



Planning and Zoning Board Agenda
April 26, 2022
Room 102 – 7:00 P.M.

Call to Order

Roll Call

Public Comment: For matters that are not on the Agenda

New Business:

1. Address: 1705 Pratt Ave

Case Number: 22-010-MAP

The petitioner is requesting a map amendment to rezone the property at 1705 Pratt Avenue from R-1 Single Family Residential to a commercial zoning district and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-33-302-006-0000

Petitioner: Common Wealth Edison Company, C/O Scott Saef, Sidley Austin LLP, One South Dearborn Street, Chicago, IL 60603

Owner: Common Wealth Edison Company, C/O Shemeka Wesby, Three Lincoln Centre, Oakbrook Terrace, IL 60181

2. Address: 1730 Elmhurst Rd

Case Number: 22-013-CU

The petitioner is requesting a conditional use to allow a commercially-zoned assembly use in the C-3 General Commercial district and any other variations, waivers, and zoning relief as may be necessary.

PIN: 08-26-201-030-0000

Petitioner: Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010

Owner: Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010

3. Address: 513 S. River Rd

Case Number: 22-015-CU

The petitioner is requesting a conditional use to allow a car wash in the C-3 General Commercial district and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-16-300-114-0000

Petitioner: Chris Jenks, 9 S. Kennicott Avenue, Arlington Heights, IL 60005

Owner: Chris Jenks, 9 S. Kennicott Avenue, Arlington Heights, IL 60005

Next Agenda – May 10, 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.



COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: April 21, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, Planner JS
Cc: John T. Carlisle, AICP, Director of Community and Economic Development JC
Subject: Map Amendment at 1705 Pratt Avenue - Case #22-010-MAP

Issue: The petitioner, Scott Saef on behalf of Commonwealth Edison Company, is requesting a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the property at 1705 Pratt Avenue from R-1 Single Family Residential District to C-3 General Commercial District. Minor variations to allow a fence greater than eight feet in height made of metal instead of solid wood, masonry, or vinyl fence are also required but will be considered separately by the Zoning Administrator.

Address: 1705 Pratt Avenue
Petitioner: Commonwealth Edison Company, 1 S. Dearborn Street, Chicago, IL 60603 (c/o Scott Saef, Sidley Austin, LLP)
Owner: Commonwealth Edison Company, 3 Lincoln Centre, Oakbrook Terrace, IL 60181 (c/o Shemeka Wesby)
Case Number: 22-010-MAP
PIN: 09-29-228-034-0000
Ward: #6, Alderman Malcolm Chester
Existing Zoning: R-1 Single Family Residential District
Existing Land Use: Public Utility Substation
Surrounding Zoning: North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: R-1, Single Family Residential District
West: C-3, General Commercial District

Surrounding Land Use: North: Single Family Residences
South: Single Family Residences
East: Single Family Residences
West: Vacant land

Street Classification: Pratt Avenue and Sycamore Street are both local roads.

Comprehensive Plan: The Comprehensive Plan illustrates this site as Transportation / Utilities / Communication / Other.

Zoning/Property History: Pursuant to City records, this property was annexed into the City in 1956 as a vacant piece of land. Since then, a public utility substation was a constructed and later expanded to the size it is today. There are no previous entitlements associated with this property.

Project Summary: The petitioner is requesting a Map Amendment to rezone the subject property from R-1 Single Family Residential District to C-3 General Commercial District for two reasons: 1.) to bring the existing Public Utility use into conformance with the Zoning Ordinance and 2.) to enable variation consideration for changing the existing fence on the subject property to meet federal security regulations. The 1.37-acre property is currently developed with a public utility substation and is located at the southwest corner of Pratt Avenue and Sycamore Street as illustrated in the attached Plat of Survey. The existing public utility substation is a non-conforming use, as it is not an allowed within the current R-1 zoning. In addition, the existing seven-foot-tall chain link with 12-inch barbed wire does not comply with current codes as fencing in the R-1 district is limited to six feet in height and does not allow barbed wire. See the attached Site and Context Photos for existing conditions on the site.

The petitioner is proposing to change the zoning of the subject property from R-1 Single Family Residential to C-3 General Commercial district, where a Public Utility use is permitted, and replace the existing fence enclosure with a new 11-foot-tall metal fence with 12-inch barbed wire and 16-foot-tall posts containing surveillance cameras as shown in the attached Site Plan. The existing fence enclosure will mostly be replaced in the same location with the exception of the northwest corner, where the new fence will fully enclose the existing building (instead of utilizing it as part of the enclosure, which is the current design). The proposal also includes the installation of new parkway landscaping and a small portion of landscaping on the subject property as shown in the attached Landscape Plan. A parkway, defined as “that property dedicated to the City lying between the improved streets and sidewalks” in Section 8-6-1 of the Municipal Code, can be improved with landscaping. However, Section 8-6-3 restricts the height of landscaping to no more than 24 inches in height within a parkway or within eight feet back of the property line of such property. If the map amendment and minor variations are approved to enable the proposed project, staff would require the proposed parkway landscaping to not exceed 24 inches in height. In addition, any necessary permits and/or license agreements to install landscaping in the public right-of-way would have to be obtained.

Amendment Findings: Map Amendment requests are subject to the following standards set forth in Section 12-3-7(E) of the Zoning Ordinance:

A. The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the city council:

Comment: See the petitioner's responses to standards for amendments.

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

Comment: See the petitioner's responses to standards for amendments.

C. The proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property:

Comment: See the petitioner's responses to standards for amendments.

D. The proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction:

Comment: See the petitioner's responses to standards for amendments.

E. The proposed amendment reflects responsible standards for development and growth:

Comment: See the petitioner's responses to standards for amendments.

PZB Procedure and Recommended Conditions: Under Section 12-3-7(D) (Procedure for Review and Decision for Amendments) 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 requests for a Map Amendment for the property at 1705 Pratt Avenue. 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 12-3-7(D). If the PZB recommends and City Council ultimately approves the map amendment request, the zoning administrator will impose conditions of approval related to parkway landscaping.

Attachments:

- Attachment 1: Petitioner's Project Narrative and Responses to Standards
- Attachment 2: Location Map
- Attachment 3: Plat of Survey
- Attachment 4: Site Plan
- Attachment 5: Landscape Plan
- Attachment 6: Site and Context Photos

February 16, 2022

Project Narrative and Responses to Standards for Map Amendments

ComEd is requesting that its property containing the Pratt Avenue electrical substation, known as "TSS 198" (the "Substation") and located at 1705 Pratt Avenue in the City of Des Plaines (the "Property"), be rezoned from the existing R-1 zoning district to the C-3 General Commercial District.

ComEd is requesting this rezoning of the Property to make its use conforming (it is currently non-conforming in the R-1 zoning district) in conjunction with a plan to upgrade the exterior protection of the Substation. ComEd plans to replace the existing chain-link exterior fence around the Substation, which today is generally 7 feet tall plus 12" of concertina wire and 12" of inward-facing barbed wire, with an expanded metal fence which is 11 feet in height plus 12" of "Y"-shaped barbed wire and five 16-foot-tall posts which support the fence and other security functions (the "Project"). The new fence line will follow the existing fence line except in the northwest corner, where it will be slightly "bumped out" to secure, encompass and screen the Substation's control building which lies south of Pratt Avenue. ComEd will additionally add landscape improvements along the Substation's eastern edge facing Sycamore Street.

ComEd is undertaking the Project in light of its obligations to upgrade security at its critical infrastructure facilities like the Substation. ComEd's Project contributes to implementing both the policy directives of a Presidential executive order addressing physical security at the country's critical infrastructure sites (which include substations) and a Department of Homeland Security plan implementing the President's order. A series of attacks on electrical substations across the country, including the 2013 "Metcalf" sniper attack on a San Jose, California substation, led to the promulgation of these federal directives, and ComEd's parent company, Exelon, responded by creating a standardized list of security standards which ComEd is applying at each of its substations. Exelon's security standards, which also reflect industry-implemented best practices, have six stated design goals: (1) Deter; (2) Delay; (3) Detect; (4) Assess; (5) Communicate; and (6) Respond. The planned Project at the Substation implements three key security goals – Deter, Delay and Detect. A detailed explanation of the federal directives under which the Project is proceeding is provided in the attached letter from ComEd.

As a regulated public utility and given that the Project relates both to core aspects of the electrical grid and federal directives, ComEd respectfully suggests that the City's land use authority may not apply to the company's implementation of the Project at its Substation. Nonetheless, ComEd is voluntarily submitting this request in an effort to work on its project cooperatively with the City.

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

As part of the Future Land Use Map, the City's Comprehensive Plan designates the Property for utility and communication uses (see Figure 2.1). A rezoning from R-1 to C-3 is consistent with this aspect of the Comprehensive Plan in that it will allow the Substation to become a conforming use in the C-3 district as opposed to the non-conforming use it is today under its R-1 map designation. The proposed map amendment is also supported by the City's Strategic Plan for 2022, "Roadmap to the Future." As discussed in Goal 2, Strategy 3, Action 5, rezoning the Property to the C-3 district ensures proper zoning district

patterns for compatible uses, again in that the Substation's existing use can be properly assigned a conforming status. As discussed below, the existing use of the Property and the zoning patterns of surrounding properties support rezoning the property to C-3.

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

The Property contains an electrical substation of a regulated public utility. Rezoning the Substation to C-3 is compatible with current conditions because, in addition to bringing zoning conformity to the existing public utilities use, zoning districts in the immediate vicinity of the property (most notably to the south and west) include C-2 and C-3 General Commercial. Public utilities are a permitted use in both the C-2 and C-3 zoning districts. Rezoning the Substation to C-3 aligns the Property with its existing use as well as the character and zoning of properties in its immediate vicinity, particularly those to the south and west.

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

As discussed, the existing and proposed continued use of the Property is as an electrical substation of a regulated public utility. Rezoning the Property to make the existing use conforming will not create the need for providing any new public facilities or services to the Property.

Approval of the proposed map amendment will facilitate ComEd's planned installation of the Project, which will increase the substation's security. This enhanced security will actually *improve* the adequacy of the City's public facilities by deterring potentially malicious intruders from causing disruptive power outages.

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

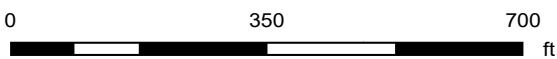
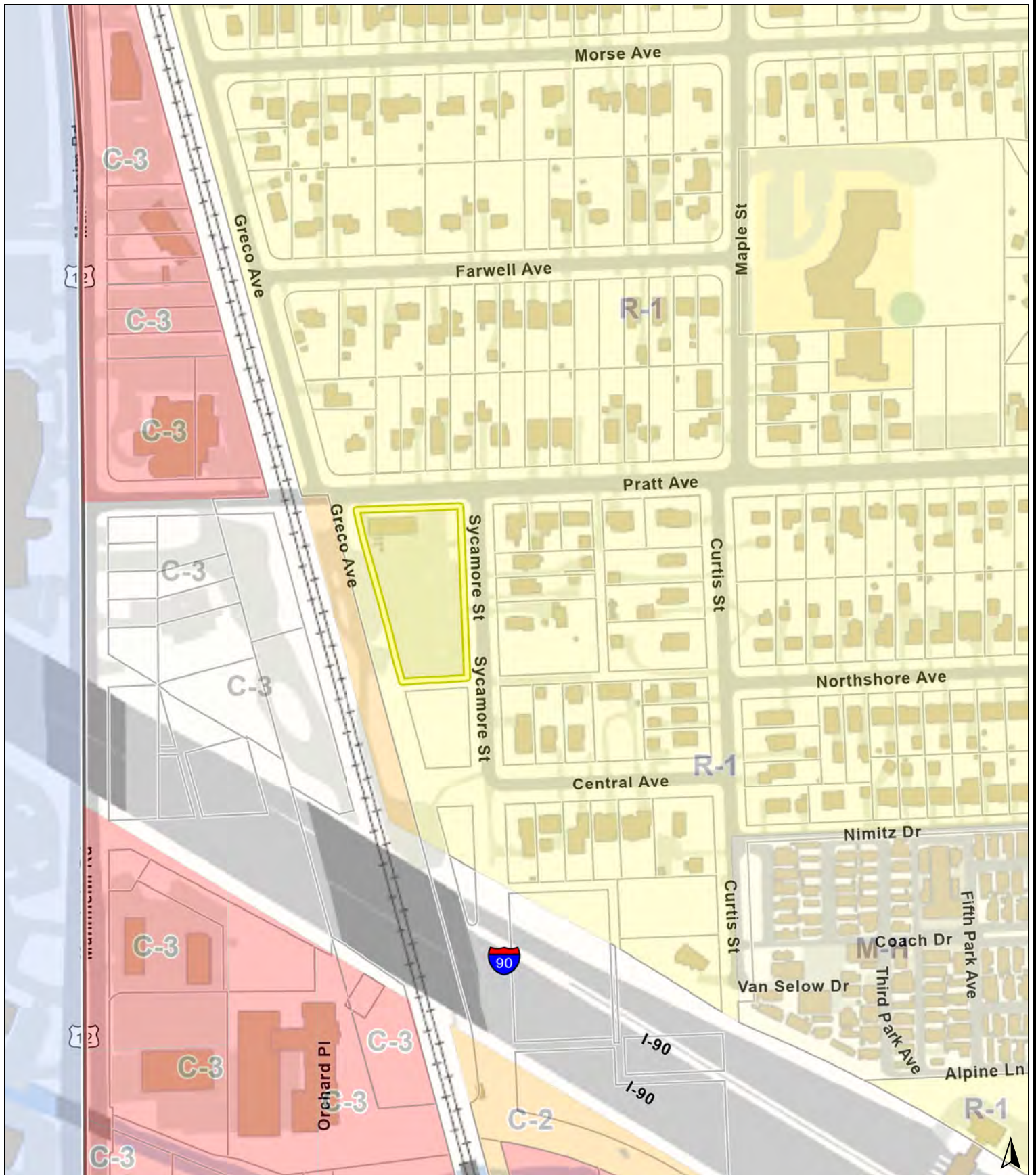
The proposed map amendment will not have an adverse effect on the value of properties throughout the jurisdiction. This is because the existing use of the Property as an electrical substation will not change as a result of the rezoning. ComEd plans to implement the Project at the Property following approval of this rezoning request. The new fence resulting from the Project will be constructed of expanded metal and "Y"-shaped barbed wire, which should be an aesthetic upgrade from the chain-link fence with concertina and barbed wire currently existing at the Substation.

Additionally, in conjunction with installation of the new fence, ComEd will remove a limited number of trees along Pratt to improve sight lines for security purposes (for proper visibility and to prevent climbing intrusions, vegetation needs to remain 10 feet away from the exterior of the fence) while also implementing new landscape improvements along Sycamore. Over 250 new plants are proposed. Taken as a whole, these improvements will have a *positive* impact on neighboring property values.

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

The proposed map amendment is related to implementation of a conforming zoning status for longstanding community infrastructure (the Substation) and ComEd's unique need to secure its critical electrical infrastructure in order to provide the community (particularly its southern and eastern regions) with continued reliable and stable electric energy.

Installing a new security fence at the Substation will further this goal. As the City grows and changes, so, too, should the electrical infrastructure utilized to support such development.



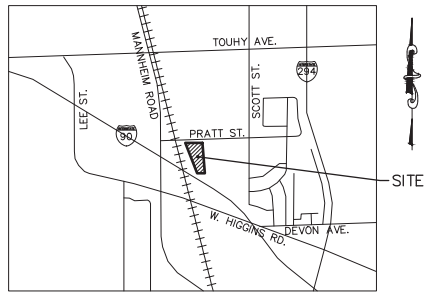
Print Date: 3/15/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

TOPOGRAPHIC SURVEY

SECTION 33, T41N, R12E, MAINE TOWNSHIP, COOK COUNTY, ILLINOIS

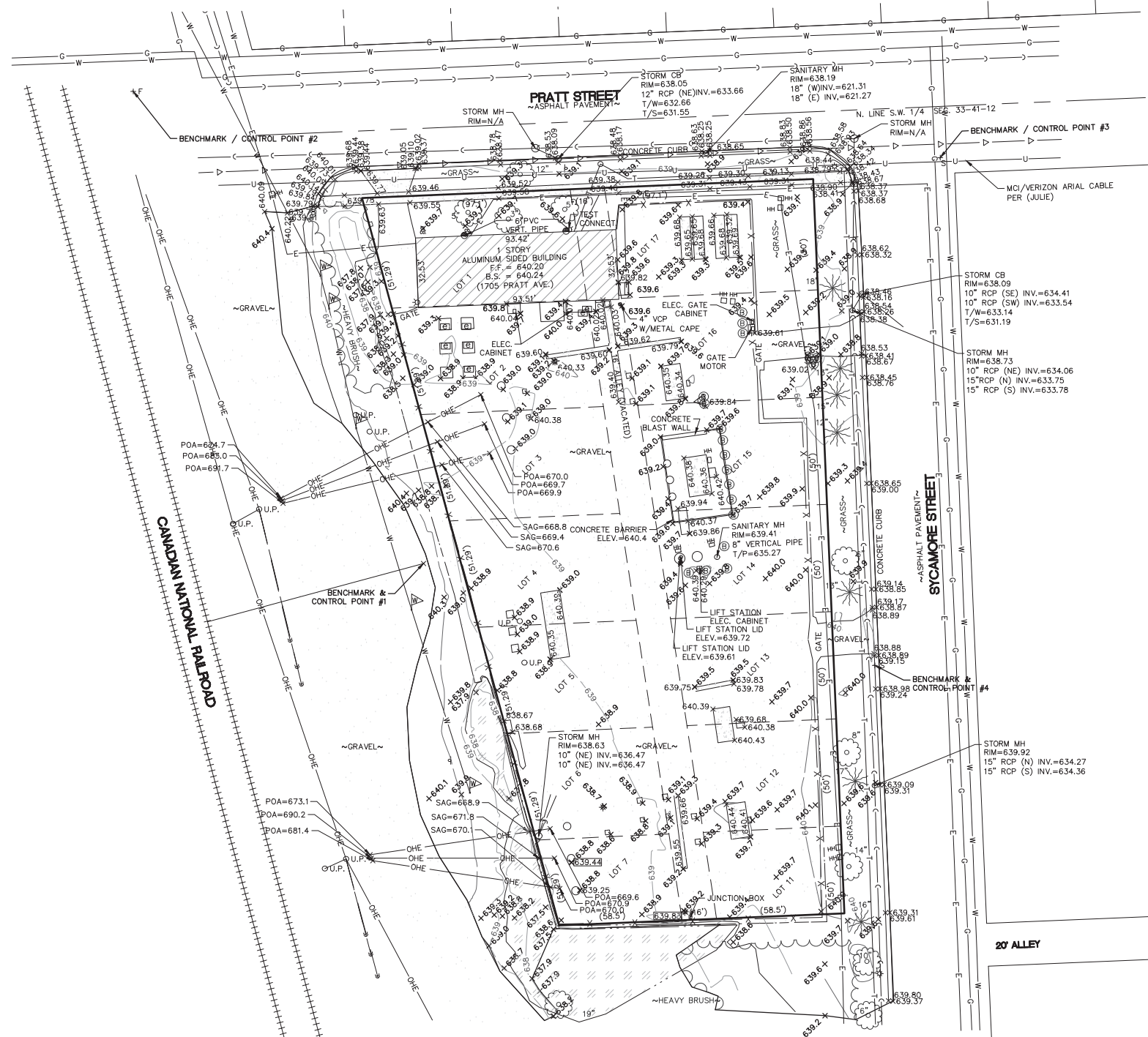


VICINITY MAP
NOT TO SCALE



BASIS OF BEARING:
ILLINOIS STATE PLANE
COORDINATE SYSTEM
EAST ZONE (NAD83)

LEGEND	
639.2	EXISTING GROUND ELEVATION
639.2	EXISTING TOP OF FOUNDATION ELEVATION
640.1 T/WALL	EXISTING TOP OF WALL ELEVATION
(Tree symbol)	EXISTING TREE
(Sign symbol)	EXISTING SIGN
(Bollard symbol)	EXISTING BOLLARD
(Culvert symbol)	EXISTING CULVERT/END SECTION
(Wire symbol)	EXISTING GUY WIRE
(U.P. symbol)	EXISTING UTILITY POLE
(Post symbol)	EXISTING POST
(Hand hole symbol)	EXISTING ELECTRIC HAND HOLE
(POA symbol)	POINT OF ATTACHMENT
(SAG symbol)	WIRE SAG
(RSF symbol)	EXISTING FIBER OPTIC RISER
(Concrete base symbol)	EXISTING CONCRETE BASE (TYP.)
(Water marker symbol)	UNDERGROUND WATER MARKER
(Electric marker symbol)	UNDERGROUND ELECTRIC MARKER
(TF symbol)	EXISTING TOP OF FOUNDATION
(DIP symbol)	DUCTILE IRON PIPE
(RCP symbol)	REINFORCED CONCRETE PIPE
(CMP symbol)	CORRUGATED METAL PIPE
(MH symbol)	MANHOLE
(CB symbol)	CATCHBASIN
(FES symbol)	FLARED END SECTION
(BM symbol)	BENCHMARK
(INV. symbol)	INVERT
(B/S symbol)	BOTTOM STRUCTURE
(T/W symbol)	TOP OF WATER
(T/G symbol)	TOP OF GRAVEL
(Boundary line symbol)	BOUNDARY LINE
(Fence symbol)	EXISTING FENCE
(Gravel symbol)	EXISTING GRAVEL
(Contour symbol)	EXISTING GROUND CONTOUR
(Storm line symbol)	UNDERGROUND STORM LINE
(Sanitary line symbol)	EXISTING UNDERGROUND SANITARY LINE
(Water line symbol)	EXISTING UNDERGROUND WATER LINE
(Gas line symbol)	EXISTING UNDERGROUND GAS LINE
(Ditch symbol)	EXISTING DITCH CENTERLINE
(OHE symbol)	OVERHEAD ELECTRIC LINE
(Railroad symbol)	EXISTING RAILROAD
(Edge of water symbol)	EXISTING EDGE OF WATER
(Building symbol)	EXISTING BUILDING
(Gravel symbol)	EXISTING GRAVEL
(Water symbol)	EXISTING WATER



BASIS OF BEARINGS:
BEARINGS, DISTANCES AND ACREAGE SHOWN ON THIS SURVEY ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011 ADJ.), U.S. SURVEY FOOT.

VERTICAL DATUM:
OPUS SOLUTION WAS OBTAINED ON BENCHMARK / CONTROL POINT NO. 1 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

- SITE BENCHMARKS AND CONTROL:**
- CONTROL #1: SET CAPPED IRON ROD ±104 FEET NORTHEASTERLY OF THE NORTHEASTERLY MOST RAIL OF THE CANADIAN NATIONAL RAILROAD AND ±210 FEET SOUTHEASTERLY OF THE CENTERLINE OF PRATT STREET.
N:1943603.05
E:1106820.02
ELEV.=640.66
 - CONTROL #2: SET CROSS CUT IN TOP BACK OF CURB LOCATED THE NORTHWEST CORNER OF PRATT STREET AND GRECO AVENUE.
N:1943822.94
E:1106684.92
ELEV.=640.98
 - CONTROL #3: SET CROSS CUT AT CENTERLINE/CENTERLINE INTERSECTION OF SIDEWALK LOCATED AT THE SOUTHEAST CORNER OF PRATT STREET AND SYCAMORE STREET.
N:1943792.12
E:1107060.66
ELEV.=639.21
 - CONTROL #4: SET CROSS CUT ON TOP BACK OF CURB, LOCATED ON THE WEST SIDE OF SYCAMORE STREET AND ±267 FEET SOUTH OF THE CENTERLINE OF ROAD OF PRATT STREET.
N:1943555.56
E:1107030.17
ELEV.=639.20

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, KYLE O. ALLRED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
DATED THIS 25TH DAY OF JUNE, 2020.

Kyle Allred
KYLE O. ALLRED
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3714
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2020
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS"



- GENERAL NOTES:**
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
 - UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
 - CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - THE INTENDED PLOT SIZE FOR THIS SHEET IS 24"x36", RESPECTIVELY NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
 - FIELD WORK WAS COMPLETED ON 05/26/2020.
 - BOUNDARY INFORMATION FROM PROPERTY PLAT OF TDC 298 DES PLAINES, IL, PLAT PP1857A, PROVIDED BY COMED.
 - JULIE UTILITY REQUEST DIG #A1480601 HAS BEEN RECEIVED AT THE TIME OF THIS SURVEY.

Know what's below.
Call before you dig.

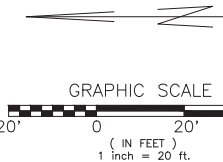
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.






COPYRIGHT © 2020 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

866.860.4000 www.atwell-group.com
1245 EAST DIEHL ROAD, SUITE 100
DESIGN FIRM # 84-005676

SECTION 33	TOWN 41 NORTH, RANGE 12 EAST	MAINE TOWNSHIP	COOK COUNTY, ILLINOIS
CLIENT: DAVID MASON & ASSOCIATES TOPOGRAPHIC SURVEY TSS 198 DES PLAINES 1705 PRATT AVENUE DES PLAINES, ILLINOIS			
DATE: 6/25/2020			
REVISIONS			
SCALE: 0 15 30 1" = 30 FEET			
DR. NOG	CH. KOA		
BOOK	242		
JOB	20001154		
SHEET NO.	1 OF 1		



LEGEND: SITE

-  11' TALL SECURITY FENCE PLUS 1' Y-SHAPED BARBED WIRE
-  CANTILEVER SLIDING GATE OR MAN GATE
-  8' P.C.C. PAVEMENT
-  PROPERTY BOUNDARY
-  16' TALL SUPER POST

TIER 2 - SECURITY FENCE COORDINATES		
LOCATION	NORTHING	EASTING
T2-2	1943441.13	1107005.57
T2-3	1943436.00	1106884.29
T2-4	1943764.90	1106795.25
T2-5	1943772.33	1106971.85
T2-6	1943668.29	1106976.36

GATE COORDINATES (AT CENTER)		
LOCATION	NORTHING	EASTING
GT-1	1943702.40	1106974.88
GT-2	1943686.91	1106975.55
GT-3	1943568.93	1107000.39
GT-4	1943765.53	1106810.24

CARD READER POST COORDINATES (AT CENTER)		
LOCATION	NORTHING	EASTING
CR-1	1943725.69	1106999.59
CR-2	1943682.26	1106952.39

The Illinois Department of Professional Regulation registration number for Dashiell Corporation is License NO. 184005901



The Illinois Department of Professional Regulation registration number for David Mason + Associates of Illinois LTD is License NO. 184.003391



REV	DATE	DESCRIPTION	PREPARED	REVIEWED	APPROVED
3A	10-19-20	ISSUED FOR CONSTRUCTION W.O.#14860451	TH	CH	TK
2A	09-18-20	ISSUED FOR 90% REVIEW W.O.#14860451	TH	CH	TK
1A	07-17-20	ISSUED FOR 30% REVIEW W.O.#14860451	TH	CH	LW

ComEd Commonwealth Edison Co. Chicago, Illinois
Transmission and Distribution Operations

PLAN OF FENCE LAYOUT
138KV SWITCHYARD

TSS 198	DES PLAINES	DC 00
SCALE 1"=20'	DATE 06-16-2020	THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.
198.10-2_S2020-0622		

PRATT STREET
~ASPHALT PAVEMENT~

~ASPHALT PAVEMENT~
SYCAMORE STREET

CONCRETE CURB

CR-1
CARD READER
W/ (2) BOLLARDS

CR-2
CARD READER
W/ (2) BOLLARDS

GT-1
ENTRY GATE
ENLARGEMENT

GT-2
3' WIDE
MAN GATE

GT-3
20' OPENING FOR
MOTORIZED
CANTILEVER SLIDING GATE
(OPENS SOUTH)

GT-4
20' OPENING FOR
MANUAL
CANTILEVER SLIDING GATE
(OPENS EAST)

GT-5
20' OPENING FOR
MOTORIZED
CANTILEVER SLIDING GATE
(OPENS NORTH)

GT-6
20'x10' CONCRETE
PAD AT GATE

GT-7
20'x10' CONCRETE
PAD AT GATE

GT-8
20'x10' CONCRETE
PAD AT GATE

GT-9
20'x10' CONCRETE
PAD AT GATE

GT-10
20'x10' CONCRETE
PAD AT GATE

GT-11
20'x10' CONCRETE
PAD AT GATE

GT-12
20'x10' CONCRETE
PAD AT GATE

GT-13
20'x10' CONCRETE
PAD AT GATE

GT-14
20'x10' CONCRETE
PAD AT GATE

GT-15
20'x10' CONCRETE
PAD AT GATE

GT-16
20'x10' CONCRETE
PAD AT GATE

GT-17
20'x10' CONCRETE
PAD AT GATE

GT-18
20'x10' CONCRETE
PAD AT GATE

GT-19
20'x10' CONCRETE
PAD AT GATE

GT-20
20'x10' CONCRETE
PAD AT GATE

GT-21
20'x10' CONCRETE
PAD AT GATE

GT-22
20'x10' CONCRETE
PAD AT GATE

GT-23
20'x10' CONCRETE
PAD AT GATE

GT-24
20'x10' CONCRETE
PAD AT GATE

GT-25
20'x10' CONCRETE
PAD AT GATE

GT-26
20'x10' CONCRETE
PAD AT GATE

GT-27
20'x10' CONCRETE
PAD AT GATE

GT-28
20'x10' CONCRETE
PAD AT GATE

GT-29
20'x10' CONCRETE
PAD AT GATE

GT-30
20'x10' CONCRETE
PAD AT GATE

GT-31
20'x10' CONCRETE
PAD AT GATE

GT-32
20'x10' CONCRETE
PAD AT GATE

GT-33
20'x10' CONCRETE
PAD AT GATE

GT-34
20'x10' CONCRETE
PAD AT GATE

GT-35
20'x10' CONCRETE
PAD AT GATE

GT-36
20'x10' CONCRETE
PAD AT GATE

GT-37
20'x10' CONCRETE
PAD AT GATE

GT-38
20'x10' CONCRETE
PAD AT GATE

GT-39
20'x10' CONCRETE
PAD AT GATE

GT-40
20'x10' CONCRETE
PAD AT GATE

GT-41
20'x10' CONCRETE
PAD AT GATE

GT-42
20'x10' CONCRETE
PAD AT GATE

GT-43
20'x10' CONCRETE
PAD AT GATE

GT-44
20'x10' CONCRETE
PAD AT GATE

GT-45
20'x10' CONCRETE
PAD AT GATE

GT-46
20'x10' CONCRETE
PAD AT GATE

GT-47
20'x10' CONCRETE
PAD AT GATE

GT-48
20'x10' CONCRETE
PAD AT GATE

GT-49
20'x10' CONCRETE
PAD AT GATE

GT-50
20'x10' CONCRETE
PAD AT GATE

GT-51
20'x10' CONCRETE
PAD AT GATE

GT-52
20'x10' CONCRETE
PAD AT GATE

GT-53
20'x10' CONCRETE
PAD AT GATE

GT-54
20'x10' CONCRETE
PAD AT GATE

GT-55
20'x10' CONCRETE
PAD AT GATE

GT-56
20'x10' CONCRETE
PAD AT GATE

GT-57
20'x10' CONCRETE
PAD AT GATE

GT-58
20'x10' CONCRETE
PAD AT GATE

GT-59
20'x10' CONCRETE
PAD AT GATE

GT-60
20'x10' CONCRETE
PAD AT GATE

GT-61
20'x10' CONCRETE
PAD AT GATE

GT-62
20'x10' CONCRETE
PAD AT GATE

GT-63
20'x10' CONCRETE
PAD AT GATE

GT-64
20'x10' CONCRETE
PAD AT GATE

GT-65
20'x10' CONCRETE
PAD AT GATE

GT-66
20'x10' CONCRETE
PAD AT GATE

GT-67
20'x10' CONCRETE
PAD AT GATE

GT-68
20'x10' CONCRETE
PAD AT GATE

GT-69
20'x10' CONCRETE
PAD AT GATE

GT-70
20'x10' CONCRETE
PAD AT GATE

GT-71
20'x10' CONCRETE
PAD AT GATE

GT-72
20'x10' CONCRETE
PAD AT GATE

GT-73
20'x10' CONCRETE
PAD AT GATE

GT-74
20'x10' CONCRETE
PAD AT GATE

GT-75
20'x10' CONCRETE
PAD AT GATE

GT-76
20'x10' CONCRETE
PAD AT GATE

GT-77
20'x10' CONCRETE
PAD AT GATE

GT-78
20'x10' CONCRETE
PAD AT GATE

GT-79
20'x10' CONCRETE
PAD AT GATE

GT-80
20'x10' CONCRETE
PAD AT GATE

GT-81
20'x10' CONCRETE
PAD AT GATE

GT-82
20'x10' CONCRETE
PAD AT GATE

GT-83
20'x10' CONCRETE
PAD AT GATE

GT-84
20'x10' CONCRETE
PAD AT GATE

GT-85
20'x10' CONCRETE
PAD AT GATE

GT-86
20'x10' CONCRETE
PAD AT GATE

GT-87
20'x10' CONCRETE
PAD AT GATE

GT-88
20'x10' CONCRETE
PAD AT GATE

GT-89
20'x10' CONCRETE
PAD AT GATE

GT-90
20'x10' CONCRETE
PAD AT GATE

GT-91
20'x10' CONCRETE
PAD AT GATE

GT-92
20'x10' CONCRETE
PAD AT GATE

GT-93
20'x10' CONCRETE
PAD AT GATE

GT-94
20'x10' CONCRETE
PAD AT GATE

GT-95
20'x10' CONCRETE
PAD AT GATE

GT-96
20'x10' CONCRETE
PAD AT GATE

GT-97
20'x10' CONCRETE
PAD AT GATE

GT-98
20'x10' CONCRETE
PAD AT GATE

GT-99
20'x10' CONCRETE
PAD AT GATE

GT-100
20'x10' CONCRETE
PAD AT GATE

GT-101
20'x10' CONCRETE
PAD AT GATE

GT-102
20'x10' CONCRETE
PAD AT GATE

GT-103
20'x10' CONCRETE
PAD AT GATE

GT-104
20'x10' CONCRETE
PAD AT GATE

GT-105
20'x10' CONCRETE
PAD AT GATE

GT-106
20'x10' CONCRETE
PAD AT GATE

GT-107
20'x10' CONCRETE
PAD AT GATE

GT-108
20'x10' CONCRETE
PAD AT GATE

GT-109
20'x10' CONCRETE
PAD AT GATE

GT-110
20'x10' CONCRETE
PAD AT GATE

GT-111
20'x10' CONCRETE
PAD AT GATE

GT-112
20'x10' CONCRETE
PAD AT GATE

GT-113
20'x10' CONCRETE
PAD AT GATE

GT-114
20'x10' CONCRETE
PAD AT GATE

GT-115
20'x10' CONCRETE
PAD AT GATE

GT-116
20'x10' CONCRETE
PAD AT GATE

GT-117
20'x10' CONCRETE
PAD AT GATE

GT-118
20'x10' CONCRETE
PAD AT GATE

GT-119
20'x10' CONCRETE
PAD AT GATE

GT-120
20'x10' CONCRETE
PAD AT GATE

GT-121
20'x10' CONCRETE
PAD AT GATE

GT-122
20'x10' CONCRETE
PAD AT GATE

GT-123
20'x10' CONCRETE
PAD AT GATE

GT-124
20'x10' CONCRETE
PAD AT GATE

GT-125
20'x10' CONCRETE
PAD AT GATE

GT-126
20'x10' CONCRETE
PAD AT GATE

GT-127
20'x10' CONCRETE
PAD AT GATE

GT-128
20'x10' CONCRETE
PAD AT GATE

GT-129
20'x10' CONCRETE
PAD AT GATE

GT-130
20'x10' CONCRETE
PAD AT GATE

GT-131
20'x10' CONCRETE
PAD AT GATE

GT-132
20'x10' CONCRETE
PAD AT GATE

GT-133
20'x10' CONCRETE
PAD AT GATE

GT-134
20'x10' CONCRETE
PAD AT GATE

GT-135
20'x10' CONCRETE
PAD AT GATE

GT-136
20'x10' CONCRETE
PAD AT GATE

GT-137
20'x10' CONCRETE
PAD AT GATE

GT-138
20'x10' CONCRETE
PAD AT GATE

GT-139
20'x10' CONCRETE
PAD AT GATE

GT-140
20'x10' CONCRETE
PAD AT GATE

GT-141
20'x10' CONCRETE
PAD AT GATE

GT-142
20'x10' CONCRETE
PAD AT GATE

GT-143
20'x10' CONCRETE
PAD AT GATE

GT-144
20'x10' CONCRETE
PAD AT GATE

GT-145
20'x10' CONCRETE
PAD AT GATE

GT-146
20'x10' CONCRETE
PAD AT GATE

GT-147
20'x10' CONCRETE
PAD AT GATE

GT-148
20'x10' CONCRETE
PAD AT GATE

GT-149
20'x10' CONCRETE
PAD AT GATE

GT-150
20'x10' CONCRETE
PAD AT GATE

GT-151
20'x10' CONCRETE
PAD AT GATE

GT-152
20'x10' CONCRETE
PAD AT GATE

GT-153
20'x10' CONCRETE
PAD AT GATE

GT-154
20'x10' CONCRETE
PAD AT GATE

GT-155
20'x10' CONCRETE
PAD AT GATE

GT



1705 Pratt Ave – Public Notice & Portion of Existing Building



1705 Pratt Ave – Looking Northwest at East Side of Property



1705 Pratt Ave – Looking Southeast at Existing Building



1705 Pratt Ave – Looking Southwest at Front of Property



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: April 21, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: John T. Carlisle, AICP, Director of Community & Economic Development JC
Subject: Consideration of a Conditional Use for a Commercially Zoned Assembly Use in the C-3 General Commercial District at 1730 Elmhurst Road

Issue: The petitioner is requesting a conditional use for a Commercially Zoned Assembly Use in the C-3 General Commercial District at 1730 Elmhurst Road.

Address: 1730 Elmhurst Road
Owner: Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010
Petitioner: Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010
Case Number: 22-013-CU
PIN: 08-26-201-030-0000
Ward: #8, Alderman Shamoan Ebrahimi
Existing Zoning: C-3, General Commercial District
Existing Land Use: Vacant building
Surrounding Zoning: North: C-3, General Commercial District
South: C-3, General Commercial District
East: M-2, General Manufacturing District
West: C-3, General Commercial District
Surrounding Land Use: North: Gas Station (Commercial)
South: Assisted Living Facility (Commercial)
East: Water Reclamation Plant (Public Utility)
West: Assisted Living Facility (Commercial)

Street Classification: Elmhurst Road is classified as a minor arterial.

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

Zoning/Property History: Based on City records, the property was annexed into Des Plaines in 1968. The existing structure has been used as a banquet hall in the past but is currently vacant and has not received a conditional use for a commercially zoned assembly use. Therefore, the previous occupant—Florayan Banquets—operated as a legal nonconforming use. Florayan ceased operations in June 2020, so the vacancy period exceeded 12 months. Per Section 12-5-5 of the Zoning Ordinance, a conditional use is required to resume the commercially zoned assembly.

Project Description: The petitioner, Sargon Mando, is requesting a conditional use for a Commercially Zoned Assembly in the C-3 General Commercial District at 1730 Elmhurst Road. The subject property is an interior lot on the west side of Elmhurst Road in between Oakton Street and the I-90/Elmhurst Road interchange. It currently shares a curb cut off Elmhurst Road with the Assisted Living Facility to the south and west. The existing parking areas directly abut the parking areas for the Assisted Living Facility. The property consists of one parcel totaling 32,638 square feet (0.75 acres) and currently consists of an 8,712-square-foot, one-story commercial building with a basement, paved parking area, and a 308-square-foot shed as shown on the attached Plat of Survey. The existing one-story commercial building is set back approximately 35 feet off the east property line (front) along Elmhurst Road, 31 feet from the west property line (rear), 22 feet off the north property line (side), and 108 feet off the south property line (side).

The petitioner owns Lamassu Palace Company, which is a banquet facility that hosts a variety of different indoor events such as weddings, bridal showers, baby showers, reunions, family events, corporate events, and galas. The petitioner projects that this site will host events ranging between 50 to 500 guests. The proposed hours of operation are 6 a.m. to 1 a.m. Monday through Thursday, 6 a.m. to 2 a.m. Friday and Saturday, and 10:30 a.m. to 1 a.m. on Sundays. See the attached Project Narrative for more information. The petitioner is not proposing any changes to the existing building as shown in the attached Floor Plans since the building has already been remodeled by the previous owner and includes:

- A main level consisting of a foyer, dumbwaiter system, and two separate banquet hall rooms, each with a bar area; and
- A basement level consisting of a full kitchen with freezers, an office space, restrooms, storage areas, and mechanical areas.

The petitioner does propose additional landscaping on the site around the foundation of the building as shown on the attached Landscape Plan to soften the transition between the building and the parking area while also providing some screening from surrounding properties. A banquet hall falls underneath a commercially zoned assembly use, as defined in Section 12-13-3 of the Zoning Ordinance, which requires a conditional use permit in the C-3 district pursuant to Section 12-7-3(K). Banquet halls are required to have one parking space for

every 200 square feet of gross floor area. Based on the Floor Plans, 37 parking spaces, including two handicap accessible spaces, are required. The attached Site Plan indicates that there are 77 parking spaces, including two handicap spaces, which meets this requirement.

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:

Comment: The proposed principal use is classified as a commercially zoned assembly use. A commercially zoned assembly use is a conditional use as specified in Section 12-7-3 of the Zoning Ordinance.

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

Comment: The subject property is a vacant building. The proposed banquet hall repurposes the subject property to provide additional services 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:

Comment: The proposed commercially zoned assembly use for the banquet hall would utilize the existing building and site, which is harmonious with the surrounding commercial development to the west, north, and south of the property. As this building was previously utilized as a banquet hall, the new use would not change the character or impact of the site on the surrounding region.

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

Comment: The proposed commercially zoned assembly 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. The proposed banquet hall is not anticipated to be hazardous or disturbing to existing neighborhood uses similar to the previous banquet use on this site.

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

Comment: The subject property is an interior 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:

Comment: 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:**

Comment: All proposed activities for the proposed banquet hall would take place inside, reducing any noise, smoke fumes, light, glare, odors, or other concerns. 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:**

Comment: The proposed use will not create an interference with traffic on surrounding public thoroughfares as access is from an existing street. 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:**

Comment: 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 banquet hall facility in an effort to provide services to the city.

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

Comment: The proposed commercially zoned assembly use will comply with all applicable requirements as stated in the Zoning Ordinance.

PZB Procedure and Recommended Conditions: Under Section 12-3-4(D)(3) (Procedure for Review and Decision of Conditional Uses), the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use request for 1730 Elmhurst 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) of the Zoning Ordinance. Staff does not recommend any conditions with this request.

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Petitioner's Responses to Standards
- Attachment 3: Location Map
- Attachment 4: Plat of Survey
- Attachment 5: Site Plan
- Attachment 6: Floor Plan
- Attachment 7: Elevations
- Attachment 8: Landscape Plan
- Attachment 9: Site and Context Photos



Business Overview

Lamassu Palace Co. is a new venue that will be able to hold the most elegant events in Des Plaines, Illinois. Lamassu Palace will be the premier destination for weddings, bridal and baby showers, reunions, family events, and corporate events and galas.

Owned by Sargon Mando, along with his wife Katia Mando a team that has business and event planning experience of over ten years, will ensure the success of Lamassu Palace Co. They will be open to work with qualified and trained event planners and partner with the most sought-after and highly recommended catering and pastry companies, florists, and dj's that will make any event memorable and unique.

Lamassu Palace Co will be a facility that is able to hold indoor events and will be able to accommodate events of 50-500 guest.

The following are the services Lamassu Palace Co will be able to offer its clients:

- Two different ballrooms to choose from
- Ample parking
- Recommendations for a local pastry, floral, and DJ services by an outside vendor
- Elegant and classy decor for any event
- Bridal/VIP room
- Several Catering option packages
- Premium Open Bar included in all Packages
- An adequate supply of tables, chairs, and linens for any event
- A highly qualified and experienced team of event coordinators

Lamassu Palace Co venue will be targeting customers in all the neighboring cities. The list of customers will be small and large companies, and families in the area that require family events. They will be targeting young couples that plan on getting married, parents that need a baby shower venue, parents that are planning their teenager's Sweet 16 party, older couples that are celebrating milestone anniversaries. A lot of their clients will overlap as some will be holding corporate events and will also require a family event, and vice versa.

Lamassu Palace Co. will be owned and operated by Sargon & Katia Mando. Sargon has thirty years of experience as a financial advisor and has operated his own financial company for many years. He will be in charge of all accounting, tax and business filings, permitting, and payroll along with his accountant William Eagan. Katia Mando along with Jackie Mando have ten years of experience as an event planner and has gained numerous recommendations over the years serving clients in Skokie, Illinois. Their event expertise and customer service skills make them well-known and highly recommended local event planning.

Lamassu Palace Co. will be able to achieve success by offering the following competitive advantages:

- Indoor options for holding events of 500 guest that all include elegant and classic decor
- A dedicated team of highly qualified and customer-service oriented event planners
- Partnerships with the most highly-sought after florists, and dj's that have a proven reliability and track record of servicing all types of events

Our hours of operations are as follows:

Monday through Thursday 6am to 1am

Friday & Saturday 6am to 2am

Sunday 10:30am to 1am

Due to the high demand for wedding venues and related services in Des Plaines, we have researched the market over a 3-year period to measure the forces of demand and supply as well as the opportunities that will impact on our profitability. The results we obtained are impressive. However, we have discounted factors such as natural disasters and recession. The table below shows a summary of our findings.

- First Year \$300,000.00
- Second Year \$450,000.00
- Third year \$800,000.00

The Lamassu Palace will be an event venue business that will provide excellent services to clients. These services will be budget friendly and will seek to fully satisfy every client. We are poised to build a formidable brand name in the party venue sector with our clients at the center of all our activities.

We recognize the importance of our esteemed clients to the growth of our business. Hence we are determined to be among the top 5 event venue businesses located in Des Plaines, achievable within 5 years from the date of commencement of business operations

RESPONSES TO STANDARDS FOR CONDITIONAL USES

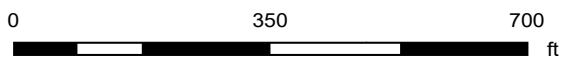
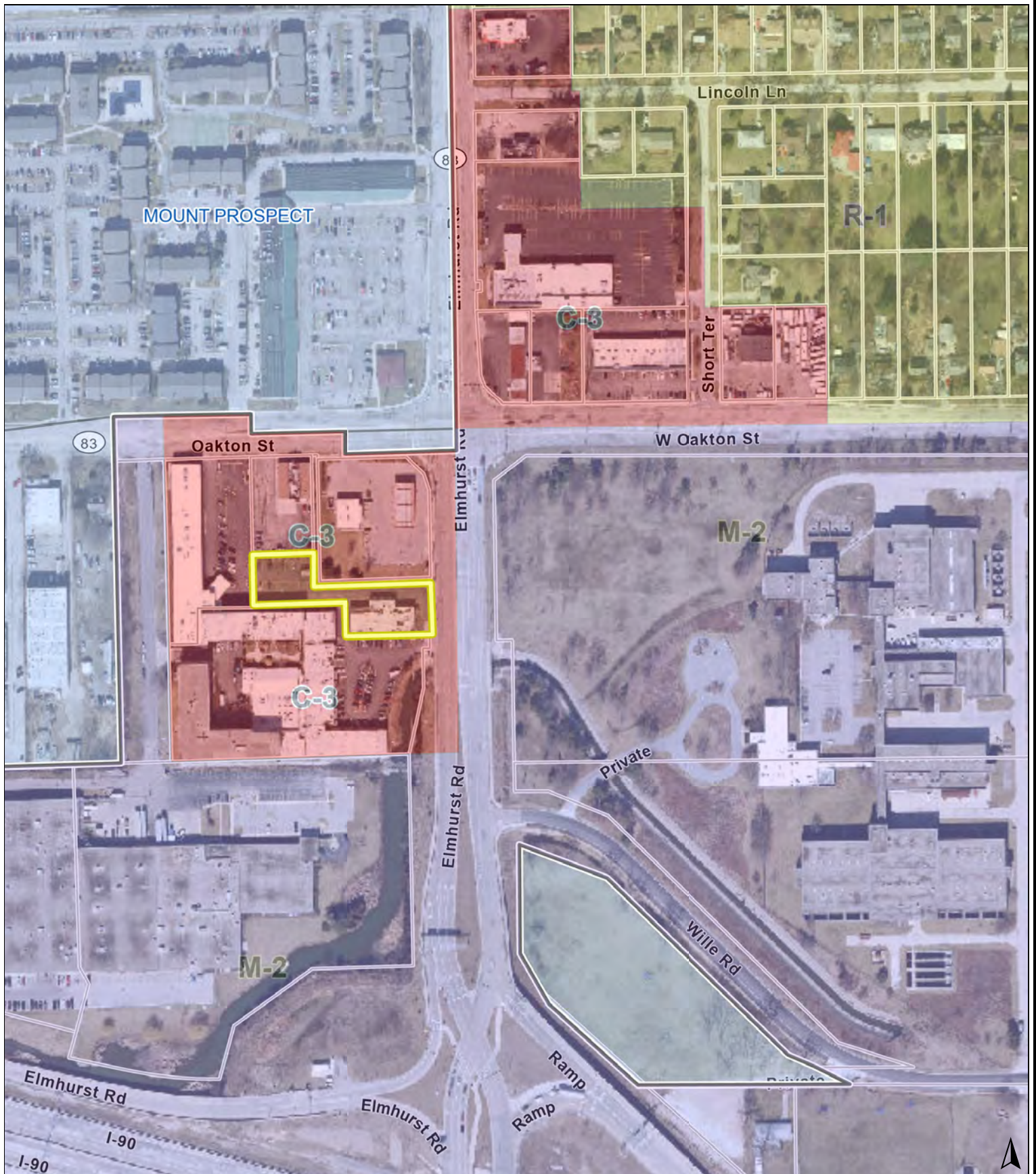
Revised 4/12/2022

1. Yes, my proposed conditional use is to operate as a banquet hall. Property is located in a C-3 zoning district and my proposed use is considered a commercial use for assembly.
2. My proposed conditional use is in accordance with the City's objectives. I plan to reinvest and develop in the community to promote new opportunities of employment. My plan is flexible and able to adopt to any changes proposed by the city to build a better more sustainable community.
3. Proposed conditional use will operate indoors as to not cause any noise nuisance to our neighbors. Property will be kept clean and sanitary. Design will be in accordance to blend with the appearance of the vicinity.
4. Banquet hall will not cause any disturbance to any existing neighboring uses. We will conduct all assemblies, events, gatherings indoor only. No events will be held outdoors.
5. Yes, existing banquet is already being serviced adequately. It is being serviced by the following essential public facilities: highway & street sanitation, police, fire protections, refuse disposal, water and sewer.
6. No, the existing banquet hall does not create excessive additional requirements at the public's expense, as it is installed on the existing building on the subject property and utilizes the same utilities and services already present on site.
7. No, banquet operation will not conduct any activities that will produce any outdoor noise, smoke, fumes or odor. Traffic will be

handled by having someone onsite organizing the parking of any guest.

8. We currently have two access points that will not create interference. One is on Elmhurst Rd going southbound or going northbound and making a U-turn on Oakton. The second one is on Oakton Street going eastbound, it is a shared access point with the Asbury Court Assisted Living facility.
9. Property is already developed. It is an existing building. Therefore will not cause any damage or loss.

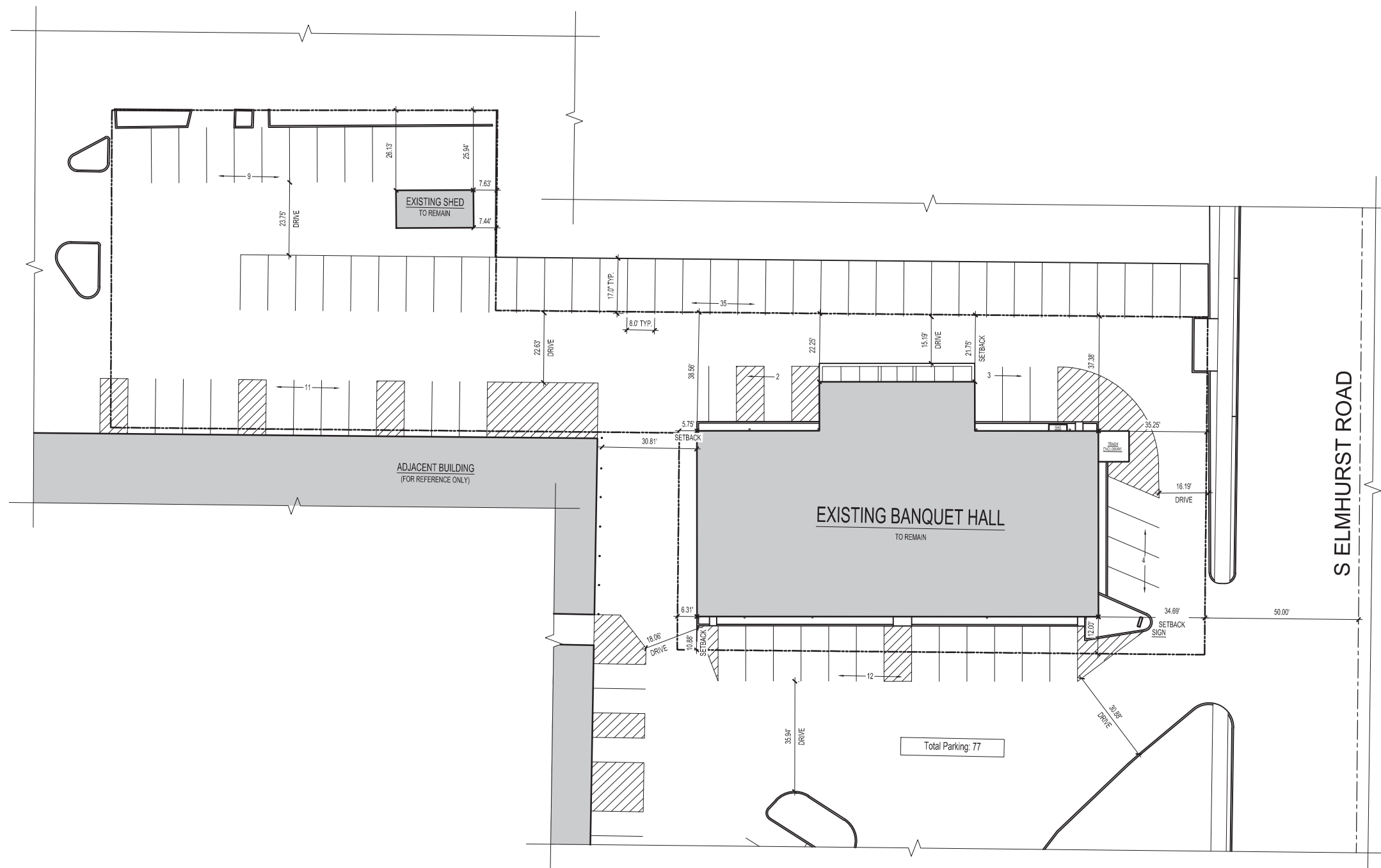
10. I have to apply for this conditional use permit in order to operate as a banquet hall. I will comply with all additional regulations and requirements.



Print Date: 4/19/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



▲ 1 SITE PLAN
Scale: 1" = 20'-0"

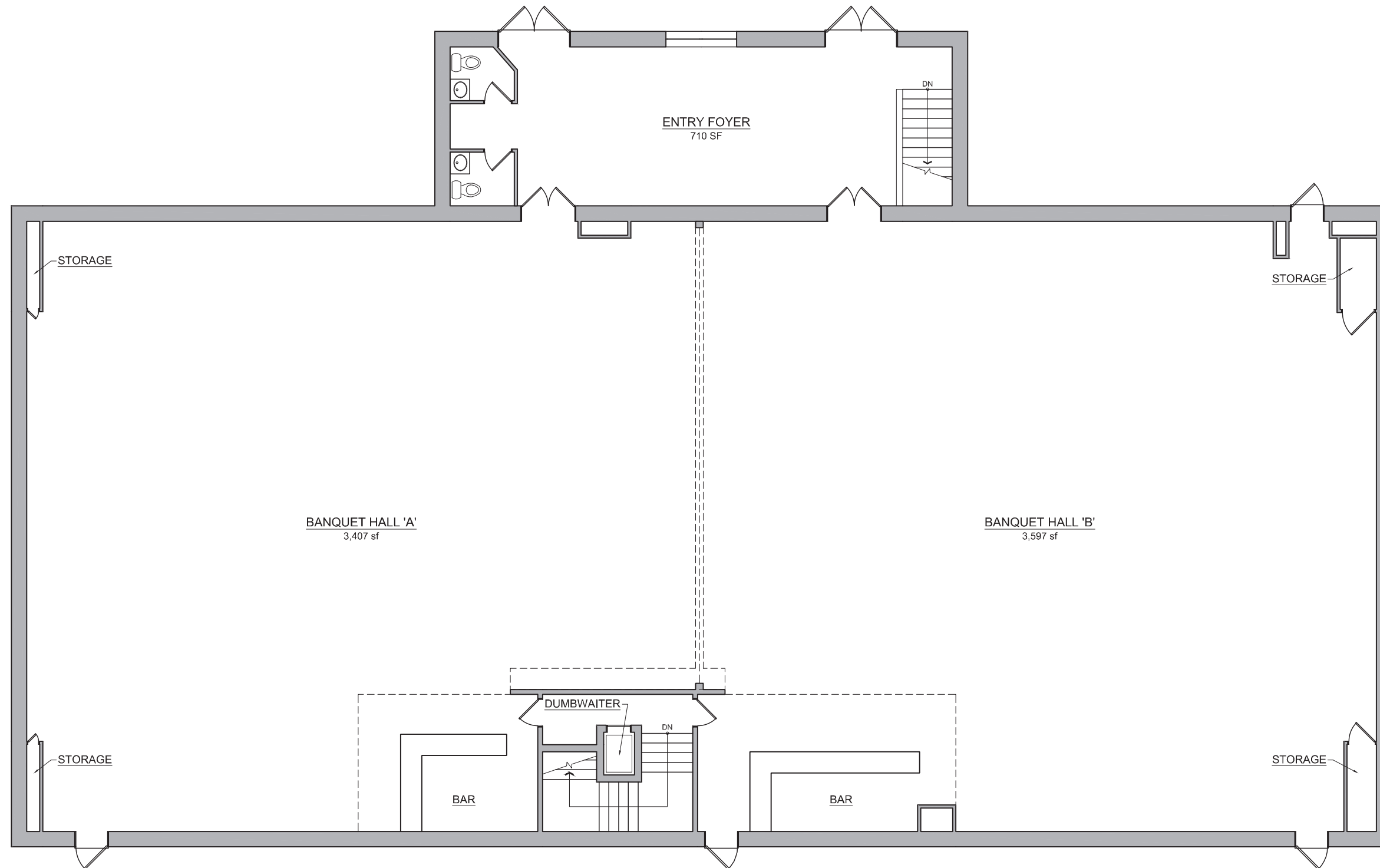
BANQUET HALL
1730 ELMHURST RD
DES PLAINES, IL

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

April 15, 2022





1
MAIN FLOOR PLAN (8,691 sf)
 Scale: 3/16" = 1'-0"

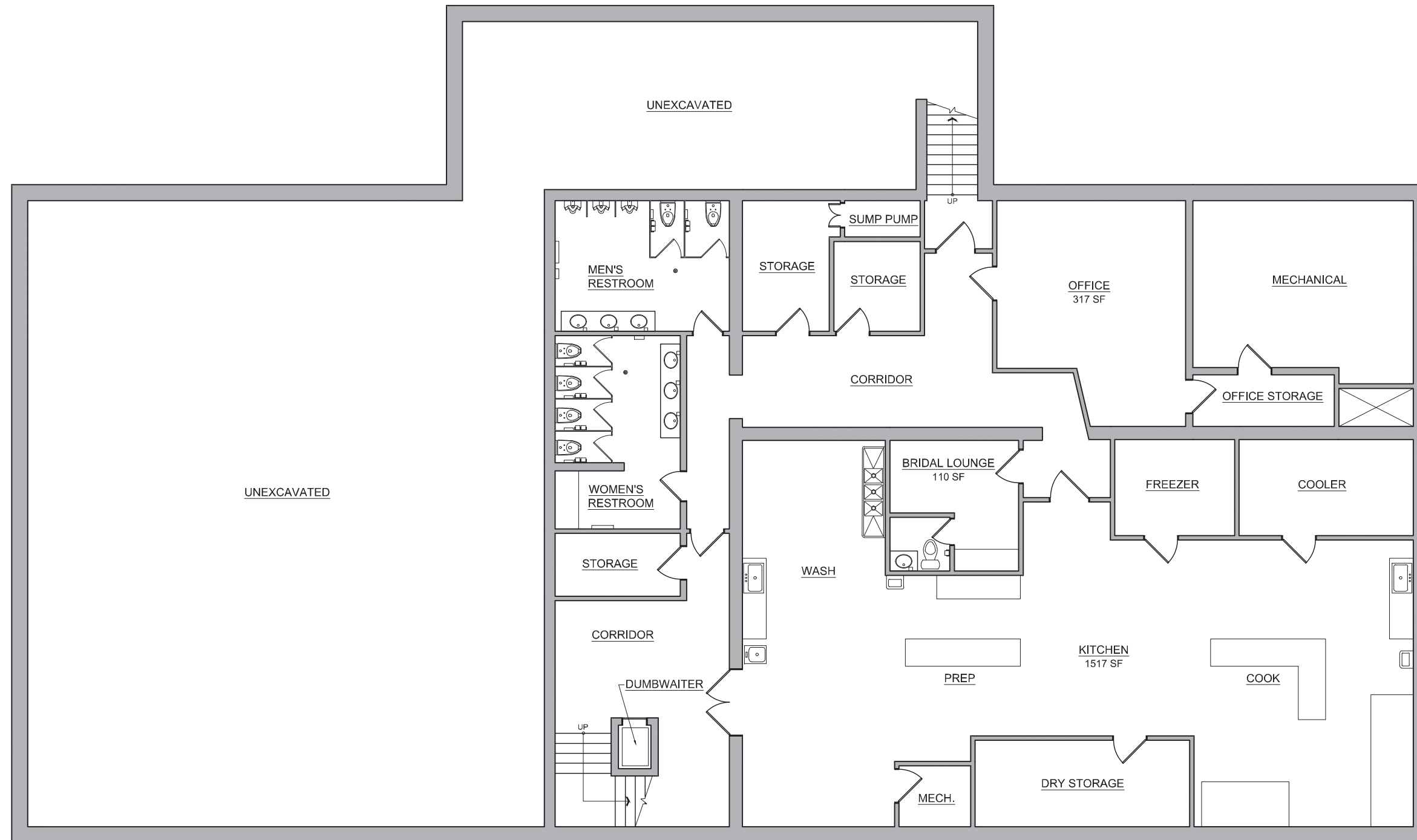
BANQUET HALL
 1730 ELMHURST RD
 DES PLAINES, IL

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
 Barrington, IL 60010
 312-410-1260

March 17, 2022





▲ 1 BASEMENT PLAN (4,532 sf)
 Scale: 3/16" = 1'-0"

BANQUET HALL
 1730 ELMHURST RD
 DES PLAINES, IL

CōBŪ ARCHITECTURE STUDIO
 111 North Avenue, Suite 207
 Barrington, IL 60010
 312-410-1260
 March 17, 2022





2 NORTH ELEVATION
Scale: 3/16" = 1'-0"



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

BANQUET HALL
1730 ELMHURST RD
DES PLAINES, IL

CōBŪ ARCHITECTURE STUDIO

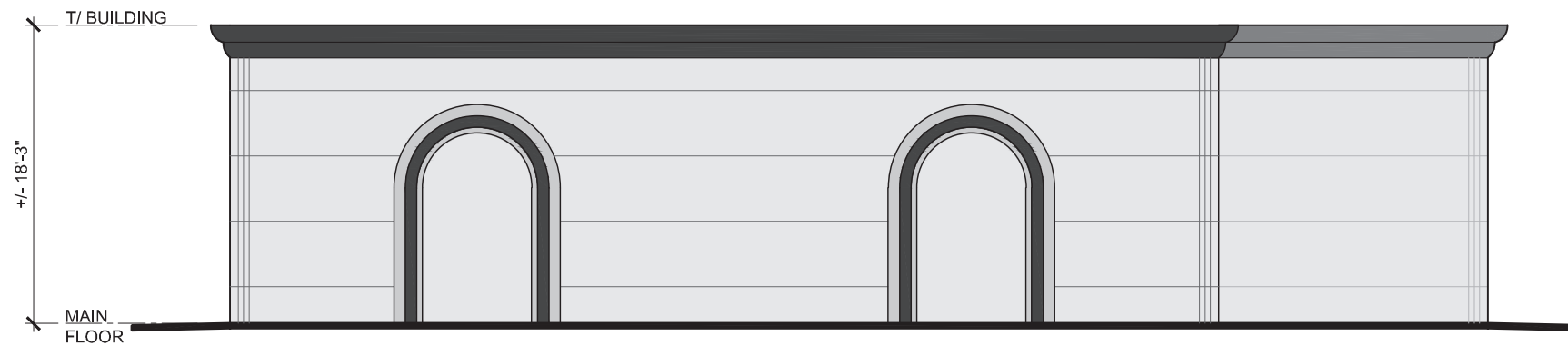
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

March 17, 2022





2 EAST ELEVATION
Scale: 3/16" = 1'-0"



1 WEST ELEVATION
Scale: 3/16" = 1'-0"

BANQUET HALL
1730 ELMHURST RD
DES PLAINES, IL

CōBŪ ARCHITECTURE STUDIO

111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260

March 17, 2022



REVISIONS	
DATE	DESCRIPTION

**RENOVATION FOR
FLORYAN BANQUETS**
DES PLAINES, ILLINOIS
1730 ELMHURST ROAD

LANDSCAPE PLAN	
SCALE:	1"=20'-0"
DATE:	MARCH 24, 2022
DRAWN BY:	J. DAVITO, PLA
CHECKED BY:	JDD

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
ISLAND LAKE, IL 60042
2725 KINGSTON DRIVE
(847) 468-8797
WWW.JDAVITODESIGN.COM

PROJ. NO. 22-009
LS-1

J. DAVITO DESIGN, INC. COPYRIGHT © 2022

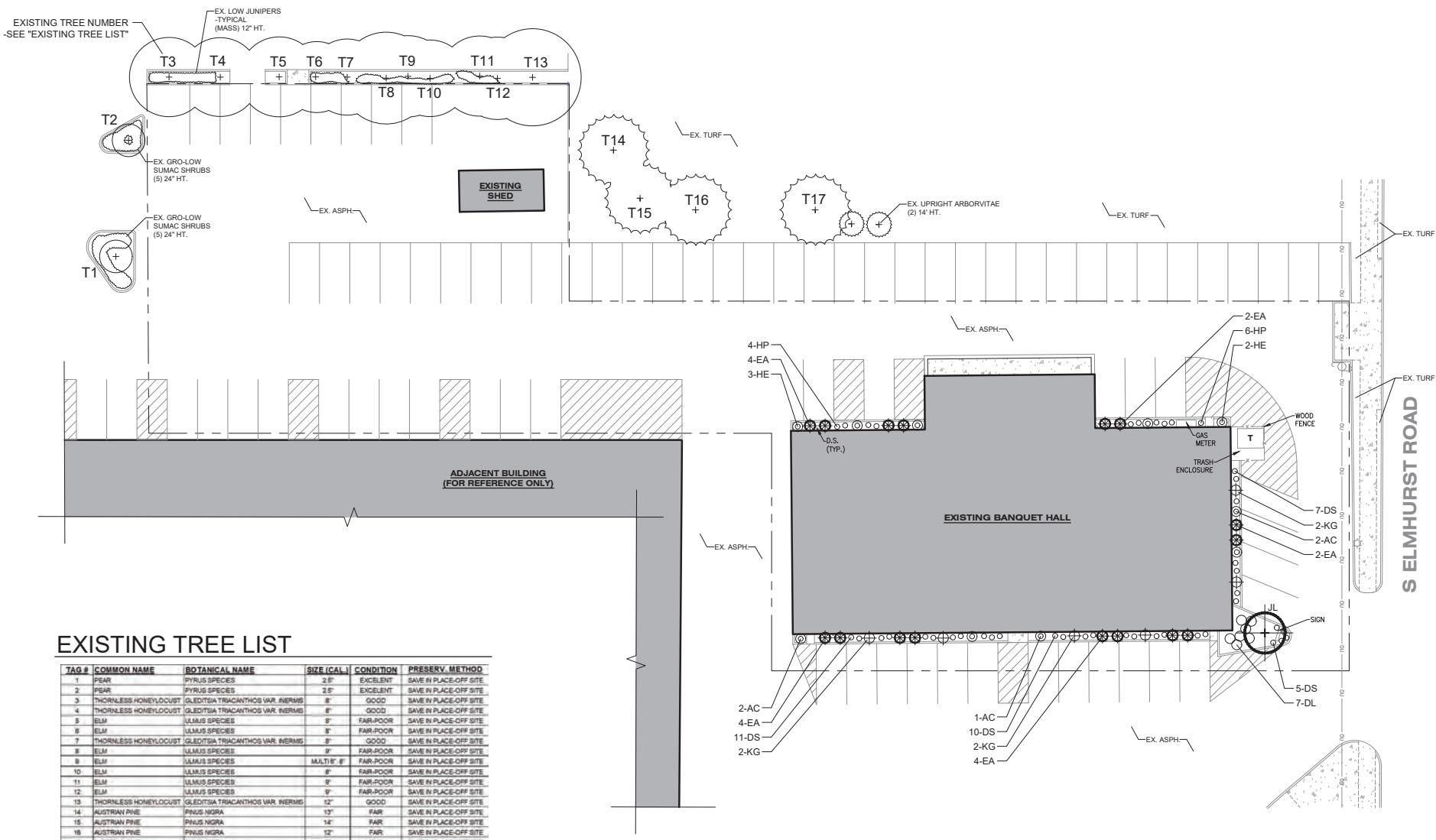
PLANT SCHEDULE

SYMBOL	KEY	COMMON/LATIN NAME	SIZE	CONDITION	SPACING	QUANTITY**
⊕	OR	ORNAMENTAL TREES				
JT	EA	JAPANESE TREE LILAC SYRINGA RETICULATA	2.5" CAL.	B & B	SPECIMEN	1
⊗	EA	EMERALD GREEN ARBORVITAE THUJA OCCIDENTALIS 'SMARAGD'	36" HT.	B & B	4.5' O.C.	16
⊙	AC	DECIDUOUS SHRUBS DWARF ALPINE CURRANT RIBES ALPINUM 'GREEN MOUND'	18" HT.	B & B	SPECIMEN	5
⊖	DL	DWARF KOREAN LILAC SYRINGA MEYERI 'PALIBIN'	18" HT.	B & B	3' O.C.	7
⊕	HE	SUMMER CRUSH HYDRANGEA HYDRANGEA MACROPHYLLA 'BALMACTIVE'	18" HT.	B & B	SPECIMEN	5
○	DS	GROUNDCOVERS, PERENNIALS & ORNAMENTAL GRASSES STELLA DE ORO DAYLILY HEMERCALLIS SPECIES	1G.	CONTR.	2' O.C.	33
⊖	HP	PATRIOT HOSTA HOSTA SPECIES	3G.	CONTR.	2' O.C.	10
⊕	KG	KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS x ACUTIFLORA	3G.	CONTR.	SPECIMEN	6

** IF B & B PLANTS ARE NOT AVAILABLE DUE TO TIME OF SEASON, CONTAINER GROWN PLANTS MAY BE SUBSTITUTED, AS APPROVED BY THE LANDSCAPE ARCHITECT.

PLAN NOTES

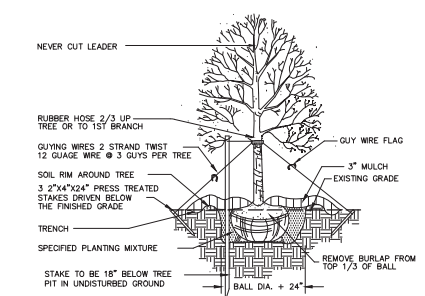
- ALL PROPOSED SHRUB BEDS AND TREE RINGS TO RECEIVE 3" THICK SHREDDED HARDWOOD MULCH (PERENNIALS/GROUNDCOVERS 1" THICK). NOTE: REMOVE DECORATIVE GRAVEL MULCH IN ALL PLANTING BEDS.
- REPAIR ALL EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
- LIMIT OF SOD = PROPERTY LINE (UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL LOCATE THE EXISTENCE OF UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN OR EQUIVALENT. NO "PARK GRADE" MATERIAL SHALL BE ACCEPTED.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF KNOTTING (IF NECESSARY).
- IMPORTED TOPSOIL (PLANTING AREAS) AND SPREADING BY EXCAVATING CONTRACTOR.
- ALL PROPOSED TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' DIA. MULCH RING AROUND TRUNK.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD. IF STAKING OF TREES IS NOT PERFORMED, REMOVAL OF TOP 1/3 OF BURLAP AND ROPES IS UNNECESSARY (REMOVE ALL NON-BIODEGRADABLE MATERIAL).
- INFORMATION CONTAINED IN "PLAN NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- ALL PLANTING BED EDGES TO BE CULTIVATED.
- SHADE TREES IN AREAS ADJACENT TO DRIVEWAYS AND PAVEMENT, TO HAVE LOWEST LIMBS AT LEAST SIX (6) FEET ABOVE THE GROUND.
- AMEND ALL GROUNDCOVER BEDS WITH 4" THICK SAND AND COMPOST MIX PRIOR TO PLANTING. MIX INTO EXISTING TOPSOIL.
- ALL TREES TO BE GROWN IN A NURSERY LOCATED WITHIN ONE HUNDRED FIFTY (150) MILES OF THE SITE.



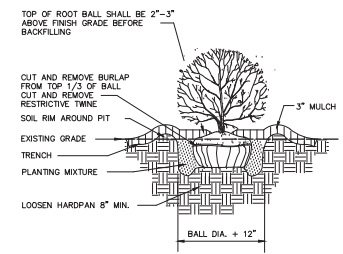
EXISTING TREE LIST

TAG #	COMMON NAME	BOTANICAL NAME	SIZE (CAL)	CONDITION	PRESERV. METHOD
1	PEAR	PYRUS SPECIES	2.5"	EXCELLENT	SAVE IN PLACE-OFF SITE
2	PEAR	PYRUS SPECIES	2.5"	EXCELLENT	SAVE IN PLACE-OFF SITE
3	THORNLESS HONEYLOCUST	GLEDTIA TRICANTHOS VAR. INERMIS	8"	GOOD	SAVE IN PLACE-OFF SITE
4	THORNLESS HONEYLOCUST	GLEDTIA TRICANTHOS VAR. INERMIS	8"	GOOD	SAVE IN PLACE-OFF SITE
5	ELM	ULMUS SPECIES	8"	FAIR-POOR	SAVE IN PLACE-OFF SITE
6	ELM	ULMUS SPECIES	8"	FAIR-POOR	SAVE IN PLACE-OFF SITE
7	THORNLESS HONEYLOCUST	GLEDTIA TRICANTHOS VAR. INERMIS	8"	GOOD	SAVE IN PLACE-OFF SITE
8	ELM	ULMUS SPECIES	8"	FAIR-POOR	SAVE IN PLACE-OFF SITE
9	ELM	ULMUS SPECIES	MULTIP #	FAIR-POOR	SAVE IN PLACE-OFF SITE
10	ELM	ULMUS SPECIES	8"	FAIR-POOR	SAVE IN PLACE-OFF SITE
11	ELM	ULMUS SPECIES	8"	FAIR-POOR	SAVE IN PLACE-OFF SITE
12	ELM	ULMUS SPECIES	8"	FAIR-POOR	SAVE IN PLACE-OFF SITE
13	THORNLESS HONEYLOCUST	GLEDTIA TRICANTHOS VAR. INERMIS	12"	GOOD	SAVE IN PLACE-OFF SITE
14	AUSTRIAN PINE	PNUS NIGRA	13"	FAIR	SAVE IN PLACE-OFF SITE
15	AUSTRIAN PINE	PNUS NIGRA	14"	FAIR	SAVE IN PLACE-OFF SITE
16	AUSTRIAN PINE	PNUS NIGRA	12"	FAIR	SAVE IN PLACE-OFF SITE
17	AUSTRIAN PINE	PNUS NIGRA	12"	FAIR	SAVE IN PLACE-OFF SITE

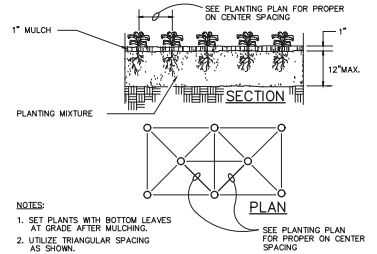
TREE SURVEY PREPARED 3/20/22



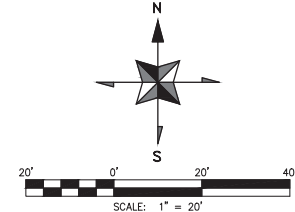
⊕ DECIDUOUS TREE PLANTING
N.T.S.



⊗ SHRUB PLANTING
N.T.S.



⊖ GROUNDCOVER PLANTING
N.T.S.

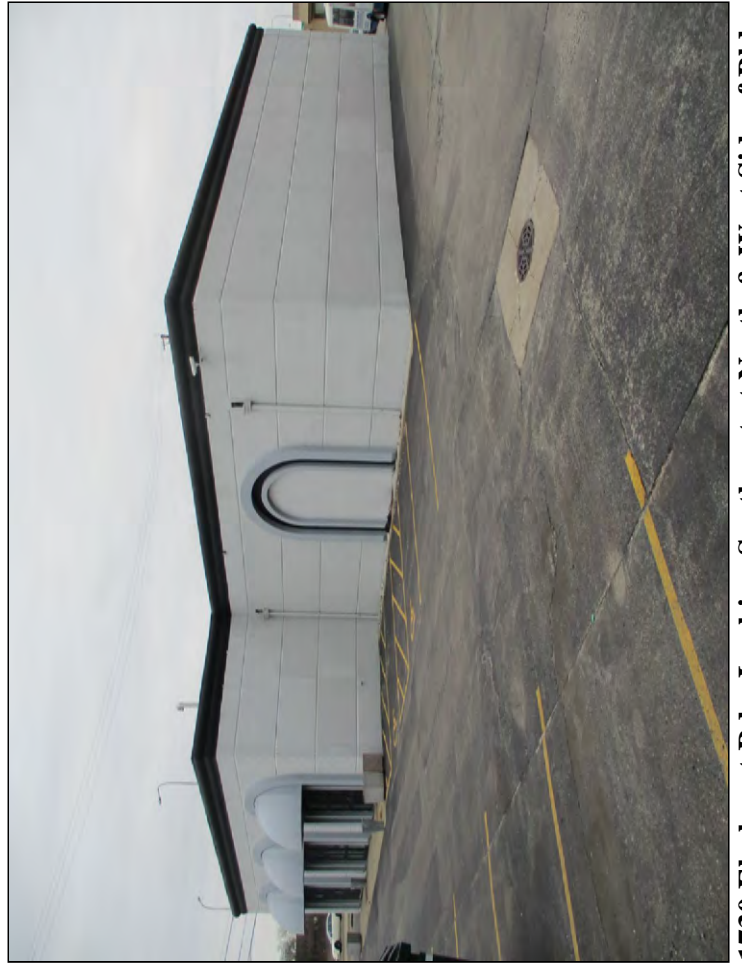


LANDSCAPE PLAN
NOTE: SITE BASE INFORMATION PROVIDED BY COBU ARCHITECTURE STUDIO, PLLC (312) 410-1260.





1730 Elmhurst Rd – Looking Northeast at South Side of Property



1730 Elmhurst Rd – Looking Southeast at North & West Side of Bldg



1730 Elmhurst Rd – Public Notice & Front of Existing Building



1730 Elmhurst Rd – Looking Northwest at Front of Existing Building



MEMORANDUM

Date: April 21, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: John T. Carlisle, AICP, Director of Community & Economic Development JC
Subject: Consideration of a Conditional Use for a Car Wash in the C-3 General Commercial District at 513 S. River Road

Issue: The petitioner is requesting a conditional use for a Car Wash in the C-3 General Commercial District at 513 S. River Road.

Address: 513 S. River Road
Owner: Chris Jenks, 9 S. Kennicott Avenue, Arlington Heights, IL 60005
Petitioner: Chris Jenks, 9 S. Kennicott Avenue, Arlington Heights, IL 60005
Case Number: 22-015-CU
PIN: 09-16-300-114-0000
Ward: #1, Alderman Mark Lysakowski
Existing Zoning: C-3, General Commercial District
Existing Land Use: Vacant building
Surrounding Zoning: North: C-3, General Commercial District
South: C-3, General Commercial District
East: R-1, Single Family Residential District
West: C-3, General Commercial District
Surrounding Land Use: North: Vacant Property
South: School District Maintenance Building (Commercial)
East: Water Reclamation Plant (Public Utility)
West: Vacant Property
Street Classification: River Road is classified as a minor arterial.
Comprehensive Plan: The Comprehensive Plan illustrates the site as commercial.

Zoning/Property History: Based on City records, the property was annexed into Des Plaines in 1889. The existing structure has been used as a car wash for many years, with City records reflecting a car wash dating back to the 1960s. However, a conditional use was never granted for a car wash use. Per Section 12-5-6 of the Zoning Ordinance, the demolition of a non-conforming use requires the new structure and use to comply with the regulations of the zoning district.

Project Description: The petitioner, Chris Jenks, represents Driven Car Wash, which is a small Chicagoland exterior-only car wash operator with existing locations in Arlington Heights and Hickory Hills. The petitioner is proposing to demolish the existing building, the former Des Plaines Car Wash, and build new. Even though the use is not changing, the scope of the project does not allow the legal nonconforming use to continue and therefore requires a conditional use.

The subject property is a 38,110-square-foot interior lot off River Road in between Perry Street and Elk Boulevard that is currently accessed by two curb cuts off River Road. There is a 4,421-square-foot, one-story commercial building, paved parking area, 106-square-foot shed, dumpster enclosure, and pole sign as shown on the attached ALTA/NSPS Land Title Survey. This property is located within the 100-year floodplain—although not within the floodway. Therefore, redevelopment is possible, but the project must comply with all appropriate Metropolitan Water Reclamation District (MWRD) and local city regulations.

The new proposed car wash building is 4,900 square feet, with a lobby area, office, restroom, utility room, mechanical room, and car wash/dry bays as shown on the attached Architectural Plans. The proposed one-story commercial building will be set back approximately 57.4 feet off the west property line (front) along River Road, 53.6 feet from the east property line (rear), five feet off the north property line (side), and 109.8 feet off the south property line (side). The submittal shows proposed building materials as brushed feve, concrete masonry units, and PVDF (plastic). All new construction must adhere to the Building Design Standards in Section 12-3-11 of the Zoning Ordinance, including permitted/prohibited exterior building materials and street façade transparency/blank wall requirements:

- Permitted ground story materials for a commercial building are face brick, stucco, metal, and concrete masonry units. Prohibited materials include untreated wood, vinyl siding, and aluminum siding.
- New construction must meet minimum transparency requirements for building facades with street frontage as measured per building story or per façade, depending on the type of building. The code restricts the amount of windowless area permitted on a street-facing building façade to: (a) no rectangular area greater than 30 percent of a story's façade, as measured from the floor of one story of the next story, may be windowless; and (b) no part of a story's facade may be windowless for a horizontal distance greater than 15 feet.

To ensure compliance, staff recommends a condition that the petitioner's drawings at the time of building permit meet all the Building Design Standards in Section 12-3-11 of the Zoning Ordinance or seek relief from these standards using the appropriate procedures within the Zoning Ordinance.

The petitioner is also proposing the several site improvements as shown on the attached Preliminary Site Plan including:

- A new paved entry area on the southwest side of the property with three payment booth lanes and a teller pad;
- A new paved single-lane entrance to the car wash tunnel in between the payment lanes and the car wash building with six stacking spaces;
- A new paved area with 22 vacuum stalls, two employee parking spaces, and one handicap-accessible parking space;
- New sidewalk surfaces for pedestrian access to/from the subject property and throughout the site;
- A new dumpster enclosure; and
- A new pole sign.

The petitioner proposes landscaping on the site on the perimeter of the subject property and around the proposal car wash building as shown on the attached Landscape Plan. Section 12-10-10 of the Zoning Ordinance requires a minimum three-foot-wide landscape bed around 25% of a building's façade with emphasis on street-facing elevations, which is identified on the plan. Section 12-10-9 requires commercial development that abuts residential zoning to provide landscape buffers to soften the transition between the two uses with a minimum five-foot-wide landscape bed and solid wood, vinyl, or masonry fence eight feet in height. The petitioner proposes to add a five-foot-wide landscape bed with trees and bushes along the rear property line. However, no fence section is shown. There is an existing fence along the east (rear) of the subject property that appears to be in disrepair. As such, staff recommends a condition that a minimum eight-foot-tall wood, vinyl, or masonry fence is installed along 100 percent of the east (rear) property line.

A car wash, as defined in Section 12-13-3 of the Zoning Ordinance, requires a conditional use permit in the C-3 district pursuant to Section 12-7-3(K). Car washes are required to have two spaces for each self-service or manual washing rack or bay, plus four staging spaces, plus six stacking spaces for each automated washing rack or bay. Since one automatic washing bay is proposed, a total of six stacking spaces are required for the car wash operations. The attached Preliminary Site Plan indicates that there are six stacking spaces available between the three point-of-sale booths and the car wash tunnel, which meets this requirement. In addition, 22 vacuum spaces, two employee spaces, and one handicap accessible parking space are also provided on site.

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:**

Comment: The proposed principal use is a car wash. A car wash is a conditional use as specified in Section 12-7-3 of the Zoning Ordinance.

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

Comment: The subject property is a vacant building. The proposed car wash repurposes the subject property to provide additional services for residents.

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

Comment: The proposed car wash use would redevelop the existing site with a new building and site improvements that would be more harmonious with the surrounding commercial development in the area. As this site was previously utilized as a car wash, the new use would not change the character or impact of the site on the surrounding region.

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

Comment: The proposed car wash 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 will not detract or disturb surrounding uses in the area any more than the previous car wash use. The proposed car wash will have added landscaping and screening to reduce any adverse effects on surrounding development.

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

Comment: The subject property is an interior 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:

Comment: 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 repurposing the site with a new use and enhanced site improvements.

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

Comment: While a portion of activities for the proposed car wash use would take place outside, the petitioner has designed the site and provided appropriate screening to reduce any noise, smoke fumes, light, glare, odors, or other concerns. The previous car wash development did not have some of these added site improvements and features so it can be gathered that the new use would have a better overall effect 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:

Comment: 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 points 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:

Comment: 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 site with a new development with screening to house a new car wash facility in an effort to provide services to the city.

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

Comment: The proposed car wash use will comply with all applicable requirements as stated in the Zoning Ordinance.

PZB Procedure and Recommended Conditions: Under Section 12-3-4(D)(3) (Procedure for Review and Decision of Conditional Uses), the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use request for 1730 Elmhurst 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) of the Zoning Ordinance. If the PZB opts to recommend approval and City Council ultimately approves the conditional use request, staff recommends the following conditions with this request.

Conditions of Approval:

1. The petitioner shall revise the Architectural Plan to meet all the Building Design Standards in Section 12-3-11 of the Zoning Ordinance or seek relief from these standards using the appropriate procedures within the Zoning Ordinance.
2. The petitioner shall install a minimum eight-foot-tall wood, vinyl, or masonry fence along 100 percent of the east (rear) property line of the subject property.
3. That plans may need to be revised at time of building permit to meet all applicable City of Des Plaines codes. Specifically, the project must follow all requirements of the Department of Public Works and Engineering, as well as the Metropolitan Water Reclamation District (MWRD), as it relates to floodplain redevelopment.

Attachments:

- Attachment 1: Project Narrative & Professional Consultants
- Attachment 2: Petitioner's Responses to Standards
- Attachment 3: Location Map
- Attachment 4: ALTA/NSPS Land Title Survey
- Attachment 5: Preliminary Site Plan
- Attachment 6: Architectural Plan
- Attachment 7: Renderings
- Attachment 8: Landscape Plan
- Attachment 9: Photometric Plan
- Attachment 10: Preliminary Engineering Plan
- Attachment 11: Engineering Memo
- Attachment 12: Site and Context Photos

Project Narrative

Driven Car Wash is a locally owned, best-in-class express car wash platform with operations currently centralized in the Chicagoland market. The subject property is currently a full-service car wash that has been in operations for more than 30 years. The property is approximately 37,355 square feet with a total building size of 4,421 square feet. We seek to revitalize and modernize the property, converting it from an older full-service car wash to a state-of-the-art express car wash operation. The proposed structure is approximately 4,900 square feet and will feature 22 free vacuum stalls to be used by customers. The architectural design is intended to call upon the nostalgia of the classic car wash experience, but with a modern twist. Building design elements are inspired by the modernist movement of the 1950's. We utilize the best and newest technologies in car washing equipment and chemistry, combined with the personalized feel of a classic car wash. Through ongoing partnerships, Driven Car Wash supports local organizations and charities to serve our customers and community. We are also committed to environmentally friendly practices and have built a corporate culture of equality and opportunity amongst our staff.

While the subject property is currently under use as a car wash, we are seeking conditional use to allow for the continued use of car wash operations. The nature of operations will evolve from full-service to express exterior only car wash, which will require customers to remain in their vehicles. Given the nature of operations, staffing will be limited to approximately 3 employees per labor hour. Normal hours of operations are 7am-8pm, Monday-Sunday.

Professional Consultants

Civil Engineer, M. Gingerich, Gereaux & Associates (MG2A), (815) 478-9680

Architect, ARSA Schneider Architects, (847) 698-4438

Landscape Architect, Wave Outdoors Landscape + Design (312) 772-2300

General Contractor, Morgan Wyatt, LLC, (708) 714-7116

1. The property is currently zoned C-3. The property would be used for car wash operations, which would in fact require a conditional use.
2. The proposed facility would maintain operations as a car wash. The property has historically been used as a car wash for more than 30 years, and it is our understanding that this would be consistent with the city's objective for the property.
3. The general appearance of the proposed facility is consistent with the character of the surrounding vicinity. In particular, the modern aesthetics of the building coupled with the robust landscaping package is uniform with the redevelopment and modernization of the broader downtown Des Plaines area. We believe this will be a much-welcomed upgrade to the existing facility/use.
4. The proposed conditional use will not present hazards of disturb the existing neighborhood. We have maintained operations in the heart of residential communities for more than 2 years without receiving any complaints of disturbance. Additionally, a majority of surrounding properties are mostly for commercial use, in which the draw from operation would help to further promote surrounding commercial activity while offering a convenient location for residents.
5. The proposed conditional use will still allow for the property to be served by essential public facilities and services. Fire and police will have full accessibility, fire alarm systems are located to allow for quick access by the local fire department, refuse is located for direct access. Additionally, underground compensatory storm water storage will be fully addressed.
6. The proposed use will not require any additional resources from the community.
7. The proposed conditional use will not partake in an activities deemed detrimental to any persons. Our operations are committed to responsible and environmentally friendly practices. We use advanced, energy-efficient cleaning equipment and feature noise-controlled tunnel and equipment.
8. The proposed conditional use will not interfere with surrounding traffic. The site plan was constructed to allow for ample queueing of customers.
9. The proposed conditional use will not destroy any such features. In fact, the proposed plan will greatly improve upon the current natural and scenic features.
10. The proposed use will fully comply with all regulations. In particular, the scope of the redevelopment project will fully address local and Federal ordinances related to all FEMA considerations.

Alignment with the 2019 Comprehensive Plan

As proposed, the plan for 513 S. River Rd. aligns with the vision in the 2019 Comprehensive Plan in the following ways:

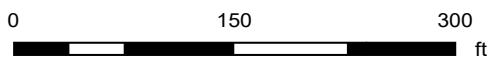
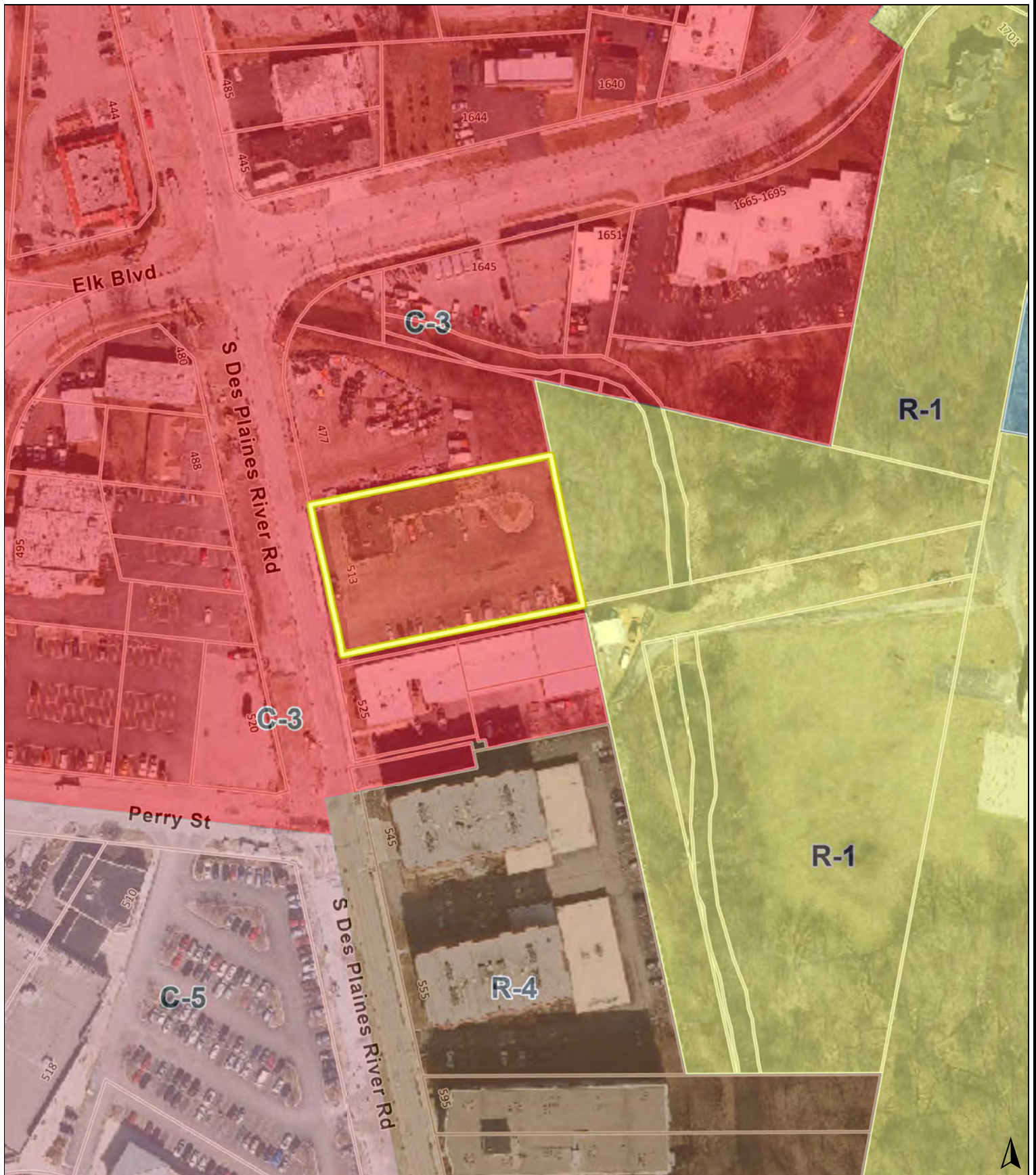
One of the “overarching principles” of the Comprehensive Plan is to “incorporate green infrastructure elements to address flooding.” The plan for 513 S. River Rd. includes the installation of over 40,000 square feet of storm water storage. This parcel is in the FEMA designated flood plain, and the plan for 513 S. River Rd. complies fully with all relevant local and federal ordinances related to FEMA considerations. In regard to green infrastructure, the site will include a robust landscaping plan which features native plantings and grasses.

Additionally, the 2019 Comprehensive Plan calls for the parcel to remain zoned “commercial” – the plan for 513 S. River Rd. retains the commercial zoning designation in accordance with the 2019 Comprehensive Plan

Finally, the plan for 513 S. River Rd. maintains a dedicated sidewalk for pedestrians with a grass median between the sidewalk and River Rd., and a separate grass median between the sidewalk and any building or pavement on the 513 S. River Rd. site, which is consistent with the objective to improve the pedestrian and bike network under the comprehensive plan.

Additional resources from the community

The proposed use for 513 S. River Rd. will not require any additional funding for new or altered infrastructure as the site will utilize the footprint and infrastructure of the existing car wash operations.



Print Date: 4/21/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

ALTA/NSPS LAND TITLE SURVEY

Items Corresponding to Schedule B

THE FOLLOWING ARE ITEMS IN SCHEDULE B IN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. WITH AN EFFECTIVE DATE OF

- 14 TERMS AND PROVISIONS AS CONTAINED IN THE CONSENT TO TEMPORARY CONSTRUCTION EASEMENT RECORDED OCTOBER 10, 2014 AS DOCUMENT 1428346068 BY DES PLAINES CAR WASH INC (TENANT) AND ITASCA BANK AND TRUST CO KNOWN AS TRUST NUMBER 11849 AND SUBJECT TO THE CONDITIONS THEREIN, AFFECTING: THAT PART OF THE LOTS 3 TO 5, IN LEE'S SUBDIVISION OF LOTS 10,11,12, AND 13 OF HODGE'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1875 AS DOCUMENT NUMBER 54199 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ON AN ASSUMED BEARING SOUTH 77 DEGREES 51 MINUTES 26 SECONDS WEST ON THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 110.07 FEET TO THE EASTERLY LINE OF THE WESTERLY 14.93 FEET OF SAID LOTS; THENCE NORTH 12 DEGREES 08 MINUTES 34 SECONDS WEST ON SAID EASTERLY LINE, 14.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 12 DEGREES 08 MINUTES 34 SECONDS WEST ON SAID EASTERLY LINE, 37.57 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 53 SECONDS EAST, 12.43 FEET; THENCE SOUTH 11 DEGREES 10 MINUTES 35 SECONDS EAST, 35.00 FEET; THENCE SOUTH 78 DEGREES 49 MINUTES 25 SECONDS WEST, 11.53 FEET TO THE POINT OF BEGINNING. (EASEMENT TIME HAS EXPIRED)
- 15 TERMS AND PROVISIONS AS CONTAINED IN THE TEMPORARY CONSTRUCTION EASEMENT RECORDED OCTOBER 10, 2014 AS DOCUMENT 1428346067 BY DES PLAINES CAR WASH INC (TENANT) AND ITASCA BANK AND TRUST CO KNOWN AS TRUST NUMBER 11849 AND SUBJECT TO THE CONDITIONS THEREIN, AFFECTING: THAT PART OF THE LOTS 3 TO 5, IN LEE'S SUBDIVISION OF LOTS 10,11,12, AND 13 OF HODGE'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1875 AS DOCUMENT NUMBER 54199 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE ON AN ASSUMED BEARING SOUTH 77 DEGREES 51 MINUTES 26 SECONDS WEST ON THE SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 110.07 FEET TO THE EASTERLY LINE OF THE WESTERLY 14.93 FEET OF SAID LOTS; THENCE NORTH 12 DEGREES 08 MINUTES 34 SECONDS WEST ON SAID EASTERLY LINE, 14.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 12 DEGREES 08 MINUTES 34 SECONDS WEST ON SAID EASTERLY LINE, 37.57 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 53 SECONDS EAST, 12.43 FEET; THENCE SOUTH 11 DEGREES 10 MINUTES 35 SECONDS EAST, 35.00 FEET; THENCE SOUTH 78 DEGREES 49 MINUTES 25 SECONDS WEST, 11.53 FEET TO THE POINT OF BEGINNING. (EASEMENT TIME HAS EXPIRED)
- 16 EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND CENTRAL TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT FILED MARCH 13, 1973 AS DOCUMENT NO. LR2679778, AFFECTING THAT PART OF THE LAND DEPICTED ON PLAT. (DOCUMENT NOT PROVIDED)
- 17 GRANT TO CENTRAL TELEPHONE COMPANY OF ILLINOIS AND THE COMMONWEALTH EDISON COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF THE RIGHT TO OVERHANG, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, WIRES, CABLES, TRANSFORMERS, AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD TRANSMISSION AND DISTRIBUTION OF ELECTRICITY SOUNDS AND SIGNALS TOGETHER WITH RIGHT OF ACCESS TO THE PROPERTY DESCRIBED AS FOLLOWS: A STRIP 10 FEET WIDE ACROSS THE SOUTHEASTERLY 25 FEET OF LOT 44 BEGINNING AT THE INTERSECTION OF THE MOST NORTHERLY CORNER OF LOT 1 AND THE MOST WESTERLY CORNER OF LOT 37 ON THE SOUTHEASTERLY LINE OF THE SOUTHEASTERLY 25 FEET OF LOT 44 THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 25 FEET PARALLELING THE EXISTING UTILITY POLE LINE. (DOCUMENT PROVIDED)

Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA = 37,355 SQ. FT., 0.86 ACRES
- MN3 PIN 09-16-300-114
- MN4 BEARING BASIS IS GEODETIC

Legend of Symbols & Abbreviations

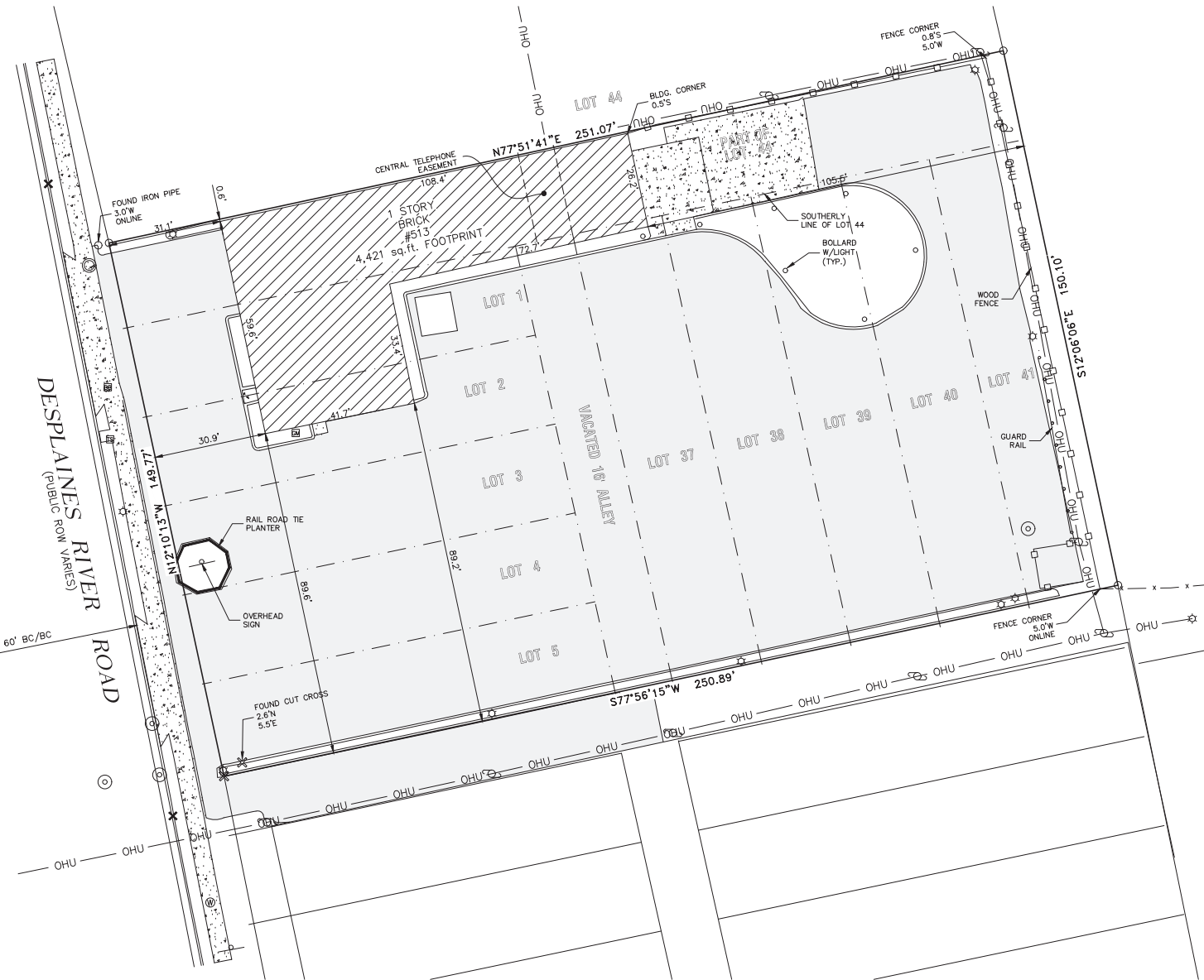
○	FOUND IRON PIPE	⊙	STORM SEWER MANHOLE	EM	ELECTRIC METER
⊠	FOUND IRON ROD	⊕	CURB INLET	GM	GAS METER
⊗	FOUND CUT CROSS	⊙	SANITARY SEWER MANHOLE	TS	TRAFFIC SIGNAL VAULT
7.77 (7.77)	MEASURED DATA	☆	LIGHT POLE	—OHU—	OVERHEAD UTILITY LINE
P.U.E.	RECORDED DATA	⊕	POWER POLE	▭	ASPHALT SURFACE
D.E.	PUBLIC UTILITY EASEMENT	⊕	SIGN	▭	CONCRETE SURFACE
B.S.L.	DRAINAGE EASEMENT	⊕	WATER MANHOLE		
	BUILDING SETBACK LINE	⊕	BUFFALO BOX		

TO: ARLINGTON HTS EXPRESS WASH, LLC; ITASCA BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 2, 2000 AND KNOWN AS TRUST NUMBER 11849; DRIVEN CAR WASH LLC; CHICAGO TITLE INSURANCE COMPANY

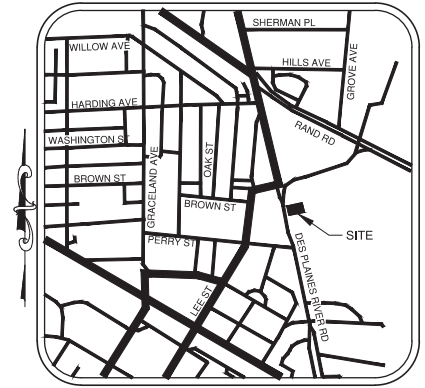
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2021.

DATED: DECEMBER 14, 2021

Robert F. Sluis
ROBERT F. SLUIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558
LICENSE EXPIRES NOVEMBER 30, 2022



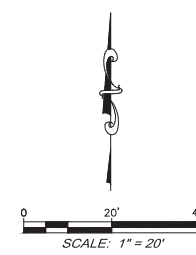
Vicinity Map



Legal Description

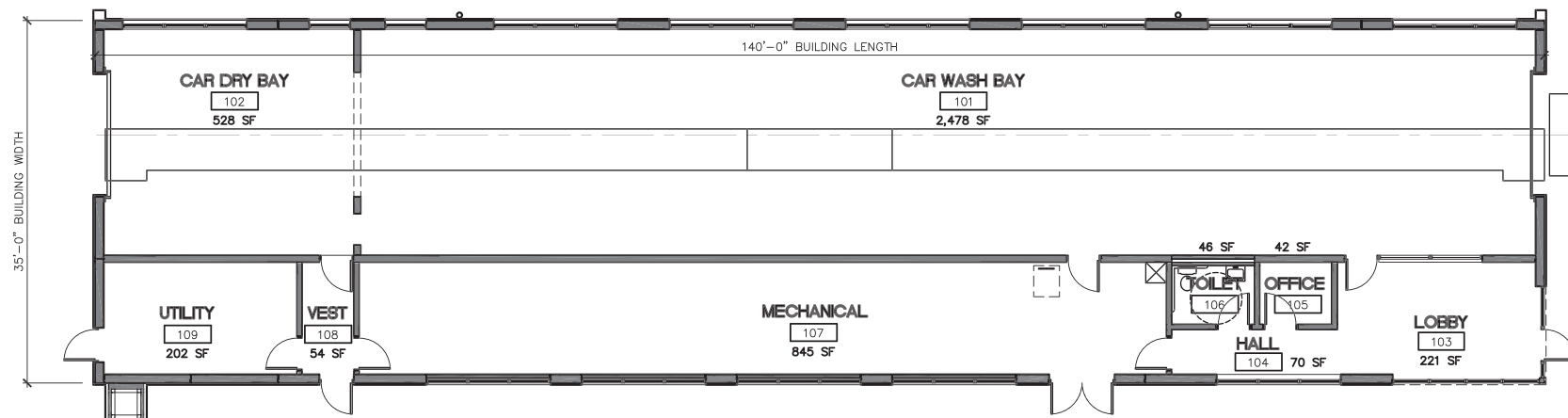
PARCEL 1:
LOTS 1 TO 5 INCLUSIVE (EXCEPT FROM EACH OF SAID LOTS THE SOUTHWESTERLY 14.93 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINES THEREOF) LOTS 37 TO 41 INCLUSIVE AND THE SOUTHERLY 25 FEET OF LOT 44 (AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) (EXCEPT THE SOUTHWESTERLY 14.93 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) ALL IN LEE'S SUBDIVISION OF LOTS 10 TO 13 OF HODGE'S SUBDIVISION IN SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING WESTERLY OF A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE CENTER LINE OF DES PLAINES AVENUE AS OCCUPIED) IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE VACATED ALLEY LYING EASTERLY OF LOTS 1 TO 5 AND LYING WESTERLY OF LOT 37 IN LEE'S RE-SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

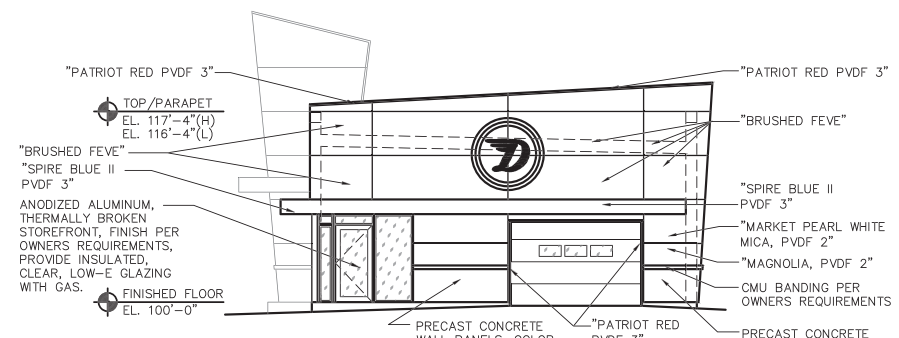


REVISIONS		
DATE	BY	DESCRIPTION

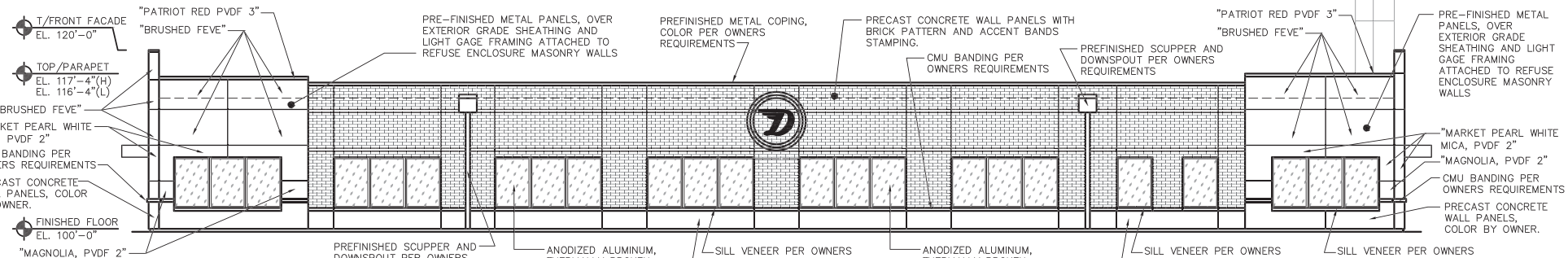
MGA CIVIL ENGINEERING SURVEYING										
M GINGERICH GEREAX & ASSOCIATES Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD MANHATTAN, IL. 60442										
<table border="0"> <tr> <td>ORDERED BY:</td> <td>CHRIS JENKS</td> </tr> <tr> <td>DATE:</td> <td>12-14-2021</td> </tr> <tr> <td>DRAWN BY:</td> <td>DR. BY/NB</td> </tr> <tr> <td>CHECKED BY:</td> <td>CK. BY/RFS</td> </tr> <tr> <td>FILED:</td> <td> </td> </tr> </table>	ORDERED BY:	CHRIS JENKS	DATE:	12-14-2021	DRAWN BY:	DR. BY/NB	CHECKED BY:	CK. BY/RFS	FILED:	
ORDERED BY:	CHRIS JENKS									
DATE:	12-14-2021									
DRAWN BY:	DR. BY/NB									
CHECKED BY:	CK. BY/RFS									
FILED:										



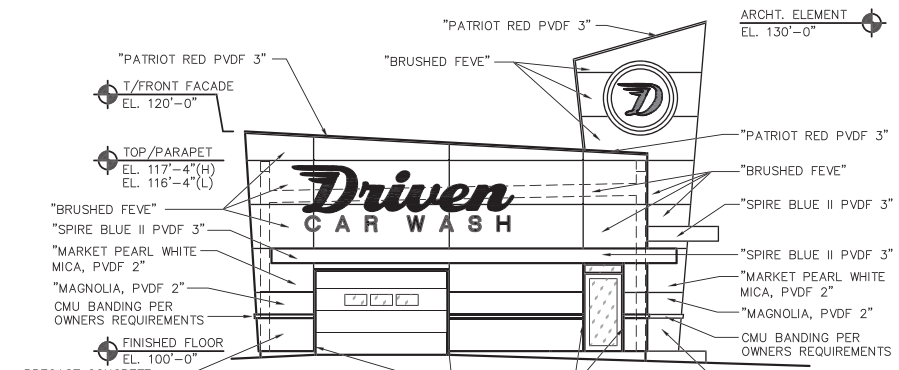
BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"
BUILDING AREA: 4,930± SF



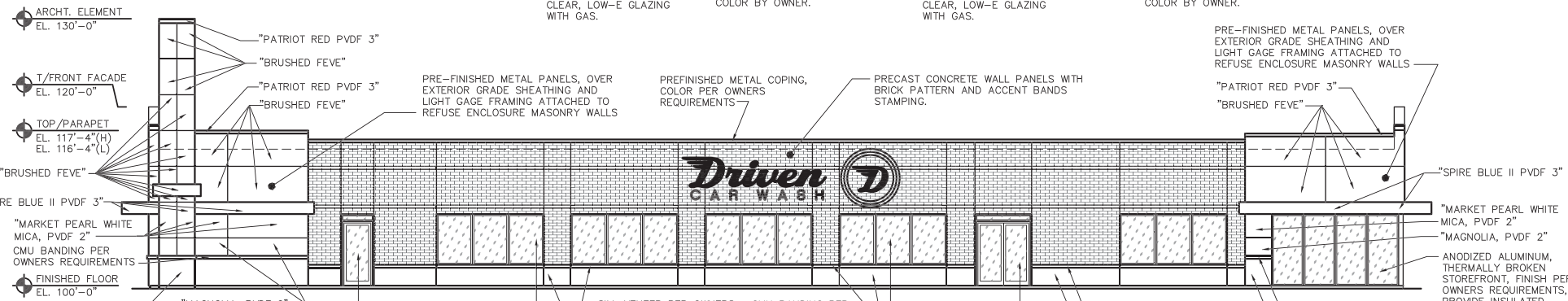
EAST ELEVATION
SCALE: 1/8" = 1'-0"



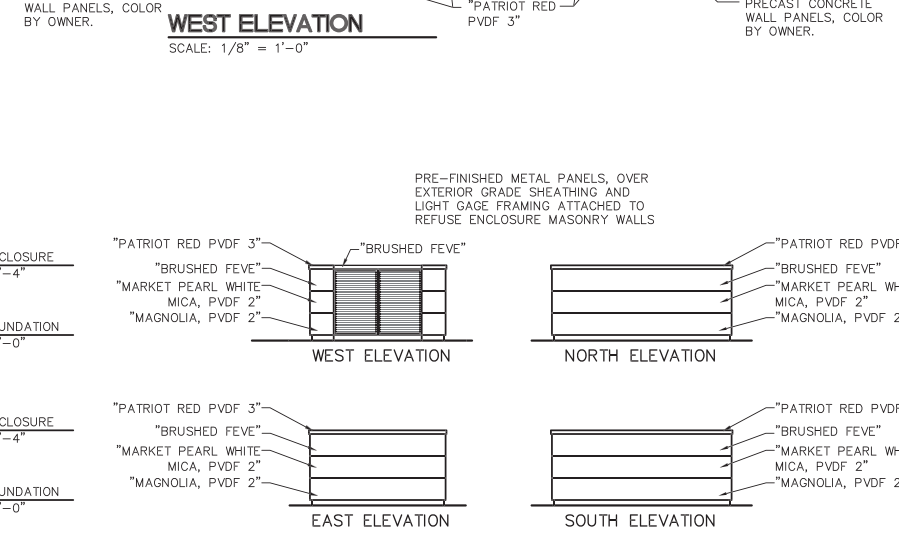
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



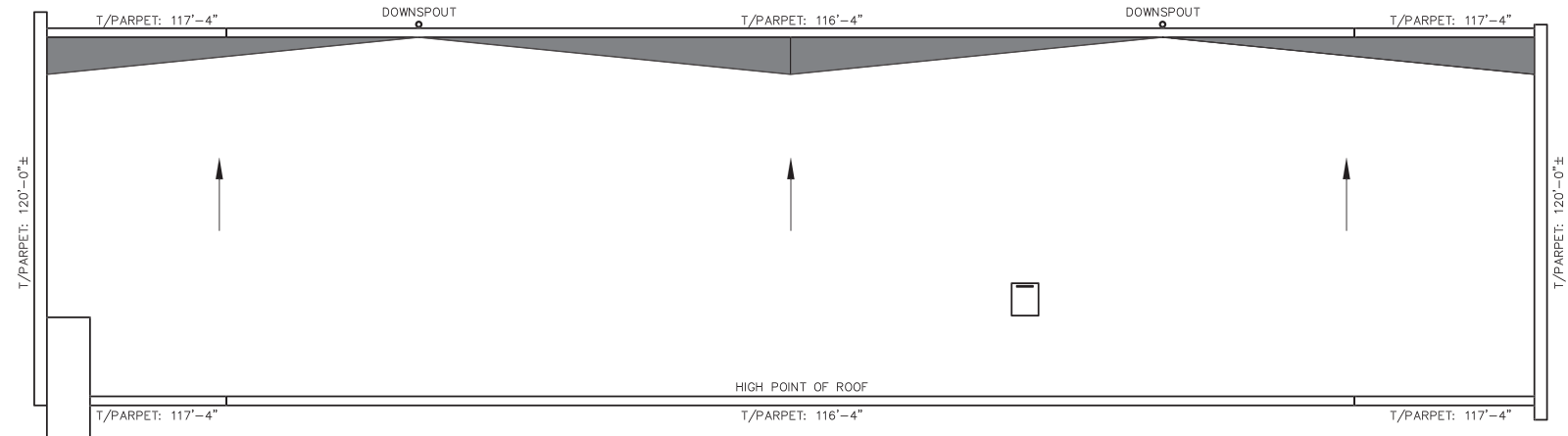
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



REFUSE ENCLOSURE
SCALE: 1/8" = 1'-0"



BUILDING ROOF PLAN
SCALE: 1/8" = 1'-0"

DRIVEN EXPRESS CAR WASH
513 SOUTH RIVER ROAD
DES PLAINES, ILLINOIS

Driven Car Wash
DesPlaines IL

Mar 10, 2022



Plate 2

Driven Car Wash
DesPlaines IL

Mar 10, 2022



Plate 1

Driven Car Wash

DesPlaines IL

Mar 10, 2022



Attachment 7

Plate 3



1411 W. Peterson Avenue, Suite 203
Park Ridge, IL 60126 • tel 847-698-4438 / fax 847-698-9889



Plate 4

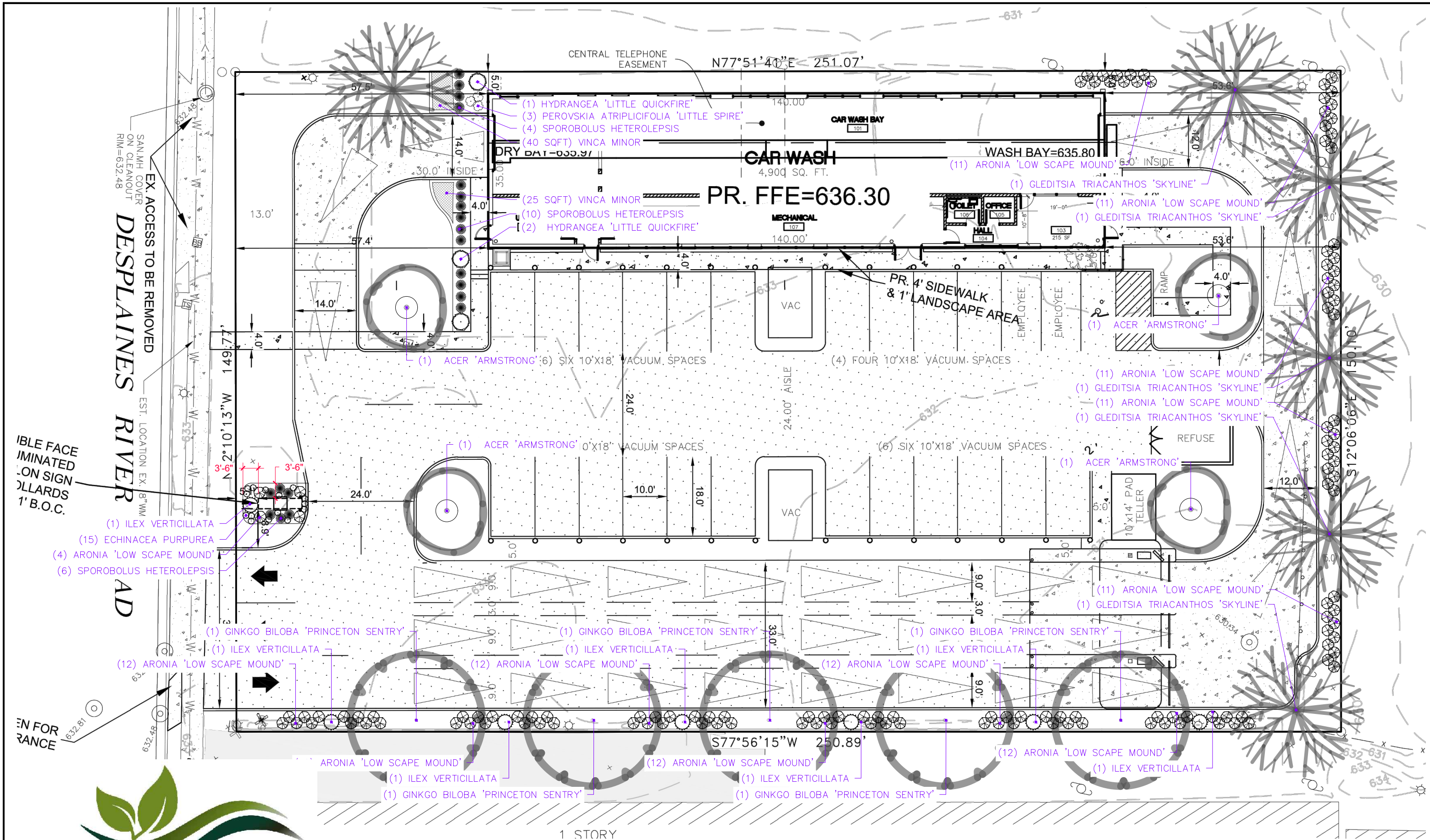
Driven Car Wash

DesPlaines IL

Mar 10, 2022



Plate 5



PR. DOUBLE FACE
ILLUMINATED
PYLON SIGN
W/ CONC. BOLLARDS
PROVIDED 1' B.O.C.

DESIGN
EST. LOCATION EX. 8" WM
DESIGN
DESIGN

DESIGN
DESIGN

- (1) ILEX VERTICILLATA
- (15) ECHINACEA PURPUREA
- (4) ARONIA 'LOW SCAPE MOUND'
- (6) SPOROBOLUS HETEROLEPSIS

- (1) GINKGO BILOBA 'PRINCETON SENTRY'
- (1) ILEX VERTICILLATA
- (12) ARONIA 'LOW SCAPE MOUND'

(1) ACER 'ARMS'

(1) ACEI

(12) AI



WAVE OUTDOORS

DRIVEN EXPRESS (DP)

SIGN: LANDSCAPE

DATE: 2022-04-18 | SCALE: 1/8" = 1'-0"
FILE: DESIGN 2022-04-18 DRIVEN EXPRESS DES PLAINES.DWG

P1

PLANT LIST:

TREES

	QUANTITY
GINKGO BILOBA 'PRINCETON SENTRY'	5 EACH
GLEDITSIA TRIACANTHOS 'SKYLINE'	5 EACH
ACER 'ARMSTRONG'	4 EACH

SHRUBS

ILEX VERTICILLATA	7 EACH
ARONA 'LOW SCAPE MOUND'	119 EACH
HYDRANGEA 'LITTLE QUICKFIRE'	3 EACH

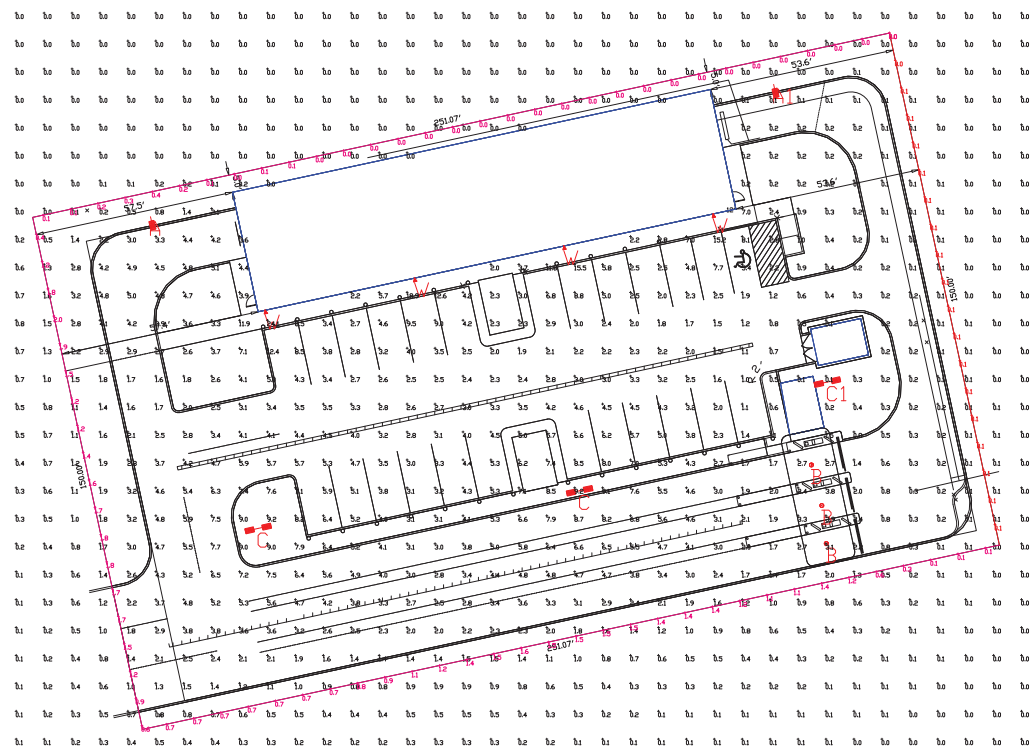
PERENNIALS / GROUNDCOVER

SPOROBOLUS HETEROLEPSIS	20 EACH
ECHINACEA PURPUREA	12 EACH
VINCA MINOR	65 SQFT

PLANTING NOTES:

- ALL SHADE TREES MINIMUM TRUNK SIZE 2.5" CALIPER AT TIME OF PLANTING.
- SHRUBS MINIMUM 18" AT PLANTING, NOT TO EXCEED 4FT AT MATURITY.
- ONE SHADE TREE PER 40FT LENGTH ALONG PERIMETER PARKING LOT.
- NATURAL SHREDDED HARDWOOD MULCH TO BE USED THROUGHOUT PLANTING BED AREAS.
- LANDSCAPE AREAS NOT SPECIFIED DESIGNATED AS DOMESTIC TURF GRASS (KENTUCKY BLUEGRASS).
- ONE YEAR WARRANTY ON ALL PLANT MATERIAL.





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATION POINTS @ GRADE	Illuminance	Fc	1.79	24.1	0.0	NA.	NA.
EAST PROPERTY LINE	Illuminance	Fc	0.09	0.1	0.0	NA.	NA.
WEST PROPERTY LINE	Illuminance	Fc	0.73	2.0	0.0	NA.	NA.
INSIDE CURB	Illuminance	Fc	2.98	15.5	0.1	32.80	155.00
PAY CANOPY	Illuminance	Fc	3.05	3.9	1.5	2.03	2.60

**PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LBD	LLF	Arr. Lum. Lumens	Arr. Watts
■	1	A	SINGLE	MRS-LED-18L-SIL-FT-40-70CRI-IL-SINGLE-20" POLE+2" BASE	1,000	1,000	1,000	11444	135
■	1	A1	SINGLE	MRS-LED-06L-SIL-FT-40-70CRI-IL-SINGLE-20" POLE+2" BASE-DIMMED 90%	1,000	1,000	0.100	3991	41
○	3	B	SINGLE	EXN-EGLED-03L-TSN-50-70CRI-10" MH-DIMMED 60%	1,000	1,000	0.400	3200	22
■	2	C	DIBO*	MRS-LED-18L-SIL-FT-40-70CRI-DIBO-20" POLE+2" BASE	1,000	1,000	1,000	35364	270
■	1	C1	DIBO*	MRS-LED-06L-SIL-FT-40-70CRI-IL-DIBO-20" POLE+2" BASE-DIMMED 90%	1,000	1,000	0.100	7982	82
■	4	W	SINGLE	XWS-LED-06L-FTW-50-80CRI-10" MH	1,000	1,000	1,000	7031	52

Total Project Watts: 1
Total Watts = 1872

LD-155316-1

DRIVER EXPRESS CARE WITH
50' 2" OVER HOOK
50' 2" OVER HOOK

ISSUED: 01/20/2020 REVISED: 02/10/2020 SHEET 1 OF 1

SCALE: 1"=16'



**PUBLIC WORKS AND
ENGINEERING DEPARTMENT**

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

MEMORANDUM

Date: April 12, 2022
To: John Carlisle, Director of Community and Economic Development
From: John La Berg, P.E., Civil Engineer
Cc: Jon Duddles, P.E., Assistant Director of Public Works and Engineering
Subject: 513 S. River Rd. Proposed Car Wash

Per your request, Public Works and Engineering has no issue with the above project. We have done a preliminary review on it, and have the following comments:

- An elevation certificate will be required, and the City Ordinance Title 14 Flood Control shall be followed.
- MWRD and IDOT permits will be required.

The Public Works and Engineering Department will have more comments when a formal submittal of the plan is made.

JL/jl



513 S. River Rd – Public Notice & Front of Existing Building



513 S. River Rd – Looking Northeast at Front & South Side of Bldg



513 S. River Rd – Looking Southwest at Front & North Side of Bldg



513 S. River Rd – Looking East at Rear of Building & Site