



Planning and Zoning Board Agenda September 13, 2022 Room 102 – 7:00 P.M.

Chair Announcements: The public hearing for a standard variation request at 1624 Lincoln Avenue has been canceled, as it is no longer necessary. The necessary relief may be reviewed through a minor variation, which may be granted by the Zoning Administrator. Although the item is not on the agenda, any in attendance regarding this matter may comment under “Public Comment for matters not on the agenda.”

The review of a Plat of Subdivision at 1353 Lee Street had been scheduled for this meeting, with a public notice sign posted, but the applicant has not completed the necessary staff reviews for Board consideration. This item is not on tonight’s agenda and will be rescheduled, with a new public notice sign posted, for a later meeting. Although the item is not on the agenda, any in attendance regarding this matter may comment under “Public Comment for matters not on the agenda.”

Call to Order and Roll Call

Approval of Minutes: August 23, 2022

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 1946 & 1990 White Street

Case Number: 22-031-MAP-V

The petitioner is requesting the following items under the Zoning Ordinance: (i) a map amendment to change the current zoning district from R-1 to I-1 Institutional District; (ii) a variation to allow parking in the required front yard in the I-1 district; (iii) a variation from the minimum parking lot curb distance; (iv) variations from the required interior and perimeter parking lot landscaping; (v) a variation to the buffer requirements for I-1 properties abutting residential zoning districts; and (vi) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-29-224-015, 09-29-224-016, 09-29-224-052, 09-29-224-053, 09-29-224-051, 09-29-224-049, 09-29-232-021, 09-29-402-003, 09-29-402-012, 09-29-402-014, 09-29-402-017, 09-29-402-023, 09-29-402-029, 09-29-401-029

Petitioner: Des Plaines Park District

Owner: Des Plaines Park District

2. Address: 815 Thacker Street

Case Number: 22-032-V

The petitioner is requesting the following items under the Zoning Ordinance: (i) a variation to allow the width of a residential driveway to be more than 20 feet, with approximately 2.5 parking spaces, for a residential property with no garage; (ii) a variation to allow a residential driveway on a property with no garage or carport without the installation of evergreen shrub landscaping along the entire exterior edge of the driveway; (iii) a variation to allow a residential walkway to be less than one foot from the property line; and (iv) a variation to allow a patio to be set back less than five feet from the property; and (v) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-19-203-069-0000

Petitioner: Miguel Pulido, 815 Thacker Street, Des Plaines, IL 60016

Owner: Felipe Pulido, 641 Greenview Avenue, Des Plaines, IL 60016

Next Agenda: September 27, 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 accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.



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

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, August 23, 2022, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Weaver, Veremis, Saletnik, Hofherr, Szabo, Fowler, Catalano

ABSENT: None

ALSO PRESENT: John Carlisle, AICP, Director of Community & Economic Development
Jonathan Stytz, AICP, Senior Planner
Laura Fast/Deputy Clerk, Recording Secretary
Margie Mosele, CED Executive Assistant

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Veremis to approve the meeting minutes of July 26, 2022, as amended on page 14 to remove the word unanimous.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIES UNANIMOUSLY ****

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Pending Applications

1. Address: 2064-2074 Mannheim Road

Case Number: 22-026-V

The petitioner is requesting the following variations from the Zoning Ordinance: (i) a Major Variation from Section 12-8-5.B.1 to allow a commercial mobile radio service facility to be located in a required rear yard in the M-2 General Manufacturing district and set back less than 50 feet away from a property line; and (ii) Major Variation from Section 12-8-5.B.2 to allow a commercial mobile radio service facility height to be greater than its set back distance from a residential district.

Addresses: 2064-2074 Mannheim Road

Owner: Extra Space Storage, c/o Thomas Morin, 2795 E. Cottonwood Parkway, Suite 300, Salt Lake City, UT 84121

Petitioner: New Cingular Wireless PCS, LLC by Crown Castle USA INC, c/o Michael Gasser, 9045 River Road, Suite 425, Indianapolis, IN 46240

Case Number: 22-026-V

Real Estate Index Number: 09-29-402-041-0000

Ward: #5, Alderman Carla Brookman

Existing Zoning: Existing Land Use: M-2, General Manufacturing District

Surrounding Zoning: Commercial Storage Facility

Existing Zoning: North: M-2, General Manufacturing District
South: M-2, General Manufacturing District

Existing Land Use: Commercial Storage Facility

Surrounding Zoning: North: M-2, General Manufacturing District
South: M-2, General Manufacturing District
East: M-2, General Manufacturing District
West: R-3, Townhouse Residential District

Surrounding Land Uses: North: Commercial Storage Facility (Industrial)

Street Classification: Mannheim Road is classified as an Other Principal Arterial.

Comprehensive Plan: The Comprehensive Plan illustrates this site as Industrial.

Zoning/Property History: The existing 60-foot-tall commercial mobile radio service facility was approved through a building permit in 1998 to be installed on the subject property 42 feet from the west property line. Later in 1998, Ordinance Z-8-98 was approved, which repealed existing regulations and enacted new land use and zoning regulations city-wide. The new 1998 Zoning Ordinance added the definition, allowance, and bulk regulations for commercial mobile service facilities (i.e., cell towers), including height, setback, and location restrictions based on the zoning district. Specifically, the regulations restricting commercial mobile service facilities from being located in any required yard and requiring them to be a minimum of 50 feet away from all property lines made the existing commercial mobile service facility non-conforming. Since its construction, the commercial mobile service facility equipment was upgraded in 2011 and antennas were added in 2014. This was permitted under the

nonconforming structures rules because the height and location of the facility did not change. However, the desired scope of work at this time requires variation.

Project Description: The petitioner, Michael Gasser on behalf of New Cingular Wireless PCS, LLC, has requested Major Variations to add a 30-foot tall expansion onto an existing 60-foot-tall commercial mobile radio service facility located in the rear of the Extra Space Storage property at 2064-2074 Mannheim Road. The subject property is located within the M-2 General Manufacturing district and consists of one lot with a multi-level building, small storage pods with paved access, and surface parking area as shown in the attached ALTA/ACSM Land Title Survey. The subject property is located along Mannheim Road and is currently accessed by two curb cuts. Access to the existing commercial mobile radio service facility is limited to the gated area located directly north of the commercial storage facility building. The existing commercial mobile radio service facility on site is classified as a freestanding (secondary principal use) as it does not relate the commercial storage facility use (i.e., Extra Space Storage). A commercial mobile service facility is a permitted use in the M-2 district and is governed by Section 12-8-5 of the Zoning Ordinance.

The petitioner wishes to modify the existing commercial mobile radio service facility by adding a 30-foot-tall tower extension with twelve new antennae and related equipment to address coverage and equipment requirements without the addition of a new monopole. The proposed extension would result in a monopole height of 90 feet with an overall equipment height of 93.5 feet as noted in the attached Architectural Plans and Project Narrative. All regulations in Section 12-8-5 apply for commercial mobile radio service facilities.

However, the two regulations in conflict with the petitioner's proposal are noted below pursuant to Section 12-8-5.B:

- No commercial mobile radio service facility shall be located in any required yard, nor shall a freestanding commercial mobile radio service facility be located within fifty feet (50') of any property boundary line.
- A freestanding commercial mobile radio service facility shall be set back from any residential zoning district a distance equivalent to its height; provided however, that in no case shall a freestanding commercial mobile radio service facility be located closer than one hundred feet (100') from any residential district.

Since the proposal does not align with the aforementioned regulations above, major variation requests are required.

Variation Standards

Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. The petitioner's rationale for how the proposal would satisfy each of the standards is attached. The PZB may use this rationale as its findings, or the Board may create its own. The standards that should serve as the basis of findings are the following:

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

PZB Additions or Modifications (if necessary): _____.

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

PZB Additions or Modifications (if necessary): _____.

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

PZB Additions or Modifications (if necessary): _____.

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

PZB Additions or Modifications (if necessary): _____.

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

PZB Additions or Modifications (if necessary): _____.

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

PZB Additions or Modifications (if necessary): _____.

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

PZB Additions or Modifications (if necessary): _____.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate

the alleged hardship or difficulty presented by the strict application of this title.

PZB Additions or Modifications (if necessary): _____.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.G of the Zoning Ordinance (Major Variations), the PZB has the authority to recommend approval, approval subject to conditions, or denial of the requests. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6.H of the Zoning Ordinance (Standards for Variations) as outlined in the Zoning Ordinance. The City Council has the final authority.

Chair Szabo swore in Michael Gasser. Mr. Gasser is the petitioner who represents Crown Castle. Crown Castle owns and manages an existing monopole communication tower facility at 2064 Mannheim Road. The existing 60-foot tower facility was originally approved for installation in May 1998. The existing tower was constructed under the previous code and is not compliant with current setback and location regulations. In order to address coverage and equipment requirements in its network, AT&T Mobility desires to collocate a new antenna on the tower which will include a 30' tower extension. The proposed extension would result in a monopole height of 90 feet with an overall equipment height of 93.5 feet.

Residents Heidi Marshall, 1371 Fargo, and Naomi Freeman, 2210 S. Chestnut, asked if product cost or service will be impacted and if there any negative health effects associated with the proposed tower.

Mr. Gasser responded that AT&T's network will improve with 5G communication and increase competition. A lightning rod is installed on top of the tower and there are no concerns regarding health issues.

Jonathan Stytz, Senior Planner reviewed the staff report.

A motion was made by Board Member Saletnik, seconded by Board Member Catalano to approve a variation to allow a commercial mobile radio service facility to: (i) be located in a required rear yard in the M-2 General Manufacturing district and be set back 42 feet from the property line; (ii) be located 60 feet away from a residential district; and (iii) allow the proposed commercial mobile radio service facility height of 93.5 feet to be greater than its set back distance from a residential district, where the facility setback distance from a residential district must be equivalent to its height.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIES UNANIMOUSLY ****

2. Address: Citywide

Case Number: 22-030-TA

Consideration of Zoning Ordinance amendments to establish two uses that currently require a conditional use permit in the C-3 District to become permitted uses, subject to standard regulations: (i) motor vehicle sales and (ii) convenience mart fueling stations.

Director Carlisle presented the petition via reviewing the staff report below.

PIN: Citywide
Petitioner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
Case Number: #22-030-TA

Project Summary: Petitioner City of Des Plaines is requesting text amendments to the Zoning Ordinance regarding permitted and conditional uses in various zoning districts, as well as corresponding footnotes and specific use regulations of Chapter 8, as well as any other zoning relief as may be necessary. This is envisioned as a multi-part project that will address two-to-three uses at a time. The first part identifies the two uses discussed in this report.

Background

The City Council and City Manager have assigned staff to identify and propose amendments for various uses that currently require a conditional use permit because may be possible to entitle “by right,” or as a permitted use instead. As part of an ongoing goal to increase business friendliness, the Council realizes that when a conditional use is required, it adds a minimum 90 days to the start-up process of any use. Some businesses that currently require a conditional use are those that may activate vacant properties, generate tax revenue, or otherwise benefit the City, and the conditional use process can discourage them from locating or investing here.

However, conditional uses do serve a purpose, as stated in Section 12-3-4.A of the Zoning Ordinance: “...uses which, because of their **unique** character, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring lands and upon the public need for the particular use of the particular location.” For this reason, it is unlikely – and not suggested – that all conditional uses be removed. But the assignment of the Council and Manager begs two key questions:

- Which types of conditional uses are routinely approved with similar conditions across various sites?
- Which types of conditional uses are associated with the type of business or investment the City is especially looking to attract?

The C-3 General Commercial District is the most common business district in Des Plaines and is the source of most conditional uses. To begin the process of amending the Ordinance, staff has looked first

at C-3 and identified two uses for which to consider amendments: (i) motor vehicle sales and (ii) convenience mart fueling station.

To summarize the conditional use requests through 2017.

- There have been eight approvals for motor vehicle sales uses.
- There have been two approvals for convenience mart fueling stations.
 - o However, note that a convenience mart fueling station is typically a more robust and desirable business than an “auto filling station,” where a gas station has only a small building instead of a larger convenience store building with typically more customers and commercial activity.
 - o The business model in consumer motor fuel is moving toward generating more revenue from convenience retail sales than from sales of motor fuel (the movement toward electric vehicles is likely to accelerate this trend).
 - o Generally, cities find convenience mart fueling preferable to a barebones, gas-only (or gas plus limited other items) operations. Convenience marts can provide a neighborhood-scale resource for food staples to augment grocery stores, they generate more revenue – namely sales tax – than a fuel-focused business, and when an auto filling station is proposed to be converted to have a larger retail component, this is usually celebrated.
 - o Des Plaines has existing auto filling stations that are either a.) vacant or b.) active, but with a conversion to convenience mart foreseeable.

Nonetheless, in considering amendments staff respects the historical purpose of the Ordinance to place an added level of scrutiny on certain uses. However, there is an alternative approach: Instead of requiring a conditional use, establish across-the-board, reasonable regulations that are enforceable on permitted uses and designed to mitigate neighbor impact. The Zoning Ordinance already contains notes that follow the use matrices as well as Specific Use Regulations in Chapter 8, which currently cover antennae, radio towers, cell/mobile towers, bed-and-breakfast establishments, childcare and adult daycare centers, home occupations, residential care homes, consumer lenders, and cannabis business establishments. Using a combination of these two portions of the Ordinance, it is possible to establish regulations that address the use sensitivity and potential neighbor impact without requiring the conditional use process.

If the amendments are approved but a business encounters a hardship or unique circumstance with the newly proposed standards, they could seek a variation. Major variations are akin to conditional uses in start-to-finish time (average 90 days because of the required City Council approval), but standard and minor variations can be finalized faster. Further, staff’s intent at this time is to draft the kind of across-the-board rules that would generally not force a use into variation and instead promote compliance. Note that when building permits are required for either motor vehicle sales or convenience mart fueling, the building permit will require a zoning approval based on the Site Plan Review factors of Section 12-3-2. These are fairly comprehensive and allow staff to require changes and improvements when, for

example, the use on the specific property creates an unsafe or illogical circulation pattern. The applicant's avenue for relief would be to pursue a variation.

Proposed Amendments: Motor Vehicle Sales

All proposed amendments are contained in Attachment 2. Additions are **bold, double-underline**. Deletions are ~~struck through~~. The following is a summary of the proposed zoning amendments relating to motor vehicle sales:

- In the Commercial Districts Use Matrix (Section 12-7-3, Table 3), motor vehicle sales becomes a permitted use in C-3 on sites 22,000 square feet or more, which is roughly .5 acres. The minimum lot area is an existing requirement that staff proposes simplifying.
- A new Section 12-8-14 is created, titled "Motor Vehicle Sales Establishments."
 - Parking and Loading:
 - Requires clear identification and marking of the various types of parking spaces (sales/display area, employee parking, customer parking) with signs or striping.
 - Vehicle display cannot block entrances, drive aisles, etc.
 - Vehicles displayed for sale must be parked inside the property boundaries.
 - Except for vehicles displayed for sale, must always have valid license plate and registration.
 - Landscaping:
 - Must submit and implement a landscape plan when required by the landscape chapter of the Ordinance.
 - Must install landscape buffer, which is usually a combination of plantings and a fence, when required by the landscape chapter.
 - Environmental Performance Standards
 - Reinforces the requirement of the use to comply with the strictest of local, county, state, or federal requirements regarding noise, smell, toxic materials, and all other common safety or operational issues.
 - Sets the expectation for lighting plans and details that must be approved, with some latitude given to the Zoning Administrator regarding examination of existing lighting or installation of new lighting (e.g., requirement for a photometric plan).
 - Signs:
 - Reinforces the requirement to follow the sign chapter (Chapter 12-11) and requires that signs be designed to minimize effects on adjacent property.
 - Prohibits installation on fences, light poles, etc.

Proposed Amendments: Convenience Mart Fueling

All proposed amendments are contained in Attachment 3. Additions are **bold, double-underline**. Deletions are ~~struck through~~. The following is a summary of the proposed zoning amendments relating to convenience mart fueling:

- In the Commercial Districts Use Matrix (Section 12-7-3, Table 3), convenience mart fueling becomes a permitted use in C-3 on sites 15,000 square feet or more. The minimum lot area is reduced from the previous 20,000 square feet because staff is aware of vacant, nonconforming gas station properties, and obtaining a new user and investment will be easier if the threshold is lowered. Note that this amendment would not exempt a user from having to provide the required parking or a reasonable circulation pattern, but it will not automatically disqualify them (or require a variation) to invest in a site that is smaller than 20,000 square feet.
- A new Section 12-8-15 is created, titled “Convenience Mart Fueling Stations.”
 - Parking and Loading:
 - Except for spaces adjacent to fuel pumps, requires appropriate identification and marking of the various types of required spaces (e.g., through signs or striping).
 - Requires that spaces serving the retail portion be located close to the retail entrance.
 - Landscaping:
 - Must submit and implement a landscape plan when required by the landscape chapter of the Ordinance.
 - Environmental Performance Standards
 - Reinforces the requirement of the use to comply with the strictest of local, county, state, or federal requirements regarding noise, smell, toxic materials, and all other common safety or operational issues.
 - Sets the expectation for lighting plans and details that must be approved, with some latitude given to the Zoning Administrator regarding examination of existing lighting or installation of new lighting (e.g., requirement for a photometric plan).
 - Signs:
 - Reinforces the requirement to follow the sign chapter (Chapter 12-11) and requires that signs be designed to minimize effects on adjacent property.
 - Prohibits installation on fences, light poles, etc.

Standards for Text Amendments:

The following is a discussion of standards for zoning amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided. The Board may use the comments as written as its findings, modify, or adopt its own.

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;

Comments: The Comprehensive Plan calls for strengthening commercial corridors and industrial areas (Chapter 3: Economic Development). C-3 is the most common commercial district, and enabling start-up ease for businesses is likely to help with addressing vacant properties or allowing upgrades to existing properties in these corridors.

PZB Additions or Modifications (if necessary): _____.

2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development;

Comments: In its C-3 commercial corridors, Des Plaines has several existing motor vehicle sales and convenience mart fueling stations, or auto filling stations that may be eventually converting into convenience mart fueling. Allowing this use to sustain broadly throughout Des Plaines is consistent with the character of the City overall.

3. Whether the proposed amendment is appropriate considering the adequacy of public facilities and services available;

Comments: The amendments should not have an effect on public facilities and services.

PZB Additions or Modifications (if necessary): _____.

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

Comments: By balancing business and private property needs through reasonable restrictions that address aesthetics and character, the amendments should not have an adverse effect on property values. In particular, the newly proposed specific use regulations for both motor vehicle sales and convenience mart fueling intend to allow the reasonable use of property without inhibiting the enjoyment of property by adjacent owners and users.

PZB Additions or Modifications (if necessary): _____.

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

Comments: The amendments are part of an intentional effort to improve continually the business-friendly climate of Des Plaines, while balancing the need to ensure well-designed properties and developments that mitigate effects on neighbors and can fit in to a neighborhood or corridor context.

PZB Additions or Modifications (if necessary): _____.

PZB Procedure and Recommendation: Under Section 12-3-7 of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve with modifications, or deny the above-mentioned amendments. The Board should clearly state any modifications so that its recommended language can be incorporated in the approving ordinance passed on to the Council, which has final authority on the proposal.

John Carlisle, Director of Community & Economic Development, explained staff was directed by the City Council and City Manager to identify and propose amendments for various uses that currently require a conditional use permit but may be possible to entitle as a permitted use instead. This change is

proposed as part of an ongoing goal to increase business friendliness, when a conditional use is required, it adds a minimum 90 days to the start-up process of any use.

The C-3 General Commercial District is the most common business district in Des Plaines and is the source of most conditional uses. Staff determined two uses in the C-3 district to consider amendments, motor vehicle sales and convenience mart fueling stations. A map containing properties within the C-3 district was reviewed.

The proposed amendments for Convenience Mart Fueling were summarized. The minimum lot area was reduced from 20,000 to 15,000 square feet. A new section 12-8-15 is proposed that addresses parking and loading, landscaping, environmental performance standards, and signs.

“Site plan” will be added to Section 12-8-15.A.1. A site plan review would still be required. The fire and building department are still consulted during the building permit process.

The proposed amendments for Motor Vehicle Sales were reviewed. Motor vehicles sales becomes a permitted use in C-3 on sites 22,000 square feet or more. A new section 12-8-14 is proposed that addresses parking and loading, landscaping, environmental performance standards and signs. A conditional use will still be required if the business differs than the principal use. Members agreed that additional language should be added to this section that addresses no vehicle repairs outside.

Director Carlisle proposed adding a Subsection (E): “When automotive repairs are accessory to motor sales, all service and repairs must be conducted indoors, and no vehicle parts shall be stored or displayed outdoors.”

A motion was made by Board Member Weaver, seconded by Board Member Saletnik to approve the text amendments to the Zoning Ordinance, with modifications, regarding permitted and conditional uses in various zoning districts, as well as corresponding footnotes and specific use regulations of Chapter 8.

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

*****MOTION CARRIES UNANIMOUSLY****

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday, September 13, 2022.

Chairman Szabo adjourned the meeting by voice vote at 8:15 p.m.

Sincerely,

Laura Fast, Deputy Clerk/Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners

MEMORANDUM

Date: September 8, 2022

To: Planning and Zoning Board (PZB)

From: Samantha Redman, Associate Planner

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

Subject: Map Amendment and Variations at 1946 and 1990 White St. (Arndt Park) - Case #22-031-MAP-V

Issue: The petitioner, Des Plaines Park District, is requesting a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the properties at 1946 and 1990 White Street (collectively Arndt Park) from the R-1 Single Family Residential District to the I-1 Institutional District. The request is associated with a District project, which scope includes (non-exhaustively) adding an outdoor swimming pool and adjacent aquatic building, enlarging the parking lot, repurposing a recreational area for the purpose of a multipurpose ball court, and enhancing playgrounds, picnic areas, and walking paths.

In addition, several variations are requested related to the proposed project and rezoning: (i) a major variation to allow parking in the required front yard up to the lot line; (ii) a major variation from the interior parking lot landscaping requirement; (iii) a major variation from the perimeter parking lot landscaping requirement; (iv) a major variation from the required landscape buffering of areas abutting residential district; and (v) a major variation from the curb and gutter distance requirement for parking areas.

Address: 1946 and 1990 White St.

Petitioner: Des Plaines Park District

Owner: Des Plaines Park District

Case Number: 22-031-MAP-V

PIN: 09-29-224-015, 09-29-224-016, 09-29-224-052, 09-29-224-053, 09-29-224-051, 09-29-224-049, 09-29-232-021, 09-29-402-003, 09-29-402-012, 09-29-402-014, 09-29-402-017, 09-29-402-022, 09-29-402-023, 09-29-402-029

Property Area: 297,414.82 square feet (6.83 acres) north of Howard Avenue; 258,111.92 square feet (5.93 acres) south of Howard Avenue); total is 555,526.74 square feet (12.75 acres).

Ward: #6, Alderman Malcolm Chester

Existing Zoning: R-1 Single Family Residential District (I-1 Institutional District is proposed)

Existing Land Use: Open Space – Public Park

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

Surrounding Land Use: North: Elementary school, single-family and two-family residences
 South: Manufacturing
 East: Single-family and two-family residences
 West: Single-family and two-family residences

Street Classification: White Street, Prospect Avenue, Stockton Avenue, Illinois Street, and Howard Avenue are local roads.

Comprehensive Plan: The Comprehensive Plan illustrates this area as open space.

Zoning/Property History: South Park, renamed Arndt Park in 1982, was acquired by the Des Plaines Park District (Park District) in 1951. The fieldhouse was constructed in 1958 and currently exists in the southwest.¹ 1946 White Street was formerly a single-family residence. According to city records, the park district purchased the property and demolished the house, incorporating this area as open space into the overall park complex in 2013. Park amenities include a playground, basketball courts, baseball fields, and a sled/snowboard hill with turf, shade trees, and other landscaping throughout the site. Public parking is provided in the lot to the southeast of the park, along White Street. The site is bisected by an existing right-of-way for Howard Avenue, as shown on the attached Location and Aerial Map. The site has been zoned Single Family Residential throughout its known history.²

Project Summary: The petitioner, the Des Plaines Park District, is requesting a Map Amendment to rezone the subject property from R-1 Single Family Residential District to I-1 Institutional District. Their intent is to bring the zoning in line with the district typical for parks of more than two acres (I-1) and also to capitalize on the I-1 allowance for more than one principal building per zoning lot. There is currently only one principal building, but in adding the pool and an aquatic building, there are proposed to be two, which is not allowed in R-1. The associated variations will facilitate revitalization of the park to include a new pool and bathhouse, free game court, new playground equipment, two picnic shelters, lighting, landscaping, expansion of the parking lot, and a new walking loop around the park.

¹ Des Plaines Park District. "History". <https://www.dpparks.org/about/history/>

² Fletcher, E.N. "Official Zoning Map." City of Des Plaines, Cook County Illinois. December 31, 1959.

Project Details

The Arndt Park Aquatic and Recreation Facility is a proposed enhancement of an existing park facility. One component of the proposed project is the interior and exterior remodeling of the existing 2,617-square-foot field house. According to the petitioners, the fieldhouse building would continue to provide programming space for summer camps, athletics, classes, the Maine-Niles Special Recreation Association, and community rentals.

New building construction would include a new 5,115-square-foot aquatic center to the north of the fieldhouse. Outdoor pool facilities would include six lap lanes, a shallow area, a dive well depth, pool deck, an on-deck picnic area, and shade structures. This outdoor pool would serve as a replacement to the recently demolished Iroquois Pool, which had previously served the south Des Plaines community. The interior of the building is proposed to include a building/concession center, restrooms, locker rooms, storage, mechanical maintenance areas, and a lifeguard office. Proposed additions to the park overall include a new walking path loop, free game court, new playground equipment, two picnic shelters, security lighting, and an expanded parking lot.

Access to the site will continue to be provided along White Street. New lighting will be located around the aquatic building and will not exceed the spillage requirements. Refer to the Photometric Plan for locations and information on spillage of light. Refer to the Site Plan for locations of these facilities and Architectural Plans for specifics on the buildings.

Request Summary:

ZONING MAP AMENDMENT

Development Standards for I-1 Versus R-1

Parks are a permitted use within R-1 zoning districts. However, the intended zoning for public facilities, including parks, is I-1 zoning. The I-1 zoning district is designed to recognize the public nature of specific areas or properties, as well as provide guidelines for use and development in this zoning district, and provide protection of public and semi-public facilities from encroachment of noncompatible uses. Re-zoning this area to I-1 would more closely align with the existing and future use of this park area. The below table provides a comparison of standards for the current R-1 zoning to the proposed I-1 zoning.

	R-1 (current zoning)	I-1 (proposed zoning)
Spacing and Number of Structures	Maximum one (1) principal structure and two (2) accessory structures	No limitations on number of structures. Lots greater than 4 acres in size may have more than one principal building per two acres of land area. Minimum separation between buildings must be 25 ft.

Maximum Building Height	35 ft (2 ½ stories)	Adjacent to nonresidential: 100 ft Adjacent to residential: 45 ft plus 5 ft for every 10 ft of additional setback provided
Front yard setback	25 ft	50 ft
Side yard setback	5 ft	25 ft
Rear yard setback	25 ft	50 ft
Minimum lot size	6,875 sq ft	2 acres

Development Standards for I-1

Amending the zoning of a property requires the new property to meet the bulk matrix requirements outlined in Section 12-7-5.A.7. See below for a comparison of the requirements and what is provided at the location.

	I-1 Requirements	Provided
Spacing and Number of Structures	No limitations on number of structures. Lots greater than 4 acres in size may have more than one principal building per two acres of land area. Minimum separation between buildings must be 25 ft.	Two (2) buildings on a 12.75-acre property.
Maximum Building Height	Adjacent to nonresidential: 100 ft Adjacent to residential: 45 ft plus 5 ft for every 10 ft of additional setback provided	Aquatic center: 26 feet 10 inches Existing field house: 10 feet
Front yard setback	50 ft	Existing and enlarged parking lot structure proposed in front yard. Off street parking spaces are permitted to be located within any required yard pursuant to 12-9-6.C.
Side yard setback	25 ft	Baseball diamond encroaches into required side yard at north lot line. Although Section 12-7-1.C requires a minimum 5-foot distance from the lot line, this

		is a nonconforming structure, and under Section 12-5-6 may continue.
Rear yard setback	50 ft	Walkway and landscaping encroach into setback allowable distance, as permitted by Section 12-7-1.C.
Minimum lot size	2 acres	12.75 acres
Maximum lot coverage	40%	Total building coverage: 0.36 acres Total site area: 12.75 acres Lot coverage: 2.8%

Required Buffering Between Institutional and Residential Districts

A required buffer area including an eight-foot-tall, solid fence, shade trees, and shrubs is required to exist between any institutional district abutting a residential district. A section of the west boundary is abutting residences and is required to provide this buffer. However, due to the existing open space and turf in this area, the petitioner has included a variation request to Section 12-10-9.C to grant relief from the requirement. It is worth noting there is existing fencing in this area that has stood for years, and the petitioner is arguing existing conditions should suffice, while also allowing desired visibility into the park. Refer to the Site Plan and the Petitioner’s Response to Standards for this variation for additional details.

Compliance with the Comprehensive Plan

The proposed project, including the proposed site improvements, address various the goals of the 2019 Comprehensive Plan to “Promote Recreational Facilities to Boost the Local Economy” and policy 7.12 to “Continue to implement the Des Plaines Park District’s Strategic Plan.” The Des Plaines Park District’s Strategic Plan includes an objective to explore the renovation or construction of pool facilities in the area, specifically noting Arndt Park as a possible location for this type of facility.³

VARIATIONS

The District is seeking multiple variations, three of which are driven by its desire to expand the existing parking lot. The expansion is intended to accommodate an anticipated growth in visitors to the park with the construction of the new pool facilities.

Outdoor parks require a minimum of two spaces plus one space for every half acre of property. For this 12.75-acre park, thirty (30) spaces are required,

³ Des Plaines Park District Strategic Plan 2019-2024, https://www.dpparks.org/wp-content/uploads/2019/08/DPParks_Strategic_Plan_2019-2024.pdf

including two (2) accessible parking spaces. The site currently has sufficient parking per the requirements – even with adding the aquatic facilities – with an existing sixty-six (66) total parking spaces, including three (3) accessible spaces. However, the District believes it is prudent to add parking. The proposed new lot will provide ninety-seven (97) total spaces, four (4) of which are accessible spaces.

Parking Lot Location and Curb

The I-1 district limits the location of parking in required yards to the rear. The petitioner has included a variation to the I-1 standards to allow for parking in the front yard. The existing parking lot is located in the front yard is proposed to be expanded to the north. In addition, a variation is included to vary the location of the curb and gutter. Parking areas are required to have curb and gutter located a minimum distance of 3.5 feet from any adjacent property line or right of way line, but the existing parking lot – and thus the proposed extension – are directly next to the White Street right of way. Refer to the Standards for Variation section for additional information on the justification for the parking in this location.

Parking Lot Landscaping

Landscaping is required to be located on the interior of parking lots and the perimeter. The petitioner has included a variation to reduce parking lot landscaping in both locations. Refer to the table below for the requirements and what landscaping is proposed to be provided.

	Requirement	Provided
Interior Parking Lot Landscaping (Section 12-10-8.A)	Not less than 5% of the interior parking lot shall be devoted to landscaping	No interior landscaping to be provided. Major variation included with this application to reduce the required landscaping from 5% to 0%.
Perimeter Parking Lot Landscaping (Section 12-10-8.B)		
<i>Location</i>	A perimeter landscape area shall be established along the end of the parking lot that is within a required yard and/or within 20 feet of a lot line.	Landscaping to be provided on the east boundary of the existing and proposed parking lot.
<i>Size</i>	The perimeter landscape area shall at least five feet in width.	Five feet of landscaping (turf) provided.
<i>Required Improvements</i>	Required improvements to include shade trees and shrubs.	Major variation included in this application to not require trees or shrubs to be located in this area.
	Ground Cover: Landscaped area outside	Landscaped area will be turf.

of shrub masses shall be planted in turf or other ground cover approved by the zoning administrator.

Landscaping

Landscaping will be provided around the proposed building, including shade trees, ornamental trees, shrubs, grasses and turf. The petitioner has requested a Major Variation to Section 12-10-9.C to reduce the landscape buffer requirements for required fencing and landscaping adjacent to the residential zoning district to the west. Refer to the attached landscape plans for information on location and the standard for variation provided by the petitioner and below.

Standards for Zoning Map Amendment

The following is a discussion of standards for zoning amendments from Section 12-3-7(E) of the Zoning Ordinance. Comments for how the proposed amendments would satisfy the standards is provided. The PZB may use these comments as rationale, or the Board may make up its own. See also the attached petitioner’s responses to standards.

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

Comment: The land use for this property in the Comprehensive Plan is “Open Space,”, a land use that includes public park and recreation areas. In the short term, the amendment from R-1 to I-1 facilitates the new development on this property and fulfills the Comprehensive Plan goal to, “promote recreational facilities to boost the local economy.” The proposed project also supports Policy 7.12 to “Continue to implement the Des Plaines Park District’s Strategic Plan.” The Des Plaines Park District’s Strategic Plan includes an objective to explore the renovation or construction of pool facilities in the area, specifically noting Arndt Park as a possible location for this type of facility.⁴ This site will continue to operate as a public park and provide necessary recreational facilities for the area, encouraging the use of parks with the City instead of venturing into other communities. In the long term, amending the zoning preserves this area as a public facility. I-1 zoning prevents the use of this area for anything except public or semi-public facilities and protects it from noncompatible uses.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: Arndt Park has existed for 71 years in this location, a landmark within this residential neighborhood. I-1 is the intended zoning for public facilities within the zoning ordinance and this amendment aligns the zoning more closely with its historic and future uses.

⁴ Des Plaines Park District Strategic Plan 2019-2024

PZB Additions or Modifications (if necessary): _____

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

Comment: There is no anticipated additional strain on public facilities and services for this zoning amendment. The area seeking the amendment is currently a public park and will continue to operate as a public park for the foreseeable future.

PZB Additions or Modifications (if necessary): _____

4. The proposed amendment will not have an adverse effect on the value of properties throughout the jurisdiction:

Comment: Amending the zoning to align with its current and future use as a public facility will preserve this valuable recreational resource in the established neighborhood. This amendment will have no adverse effect on property values in the city, but reinforces the continued operation of this land for public use.

PZB Additions or Modifications (if necessary): _____

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

Comment: This site is a public park and will continue to operate as a public park. The Institutional District (I-1) is designed to protect public facilities, including parks, by providing guidelines for their continued use and future development and preventing incompatible uses to be located within these districts. This amendment would directly aid in the enhancement of this park to include desirable recreational amenities for its adjacent neighborhood and the community as a whole.

PZB Additions or Modifications (if necessary): _____

Standards for Variation

Summary of Variation Requests

1. Major Variation from Section 12-7-5.A.5.a to allow parking in the required front yard at the lot line (no setback).
2. Major Variation to Section 12-10-8.A.2 to vary required interior landscape areas in the proposed parking lot expansion.
3. Major Variation to Section 12-10-8.B.3 to vary required perimeter landscaping areas for the proposed parking lot expansion.
4. Major Variation to Section 12-10-9.C to reduce the landscape buffer requirements for required fencing and landscaping adjacent to a residential zoning district.
5. Major Variation to Section 12-9-6.D to vary the location of the curb and gutter of a parking area.

All of the variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. The petitioner's statements for how the requests would satisfy each of the standards is attached, along with staff comments below. The PZB may use the petitioner's statements or staff comments as rationale, or the Board may create its own. The standards that serve as the basis of the rationale are the following:

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

Comment: The existing parking lot does not contain interior landscaping. The proposed design seeks to balance the increased parking demand for the new aquatic facility without increasing additional impervious surface. Including the required 5% landscaping would expand the footprint of the parking lot, expanding impervious surface and requiring the loss of existing landscaping and mature trees to the north of the property. Further, requiring additional landscaping in the perimeter would result in the loss of existing landscaping and open space in this area and reduce the amount of usable space in the park. The variation for the parking lot curb is necessary to allow for the addition of curb to the existing parking lot and expansion of this area. Moving the curb back 3.5 feet would be impractical given the location of the current lot.

Regarding the required buffer screening (plantings and fence, notably along the west lot line where the property abuts residential properties on Illinois Street), requiring a fence and landscaping in this area would reduce the amount of visibility into the park in this area for both the visitors and the adjacent residents. In the instance of Arndt Park, visibility into the park is actually useful for public safety, and neighborhood observation is important for observed ongoing use of the park.

PZB Additions or Modifications (if any): _____

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

Comment: The existing parking lot does not contain interior landscaping and the petitioner seeks to continue this design with the expansion. This design reduces the loss of landscaping elsewhere,

including mature trees, to create landscape islands in the parking lot. Existing turf and mature trees are located around the parking lot. Adding perimeter landscaping would disturb the existing landscaping and open space of the park surrounding the parking lot. The variation for the parking lot curb is necessary due to the distance of the property line from the existing parking lot; the property line extends into White Street rather than along the existing parking lot and park property.

Finally, the park has existed in this location for decades, and the adjacent residents have erected their own fences in this area at the lot line. Adding an additional fence and landscaping in this buffer area would be excessive and prevent visibility of the park for the adjacent residents and visitors of the park.

PZB Additions or Modifications (if any): _____

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

Comment: The existing parking lot did not require interior landscaping, perimeter landscaping or curb and gutter requirements when it was constructed. The petitioner seeks to expand the parking lot and maintain the same design without meeting these requirements. An additional landscaping and fencing buffer between residents and the park property has not existed throughout its history and has not been required previously due to its R-1 zoning. The petitioner seeks to maintain the same views of the park for the abutting residents, both for aesthetic and surveillance purposes.

PZB Additions or Modifications (if any): _____

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

Comment: Creating interior landscaping would require a larger footprint for the parking lot and thus removal of existing landscaping, open space, and mature trees to the north of the parking lot. Strict adherence to the perimeter landscaping standards would require the loss of other landscaping in the area surrounding the parking lot and reduce the amount of available open space for park use. Strict adherence to the buffer requirements would reduce the amount of useable recreational area and limit the amount of visibility of park, adversely affecting the aesthetics and hindering surveillance of the park. Strict adherence to the curb and gutter requirements would require offsetting the expansion area of the parking lot from the existing parking lot. The intent of this park and all parks within the city is to provide the maximum amount of attractive recreational space possible to the public.

PZB Additions or Modifications (if any): _____

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

Comment: Requiring additional landscaping in the perimeter would result in the loss of existing landscaping and open space in this area and reduce the amount of usable space in the park. This park and all parks within the city have an interest in providing the maximum amount of usable space for public use. A larger footprint would result in the loss of usable public park area. This park and all parks within the city have an interest in providing the maximum amount of usable space for public use.

PZB Additions or Modifications (if any): _____

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

Comment: The expansion of the parking lot without interior landscaping allows for a smaller footprint to accommodate additional parking demand from the aquatic facility without encroaching on other park amenities. Strict adherence to the perimeter landscaping standards would require the loss of other landscaping in the area surrounding the parking lot and reduce the amount of available open space for park use. Strict adherence to the buffer requirements would reduce the amount of useable recreational area and limit the amount of visibility of park, adversely affecting the aesthetics and hindering surveillance of the park. Strict adherence to the curb and gutter requirements would require movement of the parking lot and expansion into the public street.

PZB Additions or Modifications (if any): _____

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

Comment: There are no other locations that parking can be reasonably located on the site. According to the petitioner, this parking lot design is the most reasonable to meet increased parking demand on the site without creating additional impervious surface and loss of useable park space or expanding the parking lot into the public street. Further, no other remedy maintains the same amount of existing landscaping including mature trees in the perimeter of the parking lot. Finally, no other remedy would provide the same visibility of the park features for adjacent residents and visitors of the park.

PZB Additions or Modifications (if any): _____

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

Comment: Regarding parking lot location, parking lot landscaping (interior and perimeter), curb and gutter location, and screening into the park, the petitioner has asserted that full relief from the requirements is necessary to alleviate the hardship.

PZB Additions or Modifications (if any): _____.

PZB Procedure and Recommended Conditions: Under Section 12-3-7.D (Amendments) and Section 12-3-6.G. (Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned requests for a Map Amendment and Major Variations. The City Council has final authority on the proposal. Consideration of the requests should be based on a review of the information presented by the petitioner and application of the standards above.

Conditions of Approval

1. Plans may be required to be revised during the building permit process to adhere to applicable local and state building and engineering requirements.
2. All landscaping must be maintained according to the landscape plan included with this application. Any modifications to the landscape plan will require review and approval by the zoning administrator.

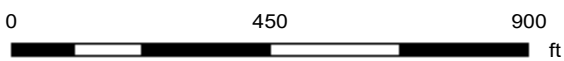
Attachments:

- Attachment 1: Location and Aerial Map
- Attachment 2: Site and Context Photos
- Attachment 3: Plat of Survey
- Attachment 4: Petitioner’s Project Narrative and Responses to Standards
- Attachment 5: Site Plan and Floor Plans
- Attachment 6: Landscape Plan
- Attachment 7: Photometric Plan



Legend

- Subject Site
- Zoning
- C-1: Neighborhood Shopping
- C-3: General Comm
- M-2: General Manufacturing
- R-1: Single Family Residential
- R-2: Two Family Residential
- R-3: Townhouse Residential



Print Date: 9/7/2022

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.



Attachment 2

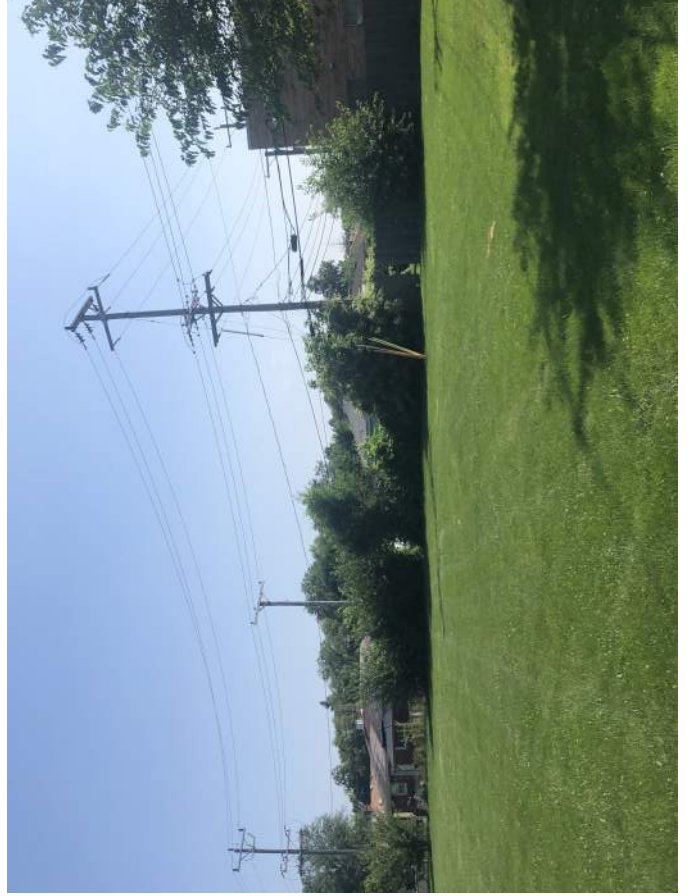
1946 and 1990 White St – Public Notice Signs



Existing Field House



West lot line where the property abuts residential properties on Illinois Street



Existing vegetation along west lot line where the property abuts residential properties on Illinois Street



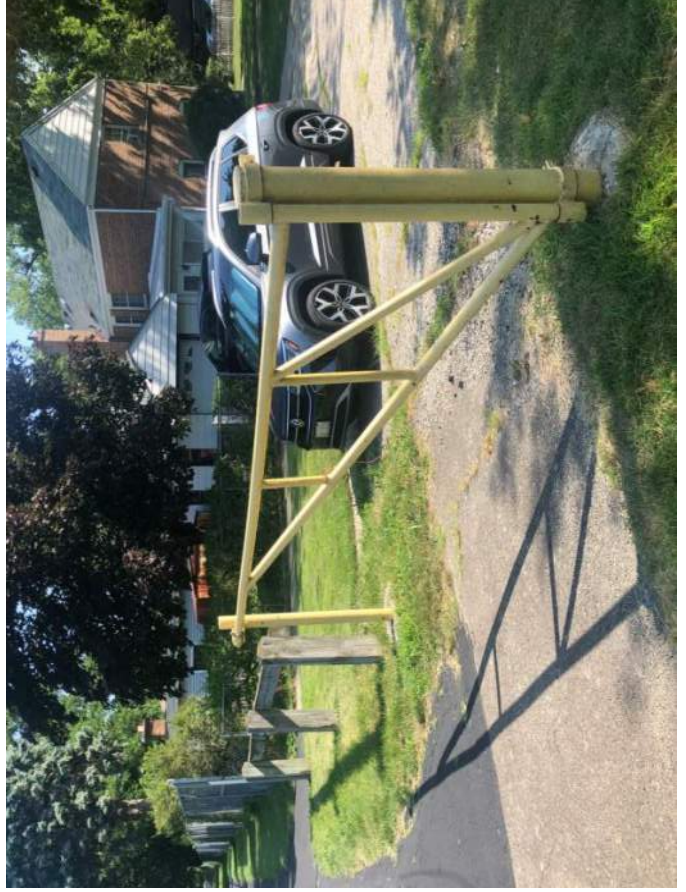
South boundary, abutting manufacturing buildings



Existing playground



View of baseball diamonds, basketball courts, field house, turf, facing northeast from top of sledding hill



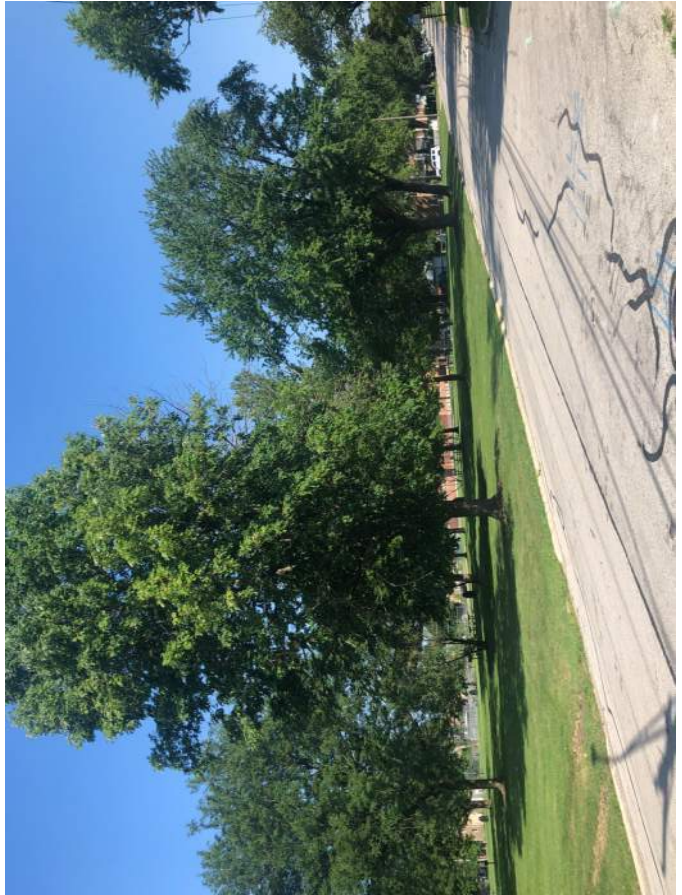
Gate at north boundary restricting vehicular access onto park



View of existing parking lot, photo facing northwest



View of existing parking lot, photo facing southwest



View of area north of parking lot, mature trees, photo facing northwest



View of north boundary, baseball diamond encroaching from school district property

BOUNDARY & TOPOGRAPHIC SURVEY

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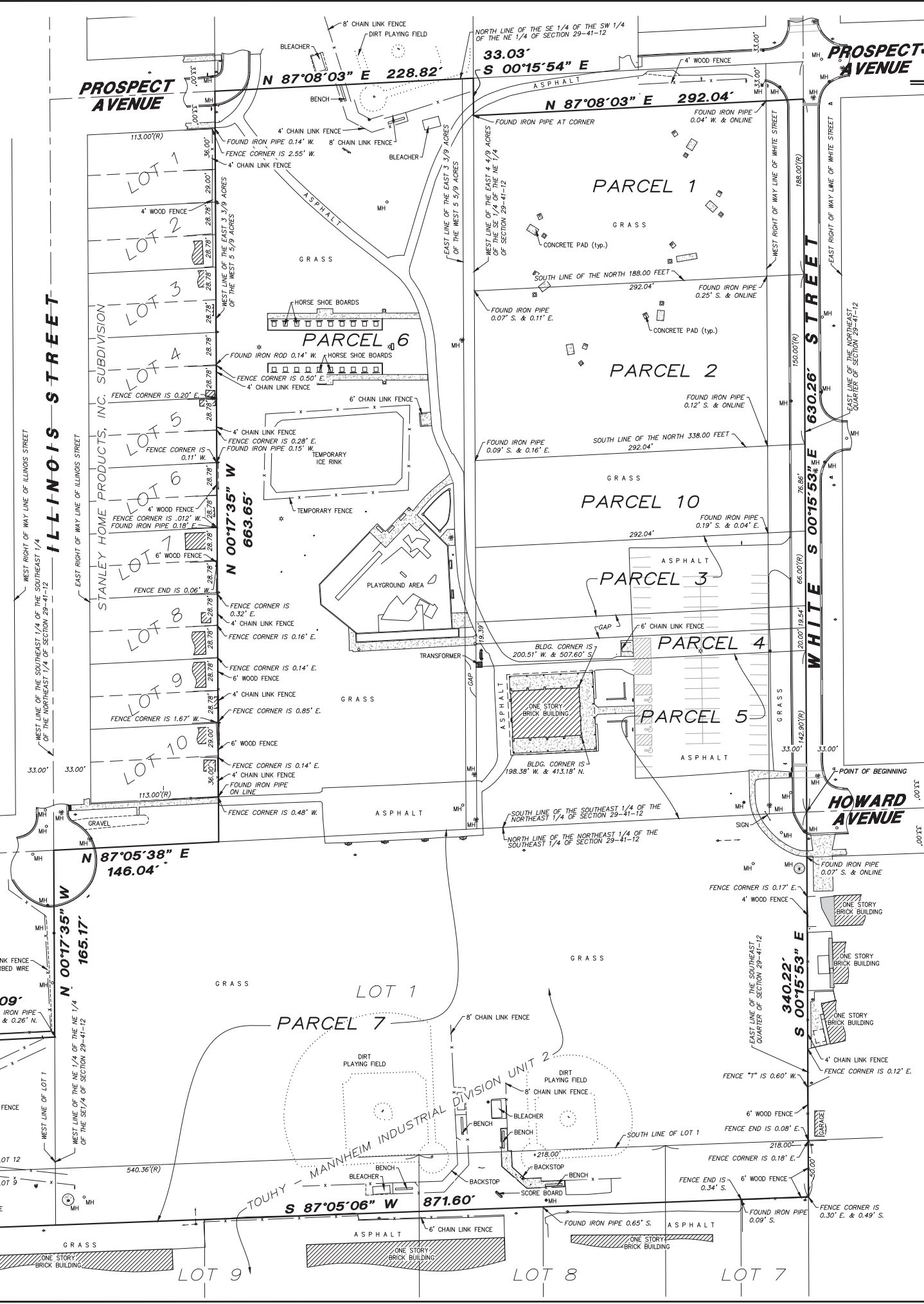
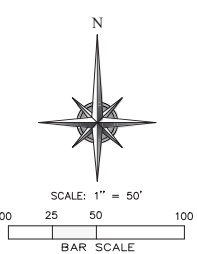
ISSUE

TO	DATE
CLIENT	1/10/22

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JOB: S2100138

SUR-1
SHEET 1 OF 5
BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION AS CREATED BY SURVEYOR
THAT PART OF THE NORTHEAST QUARTER OF SECTION 29 AND THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE EAST LINE OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE OF SECTION 29, 340.22 FEET; THENCE SOUTH 87 DEGREES 05 MINUTES 06 SECONDS WEST, 871.60 FEET TO THE WEST LINE OF LOT 9 IN TOUHY-MANNHEIM INDUSTRIAL SUBDIVISION UNIT NO. 2; THENCE NORTH 15 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID WEST LINE, 51.31 FEET TO THE SOUTHWEST CORNER OF LOT 12 IN SAID SUBDIVISION; THENCE NORTH 89 DEGREES 51 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 12, 20.52 FEET TO A LINE 20 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 15 DEGREES 07 MINUTES 59 SECONDS WEST ALONG SAID LINE, 116.09 FEET TO THE NORTHERLY LINE OF SAID LOT 12; THENCE NORTH 87 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, 228.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; SAID POINT ALSO BEING THE WEST LINE OF LOT 1 IN TOUHY-MANNHEIM INDUSTRIAL SUBDIVISION UNIT NO. 2; ALSO BEING THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 17 MINUTES 35 SECONDS WEST ALONG SAID WEST LINE, 165.17 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 87 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID NORTH LINE, 146.04 FEET TO THE EAST LINE OF STANLEY HOME PRODUCTS, INC. SUBDIVISION EXTENDED SOUTH; THENCE NORTH 00 DEGREES 17 MINUTES 35 SECONDS WEST ALONG SAID EAST LINE OF STANLEY HOME PRODUCTS, INC. SUBDIVISION EXTENDED NORTH AND SOUTH, 663.65 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 87 DEGREES 08 MINUTES 03 SECONDS EAST ALONG SAID NORTH LINE, 228.82 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS EAST, 33.03 FEET TO A LINE THAT IS 33.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THENCE NORTH 87 DEGREES 08 MINUTES 03 SECONDS EAST ALONG SAID LINE, 292.04 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE, 630.26 TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, SAID POINT ALSO BEING THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



PARCEL 1: (PIN NUMBER 09-29-224-015) THE NORTH 188 FEET (EXCEPT NORTH 33 FEET THEREOF) OF EAST 4-4/9 ACRES OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN

PARCEL 2: (PIN NUMBER 09-29-224-016) THE SOUTH 150 FEET OF NORTH 338 FEET OF EAST 4-4/9 ACRES OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: (PIN NUMBER 09-29-224-053) THE SOUTH 66.00 FEET OF THAT PART OF THE EAST 4-4/9 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE THEREOF 480.87 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT ON THE WEST LINE THEREOF 480.90 FEET SOUTH OF THE NORTH WEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 4: (PIN NUMBER 09-29-224-051) THE NORTH 20 FEET OF THAT PART OF THE EAST 4-4/9 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE THEREOF WHICH POINT IS 162.87 FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO A POINT IN THE WEST LINE THEREOF WHICH POINT IS 162.90 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 5: (PIN NUMBER 09-29-224-049) THAT PART OF THE EAST 4-4/9 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: (PIN NUMBER 09-29-232-021) THE EAST 3-3/9 ACRES OF THE WEST 5-5/9 ACRES OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 7: (PIN NUMBERS 09-29-401-003, 023, 012, 014, 017, 029) LOT 1 AND 12 (EXCEPT THE WEST 60 FEET THEREOF MEASURED PARALLEL WITH THE WEST LINE THEREOF); THE NORTH 50 FEET OF LOT 9 (EXCEPT THE WEST 60 FEET THEREOF MEASURED PARALLEL WITH THE WEST LINE THEREOF); THE NORTH 50 FEET OF LOT 8 AND THE NORTH 50 FEET OF LOT 7 LYING WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN TOUHY-MANNHEIM INDUSTRIAL SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8: (PIN NUMBER 09-29-401-022) THE NORTHEASTERLY 40.00 FEET OF THE SOUTHWESTERLY 60.00 FEET OF LOT 12 IN TOUHY-MANNHEIM INDUSTRIAL SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9: (PIN NUMBER 09-29-401-029) THE NORTH 50.00 FEET OF THE SOUTHWESTERLY 60.00 FEET OF LOT 9 IN TOUHY-MANNHEIM INDUSTRIAL SUBDIVISION UNIT NUMBER 2, BEING A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 28 AND THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10: (PIN NUMBER 09-29-224-052) THAT PART OF THE EAST 4-4/9 ACRES (EXCEPT THE NORTH 338 FEET) OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE THEREOF WHICH POINT IS 142.87 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT IN THE WEST LINE THEREOF WHICH POINT IS 142.90 FEET SOUTH OF THE NORTHWEST CORNER (EXCEPT THE SOUTH 66 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

SURVEY NOTES:

- SITE BENCHMARK 1 - TAG BOLT ON HYDRANT AT THE SE CORNER OF PROSPECT AVENUE AND WHITE STREET AS SHOWN. ELEVATION=640.20' (NAVD88)
- SITE BENCHMARK 2 - TAG BOLT ON HYDRANT AT THE SE CORNER OF STOCKTON AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.00' (NAVD88)
- SITE BENCHMARK 3 - TAG BOLT ON HYDRANT AT THE NE CORNER OF HOWARD AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.68' (NAVD88)
- PERMANENT INDEX NUMBER (P.I.N. #): 09-29-224-015, 09-29-224-016, 09-29-224-052, 09-29-224-053, 09-29-224-051, 09-29-224-049, 09-29-232-021, 09-29-402-003, 09-29-402-012, 09-29-402-014, 09-29-402-017, 09-29-402-023, 09-29-402-029 & 09-29-401-029
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- PROPERTY AREA:
- FIELD WORK COMPLETED ON 12/27/21
- SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.
- SURVEY PREPARED FOR: DES PLAINES PARK DISTRICT
- BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.
- BASES OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE THE W-T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 10TH DAY OF JANUARY A.D. 2022
AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

FRANJO I. MATIĆ - PLS #035-003556 EXPIRES 11/30/2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

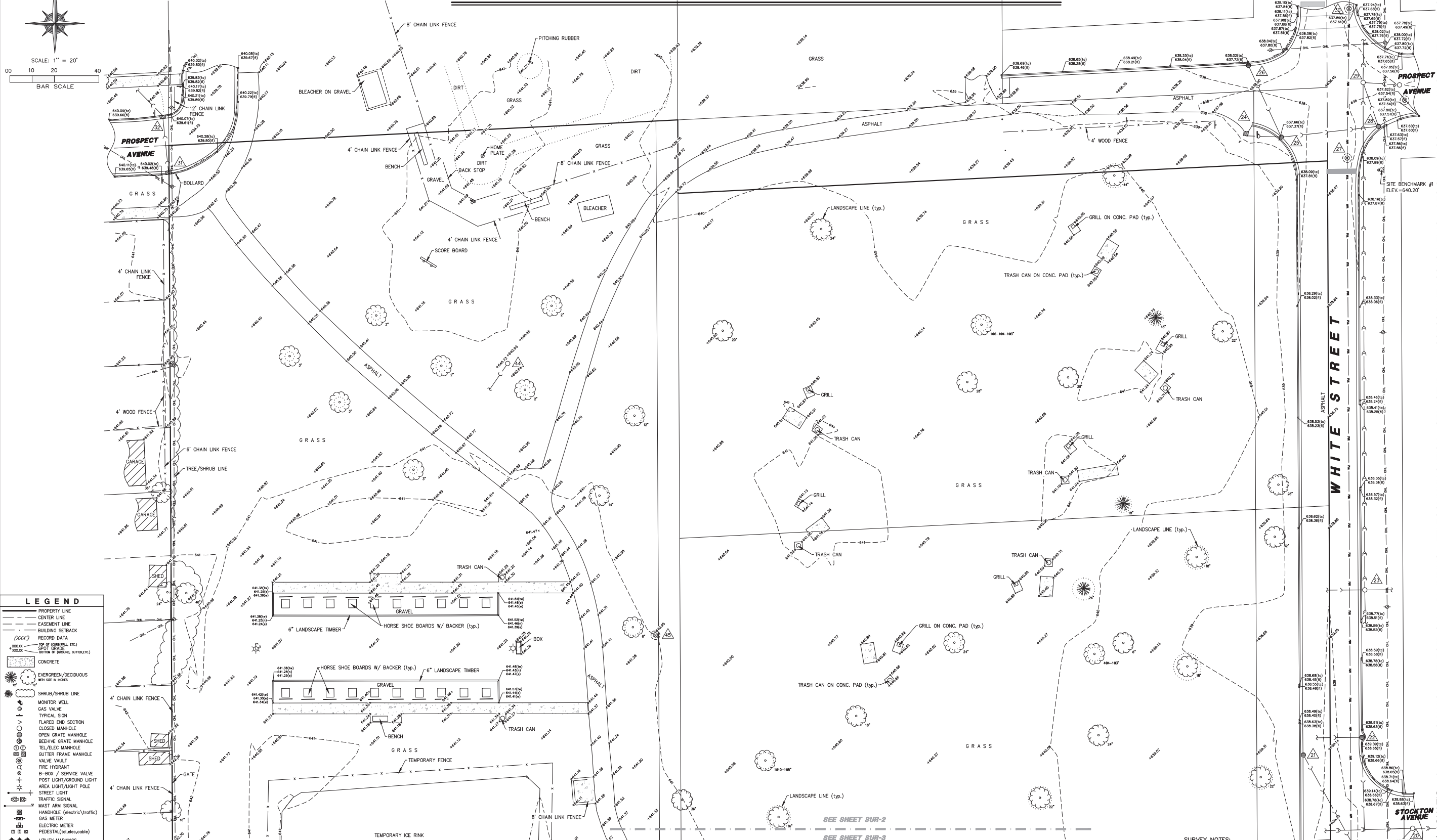
Franjo I. Matić

FRANJO I. MATIĆ
REGISTERED PROFESSIONAL ENGINEER
ILLINOIS
STATE OF ILLINOIS

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING SETBACK
- RECORD DATA
- TOP OF CURB/RAIL (C)
- SPOT GRADE
- BENCH MARK OF ORIGINAL SURFACE
- CONCRETE
- EVERGREEN/DECIDUOUS WITH SIZE IN INCHES
- SHRUB/SHRUB LINE
- MONITOR WELL
- GAS VALVE
- TYPICAL SIGN
- FLARED END SECTION
- CLOSED MANHOLE
- OPEN GRATE MANHOLE
- BEDWHE GRATE MANHOLE
- TEL/ELEC MANHOLE
- GUTTER FRAME MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- B-BOX / SERVICE VALVE
- POST LIGHT/GROUND LIGHT
- AREA LIGHT/LIGHT POLE
- STREET LIGHT
- TRAFFIC SIGNAL
- MAST ARM SIGNAL
- HANDHOLE (electric/traffic)
- GAS METER
- ELECTRIC METER
- PEDESTAL (tel./elec.cable)
- UTILITY MARKINGS (cable,elec, fiber)
- (tel,water,gas)
- UTILITY POLE
- MAILBOX
- 1/1' 1/1' TOP FOUNDATION/THRESHOLD
- SOIL BORING
- GUARDRAIL
- GUY WIRE ANCHOR
- CORNER LINE
- TREE LINE / HEDGE LINE
- EDGE GRAVEL/STONE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- COMBO SEWER
- WATER SERVICE LINE
- WATER MAIN
- OVERHEAD LINE
- FIBER OPTIC LINE
- GAS LINE
- U.G. TELLUR LINE
- U.G. ELECTRIC LINE

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND	
---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	BUILDING SETBACK
---	RECORD DATA
XXX	TOP OF (CONCRETE, ETC.)
XXX	SPOT GRADE
XXX	SURFACE OF (CONCRETE, GUTTER, ETC.)
■	CONCRETE
●	EVERGREEN/DECIDUOUS
○	SHRUB/SHRUB LINE
○	MONITOR WELL
○	GAS VALVE
○	TYPICAL SIGN
○	FLARED END SECTION
○	CLOSED MANHOLE
○	OPEN GRATE MANHOLE
○	BEEHIVE GRATE MANHOLE
○	TEL./ELEC. MANHOLE
○	GUTTER FRAME MANHOLE
○	VALVE VAULT
○	FIRE HYDRANT
○	B-BOX / SERVICE VALVE
○	POST LIGHT/GROUND LIGHT
○	AREA LIGHT/LIGHT POLE
○	STREET LIGHT
○	TRAFFIC SIGNAL
○	MAST ARM SIGNAL
○	HANDHOLE (electric/traffic)
○	GAS METER
○	ELECTRIC METER
○	PEDESTAL (tel./elec./cable)
○	UTILITY MARKINGS (cable, elec./fiber)
○	UTILITY POLE (tel./water/gas)
○	MALSDOT
○	TOP FOUNDATION/THRESHOLD
○	SOIL BORING
○	GUY WIRE ANCHOR
---	CONTOUR LINE
---	TREE LINE / HEDGE LINE
---	EDGE GRAVEL/STONE
---	FENCE LINE
---	STORM SEWER
---	SANITARY SEWER
---	COMBO SEWER
---	WATER SERVICE LINE
---	WATER MAIN
---	OVERHEAD LINE
---	FIBER OPTIC LINE
---	GAS LINE
---	U.G. TELL LINE
---	U.G. ELECTRIC LINE

1 RIM=640.14' (STORM) 48" CONCRETE STRUCTURE INV=635.24' (6" CLAY NE/S)	5 RIM=639.33' (STORM) 24" CONCRETE STRUCTURE INV=637.23' (6" CLAY W)	10 RIM=642.45' (WATER) 60" CONCRETE STRUCTURE 634.25' AT TOP OF 12" DIP N/S	14 RIM=642.46' (COMBINATION) 48" CONCRETE STRUCTURE INV=626.46' (CLAY N) SIZE UNKNOWN INV=623.46' (48" RCP E/W)	19 RIM=638.70' (STORM) 48" CONCRETE STRUCTURE INV=634.30' (10" RCP NW)	23 RIM=638.73' (SANITARY) 36" CONCRETE STRUCTURE INV=631.05' (15" CLAY N) INV=631.05' (10" CLAY S) SOUTH LINE START OF RUN WEST LINE POSSIBLE SERVICE STUB	27 RIM=638.10' (WATER) 60" CONCRETE STRUCTURE 633.20' AT TOP OF 12" DIP N/S	31 RIM=639.40' (STORM) 24" CONCRETE STRUCTURE INV=637.40' (8" METAL N)	35 RIM=641.89' (SANITARY) 48" CONCRETE STRUCTURE INV=631.64' (8" HOLE IN STRUCTURE S)	39 RIM=640.99' (STORM) 36" CONCRETE STRUCTURE INV=638.94' (8" CPP NW) INV=639.04' (4" CPP E)	43 RIM=640.84' (WATER) 48" CONCRETE STRUCTURE 637.36' AT TOP OF 2" DIP SE
2 RIM=640.89' (STORM) 48" CONCRETE STRUCTURE INV=638.14' (6" CPP NE/SW)	6 RIM=639.20' (SANITARY) 48" CONCRETE STRUCTURE INV=622.80' (54" RCP NW/E)	11 RIM=641.46' (STORM) 48" CONCRETE STRUCTURE 639.26' AT WATER LEVEL INV=639.86' (3" PVC N/W)	15 RIM=642.28' (WATER) 48" CONCRETE STRUCTURE 635.53' AT TOP OF 4" DIP N 635.93' AT TOP OF 12" DIP E/W	20 RIM=638.89' (COMBINATION) 36" CONCRETE STRUCTURE INV=633.21' (10" RCP E/W) INV=634.19' (10" RCP SW)	24 RIM=637.23' (STORM) 24" CONCRETE STRUCTURE INV=635.00' (8" RCP E)	28 RIM=637.53' (STORM) 48" CONCRETE STRUCTURE INV=632.43' (10" RCP NW) 631.68' AT BOTTOM OF SNORKEL	32 RIM=639.47' (STORM) 24" CONCRETE STRUCTURE INV=637.43' (6" CLAY NW)	36 RIM=641.82' (WATER) 48" CONCRETE STRUCTURE 636.45' AT TOP OF 12" DIP E/W	40 RIM=642.21' (STORM) 48" CONCRETE STRUCTURE INV=637.71' (6" CLAY N/W)	44 RIM=641.38' (STORM) 48" CONCRETE STRUCTURE INV=629.08' (6" CPP N) INV=639.30' (4" CPP S)
3 RIM=639.81' (STORM) 24" CONCRETE STRUCTURE INV=638.86' (6" CPP NW)	7 RIM=638.35' (STORM) 48" CONCRETE STRUCTURE INV=624.25' (48" RCP E/NW) 12" RCP E/NW INVERT UNKNOWN	12 RIM=642.25' (STORM) 48" CONCRETE STRUCTURE INV=641.15' (4" CPP N/SW)	16 RIM=642.65' (WATER) 48" CONCRETE STRUCTURE 637.50' AT TOP OF 4" DIP N/S	21 RIM=638.27' (STORM) 48" CONCRETE STRUCTURE INV=634.72' (10" RCP SE) 634.37' AT BOTTOM OF SNORKEL	25 RIM=637.36' (STORM) 24" CONCRETE STRUCTURE INV=630.00' (10" RCP SE) CAPPED EAST PIPE	29 RIM=638.22' (COMBINATION) 48" CONCRETE STRUCTURE INV=630.88' (10" CLAY N/S) INV=630.00' (10" RCP SE)	33 RIM=641.71' (WATER) 48" CONCRETE STRUCTURE 637.26' AT TOP OF 8" DIP N/S	37 RIM=641.82' (WATER) 48" CONCRETE STRUCTURE INV=636.68' (10" PVC SW) INV=637.88' (12" RCP SE)	41 RIM=645.53' (WATER) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	45 RIM=644.84' (WATER) 60" CONCRETE STRUCTURE 639.54' AT TOP OF 30" DIP N/S
4 RIM=640.45' (STORM) 84" CONCRETE STRUCTURE INV=629.25' (36" RCP N) INV=637.20' (6" CLAY E/SE) INV=625.25' (48" RCP ESE/NW) INV=636.53' (6" CPP SW) INV=634.30' (6" METAL NW)	8 RIM=640.34' (WATER) 48" BRICK AND CONCRETE 634.54' AT TOP OF 12" DIP E/W	13 RIM=643.19' (STORM/WATER) 48" CONCRETE STRUCTURE INV=641.59' (4" CPP E) VERTICAL WATER SPIGOT ON SOUTH SIDE OF STRUCTURE	17 RIM=639.59' (STORM) 48" CONCRETE STRUCTURE INV=636.91' (6" CLAY SW)	22 RIM=638.65' (STORM) 48" CONCRETE STRUCTURE INV=634.25' (8" RCP S/W)	26 RIM=637.74' (STORM) 24" CONCRETE STRUCTURE INV=635.14' (6" CLAY SE)	30 RIM=637.77' (WATER) 48" CONCRETE STRUCTURE 633.19' AT TOP OF 12" DIP N/S	34 RIM=641.58' (STORM) 48" CONCRETE STRUCTURE INV=636.34' (8" CLAY E CAPPED) INV=633.74' (8" CLAY SE) INV=633.18' (10" CLAY N/S)	38 RIM=642.20' (STORM) 48" CONCRETE STRUCTURE INV=638.41' (12" RCP NW/SE)	42 RIM=645.53' (WATER) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	46 RIM=641.38' (STORM) 48" CONCRETE STRUCTURE INV=629.08' (6" CPP N) INV=639.30' (4" CPP S)

SURVEY NOTES:

- SITE BENCHMARK 1 - TAG BOLT ON HYDRANT AT THE SE CORNER OF PROSPECT AVENUE AND WHITE STREET AS SHOWN. ELEVATION=640.20' (NAVD88)
- SITE BENCHMARK 2 - TAG BOLT ON HYDRANT AT THE SE CORNER OF STOCKTON AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.00' (NAVD88)
- SITE BENCHMARK 3 - TAG BOLT ON HYDRANT AT THE NE CORNER OF HOWARD AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.68' (NAVD88)
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISUAL MARKINGS ONLY.
- FIELD WORK COMPLETED ON 12/27/21
- SURVEY PREPARED FOR: DES PLAINES PARK DISTRICT
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

Attachment 3

Page 18 of 54

WT GROUP
Engineering with Precision, Passion and Prowess
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ARNDT PARK
1990 WHITE STREET
DES PLAINES, ILLINOIS

ISSUE

TO: CLIENT DATE: 1/10/22

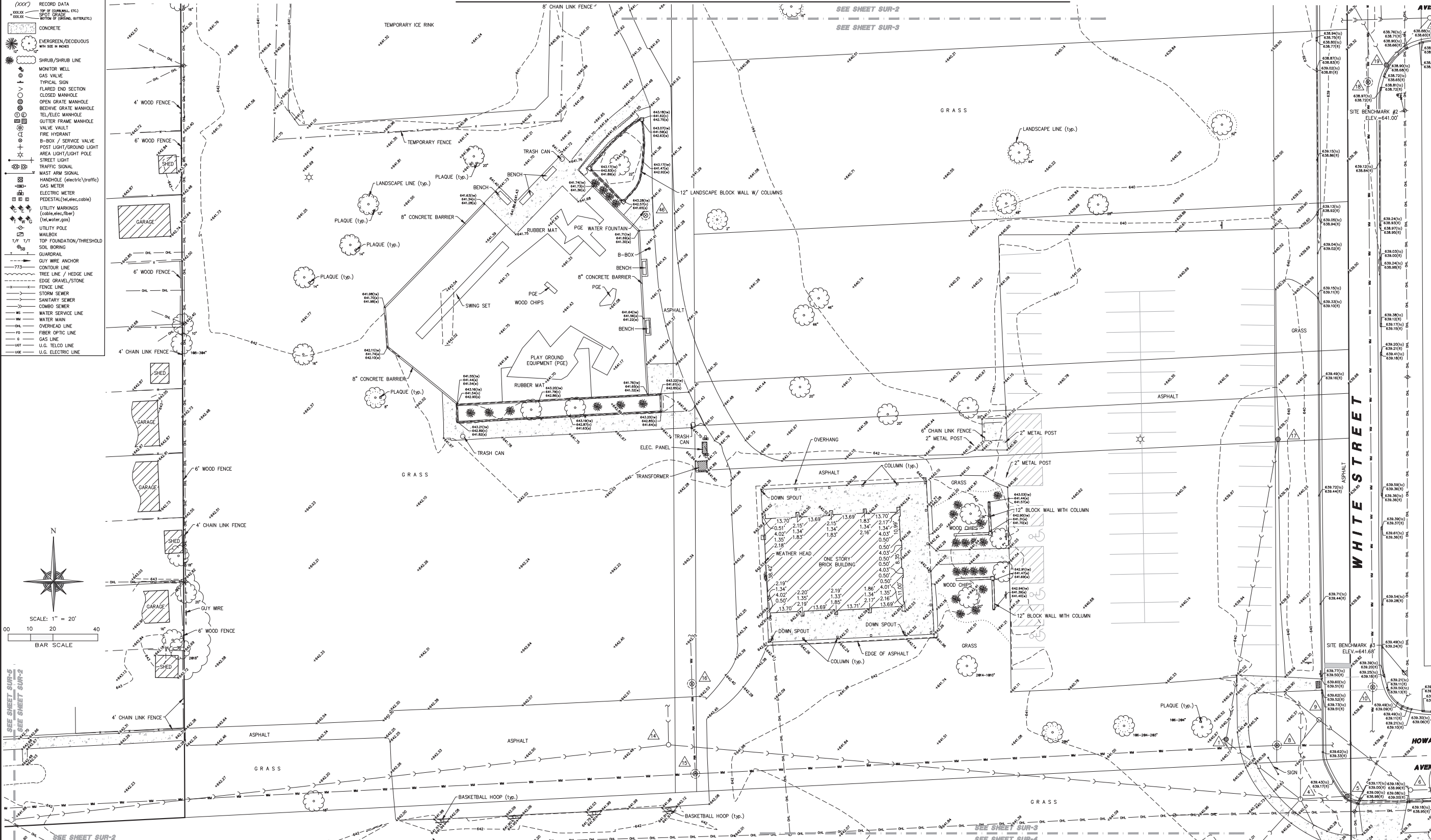
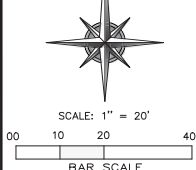
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SUR-2
SHEET 2 OF 5
BOUNDARY & TOPOGRAPHIC SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND

---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	BUILDING SETBACK
---	RECORD DATA
XXXX	TOP OF (CONCRETE, ETC.)
XXXX	SPOT GRAVEL
XXXX	TOP OF (GRASS, OUTLINE, ETC.)
XXXX	CONCRETE
XXXX	EVERGREEN/DEODOROUS
XXXX	SHRUB/SHRUB LINE
○	MONITOR WELL
○	GAS VALVE
○	TYPICAL SIGN
○	FLARED END SECTION
○	CLOSED MANHOLE
○	OPEN GRATE MANHOLE
○	BEEHIVE GRATE MANHOLE
○	TEL./ELEC. MANHOLE
○	GUTTER FRAME MANHOLE
○	VALVE VAULT
○	FIRE HYDRANT
○	B-BOX / SERVICE VALVE
○	POST LIGHT/GROUND LIGHT
○	AREA LIGHT/LIGHT POLE
○	STREET LIGHT
○	TRAFFIC SIGNAL
○	MAST ARM SIGNAL
○	HANDHOLE (electric/traffic)
○	GAS METER
○	ELECTRIC METER
○	PEDESTAL (tel./elec./cable)
○	UTILITY MARKINGS (cable, elec., fiber)
○	UTILITY POLE
○	MALIBOX
○	TOP FOUNDATION/THRESHOLD
○	SOIL BORING
○	QUADRANT
○	OUT WIRE ANCHOR
○	773
○	CONTOUR LINE
○	TREE LINE / HEDGE LINE
○	EDGE GRAVEL/STONE
○	FENCE LINE
○	STORM SEWER
○	SANITARY SEWER
○	COMBO SEWER
○	WATER SERVICE LINE
○	WATER MAIN
○	OVERHEAD LINE
○	FIBER OPTIC LINE
○	GAS LINE
○	U.G. TELLER LINE
○	U.G. ELECTRIC LINE



1	RIM=640.14' (STORM) 48" CONCRETE STRUCTURE INV=635.24' (6" CLAY NE/S)	5	RIM=638.93' (STORM) 24" CONCRETE STRUCTURE INV=637.23' (6" CLAY W)	10	RIM=639.45' (WATER) 60" CONCRETE STRUCTURE 634.25' AT TOP OF 12" DIP N/S	14	RIM=642.46' (COMBINATION) INV=626.46' (CLAY N) SIZE UNKNOWN INV=623.46' (48" RCP E/W)	18	RIM=642.28' (WATER) 48" CONCRETE STRUCTURE FULL OF WATER 639.28' AT WATER LEVEL 639.93' AT TOP OF 12" DIP E/W	22	RIM=642.25' (STORM) 48" CONCRETE STRUCTURE 637.50' AT TOP OF 4" DIP N/S	26	RIM=638.70' (STORM) 36" CONCRETE STRUCTURE 634.30' AT TOP OF SNORKEL INV=634.30' (10" RCP NW)	30	RIM=638.73' (SANITARY) 36" CONCRETE STRUCTURE INV=631.05' (15" CLAY N) INV=632.83' (8" CLAY E) INV=631.00' (10" CLAY S) SOUTH LINE START OF RUN INV=632.83' (8" CLAY W) WEST LINE POSSIBLE SERVICE STUB 631.68' AT BOTTOM OF SNORKEL	34	RIM=638.77' (WATER) 60" CONCRETE STRUCTURE 633.20' AT TOP OF 12" DIP N/S	38	RIM=639.40' (STORM) 24" CONCRETE STRUCTURE INV=637.40' (8" METAL N)	42	RIM=641.89' (SANITARY) 48" CONCRETE STRUCTURE 624.44' AT BOTTOM OF HOLE INV=631.64' (6" HOLE IN STRUCTURE S)	46	RIM=640.99' (STORM) 36" CONCRETE STRUCTURE 637.36' AT TOP OF 2" DIP SE	50	RIM=641.53' (WATER) 48" CONCRETE STRUCTURE 640.56' AT TOP OF 1" COPPER	54	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	58	RIM=640.84' (WATER) 48" CONCRETE STRUCTURE 637.36' AT TOP OF 2" DIP SE	62	RIM=641.53' (WATER) 48" CONCRETE STRUCTURE 640.56' AT TOP OF 1" COPPER	66	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	70	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	74	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	78	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	82	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	86	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	90	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	94	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S	98	RIM=641.38' (STORM) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S
---	---	---	--	----	--	----	--	----	---	----	---	----	--	----	--	----	--	----	---	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--	----	--

SURVEY NOTES:

- SITE BENCHMARK 1 - TAG BOLT ON HYDRANT AT THE SE CORNER OF PROSPECT AVENUE AND WHITE STREET AS SHOWN. ELEVATION=640.20' (NAVD88)
- SITE BENCHMARK 2 - TAG BOLT ON HYDRANT AT THE SE CORNER OF STOCKTON AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.00' (NAVD88)
- SITE BENCHMARK 3 - TAG BOLT ON HYDRANT AT THE NE CORNER OF HOWARD AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.68' (NAVD88)
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- FIELD WORK COMPLETED ON 12/27/21
- SURVEY PREPARED FOR: DES PLAINES PARK DISTRICT
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

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ARNDT PARK
1990 WHITE STREET
DES PLAINES, ILLINOIS

AQUATIC | CIVIL | MECHANICAL | ELECTRICAL | PLUMBING | TELECOMMUNICATION | STRUCTURAL | ACCESSIBILITY CONSULTING | DESIGN & PROGRAM MANAGEMENT | LAND SURVEY

ISSUE
TO: _____ DATE: _____
CLIENT: _____ 1/10/22

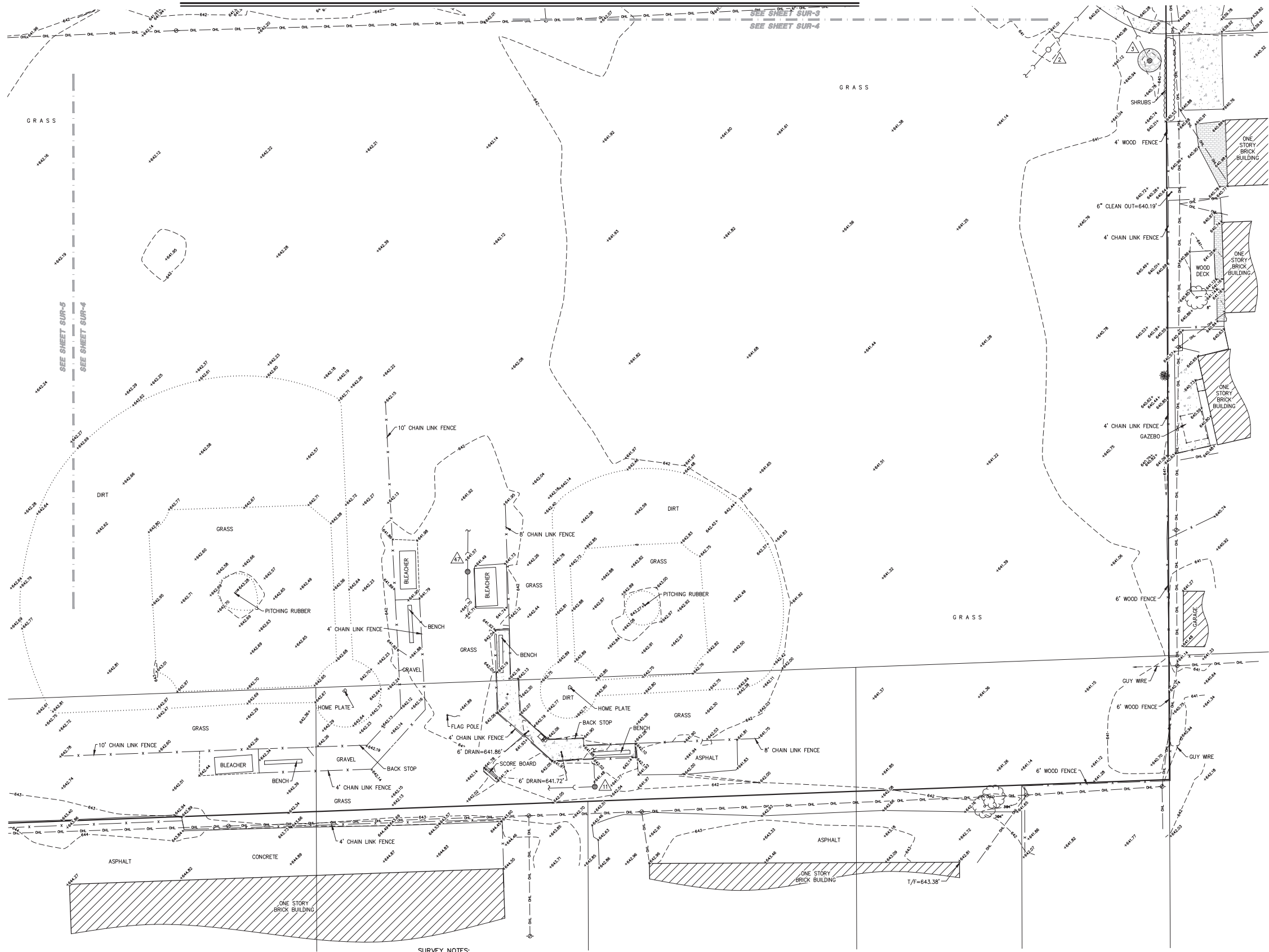
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SUR-3
SHEET 3 OF 5
BOUNDARY & TOPOGRAPHIC SURVEY

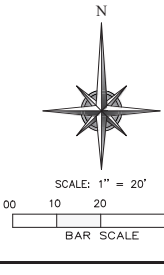
BOUNDARY & TOPOGRAPHIC SURVEY

- 1 RIM=640.14' (STORM)
48" CONCRETE STRUCTURE
INV=635.24' (6" CLAY NE/S)
- 2 RIM=640.89' (STORM)
48" CONCRETE STRUCTURE
INV=638.14' (6" CPP NE/SW)
- 3 RIM=639.61' (STORM)
24" CONCRETE STRUCTURE
INV=638.86' (6" CPP NW)
- 4 RIM=640.45' (STORM)
84" CONCRETE STRUCTURE
INV=629.25' (36" RCP N)
INV=637.20' (6" CLAY E/SE)
INV=625.25' (48" RCP ESE/MNW)
INV=636.53' (6" CPP SW)
INV=634.30' (6" METAL NW)
- 5 RIM=638.93' (STORM)
24" CONCRETE STRUCTURE
INV=637.23' (6" CLAY W)
- 6 RIM=639.20' (SANITARY)
48" CONCRETE STRUCTURE
INV=622.80' (54" RCP NW/E)
- 7 RIM=638.35' (STORM)
84" CONCRETE STRUCTURE
INV=624.25' (48" RCP E/NW)
12" RCP E/W
INVERT UNKNOWN
- 8 RIM=640.34' (WATER)
48"x48" BRICK AND CONCRETE
634.54' AT TOP OF 12" DIP E/W
- 9 RIM=639.74' (COMBINATION)
48" CONCRETE STRUCTURE
INV=622.86' (54" RCP SE/NW)
INV=636.64' (6" CLAY SW)
- 10 RIM=639.45' (WATER)
60" CONCRETE STRUCTURE
634.25' AT TOP OF 12" DIP N/S
- 11 RIM=641.46' (STORM)
48" CONCRETE STRUCTURE
FULL OF WATER
639.26' AT WATER LEVEL
INV=639.86' (3" PVC N/W)
- 12 RIM=642.25' (STORM)
48" CONCRETE STRUCTURE
INV=641.15' (4" CPP N/SW)
- 13 RIM=643.19' (STORM/WATER)
48" CONCRETE STRUCTURE
INV=641.59' (4" CPP E)
VERTICAL WATER SPIGOT ON
SOUTH SIDE OF STRUCTURE
- 14 RIM=642.46' (COMBINATION)
INV=626.46' (CLAY N)
SIZE UNKNOWN
INV=623.46' (48" RCP E/W)
- 15 RIM=642.28' (WATER)
48" CONCRETE STRUCTURE
635.53' AT TOP OF 4" DIP N
635.93' AT TOP OF 12" DIP E/W
- 16 RIM=642.65' (WATER)
48" CONCRETE STRUCTURE
637.50' AT TOP OF 4" DIP N/S
- 17 RIM=639.59' (STORM)
48" CONCRETE STRUCTURE
INV=638.94' (6" CLAY SW)
- 18 RIM=638.98' (WATER)
60" CONCRETE STRUCTURE
634.18' AT TOP OF 12" DIP N/S
- 19 RIM=638.70' (STORM)
48" CONCRETE STRUCTURE
634.30' AT TOP OF SNORKEL
INV=634.30' (10" RCP NW)
- 20 RIM=638.89' (COMBINATION)
36" CONCRETE STRUCTURE
INV=633.21' (10" RCP E/W)
INV=634.19' (10" RCP SW)
- 21 RIM=638.27' (STORM)
48" CONCRETE STRUCTURE
INV=634.72' (10" RCP SE)
634.37' AT BOTTOM OF SNORKEL
- 22 RIM=638.65' (STORM)
48" CONCRETE STRUCTURE
INV=634.25' (6" RCP S/W)
- 23 RIM=638.73' (SANITARY)
36" CONCRETE STRUCTURE
INV=631.05' (15" CLAY N)
INV=632.83' (6" CLAY E)
INV=631.05' (10" CLAY S)
SOUTH LINE START OF RUN
INV=632.83' (6" CLAY W)
WEST LINE POSSIBLE SERVICE STUB

- 24 RIM=637.23' (STORM)
24" CONCRETE STRUCTURE
INV=635.00' (6" RCP E)
- 25 RIM=637.36' (STORM)
24" CONCRETE STRUCTURE
INV=634.06' (10" RCP E)
- 26 RIM=637.74' (STORM)
24" CONCRETE STRUCTURE
INV=635.14' (6" CLAY SE)
- 27 RIM=638.10' (WATER)
60" CONCRETE STRUCTURE
633.20' AT TOP OF 12" DIP N/S
- 28 RIM=637.53' (STORM)
48" CONCRETE STRUCTURE
INV=633.93' (10" RCP W)
INV=632.43' (10" RCP NW)
631.68' AT BOTTOM OF SNORKEL
- 29 RIM=638.22' (COMBINATION)
48" CONCRETE STRUCTURE
INV=630.88' (10" CLAY N/S)
INV=630.00' (10" RCP SE)
CAPPED EAST PIPE
- 30 RIM=637.77' (WATER)
48" CONCRETE STRUCTURE
633.19' AT TOP OF 12" DIP N/S
- 31 RIM=639.40' (STORM)
24" CONCRETE STRUCTURE
INV=637.40' (6" METAL N)
- 32 RIM=639.47' (STORM)
24" CONCRETE STRUCTURE
INV=637.43' (6" CLAY NW)
- 33 RIM=641.82' (WATER)
48" CONCRETE STRUCTURE
636.45' AT TOP OF 12" DIP E/W
- 34 RIM=641.71' (WATER)
48" CONCRETE STRUCTURE
637.26' AT TOP OF 8" DIP N/S
- 35 RIM=641.69' (SANITARY)
48" CONCRETE STRUCTURE
INV=636.34' (8" CLAY E CAPPED)
INV=633.74' (8" CLAY SE)
INV=633.18' (10" CLAY N/S)
- 36 RIM=641.89' (SANITARY)
48" CONCRETE STRUCTURE
624.44' AT BOTTOM OF HOLE
INV=631.64' (8" CLAY E CAPPED IN
STRUCTURE S)
- 37 RIM=642.21' (STORM)
48" CONCRETE STRUCTURE
INV=636.79' (12" PVC N)
INV=636.66' (10" PVC SW)
INV=637.88' (12" RCP SE)
INV=626.01' (48" RCP E/W)
- 38 RIM=642.20' (STORM)
48" CONCRETE STRUCTURE
INV=638.41' (12" RCP NW/SE)
- 39 RIM=641.58' (STORM)
48" CONCRETE STRUCTURE
INV=638.83' (8" CLAY NW)
INV=638.83' (6" CPP S)
- 40 RIM=640.99' (STORM)
36" CONCRETE STRUCTURE
INV=638.94' (6" CPP NW)
INV=639.16' (4" CPP E)
INV=639.04' (4" CPP SE)
- 41 RIM=642.08' (SANITARY)
48" CONCRETE STRUCTURE
INV=637.71' (6" CLAY N/W)
- 42 RIM=645.53' (WATER)
48" CONCRETE STRUCTURE
639.98' AT TOP OF 30" DIP N/S
- 43 RIM=644.84' (WATER)
60" CONCRETE STRUCTURE
639.54' AT TOP OF 30" DIP N/S
- 44 RIM=640.64' (STORM)
48" CONCRETE STRUCTURE
INV=638.01' (4" CPP SW)
- 45 RIM=640.84' (WATER)
48" CONCRETE STRUCTURE
637.36' AT TOP OF 2" DIP SE
- 46 RIM=641.53' (WATER)
48" CONCRETE STRUCTURE
640.56' AT TOP OF 1" COPPER
- 47 RIM=641.38' (STORM)
48" CONCRETE STRUCTURE
INV=629.08' (6" CPP N)
INV=639.30' (4" CPP S)



LEGEND	
—	PROPERTY LINE
—	CENTER LINE
---	EASEMENT LINE
---	BUILDING SETBACK
---	RECORD DATA
---	SPOT GRADE (ELEVATION, OUTLET ELEV.)
---	CONCRETE
---	EVERGREEN/DECIDUOUS
---	SHRUB/SHRUB LINE
---	MONITOR WELL
---	GAS VALVE
---	UTILITY MARKINGS (cable, elec, fiber)
---	WATER SERVICE LINE
---	TRAFFIC SIGNAL
---	WAST ARM SIGNAL
---	HANDHOLE (electric/traffic)
---	GAS METER
---	ELECTRIC METER
---	REESTAL (tel, elec, cable)
---	TOP FOUNDATION/THRESHOLD
---	TYPICAL SIGN
---	FLARED END SECTION
---	CLOSED MANHOLE
---	OPEN GRATE MANHOLE
---	BEEHIVE GRATE MANHOLE
---	GUTTER FRAME MANHOLE
---	VALVE VAULT
---	FIRE HYDRANT
---	B-BOX / SERVICE VALVE
---	POST LIGHT/GROUND LIGHT
---	AREA LIGHT/LIGHT POLE
---	STREET LIGHT
---	WATER MAIN
---	OVERHEAD LINE
---	FIBER OPTIC LINE
---	GAS LINE
---	U.G. TELCO LINE
---	U.G. ELECTRIC LINE
---	SOIL BORING
---	TELE/LEC MANHOLE
---	UTILITY POLE
---	GUARDRAIL
---	GUY WIRE ANCHOR
---	CONTOUR LINE
---	TREE LINE / HEDGE LINE
---	EDGE GRAVEL/STONE
---	FENCE LINE
---	STORM SEWER
---	SANITARY SEWER
---	COMBO SEWER
---	WATER SERVICE LINE
---	WATER MAIN
---	OVERHEAD LINE
---	FIBER OPTIC LINE
---	GAS LINE
---	U.G. TELCO LINE
---	U.G. ELECTRIC LINE



- SURVEY NOTES:**
- SITE BENCHMARK 1 - TAG BOLT ON HYDRANT AT THE SE CORNER OF PROSPECT AVENUE AND WHITE STREET AS SHOWN. ELEVATION=640.20' (NAVD88)
 - SITE BENCHMARK 2 - TAG BOLT ON HYDRANT AT THE SE CORNER OF STOCKTON AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.00' (NAVD88)
 - SITE BENCHMARK 3 - TAG BOLT ON HYDRANT AT THE NE CORNER OF HOWARD AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.68' (NAVD88)
 - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
 - FIELD WORK COMPLETED ON 12/27/21
 - SURVEY PREPARED FOR: DES PLAINES PARK DISTRICT
 - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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ARNDT PARK
 1900 WHITE STREET
 DES PLAINES, ILLINOIS

ISSUE
 TO: _____ DATE: _____
 CLIENT: 1/10/22

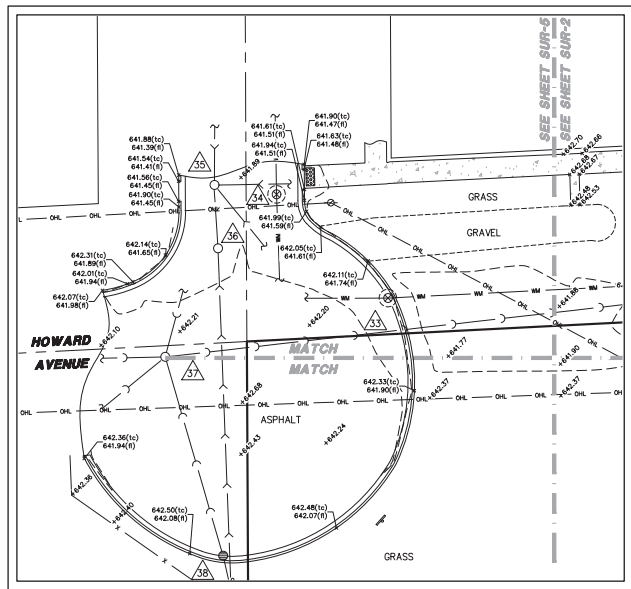
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SUR-4
 SHEET 4 OF 5
 BOUNDARY & TOPOGRAPHIC SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY

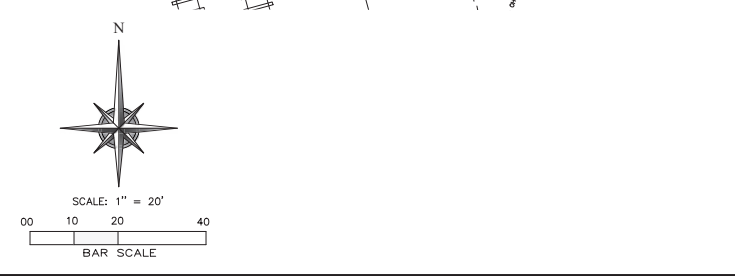
- 1 RIM=640.14' (STORM) 48" CONCRETE STRUCTURE INV=635.24' (6" CLAY NE/S)
- 2 RIM=640.89' (STORM) 48" CONCRETE STRUCTURE INV=638.14' (6" CPP NE/SW)
- 3 RIM=639.61' (STORM) 24" CONCRETE STRUCTURE INV=638.86' (6" CPP NW)
- 4 RIM=640.45' (STORM) 84" CONCRETE STRUCTURE INV=629.25' (36" RCP N) INV=637.20' (6" CLAY E/SE) INV=625.25' (48" RCP ESE/NNW) INV=636.53' (6" CPP SW) INV=634.30' (6" METAL NW)
- 5 RIM=638.93' (STORM) 24" CONCRETE STRUCTURE INV=637.23' (6" CLAY W)
- 6 RIM=639.20' (SANITARY) 48" CONCRETE STRUCTURE INV=622.80' (54" RCP NW/E)
- 7 RIM=638.35' (STORM) 84" CONCRETE STRUCTURE INV=624.25' (48" RCP E/NW) 12" RCP E/NW INVERT UNKNOWN
- 8 RIM=640.34' (WATER) 48"x48" BRICK AND CONCRETE 634.54' AT TOP OF 12" DIP E/W
- 9 RIM=639.74' (COMBINATION) 48" CONCRETE STRUCTURE INV=622.86' (54" RCP SE/NW) INV=636.64' (6" CLAY SW)
- 10 RIM=639.45' (WATER) 60" CONCRETE STRUCTURE 634.25' AT TOP OF 12" DIP N/S
- 11 RIM=641.46' (STORM) 48" CONCRETE STRUCTURE FULL OF WATER 639.26' AT WATER LEVEL INV=639.86' (3" PVC N/W)
- 12 RIM=642.25' (STORM) 48" CONCRETE STRUCTURE INV=641.15' (4" CPP N/SW)
- 13 RIM=643.19' (STORM/WATER) 48" CONCRETE STRUCTURE INV=641.59' (4" CPP E) VERTICAL WATER SPIGOT ON SOUTH SIDE OF STRUCTURE
- 14 RIM=642.46' (COMBINATION) 48" CONCRETE STRUCTURE INV=626.46' (CLAY N) SIZE UNKNOWN INV=623.46' (48" RCP E/W)
- 15 RIM=642.28' (WATER) 48" CONCRETE STRUCTURE 635.53' AT TOP OF 4" DIP N 635.93' AT TOP OF 12" DIP E/W
- 16 RIM=642.65' (WATER) 48" CONCRETE STRUCTURE 637.50' AT TOP OF 4" DIP N/S
- 17 RIM=639.59' (STORM) 48" CONCRETE STRUCTURE INV=636.91' (6" CLAY SW)
- 18 RIM=638.98' (WATER) 60" CONCRETE STRUCTURE 634.16' AT TOP OF 12" DIP N/S
- 19 RIM=638.70' (STORM) 48" CONCRETE STRUCTURE 634.30' AT TOP OF SNORKEL INV=634.30' (10" RCP NW)
- 20 RIM=638.89' (COMBINATION) 36" CONCRETE STRUCTURE INV=633.21' (10" RCP E/W) INV=631.19' (10" RCP SW)
- 21 RIM=638.27' (STORM) 48" CONCRETE STRUCTURE INV=634.72' (10" RCP SE) 634.37' AT BOTTOM OF SNORKEL
- 22 RIM=638.65' (STORM) 48" CONCRETE STRUCTURE INV=634.25' (6" RCP S/W)
- 23 RIM=638.73' (SANITARY) 36" CONCRETE STRUCTURE INV=631.05' (15" CLAY N) INV=632.83' (6" CLAY E) INV=631.05' (10" CLAY S) SOUTH LINE START OF RUN INV=632.83' (6" CLAY W) WEST LINE POSSIBLE SERVICE STUB

- 24 RIM=637.23' (STORM) 24" CONCRETE STRUCTURE INV=635.00' (6" RCP E)
- 25 RIM=637.36' (STORM) 24" CONCRETE STRUCTURE INV=634.06' (10" RCP E) INV=634.74' (6" CLAY NW/W)
- 26 RIM=637.74' (STORM) 24" CONCRETE STRUCTURE INV=635.14' (6" CLAY SE)
- 27 RIM=638.10' (WATER) 60" CONCRETE STRUCTURE 633.20' AT TOP OF 12" DIP N/S
- 28 RIM=637.53' (STORM) 48" CONCRETE STRUCTURE INV=633.93' (10" RCP W) INV=632.43' (10" RCP NW) 631.68' AT BOTTOM OF SNORKEL
- 29 RIM=638.22' (COMBINATION) 48" CONCRETE STRUCTURE INV=630.88' (10" CLAY N/S) INV=630.00' (10" RCP SE) CAPPED EAST PIPE
- 30 RIM=637.77' (WATER) 48" CONCRETE STRUCTURE 633.19' AT TOP OF 12" DIP N/S
- 31 RIM=639.40' (STORM) 24" CONCRETE STRUCTURE INV=637.40' (8" METAL N)
- 32 RIM=639.47' (STORM) 24" CONCRETE STRUCTURE INV=637.43' (6" CLAY NW)
- 33 RIM=641.82' (WATER) 48" CONCRETE STRUCTURE 636.45' AT TOP OF 12" DIP E/W
- 34 RIM=641.71' (WATER) 48" CONCRETE STRUCTURE 637.26' AT TOP OF 8" DIP N/S
- 35 RIM=641.69' (SANITARY) 48" CONCRETE STRUCTURE INV=636.34' (8" CLAY E CAPPED) INV=633.74' (8" CLAY SE) INV=633.18' (10" CLAY N/S)
- 36 RIM=641.89' (SANITARY) 48" CONCRETE STRUCTURE 624.44' AT BOTTOM OF HOLE INV=631.64' (8" HOLE IN STRUCTURE S)
- 37 RIM=642.21' (STORM) 48" CONCRETE STRUCTURE INV=636.79' (12" PVC N) INV=636.66' (10" PVC SW) INV=637.88' (12" RCP SE) INV=626.01' (48" RCP E/W)
- 38 RIM=642.20' (STORM) 48" CONCRETE STRUCTURE INV=638.41' (12" RCP NW/SE)
- 39 RIM=641.58' (STORM) 48" CONCRETE STRUCTURE INV=638.83' (8" CLAY NW) INV=638.83' (6" CPP S)
- 40 RIM=640.99' (STORM) 36" CONCRETE STRUCTURE INV=638.94' (6" CPP NW) INV=639.16' (4" CPP E) INV=639.04' (4" CPP SE)
- 41 RIM=642.08' (SANITARY) 48" CONCRETE STRUCTURE INV=637.71' (6" CLAY N/W)
- 42 RIM=645.53' (WATER) 48" CONCRETE STRUCTURE 639.98' AT TOP OF 30" DIP N/S
- 43 RIM=644.84' (WATER) 60" CONCRETE STRUCTURE 639.54' AT TOP OF 30" DIP N/S
- 44 RIM=640.64' (STORM) 48" CONCRETE STRUCTURE INV=638.01' (4" CPP SW)
- 45 RIM=640.84' (WATER) 48" CONCRETE STRUCTURE 637.36' AT TOP OF 2" DIP SE
- 46 RIM=641.53' (WATER) 48" CONCRETE STRUCTURE 640.56' AT TOP OF 1" COPPER
- 47 RIM=641.38' (STORM) 48" CONCRETE STRUCTURE INV=629.08' (6" CPP N) INV=639.30' (4" CPP S)



LEGEND

PROPERTY LINE	1/4" 1/4"	TOP FOUNDATION/THRESHOLD	SOIL BORING
CENTER LINE	—	TYPICAL SIGN	TEL./ELEC. MANHOLE
EASEMENT LINE	- - - -	FLAGGED END SECTION	UTILITY POLE
BUILDING SETBACK	- · - · -	CLOSED MANHOLE	GUARDRAIL
RECORD DATA	(XXXX)	OPEN GRATE MANHOLE	GUY WIRE ANCHOR
SPOT GRADE	XXXXX	BEEHIVE GRATE MANHOLE	CONTOUR LINE
CONCRETE	XXXXX	GUTTER FRAME MANHOLE	TREE LINE / HEDGE LINE
EVERGREEN/DECIDUOUS	XXXXX	VALVE VAULT	EDGE GRAVEL/STONE
SHRUB/SHRUB LINE	XXXXX	FIRE HYDRANT	FENCE LINE
MONITOR WELL	XXXXX	B-BOX / SERVICE VALVE	STORM SEWER
GAS VALVE	XXXXX	POST LIGHT/GROUND LIGHT	SANITARY SEWER
UTILITY MARKINGS (cable, elec, fiber)	XXXXX	AREA LIGHT/LIGHT POLE	COMBO SEWER
		STREET LIGHT	WATER SERVICE LINE
		TRAFFIC SIGNAL	WATER MAN
		MAST ARM SIGNAL	OVERHEAD LINE
		HANDHOLE (electric/traffic)	FIBER OPTIC LINE
		GAS METER	GAS LINE
		ELECTRIC METER	U.G. TELCO LINE
		REDESTAL (tel/cable/cable)	U.G. ELECTRIC LINE



- ### SURVEY NOTES:
- SITE BENCHMARK 1 – TAG BOLT ON HYDRANT AT THE SE CORNER OF PROSPECT AVENUE AND WHITE STREET AS SHOWN. ELEVATION=640.20' (NAVD88)
 - SITE BENCHMARK 2 – TAG BOLT ON HYDRANT AT THE SE CORNER OF STOCKTON AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.00' (NAVD88)
 - SITE BENCHMARK 3 – TAG BOLT ON HYDRANT AT THE NE CORNER OF HOWARD AVENUE AND WHITE STREET AS SHOWN. ELEVATION=641.68' (NAVD88)
 - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
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ARNDT PARK
 1990 WHITE STREET
 DES PLAINES, ILLINOIS

ISSUE
 TO _____ DATE _____
 CLIENT 1/10/22

CHECK/FIRM
 DRAWN:REM
 JOB: S2100138

SUR-5
 SHEET 5 OF 5
 BOUNDARY & TOPOGRAPHIC SURVEY

III. PROJECT NARRATIVE

i. CONCEPT & PROJECT DESCRIPTION

Arndt Park is a 13.84 acre Community Park located in the southeast section of Des Plaines, adjacent to a low income population of residents. The development of the proposed Arndt Aquatic & Recreation Facility is a revitalization project which will improve recreation opportunities in this area of Des Plaines. The 13.84 acre project includes finishing renovations to both the interior and exterior of the existing fieldhouse which was built in 1958. This space will provide programming space for district summer camps, athletics, specialty classes and Maine Niles Special Recreation Association. It will continue to be utilized for community rentals. New construction on the Aquatic Center includes a new pool and bathhouse with a building/concession front office, outdoor accessible rest rooms and locker rooms. The new pool facility will include lifeguard guard office, mechanical maintenance room, storage and on deck picnic area. The construction features of this outdoor aquatic center include: 6 lap lanes, shallow area, dive well depth, pool deck and shade structures. These locker rooms will also be used by, athletic rentals (soccer, baseball, and swimming). The new outdoor swimming pool will replace the existing 53 year old Iroquois Community Pool located approximately one mile away (five blocks southeast) of Arndt Park would be moved to this location. The Arndt Park complex will see more general park amenities including, full park walking path loop, free game court, new playground equipment, 2 shelters security lighting, landscaping and parking lot expansion.

ii. PROPOSED BUSINESS HOURS

- Seasonal hours for pool and bath house
Memorial Day to Labor Day, 7 AM to 9 PM daily
- Seasonal Camp hours for existing Fieldhouse
June to August, 7 AM to 6 PM weekdays
- Rental hours for existing fieldhouse
Outside of camp use hours year-round, 7 AM to 11 PM
- General park hours year-round, sunrise to sunset

iii. NUMBER OF EMPLOYEES ON SITE

20 at any given time

iv. CONSTRUCTION PHASING

Construction is proposed to begin October 2022 with a facility opening date of June 2023.

v. MATERIALS FOR EXTERIOR

Refer to architectural elevations for descriptions



MAP AMENDMENT R-1 TO I-1

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

The property in questions is a park and will continue to be a park. Moving the park property to Institutional zoning is more in line with its use as a public facility, owned and operated by the Des Plaines Park District.

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 in questions is a park and will continue to be a park. Moving the park property to Institutional zoning is more in line with its current conditions and the overall character of the existing development.

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

The property in questions is a public facility and will continue to be a public facility. The map amendment is appropriate as zoning for a public park is better as Institutional instead of R-1.

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

The proposed zoning change is expected to have no adverse effect on the value of neighboring properties. The property will remain a park.

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

The proposed map amendment reflects responsible standards for development and growth. Moving the Park to Institutional zoning is more in-line with a public facility, such as a park.



MAJOR VARIATION SECTION 12-7-5.A.5.a

1. Hardship: *The existing facility is a park with an existing parking lot in the front yard. The existing building and amenities on site prohibit the relocation of the parking lot. The proposed condition will expand the existing parking lot to the north, to provide additional parking for the proposed park improvements, keeping cars from parking on the public street.*
2. Unique Physical Condition: *The existing facility is a park with an existing parking lot in the front yard. The existing building and existing parking lot create a unique physical condition where meeting the parking lot stall and drive isle standards between the existing building and roadway, require a variance to parking in the front yard. The proposed design mimics the existing condition.*
3. Not Self-Created: *The aforesaid unique physical condition, having an existing parking lot in the front yard of the park, is an existing condition and not the result of any act or inaction of the owner. Furthermore, this design maximizes the usable space and provides a clear location where the public should park.*
4. Denied Substantial Rights: *Carrying out the strict letter of the provision would generate a less efficient, less safe park. In park design, maximizing usable recreation space for the public to enjoy is a good design principal to follow. Adhering to the strict letter of the provision would then require a more meandering parking lot that would break up the usable recreation space, depriving the owner, and the parks constituents of the substantial rights the commonly enjoy today.*
5. Not Merely Special Privilege: *The hardship is based on the location of the existing building and the spacing required for a parking lot. The proposed project merely expands the parking lot to the north. There is no significant change to the front yard setback as they exist today.*
6. Title and Plan Purposes: *Confirmed. The lot will continue to be a park and provide amenities to the public.*
7. No Other Remedy: *The hardship is based on the location of the existing building and the spacing required for a parking lot. No other reasonable remedy is available.*
8. Minimum Required: *Confirmed. The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship.*



MAJOR VARIATION TO SECTION 12-10-8.A.2

1. *Hardship: Adding perimeter and landscape islands would increase the footprint of the parking lot to the north. This expansion would make more park land impervious and would impact existing trees that are planned to be saved.*
2. *Unique Physical Condition: The site is owned by the Park District where their goal is to create open space and recreational opportunities. The existing parking lot that been in place for years, included no perimeter or landscape islands and we are continuing with that same design intent.*
3. *Not Self-Created: The physical condition of the site is to create as much open space by reducing the expansion of the parking lot.*
4. *Denied Substantial Rights: Forest Preserve and City properties designated in the R-1 and/or I-1 would be in a similar category of the Park District in which they are public entities that serve the same population. Arndt Park should be held to the same substantial rights who have this same provision.*
5. *Not Merely Special Privilege: The Park District does not deem this as a special privilege. An existing parking lot has been there for decades without any perimeter or interior landscape islands. Trees, mulch, and a new accessible sidewalk will be added to separate the parking lot from adjacent neighbors.*
6. *Title and Plan Purposes: The landscape plan and overall park aesthetic still achieves the general purpose and intent of the comprehensive plan. Existing trees continue to provide habitat during construction and the proposed landscape will enhance habitat and introduce water quality on site through the stormwater basin which will be planted with native landscape varieties.*
7. *No Other Remedy: The requested variation would reduce landscaping at the parking lot perimeter and remove interior landscape islands. Landscape and trees are proposed elsewhere on site for more adequate room in an environment suitable for long term growth.*
8. *Minimum Required: Landscape is being installed around the parking lot. The requested variation is only to reduce the requirement.*



MAJOR VARIATION TO SECTION 12-10-8.B.3

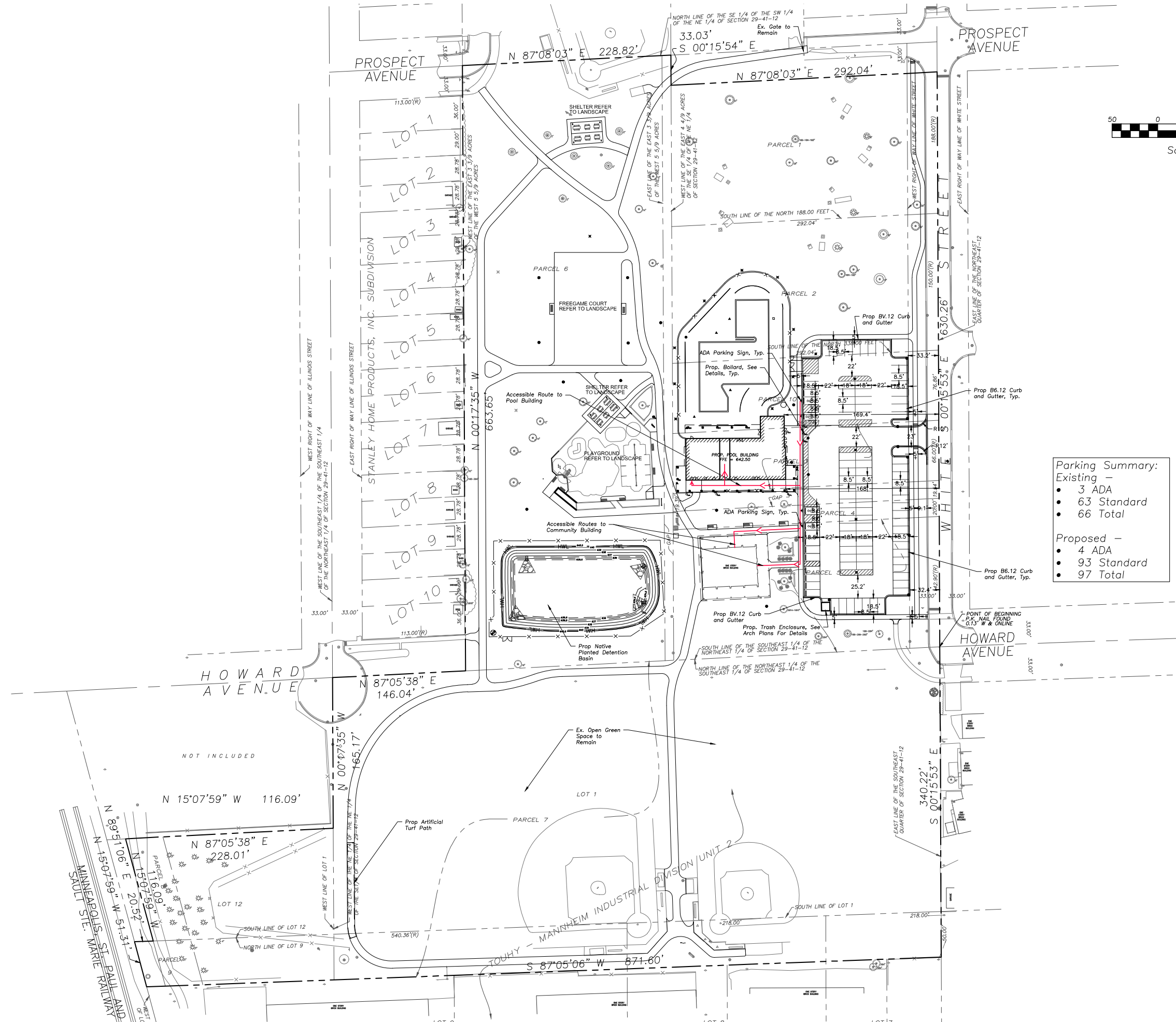
1. *Hardship: Adding perimeter and landscape islands would increase the footprint of the parking lot to the north. This expansion would make more park land impervious and would impact existing trees that are planned to be saved.*
2. *Unique Physical Condition: The site is owned by the Park District where their goal is to create open space and recreational opportunities. The existing parking lot that been in place for years, included no perimeter or landscape islands and we are continuing with that same design intent.*
3. *Not Self-Created: The physical condition of the site is to create as much open space by reducing the expansion of the parking lot.*
4. *Denied Substantial Rights: Forest Preserve and City properties designated in the R-1 and/or I-1 would be in a similar category of the Park District in which they are public entities that serve the same population. Arndt Park should be held to the same substantial rights who have this same provision.*
5. *Not Merely Special Privilege: The Park District does not deem this as a special privilege. An existing parking lot has been there for decades without any perimeter or interior landscape islands. Trees, mulch, and a new accessible sidewalk will be added to separate the parking lot from adjacent neighbors.*
6. *Title and Plan Purposes: The landscape plan and overall park aesthetic still achieves the general purpose and intent of the comprehensive plan. Existing trees continue to provide habitat during construction and the proposed landscape will enhance habitat and introduce water quality on site through the stormwater basin which will be planted with native landscape varieties.*
7. *No Other Remedy: The requested variation would reduce landscaping at the parking lot perimeter and remove interior landscape islands. Landscape and trees are proposed elsewhere on site for more adequate room in an environment suitable for long term growth.*
8. *Minimum Required: Landscape is being installed around the parking lot. The requested variation is only to reduce the requirement.*



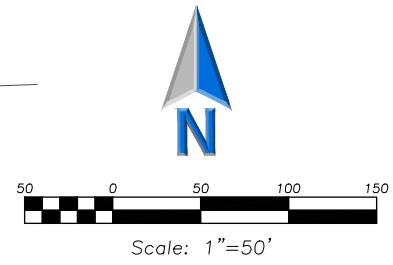
MAJOR VARIATION TO SECTION 12-10-9.C

1. *Hardship: Adding the fence and landscape buffer requirement would create a barrier for views into the site which is to be used by the general public.*
2. *Unique Physical Condition: The site is owned by the Park District where their goal is to create open space and recreational opportunities. Along the western side of the lot, existing residents have personal fences and plantings that we intend to leave in place.*
3. *Not Self-Created: The space is a publicly used space and want to have the space be visible to the public. The existing resident fences and plantings along the west side of the lot were installed by others not the park district so they shall remain in place.*
4. *Denied Substantial Rights: Forest Preserve and City properties designated in the R-1 and/or I-1 would be in a similar category of the Park District in which they are public entities that serve the same population. Arndt Park should be considered should be held to the same substantial rights who have this same provision.*
5. *Not Merely Special Privilege: The Park District does not deem this as a special privilege. Existing plantings and fence have been there for decades and we will provide additional plantings if requested on a per neighbor basis.*
6. *Title and Plan Purposes: The landscape plan and overall park aesthetic still achieves the general purpose and intent of the comprehensive plan. Existing trees continue to provide habitat during construction and the proposed landscape will enhance habitat and introduce water quality on site through the stormwater basin which will be planted with native landscape varieties.*
7. *No Other Remedy: The requested variation would only remove the fence and planting requirement for the ordinance. Shade Trees and shrubs would still be provided throughout the site to increase the aesthetics of the site*
8. *Minimum Required: Leaving the existing fences and plantings in place to avoid creating any additional barrier is the minimum that can be done.*

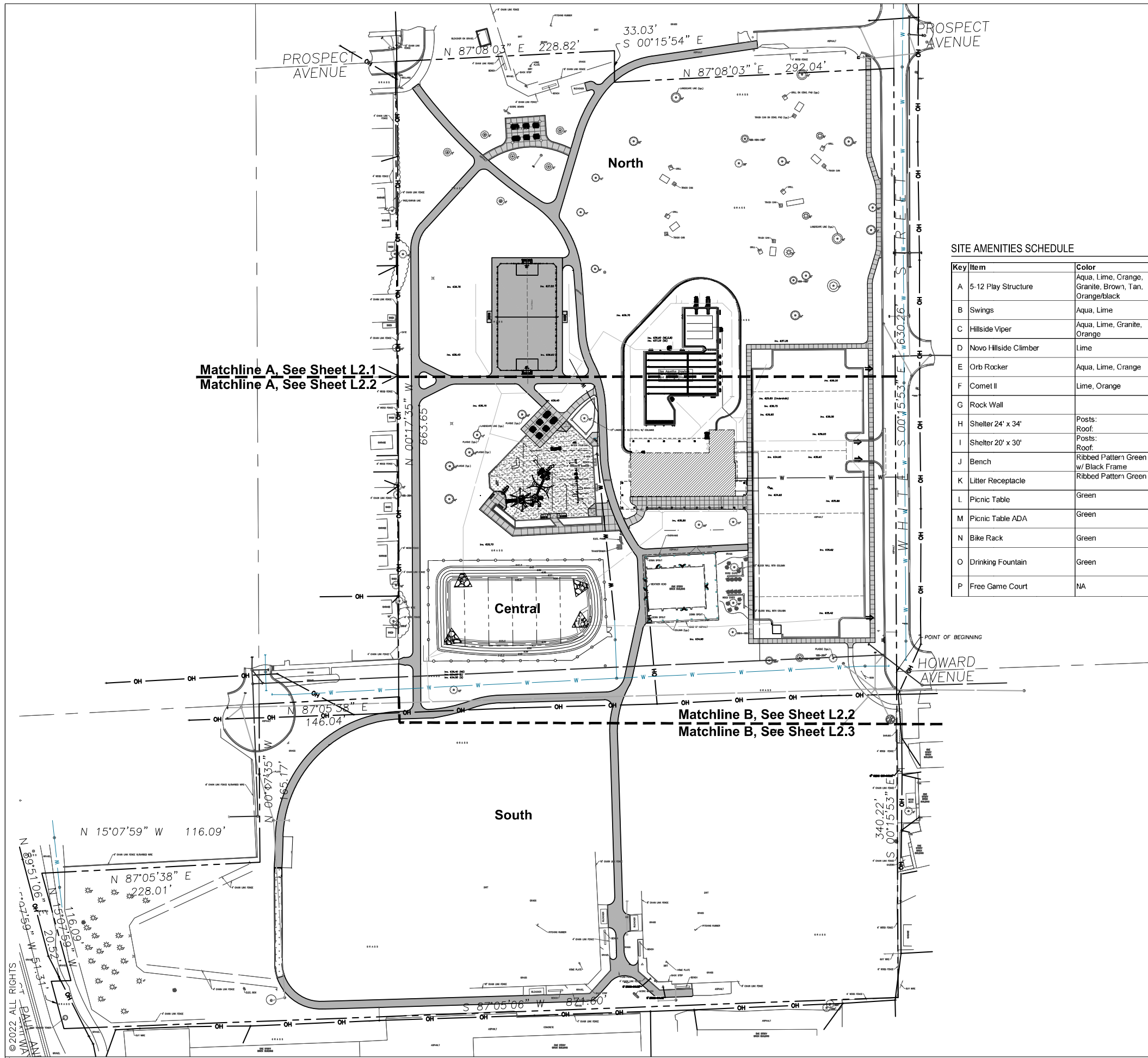




Parking Summary:
 Existing -
 • 3 ADA
 • 63 Standard
 • 66 Total
 Proposed -
 • 4 ADA
 • 93 Standard
 • 97 Total



EXPIRATION DATE: 11/30/2023



GENERAL NOTES: LAYOUT

1. It is the responsibility of the Contractor to perform layout of all project elements and points for review by Owner prior to construction. (This work is considered incidental to the project and not paid as a separate bid item).
2. The contractor shall be responsible for all materials and quantities as required to complete the work in accordance with the plans and specifications. The contractor will notify the Owner's Representative in writing of any discrepancies or changes required to complete the work before any action may be taken. All changes or change orders must be approved by the Owner's Representative and Owner before any changes are executed.
3. No work to take place in Flood Plain unless indicated on plans.
4. Contractor shall follow City of Des Plaines permit requirements as part of the project.
5. Contractor shall confirm that all equipment use/safety zones specified by play equipment manufacturer are adhered to.
6. All play equipment footings shall meet manufacturers recommendations for footing depth and width.

SITE AMENITIES SCHEDULE

Key Item	Color	Quantity	Model	Manufacturer	Supplier
A	Aqua, Lime, Orange, Granite, Brown, Tan, Orange/black	1	Custom #129-150780-2	Burke	Play Illinois 630-200-8759
B	Aqua, Lime	1	Custom #129-150780-2	Burke	Play Illinois 630-200-8759
C	Aqua, Lime, Granite, Orange	1	470-0070(-74)	Burke	Play Illinois 630-200-8759
D	Lime	1	580-0233	Burke	Play Illinois 630-200-8759
E	Aqua, Lime, Orange	1	570-2709	Burke	Play Illinois 630-200-8759
F	Lime, Orange	1	560-2589	Burke	Play Illinois 630-200-8759
G		1	Salvaged rockwall from existing playground		
H	Posts: Roof:	1	REK24x34TGMR	Poligon	Imagine Nation 847-640-0904
I	Posts: Roof:	1		Poligon	Imagine Nation 847-640-0904
J	Ribbed Pattern Green w/ Black Frame	6	#CN420, Surface Mount, Mounting Plate Covers #MC104	Wabash Valley	Nutoys Leisure Products 800-526-6197
K	Ribbed Pattern Green		#LR30, 32 Gallon Liner #LR310 Dome Top, Lids #DT 100		
L	Green	8	Signature Series - 8', Surface Mount Package		
M	Green	4	Signature Series - 8', ADA overhang, Surface Mount Package		
N	Green	1	Serpentine Bike Loop - 7 Bike Rack		
O	Green	1	Mode 493SM, Pet Station, Recessed Hose Bib with Lock Door, Surface Mount	Most Dependable Fountains, Inc.	Reese Recreation, Inc. 800-222-2268
P	NA	1	FRE2116, 6'14" x 102' 2"	Kompan	Kompan 800-426-9788

LEGEND

- Concrete Paving
- Asphalt Paving
- Engineered Wood Fiber Surfacing
- Artificial Turf
- EJ Concrete Expansion Joints
- Ornamental Fence
- CL Construction Limits / Construction Fence



SCALE: 1" = 50'-0"



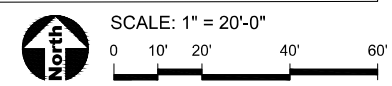
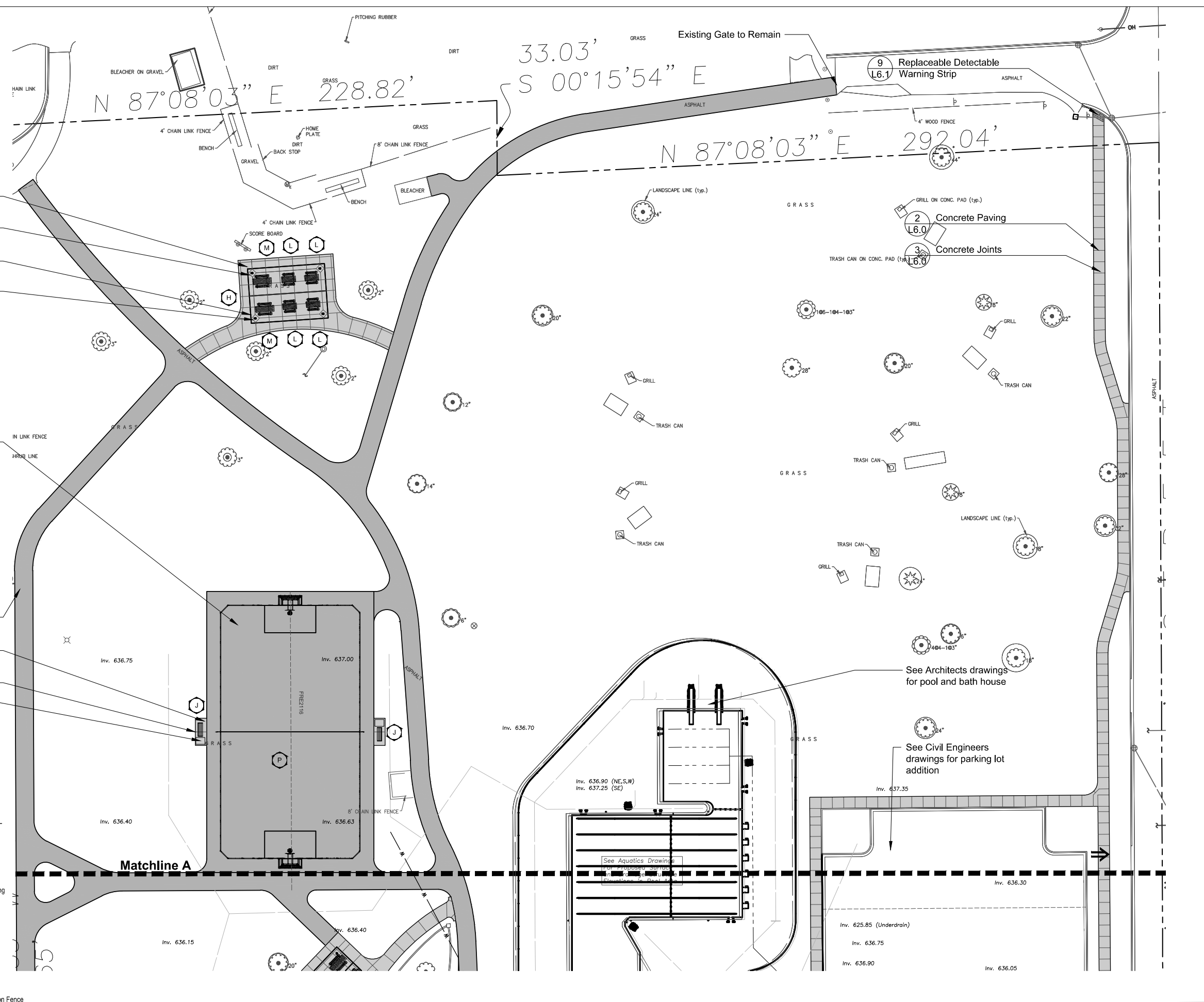
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Attachment 5

- LEGEND**
- Concrete Paving
 - Asphalt Paving
 - Engineered Wood Fiber Surfacing
 - Artificial Turf
 - Concrete Expansion Joints
 - Ornamental Fence
 - Construction Limits / Construction Fence

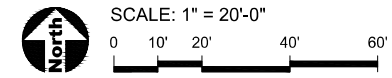
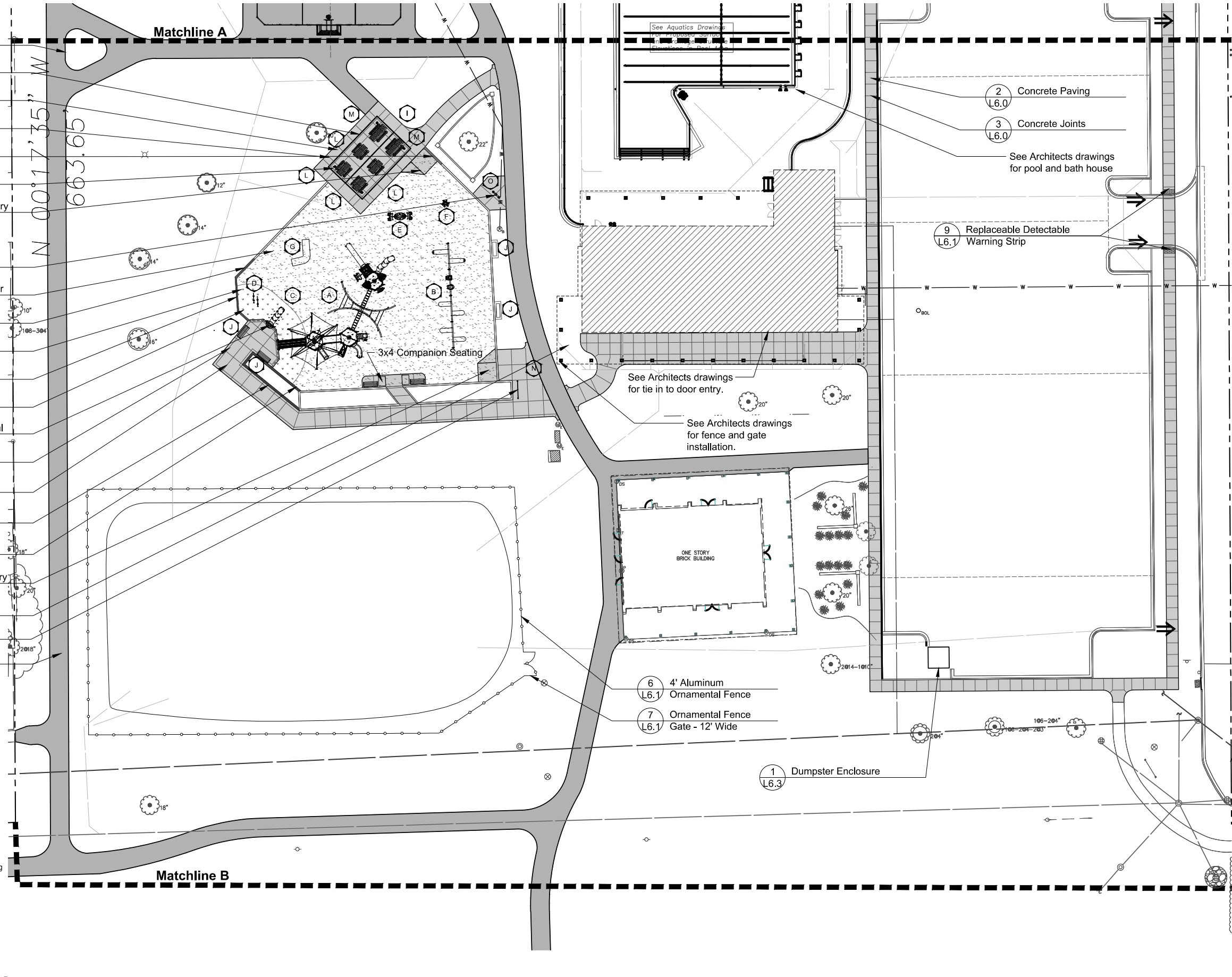
- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 3 Shelter - 24' x 34' (L6.2)
- 2 Shelter Footing (L6.2)
- 1 Asphalt Paving - Trail (L6.0)
- 1 Asphalt Paving - Trail (L6.0)
- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 3x4 Companion Seating



LEGEND

	Concrete Paving
	Asphalt Paving
	Engineered Wood Fiber Surfacing
	Artificial Turf
	EJ Concrete Expansion Joints
	Ornamental Fence
	CL Construction Limits / Construction Fence

- 1 Asphalt Paving - Trail (L6.0)
- 4 Shelter - 20'x30' (L6.2)
- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 6 Concrete Curb at Playground (L6.0)
- 1 Shelter Footing (L6.2)
- 5 Playground Sloped Entry (L6.0)
- 2 Drinking Fountain Connection (L6.3)
- 3 Engineered Wood Fiber (L6.1)
- 6 Concrete Curb at Playground (L6.0)
- 11 Artificial Turf With Shock Pad (L6.0)
- 12 Concrete Curb at Artificial Turf (L6.0)
- 9 Artificial Turf Mound (L6.0)
- 1 Integral Curb at Artificial Turf (L6.1)
- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 8 Curb at Planter (L6.0)
- 7 Wall at Planter (L6.0)
- 5 Playground Sloped Entry (L6.0)
- 2 Concrete Paving (L6.0)
- Salvaged Bike Rack
- 1 Asphalt Paving Trail (L6.0)



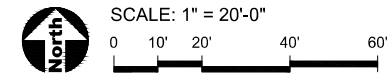
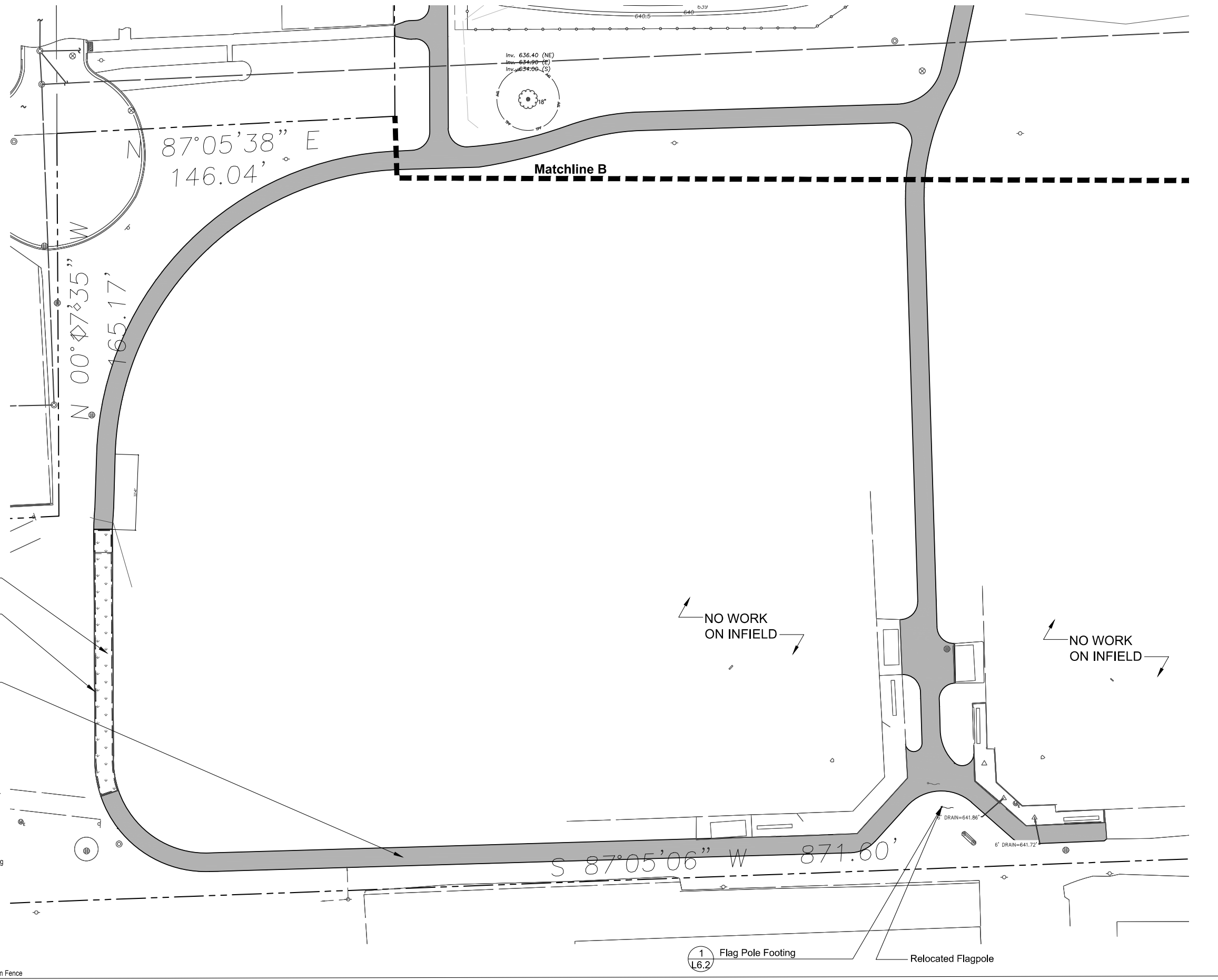
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Attachment 5

- 10 L6.0 Artificial Turf - Path
- 2 L6.1 Buried Curb at Artificial Turf
- 1 L6.0 Asphalt Paving - Trail

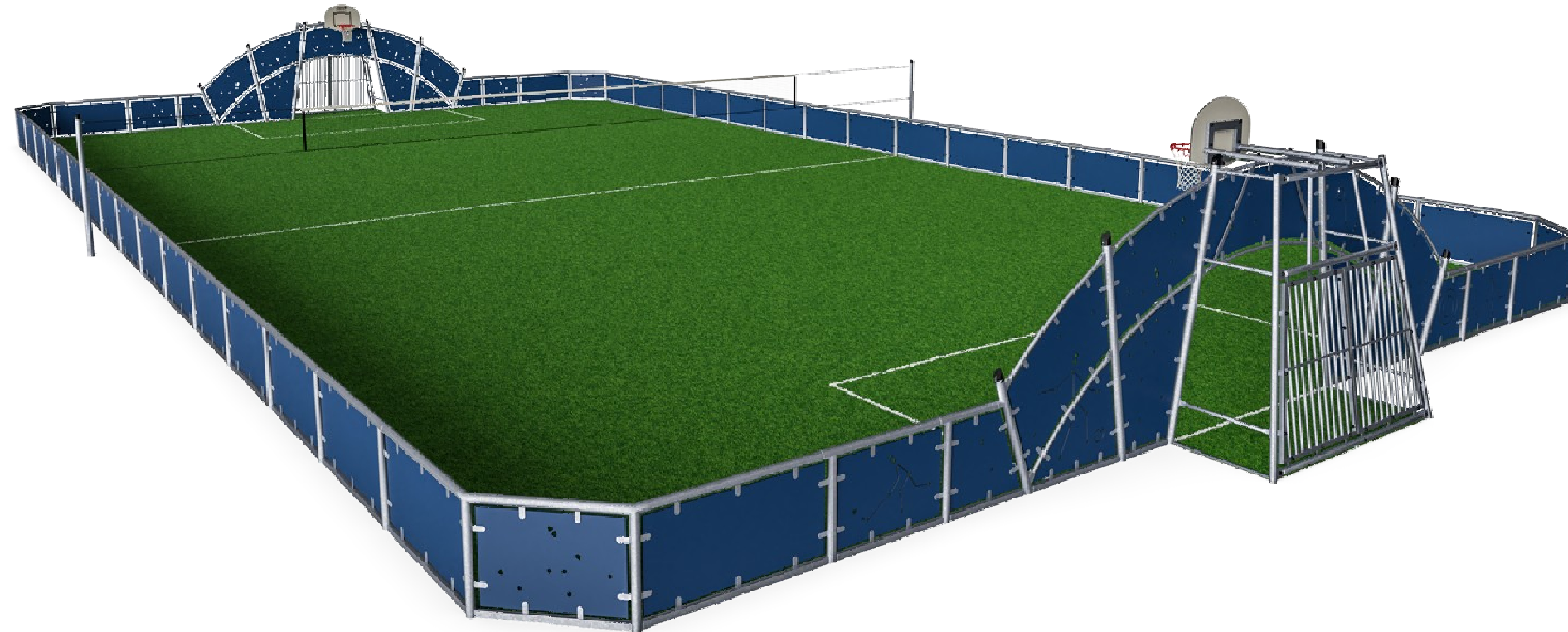
- LEGEND**
- Concrete Paving
 - Asphalt Paving
 - Engineered Wood Fiber Surfacing
 - Artificial Turf
 - EJ Concrete Expansion Joints
 - Ornamental Fence
 - CL Construction Limits / Construction Fence



PERMIT SET

Cosmos, 61 x 120 ft

FRE2116



Item no. FRE2116-3317

General Product Information

Dimensions LxWxH	120'2"x65'0"x12'2"
Age group	3+
Play capacity (users)	-
Color options	●



FREEGAME is designed to explore the benefits of sports and socializing. It's always open for games as well as for making friends, personality building and learning the rules of social life. It's a place for physical activities that encourage adolescents to lead active lifestyles. With facilities and all-round visibility that allow the users to feel safe, FREEGAME creates true

'living space' for all age groups. The broad entrance of the pitches provides accessibility for all and therefore inclusion. Adolescents with disabilities can access the activities to be part of the game or just relax and watch the play. Meet and move.

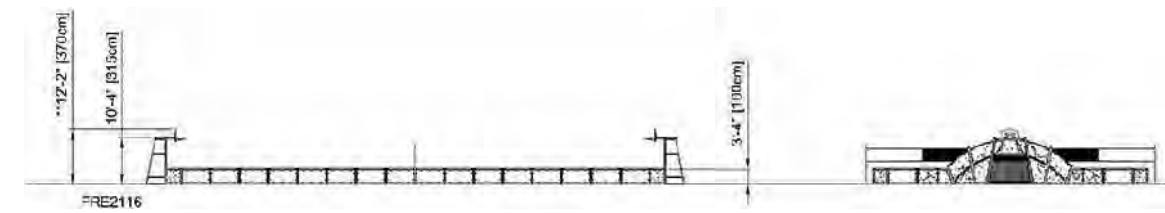
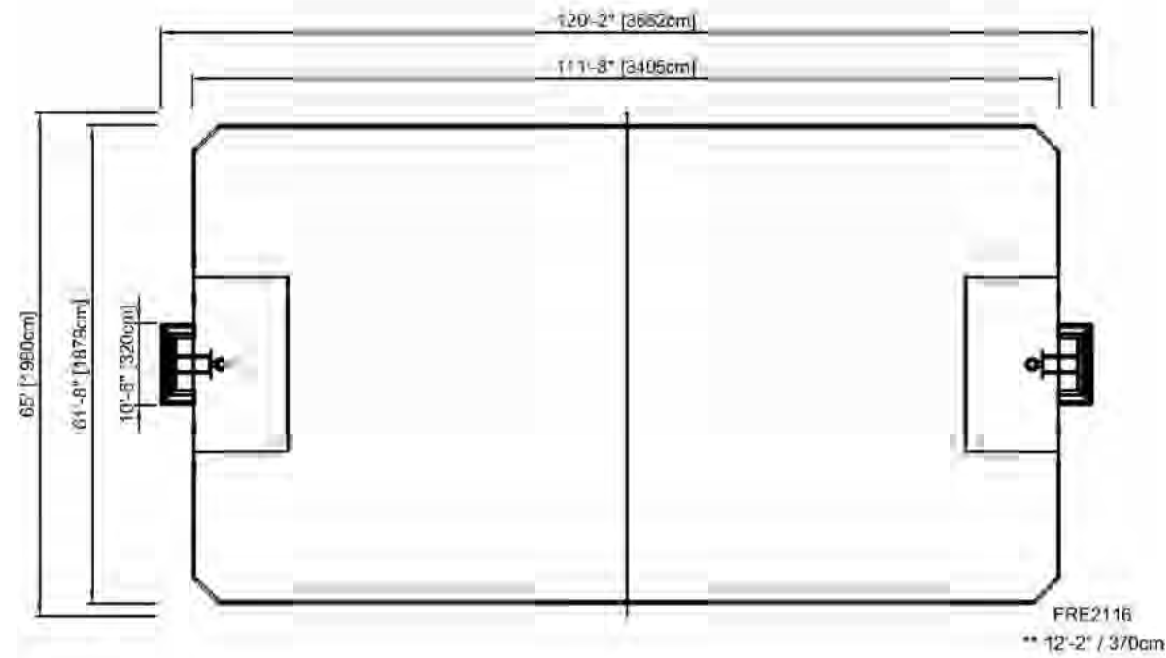


Cosmos, 61 x 120 ft

FRE2116

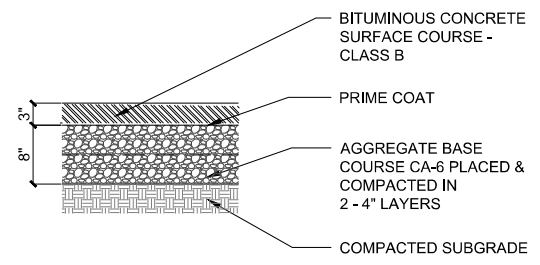
* Max fall height | ** Total height | *** Safety surfacing area

* Max fall height | ** Total height

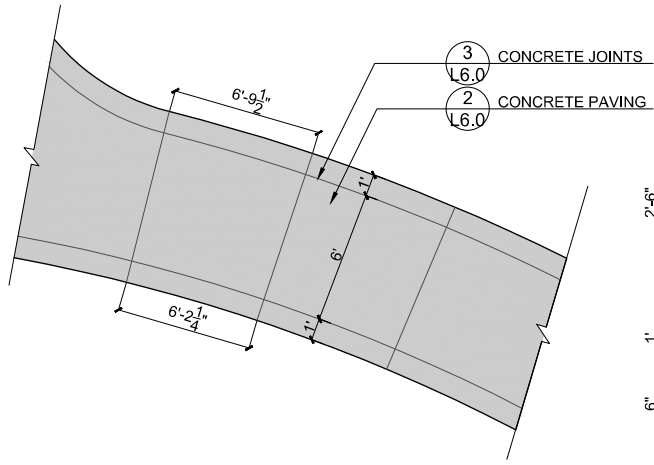


[Click to see TOP VIEW](#)

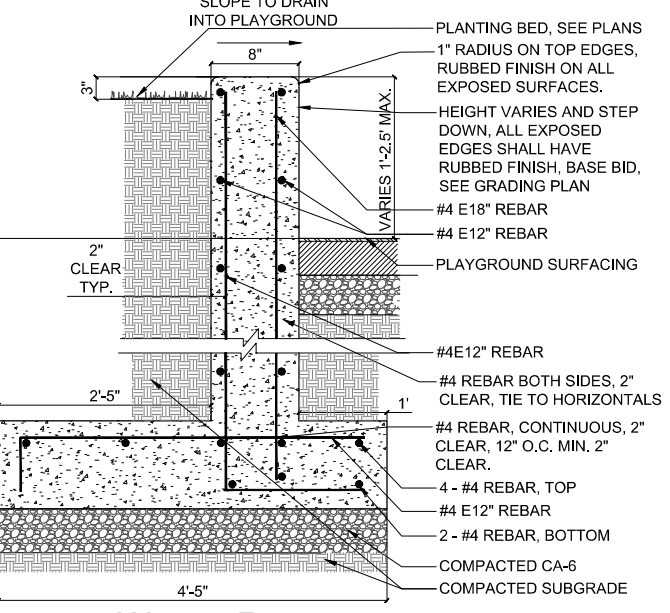
[Click to see SIDE VIEW](#)



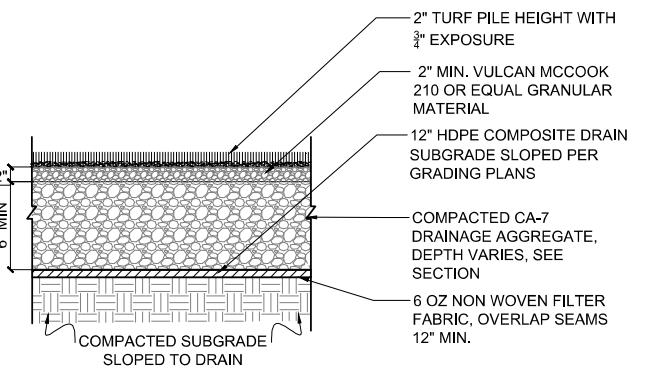
1 Asphalt Paving - Trail
 SCALE: 1"=1'-0"
 d-asph_trail_12.dwg



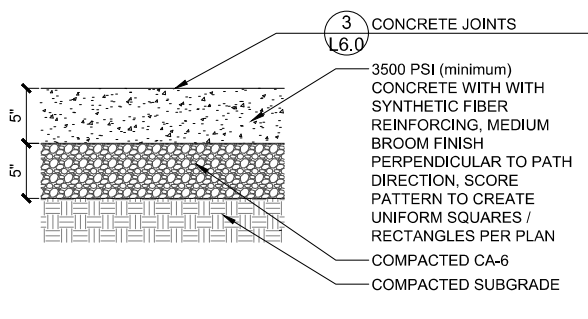
4 Concrete Scoring Pattern
 SCALE: 1/4"=1'-0"
 d-Gateway Sign Column_48



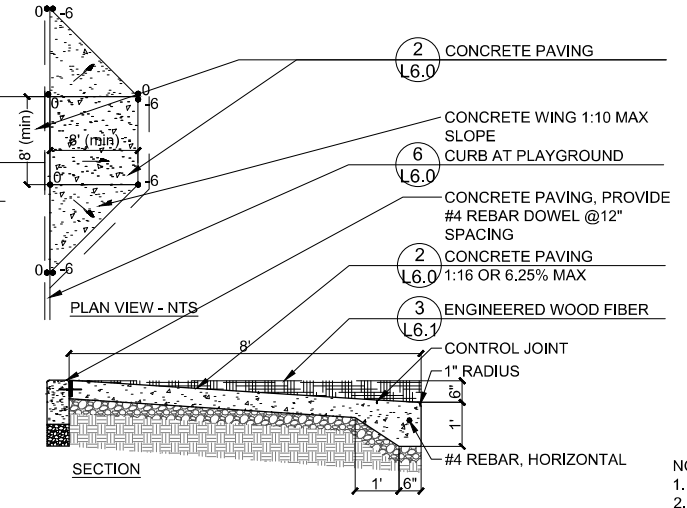
7 Wall at Planter
 SCALE: 1"=1'-0"
 d-conc curb_12



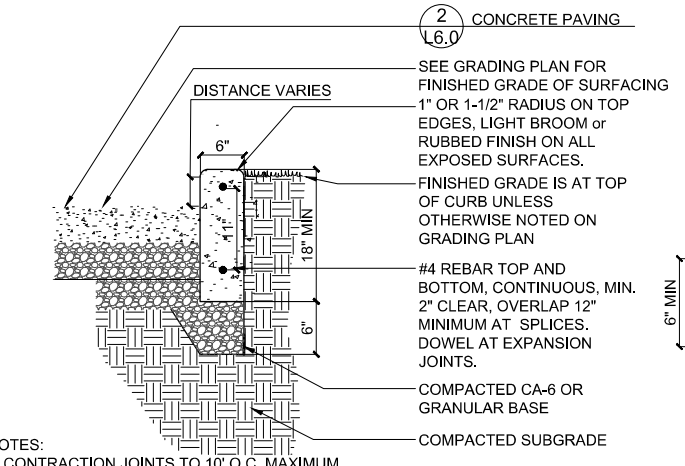
10 Artificial Turf
 SCALE: 1/2"=1'-0"
 det-Turf Section



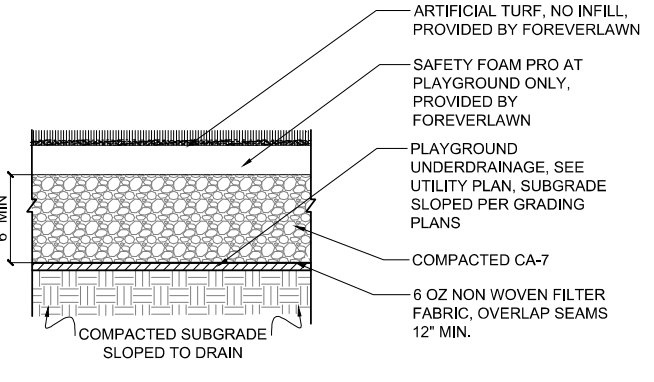
2 Concrete Paving
 SCALE: 1 1/2"=1'-0"
 d-conc pav-5_8



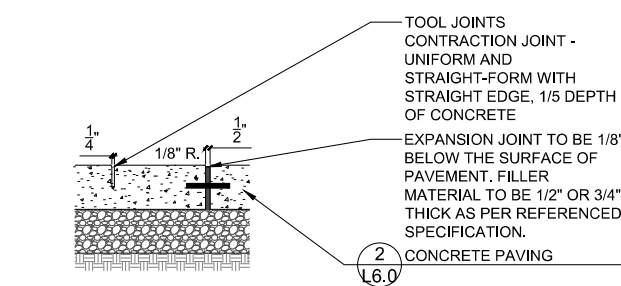
5 Concrete Sloped Entry
 SCALE: 1/2"=1'-0"
 d-conc_sloped entry one wing_24



8 Curb at Planter
 SCALE: 1"=1'-0"
 det-curb play

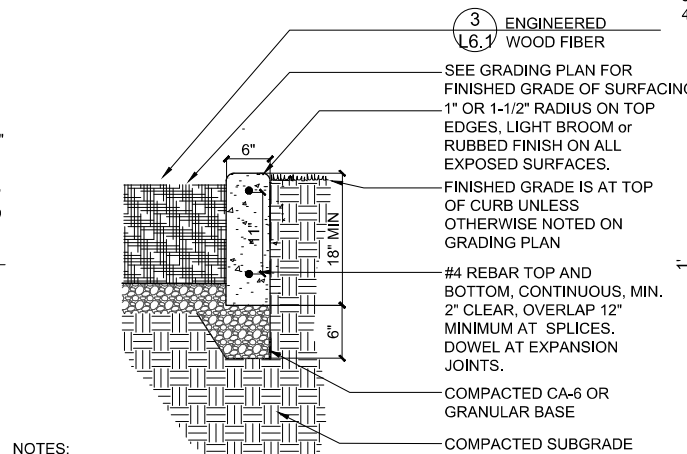


11 Artificial Turf - With Shock Pad
 SCALE: 1/2"=1'-0"
 det-Turf Section



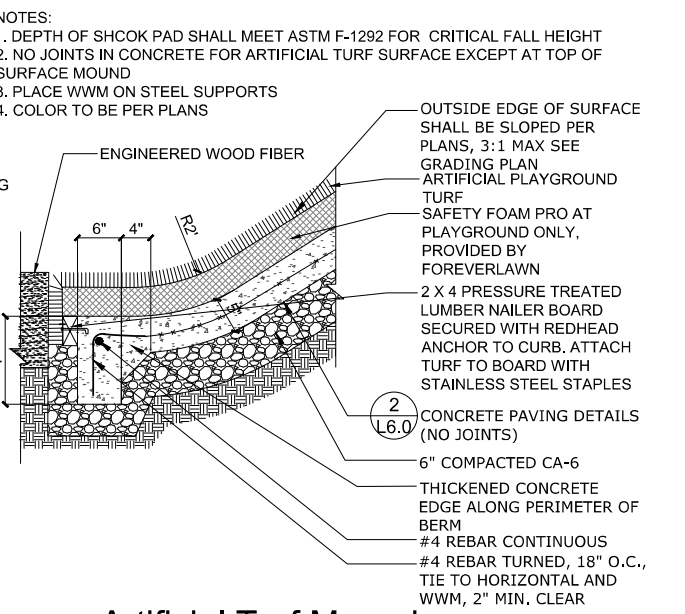
NOTES:
 1. JOINTS PLAN TAKES PRIORITY OVER NOTES EXCEPT FOR MAXIMUM SPACING.
 2. CONTRACTION JOINTS TO BE PLACED 10' O.C. MAXIMUM
 3. EXPANSION JOINTS TO BE PLACED 30' O.C. MAXIMUM
 4. PLACE EXPANSION JOINTS BETWEEN NEW CONCRETE POURS AND INSTALL 8" EPOXY COATED BARS, 12" O.C.
 5. CURB JOINTS TO MATCH CONCRETE PAVING WHERE APPLICABLE
 6. INSTALL SMOOTH DOWELS AT EXPANSION JOINTS
 7. NO 'CALIFORNIA JOINTS'

3 Concrete Joints
 SCALE: 1 1/2"=1'-0"
 d-conc_joints_8.dwg

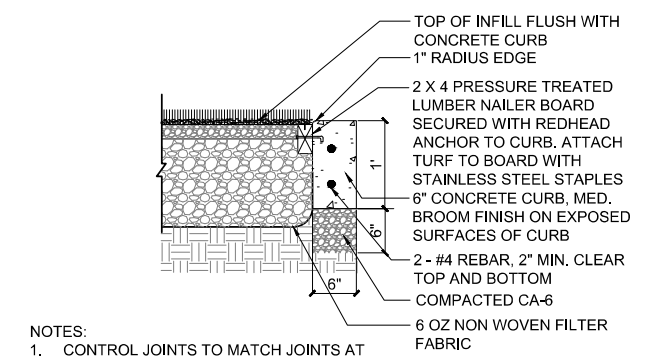


NOTES:
 1. CONTRACTION JOINTS TO 10' O.C. MAXIMUM
 2. EXPANSION JOINTS TO BE 30' O.C. MAXIMUM
 3. DOWEL NEW CURB INTO EXISTING CURB

6 Curb at Playground
 SCALE: 1"=1'-0"
 det-curb play

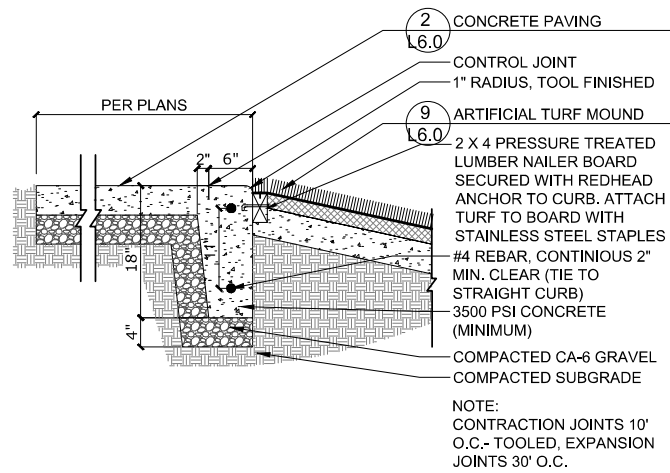


9 Artificial Turf Mound
 SCALE: 1"=1'
 play surfacing mound transition

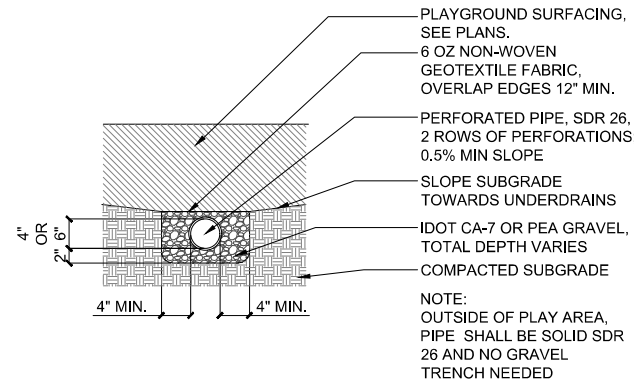


NOTES:
 1. CONTROL JOINTS TO MATCH JOINTS AT SIDEWALK.
 2. TURF TO BE ATTACHED WITH STAINLESS STEEL STAPLES

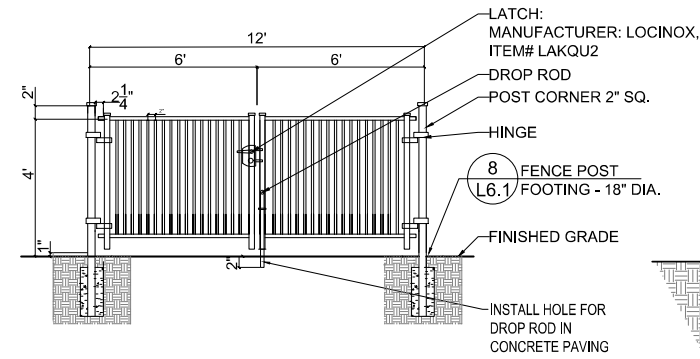
12 Concrete Curb at Artificial Turf
 SCALE: 1"=1'-0"
 det-Turf Edge



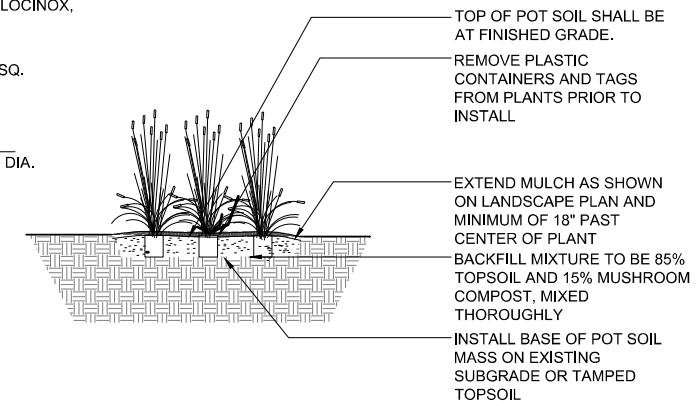
1 Integral Curb at Artificial Turf
SCALE: 1"=1'-0" d-curb-integral_12



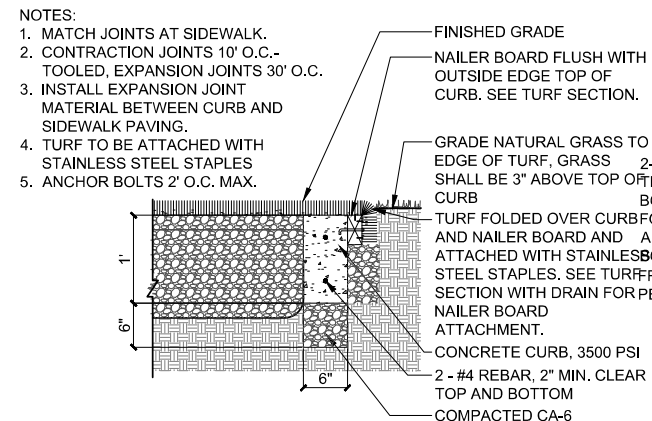
4 Playground Underdrainage
SCALE: 1"=1'-0" d-playground underdrainage_12



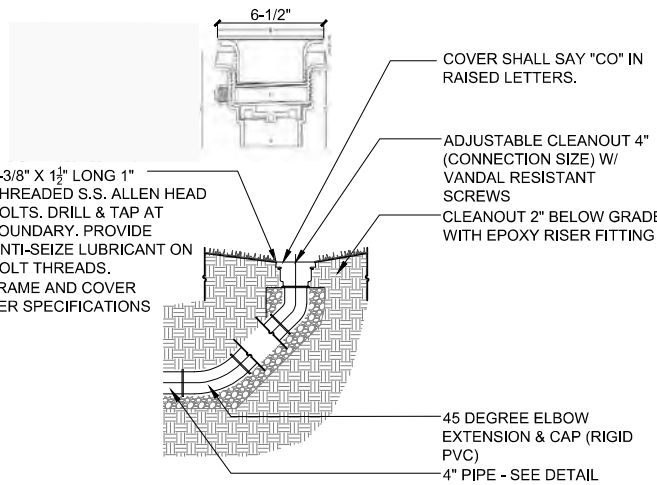
7 Ornamental Fence Gate - 12' Wide
SCALE: N.T.S. 4' ORNAMENTAL



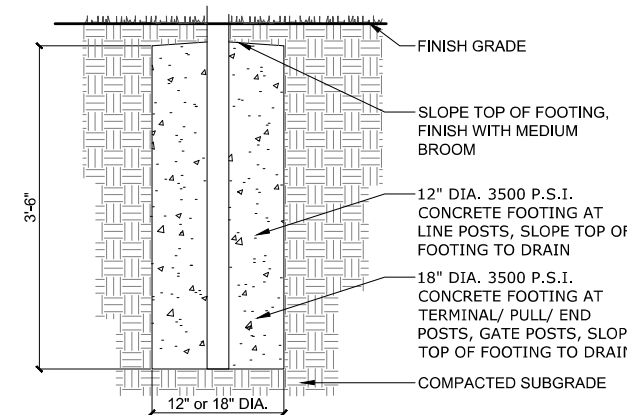
10 Perennial & Ornamental Grass Installation
SCALE: 1"=1'-0" d-perennials



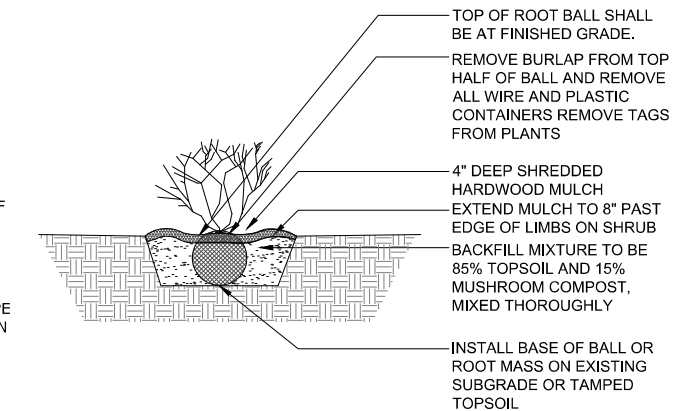
2 Buried Curb at Artificial Turf
SCALE: 1"=1'-0" d-turf-field transition_12



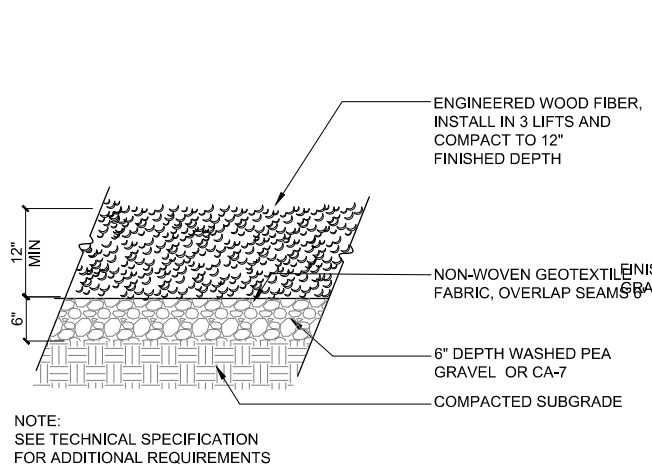
5 Drain Cleanout
SCALE: N.T.S. d-drain cleanout_16



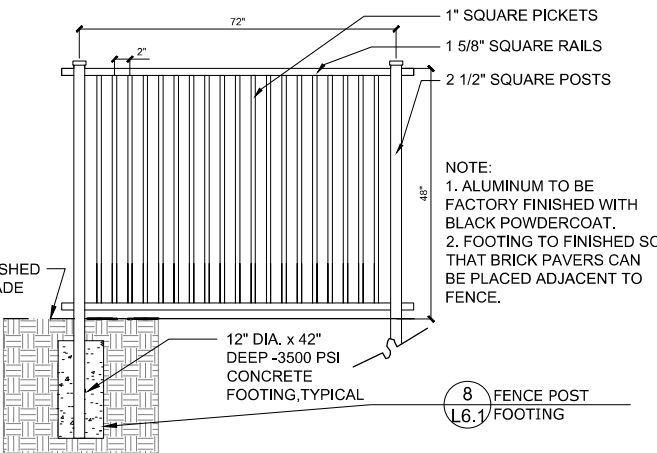
8 Fence Post Footing
SCALE: 1"=1'-0" d-fence-footing at conc_12.dwg



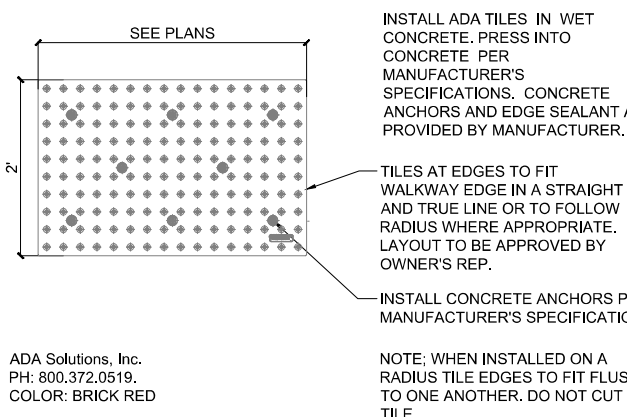
11 Shrub Installation
SCALE: N.T.S. d-plant-shrub_12



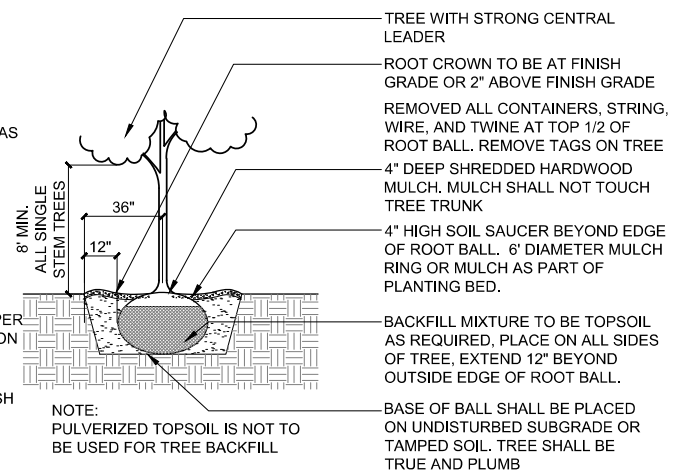
3 Engineered Wood Fiber
SCALE: 1"=1'-0" Eng Wood Fiber_1_12



6 4' Aluminum Ornamental Fence
SCALE: Not to Scale metal4ornamental



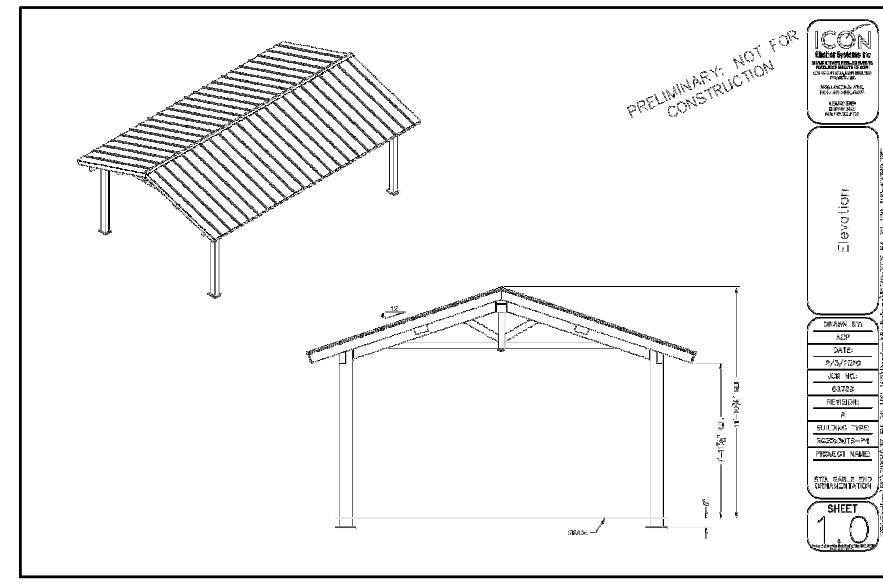
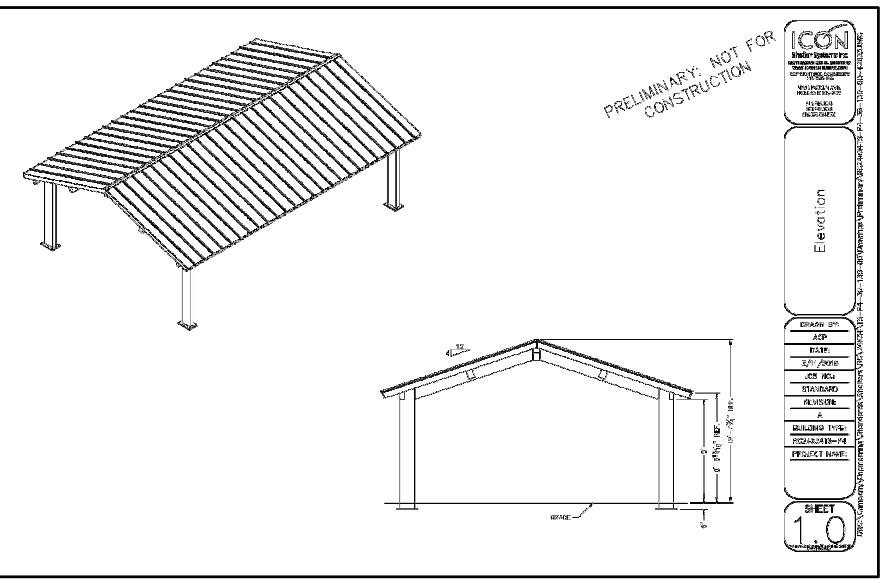
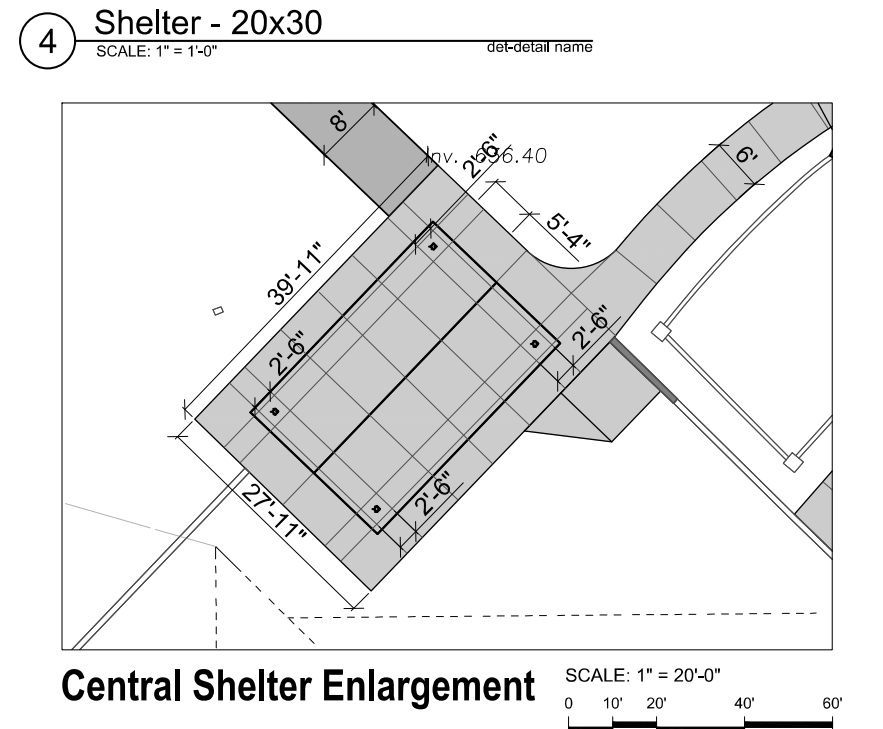
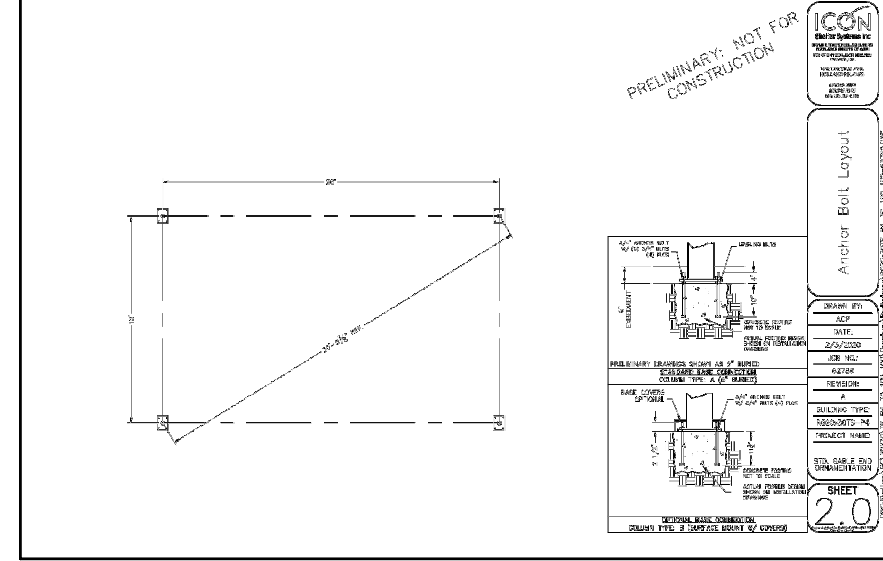
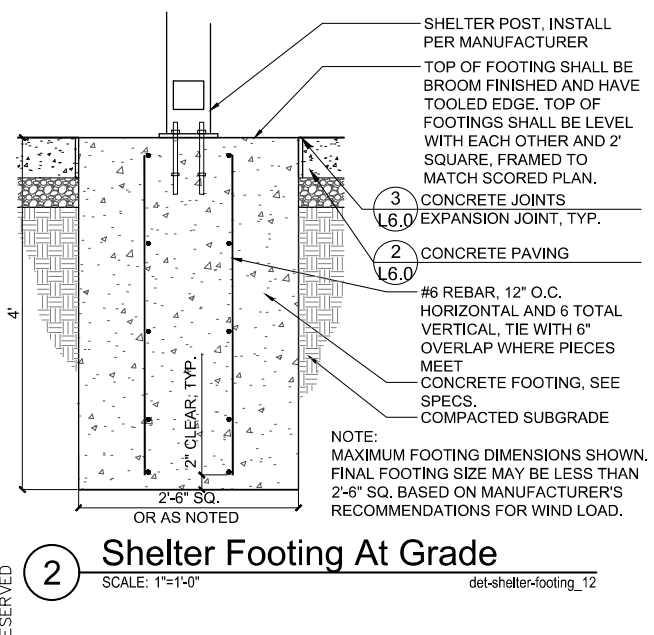
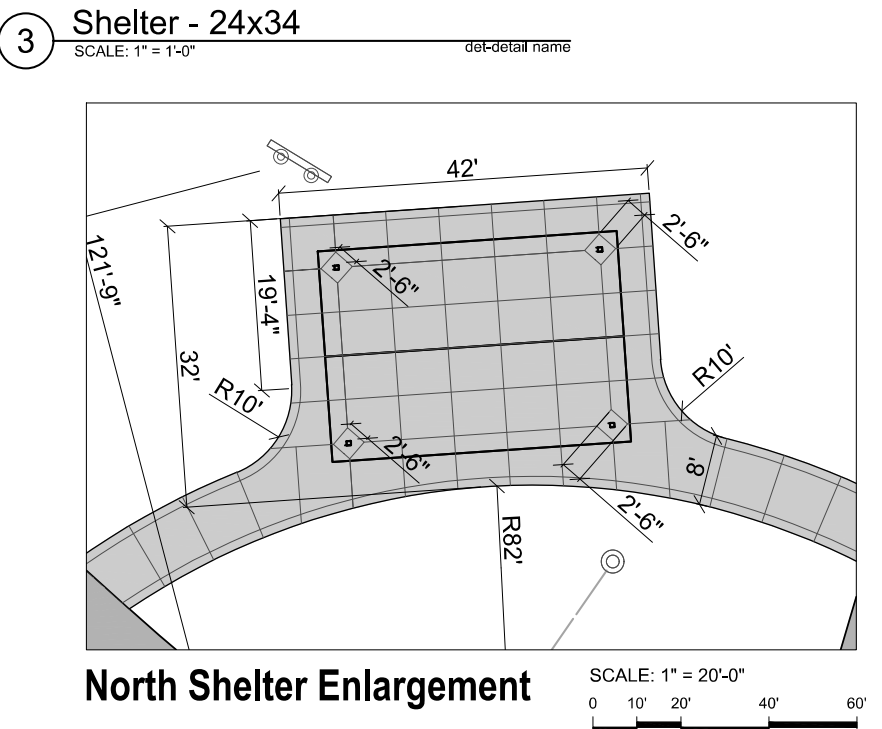
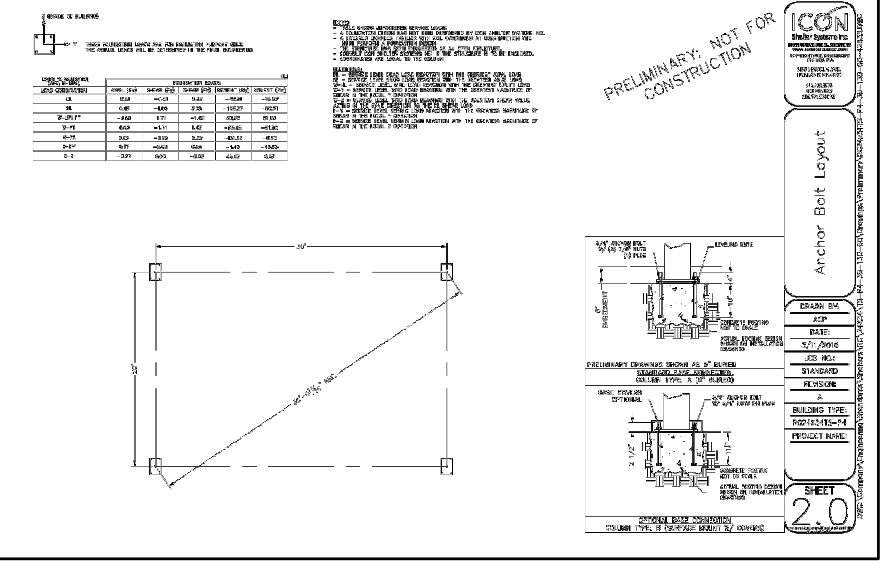
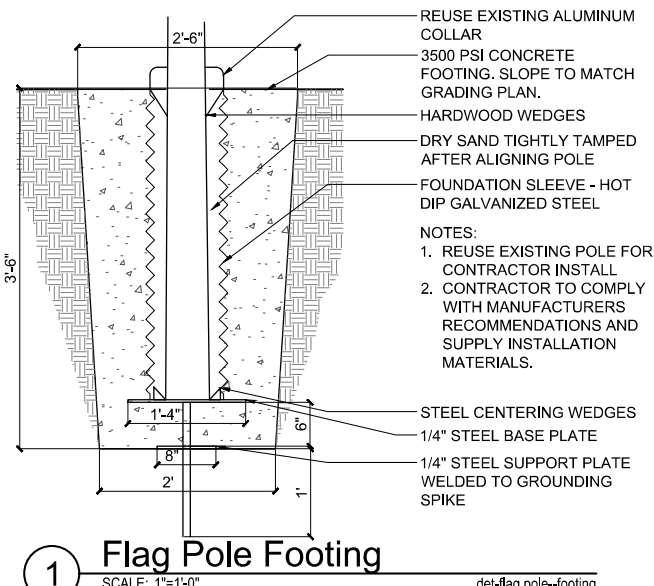
9 Replaceable Detectable Warning Strip
SCALE: N.T.S. detail drawing sorted.dwg

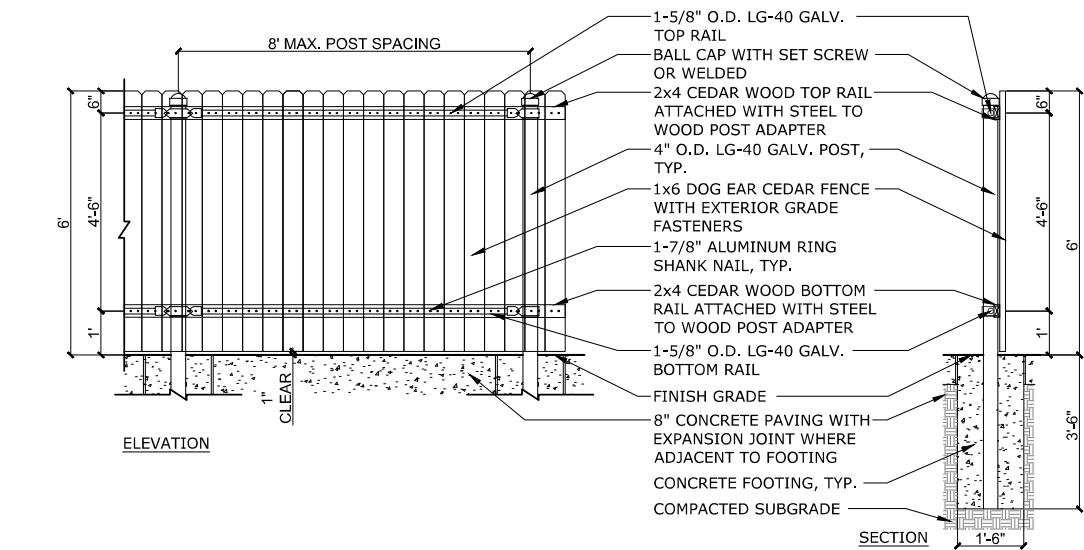


12 Tree Installation
SCALE: N.T.S. d-plant-tree_12

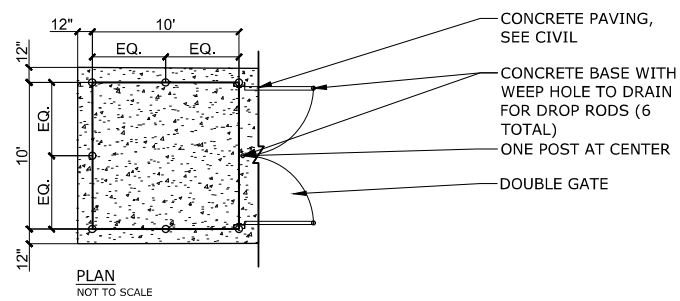
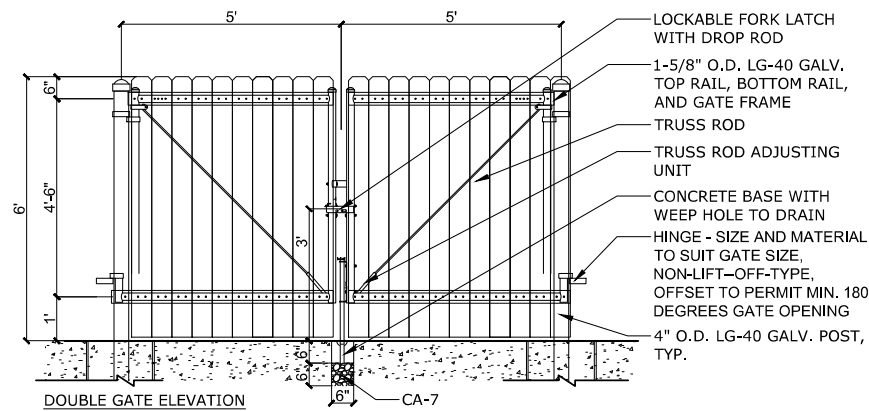
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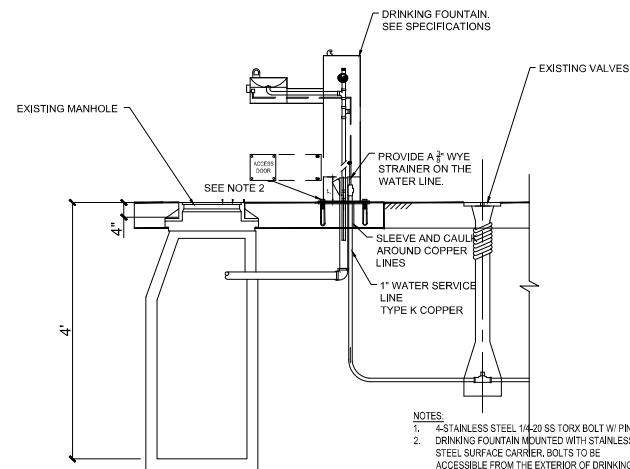


- NOTES:
1. SUBMIT SHOP DRAWINGS INCLUDING HARDWARE.
 2. WOOD TO BE ON EXTERIOR OF ENCLOSURE.
 3. FENCE AND GATE INSTALLATION SHALL CONSIST OF FURNISHING ALL LABOR MATERIALS, TOOLS AND EQUIPMENT NECESSARY TO INSTALL FENCES AND GATES.
 4. CONTRACTOR SHALL ORDER AND TAKE DELIVERY OF ALL PRODUCTS AND MATERIALS. UPON RECEIPT, ALL MATERIALS SHALL BE CHECKED TO ENSURE THAT NO DAMAGES OCCURRED DURING SHIPPING OR HANDLING. MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE PROPER VENTILATION AND DRAINAGE, AND TO PROTECT AGAINST DAMAGE, WEATHER, VANDALISM, AND THEFT.
 5. INSTALL GATES PLUMB, LEVEL AND SECURE FOR FULL OPENING WITHOUT INTERFERENCE. INSTALL GROUND SET ITEMS IN CONCRETE FOR ANCHORAGE. ADJUST HARDWARE FOR SMOOTH OPERATION AND LUBRICATE WHERE NECESSARY. GATES SHALL SWING OUTWARD. GATE LEAF HOLDBACKS SHALL BE INSTALLED ON ALL DOUBLE GATES.



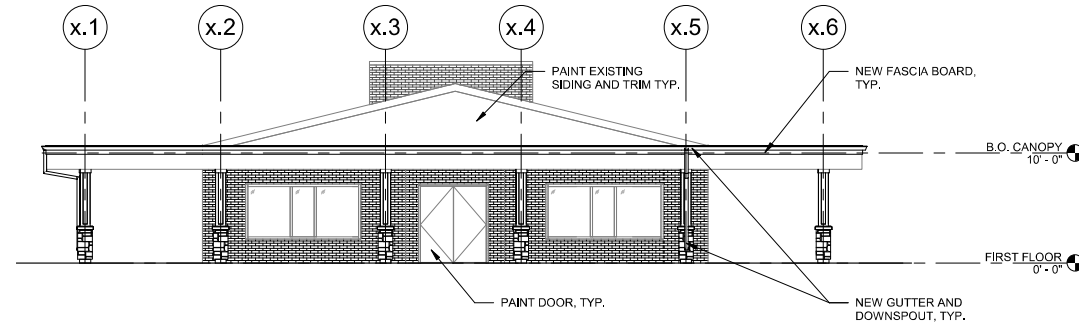
1 Dumpster Enclosure
SCALE: 1/2"=1'-0"

d-dumpster enclosure_24

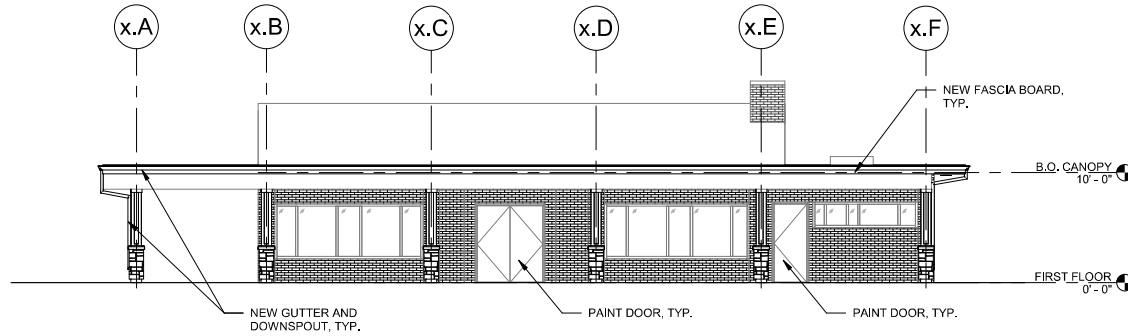


- NOTES:
1. 4" STAINLESS STEEL 14-20 SS TORX BOLT W/ PIN
 2. DRINKING FOUNTAIN MOUNTED WITH STAINLESS STEEL SURFACE CARRIER, BOLTS TO BE ACCESSIBLE FROM THE EXTERIOR OF DRINKING FOUNTAIN, REMOVABLE, TAMPER PROOF AND PAINTED BLACK.

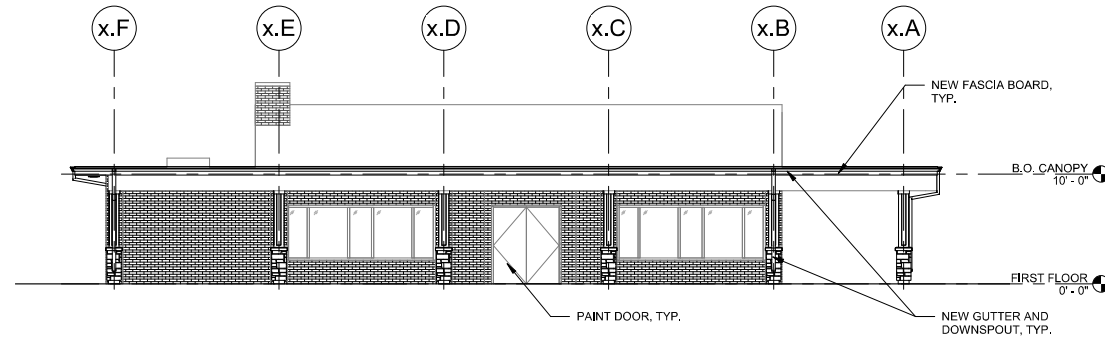
2 Drinking Fountain Connection
SCALE: NTS



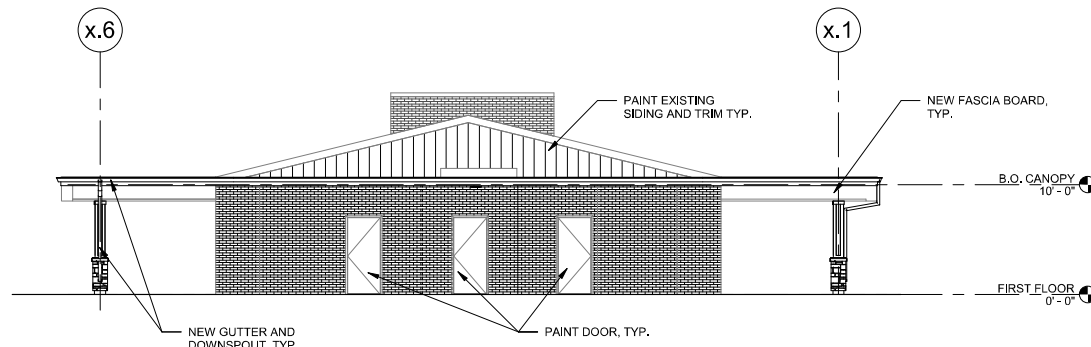
1 EXISTING BUILDING EAST ELEVATION
1/8" = 1'-0"



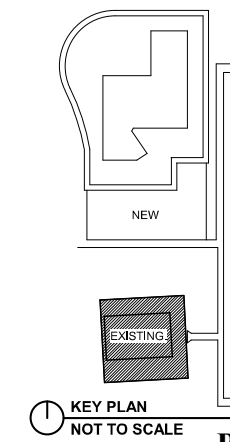
2 EXISTING BUILDING NORTH ELEVATION
1/8" = 1'-0"

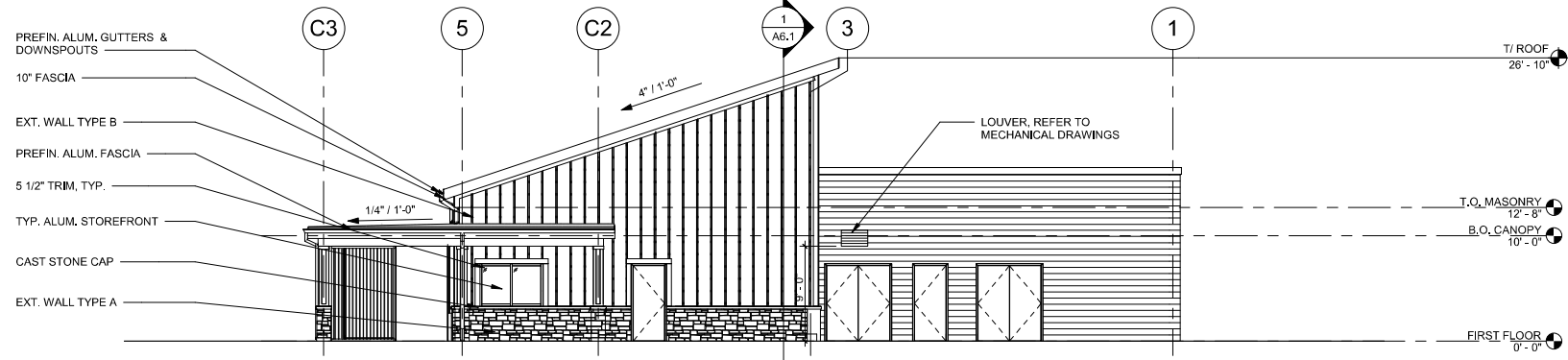


3 EXISTING BUILDING SOUTH ELEVATION
1/8" = 1'-0"

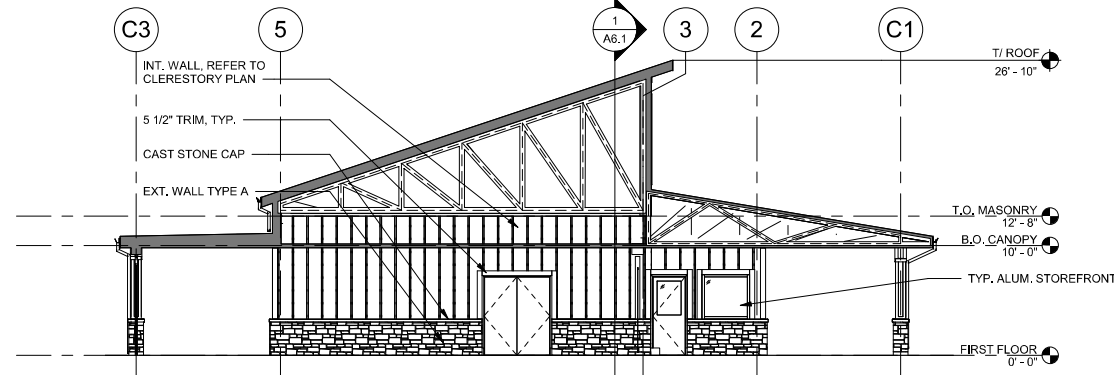


4 EXISTING BUILDING WEST ELEVATION
1/8" = 1'-0"

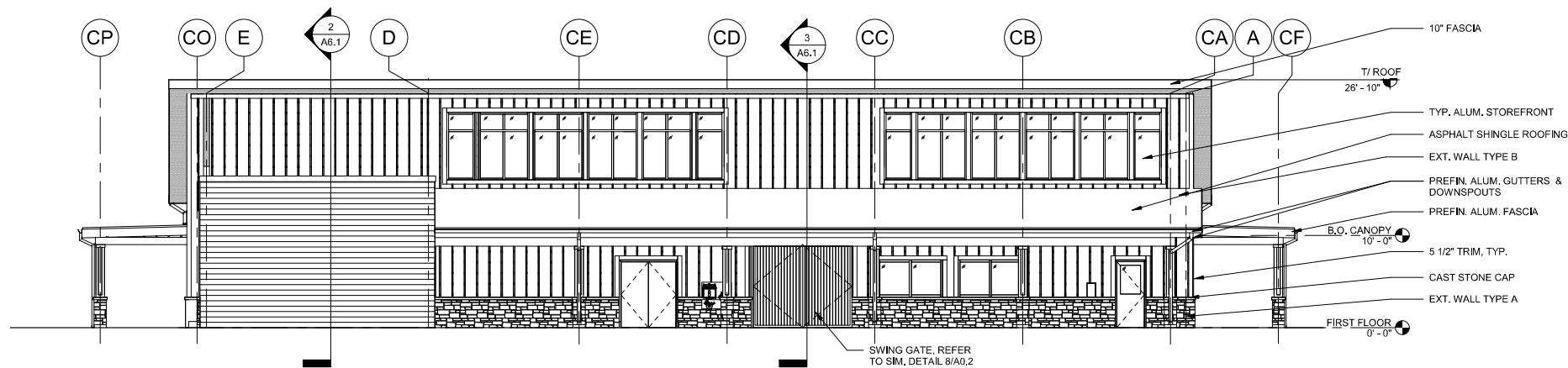




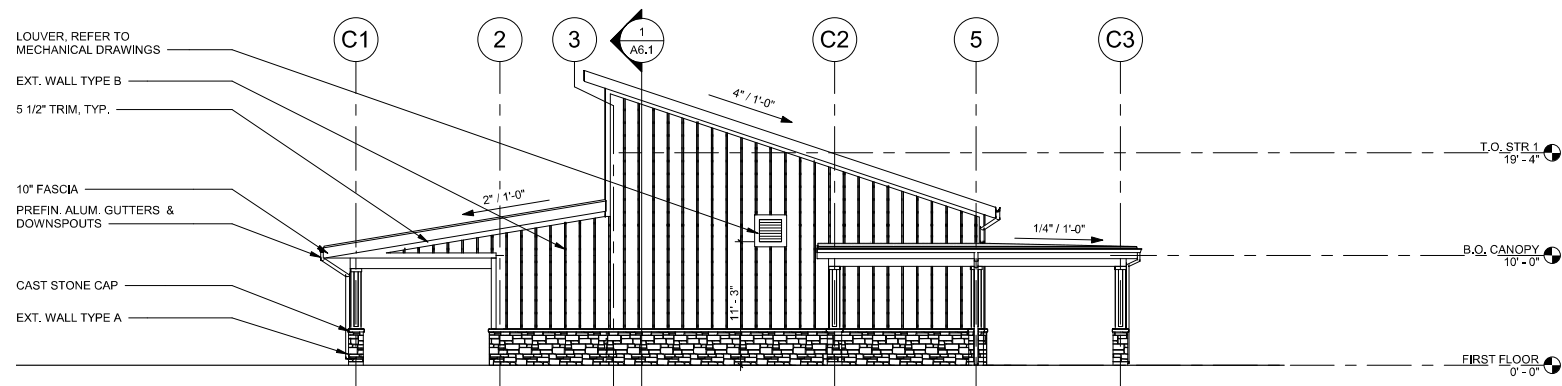
1 NEW BUILDING EAST ELEVATION
1/8" = 1'-0"



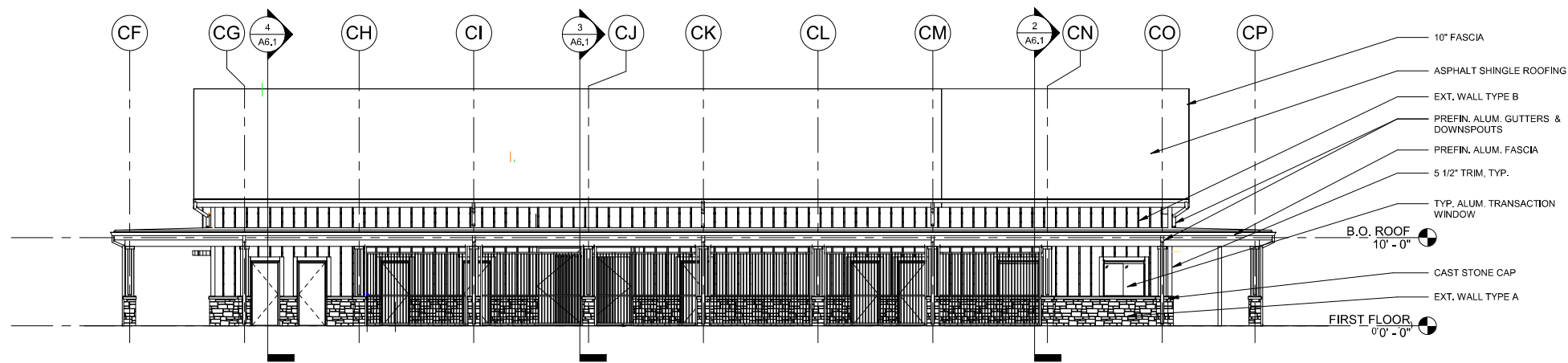
1B NEW BUILDING EAST ELEVATION THROUGH BREEZEWAY
1/8" = 1'-0"



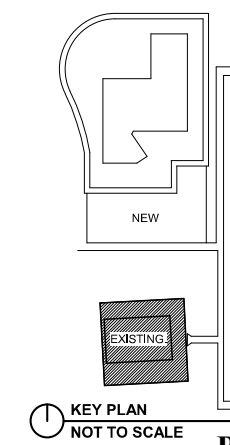
2 NEW BUILDING NORTH ELEVATION
1/8" = 1'-0"

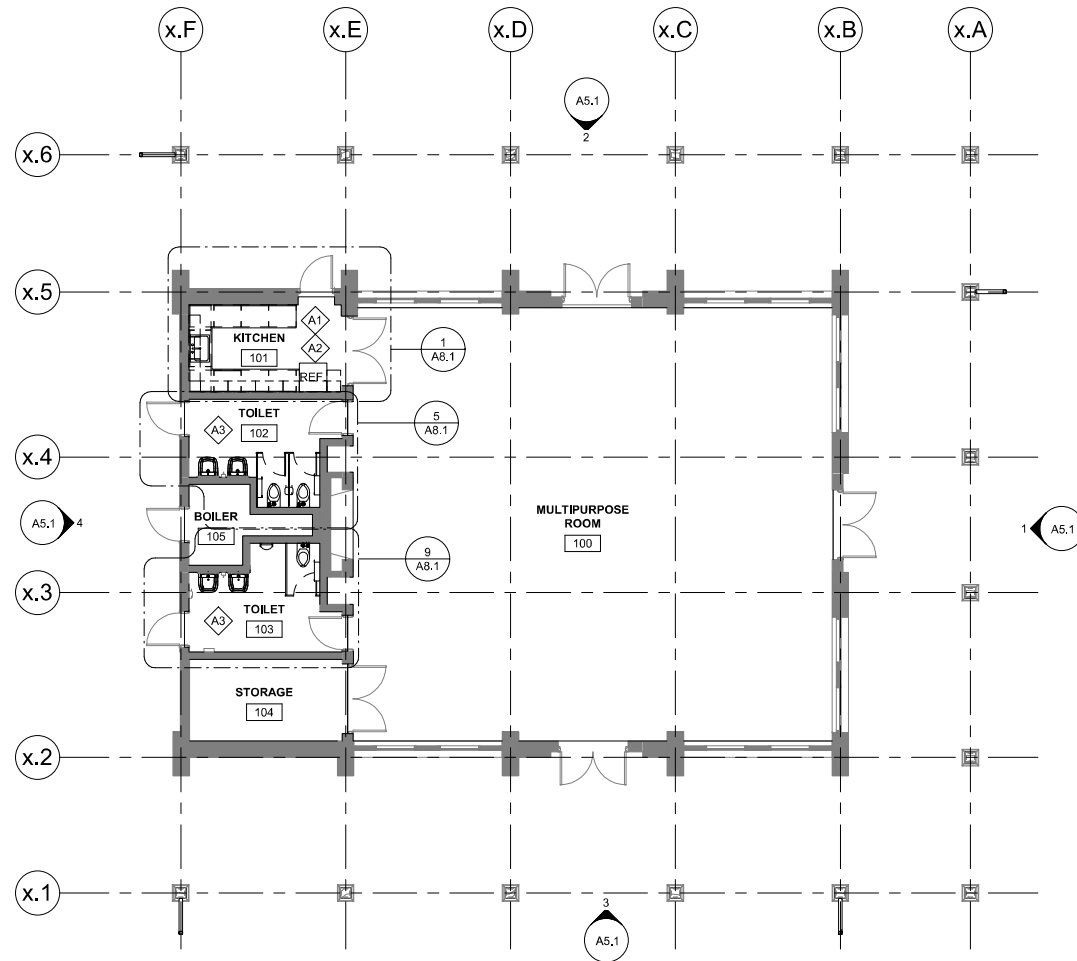


3 NEW BUILDING WEST ELEVATION
1/8" = 1'-0"

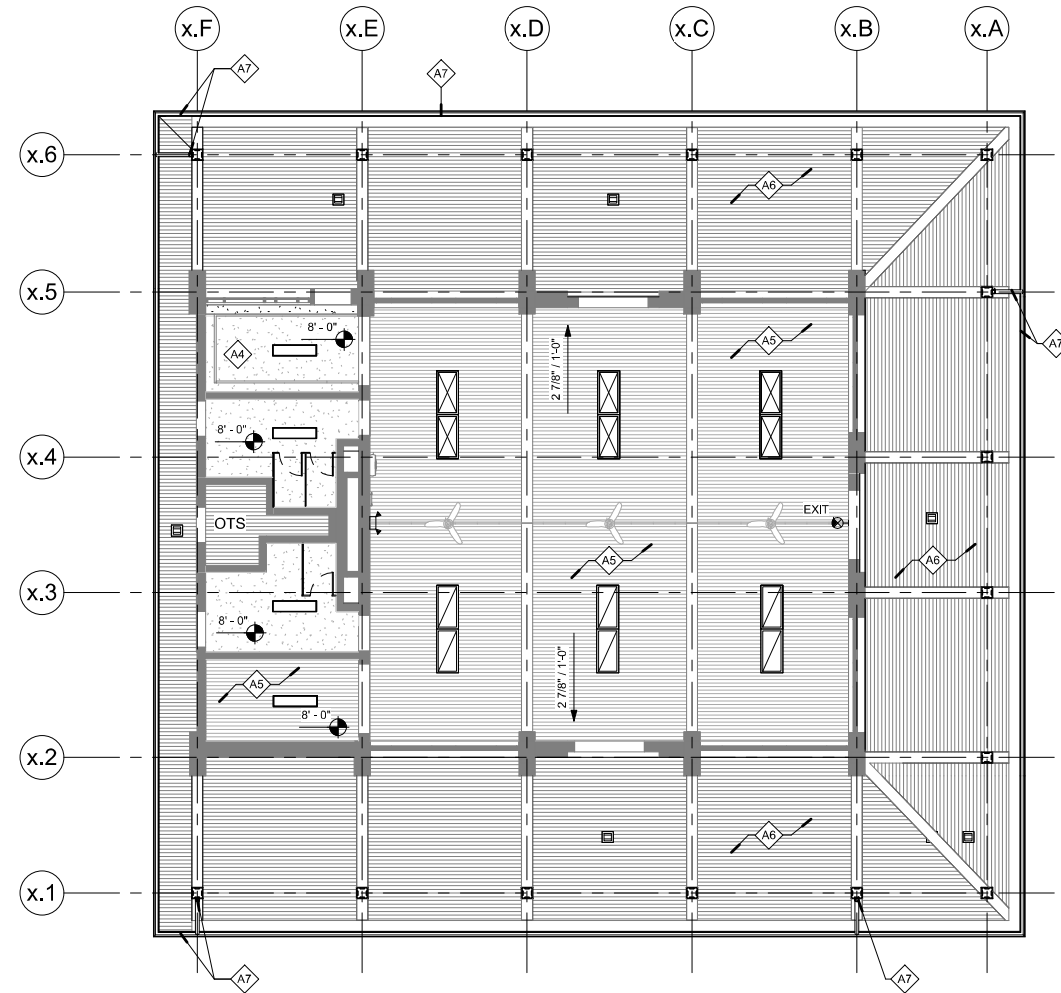


4 NEW BUILDING SOUTH ELEVATION
1/8" = 1'-0"





1 EXISTING BUILDING FIRST FLOOR PLAN
1/8" = 1'-0"



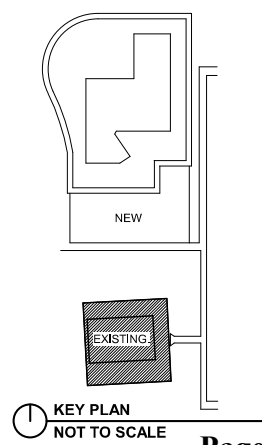
2 EXISTING BUILDING FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

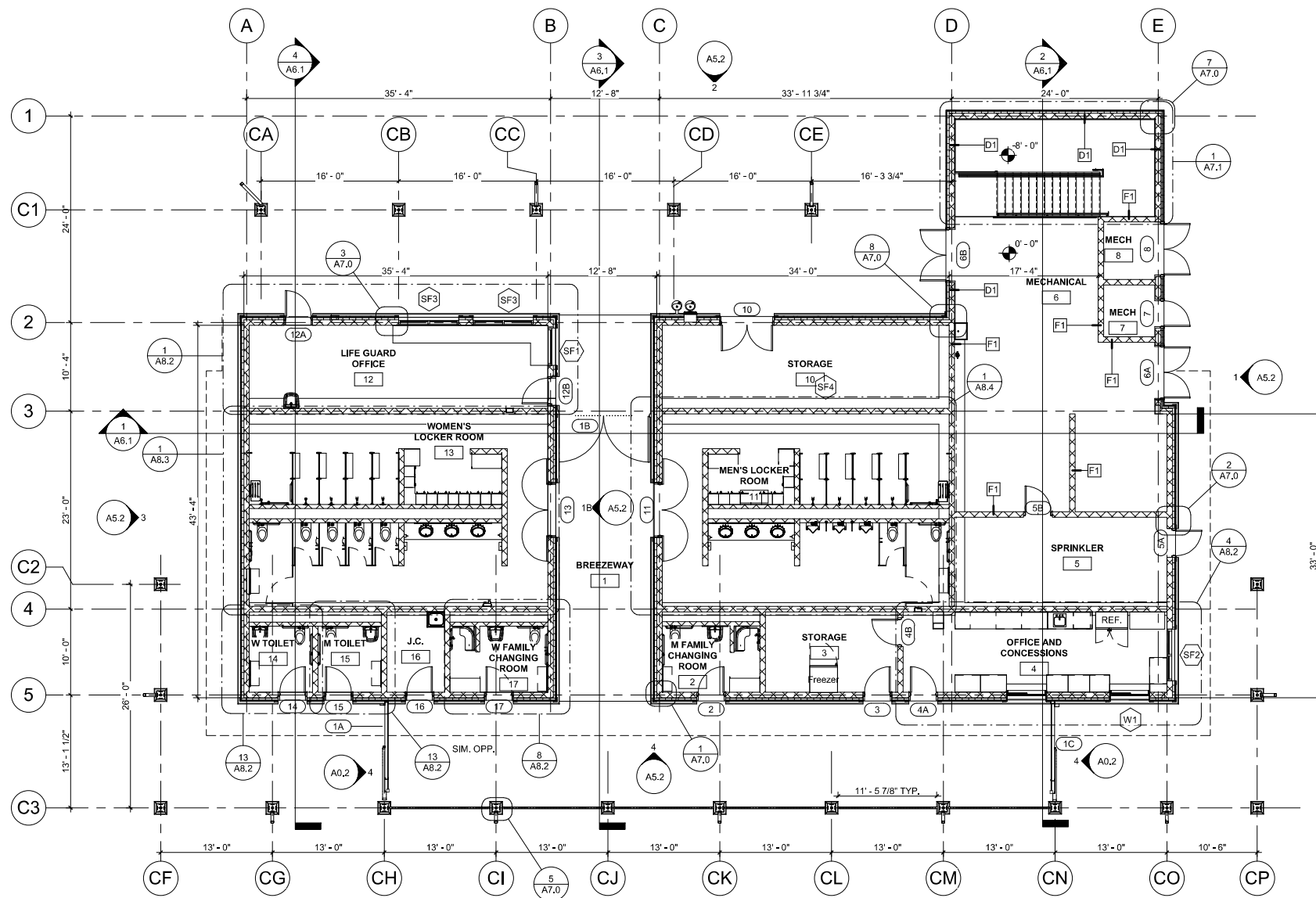
REFLECTED CEILING LEGEND	
	NEW 1"x4" LIGHT FIXTURE CEILING MOUNTED
	NEW 2"x4" LIGHT FIXTURE CEILING MOUNTED
	NEW EXTERIOR LIGHT FIXTURE CEILING MOUNTED
	GYPSUM BOARD CEILING (MOLD RESISTANT IN ALL WET AREAS)
	WOOD OR METAL CEILING
	EMERGENCY UNIT LIGHTING
	NEW EXIT SIGN
	OPEN TO STRUCTURE

- GENERAL FLOOR PLAN NOTES**
- REFER TO ENLARGED PLANS FOR DIMENSIONAL INFORMATION AND PARTITION FINISHES OF TAGGED AREAS. REFERENCE ONLY REFER TO STRUCTURAL DRAWINGS FOR RELATED DIMENSIONS.
 - FLOORS TO SLOPE TOWARDS DRAINS WITH A MAX. SLOPE OF 1" PER 1'-0" AND MIN. SLOPE OF 1" PER 10'-0".
 - SEE PLUMBING SPECIFICATIONS FOR TRENCH AND FLOOR DRAIN TYPES. FLOOR DRAINS SHOWN FOR REFERENCE. REFER TO PLUMBING DRAWINGS.
 - CONTRACTOR TO INSTALL FIRE EXTINGUISHER CABINETS WHERE NOTED IN PLAN AND AS NOTED IN THE FIRE PROTECTION DRAWINGS. REFER TO SHEET T3.0 AND SPECIFICATIONS FOR ADDITIONAL INFORMATION INCLUDING CABINET TYPES.

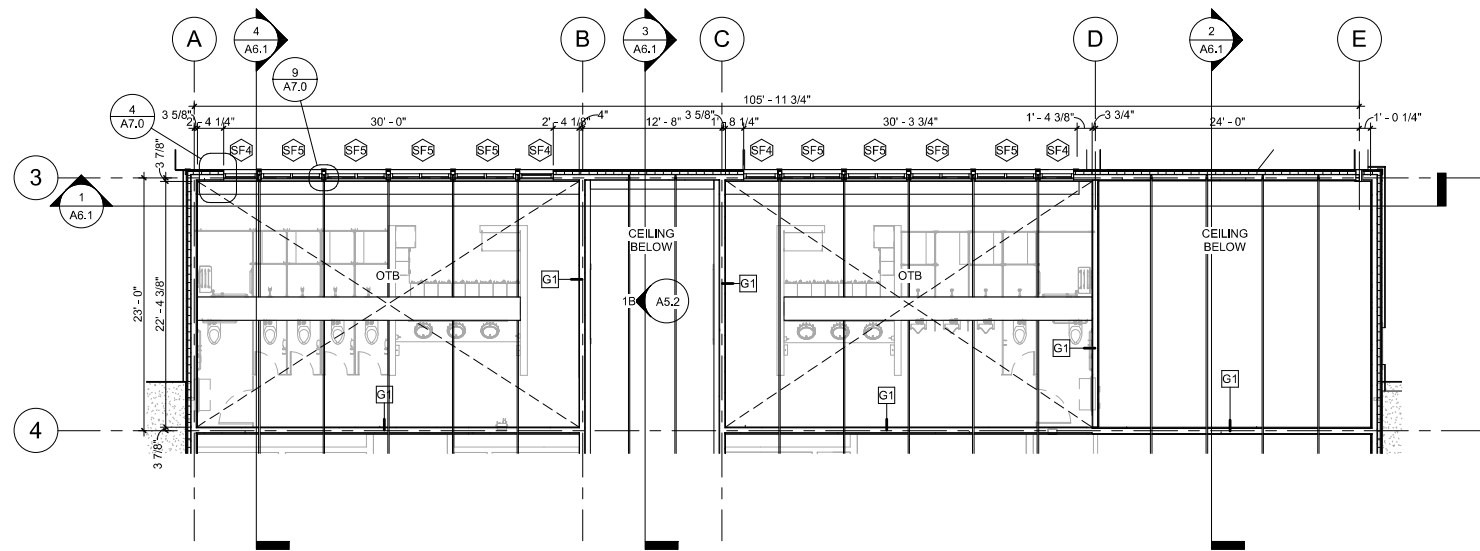
- GENERAL CEILING NOTES**
- REFER TO ELECTRICAL DRAWINGS AND SPECIALTY LIGHTING DRAWINGS FOR LIGHT FIXTURE INFORMATION.
 - REFER TO ELECTRICAL DRAWINGS FOR COORDINATION OF EXIT SIGNS, ETC.
 - REFER TO MECHANICAL AND FIRE PROTECTION DRAWINGS FOR COORDINATION OF DIFFUSERS, SPRINKLER HEADS, ETC.
 - REFER TO AUDIO VISUAL DRAWINGS FOR SPEAKER LOCATIONS, ETC.
 - PROVIDE GYPSUM BOARD CONTROL JOINTS THE FULL LENGTH OF THE CEILING FOR A SPACING OF 30'-0" O.C. MAX.

- NEW WORK KEYNOTES**
- INSTALL NEW CASEWORK AND KITCHEN COUNTERTOP. REFER TO EXISTING CONDITIONS DRAWINGS TO MATCH CASEWORK LAYOUT
 - APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
 - REFER TO INTERIOR ELEVATIONS FOR TOILET ACCESSORY LOCATIONS
 - PATCH AND REPAIR DAMAGED EXISTING GYPSUM BOARD CEILING. PREPARE TO BE PAINTED
 - CLEAN, PAINT AND VARNISH EXISTING WOOD CEILING AND STRUCTURAL WOOD BEAMS
 - PAINT EXISTING CANOPY CEILING AND BEAMS
 - NEW GUTTER AND DOWNSPOUTS





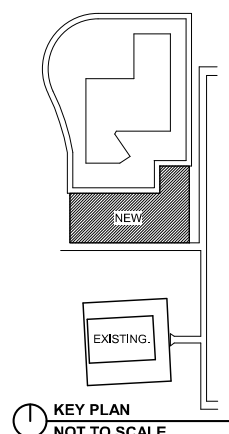
1 NEW BUILDING FIRST FLOOR PLAN
1/8" = 1'-0"



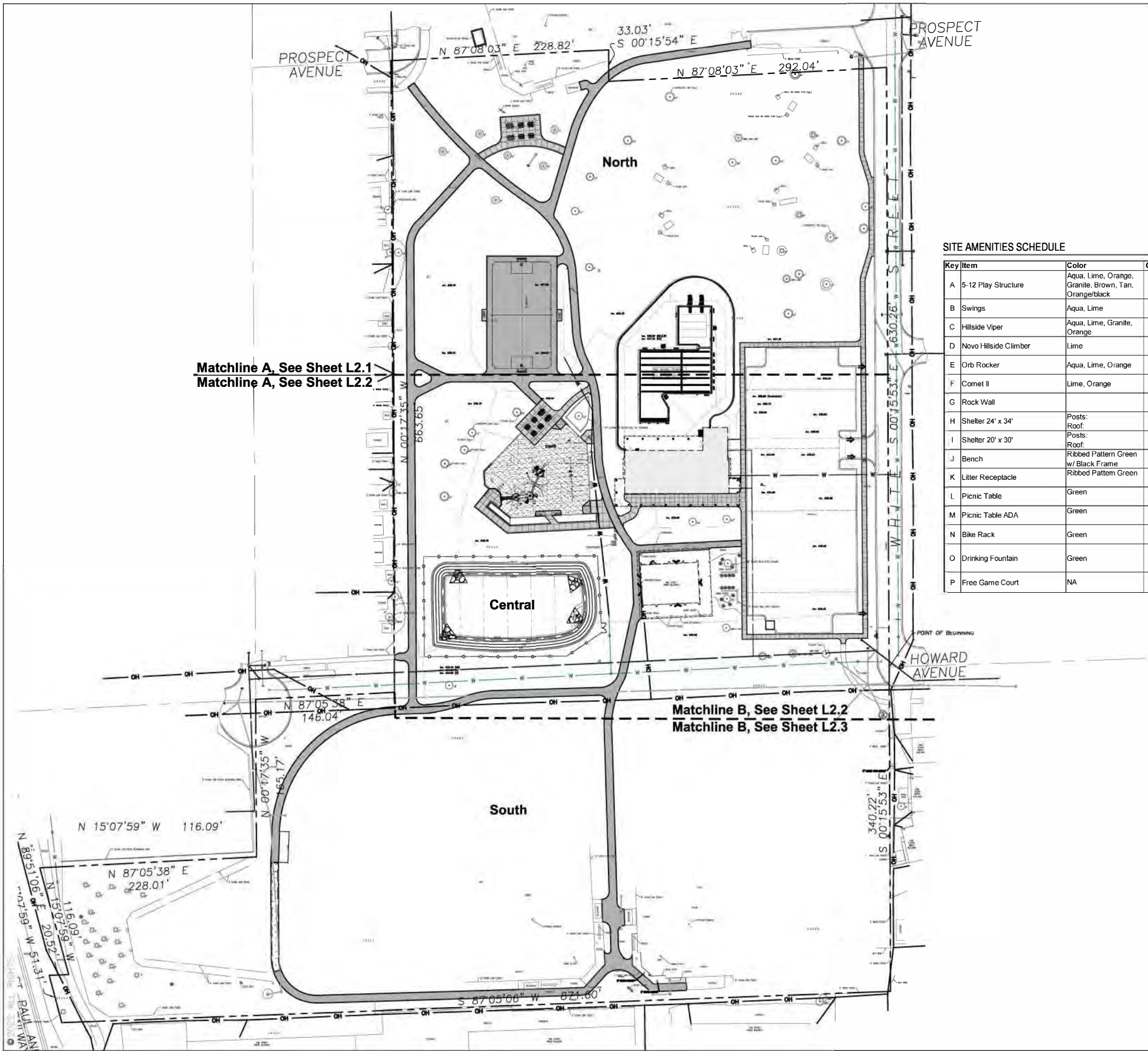
2 NEW BUILDING CLERESTORY PLAN
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO DRAWING A9.0 FOR DOOR SCHEDULE.
2. REFER TO ENLARGED PLANS FOR DIMENSIONAL INFORMATION AND PARTITION TYPES OF TAGGED AREAS SUCH AS STAIRS, ELEVATOR, AND LOCKER ROOMS.
3. COLUMN LINES AND NUMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR RELATED DIMENSIONS.
4. ALL EXTERIOR DIMENSIONS OF OPENINGS ARE MASONRY UNLESS OTHERWISE NOTED.
5. LOCATE DOORS 4" FROM INSIDE CORNER, UNLESS OTHERWISE NOTED.
6. REFER TO SHEET T2.0 FOR PARTITIONS HEIGHTS. EXTEND ALL PARTITIONS TO DECK ABOVE UNLESS OTHERWISE NOTED.
7. ALL CMU OUTSIDE CORNERS TO BE BULLNOSE, UNLESS OTHERWISE NOTED.
8. FLOORS TO SLOPE TOWARDS DRAINS WITH A MAX. SLOPE OF 1" PER 1'-0" AND MIN. SLOPE OF 1" PER 10'-0".
9. SEE PLUMBING SPECIFICATIONS FOR TRENCH AND FLOOR DRAIN TYPES, FLOOR DRAINS SHOWN FOR REFERENCE. REFER TO PLUMBING DRAWINGS.
10. CONTRACTOR TO INSTALL FIRE EXTINGUISHER CABINETS WHERE NOTED IN PLAN AND AS NOTED IN THE FIRE PROTECTION DRAWINGS. REFER TO SHEET T3.0 AND SPECIFICATIONS FOR ADDITIONAL INFORMATION INCLUDING CABINET TYPES.
11. CONTRACTOR TO PROVIDE GYPSUM BOARD CONTROL JOINTS THE FULL HEIGHT OF THE PARTITION SPACING OF 30'-0" O.C. MAX.
12. 2" RIGID INSULATION, MIN. 2'-0" HORIZONTALLY TO INTERIOR, MIN 2'-0" VERTICALLY BELOW FLOOR SLAB, TYPICAL UNDER FLOOR SLAB AT ALL EXTERIOR WALLS.



KEY PLAN
NOT TO SCALE



GENERAL NOTES: LAYOUT

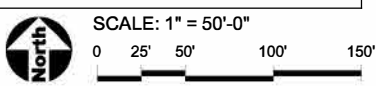
1. It is the responsibility of the Contractor to perform layout of all project elements and points for review by Owner prior to construction. (This work is considered incidental to the project and not paid as a separate bid item).
2. The contractor shall be responsible for all materials and quantities as required to complete the work in accordance with the plans and specifications. The contractor will notify the Owner's Representative in writing of any discrepancies or changes required to complete the work before any action may be taken. All changes or change orders must be approved by the Owner's Representative and Owner before any changes are executed.
3. No work to take place in Flood Plain unless indicated on plans.
4. Contractor shall follow City of Des Plaines permit requirements as part of the project.
5. Contractor shall confirm that all equipment use/safety zones specified by play equipment manufacturer are adhered to.
6. All play equipment footings shall meet manufacturers recommendations for footing depth and width.

SITE AMENITIES SCHEDULE

Key Item	Color	Quantity	Model	Manufacturer	Supplier
A	Aqua, Lime, Orange, Granite, Brown, Tan, Orange/black	1	Custom #129-150780-2	Burke	Play Illinois 630-200-8759
B	Aqua, Lime	1	Custom #129-150780-2	Burke	Play Illinois 630-200-8759
C	Aqua, Lime, Granite, Orange	1	470-0070(-74)	Burke	Play Illinois 630-200-8759
D	Lime	1	580-0233	Burke	Play Illinois 630-200-8759
E	Aqua, Lime, Orange	1	570-2709	Burke	Play Illinois 630-200-8759
F	Lime, Orange	1	560-2589	Burke	Play Illinois 630-200-8759
G		1	Salvaged rockwall from existing playground		
H	Posts: Roof:	1	REK24x34TGM/R	Polygon	Imagine Nation 847-640-0904
I	Posts: Roof:	1		Polygon	Imagine Nation 847-640-0904
J	Ribbed Pattern Green w/ Black Frame	6	#CN420, Surface Mount, Mounting Plate Covers #MC104		
K	Ribbed Pattern Green		#LR30, 32 Gallon Liner #LR310 Dome Top, Lids #DT 100		
L	Green	8	Signature Series - 6', Surface Mount Package	Wabash Valley	Nutoys Leisure Products 800-526-6197
M	Green	4	Signature Series - 8', ADA overhang, Surface Mount Package		
N	Green	1	Serpentine Bike Loop - 7 Bike Rack		
O	Green	1	Model 403SM, Pet Station, Recessed Hose Bib with Lock Door, Surface Mount	Most Dependable Fountains, Inc.	Reese Recreation, Inc. 800-222-2288
P	NA	1	FRE2116, 61'4" x 102' 2"	Kompan	Kompan 800-426-9788

LEGEND

- Concrete Paving
- Asphalt Paving
- Engineered Wood Fiber Surfacing
- Artificial Turf
- EJ Concrete Expansion Joints
- Ornamental Fence
- CL Construction Limits / Construction Fence



Matchline A, See Sheet L2.1
Matchline A, See Sheet L2.2

Matchline B, See Sheet L2.2
Matchline B, See Sheet L2.3

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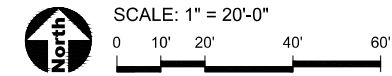
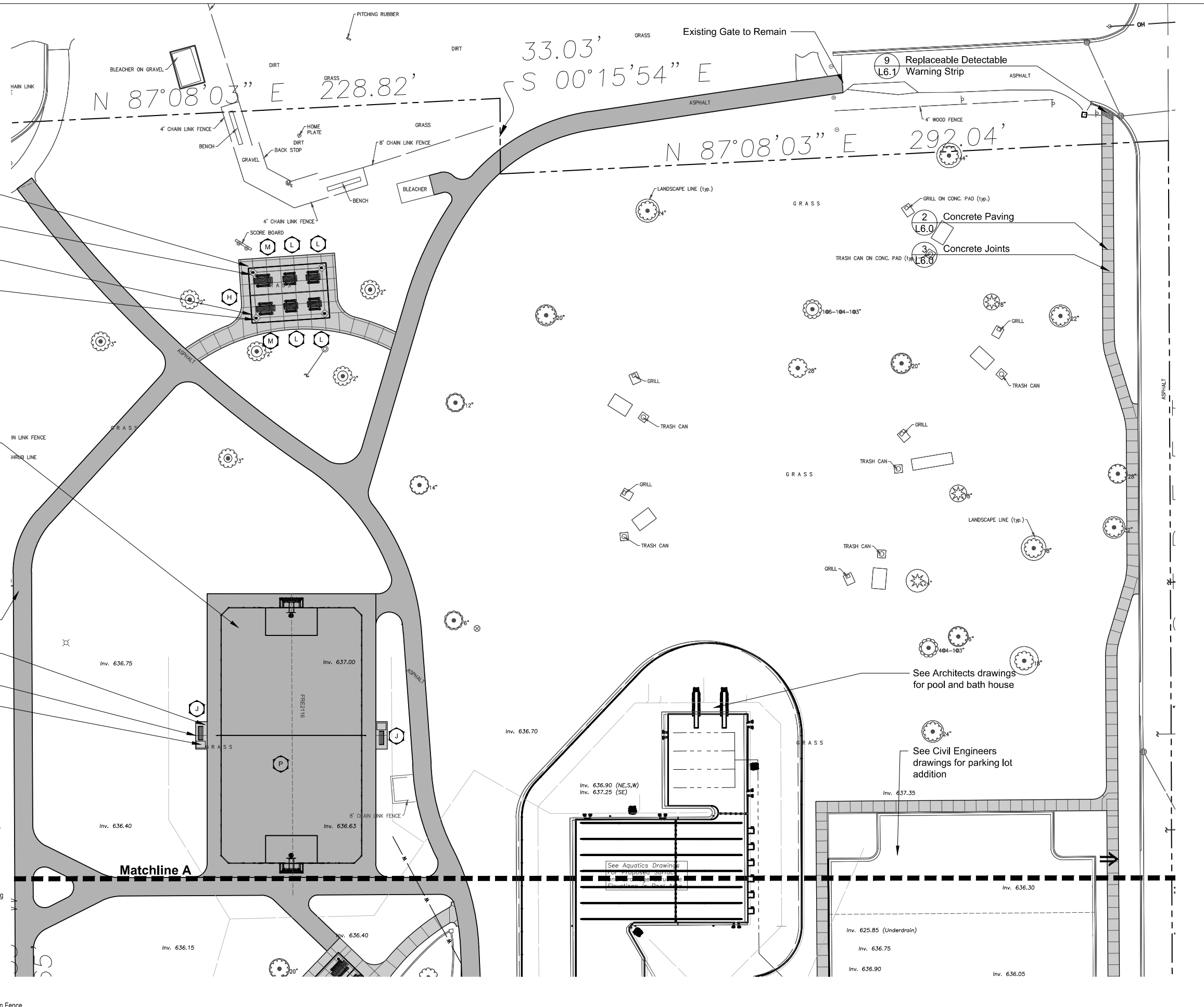
Attachment 6

- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 3 Shelter - 24' x 34' (L6.2)
- 2 Shelter Footing (L6.2)

- 1 Asphalt Paving - Trail (L6.0)

- 1 Asphalt Paving - Trail (L6.0)
- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 3x4 Companion Seating

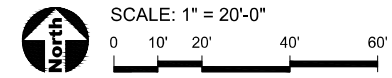
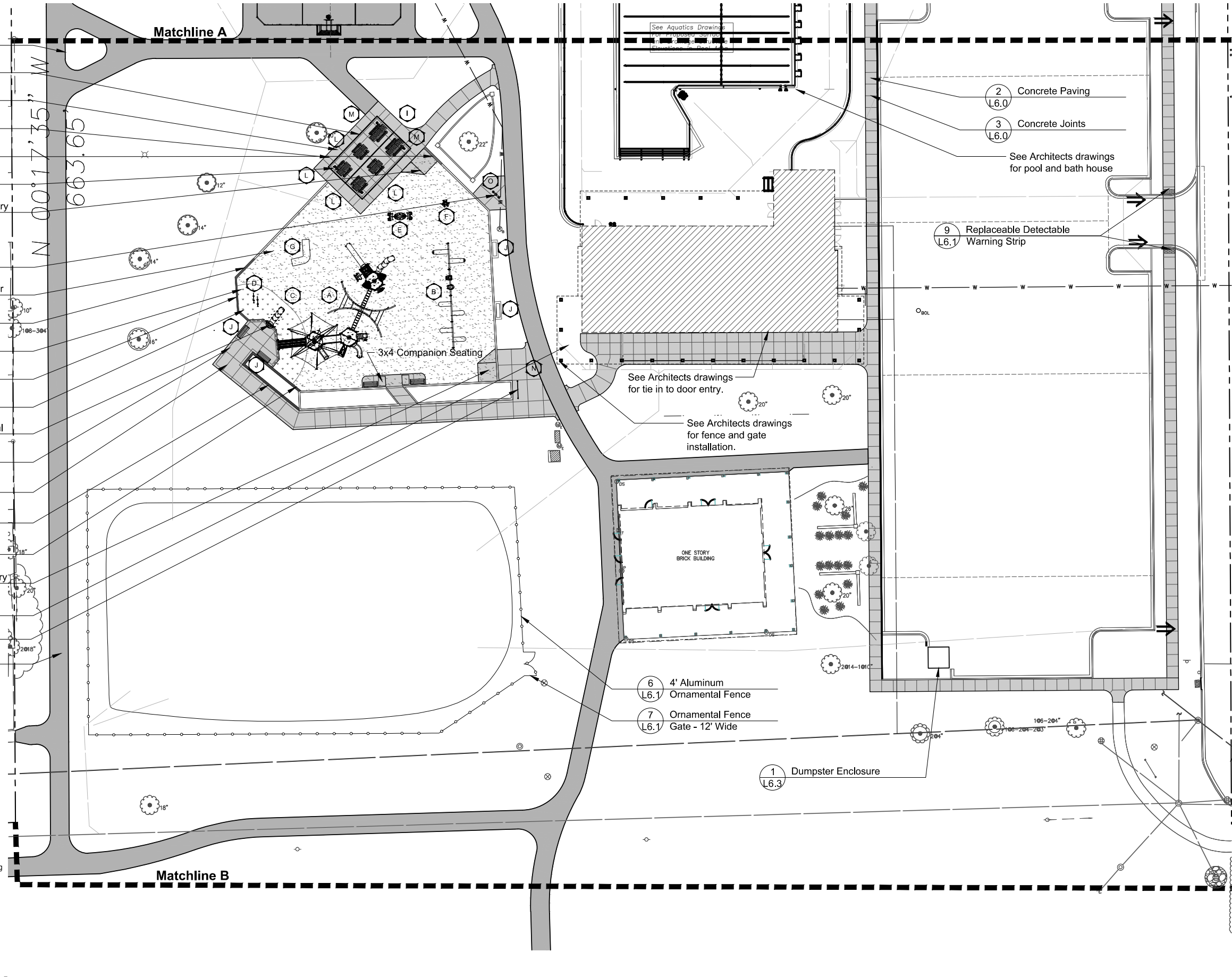
- LEGEND**
- Concrete Paving
 - Asphalt Paving
 - Engineered Wood Fiber Surfacing
 - Artificial Turf
 - EJ Concrete Expansion Joints
 - Ornamental Fence
 - CL Construction Limits / Construction Fence



LEGEND

	Concrete Paving
	Asphalt Paving
	Engineered Wood Fiber Surfacing
	Artificial Turf
	EJ Concrete Expansion Joints
	Ornamental Fence
	CL Construction Limits / Construction Fence

- 1 Asphalt Paving - Trail (L6.0)
- 4 Shelter - 20'x30' (L6.2)
- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 6 Concrete Curb at Playground (L6.0)
- 1 Shelter Footing (L6.2)
- 5 Playground Sloped Entry (L6.0)
- 2 Drinking Fountain Connection (L6.3)
- 3 Engineered Wood Fiber (L6.1)
- 6 Concrete Curb at Playground (L6.0)
- 11 Artificial Turf With Shock Pad (L6.0)
- 12 Concrete Curb at Artificial Turf (L6.0)
- 9 Artificial Turf Mound (L6.0)
- 1 Integral Curb at Artificial Turf (L6.1)
- 2 Concrete Paving (L6.0)
- 3 Concrete Joints (L6.0)
- 8 Curb at Planter (L6.0)
- 7 Wall at Planter (L6.0)
- 5 Playground Sloped Entry (L6.0)
- 2 Concrete Paving (L6.0)
- Salvaged Bike Rack
- 1 Asphalt Paving Trail (L6.0)



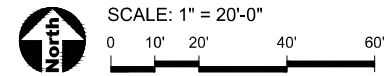
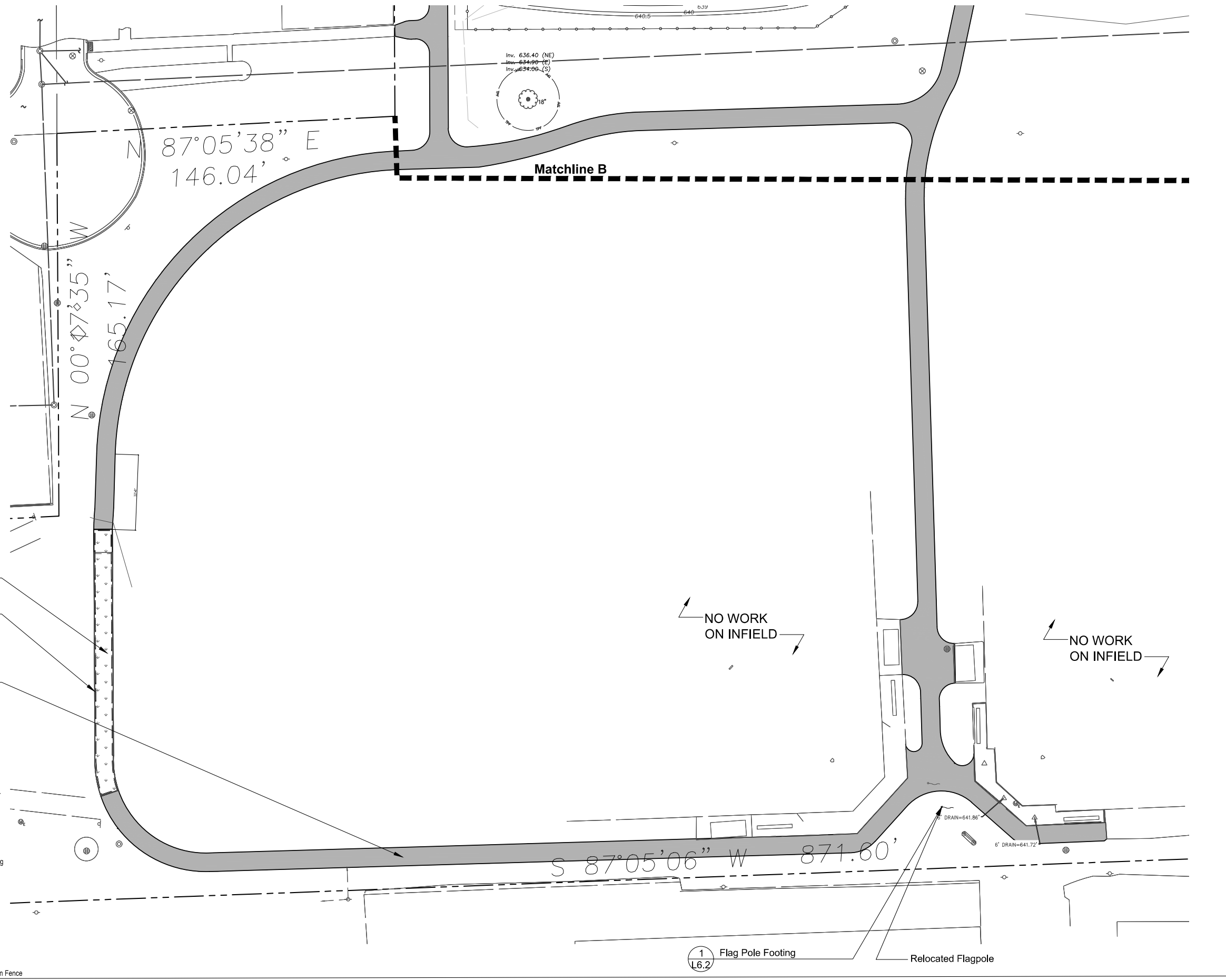
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Attachment 6

- 10 L6.0 Artificial Turf - Path
- 2 L6.1 Buried Curb at Artificial Turf
- 1 L6.0 Asphalt Paving - Trail

- LEGEND**
- Concrete Paving
 - Asphalt Paving
 - Engineered Wood Fiber Surfacing
 - Artificial Turf
 - EJ Concrete Expansion Joints
 - Ornamental Fence
 - Construction Limits / Construction Fence



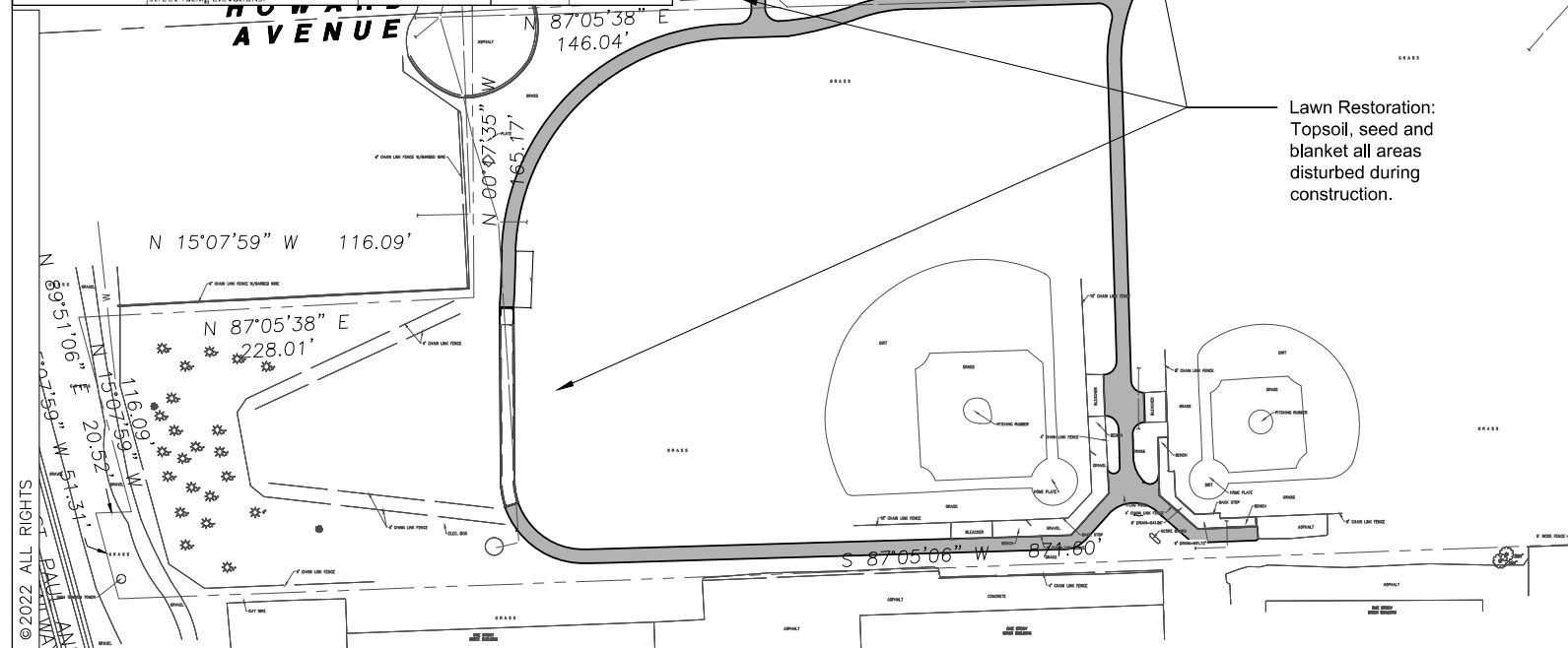
PERMIT SET

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Bambusa nana</i>	River Bulrush	1.00
<i>Carex crinita</i>	Crested Owl Sedge	0.50
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Glyceria striata</i>	Fowl Mania Grass	1.00
<i>Juncus effusus</i>	Common Rush	1.00
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	3.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Scirpus cyperinus</i>	Wool Grass	1.00
Total		41.50
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	512.00
Total		512.00
Forbs & Shrubs:		
<i>Ailisma subcordatum</i>	Common Water Plantain	2.50
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00
<i>Bidens spp.</i>	Bidens Species	2.00
<i>Eupatorium perfoliatum</i>	Common Boneset	1.00
<i>Helianthus autumnalis</i>	Sneezeweed	2.00
<i>Iris virginica v. shrevei</i>	Blue Flag	4.00
<i>Lycopus americanus</i>	Common Water Horehound	0.50
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Panicaria spp.</i>	Pinkweed Species	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	2.00
<i>Symphoricarpos lanceolatus</i>	Panicled Aster	0.50
<i>Symphoricarpos novae-angliae</i>	New England Aster	0.50
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		26.00

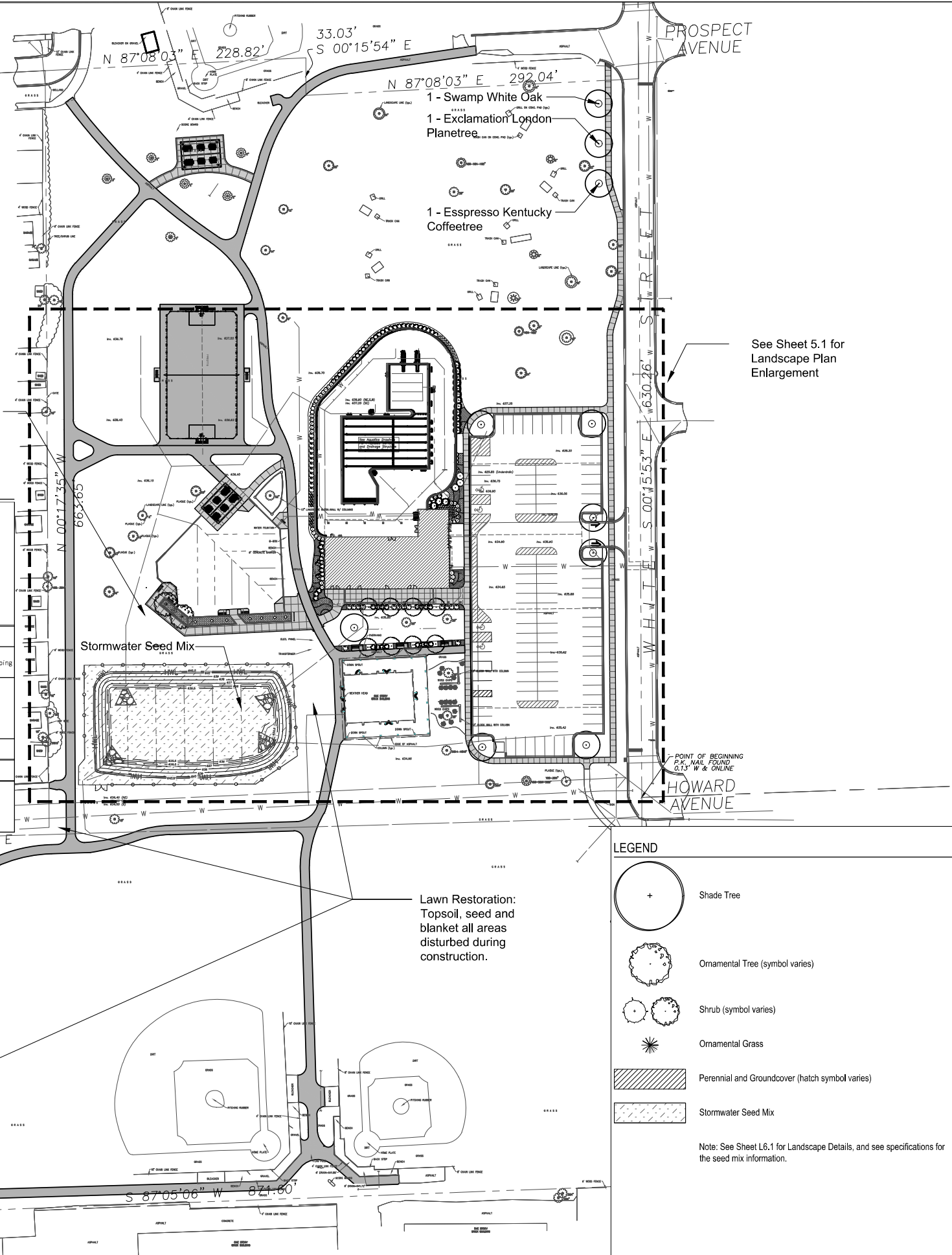
REQUIREMENT CHART

Location/Distance	Requirement	Calculations	Proposed Trees	Proposed Shrubs
Section 12-10-7: Parkway Landscaping				
Along White St.	Generally, all large trees shall be planted forty feet to sixty feet (40' - 60') on center; all medium sized trees shall be planted a minimum of thirty five feet (35') on center, and all small trees shall be planted a minimum of twenty five feet (25') on center	612' / 35' = 17.5 Trees	3 New trees 2 Existing, 17 trees total	
Section 12-10-8: Parking Lot Landscaping				
Parking Lot - Interior	No less than 5% of the interior parking lot shall be devoted to landscaping. 1 shade tree per 100 SQ FT of landscaping area.	36890' * .05 = 1845'	2100' of Landscaping / 36890' = 5.68%	2,100' of Landscaping
Parking Lot - Perimeter	Perimeter landscaping required along the end of the parking lot that is within a required yard and/or within 20 feet of a lot line. One shade tree for every 40' or perimeter landscape length. One shrub for every 3' of perimeter landscape length.	279' / 40' = 6.9 Trees 239' / 3' = 80 Shrubs	0	0
Section 12-10-10: Foundation Landscaping				
Both House	Interior lots: All interior lots shall be improved with a minimum landscape area around 25% of the foundation of the principal structures with emphasis on street-facing elevations.	358' * .25 = 90' of Landscape	91'	28

Lawn Restoration: Topsoil, seed and blanket all areas disturbed during construction.



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SCALE: 1" = 50'-0"



LEGEND

- Shade Tree
- Ornamental Tree (symbol varies)
- Shrub (symbol varies)
- Ornamental Grass
- Perennial and Groundcover (hatch symbol varies)
- Stormwater Seed Mix

Note: See Sheet L6.1 for Landscape Details, and see specifications for the seed mix information.

GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans. Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds, artificial turf, and paving.
- Contractor shall restore all areas disturbed as a result of construction.
- Landscape contractor to coordinate all work with irrigation work.

PLANT LIST

Shade Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
1	2.5" cal.	<i>Acer rubrum</i>	Red Maple
1	2.5" cal.	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree
4	2.5" cal.	<i>Quercus bicolor</i>	Swamp White Oak
1	2.5" cal.	<i>Quercus rubra</i>	Northern Red Oak
3	2.5" cal.	<i>Platanus acerifolia</i> 'Morton Circle'	Exclamation London Planetree
10	Total		

Ornamental Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
2	2.5" cal.	<i>Amelanchier laevis</i>	Allegheny Serviceberry
8	2.5" cal.	<i>Cercis canadensis</i>	Eastern Redbud
2	Total		

Evergreen Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
3	3' Ht. x 3' Spr.	<i>Taxus x media</i> 'Densiflormis'	Dense Yew
32	2' Ht. x 2' Spr.	<i>Thuja occidentalis</i> 'Fire Chief'	Fire Chief Arborvitae
35	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
15	3' Ht. x 2' Spr.	<i>Cotinus coccinea</i> 'Winecraft Black'	Winecraft Black Smokebush
26	3' Ht. x 2' Spr.	<i>Forsythia x intermedia</i> 'New Hampshire Gold'	New Hampshire Gold Forsythia
3	2' Ht. x 2' Spr.	<i>Fothergilla gardenii</i>	Dwarf Fothergilla
3	2' Ht. x 2' Spr.	<i>Hydrangea paniculata</i> 'Little Quick Fire'	Quickfire Hydrangea
25	2' Ht. x 2' Spr.	<i>Hydrangea quercifolia</i> 'Pee Wee'	Pee Wee Oakleaf Hydrangea
15	3' Ht. x 2' Spr.	<i>Viburnum carlesii</i> 'Spice Baby'	Spice Baby Viburnum
23	3' Ht. x 2' Spr.	<i>Weigela florida</i> 'Bramwell'	Fine Wine Weigela
110	Total		

Perennials, Ornamental Grasses, and Groundcovers			
Qty.	Size	Botanical Name	Common Name
168	#1 Cont.	<i>Ajuga reptans</i> 'Valfodda'	Chocolate Chip Bugleweed
88	#1 Cont.	<i>Andropogon Gerardi</i>	Big Bluestem
52	#1 Cont.	<i>Echinacea</i> 'Cheyenne Spirit'	Cheyenne Spirit Coneflower
119	#1 Cont.	<i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily
53	#1 Cont.	<i>Heuchera</i> 'Caramel'	Caramel Alumroot
51	#1 Cont.	<i>Heuchera</i> 'Lava Lamp'	Lava Lamp Alumroot
15	#1 Cont.	<i>Hosta</i> 'Autumn Frost'	Autumn Frost Hosta
137	3' Cell	<i>Lysimachia nummularia</i> 'Aurea'	Golden Moneywort
32	#1 Cont.	<i>Nepeta faassenii</i> 'Cat's Meow'	Cat's Meow Catmint
40	#1 Cont.	<i>Panicum virgatum</i>	Blue Switchgrass
22	#1 Cont.	<i>Sedum</i> 'Carl'	Carl Sedum
6	#1 Cont.	<i>Sporobolus heterolepis</i>	Prairie Dropseed
725	3' Cell	<i>Vinca minor</i> 'Dart's Blue'	Dart's Blue Periwinkle
1508	Total		

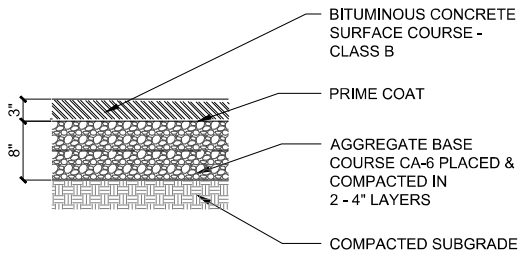


ARNDT AQUATIC & RECREATION FACILITY
1990 WHITE STREET
DES PLAINES, IL 60018

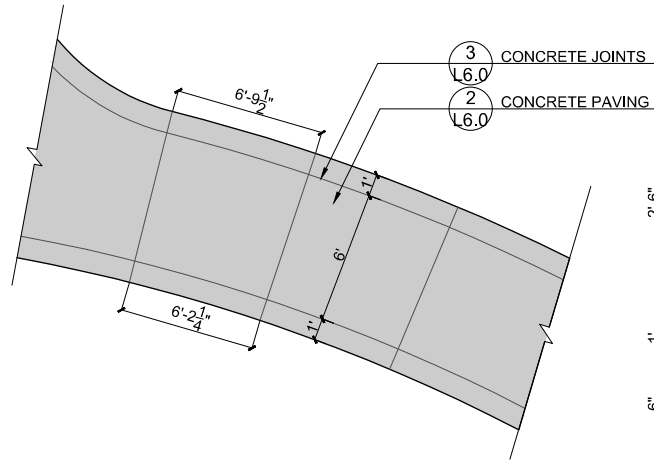
Overall Landscape Plan

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Upland Design Ltd.
#993
JOB NUMBER
21-409
DATE
08.03.2022

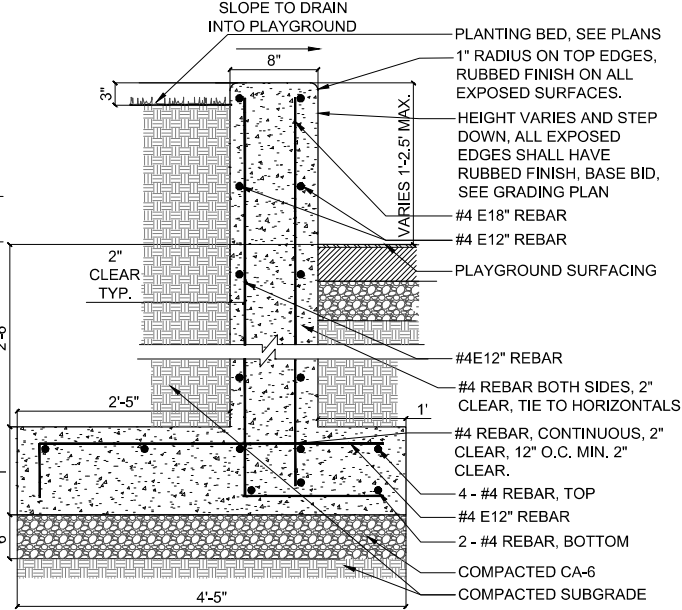
REVISIONS:



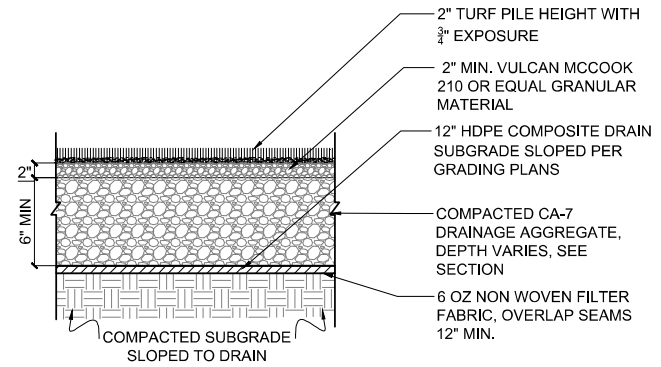
1 Asphalt Paving - Trail
 SCALE: 1"=1'-0"
 d-asph_trail_12.dwg



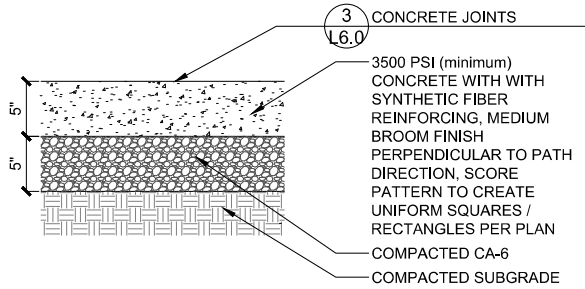
4 Concrete Scoring Pattern
 SCALE: 1/4"=1'-0"
 d-Gateway Sign Column_48



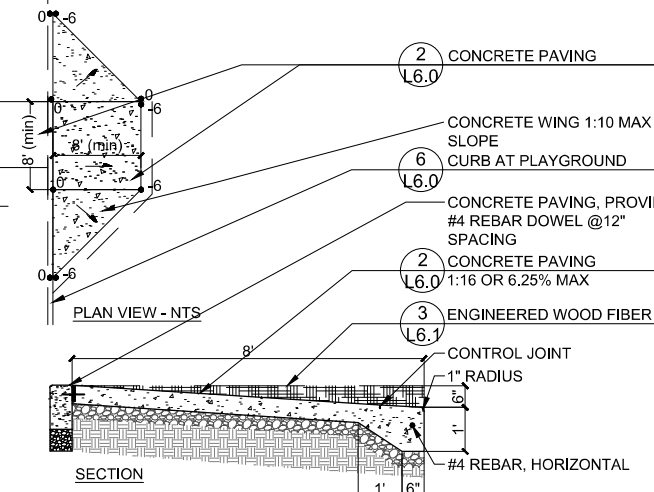
7 Wall at Planter
 SCALE: 1"=1'-0"
 d-conc curb_12



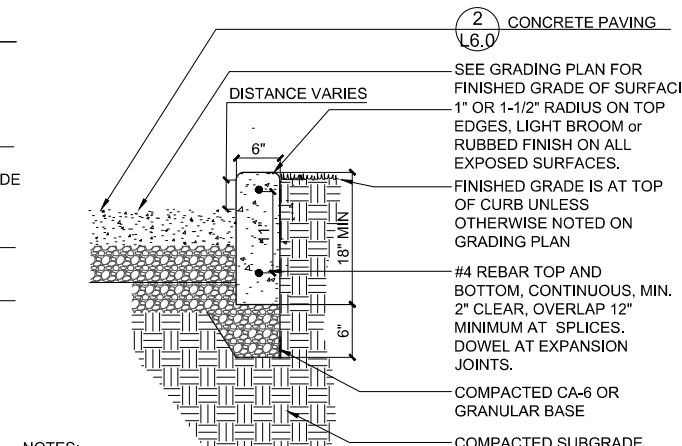
10 Artificial Turf
 SCALE: 1/2"=1'-0"
 det-Turf Section



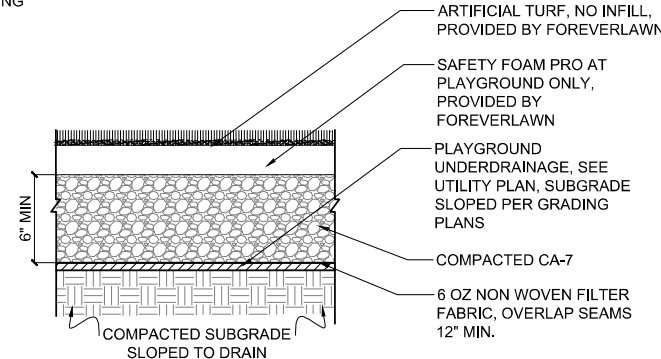
2 Concrete Paving
 SCALE: 1 1/2"=1'-0"
 d-conc pav-5_8



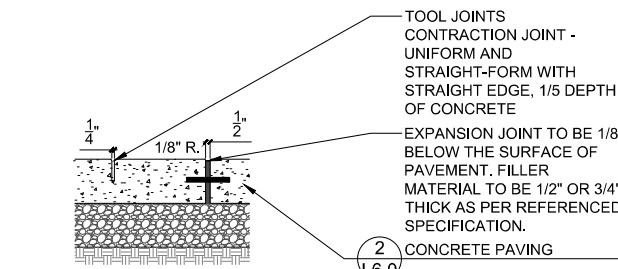
5 Concrete Sloped Entry
 SCALE: 1/2"=1'-0"
 d-conc_sloped entry one wing_24



8 Curb at Planter
 SCALE: 1"=1'-0"
 det-curb play

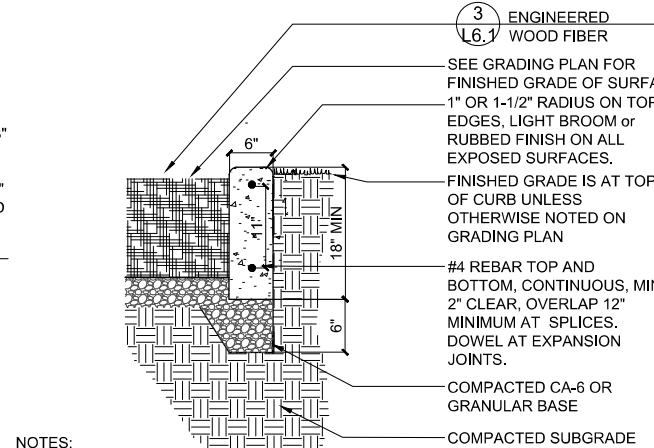


11 Artificial Turf - With Shock Pad
 SCALE: 1/2"=1'-0"
 det-Turf Section



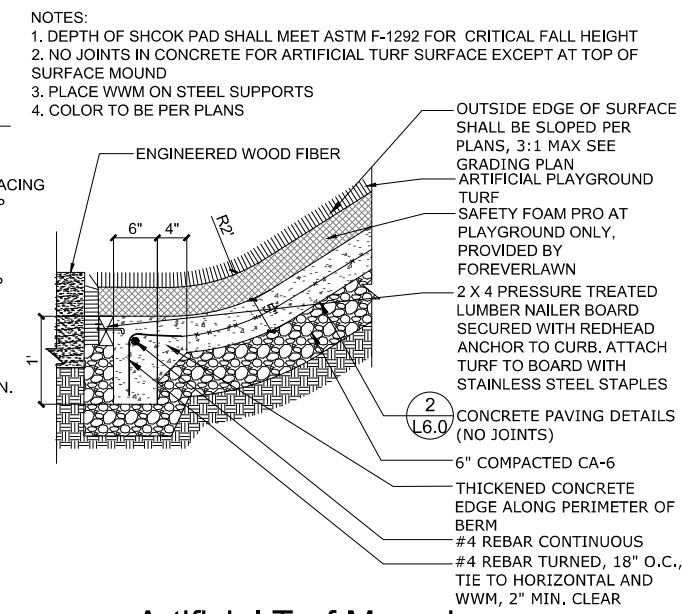
NOTES:
 1. JOINTS PLAN TAKES PRIORITY OVER NOTES EXCEPT FOR MAXIMUM SPACING.
 2. CONTRACTION JOINTS TO BE PLACED 10' O.C. MAXIMUM
 3. EXPANSION JOINTS TO BE PLACED 30' O.C. MAXIMUM
 4. PLACE EXPANSION JOINTS BETWEEN NEW CONCRETE POURS AND INSTALL 8" EPOXY COATED BARS, 12" O.C.
 5. CURB JOINTS TO MATCH CONCRETE PAVING WHERE APPLICABLE
 6. INSTALL SMOOTH DOWELS AT EXPANSION JOINTS
 7. NO 'CALIFORNIA JOINTS'

3 Concrete Joints
 SCALE: 1 1/2"=1'-0"
 d-conc_joints_8.dwg

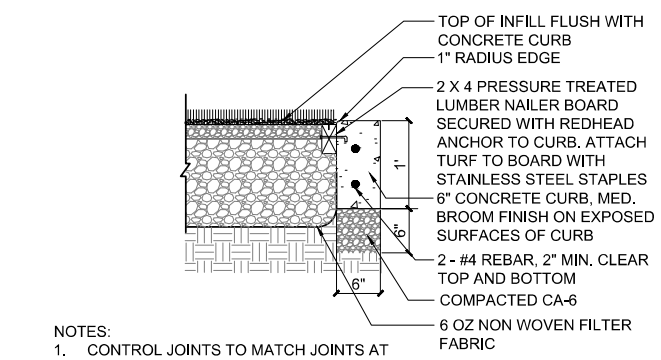


NOTES:
 1. CONTRACTION JOINTS TO 10' O.C. MAXIMUM
 2. EXPANSION JOINTS TO BE 30' O.C. MAXIMUM
 3. DOWEL NEW CURB INTO EXISTING CURB

6 Curb at Playground
 SCALE: 1"=1'-0"
 det-curb play

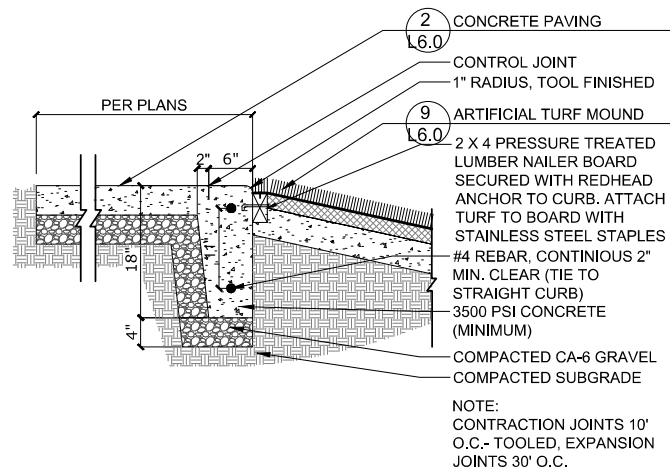


9 Artificial Turf Mound
 SCALE: 1"=1'
 play surfacing mound transition

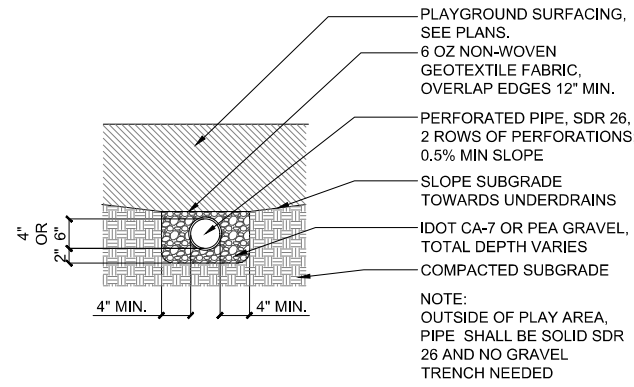


NOTES:
 1. CONTROL JOINTS TO MATCH JOINTS AT SIDEWALK.
 2. TURF TO BE ATTACHED WITH STAINLESS STEEL STAPLES

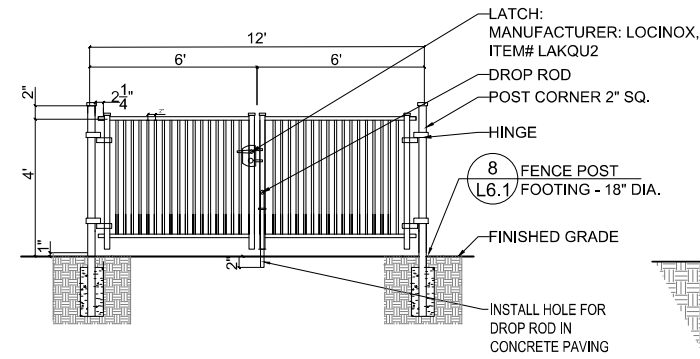
12 Concrete Curb at Artificial Turf
 SCALE: 1"=1'-0"
 det-Turf Edge



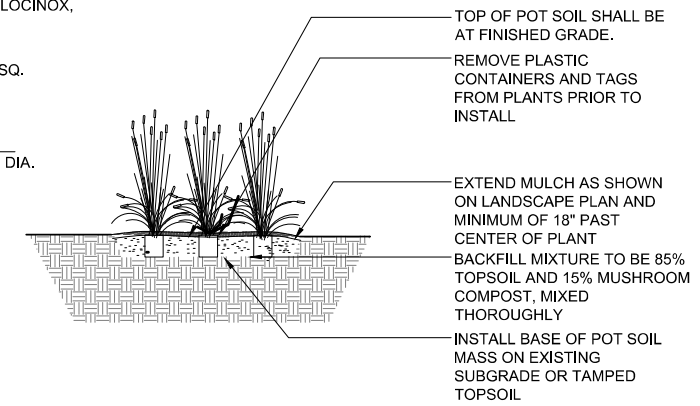
1 Integral Curb at Artificial Turf
SCALE: 1"=1'-0" d-curb-integral_12



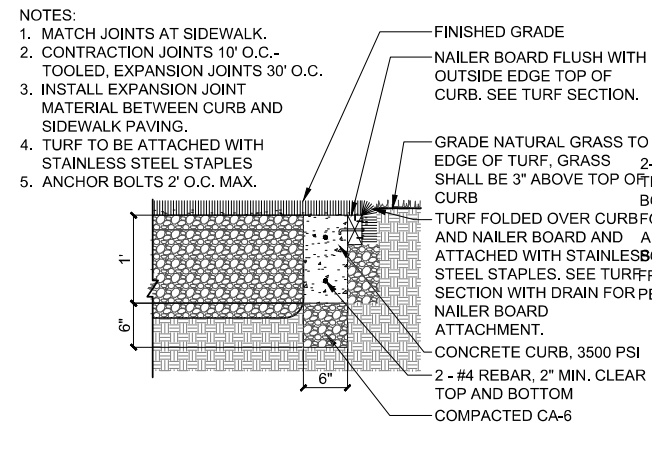
4 Playground Underdrainage
SCALE: 1"=1'-0" d-playground underdrainage_12



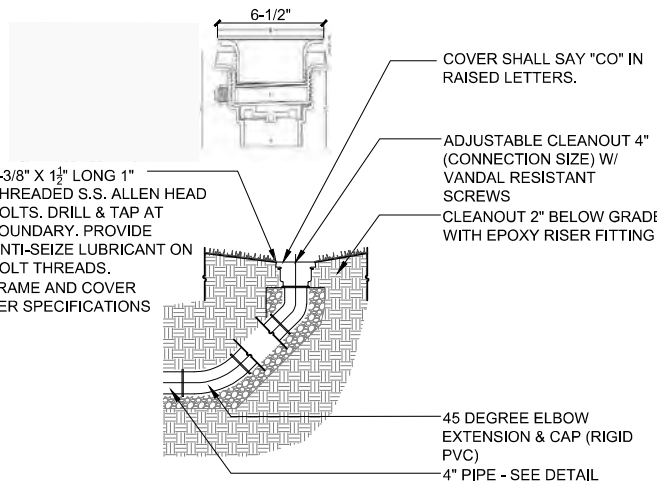
7 Ornamental Fence Gate - 12' Wide
SCALE: N.T.S. 4' ORNAMENTAL



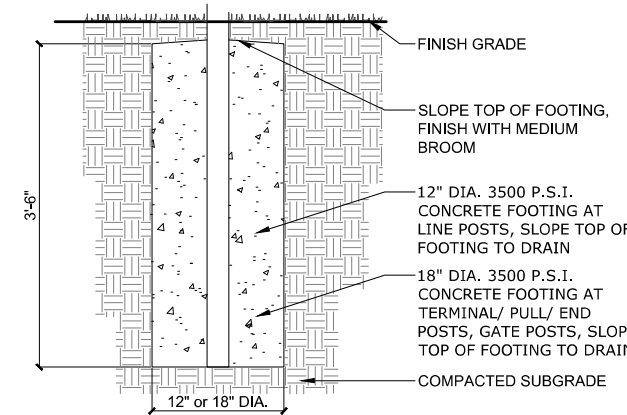
10 Perennial & Ornamental Grass Installation
SCALE: 1"=1'-0" d-perennials



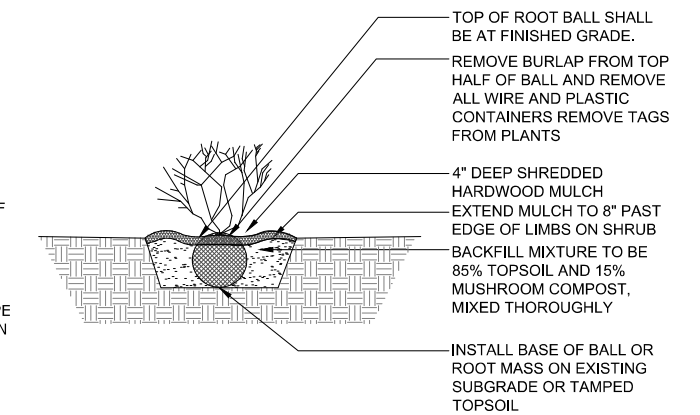
2 Buried Curb at Artificial Turf
SCALE: 1"=1'-0" d-turf-field transition_12



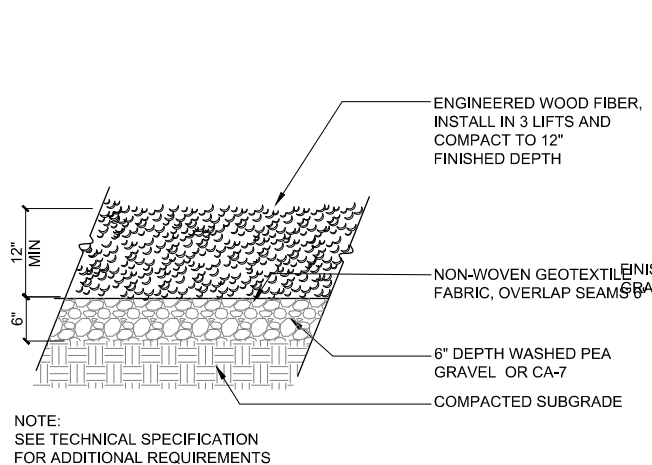
5 Drain Cleanout
SCALE: N.T.S. d-drain cleanout_16



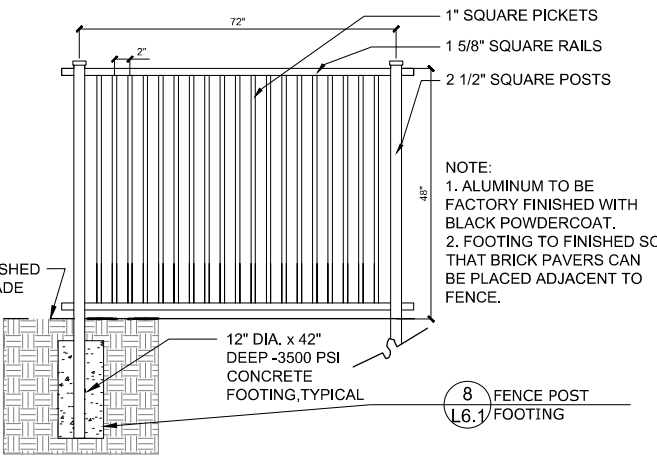
8 Fence Post Footing
SCALE: 1"=1'-0" d-fence-footing at conc_12.dwg



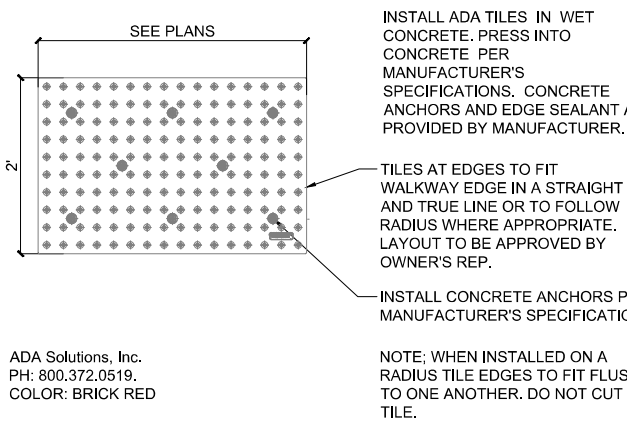
11 Shrub Installation
SCALE: N.T.S. d-plant-shrub_12



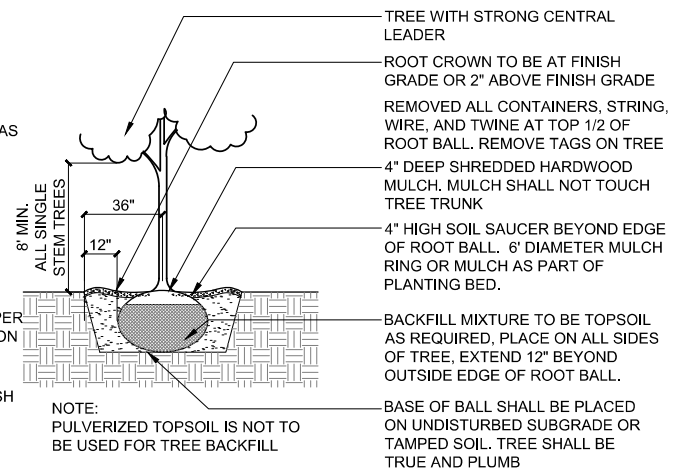
3 Engineered Wood Fiber
SCALE: 1"=1'-0" Eng Wood Fiber_1_12



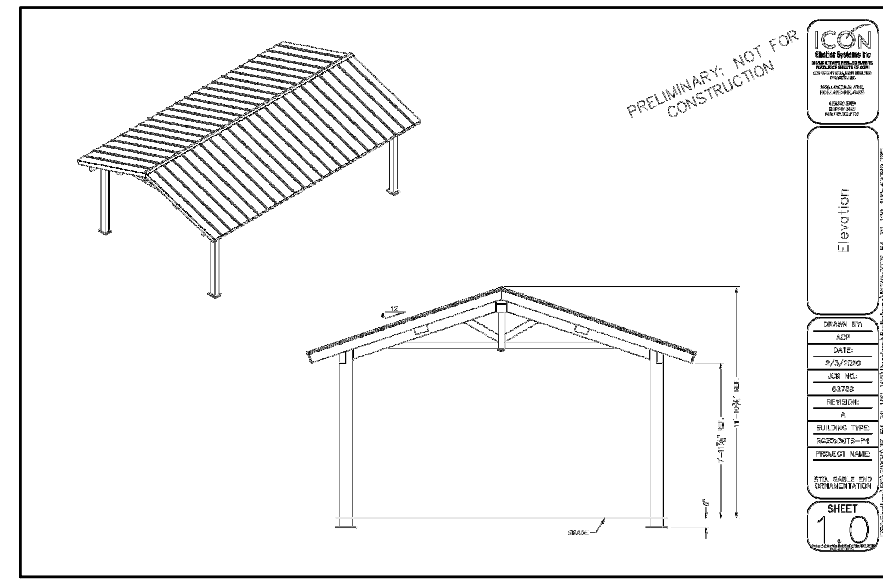
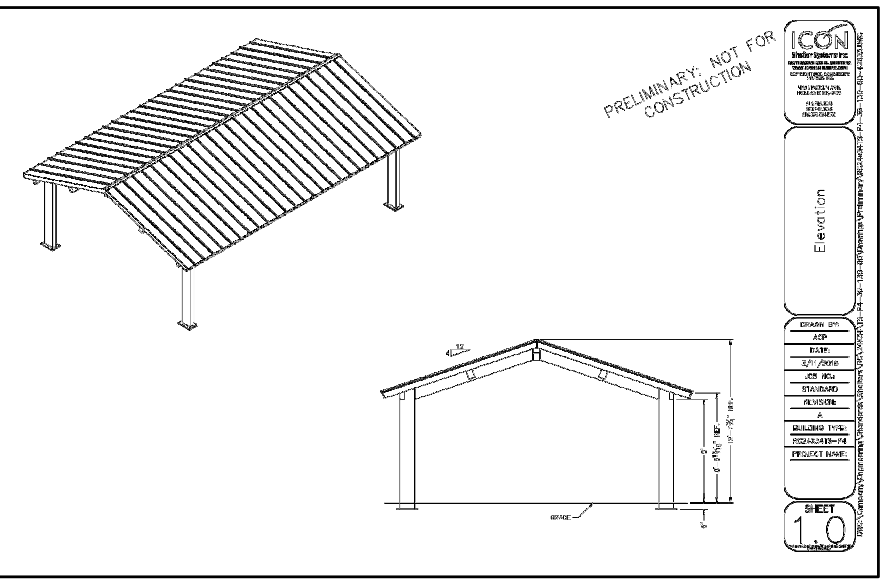
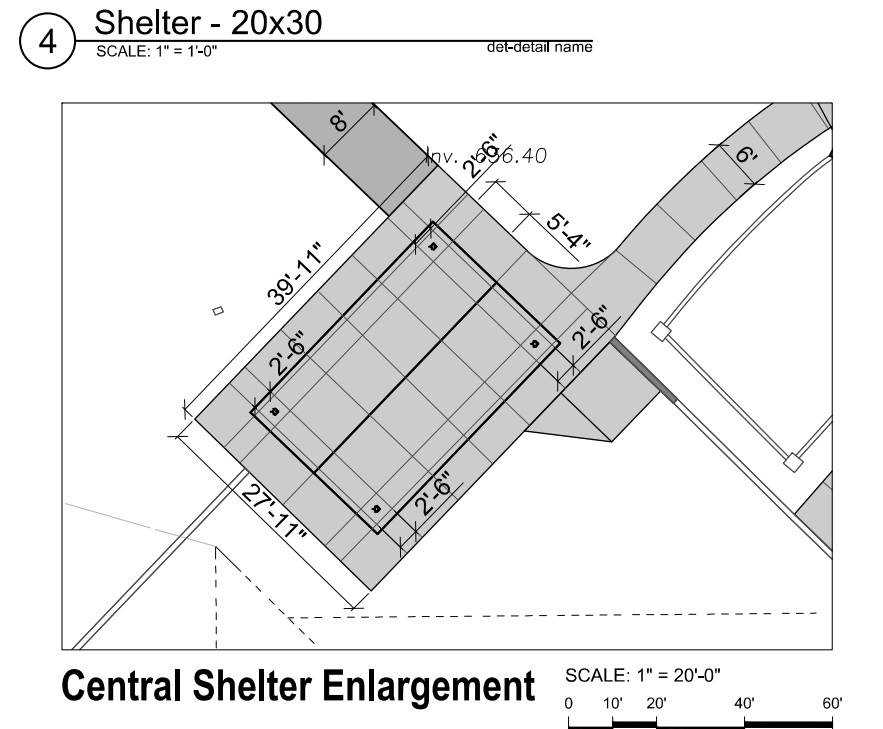
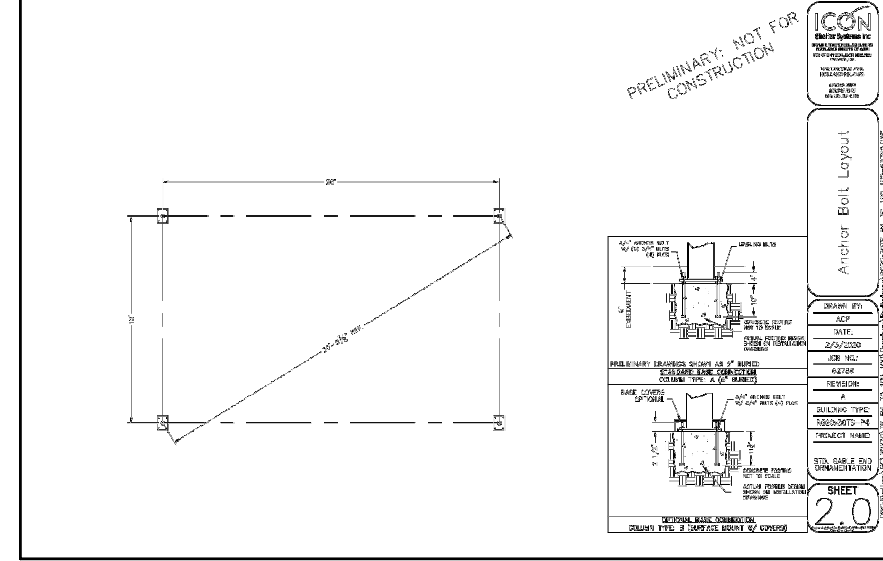
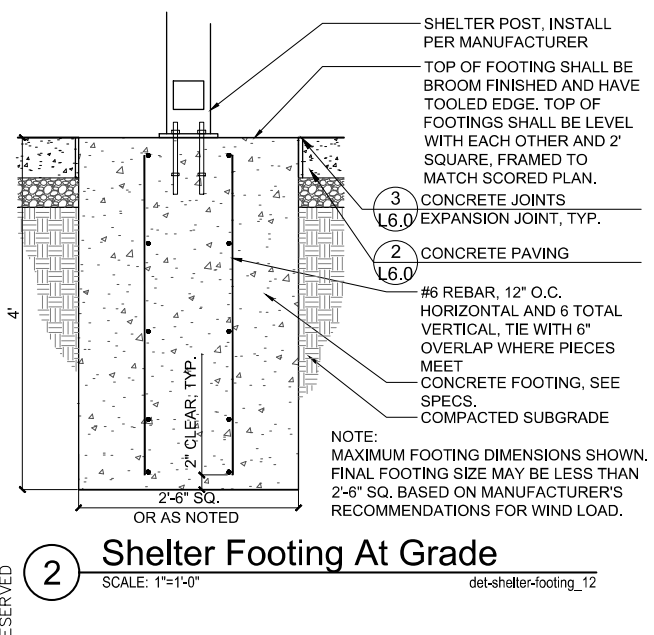
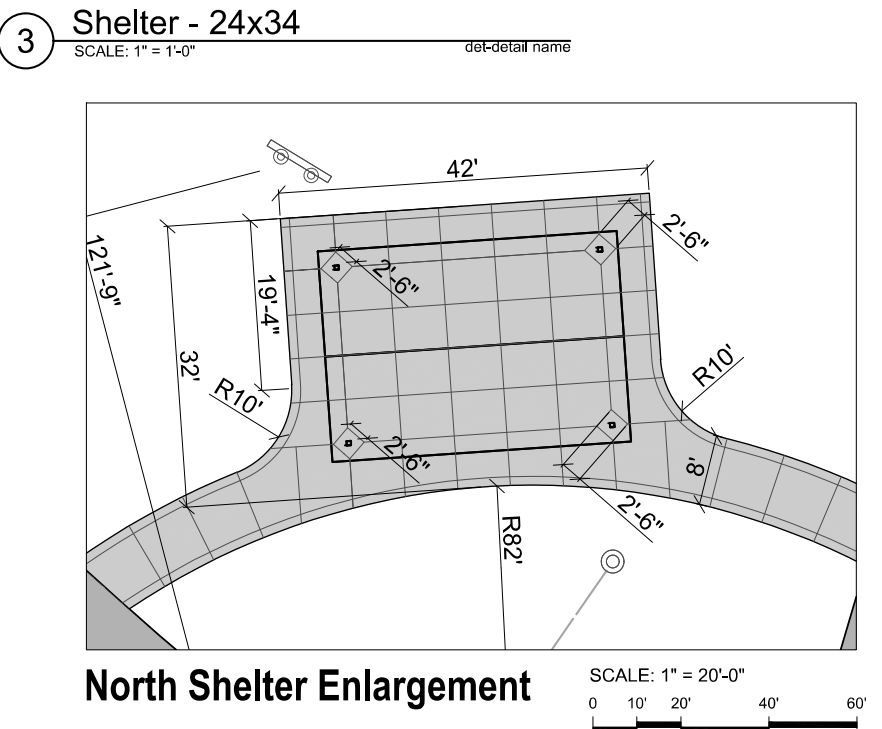
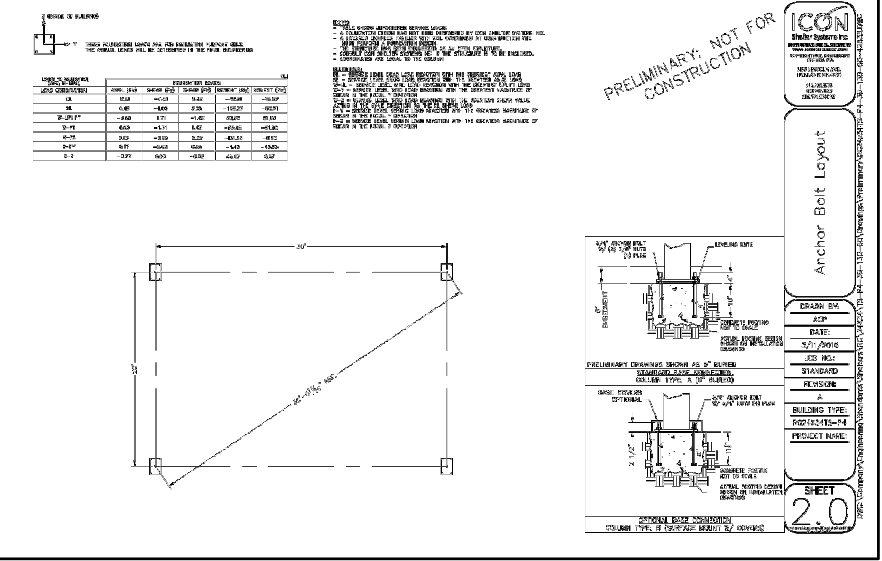
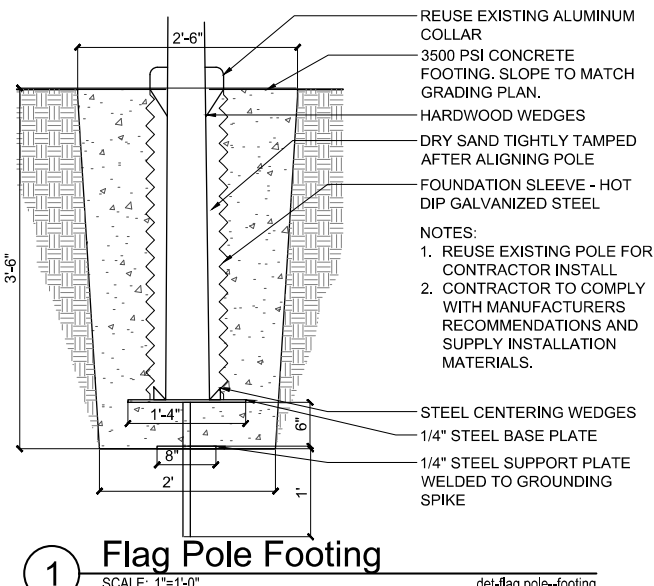
6 4' Aluminum Ornamental Fence
SCALE: Not to Scale metal4ornamental



9 Replaceable Detectable Warning Strip
SCALE: N.T.S. detail drawing sorted.dwg



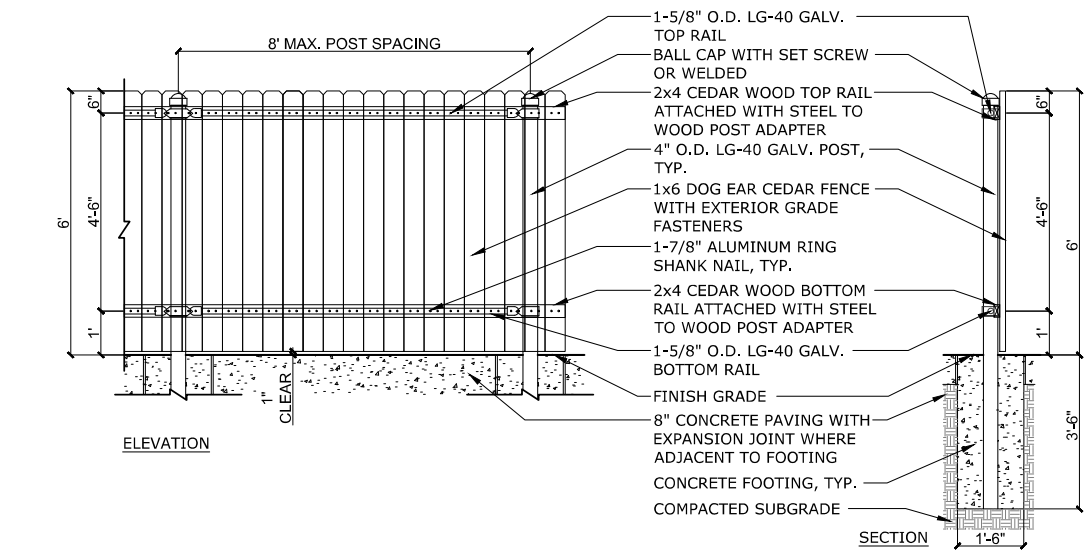
12 Tree Installation
SCALE: N.T.S. d-plant-tree_12



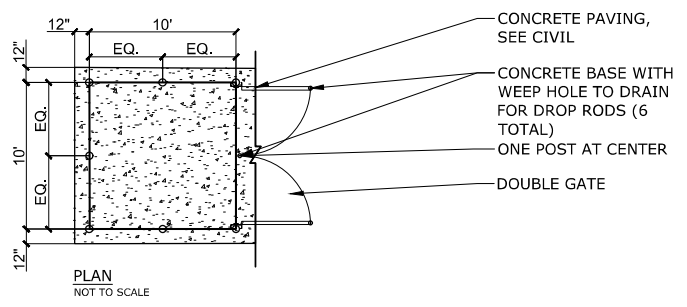
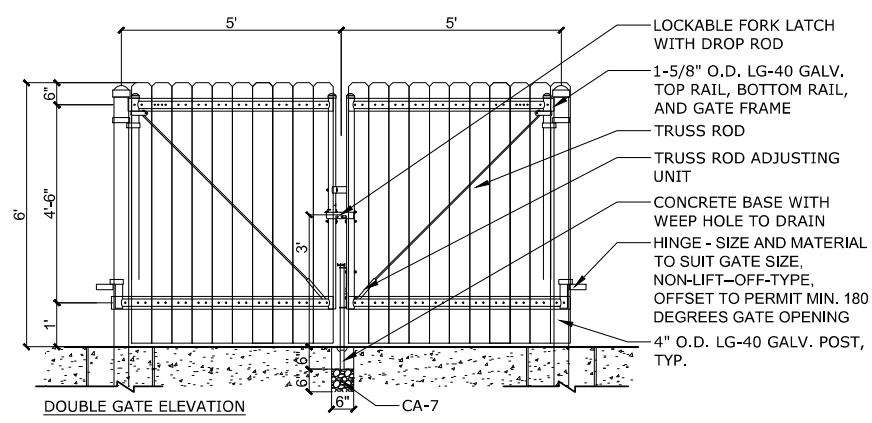
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PERMIT SET

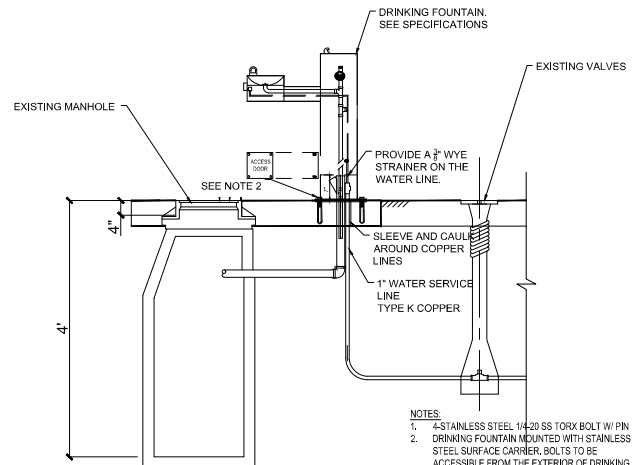


- NOTES:
1. SUBMIT SHOP DRAWINGS INCLUDING HARDWARE.
 2. WOOD TO BE ON EXTERIOR OF ENCLOSURE.
 3. FENCE AND GATE INSTALLATION SHALL CONSIST OF FURNISHING ALL LABOR MATERIALS, TOOLS AND EQUIPMENT NECESSARY TO INSTALL FENCES AND GATES.
 4. CONTRACTOR SHALL ORDER AND TAKE DELIVERY OF ALL PRODUCTS AND MATERIALS. UPON RECEIPT, ALL MATERIALS SHALL BE CHECKED TO ENSURE THAT NO DAMAGES OCCURRED DURING SHIPPING OR HANDLING. MATERIALS SHALL BE STORED IN SUCH A MANNER TO ENSURE PROPER VENTILATION AND DRAINAGE, AND TO PROTECT AGAINST DAMAGE, WEATHER, VANDALISM, AND THEFT.
 5. INSTALL GATES PLUMB, LEVEL AND SECURE FOR FULL OPENING WITHOUT INTERFERENCE. INSTALL GROUND SET ITEMS IN CONCRETE FOR ANCHORAGE. ADJUST HARDWARE FOR SMOOTH OPERATION AND LUBRICATE WHERE NECESSARY. GATES SHALL SWING OUTWARD. GATE LEAF HOLDBACKS SHALL BE INSTALLED ON ALL DOUBLE GATES.



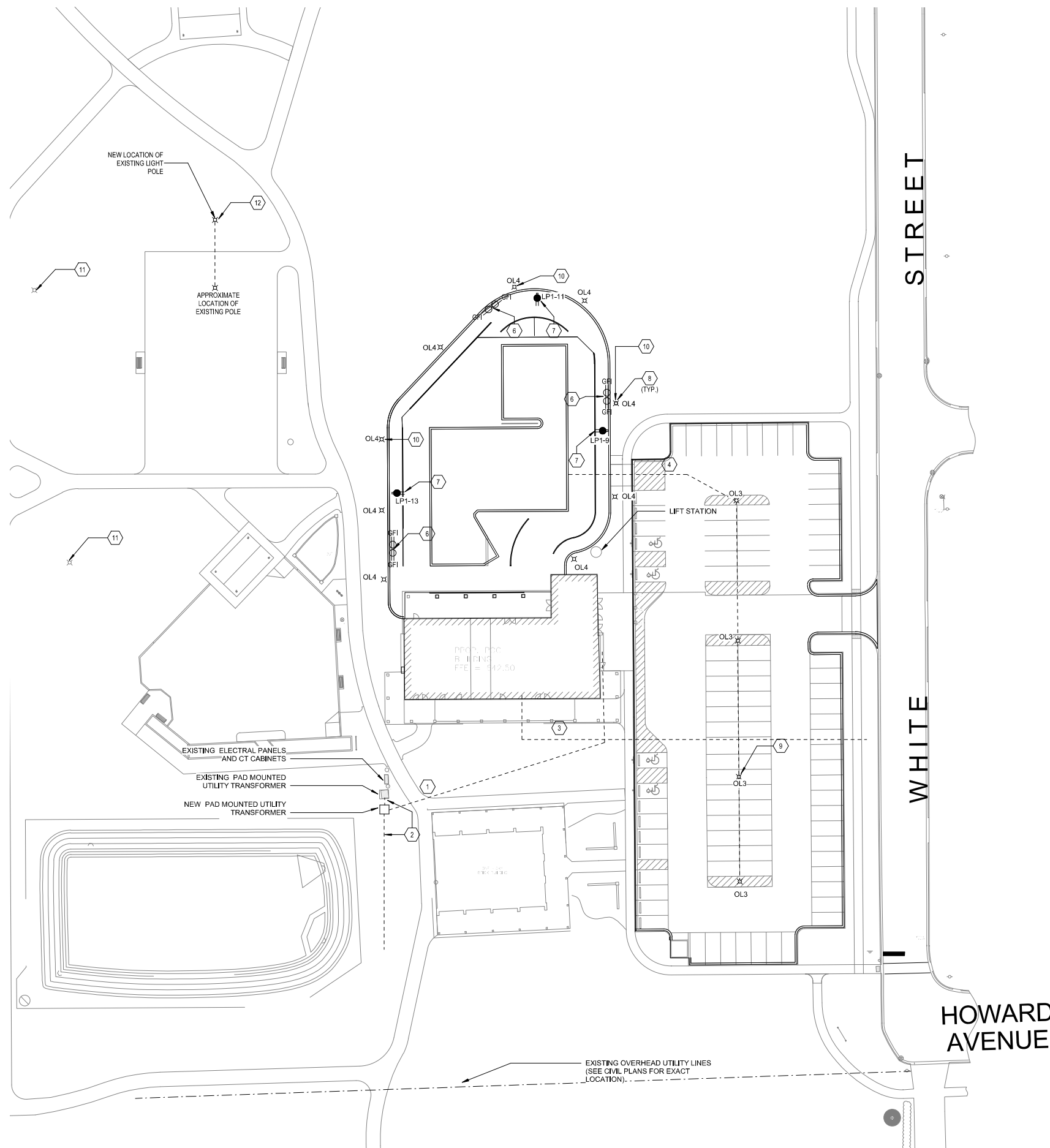
1 Dumpster Enclosure
SCALE: 1/2"=1'-0"

d-dumpster enclosure_24



- NOTES:
1. 4" STAINLESS STEEL 14-20 SS TORX BOLT W/ PIN
 2. DRINKING FOUNTAIN MOUNTED WITH STAINLESS STEEL SURFACE CARRIER, BOLTS TO BE ACCESSIBLE FROM THE EXTERIOR OF DRINKING FOUNTAIN, REMOVABLE, TAMPER PROOF AND PAINTED BLACK.

2 Drinking Fountain Connection
SCALE: NTS



NORTH
1 ELECTRICAL SITE PLAN
 1" = 30'-0"

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH NATIONAL ELECTRICAL CODE 2014 AND ALL APPLICABLE CODES AND STANDARDS IMPOSED BY THE STATE OF ILLINOIS.
2. COMPLY WITH APPLICABLE NECA/IBEW BEST PRACTICE STANDARDS.
3. WHERE PERTINENT TO THE INSTALLATION OF HIS WORK, THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL HIS OWN CUTTING, PATCHING, CORING, SEALING, TRENCHING, DEWATERING, SPOIL REMOVAL, BACKFILLING, COMPACTION, AND SITE RESTORATION INCLUDING ALL SIDEWALKS, SURFACES, GRADES, AND LANDSCAPING (OUTSIDE OF ANY SCHEDULED SITE RESTORATION WORK). TRENCHES MAY BE BACKFILLED WITH THE TRENCHING SPOILS WHERE DEEMED ACCEPTABLE BY THE ARCHITECT.
4. ALL OVER-THE-ROAD OR TRAILERED EQUIPMENT THAT HAS BECOME MUDDY DURING THE COURSE OF THE WORK MUST BE CLEANED PRIOR LEAVING THE SITE. CONTRACTOR IS COMPLETELY RESPONSIBLE FOR CLEANING STREETS AND ACCESS ROADS OF MUD DEPOSITED BY HIS EQUIPMENT.
5. VERIFY ALL EXISTING CONDITIONS IN THE FIELD. BIDS SHALL BE BASED ON FIELD MEASUREMENTS AND OBSERVATIONS. COMMENCEMENT OF WORK INFERS ACCEPTANCE OF ALL EXISTING CONDITIONS.
6. CONTRACTOR IS RESPONSIBLE FOR SITE UTILITY LOCATING PRIOR TO DIGGING; COORDINATE WITH OWNER FOR LOCATION OF PRIVATE FACILITIES.
7. ALL WORK IS SUBJECT TO FINAL APPROVAL BY THE ARCHITECT, OWNER, AND A.H.J.

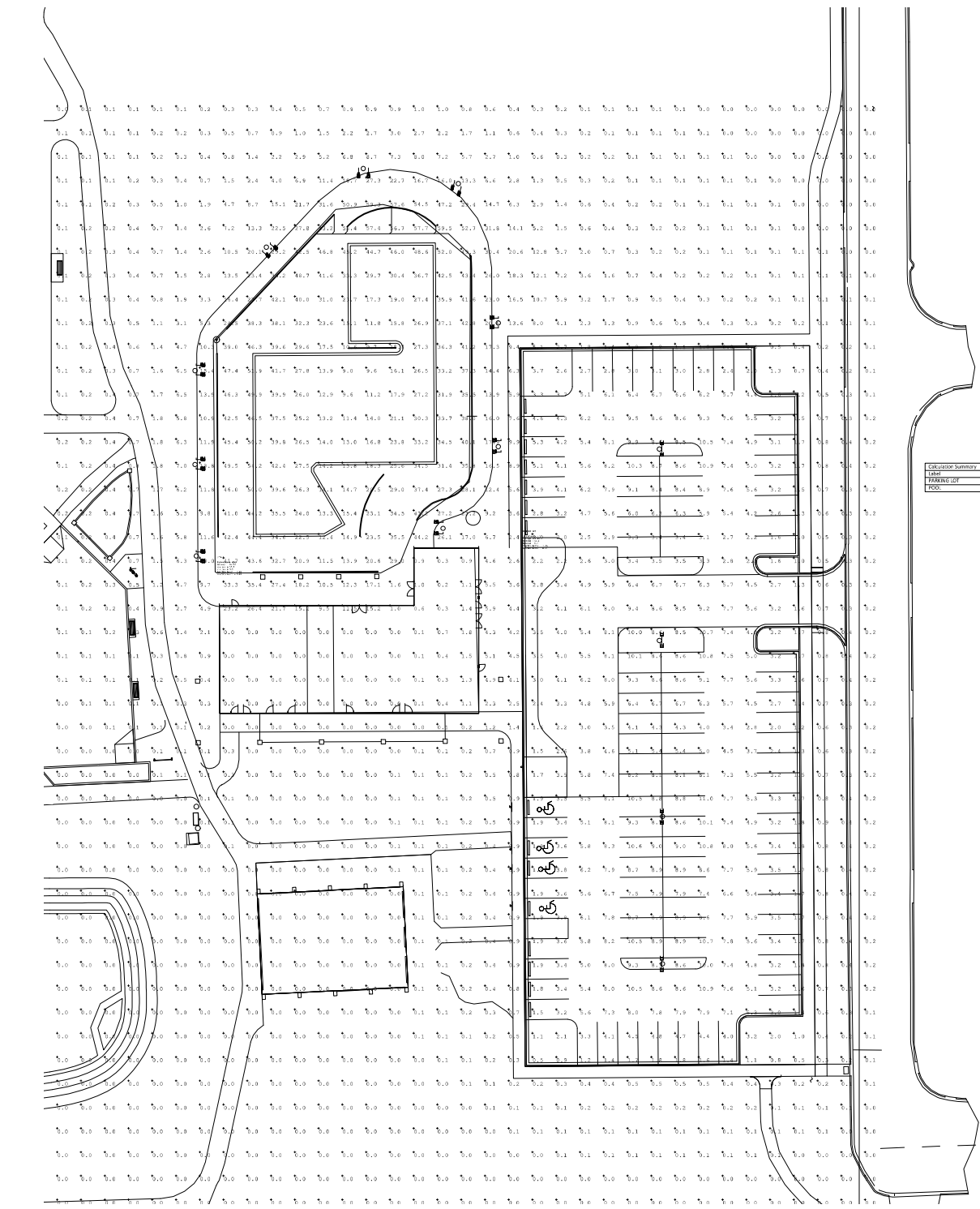
WWW.ILLINOIS1CALL.COM
J.U.L.I.E., 811 OR CALL 1-800-892-0123
 48 Hours (2 working days) Before You Dig.
 www.illinois1call.com

ELECTRICAL SITE KEYNOTES

1. PROPOSED ROUTING OF UNDERGROUND SECONDARY CABLES. SEE DISTRIBUTION RISER FOR MORE INFORMATION. COORDINATE AND VERIFY EXISTING UNDERGROUND UTILITY. SEE CIVIL PLANS FOR MORE DETAILS.
2. COORDINATE WITH LOCAL UTILITY COMPANY FOR REWORKING EXISTING PRIMARY DUCT AS REQUIRED.
3. 4" DUCT TO MEDIA PROVIDER PEDISTAL; COORDINATE WITH LOCAL MEDIA PROVIDER.
4. PROVIDE NEW PARK LOT LIGHTING BRANCH CIRCUIT. MIN 2#8 1#8G XHHW TO POOL BUILDING ELECTRICAL PANELS LP1.
5. NEW SITE LIGHTING BRANCH CIRCUIT TO NEW POLE LOCATION AS INDICATED. MIN 2#8 1#8G XHHW TO POOL BUILDING ELECTRICAL PANELS LP1.
6. MARINA-STYLE PAD MOUNT NEMA-3R "IN-USE" RECEPTACLE PEDESTAL CONFIGURED WITH DUPLEX GFI RECEPTACLES PER PLAN. EQUAL TO VALID MANUFACTURING LTD. RVP SERIES. 250-832-6477. OR www.validmanufacturing.com. OPTIONAL WHITE FINISH. COORDINATE FINAL LOCATION WITH OWNER. PROVIDE POWER FROM LP1-7.
7. MARINA-STYLE PAD MOUNT NEMA-3R "IN-USE" RECEPTACLE PEDESTAL CONFIGURED WITH ONE NEMA L5-30R WEATHERPROOF GFI PROTECTED RECEPTACLE FOR 1-hp 120-V VACUUM PUMP. EQUAL TO VALID MANUFACTURING LTD. PRVP SERIES. 250-832-6477. OR www.validmanufacturing.com. OPTIONAL WHITE FINISH. LABEL RECEPTACLE "POOL VACUUM" WITH TYPE WRITTEN LABEL.
8. PROVIDE NEW POOL LIGHTING BRANCH CIRCUITS. MIN 2#8 1#8G XHHW TO POOL BUILDING ELECTRICAL PANELS LP1. TYPICAL FOR EACH POLE LOCATION.
9. REUSE EXISTING POLE BASE. PROVIDE NEW POLE AND MODIFY EXISTING BASE AS REQUIRED FOR INSTALLATION OF NEW POLE.
10. WEATHER PROOF HORN SPEAKER FOR P.A. AND MUSIC MOUNTED TO LIGHT POLE AT 10' AFF. PROVIDE SHIELDED WEATHER RESISTANT SPEAKER CABLE ROUTED BACK TO THE LIFE GUARD OFFICE FOR SOUND AMPLIFIER PROVIDE BY OWNER. COORDINATE FINAL LOCATION WITH OWNER.
11. EXISTING LIGHT POLE TO REMAIN.
12. EXISTING LIGHT POLE TO BE RELOCATED. E.C. TO PROVIDE NEW BASE MATCHING EXISTING POLE BASE IN NEW LOCATION AS INDICATED. EXTEND EXISTING SITE LIGHTING BRANCH CIRCUIT TO NEW LOCATION. RELOCATE ANY UNDERGROUND LIGHTING BRANCH CIRCUIT CONDUIT EFFECTED BY NEW LOCATION OF NEW COURT.

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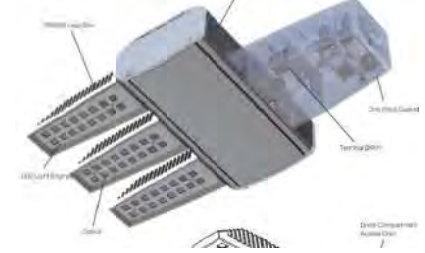
100% CD PERMIT SET
 REVISIONS:



1 SITE PHOTOMETRIC PLOT
 1" = 30'-0"

Calculation Summary						
Label	CalcType	Units	Avg	Min	Max	Avg/Min
FootCandle	FootCandle	FC	2.8	0.0	17.0	17.0
FootCandle	FootCandle	FC	37.36	2.9	17.0	5.8

OL3 - W/ FOUR OPTICS



OL4 - TWO HEAD PER POLE WITH FT SPACING



OL4 - HOUSE SHIELD



House Side Shield (HS)



MEMORANDUM

Date: September 8, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: John T. Carlisle, AICP, Director of Community and Economic Development JC
Subject: Consideration of Major Variations for Driveway Width and Setbacks for Driveways, Sidewalks, and Patios at 815 Thacker Street, Case #22-032-V (3rd Ward)

Issue: The petitioner is requesting the following items under the Zoning Ordinance: (i) a variation to allow the width of a residential driveway to be more than 20 feet, with approximately 2.5 parking spaces, for a residential property with no garage; (ii) a variation to allow a residential driveway on a property with no garage or carport without the installation of evergreen shrub landscaping along the entire exterior edge of the driveway; (iii) a variation to allow a residential walkway to be less than one foot from the property line; and (iv) a variation to allow a patio to be set back less than five feet from the property line in the R-1 Single Family Residential District at 815 Thacker Street. A minor variation to allow a residential driveway to be less than two feet from the property line is also required, but the Zoning Administrator will consider separately.

Address: 815 Thacker Street
Owner: Felipe Pulido, 641 Greenview Avenue, Des Plaines, IL 60016
Petitioner: Miguel Pulido, 815 Thacker Street, Des Plaines, IL 60016
Case Number: 22-032-V
PIN: 09-19-203-069-0000
Ward: #3, Alderman Sean Oskerka
Existing Zoning: R-1, Single Family Residential District
Existing Land Use: Single Family Residence
Surrounding Zoning: North: R-1, Single Family Residential District
South: R-1, Single Family Residential District

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

Surrounding Land Use: North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

Street Classification: Thacker Street is classified as a major collector.

Comprehensive Plan: The Comprehensive Plan illustrates the site as single-family residential.

Zoning/Property History: Based on City records, there have been continuous violations attributed to this property from 2019 to present in regard to work being completed without proper building permits starting with the removal of the residential driveway. Code enforcement notified the petitioner with an enforcement letter on July 19, 2019 addressing the violations and a follow-up enforcement letter on August 7, 2019 when no response had been received and no building permit had been filed. Around August 31, 2019, the petitioner approached staff regarding a minor variation request for the driveway width and the setback of a concrete pad and patio surface. Staff informed the petitioner of the requirements for the minor variation and answered questions regarding the required submittals and process. The Zoning Administrator determined that a minor variation request could be approved—based on the attached 2019 Minor Variation Site Plan that differs from the one that has been built and is proposed as part of this request—but not before the other code violations on the property had been addressed.

On September 20, 2019, a ticket was issued for the removal of the driveway followed by a citation to attend an administrative hearing on October 3, 2019 when no response was received. The petitioner contacted staff on October 3, 2019 and the administrative hearing date was moved to November 7, 2019. The minor variation was approved on October 10, 2019 with the attached 2019 Minor Variation Site Plan. The petitioner did not show at the November 7, 2019 or December 5, 2019 hearings and the outstanding code violations had not been resolved so fines were issued and the administrative hearing case was closed.

By June 22, 2020, work had begun on the property for the driveway without proper building permits. Staff posted stop work orders and repeatedly contacted the petitioner but received no response. Staff noted that the stop order signs were removed from the residence and work was continuing on the driveway. A citation was issued on June 26, 2020 for work done without a permit. By June 29, 2020, the driveway, sidewalk, and patio surfaces had been paved on the property. On December 6, 2020, an administrative hearing was held and a final judgement was given including a fine for all work done on the subject property in 2020. This case was then escalated to Cook County Circuit Court with the first hearing in February 2021 and monthly continuances since then. The next scheduled court date is September 21, 2022, and the recommendations of the PZB will be considered in the hearing.

Project Description:

The petitioner, Miguel Pulido, is requesting Major Variations for the following: (i) to allow the width of a residential driveway to be 22’-11,” resulting in 2.55 parking spaces, where a maximum width of 20 feet is permitted for a residential property without a garage or carport; (ii) a variation to allow a residential driveway on a property with no garage or carport without the installation of evergreen shrub landscaping along the entire exterior edge of the driveway; (iii) to allow a residential walkway to be six inches from the property line where the minimum is one foot from the property line; and (iv) to allow a patio to be six inches from the property line where the minimum is five feet in the R-1 Single Family Residential District at 815 Thacker Street. These requests are related to existing structures and surfaces on the subject property that were installed without a building permit and do not comply with the applicable regulations in the Zoning Ordinance. Note that the proposed driveway width equates to 2.55 off-street parking spaces which makes the request ineligible for a minor variation under Section 12-3-6.E.1.e. The subject property is 11,878 square feet and is currently improved with a one-story, 1,561-square-foot residence as shown in the attached Plat of Survey dated February 1, 2017. Since then, the petitioner has done the following work on the subject property, which is the genesis of the variation requests:

- The existing concrete residential driveway has been widened to 22’-11” and is only six inches off the east property line;
- There is no evergreen shrub landscaping installed along the entire exterior (east) edge of the driveway for a property without a garage;
- The existing concrete residential walkway has been widened to 6’-6” and is only six inches off the east property line; and
- The existing concrete patio dimensions have been expanded to 16’-0” long by 15’-0” wide and the patio is now only six inches off the east property line.

The following code sections are in conflict with the petitioner’s request as summarized in the table below:

Zoning Regulation	Requirement	Proposal
Driveway width (no garage or carport)	Maximum 20’-0”	22’-11”, more than 2.5 parking spaces
Driveway Exterior Landscaping (required for properties without a garage or carport)	Evergreen bushes installed along the full exterior edge of the driveway	No landscaping proposed
Driveway setback from property line	Minimum 2’-0”	0’-6”
Walkway setback from property line	Minimum 1’-0”	0’-6”
Patio setback from property line	Minimum 5’-0”	0’-6”

Since the aforementioned improvements on the subject property do not meet the requirements above, a major variation request is required for each item with the exception of the driveway setback request which is a minor variation decided by the Zoning Administrator.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Staff has the following comments based on the standards. The PZB may use staff comments, the petitioner’s responses, or state their own comments as rationale for their decision.

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

Comment: Staff does not see a hardship or practical difficulty preventing the petitioner from complying with the driveway width, landscaping, and setback requirements for residential driveways, residential walkways, and patios. Generally, there is not only ample space to install each of these surfaces and their respective non-paved landscape and/or turf setback areas on the subject property in conformance with code requirements, there is nothing that qualifies as a hardship or practical difficulty on the subject property that is any different from all other residential properties, which are governed by the same regulations. The 20-foot driveway width regulation allows for a minimum of two off-street parking spaces, as required by code, and there is ample room on site to accommodate the required two off-street parking spaces. This, is in addition to the available on-street parking that is available on both the north and south sides of Thacker Street that front the subject property, negates the parking and safety concerns asserted by the petitioner as parking on the driveway apron is not necessary. A third off-street parking space was available on the subject property via a single-car-wide attached garage. However, the petitioner converted a portion of it into storage space, reducing its size so that is no longer large enough to accommodate a vehicle and therefore eliminating an off-street parking space on the subject property. It is important to note that the 2’-11” wide driveway area that is in excess of the maximum driveway width regulation is only a partial parking space so its removal to make the driveway compliant with the code would not remove available off-street parking from the property. The front and interior side yards provide more than enough room and design flexibility to meet the petitioner’s needs and meet the code requirements. As these requests do not constitute a defined hardship or practical difficulty, approving the variation requests would undermine the setback regulations and reward work done without proper permitting.

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

Comment: Staff does not see a unique physical condition on the subject property that warrants the requested variations. In fact, this property consists of three parcels (collectively one zoning lot) and is larger than all of the residential properties in the immediate vicinity, giving the petitioner ample space to locate and design improvements to comply with all applicable codes. While the rear portion of the property has an irregular shape, this in no way affects the surfaces that are the subject of the variation requests. The petitioner has made improvements to address topographical aspects of the property related to flooding on the property and has credited the installation of the concrete swales as an impactful solution to these issues. While the concrete swales may alleviate these concerns, staff argues that these swales would still be effective even if relocated to meet the appropriate setback requirements. In fact, the decrease of paved area near the property lines, especially along the side of the residence, would further help alleviate water run-off concerns expressed by the petitioner. Thus, the variation requests appear to be more of a personal preference and convenience of the property owner instead of a definable physical condition. Nonetheless, see the Petitioner’s responses to Standards for Variations.

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

Comment: While the subject property's location and size may not be a result of any action or inaction of the property owner, the subject property was purchased with the understanding of these attributes and conditions. Additionally, the further development of the subject property through interior/exterior remodeling of the residence, site grading, and the installation of the multiple hard surfaces—including the aforementioned driveway, walkway, and patio surfaces that are subject of the variation requests—are the direct result of the petitioner. In any case, it is staff's opinion that the proposal does not adequately utilize the available space and access on the site or appropriately design the proposed improvements to avoid the need for variations. Nonetheless, see the Petitioner's responses to Standards for Variations.

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

Comment: Carrying out the strict letter of this code for the driveway width and various hard surface setback regulations does not deprive the property owners of substantial rights. First, while some homeowners may have larger garages or additional space that allows them to install larger pavement areas on their properties, having the ability to construct these larger pavement areas is not, in and of itself, a right granted to property owners. All residential properties are governed by the same setback requirements in Section 12-7-1.C of the Zoning Ordinance regardless of size, shape, and development. Enforcing the setback requirements does not deny the property owners from constructing the hard surfaces on the subject property but requires said hard surfaces to conform with the applicable setback requirements that apply to all residential properties. The argument that the requested variations for work done on the subject property without permits shall be approved solely because other residential properties have existing non-conforming surfaces near or abutting property lines is dubious, as property nonconformities are common enough that property owners throughout Des Plaines must work with what they have, so to speak. All obstructions in required yards, such as driveways, walkways, patios, etc., are held to the same standards under Section 12-7-1.C, so enforcing the minimum setback requirements would not deprive the property owner from any substantial rights enjoyed by other single-family residential properties.

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

Comment: Granting this variation would, in fact, provide a special privilege for the property owner not available to other single-family residential properties. Namely, the hard surfaces that are the subject of the variation requests were installed on the property without permits in violation of the Zoning Ordinance. Approving the variations under this condition, even if merit is found for any of the requests, reinforces improper actions by the homeowner that would not be eligible for other residents. While other properties may have existing non-conformities in relation to driveway, walkway, and patio setbacks for surfaces established through earlier regulations—and have repaired said non-conformities regularly—this does not compare to the proposal on the subject property for new non-conformities created without permits in direct violation of the current codes. The aforementioned consideration for setbacks indicates to staff that variation decisions are made on a case-by-case, project-by-project basis upon applying the variation standards. In those evaluations, the determining body (e.g. PZB and/or City Council) usually looked to see if the applicant exhausted design options

that do not require a variation. In this case, it seems there are different design options and positions for the surfaces on this site, given the ample space in the front and side yards. Granting a variation for this design, when other viable options are available, could be too lenient and tread into the territory of allowing a special privilege. Nonetheless, the PZB and Council should decide.

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

Comment: On one hand, the project would allow re-investment into a single-family home, which the Zoning Ordinance and Comprehensive Plan want to encourage. However, the proposed hard surfaces, including their dimensions and setbacks, is largely for the benefit of the property owner. For one, the existing driveway is currently able to accommodate multiple vehicles on the subject property without a perceived impact on the street and alley. The previous attached garage, a portion of which was converted into storage space making it unusable for vehicle parking, did provide another off-street space in addition to the driveway. The proposal not only fails to provide additional adequate off-street parking space outside of the requirements on the site but also adds additional impervious surfaces on the property with known flooding and drainage concerns, neither of which aligns with Chapter 7: Water Resource Management of the Comprehensive Plan. Moreover, staff's review concludes that there are reasonable options for redesigning the hard surfaces on site to provide adequate parking, pedestrian access, and recreation space without needing relief from the required setback regulations.

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

Comment: There are multiple alternatives to the proposed setback variations being requested by the petitioner. First, the driveway width regulation allows for a 20-foot-wide driveway surface that is more than enough space for vehicle access and parking. Repurposing the space previously utilized as an attached single-car-wide garage would provide an additional off-street parking space. Further, the space between the residence and the east property line is more than sufficient to accommodate a walkway with concrete swale for paved pedestrian access and the one-foot-wide non-paved separation area. Alternatively, the existing walkway installed along the other side of the residence could be widened where there is even more space to design and accommodate a wider walkway. If additional drainage needs are realized, a drainage system along the side of the residence or walkway could be installed to handle water run-off instead of excessive paved areas or concrete swales. The rear portion of the site is expansive and could easily be utilized for patio space that is nowhere near property lines. The existing patio at the back of the house could also be expanded to the south away from the house while still maintaining the required 5'-0" setback requirement from the property line. The identified receptacle pad alongside the house could also be positioned and designed against the residence to attach to the walkway while also being located a minimum of one foot off the property line. Given the multiple alternatives available, the PZB may wish to ask why certain alternative designs are not feasible.

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

Comment: The request for the setback reduction is not, in staff's opinion, the minimum measure of relief to address the petitioner's concerns. Instead, the petitioner could redesign the proposed hard surface areas to better utilize the available property and to meet the requirements.

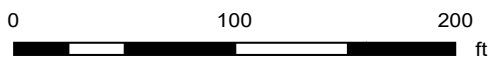
PZB Procedure and Recommended Conditions: Under Section 12-3-6(G) of the Zoning Ordinance (Major Variations), the PZB has the authority to recommend approval, approval subject to conditions, or denial of the major variation requests for the single-family residence at 815 Thacker Street. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance. The City Council has the final authority. If the PZB recommends approval of the requests, staff recommends the conditions below.

Recommended Conditions of Approval:

1. No easements are affected or drainage concerns are created.
2. Minimum three-foot-wide landscape areas shall be installed on the west side of the driveway and in front of the residence populated with shrubs and perennials. A landscape plan shall be provided identifying the landscape areas, their dimensions, and the names, quantity, and location of the planting material to be installed within them.
3. That plans are revised at time of building permit to display all dimensions and labels necessary to denote the proposed improvements and to comply with applicable City of Des Plaines codes.
4. That all appropriate building permit documents and details are submitted as necessary for the proposed hard surfaces. All permit documents shall be sealed and signed by a design professional licensed in the State of Illinois and must comply with all City of Des Plaines building and life safety codes.

Attachments:

- Attachment 1: Location and Zoning Map
- Attachment 2: Plat of Survey
- Attachment 3: Existing Condition Photos
- Attachment 4: 2019 Minor Variation Site Plan
- Attachment 5: Project Narrative and Petitioner’s Responses to Standards for Variation
- Attachment 6: 2022 Major Variation Proposed Site Plan
- Attachment 7: Site & Context Photos



Print Date: 9/6/2022

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.

PLAT OF SURVEY

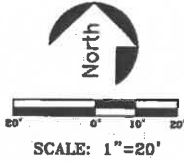
THE WEST 7 FEET OF LOT 45, LOT 46, LOT 47 (EXCEPT THE WEST 3 FEET THEREOF) IN BLOCK 3, IN DES PLAINES VILLAS, A RESUBDIVISION OF CERTAIN LOTS AND BLOCKS IN HOMERICAN VILLAS, SAID HOMERICAN VILLAS BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, (EXCEPT THE EASTERLY 503.0 FEET MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF), ALSO THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, (EXCEPT THE WEST 173.0 FEET THEREOF), ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO THE NORTH HALF OF THAT PART OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY.

ALSO THE NORTH 17.0 FEET OF THE NORTH 55.0 FEET (EXCEPT THE EAST 168.85 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF) OF LOT 38 IN BLOCK 3 IN DES PLAINES VILLAS, A RESUBDIVISION OF CERTAIN LOTS AND BLOCKS OF HOMERICAN VILLAS, SAID HOMERICAN VILLAS BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, (EXCEPT THE EASTERLY 503.0 FEET MEASURED AT RIGHT ANGLES TO THE EASTLINE THEREOF); ALSO THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, (EXCEPT THE WEST 173.0 FEET THEREOF), ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

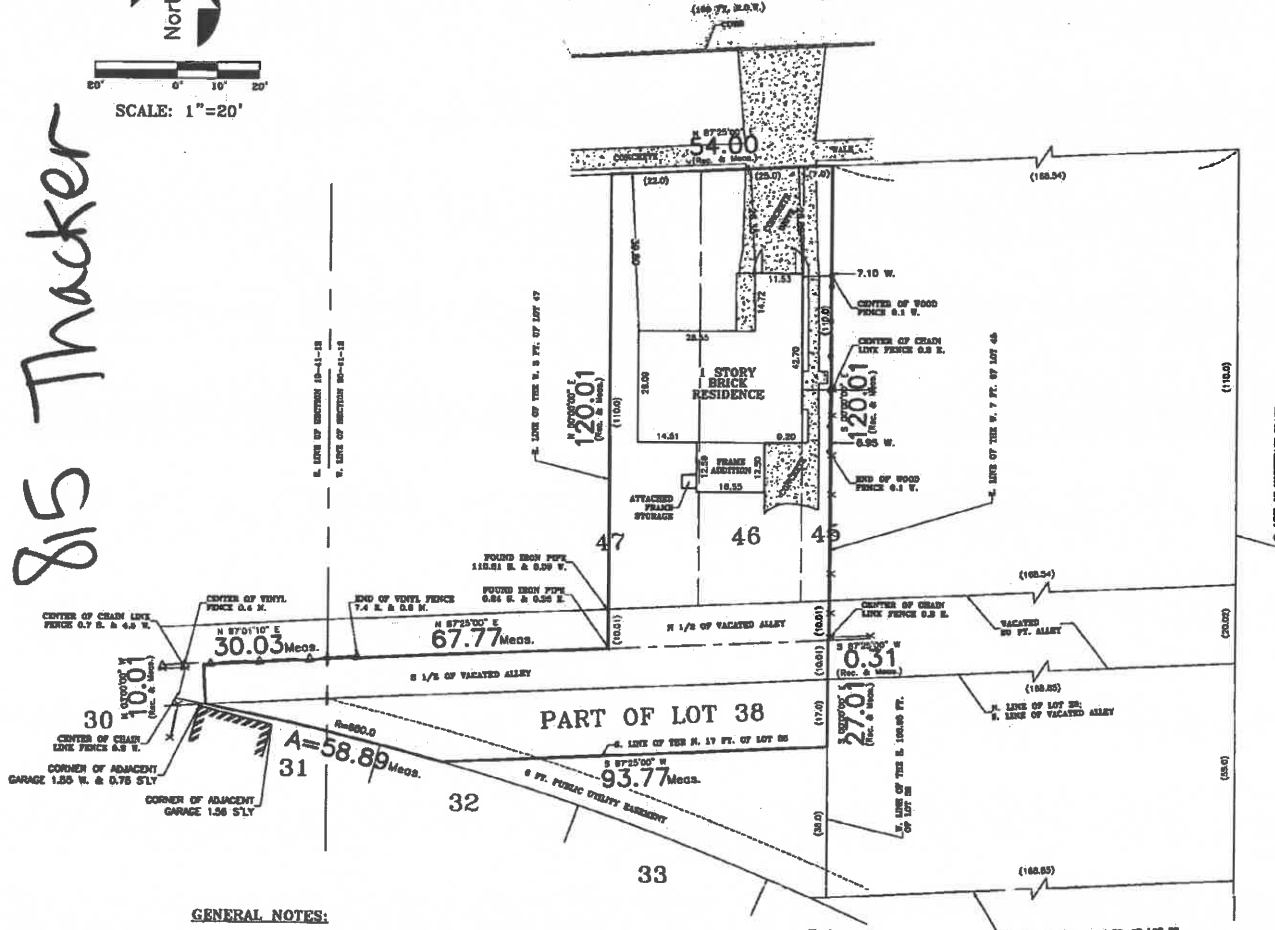
ALSO THE SOUTH HALF OF THAT PART OF THE VACATED EAST AND WEST ALLEY LYING NORTH OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY.

ADDRESS: 815 E. THACKER STREET, DES PLAINES, ILLINOIS
 P.I.N. 09-19-203-084, 09-19-203-089



815 Thacker

E. THACKER STREET



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.



STATE OF ILLINOIS)
 COUNTY OF COOK)

SURVEY ORDERED BY: DEBRA LESTER
 I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY, INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STATUTES REGARDING A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.



GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 2017

 LICENSE NUMBER 0811/00/18
 P.S.I. NO. 170223

Professional Design Registration #184-002796

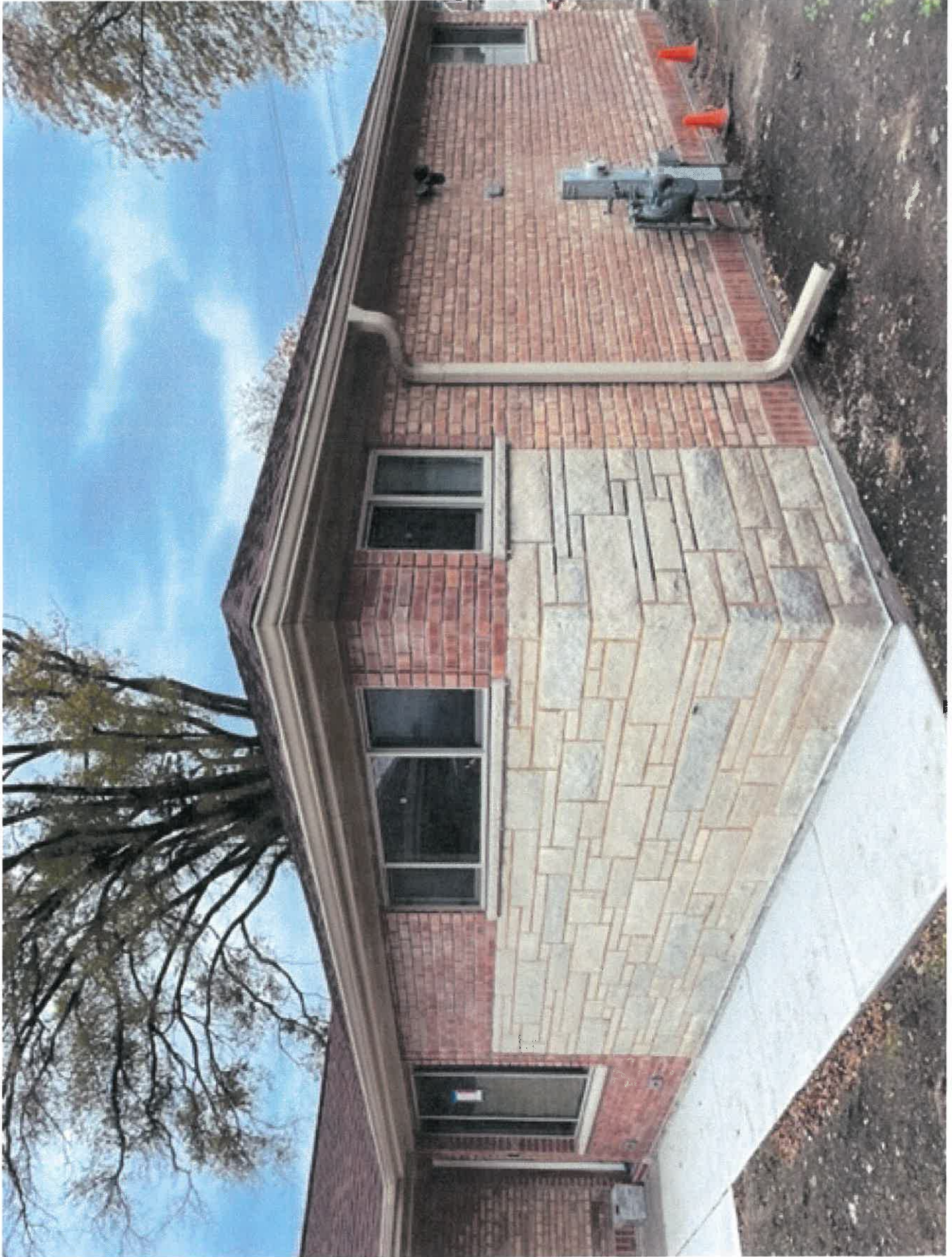
PREFERRED SURVEY, INC.
 7840 W. 79TH STREET, BIRDVIEW, IL 60480
 Phone 708-456-7845 / Fax 708-456-7855
 www.prsurvey.com

Field Work Completed	02/01/2017	FLD CREW:	AM2/TS
Lead Area Surveyed	10,041.5 Sq. Ft.	CAD:	IP
Drawing Revised	02/19/2017	PRINT:	18208261

Current













E. THACKER STREET

(100 FT. R.O.W.)

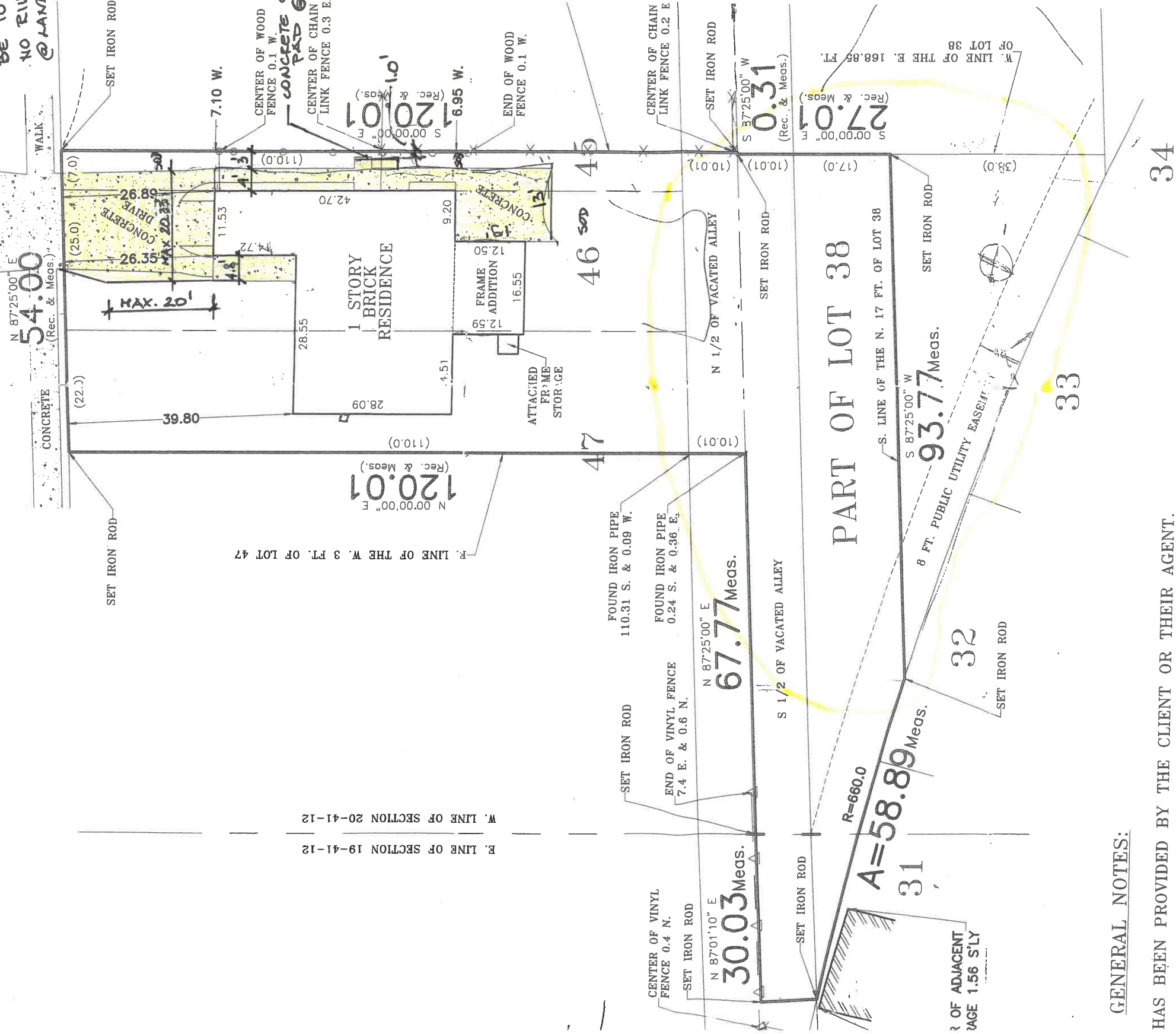
APPROVED SITE PLAN

1" = 20'

10' 20'

Attachment 4

NOTE: LANDSCAPE AREA MUST BE TURF, SOD OR FLOWERS. NO RIVER ROCKS ALLOWED @ LANDSCAPE AREAS.



GENERAL NOTES:

- HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- BUILDING LINES AND EASEMENTS AS INDICATED BY THE DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY SUPPLIED BY THE CLIENT.
- THIS SURVEY IS AS ASSUMED NORTH.
- AS A MATTER OF URGENCY OR FOR CONSTRUCTION, OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE WORK IN THE VICINITY.
- RES MAY BE EXAGGERATED FOR CLARITY. NO DE FROM THE INFORMATION SHOWN HEREON.
- ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Registration #184-002795
SURVEY, INC.
 317, BRIDGEVIEW, IL, 60455
 708 / FAX 708 450 7055



Variation Application

815 E. Thacker St.
Des Plaines, IL 60016
mpulido641@gmail.com

I am writing concerning my one story residential home in the city of Des Plaines. In the hopes to soon live there with my wife and three daughters that are currently attending Forest Elementary School.

The driveway measures 22 feet 11 inches of that 4 feet is the sidewalk leading to the front door, leaving 18 feet 11 inches just enough space to park two cars. The driveway, sidewalk, and patio on the east side all remain 6 inches away from the property line including a concrete swale to run off water. The lowpitch valley long roof caused flooding and standing water between my home and my neighbor's home at 823 E. Thacker St.. This concrete driveway was completed 3 years ago and my neighbor has resided at their home for over 30 years. They recognized the problem of constant flooding and once my driveway was in place the space between our homes has been without flooding since. If the concrete swale were to be removed by cutting it off the area will begin to flood again like it would before the construction of the driveway since there'd be nothing to route it out to the street onto the storm drain.

1. Hardship: if it is decided that we cut off some of the concrete we would have trouble parking our 2 cars and having enough space for our walkway into our home. And the runoff water ponding between 815 and 823. My daughter will start driving in the future and with barely any parking space we would have to park on the apron and block the view of our neighbor when he is backing out of his driveway onto the street and can cause an accident.
2. Unique Physical Condition: This is not a unique situation since I have seen other properties with a swale at the property line. The only reason why the driveway is 22 feet and 11 inches is because our 4 foot walkway to our front door is conjoined with the driveway.
3. Not Self-Created: The swale was mainly created because of the runoff water. The runoff water would pond between the properties in heavy rain and the ponding could have weathered our home foundation and cracked the foundation making a bigger problem.
4. Denied Substantial Rights: Other properties with the same situation have been granted the right to have a concrete swales or just concrete up to the property lines. There are lots of examples like the property at 462 E Thacker st, 1302 6th ave, 690 North ave, 821 E grant Dr, 161 Mt prospect Rd, and 1302 S 6th ave in Des plaines
5. Not Merely Special Privilege: The swail should stay since it will benefit me and my neighbors. The water will be channeled out instead of making a swamp between 815 and 823 E thacker st. With the water swamping between the houses, it will flood the area where his A/C unit and gas meter are located.

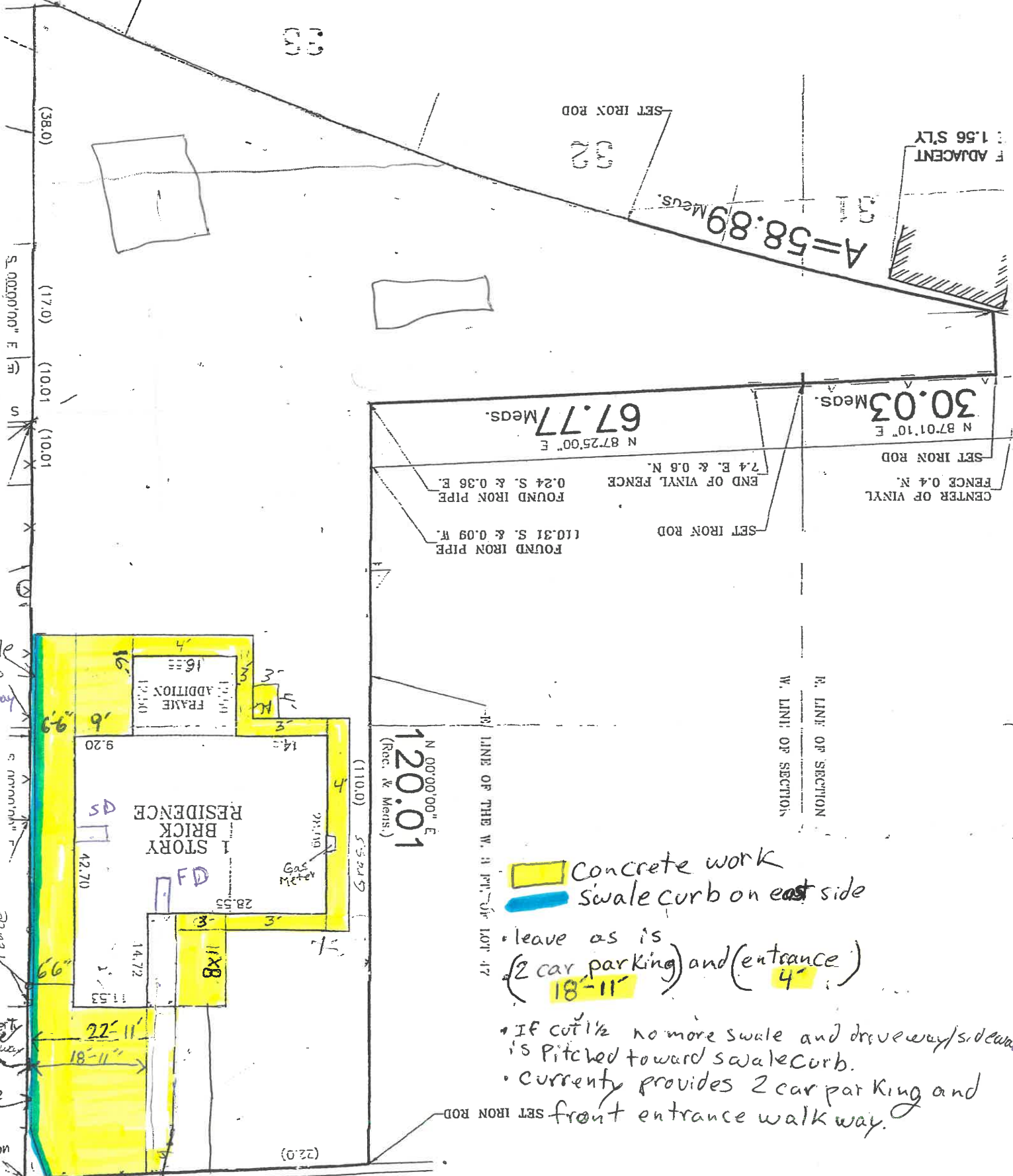
Variation Application

6. Title And Plan Purposes: This variation would be the best solution to the ponding. It would be the best solution because the water will have somewhere to go since slope and swale direct the water to the front.
7. No Other Remedy: there is no other good solution to stop the ponding between 815 and 823. This is the best solution because it controls where the water is going and there has already been major improvements because the water has stopped ponding between the houses and kept the area nice and dry.
8. Minimum Required: Keeping the swale is the minimum measure of relief. If we remove the swale my neighbor will not allow it since it will pond the area between our houses and be unusable.

815E. Thacker st

Leave
As is

GENERAL NOTES:



Concrete work
 Swale curb on east side

• leave as is
 • (2 car parking) and (entrance)
18'-11" 4'

• IF cut 1/2 no more swale and driveway/sidewalk is pitched toward swale curb.
 • currently provides 2 car parking and front entrance walkway.



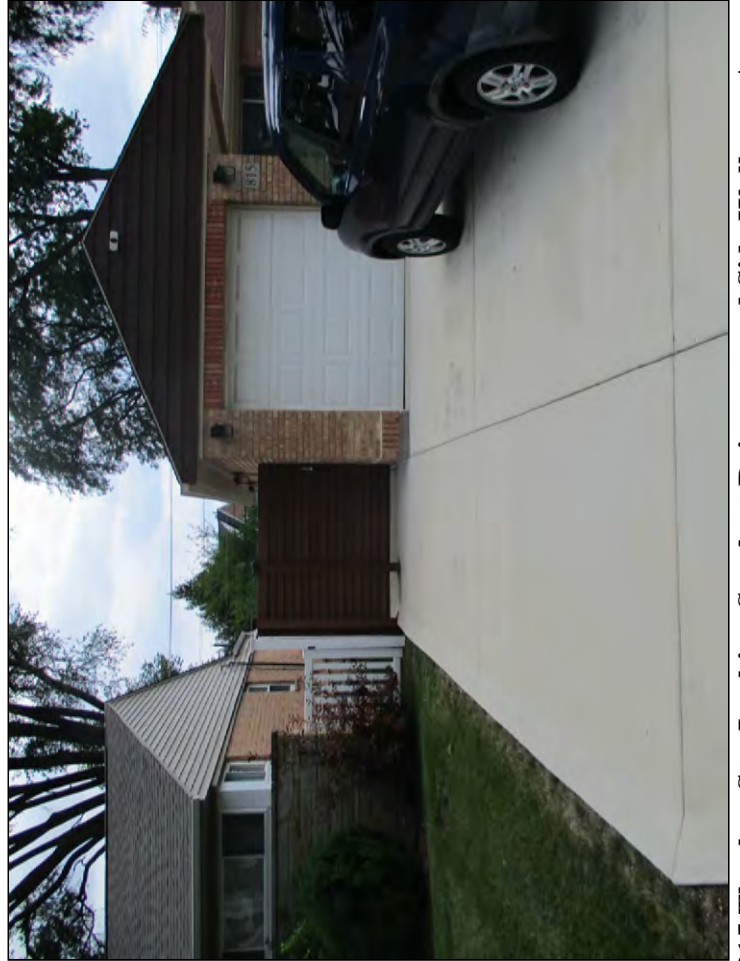
815 Thacker St – Public Notice & Front of Building



815 Thacker St – Looking South at Front Yard with Improvements



815 Thacker St – Looking South at Driveway and Front Entrance



815 Thacker St – Looking South at Driveway and Side Walkway Area