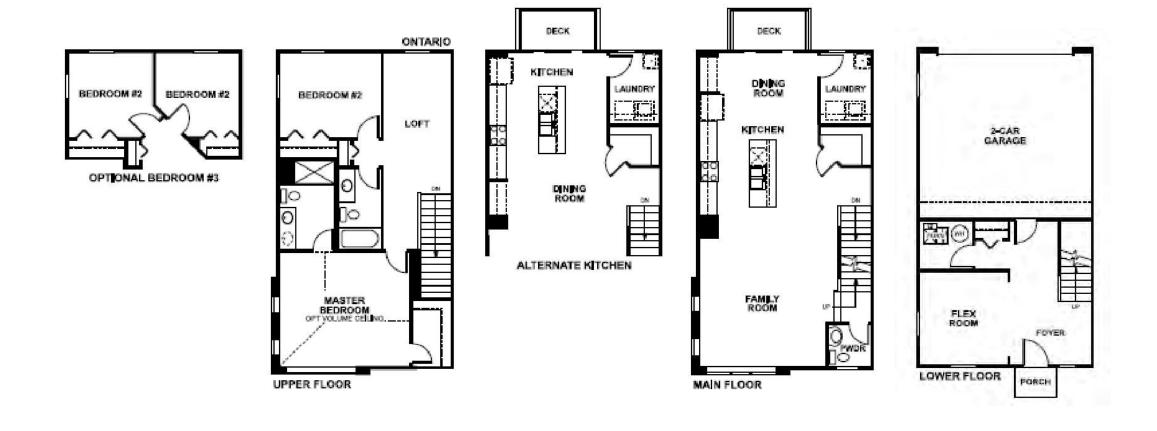
Attachment 6 Page 32 of 72

Floor Plans - LaSalle



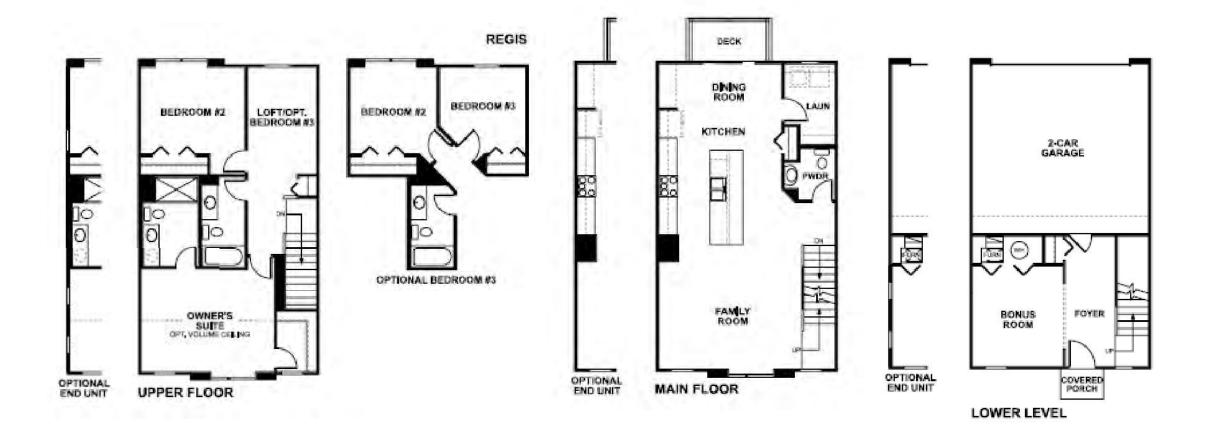
Attachment 6 Page 33 of 72

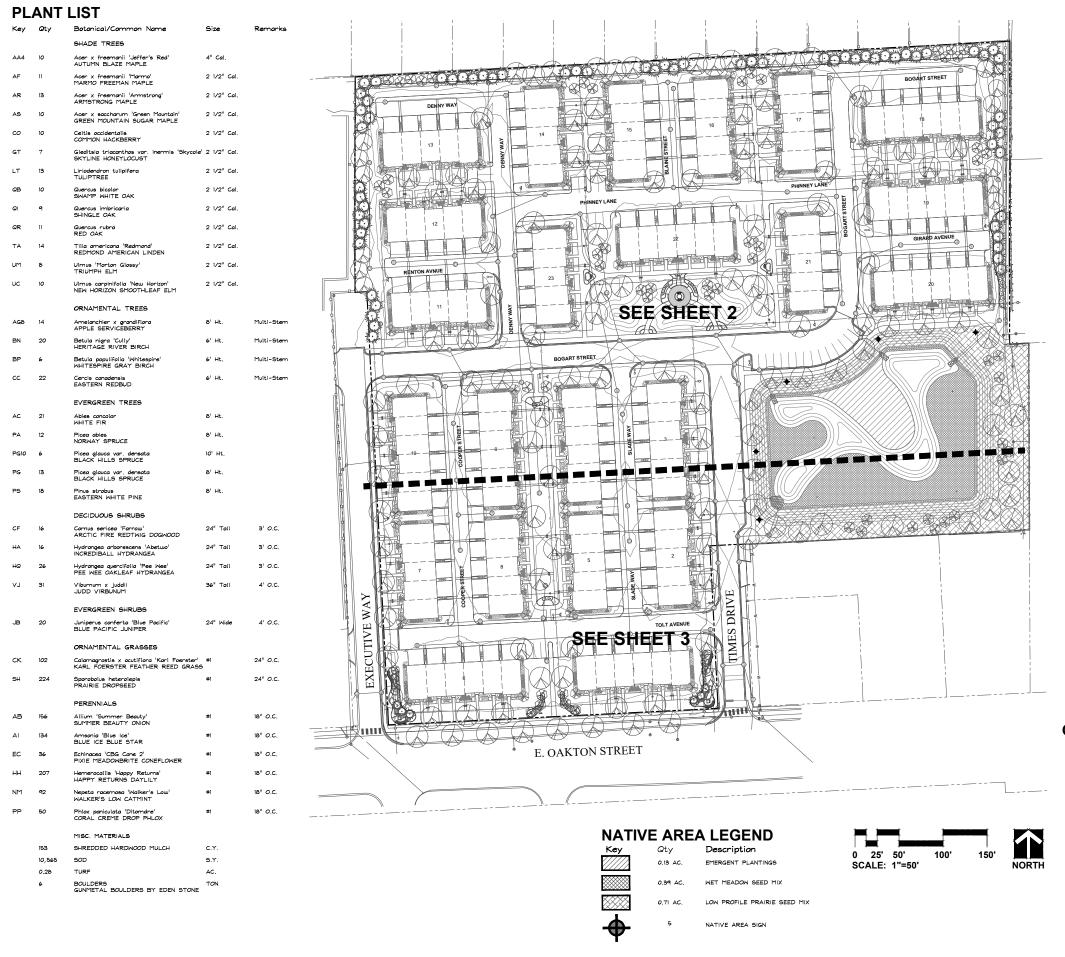
Floor Plans - Ontario



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Floor Plans - Regis





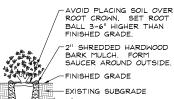
PLANTING DETAILS



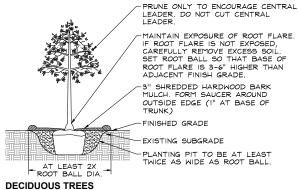
SHREDDED HARDWOOD

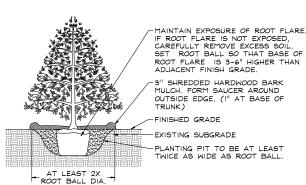
-EXISTING SUBGRADE

PERENNIALS AND GROUNDCOVERS



DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE





EVERGREEN TREES

NOT TO SCALE

GENERAL NOTES

- 1. Contractor shall verify underground utility lines and is responsible for
- 2. 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.
- 6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all
- 7. See General Conditions and Specifications for landscape work for

GARY R. WEBER ASSOCIATES, INC. LAND PLANNING BCOLOGICAL CONSULTING LANDSCAPE ARCHITECTURI 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187



PHONE: 630-668-7197

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DOWNERS GROVE, IL 60515

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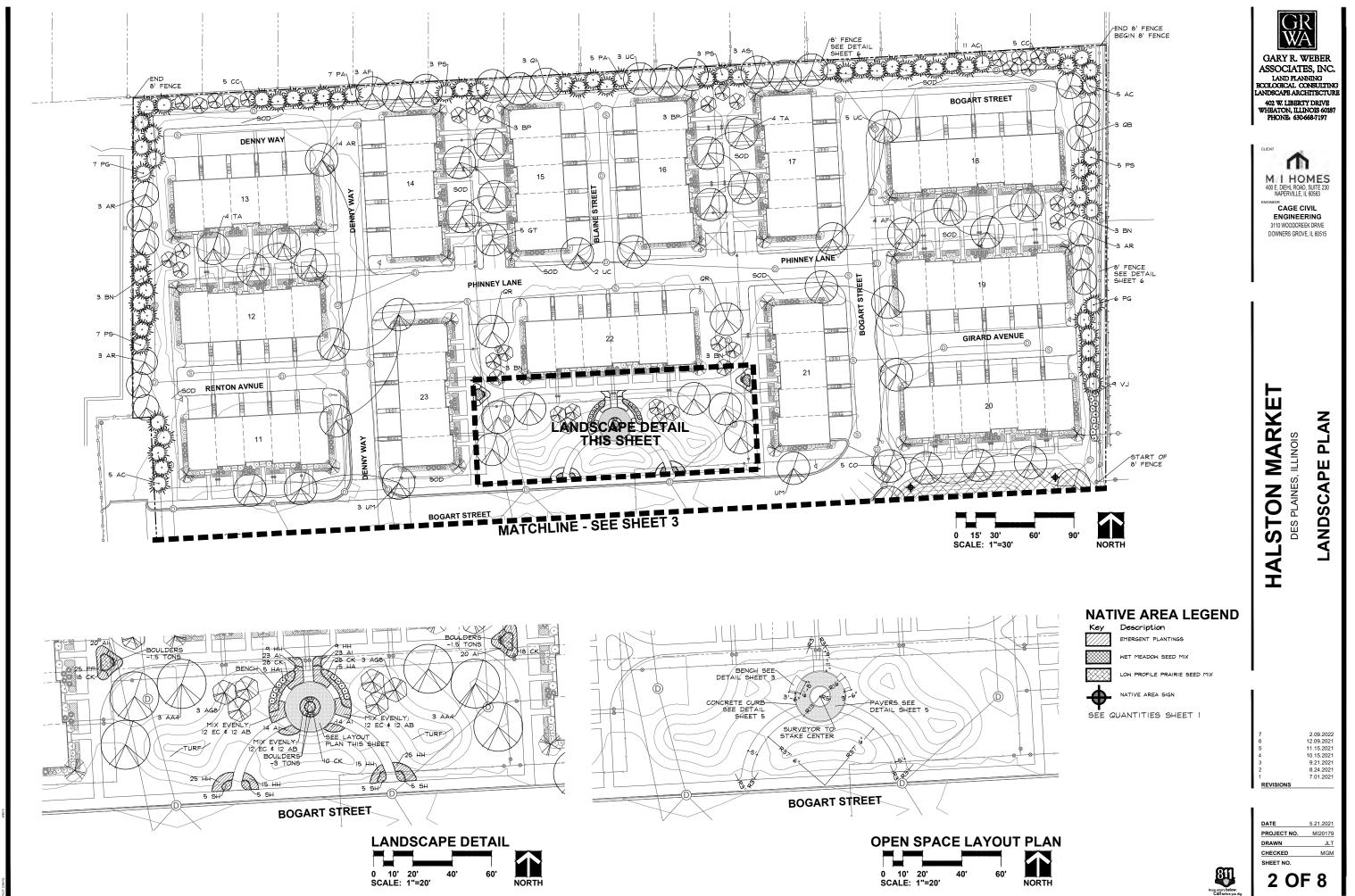
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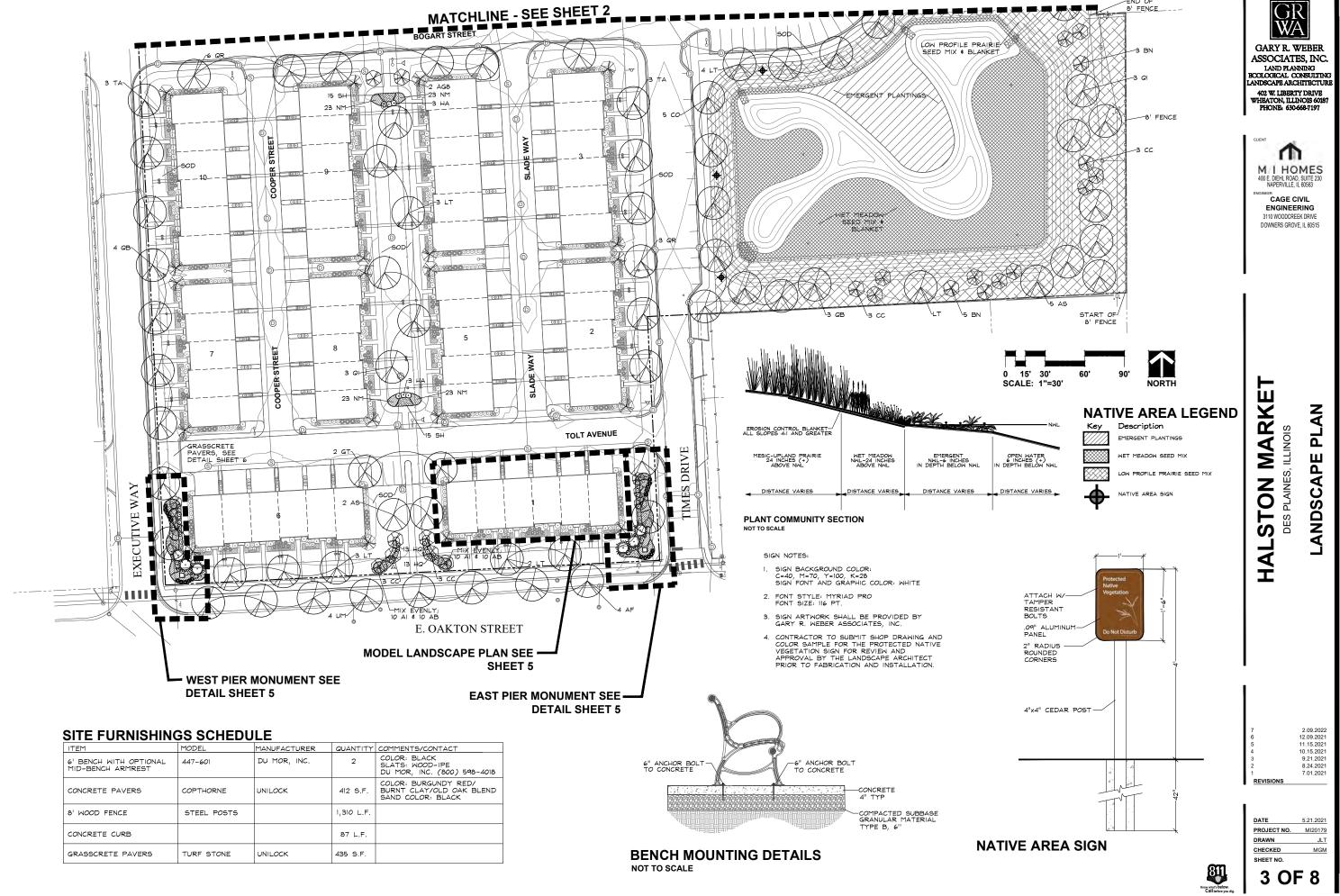
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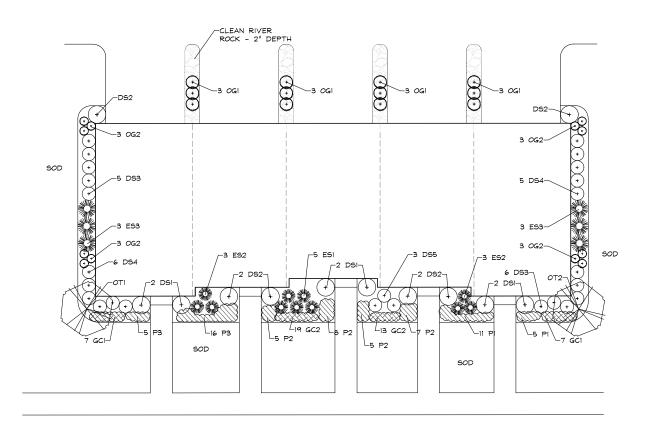
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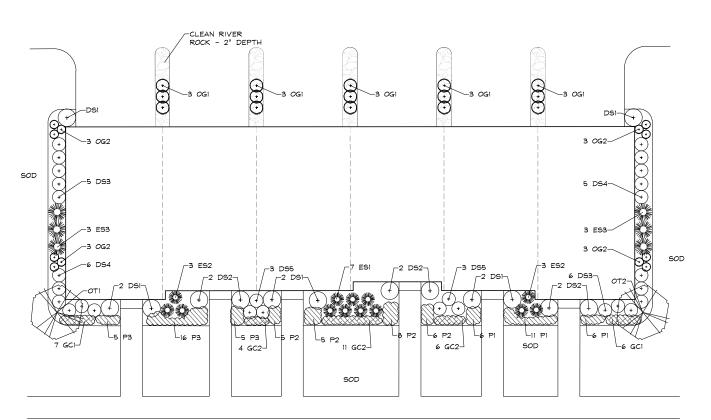
REVISIONS







TYPICAL 5 UNIT TOWNHOME FOUNDATION PLAN



TYPICAL 6 UNIT TOWNHOME FOUNDATION PLAN



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ENGINEERING 3110 WOODCREEK DRIVI DOWNERS GROVE, IL 60515

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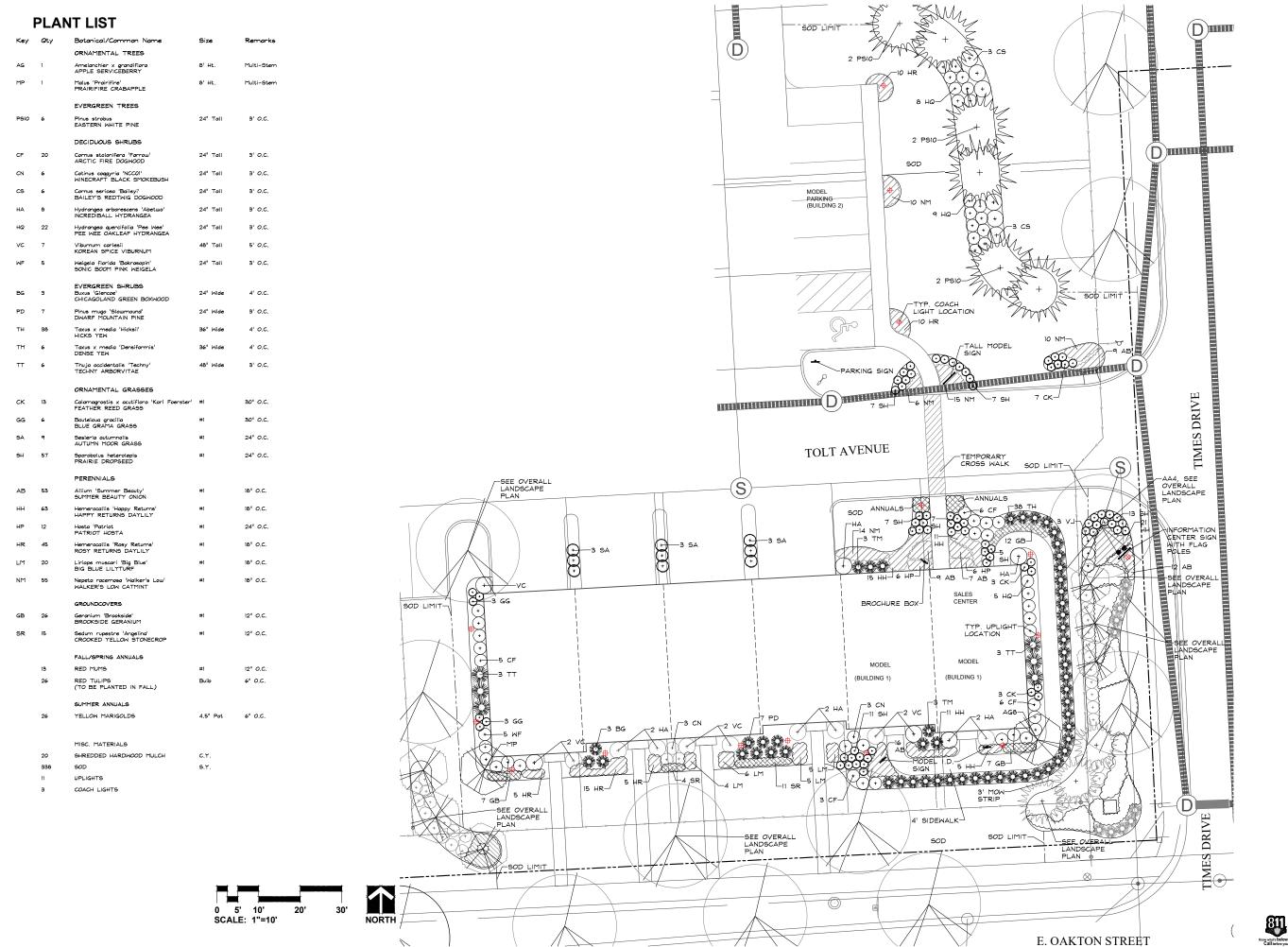
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2.09.2022 12.09.2021 11.15.2021 10.15.202 8.24.202 7.01.2021

DATE 5.21.2021 PROJECT NO. MI20179 DRAWN CHECKED MGM

4 OF 8

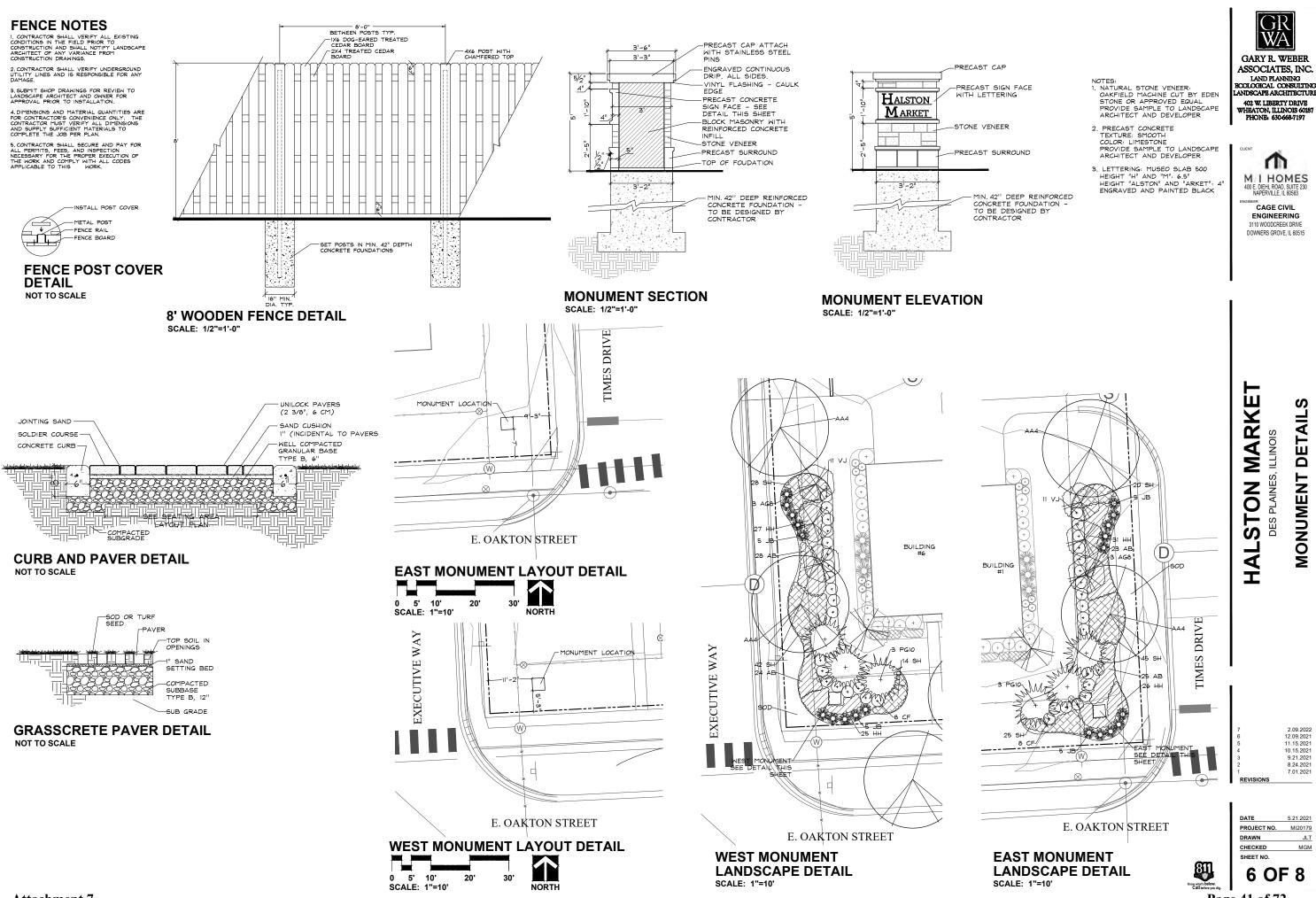




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5 OF 8

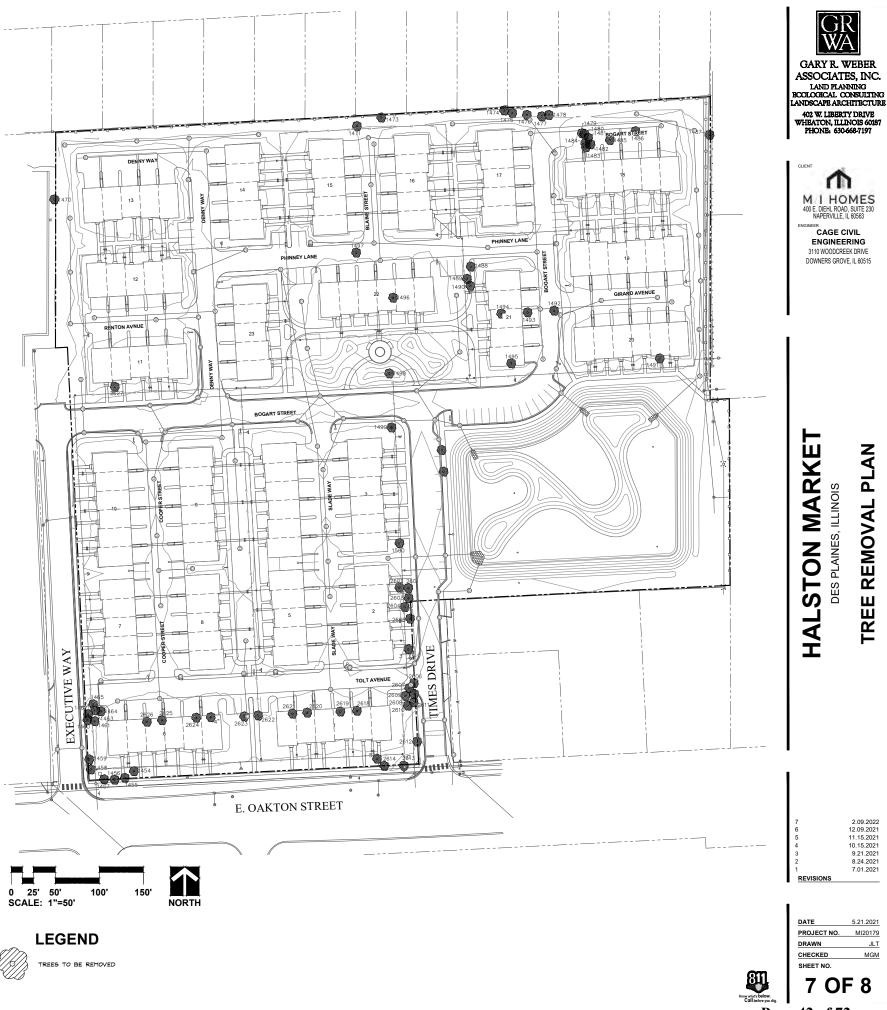
MGM



TREE INVENTORY

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)			ACTION
1454	Ploea ables	Norway Spruce	14	Poor	Crowded	Remov
1455	Acer platanoides	Norway Maple	22	Fair	Leaning	Remov
1456	Pices ables	Norway Spruce	16	Poor	Leaning	Remoy
1457	Picsa abies	Norway Spruce	- 0	Poor	Dead limbs	Remov
1450	Pices ables	Norway Spruce	10	Poor	Crowded	Remov
1459	Pices ables	Norway Sprace	10	Poor	Trunk:	Remov
1460	Acer sectioninum	Silver Maple	28	Poor	Dead claws	Remov
1462	Picea abies Picea abies	Norway Spruce	18 B	Poor	Leaning Crowded	Remov
1463	Prices acres	Norway Spruce Dead		Dead	Cidwded	Remov
1464	Picea abies	Norway Spruce	12	Fair	Crowded	Remov
1465	Picea abies	Norway Spruce	18	Fair	Leaning	Remov
1486	Picea abies	Norway Sprace	10	Poor	Leaning	Remov
1467	Ager sacchennum	Silver Maple	26	Pogr	Leaning	Remov
1468	Salix nigra	Black Willow	10,14.8	Poor.	Splitrisk	Remov
1489	Acer seccharinum	Silver Maple	34	Fair	Dead limbs	Remov
1470	Ulmus americana	American Elm	28	Poor	Dead limbs	Remov
1471	Ulmus americana	American Elm	42	Fair	Unbalanced	Remov
1473	Papulus dellaides	Eastern Cottonwood	38,40	Poor	Dead limbs, léaning	Remov
1474	Populus deltoides	Eastern Cottonwood	60	Fair	Splitrisk	Remov
1475	Populus deltoides	Eastern Cottonwood	18	Poor	Leaning	Remov
1476	Populus deltoides	Eastern Cottonwood	24,25	Poor	Splittisk	Remov
1477	Populus delloides	Eastern Cottonwood	20	Poor	Leaning	Remov
1470	Populus deltaides	Eastern Cottonwood	10.22	Poor	Splitrisk	Remai
1479	Populus deltoides	Eastern Cottonwood	22	Poor	Leaning	Remov
1480	Populus deltoides	Eastern Cottonwood	26, 22, 12	Poor	Splitrisk	Remov
1481	Populus delloides	Eastern Cottonwood	9, 10	Poor	Splitrisk	Remov
1482	Populus dellaides	Eastern Cottonwood	22	Fair	Leaning	Remov
1483	Populus deltoides	Eastern Cottonwood	28, 14	Poor	Splitrisk	Remov
1484	Populus deltoides	Eastern Cottonwood	22, 12	Poor	Splitrisk	Remov
1485	Populus delloides	Eastern Cottonwood	28 30	Fair	Leaning	Remo
1487	Populus delloides	Eastern Cottonwood	42	Poor	Leaning	Remov
	Ulmus americana	American Elm		Poor	Splitrisk	Remo
1488	Carpinus caroliniana Carpinus caroliniana	American Hombeam American Hombeam	10	Poor	Splitrisk Splitrisk	Remov
1490	Carpinus caroliniana	American Hombeam	8.8	Poor	Splittisk	Remov
1491	Tilia cordata	Little Leaf Linden	20	Good	april tak	Remoi
Flagged	Acer seccharinum	Silver Maple	16	Fair	Unbalanced	Ramov
1492	Gleditsia triacenthos	Honey Locust	22	Poor	Leaning	Remov
1493	Gleditsia triscanthos	Honey Locust	28	Fair	Unbalanced	Remov
1494	Gleditula triscanthos	Honey Locust	28	Good		Remov
1495	Acer saccharinum	Silver Maple	18	Poor	Splitrisk	Remov
1496	Morus rubra	Red Mulberry	28	Poor	Unbalanced	Remay
1497	Juniperus virginiana	Eastern Red Cedar	20	Fair	Fair	Remov
1498	Betuin populifolia	White Spire Birch	6, 8, 4	Poor	Splitrisk	Remo
1499	Piceu abies	Norway Spruce	12	Fair	Dead limbs	Remov
ot Tagged	Tilia cordata	Little Leaf Linden	10	Fac	Not tagged due to fencing; across street from 145	
et Tagged	Tilia cordata	Little Leaf Linden	10	Pair.	Not tagged due to fencing, across street from 145	
1500	Pices ables	Norway Spruce	8,10		Splitrink	Remov
			14			Remov
2601	Acer saccharinum	Silver Maple		Poor	Leuning; Dead limbs	Remo
2602	Salix nigra	Black Willow	15	Poor	Crowded	Remov
2603	Pices ables	Norway Spruce	9	Poor	Leaning	Remo
2605	Pices abies	Norway Spruce	12	Poor	Growded	Remo
2606	Pices abies	Norway Spruce	10		Crawded	
2601	Pices abies	Norway Spruce	10	Poor	Crowded	Remo
2608	Pices ables Pices ables	Norway Spruce Norway Spruce	a a	Poor	Crowded Crowded	Remo
2809	Salix nigra	Black Willow	12,10	Poor	Split risk	Remo
2610	Picea abies	Narway Spruce	12	Poor	Léaning	Remo
2611	Acer saccharinum	Silver Maple	18	Fall	Unbalanoed	Remo
2012	Pices ables	Norway Spruce	10	Poor	Leaning	Remo
2613	Picea obies	Norway Spruce	18	Fair	Leaning	Remo
2614	Pices abies	Norway Spruce	12,8,9	Poor	Splitrisk	Remo
2615	Gleditsia triacanthos	Honey Locus!	18	Fair	Leaning	Remo
2616	Gleditsia tracanthos	Honey Locust	14	Fair	Unbalanced	Remo
2617	Gladitiva triacanthos	Honey Locust	12	Good		Remo
2618	Gleditsia triecanthos	Honey Logust	6	Fair	Unbalanced	Remo
2819	Gleditsia triacanthos	Honey Locust	đ.	Fair	Crowded	Remo
2620	Tilia cordata	Little Leaf Linden	8	Fair	Crowded	Rema
2621	Tima cordata	Little Leaf Linden	6	Poor		Remo
2622	Gleditsia triacanthos	Honey Locust	6	Poor	Unbalanced	Remo
2623	Gleditaia triacanthos	Honey Locust	7	Fair	Unbalanced	Remo
2624	Tilia cordata	Little Leaf Linden	8	Poor	Dead limbs	Remo
			7	Fair	Leaning	Remo
2625 2628	Gleditsia triacanthos Gleditsia triacanthos	Honey Locust Honey Locust	9	Good		Remo

Tree inventory taken on 02/03/2021



Trees measured at 4.5 above the ground- DBH (diameter Breast Height
 All trees 6" DBH and above tagged. Dead trees (greater than 90% dead wood), shrubs, and clump form ornamental trees were not tagged
 Health Rating:

 Good- Less than 20% dead wood and sound structure
 Foir- 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

LANDSCAPE WORK PART I - 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;
- The provision of post-planting management as specified herein;
 Any remedial operations necessary in conformance with the plans as specified in this document;
 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 Botavia for review.
- 3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting $% \left\{ 1\right\} =\left\{ 1\right\} =$

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

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

- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect
- 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
- 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.

- A. Guarantee seeded and sodded areas through the specified maintenance
- Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory grouth, 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 Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- Lawn Seed Mixture 5 lbs./1,000 sq. ft.
- 50% Kentucky Bluegrass 98/85 15% Cutter Perennial Ryearass

- 10% Spartan Hard Fescue
 10% Edge Perennial Ryegrass
 10% Express Perennial Ryegrass
 5% Pennlaun Creeping Red Fescue

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
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for
- 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
- 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
- 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.
- Inspection: All plants shall be subject to inspection and review at 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.

A. Erosion Control Blanket: North American Green DS75, or equivalent

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

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared
- 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, clode, stones over i" diameter, roots and other extraneous matter. Dispose o
- 3. Sodded areas shall receive an application of commercial fertillizer 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. Tomp 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 crass.
- 6. Water sod thoroughly with a fine spray immediately after

B. Seeding New Lawns

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for launs.
- 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.
- 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

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8^{il} deep. Install per spacing indicated on plan.

- Set balled and burlapped (B4B) 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 wark each layer to settle backfill and eliminate voids and air packets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until more is absorbed. Water again after placing final layer of
- Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow soucer 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
- 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.
- 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.

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an arderly 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,
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and
- C. Notify the Landscape Architect within five (5) days after completing
- 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

NATIVE SEED MIXES

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic

Common Name	lbs / AC
Seed Oats	30.000
rop Regreen	10.000
	Seed Oats

nwater basin bottoms in areas with 6" of water

Botanical Name	Common Name	lbs / AC	Plugs / A
Alisma subcordatum	Water Plantain	1.250	
Carex comosa	Bristly Sedge	0.250	
Carex scoparia	Pointed Broom Sedge	0.250	
Eleocharis obtusa	Blunt Spike Rush	0.125	
Iris virginica shrevei	Blue Flag	0.500	
Juncus effusus	Common Rush	0.500	
Juncus torreyi	Torreys Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	
Pontederia cordata	Pickerel Weed	0.250	
Sagittaria latifolia	Common Arrowhead	1.250	
Scirpus acutus	Hardstern Bulrush	0.500	
Scirpus pungens	Chairmaker's Rush	0.250	
Sparganium eurycarpum	Bur Reed	1.000	4
	Total Emergent Wetland Mix	7.875	4

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Grasses / Sedges			
Carex bebbii	Bebbs Oval Sedge	0.250	
Carex bicknellii	Bicknells Sedge	0.125	
Carex brevior	Plains Oval Sedge	0.250	
Carex cristatella	Crested Oval Sedge	0.060	494
Carex molesta	Field Oval Sedge	0.250	
Carex normalis	Speading Oval Sedge	0.015	
Carex scorparia	Pointed Broom Sedge	0.190	494
Carex stipata	Common Fox Sedge	0.060	
Carex vulpinoidea	Brown Fax Sedge	0.250	494
Elymus virginicus	Virginia Wild Rye	3.000	
Glyceria striata	Fowl Manna Grass	0.130	
Juncus dudleyi	Dudleys Rush	0.020	
Juncus forreyl	Torreya Ruah	0.001	494
Panicum virgatum	Switch Grass	3.000	
Scirpus atrovirens	Dark Green Bulrush	0.060	494
Scirpus cyperinus	Wool Grass	0.030	494
	Total Grasses / Sedges	7.721	2964
Wildflowers/Broadleaves			
Asclepias incamata	Swamp Milkweed	0.125	
Bidens cemua	Nodding Bur Marigold	0.190	494
Chelone glabra	White Turtlehead	0.031	
Euthamia grammifolia	Grassleaved Goldenrod	0.300	
Helenium autumnale	Sneezeweed	0.063	
Iris virginica shrevei	Blue Flag Iris	1.000	988
Lobelia siphilitica	Great Blue Lobelia	0.031	494
Mimulus ringens	Monkey Flower	0.031	494
Monarda fistulosa	Bergamont	0.500	
Symphyotrichium novae-angliae	New England Aster	0.250	
Description of desiring	Common Mountain Wint	0.063	

Low Profile Prairie with Flowers Seed Mix

Black-Eyed Susan

3.334

Botanical Name	Common Name	lbs / A
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.0
Carex bicknelli	Copper-Shouldered Oval Sedge	0.2
Panicum virgatum	Prairie Switch Grass	0.1
Elymus trachycaulus	Slender Wheatgrass	2.0
Elymus canadenesis	Prairie Wild Rye	1.0
Schizachyrium scoparium	Little Bluestem	6.0
	Total Grasses	17.3
Wildflowers/Broadleaves		
Asclepia canadensis	Whorled Milkweed	0.0
Asclepias tuberosa	Butterflyweed	0.5
Baptisia alba	White Wild Indigo	0.1
Coreopsis palmata	Prairie Coreopsis	0.1
Coreopsis tripteris	Tall Coreopsis	0.1
Echinacea pallida	Pale Purple Coneflower	1.0
Echinacea purpurea	Purple Coneflower	0.5
Eryngium yuccifolium	Rattlesnake Master	0.1
Lespedeza capitata	Round-Headed Bush Clover	0.2
Liatris aspera	Rough Blazing Star	0.2
Liatris pycnostachya	Prairie Blazing Star	0.1
Lupinus perennis	Wild Lupine	2.0
Monarda fistulosa	Prairie Bergamot	0.0
Oligoneuron rigidum	Stiff Goldenrod	0.2
Parthenium integrifolium	Wild Quinine	0.0

0.125 0.500 0.063 0.063

Total Low Profile Prairie Seed Mix 25.331

GARY R. WEBER ASSOCIATES, INC. LAND PLANNING BCOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

> M M I HOMES 00 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563 CAGE CIVII

ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

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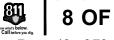
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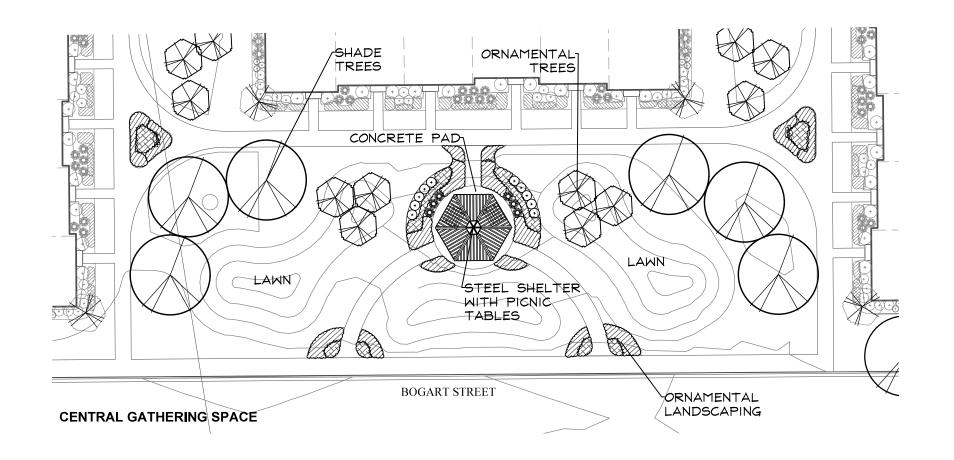
12.09.202 11.15.202 10.15.202 8.24.202 7.01.2021 REVISIONS

DATE 5.21.2021 PROJECT NO. MI20179 DRAWN CHECKED MGM SHEET NO.



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Penstemon digitalis Foxglove Beard Tongue 0.125 White Prairie Clover Petalostemum candidun Petalostemum purpureum Purple Prairie Clover 0.156 Slender Mountain Mint Ratibida pinnata Yellow Coneflower howy Black-Eyed Susa Rudbeckia hirta Black-Eved Susan Rudbeckia subtomentos Sweet Black-Eyed Susar Symphoytrichum leave Smooth Blue Aster Tradescantia ohiensis Common Spiderwork 0.063 0.125 Verbena stricta Hoary Vervain Zizia aurea Golden Alexanders 0.500 Total Feriss 7.956



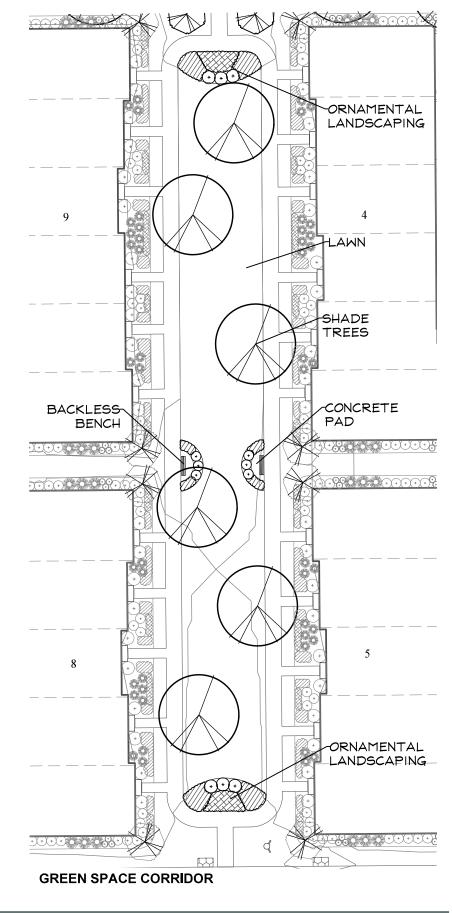




PICNIC TABLE



BACKLESS BENCH

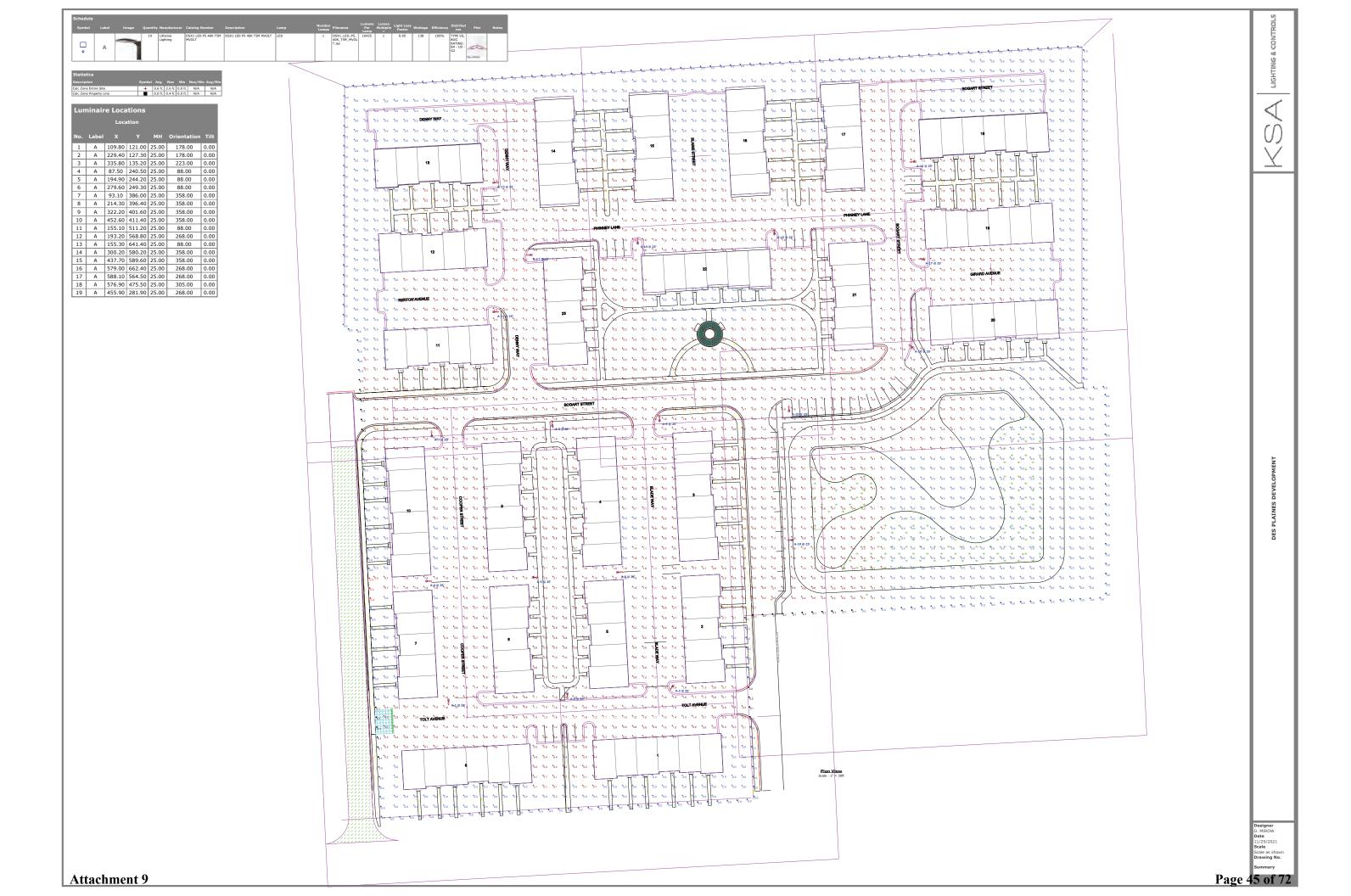


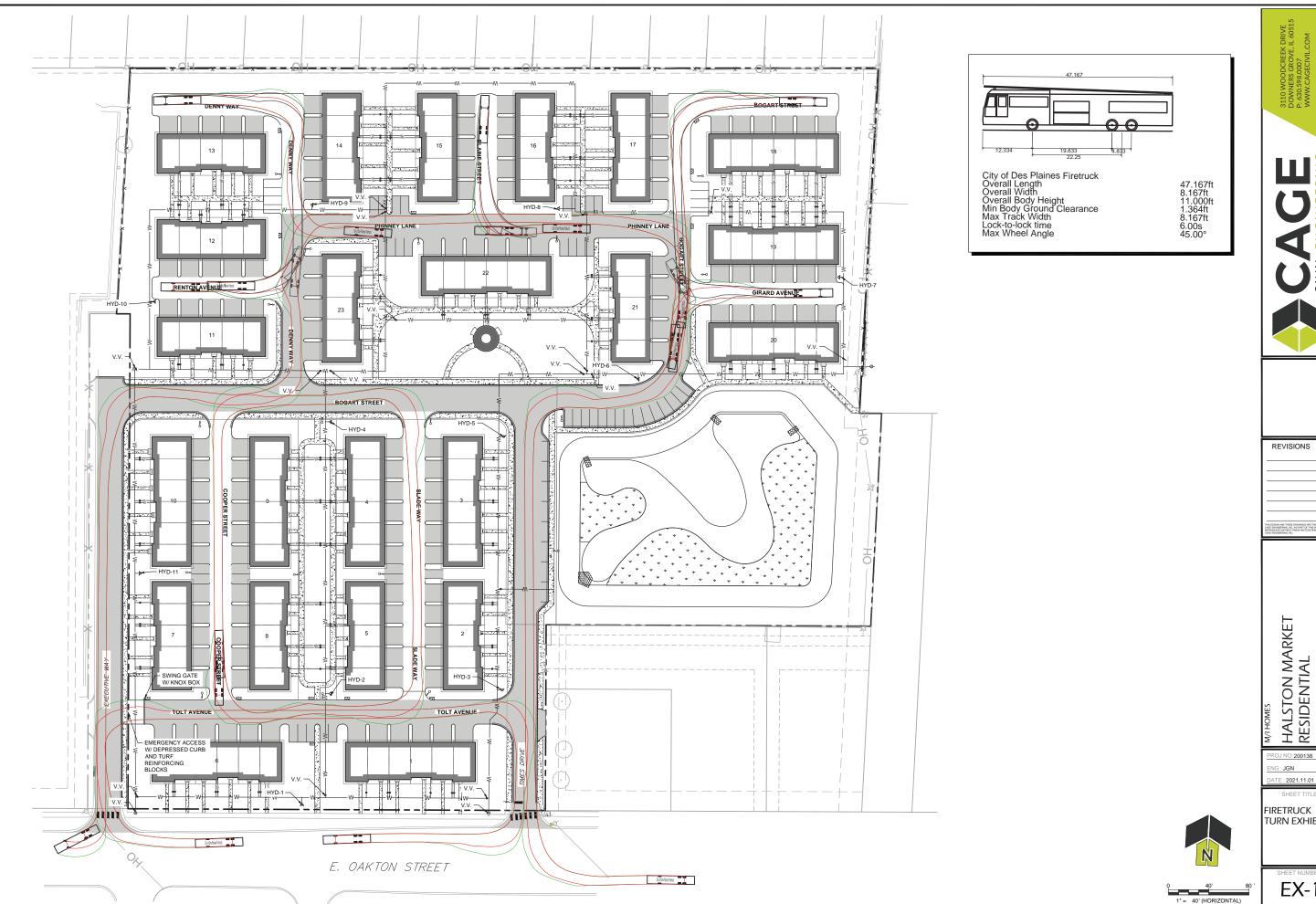
AMENITY SPACES HALSTON MARKET DES PLAINES, ILLINOIS

M/I HOMES



STEEL SHELTER





CIVIL ENGINEERING REVISIONS A HALSTON MARKET RESIDENTIAL ATE: 2021.11.01 SHEET TITLE TURN EXHIBIT SHEET NUMBER EX-1

Attachment 10

Halston Market – Des Plaines, Illinois

Land Development Schedule:

Phase 1

- Demo/Earthwork/Construction Fence for the entirety of Phases 1 & 2 Complete July 2022
- Underground Complete August 2022
- Road Base Complete September 2022
- Building Permits for first 2 buildings (foundations only on compacted base) Issued September 2022
- Curb/Paving through Binder Complete October 2022
- Vertical Construction on first 2 buildings Begin October 2022
- Remainder of building permits eligible for issuance¹ Begin October 2022
- Detention Basin Landscape Stabilization² Complete October 2022

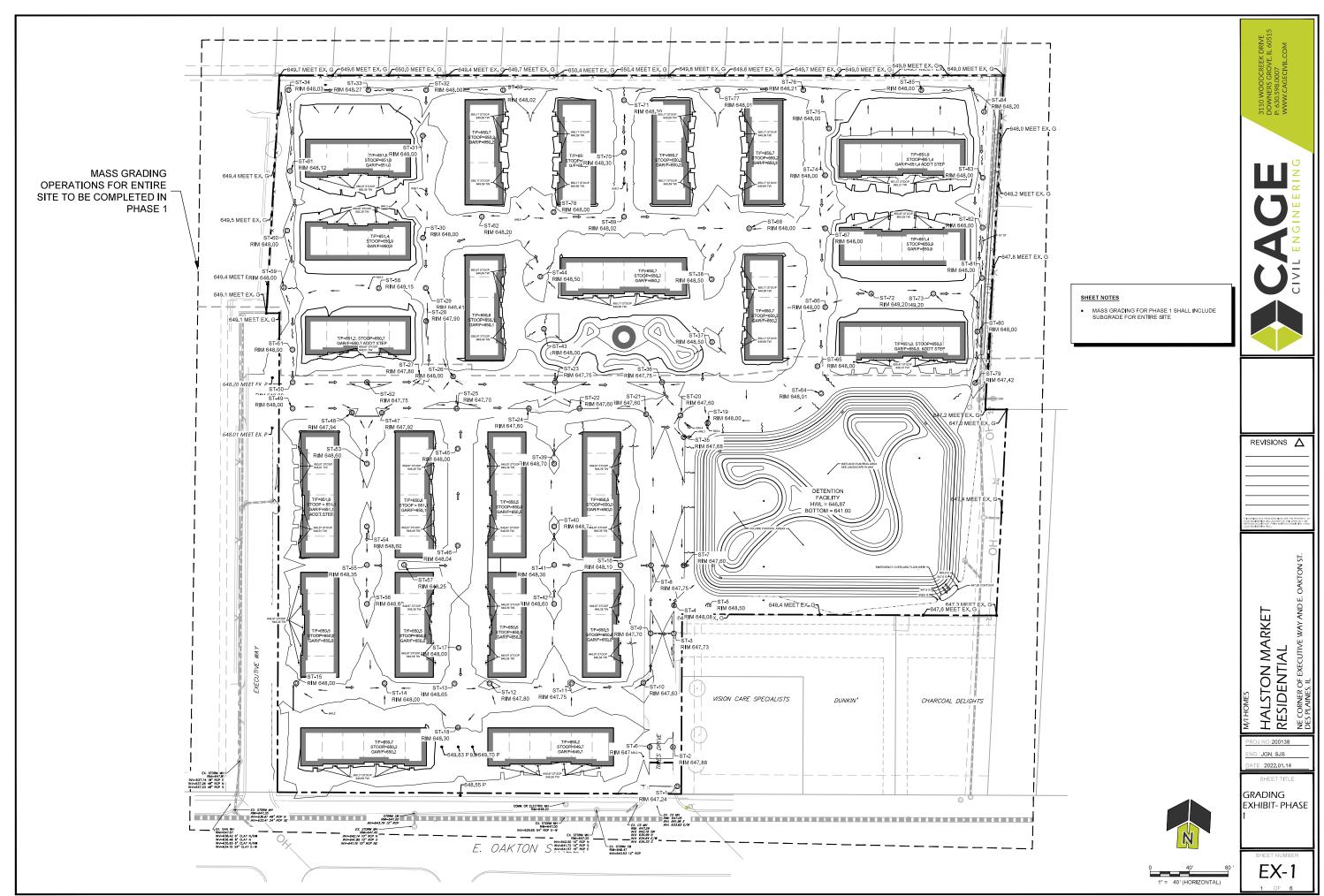
Phase 2

- Underground Complete May 2023
- Road Base Complete June 2023
- Curb/Paving through Binder Complete July 2023
- Building Permits eligible for issuance¹ Begin July 2023
- Landscaping and Fencing² Complete October 2023

Notes:

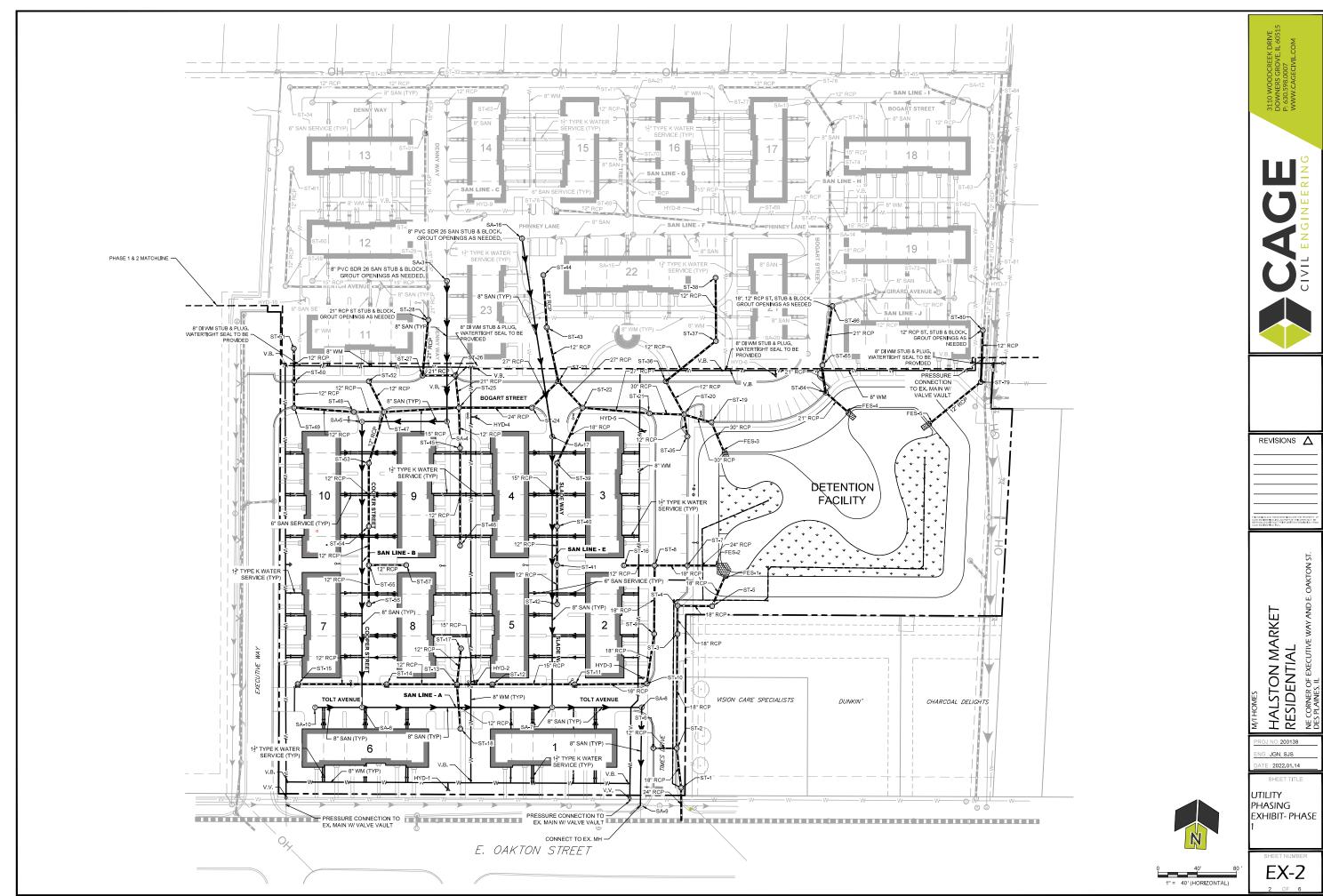
- (1) Building starts will commence subject to sales absorption and seasonal construction limitations
- (2) Plantings around the Foundations will be installed as Buildings are Constructed

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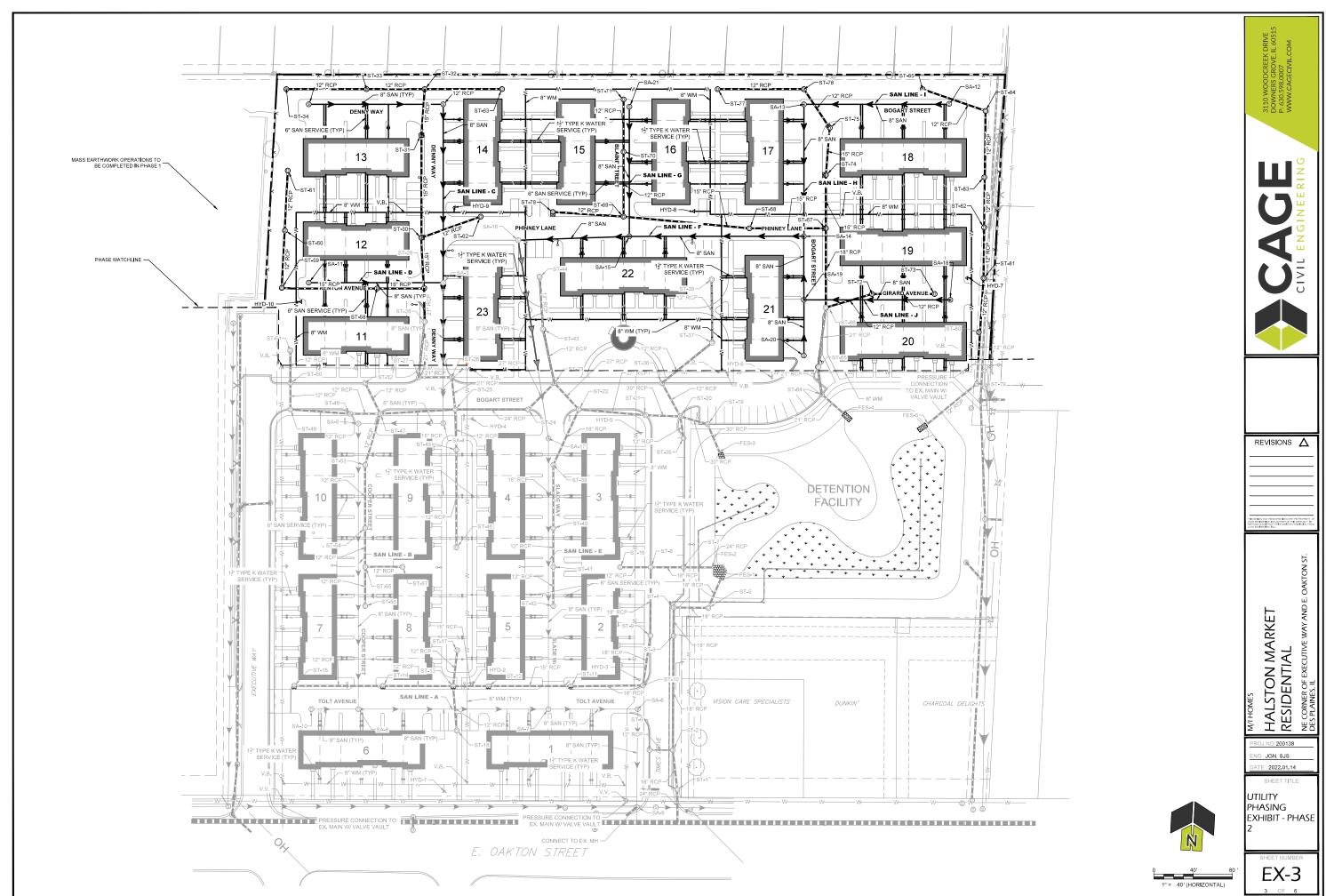


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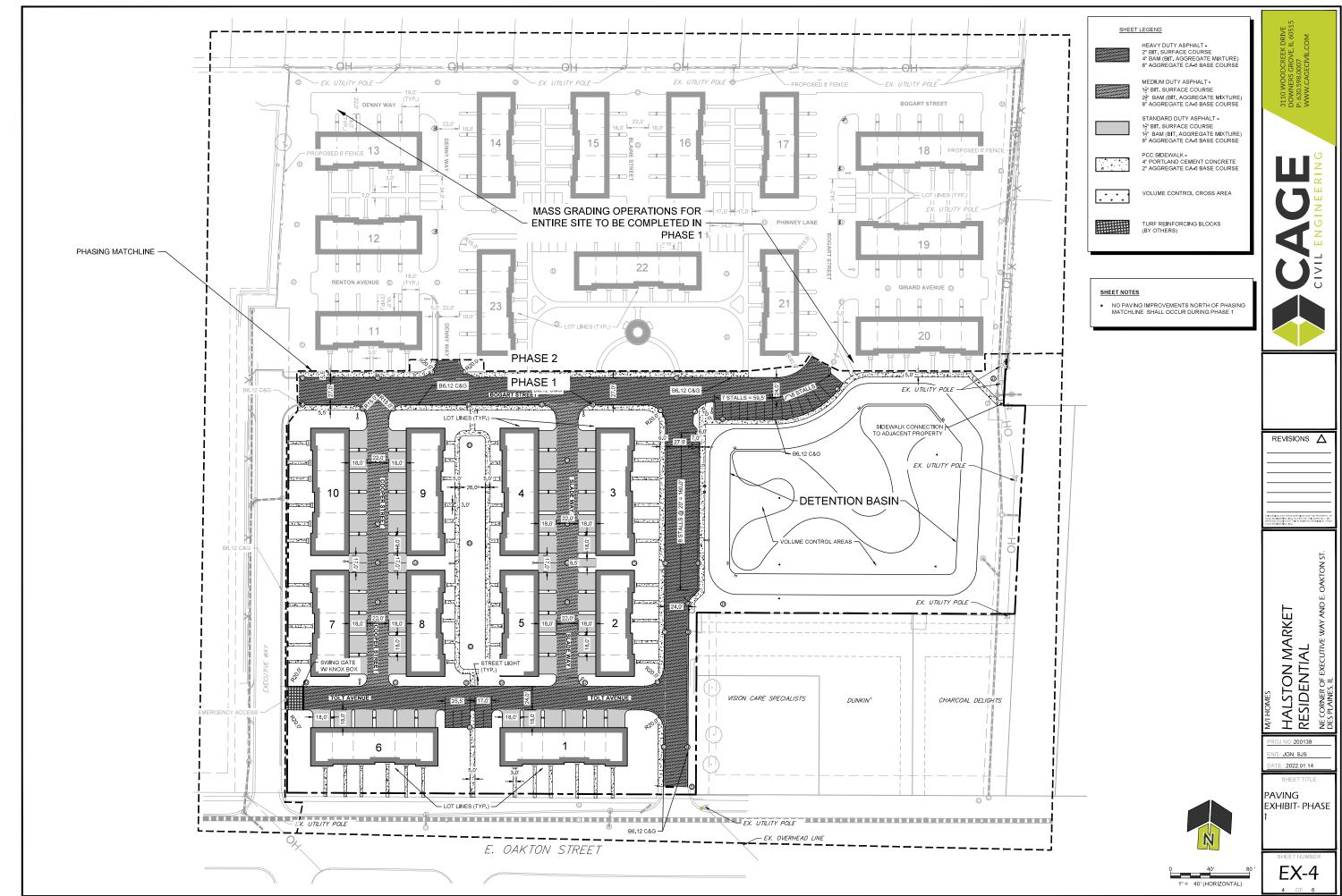
Attachment 11



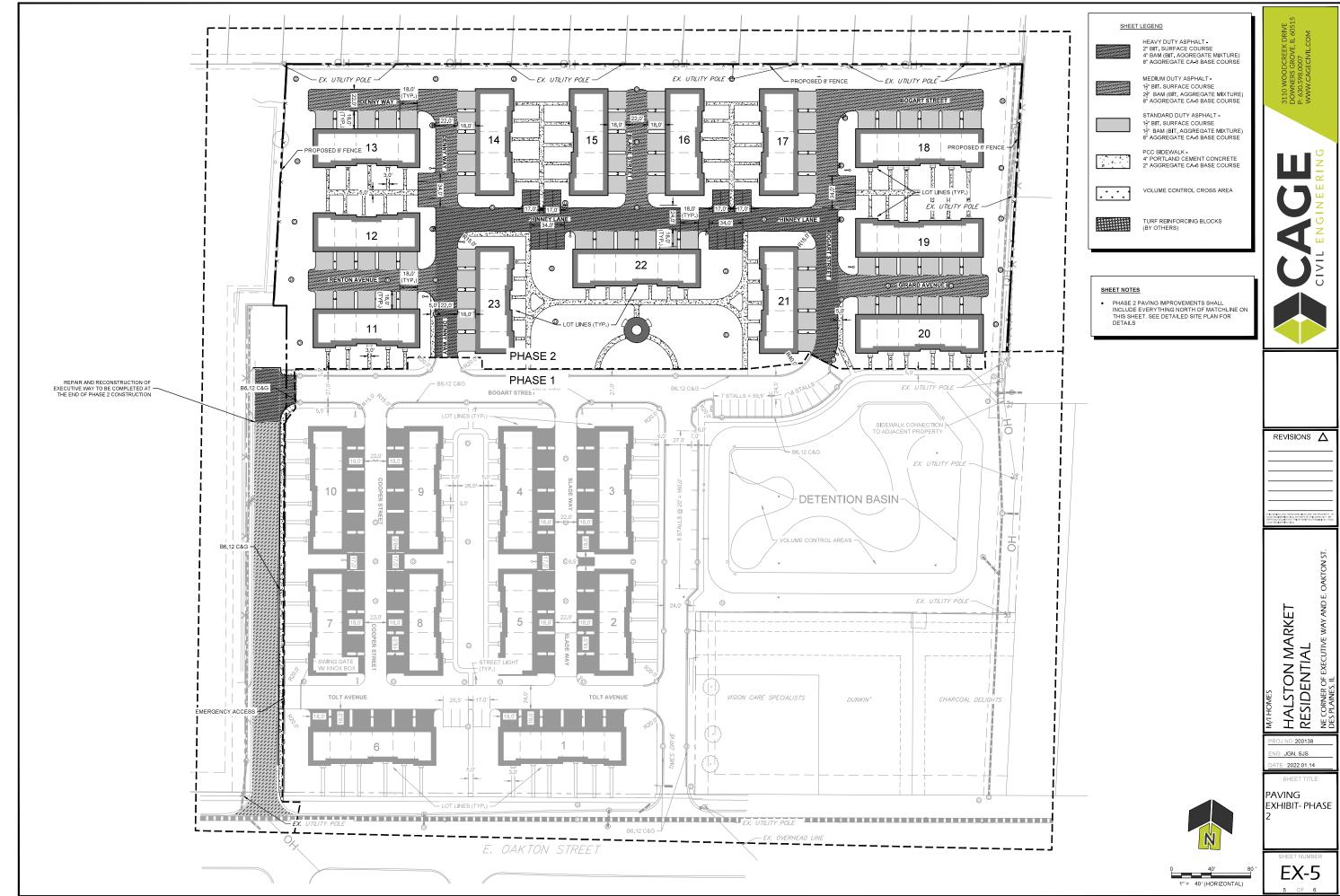
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Attachment 11 Page 52 of 72

100' RIGHT-OF-WAY NORTH 50' HERETOFORE DEDICATED PER DOC. T2198308

1" = 50' (HORIZONTAL)

BASIS OF BEARINGS

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

THIS IS NOT A PLAT OF SUBDIVISION, REFER TO THE FINAL PLAT OF SUBDIVISION, WHICH IS A SEPARATE DOCUMENT FOR BOUNDARY INFORMATION, LOT DIMENSIONS, LEGAL DESCRIPTION AND AREA'S

SURVEYED AREA

487,894 SQUARE FEET (11.201 AC±)

LEGAL DESCRIPTION

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, ALL IN THE
SOUTHWEST QUARTER OF SECTION
20, TOWNSTEP 4 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING 10 THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT
T2307668 IN COOK COUNTY, LILINOIS.

TOGETHER WITH,

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 OURTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 12, EAST

OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

RECORDED DECEMBER 17, 1964 AS DOCUMENT T2187285, IN COOK COUNTY,

ILLINOIS.

10T6

TOGETHER WITH,

LOT 3 IN CATERER'S RESUBDIVISION OF 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 LAGERHAUSEI
DIVISION, ALL IN THE SOUTHWEST OLIARTER OF SECTION 20, TOWNSHIP 41

NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED JULY 9, 1980 AS DOCUMENT T3168393, IN COOK

COUNTY, LILINOIS.

EXISTING LEGEND

= FX. BOUNDARY LINE ---- = EX. EASEMENT LINE

XXX.XX = MEASURED INFORMATION

(XXX.XX) = RECORD INFORMATION

P.U.E. = PUBLIC UTILITY EASEMENT

= BUILDING LINE

= STORMWATER MANAGEMENT FASEMENT

B.U.E. = BLANKET UTILITY EASEMENT

///// = EXISTING BUILDING

PROPOSED LEGEND

	STORM SEWER
\rightarrow	SANITARY SEWER
W	WATER MAIN
0	STORM STRUCTURE
(3)	SANITARY MANHOLE
8	VALVE BOX
ব	HYDRANT

REVISIONS A

PLAN ILLINOIS P.U.D.

PLAINES, HALSTON MARKET DES OF CITY

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P.U.D.

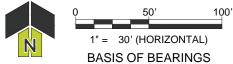
FINAL

ATE: 01/21/22 SCALE : 1"=50'

3.NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT

4.THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.





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

Parce	l Table	F	Parcel Table			Parcel Table			
Parcel #	Area (SF)	Parc	el#	Area (SF)		Parcel	#	Area	(SF)
1	1038	4	3	923		85		92	3
2	923	4	ŀ	1038		86		103	38
3	923	4	5	1038		87		103	38
4	923	4	6	923		88		92	3
5	923	4	7	923		89		92	3
6	1038	4	3	923		90		92	3
7	1038	4	9	923		91		103	38
8	923	5)	1038		92		103	38
9	923	5	1	1038		93		92	3
10	923	5	2	923		94		92	3
11	1038	5	3	923		95		92	3
12	1038	5	ŀ	923		96		92	3
13	923	5	5	923		97		103	38
14	923	5	5	1038		98		103	38
15	923	5	7	1038		99		92	3
16	923	5	3	923		100		92	3
17	1038	5	9	923		101		92	3
18	1038	6)	923		102		92	3
19	923	6	1	1038		103		103	38
20	923	6	2	1038		104		103	38
21	923	6	3	923		105		92	3
22	923	6-	1	923		106		92	3
23	1038	6	5	923		107		92	3
24	1038	6	3	1038		108		92	3
25	923	6	7	1038		109		103	38
26	923	6	3	923		110		103	38
27	923	6	9	923		111		92	3
28	1038	7)	923		112		92	3
29	1038	7		1038		113		92	3
30	923	7.		1038		114		103	
31	923	7.		923		120		103	
32	923	7-		923		121		103	
33	923	7.		923		122		92	
34	1038	7		1038		123		92	
35	1038	7		1038		124		92	
36	923	7		923		125		103	38
37	923	7		923					
38	923	8		923					
39	1038	8		1038					
40	1038	8		1038					
41	923	8		923					
42	923	8-	1	923]				

SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
- 2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
- 3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
- 4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
- 5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
- 6. DENOTES CONCRETE MONUMENTS.
- 7. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
- 8. THERE SHALL BE NO DIRECT ACCESS TO OAKTON STREET FROM LOT 504.

- 11. PREVIOUSLY GRANTED EASEMENTS, SETBACKS AND DEDICATED RIGHT-OF-WAY, ONSITE, WILL BE VACATED & ABROGATED BY A SEPARATE DOCUMENT.



REV ROW VAC 11/29/21

CITY COMMENTS 02/04/2

PLAINES, ILLINOIS SUBDIVISION HALSTON MARKET OF DES OF

PLAT

FINAL

M:SJP ATE: 11/12/21

CITY

SCALE : 1"=50'



BASIS OF BEARINGS

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



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

LEGEND

=	EX.	BOUNDARY LI	NŁ
 =	EX.	LOT LINE	
 =	EX.	EASEMENT LIN	١E
 =	EX.	CENTERLINE	
 =	PRO	P. LOT LINE	
 =	PRO	P. EASEMENT	1.0

. EASEMENT LINE --- = PROP. SETBACK LINE

XXX.XX = MEASURED INFORMATION

(XXX.XX) = RECORD INFORMATION P.U.E. = PUBLIC UTILITY EASEMENT

= STORMWATER DETENTION AREA EASEMENT

E.P.U. = EASEMENT FOR

= FOUND IRON ROD/PIPE

= FOUND CUT CROSS

AREA TABLE

	LOTS 1-125:	120,639	SQUARE	FEET	(2.770	AC±)
	LOT 500:	28,136	SQUARE	FEET	(0.646	AC±)
	LOT 501:	10,605	SQUARE	FEET	(0.243	AC±)	1
	LOT 502:		SQUARE				
- 1	LOT 503:		SQUARE				
	LOT 504:		SQUARE				
	LOT 505:		SQUARE				
- 1	TOTAL:	480,488	SQUARE	FEET	(11.031	AC±)	



REVISIONS A

DES PLAINES, ILLINOIS SUBDIVISION HALSTON MARKET OF CITY

OF

PLAT

FINAL

ATE: 11/12/21 SCALE : 1"=30'



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

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA

- 1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE HALSTON MARKET HOMEOWNERS" ASSOCIATION (THE "ASSOCIATION") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
- 2. NO CHANGE SHALL BE MADE IN THE FINISHED CRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT WIGHT MATERIALLY IMPDES STORM WATER DAMAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION AREA THAT WIGHT MATERIALLY IMPDES STORM WATER DAMAGE STORM WATER PROFES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION MAREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DES PLANES, COOK COUNTY, ILLINOIS (THE "CITY"). THE ASSOCIATION SHALL MAINTIAN A GRASS COVER ON THE SUFFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
- 3. IN THE EVENT THE CITY DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETERMING AREA IS NOT PERFORMED AT ANY TIME, THE CITY, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE STORM WATER DETERMING AREA. FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETERMING AREA.
- 4. IN THE EVENT THAT THE CITY SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE CITY SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFSIVE THE RIGHT COST OF ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SHOLD COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE CITY FOR SUCH PAYMENT, SUCH CHARGE, TOCETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORM WATER DETENTION AREA AND ALL LOTS IN THIS SUBDIVISION AND THE CITY SHALL HAVE THE RIGHT TO CULLET SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.
- 5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA TO, OR AN ACCEPTANCE THEREOF BY, THE CITY.
- 6. THE CITY SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE CITY SHALL BE CONSTRUED AS A WAVER OF THAT OR ANY OTHER RIGHTS.
- THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE CITY OF DES PLAINES BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO WOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPELA, EITHER TO RESTRAIN VIOLATION, TO COMPELA FIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

A SEMMENT FOR PUBLIC UTILITIES

A PERMANENT AND PERPETUAL EASEMENT FOR PUBLIC UTILITIES IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"). ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANTARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED -EASEMENT FOR PUBLIC UTILITIES' ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREON HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED - EASEMENT FOR PUBLIC UTILITIES' (PL.) AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF THE RIGHTS HEREBY RESENTED, PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, MURRE, OBSTRUCT OR PROPERTY OF PUBLIC UTILITIES' (P.D.) DAMAGE, DESTROY, MURRE, OBSTRUCT OR PROPERTY OF PUBLIC UTILITIES' (P.D.) OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOR.

INGRESS/EGRESS EASEMENT PROVISIONS

AN INGRESS AND EGRESS EASEMENT IS HEREBY RESERVED AND GRANTED TO OVER LOT 500 FOR THE PERPETUAL RIGHT AND BENEFIT OF THE RESIDENTS, GUESTS, INVITEE'S FOR INGRESS AND EGRESS ACROSS, OVER, UPON AND INFROUGH LOT 500 AND THE ACCESS DRIVE AS CONSTRUCTED BENEFITING ALL ADJOINING LOTS FOR ACCESS AS PLATTED AND SHOWN HEREON. MAINTENANCE AND REPAIR OF THE ACCESS DRIVE WILL BE THE RESPONSIBILITY OF THE HALSTON MARKET HOME OWNERS ASSOCIATION.

COMMONEWEALTH EDISON, COMCAST & AT&T EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY COMCAST CABLE COMMUNICATIONS, INC. AT&T ILLINOIS (TELEPHONE), GRANTEES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACULTIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSINSION AND DISTRIBUTION OF ELECTRICITY AND SOUND AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED BLANKET EASSEMENT FOR PUBLIC UTILITIES; THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINUM AND/OR ON THIS PLAT AS COMMON ELEMENTS; AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS: AND THE PROPERTY DESIGNATED ON THE PLAT TAS A TOMMON AREA OR AREAS AND THE ROPERTY DESIGNATED ON THE PLAT TAS A TOMMON AREA OR AREAS TO SHEVE THE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO LITTLE THE PROPERTY DESIGNATED ON AREAS, THE RIGHT TO LOTT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS THEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBPOVIDED PROPERTY FOR ALL SUPPLY OF THE PLATE OF THE SUFFRENCE OF GRANIESS. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANITES FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED EASSEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANIESS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY FOR ALL SHEED IN A MANNER ON AS TO INTERFERE WITH THE PROPER OPERATION AND MANNIENANCE THEREOF. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND

THE TERM "COMMON FLEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SLICH TERM IN SECTION 2 (F) OF " AN ACT IN RELATION TO CONDOMINIUMS, ILLINOIS REVISED STATUES, CH. 30, PAR 302 (E), AS AMENDED FROM TIME TO THE

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL THE TERM "COMMON AREA OR AREAS" IS DETRIED AS A LOT, PARCEL, OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWIND LOTS, PARCELS, OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, O'UTLOTS, "COMMON LEURENTS," O'PEN PARCE, "O'PEN AREA," COMMON GOUND," PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DEVIEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER UPON WRITTEN REQUEST.

NICOR EASEMENT PROVISIONS

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS COPPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "BLANKET EASEMENT FOR PUBLIC UTILITIES" TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO AND THE RIGHT TO RISTALL REQUIRED SERVINE CONNECTIONS TO SERVE IMPROVED THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSINES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOF FACILITIES AND UPON OR OVER THE PROPERTY TO NITHER PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOF FACILITIES ON IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF PANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPE OPERATION AND MAINTENANCE THEREOF.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF. OR, THAT 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 SUBDIVIDER 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 THE SUBDIVISION.

DATED	THIS	DAY OF	ΔD	20

THOMAS S. PETERMANN
CAGE CIVIL ENGINEERING
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NO. 062-057192
LICENSE EXPIRES NOVEMBER 30, 2021



OWNER: ___ PRINTED NAME:

PERMISSION TO RECORD

STATE OF ILLINOIS) SS

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE FROM THE CITY CLERK'S OFFICE OF THE CITY OF DES PLAINES, ILLINOIS TO RECORD THIS PLAT WITH THE DUPAGE COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _______ A.D., 20____

BY:

SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2022



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS

THIS IS TO CERTIFY I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 7 AND 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 IN WILLIAM LAGERHAUSEN DIVISION, ALD IN THE SOUTHWEST OUARITER OF SECTION 20, TOWNSHIP 41 NORTH, RANCE 12 EAST OF THE THIRD PRINCIPAL MERDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT 72307965 IN COOK COUNTY, LILLIONS:

TOGETHER WITH, 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 BIVISION, BY 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 RECORDED DECEMBER 17, 1994 AS DOCUMENT T2167265, N COOK COUNTY, BLLINDS.

TOGETHER WITH,

LOT 3. IN CATERER'S RESUBDIVISION OF 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 31 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

THE PLAT THEREOF RECORDED JULY 9, 1980 AS DOCUMENT T3168393, N COOK COUNTY, BLUNDIS.

EXCLUDING THAT PART OF COMMONS DRIVE (TIMES DRIVE). AS DEDICATED PER DOCUMENT T2187235. LYING SOUTH OF THE SOUTH LINE OF LOT 3 IN CATERER'S RESUBDIVISION, PER DOCUMENT 13168393, EXTENDED WEST TO THE WEST RIGHT-OF-WAY OF SAID COMMONS DRIVE.

SUBDIVIDED PROPERTY CONTAINS 11.031 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON, UNLESS NOTED OTHERWISE.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17031C0219) WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDEATER.

GIVEN UNDER MY HAND AND SEAL AT DOWNERS GROVE, ILLINOIS, THIS ____ DAY OF ______ A.D., 20__.

FOR REVIEW

SAMUEL J. PHILLIPPE SPHILLIPPE@CAGECIVIL.COM ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699 LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577 LICENSE EXPIRES APRIL 30, 2023.

DATE OF FIELD SURVEY: MARCH 21, 2021

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



NOTARY CERTIFICATE STATE OF _____

HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF______ A.D., 20__

NOTARY PUBLIC SIGNATURE

REVISIONS A

PLAINES, ILLINOIS SUBDIVISION MARKET OF **HALSTON** DES PLAT OF FINAL CITY

J NO:200138

OF

TE: 11/12/21

LE : N/A

Attachment 13

OWNER'S CERTIFICATE

LOT NUMBERS

STATE OF _____

DATED THIS ____ DAY OF_____

USES AND PURPOSES HEREIN SET FORTH.

CITY OF DES PLAINES MAYORAL CERTIFICATE

NOTARY PUBLIC SIGNATURE

STATE OF ILLINOIS)

COUNTY OF COOK)

ATTEST: _____CITY_CLERK

STATE OF ILLINOIS)

COUNTY OF COOK)

CHAIRPERSON

STATE OF ILLINOIS)

DIRECTOR OF FINANCE

STATE OF ILLINOIS)

COUNTY OF COOK)

DIRECTOR OF FINANCE CERTIFICATE

DATED THIS _____ DAY OF _____, 20___

DIRECTOR OF PUBLIC WORKS & ENGINEERING

DIRECTOR OF PUBLIC WORKS & ENGINEERING CERTIFICATE

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

NOTARY CERTIFICATE

STATE OF _____

OWNER[S] OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT[S] THIS PLAT OF SUBDIVISION ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THE

_____ A.D., 20___.

I, A NOTARY PUBLIC IN AND FOR THE COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT OF WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FORECOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE VESTE AND UNDOCCES LIPEDIA SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF______ A.D., 20__.

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

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES, ILLINOIS, ON THIS _____ DAY OF _____ A.D., 20__.

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

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING OF THE CITY OF DES PLAINES, ILLINOIS ON THIS _____ DAY OF _______, 20__.

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

CITY OF DES PLAINES PLANNING AND ZONING BOARD CERTIFICATE

SCHOOL DISTRICT
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 62-ELEMENTARY
MAINE TOWNSHIP HIGH SCHOOL DISTRICT 207-HIGH SCHOOL
DES PLAINES COMMUNITY COLLEGE DISTRICT 535



PUBLIC WORKS AND ENGINEERING DEPARTMENT

1420 Miner Street Des Plaines, IL 60016 P: 847.391.5390 desplaines.org

MEMORANDUM

Date: March 2, 2022

To: John Carlisle, Director of Community and Economic Development

From: John La Berg, P.E., CFM, Civil Engineer

Cc: Jon Duddles, P.E., CFM, Assistant Director of Public Works and Engineering

Subject: 1050 Oakton Street Halston Market Townhomes, Final Subdivision

The Public Works and Engineering Department has some remaining comments on the subject final engineering plans:

- The City code states that all city streets must have a minimum width of 28' back-to-back of curb.
 The reconstruction of both Executive Way and the city owned section of Times Drive need to follow this minimum dimension.
- The cross sections of both Executive Way and Times Drive need to be widened at Oakton Street to
 accommodate a left turn lane on each street (with a storage length of one car) for eastbound turns
 onto Oakton Street. This item is pending final engineering design and IDOT approval.
- Barrier curb should be installed along all pavement where there will not be B-6.12 curb and gutter, to provide a physical separation between the pavement and the landscape areas. This will also help snow plows to minimize damage to the landscaped areas. Alley areas will not require curb and gutter installed around the entire paved surface.
- Need a street lighting plan.

JL/j1

Attachment 14 Page 58 of 72

FINAL ENGINEERING FOR

HALSTON MARKET RESIDENTIAL

DES PLAINES, IL

S	heet List Table
Sheet Number	Sheet Title
C0.0	SITE LOCATION & CIVIL LEGEND
C0.1	GENERAL NOTES AND SPECIFICATIONS
C0.2	MWRD GENERAL NOTES & SPECS
C0.3	UTILITY ROUTING MAP
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C1.2	DEMOLITION PLAN
C1.3	DEMOLITION PLAN
C1.4	DEMOLITION PLAN
C1.5	OVERALL SITE LAYOUT PLAN
C1.6	DETAILED SITE LAYOUT PLAN
C1.7	DETAILED SITE LAYOUT PLAN
C1.8	DETAILED SITE LAYOUT PLAN
C1.9	DETAILED SITE LAYOUT PLAN
C2.0	OVERALL SITE GRADING PLAN
C2.1	DETAILED GRADING PLAN
C2.2	DETAILED GRADING PLAN
C2.3	DETAILED GRADING PLAN
C2.4	DETAILED GRADING PLAN
C2.5	SOIL EROSION & SEDIMENT CONTROL PLAN
C2.6	SOIL EROSION & CONTROL DETAILS
C3.0	OVERALL UTILITY PLAN
C3.1	DETAILED UTILITY PLAN
C3.2	DETAILED UTILITY PLAN
C3.3	DETAILED UTILITY PLAN
C3.4	DETAILED UTILITY PLAN
C3.5	PLAN AND PROFILE- SAN LINE A
C3.6	PLAN AND PROFILE- SAN LINE B
C3.7	PLAN AND PROFILE- SAN LINE C
C3.8	PLAN AND PROFILE- SAN LINE D
C3.9	PLAN AND PROFILE- SAN LINE E
C3.10	PLAN AND PROFILE- SAN LINE F
C3.11	PLAN AND PROFILE- SAN LINE G
C3.12	PLAN AND PROFILE- SAN LINE H
C3.13	PLAN AND PROFILES- SAN LINES I, J
C4.0	CONSTRUCTION DETAILS
C4.1	CONSTRUCTION DETAILS
C4.2	CONSTRUCTION DETAILS
C4.3	CONSTRUCTION DETAILS
C4.4	CROSS SECTIONS
EX-1	EXISTING CONDITIONS DRAINAGE EXHIBIT
EX-2	PROPOSED CONDITIONS DRAINAGE AREA EXHIBIT
EX-3	EXHIBIT R

LOCATION MAP



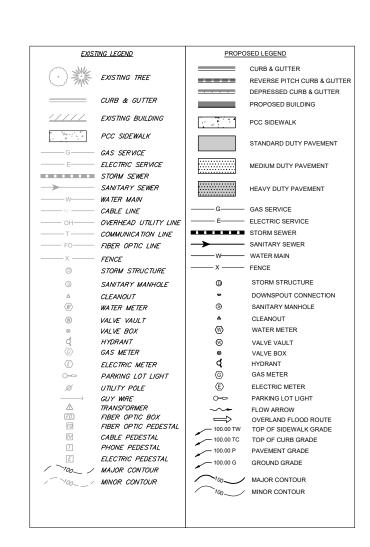
SECTION 20, TOWNSHIP 41N, RANGE 12E

DRAINAGE CERTIFICATE

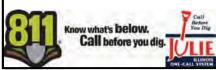
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION (DEVELOPMENT), OR ON THIS SITE, OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE PROPERTY 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 CONSTRUCTION OF THE SUBDIVISION (DEVELOPMENT), OR THIS SITE.

02/02/2022 DATE

ENGINEER







062057192

EXPIRES 11/30/23

REVISIONS A

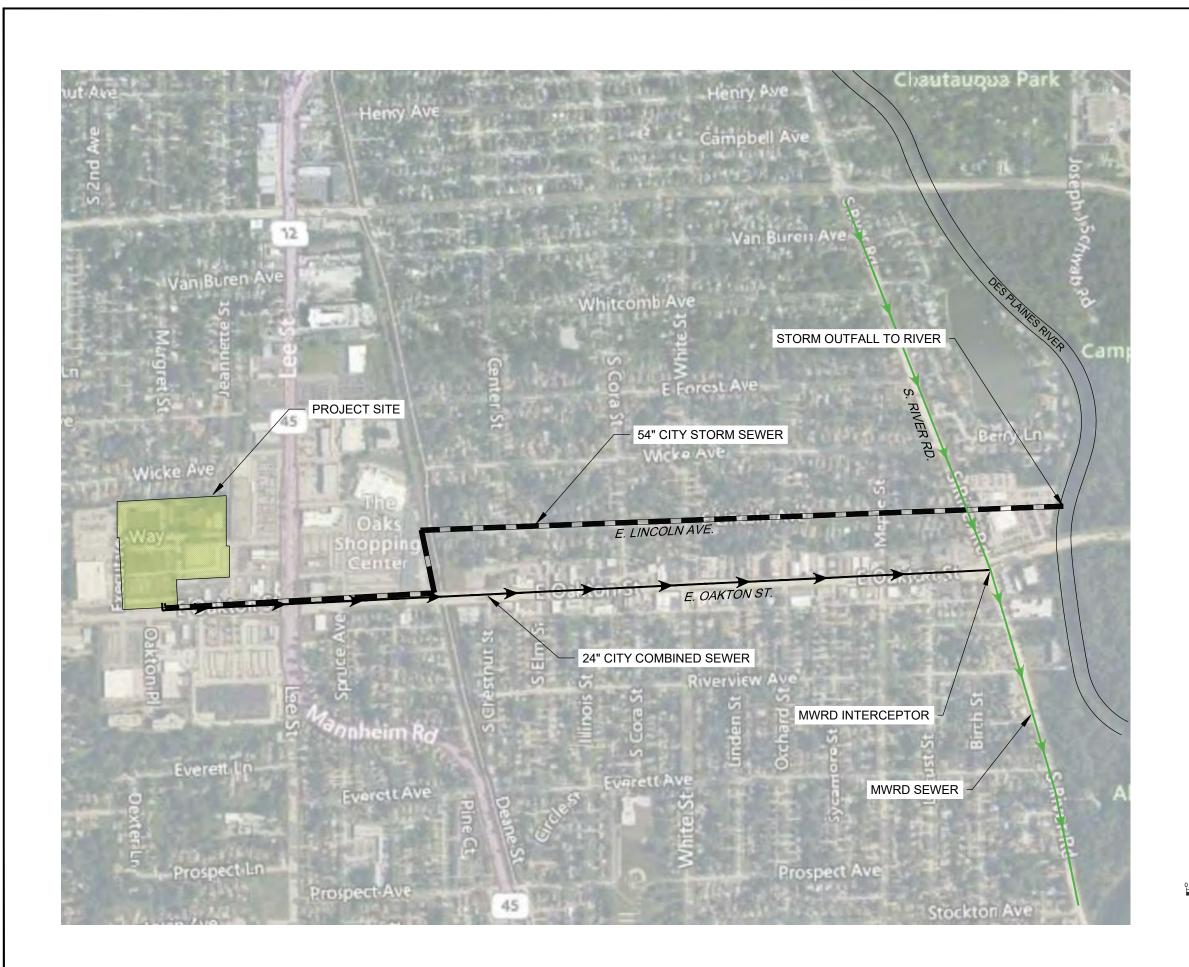
HALSTON MARKET RESIDENTIAL

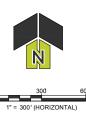
TE: 2021.11.01

SITE LOCATION

& CIVIL LEGEND

C0.0



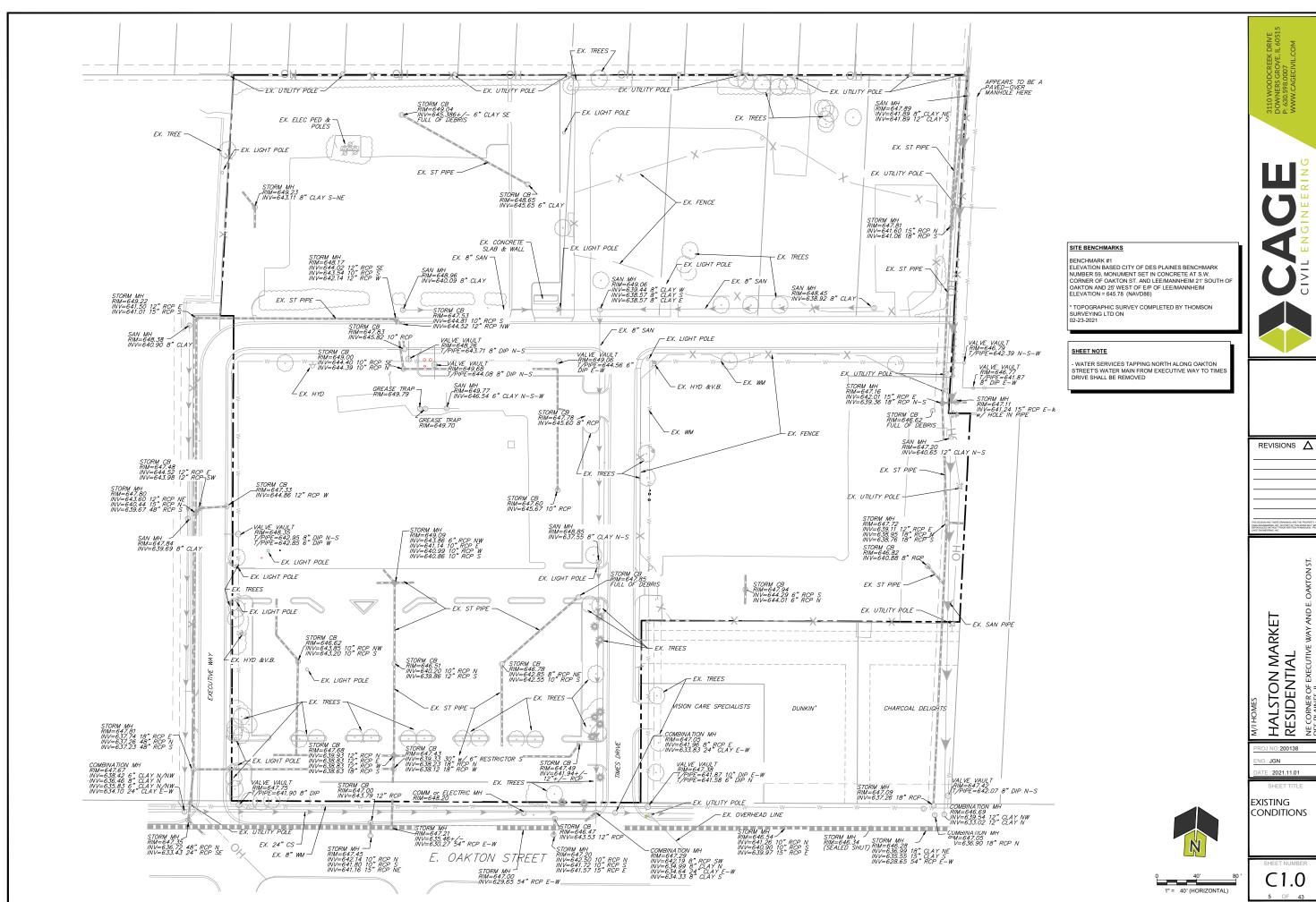




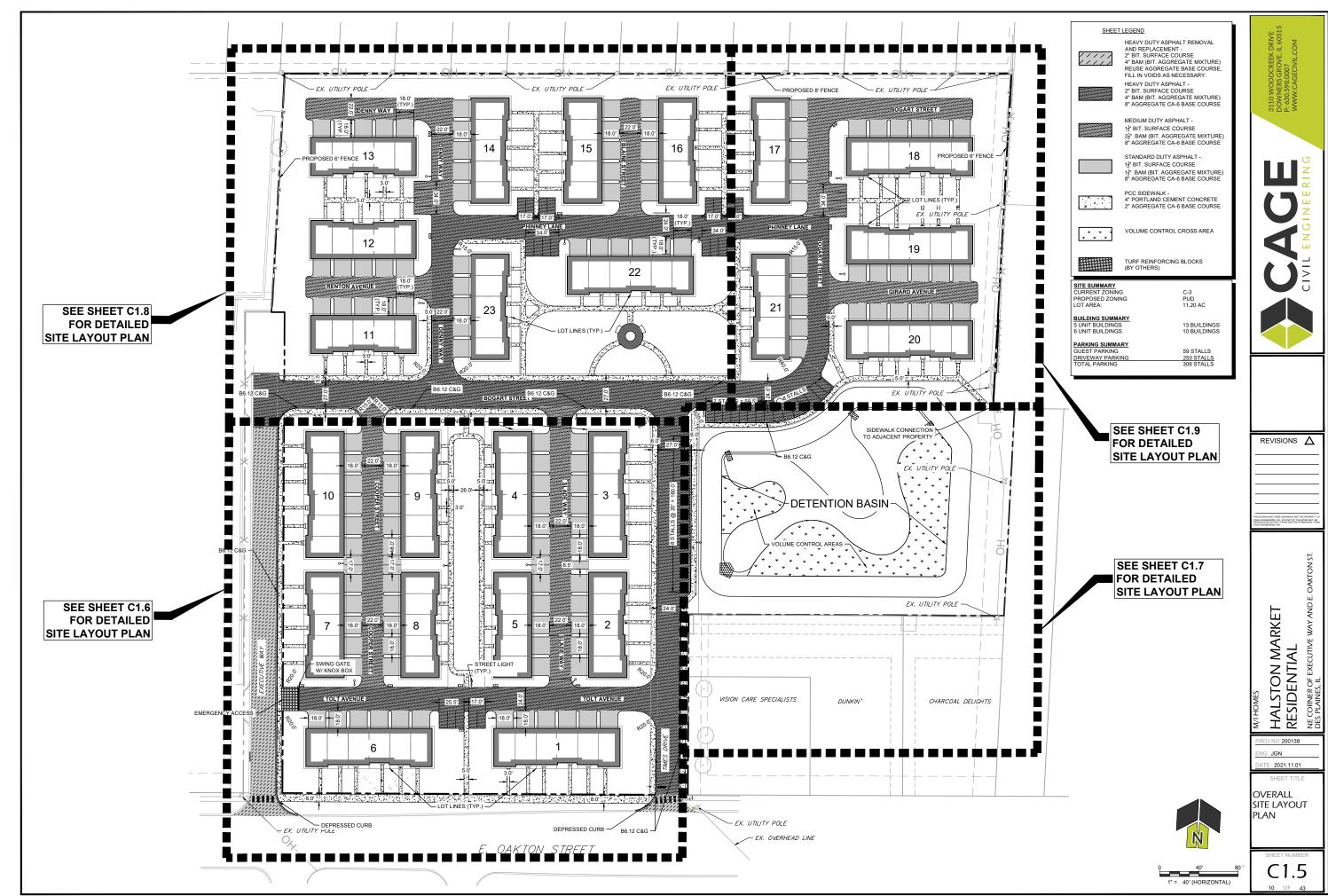
REVISIONS \triangle
THIS DESIGN AND THESE DRAWMING ARE THE PROPERTY OF CAGE ENGINEERING, NO. NO PART OF THIS WORK MAY SE REPRODUCED WITHOUT PRIOR WRITTEN PERMESSION FROM CAGE ENGINEERING, NC.

MALSTON MARKET
RESIDENTIAL
NE CORNER OF EXECUTIVE WAY AND E. OAKTON ST.

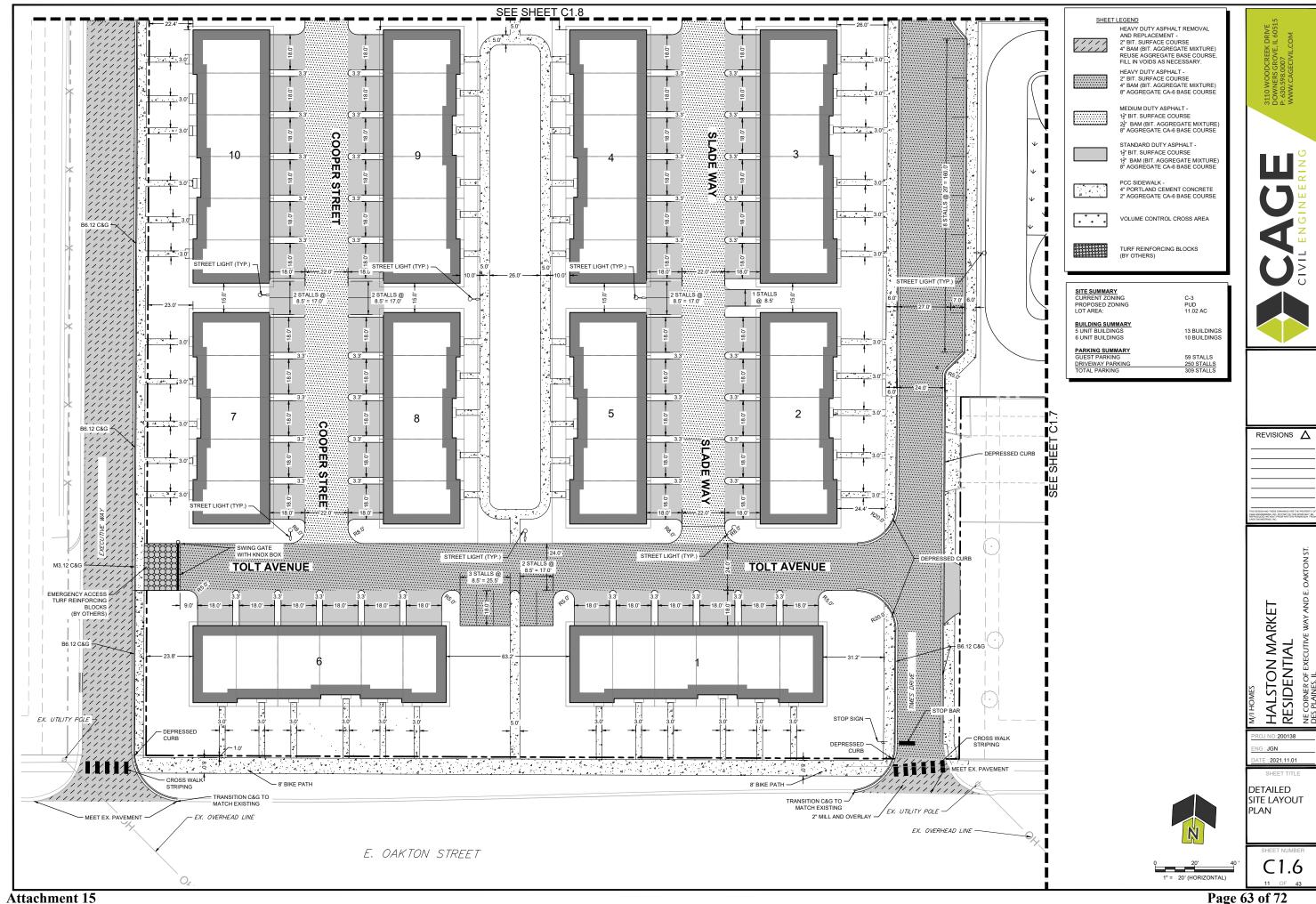
CO.3



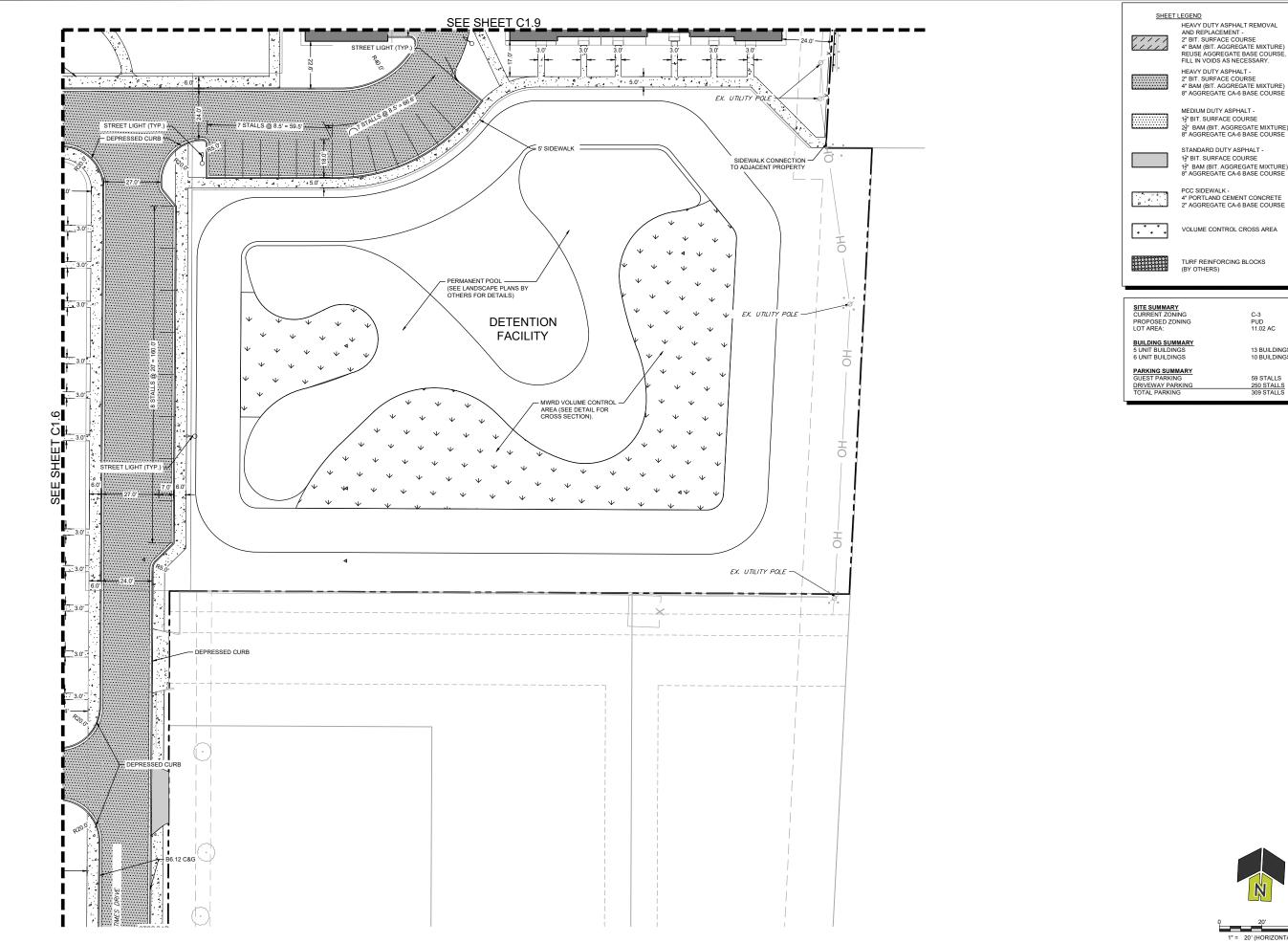
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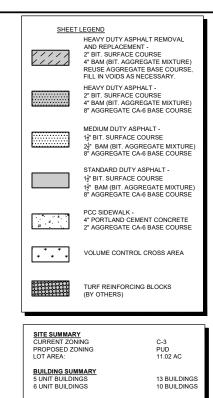


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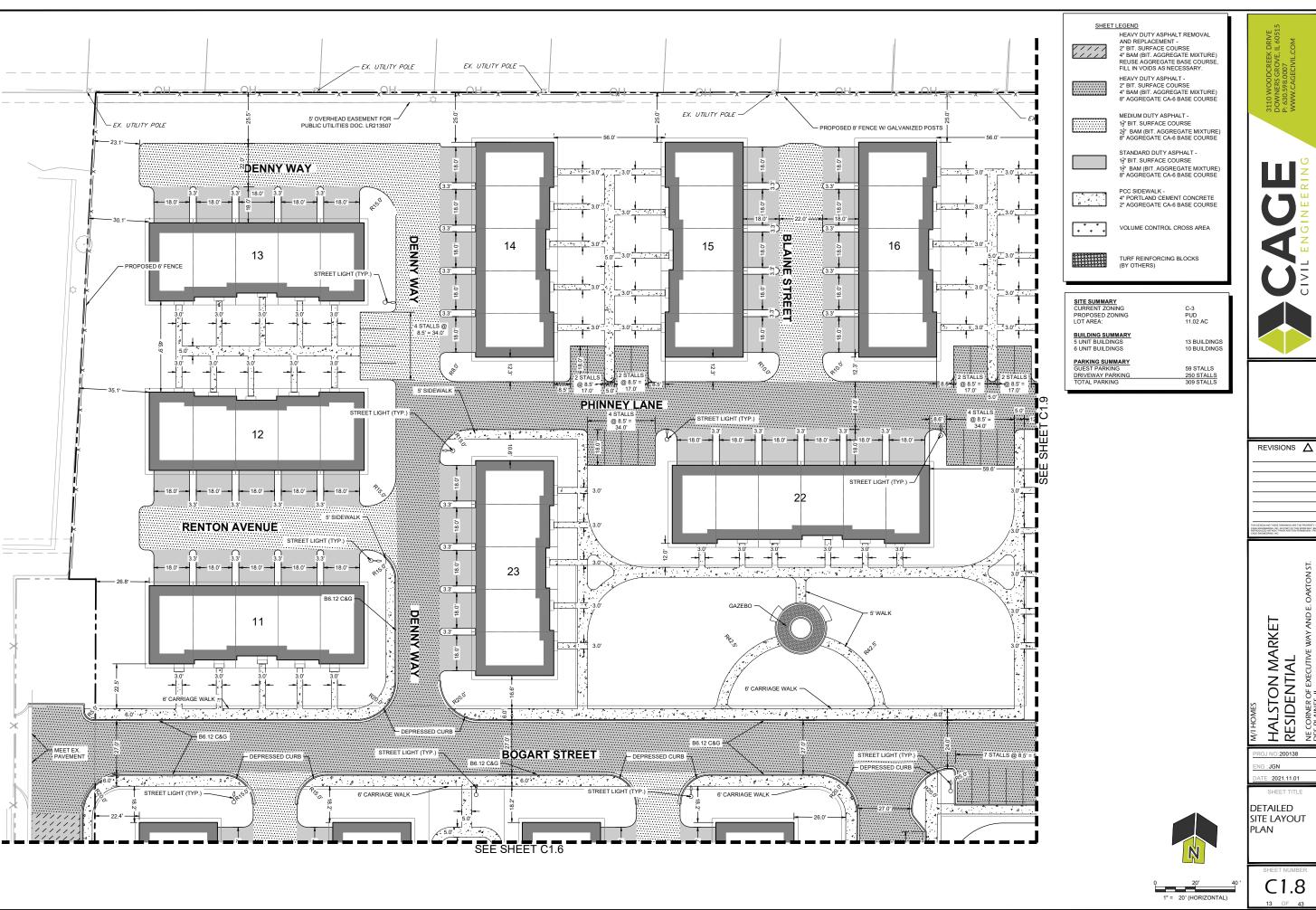




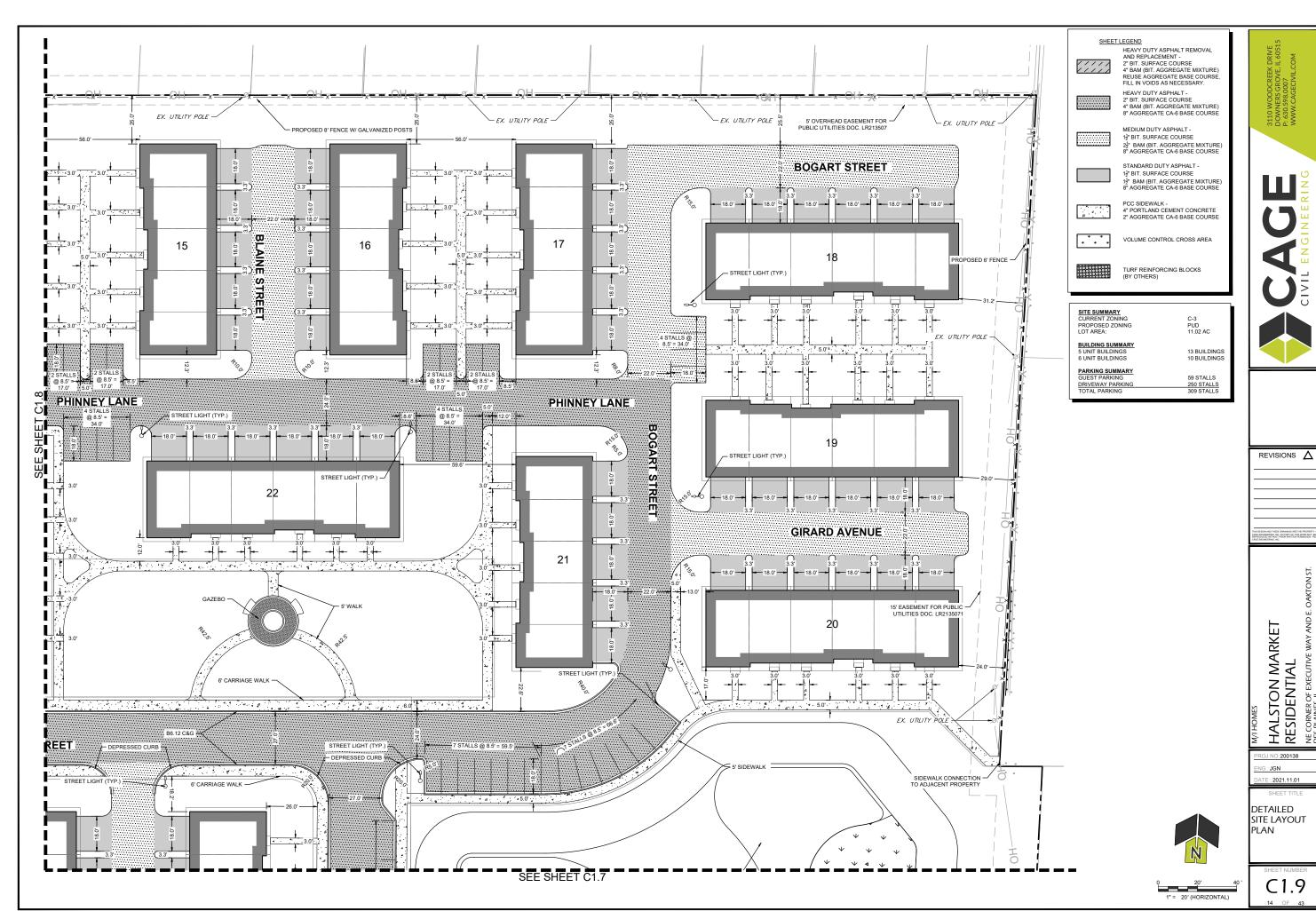
NG : JGN TE: 2021.11.01 SHEET TITLE DETAILED SITE LAYOUT

PLAN

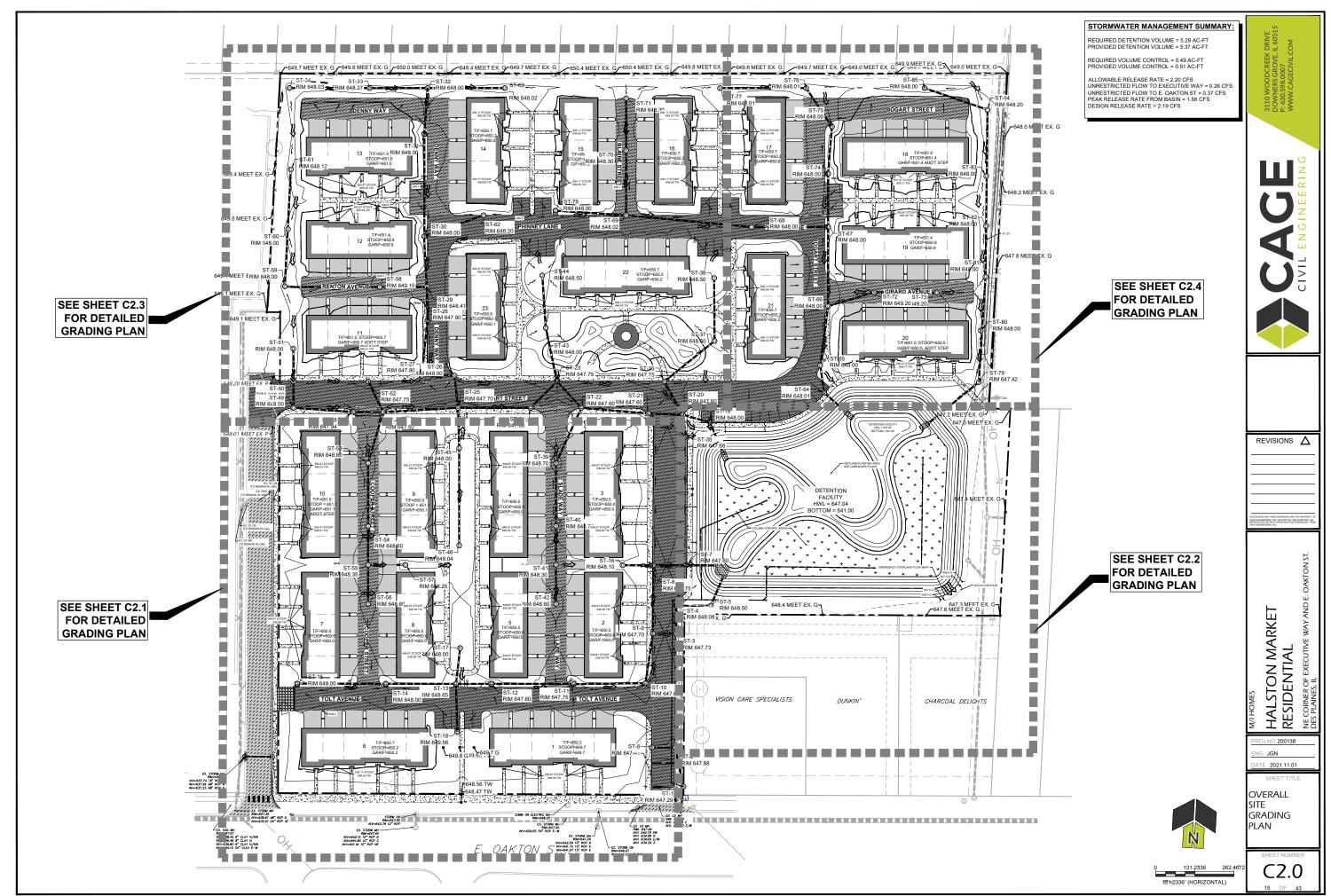
REVISIONS Δ



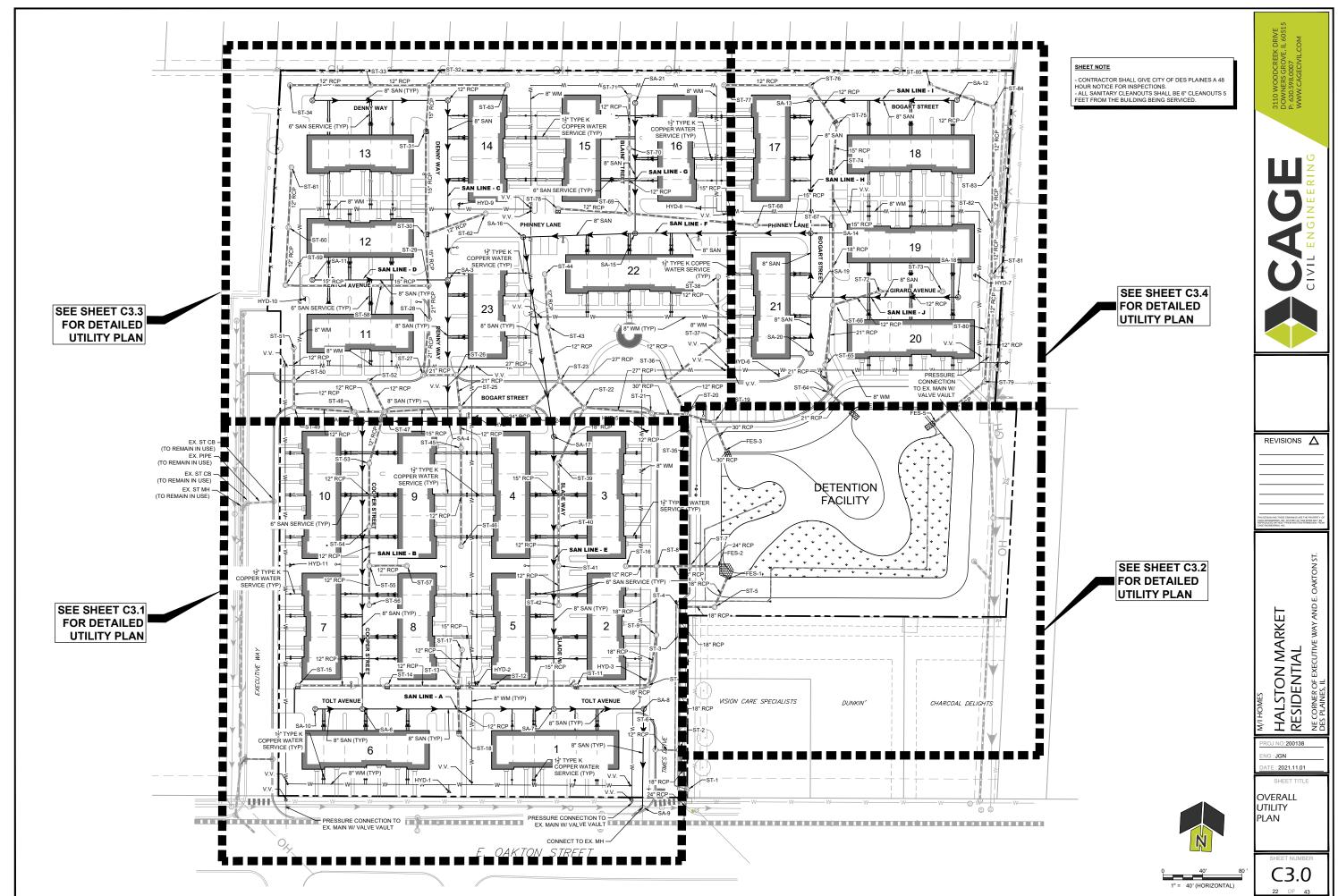
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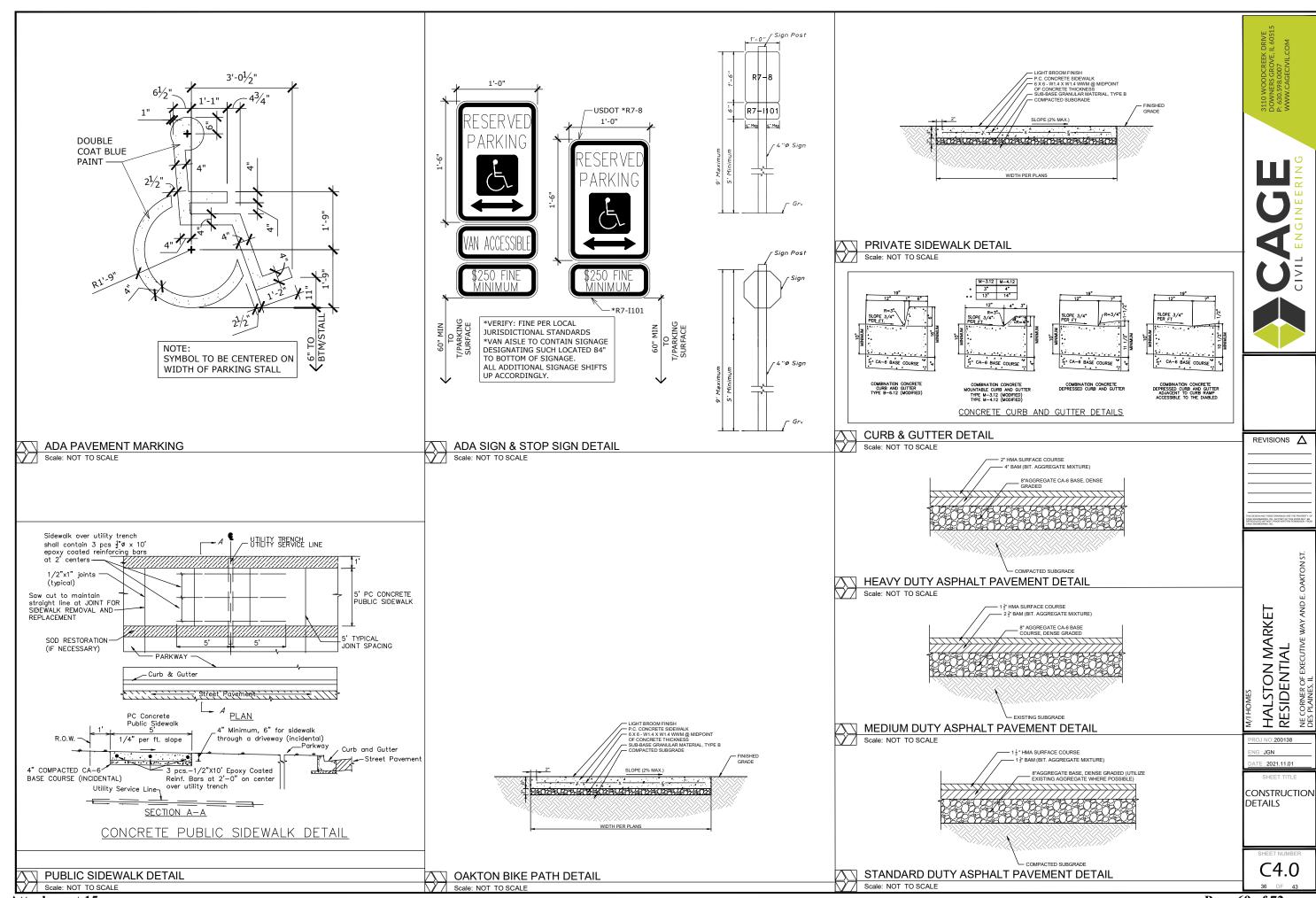
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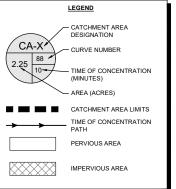


Attachment 15
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SHEET NOTES

-CONTOURS OUTSIDE OF PROJECT BOUNDARY LINES WERE TAKEN FROM COOK COUNTY GIS WEB APPLICATION. -SEE STORMWATER REPORT FOR CALCULATION REGARDING TIME OF CONCENTRATIONS.



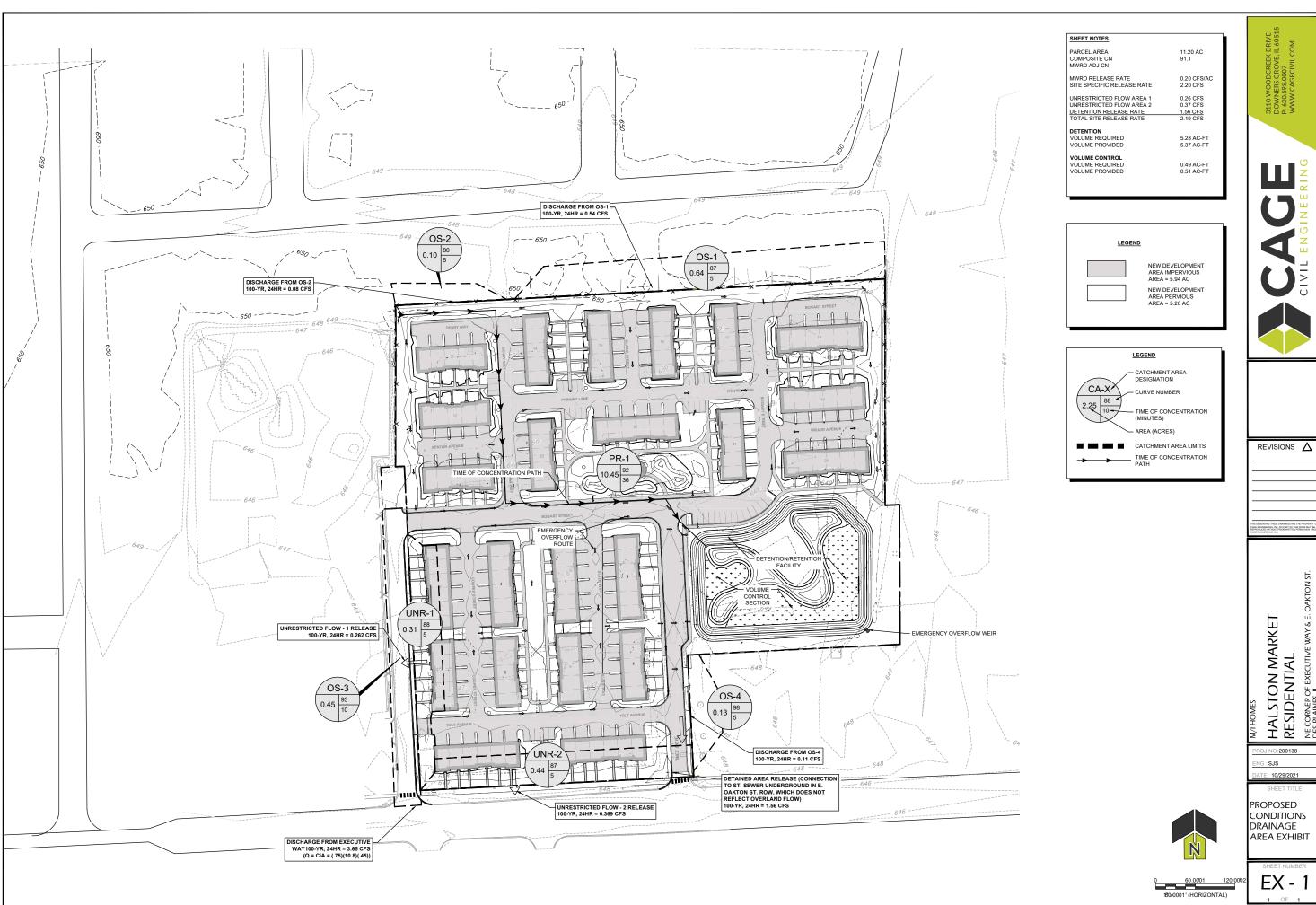
CIVIL ENGINEERING

HALSTON MARKET RESIDENTIAL

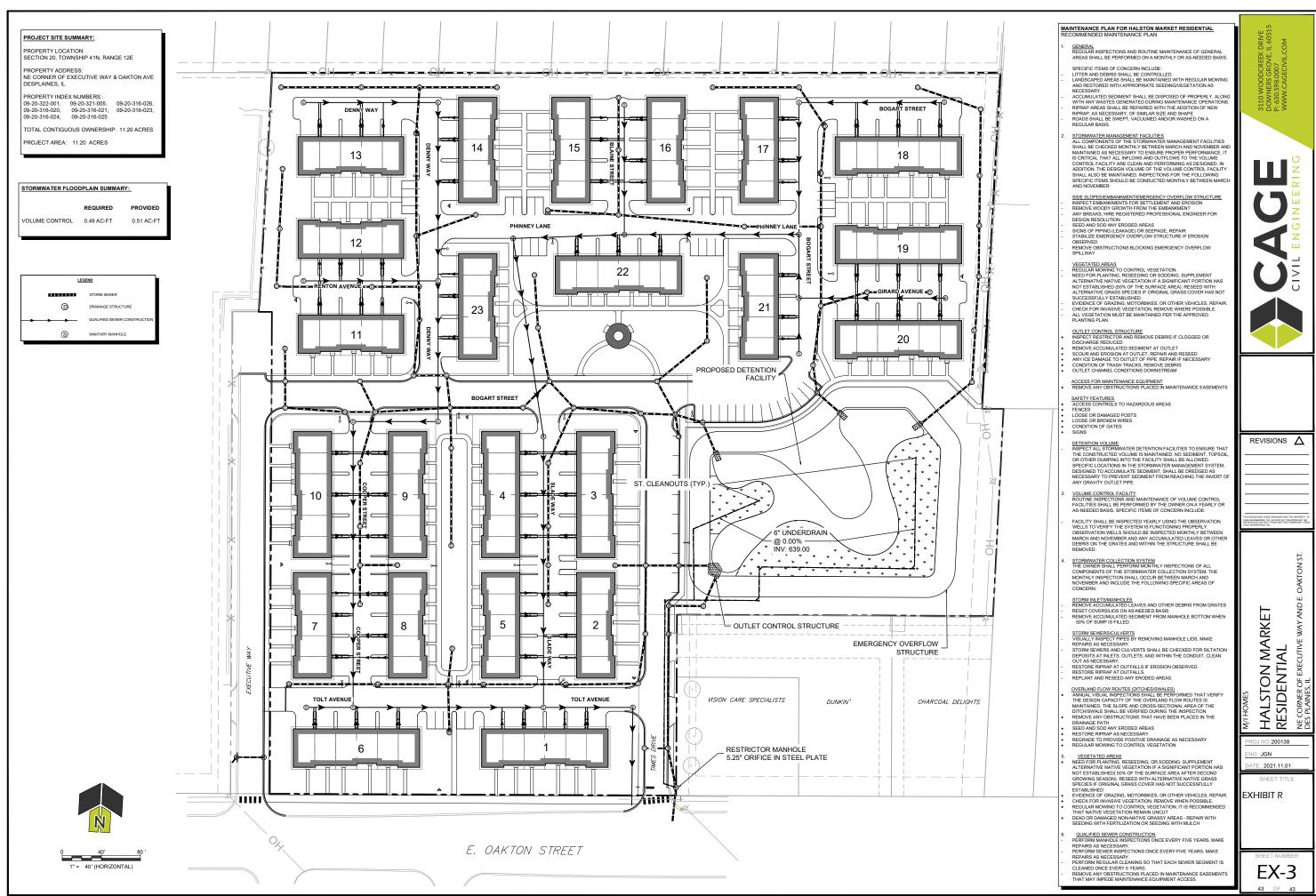
NG:SJS TE: 10/29/2021 EXISTING

CONDITIONS DRAINAGE EXHIBIT

EX -



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