



Planning and Zoning Board Agenda September 27, 2022 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 1353 Lee Street

Case Number: 22-035-FPLAT

The petitioner is requesting approval of a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations and recommended approval of a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to subdivide the existing lot into two lots of record, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN (Current): 09-20-400-047-0000

Petitioner: Hall Property Group, LLC c/o Andrea Ragona, 200 W. Madison Street, Suite 4200, Chicago, IL 60606

Owners: Hall Property Group, LLC c/o Andrea Ragona, 200 W. Madison Street, Suite 4200, Chicago, IL 60606

2. Address: Citywide

Case Number: 22-041-TA

The petitioner is requesting amendments to the text of the Zoning Ordinance related to the number of principal buildings or structures on a zoning lot, and any other amendments or relief as may be necessary.

PIN: Citywide

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

Owner: n/a

3. Address: Citywide

Case Number: 22-043-TA

The petitioner is requesting amendments to the text of the Zoning Ordinance related to drive-through menu board signs, and any other amendments or relief as may be necessary.

PIN: Citywide

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

Owner: n/a

Next Agenda: October 25, 2022; October 11, 2022 will be canceled

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
September 13, 2022
DRAFT MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, September 13, 2022, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo made the following 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.”

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

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

ABSENT: Catalano for Roll – present at 7:15 pm

ALSO PRESENT: Jonathan Stytz, AICP, Senior Planner
Samantha Redman, Associate Planner
Margie Mosele, CED Executive Assistant

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Weaver, seconded by Board Member Hofherr to approve the meeting minutes of August 23, 2022.

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

NAYES: None

ABSTAIN: None

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

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Pending Applications

1. Address: 1946 & 1990 White Street

Case Number: 22-031-MAP-V

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 & 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

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.

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.

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, including two (2) accessible parking spaces. The site currently

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

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	Landscaped area will be

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

⁴ Des Plaines Park District Strategic Plan 2019-2024

uses.

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

Chair Szabo swore in Don Miletic and Cayce Horton. Mr. Miletic is the Executive Director to the Park District representing Des Plaines Park District and Ms. Horton is an architect for Cordogan, Clark and Associates. Mr. Miletic explained the reasoning for the zoning change. This is for the Arndt Park project which would be incorporating a pool and major improvements to Arndt Park which is the 8.5-9-million-dollar project. The zoning amendment from R-1 to I-1 would be similar to other park districts. The park district will need to expand and redo the parking lot which is currently has 66 spaces and would increase to 97 spaces. They are looking to reduce some of the planting along the street area and also asking for reduces planting in the park area further to the west where there is lots of fencing. The Des Plaines Park District would like Arndt Park to have one of the nicest pools in Des Plaines.

Samantha Redman, associate planner, reviewed the staff report.

Member Weaver asked since there is an area of expansion, will trees would need to be removed for the project.

Mr. Miletic responded that 16 trees will be removed but they will be planting 23 trees. Mr. Miletic states that will occur in the general area of 1946 White Street, which was a home purchased by the park in 1997 and later demolished.

Chair Szabo swore in resident Mike Roggeman, 1894 White Street. He asked if there would be parking in the grass. He also asked if vehicles are able to drive in the park, stating that would be a safety concern.

Mr. Miletic responded that only vehicles allowed in the park are Des Plaines Park District maintenance vehicles.

Samantha Redman stated that there is no vehicular access to the park except for to the parking lot. Also, as seen on the site map there is an existing gate that blocks access on the north boundary, at the terminus of Prospect Avenue.

Chair Szabo asked how long the pool would be open.

Mr. Miletic stated the pool would be open from Memorial Day to Labor Day. They hope the project will be completed by August. He said depending on staffing they would like to keep the pool open later into September for the first year.

A motion was made by Board Member Weaver, seconded by Board Member Fowler to recommend approval of a map amendment to change the current zoning district from R-1 Single Family Residential District to I-1 Institutional District.

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

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

A motion was made by Board Member Veremis, seconded by Board Member Saletnik to recommend approval of the five following variations: (i) a variation to allow parking in the required front yard in the I-1 district; (ii) a variation from the minimum parking lot curb distance; (iii) variations from the required interior parking lot landscaping; (iv) a variation from the required perimeter parking lot landscaping; and (v) a variation to the buffer requirements for I-1 properties abutting residential zoning districts.

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

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

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 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 **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, 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

Chair Szabo swore in Miguel Pulido, who is the petitioner. Mr. Pulido stated the reason for applying for the variations is to keep the concrete as it is. The reason he did it is because his property had continued issues with extreme flooding. He said the cement work and swale collect and reroutes the runoff, and it is typical every other house on the block. He feels the swale has helped to protect neighbors from flooding. Mr. Pulido stated that the Des Plaines City Engineer, Mr. La Berg, was at the property three weeks ago and even checked the grading mentioning that he should keep it. Mr. Pulido showed photos and videos of before and after the concrete work. Mr. Pulido showed a video after last heavy rain showing no puddling because driveway was pitched towards the swale and goes down to the storm drain. Mr. Pulido stated all his neighbors love the work because it is protecting their properties as well. Mr. Pulido is asking that the City allow the work as is and move on to allow the variation and permit.

Chair Szabo asked if this work was done two years ago, how did you end up here tonight?

Mr. Pulido stated that there is a lawsuit going on and this is the next step to finalize it. Mr. Pulido stated that he had a partial permit to start but he did not agree with all of the restrictions, so he was working to get a full permit. He stated his work is typical and within code.

Member Hofherr asked how many violations or citations Mr. Pulido has had with the City of Des Plaines for work without permits.

Mr. Pulido stated he has been in court every two months since 2020 and they have all been continued since he is working with zoning. Mr. Pulido stated the fee was dismissed but he had a fine that was around \$1000.

Member Hofherr said it took numerous tickets before you came through to get this resolved. I am sure they told you that you need a permit.

Member Saletnik asked the staff at what point did engineering get involved, and why did it take two years to get it resolved?

Jonathan Stytz, Senior Planner, responded that staff has been working with the petitioner since 2019 but is unaware of the exact date that engineering became involved. Senior Planner Stytz mentioned that additional information will be provided to answer this question in the review of the staff report.

Chair Szabo asked staff to review the staff report, which Senior Planner Stytz did.

Senior Planner Stytz explained that staff stated that in July 2019 Code Enforcement sent a letter to Mr. Pulido for work being done without a permit and sent a follow-up letter on August 7, 2019 when no response had been received and no building permit had been filed. Around August 2019 the petitioner submitted a permit for a minor variation to help alleviate the flood concerns expressed and to allow additional parking spaces. Senior Planner Stytz displayed and discussed the minor variation site plan that was approved in 2019, identifying what surfaces were approved. He added that the corresponding building permit for the minor variation site plan was approved but never picked up by the petitioner.

Staff further described that in 2022, work began on the driveway without any permits. Des Plaines Code Enforcement staff posted stop work orders which were not followed. A diagram was shown and explained of what was approved in 2019 versus what was completed in 2022. He mentioned that there were no building permits for the work completed in 2022.

Staff explained each of the variations requested by the petitioner, noting that there was a recent remodel to the home that removed an existing attached garage, classifying the property as having no garage or carport, and now requiring a major variation for the proposed driveway width request. He also added that properties without a garage or carport are required to install landscaping along the full exterior edge of the driveway.

Member Hofherr asked if the City was aware of the hard surfaces installed on the property and approved of them or if the hard surfaces were installed without approval until they were addressed by the City.

Staff recalled that 2019 Minor Variation was approved to address the flooding and parking concerns expressed by the petitioner and referred to the 2019 Site Plan noting the approved hard surfaces and their dimensions.

Member Saletnik asked to go back to the site plans for questions. He asked the petitioner if he addressed the swale and drainage problem with the city before doing the work.

Mr. Pulido once again stated that the work is typical of other homes on Thacker. I did it to protect against the extreme flooding. Mr. Pulido stated that the City Engineer was out and checked it out and reported to the court that the grading in my backyard is perfect and my concrete should remain to keep his neighbor's property dry.

Staff went over other slides showing violation of current codes including driveway, sidewalk, and patio extensions in addition to the removal of the existing garage removed.

Member Catalano asked if Engineering was involved and whether they authorized it?

Senior Planner Stytz stated that engineering was involved in 2019 but he is not aware of any current engineering report.

Chair Szabo swore in Tim Burchard, 823 East Thacker. Mr. Burchard said he is a neighbor of Mr. Pulido. Mr. Burchard's father has lived in the house for 30 years. He stated that this is the first time in 30 years that he did not have pooling in his yard. He stated that before the concrete was done that he would have puddled in his and his neighbors' yards. Mr. Burchard stated he has no objections to the variations. Mr. Burchard also stated that he talked to the engineer and stated Mr. La Berg agreed that the swale does help with the water retention issue.

Chair Szabo swore in Jove Joy, 795 East Thacker, two houses west of Mr. Pulido. Mr. Joy stated that Mr. Pulido has been doing a lot of work the last few years including a roof, siding and concrete and did not know if he has had permits. Mr. Joy stated that when Mr. Pulido built his driveway, he put all the dirt on his additional property which is located behind him. He believes he is using the dirt to increase the height of his yard causing flooding in the neighboring yards. He believes the other neighbor that is affected has already reported to the city. Mr. Joy stated he does not have any pictures, but he can bring some next time. Mr. Joy stated his other neighbor is also having problems but was not available to come to the meeting. He was just responding to letter sent.

Member Fowler asked staff if the triangular properties in the back have anything to do with this variation.

Staff stated no, the two triangle properties in the back do not affect the variations we are discussing.

Member Weaver stated that he is concern about the accomplished drainage for the few houses that was done without permit is channeling the water to other areas. Channeling water does not make it go away. Where is that water going?

Mr. Pulido states that the water is channeling and draining into the lawn and down the storm drain not causing accumulation. Also, the city walkway has a control joint that stops the water between your driveway and the city sidewalk.

Chair Szabo asked if Engineer La Berg went to court and said that the work is fine. Did he sign off on what you have done?

Mr. Pulido stated yes, Engineer La Berg came out to court, and it was continued until September 2022 depending on the outcome of this meeting.

Staff stated that the first circuit court meeting was in February of 2021 and has been continued monthly since then. The next meeting will be September 21, 2022. Based on the determination of tonight's meeting we will relay the information to the Circuit Court Case.

Member Catalano stated that Mr. Pulido solved his drainage problems. But we need verification from Engineer La Berg and Mr. Catalano suggested we table this until we talk to Engineer La Berg.

Member Weaver stated that the case before us and the Cook County circuit court is fees for not having a permit and not obeying the stop work orders. Mr. Pulido has had a three-year process of not getting approval. This is not about whether Mr. Pulido's solution is working. This is still a case about the building permit process not being followed.

Mr. Pulido stated that he is sorry for the past and he was just trying to get things done for his family to be able to move into the house. He stated he is sorry for not following the process, but he wants to continue working and building in Des Plaines. He stated he just wants to move on from this.

Member Veremis asked if the court case was only dealing with fines and penalties if the outcome of this meeting would affect circuit court.

Staff stated that the motion or decisions from this meeting will be considered by the court in their proceedings.

A motion was made by Board Member Fowler, seconded by Board Member Saletnik to recommend approval of the following items: (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.

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

*****MOTION CARRIES BY A 4 TO 3 VOTE****

Case 22-031MAP-V
Case 22-032-V

1946 & 1990 White Street
815 Thacker Street

Map Amendment
Variation

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday, September 27, 2022.

Chairman Szabo adjourned the meeting by voice vote at 8:40 p.m.

Sincerely,

Margie Mosele, Executive Assistant/Recording Secretary

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

DRAFT

MEMORANDUM

Date: September 22, 2022

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: John Carlisle, AICP, Director of Community & Economic Development Department JC

Subject: Consideration of a Tentative and Final Plat of Subdivision at 1353 Lee Street, Case 22-035-FPLAT (5th Ward)

Issue: The petitioner is requesting approval of a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations and recommended approval of a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to subdivide the existing lot into two lots of record, and the approval of any other such variations, waivers, and zoning relief as may be necessary. The petitioner has chosen to file the Tentative and Final Plats concurrently.

Address: 1353 Lee Street

Owner: Hall Property Group, LLC c/o Andrea Ragona, 200 W. Madison Street, Suite 4200, Chicago, IL 60606

Petitioner: Hall Property Group, LLC c/o Andrea Ragona, 200 W. Madison Street, Suite 4200, Chicago, IL 60606

Case Number: 22-035-FPLAT

Real Estate Index Number: 09-20-400-047-0000

Ward: #5, Alderman Carla Brookman

Existing Zoning: C-3, General Commercial District

Existing Land Use: Vacant Lot (Outlot)

Surrounding Zoning: North: M-1, Limited Manufacturing District
South: C-3, General Commercial District

East: C-3, General Commercial District
West: C-3, General Commercial District

Surrounding Land Use: North: Manufacturing (Single-tenant industrial building)
South: Shopping Center (Commercial)
East: Grocery Store (Commercial)
West: Car Wash (Commercial) / Auto Service Repair Shop (Commercial)

Street Classification: Lee Street is classified as an Other Principal Arterial.

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

Property/Zoning History: Based on City records, the subject property was originally developed with a large industrial building. Around 2015, the industrial building was demolished for future redevelopment. Since then the subject property has been vacant.

Final Plat of Subdivision Report

Project Description: The petitioner, Hall Property Group, LLC, is requesting a Tentative and Final Plat of Subdivision, named Des Plaines Plaza II, for the property located at 1353 Lee Street. The subject property is 66,714 square feet (1.53 acres) and is comprised of one lot, which is currently vacant and unimproved as shown in the attached ALTA/NSPS Land Title Survey.

The petitioner is proposing to subdivide the existing lot into two lots of record to construct two separate commercial buildings, one on each proposed lot, as shown on the attached Final Plat of Subdivision. The first building is proposed on the northern lot, Lot 1, and would have imminent construction. It is envisioned as a single-tenant commercial retail building. The second building would not be constructed now but instead reserved for construction at a later date, with a development-ready pad installed. The two lots would share a collective parking lot, although the lot boundaries would not divide any parking stalls or create substandard drive aisles. The length and width dimensions vary for the proposed lots due to their slightly irregular shape:

- Lot 1, the smallest of the two proposed lots, measures 77 feet in width at the street and totals 21,492 square feet in size; and
- Lot 2 measures 158 feet in width at the street and totals 42,957 square feet in size.

There are no lot width or lot area minimums for properties located within a commercial district. However, both lots front Lee Street and meet the minimum lot depth requirements in Section 13-2-5 of the Subdivision Regulations. It is important to note that while both of the proposed lots front Lee Street, they will both be accessed from a service driveway located directly south of the subject property, which is shared by the shopping center directly south and the grocery store directly east of the subject property. Specifically, the proposed Lot 1 will require access through the proposed Lot 2 to connect it to the service drive.

The petitioner proposes to construct a stand-alone single-tenant commercial building on Lot 1 initially with appropriate off-street parking areas as shown on the attached Site Plan. The proposal includes the eventual development of Lot

2 with a multi-tenant building. However, for now, the petitioner intends to provide additional off-street parking areas along the perimeter of Lot 2, leaving an undeveloped turf area in the middle of the lot. See the attached Project Narrative for additional information.

The petitioner's Final Plat of Des Plaines Plaza II Subdivision shows the subdivision of the existing lot into two lots with the following easements: (i) an existing ten-foot drainage easement between the subject property's east property line and the Aldi property's west property line; (ii) an existing 15.5-foot ingress, egress, and public utility easement along the south property line of the subject property (south line of proposed Lot 2); and (iii) a temporary construction easement along the west property line of the subject property. There is also an 80-foot-wide no build area as measured from the northern edge of the service drive into the subject property, which is identified on the attached Final Plat of Subdivision for reference. This area is designed to comply with a private restrictive covenant intended to ensure the Aldi building is visible from Lee Street. Per the C-3 Zoning District bulk requirements (Section 12-7-3.L of the Zoning Ordinance), a five-foot building setback line is required for the front yard (along Lee Street), the rear yard (abutting Aldi), and the south property line (along the service drive). Note that the attached Final Engineering Plans have been approved as noted by staff, pending the approval of the Metropolitan Water Reclamation District (MWRD) permit.

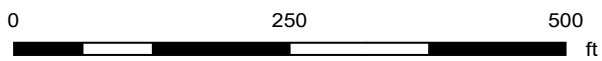
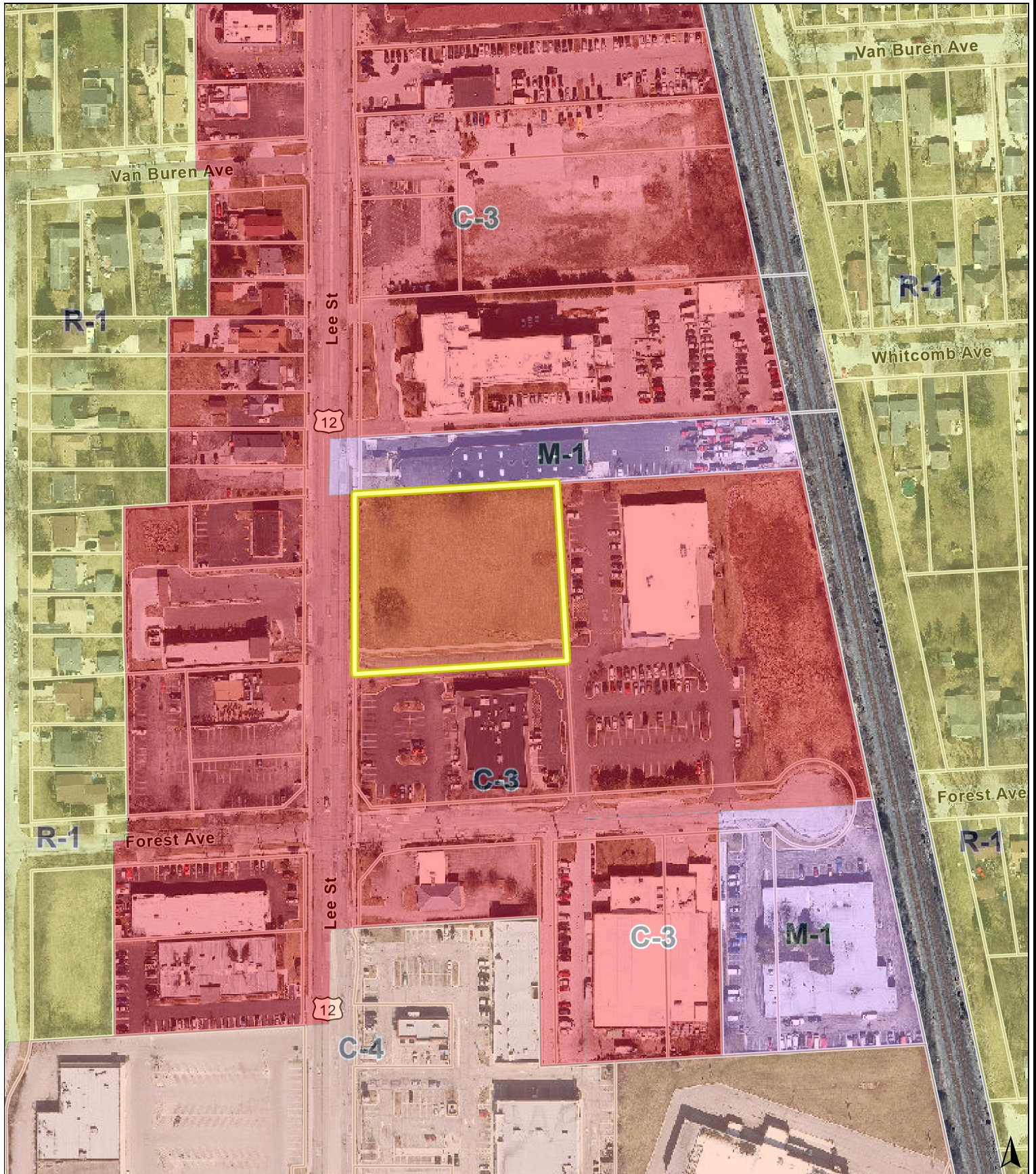
PZB Procedure and Recommended Conditions: Given the two requests of the petitioner, the PZB should consider the Tentative Plat of Subdivision and Final Plat of Subdivision requests with two separate motions. Under Section 13-2-2 of the Subdivision Regulations, the PZB has the authority to approve, approve with conditions, or deny the Tentative Plat of Subdivision request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 13-2-2 as outlined in the Subdivision Regulations. Staff does not suggest any conditions regarding the tentative approval.

Upon approval or approval with conditions of the Tentative Plat of Subdivision, a separate motion should be taken by the PZB regarding the Final Plat of Subdivision. Under Section 13-2-7 of the Subdivision Regulations, the PZB has the authority to *recommend* approval, approval subject to conditions, or denial of the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 13-2-7 as outlined in the Subdivision Regulations. If the PZB votes to recommend approval, staff recommends the following condition: That the applicant work to address Final Engineering Plan comments as expressed in the attachments before Final Plat approval.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Plat of Survey
- Attachment 4: Project Narrative
- Attachment 5: Final Plat of Subdivision
- Attachment 6: Select Final Engineering Plans¹
- Attachment 7: Engineering Memo
- Attachment 8: Site Plan
- Attachment 9: Landscape Plan

¹ Full engineering plans available upon request to the Community and Economic Development department.



Print Date: 9/22/2022

Notes

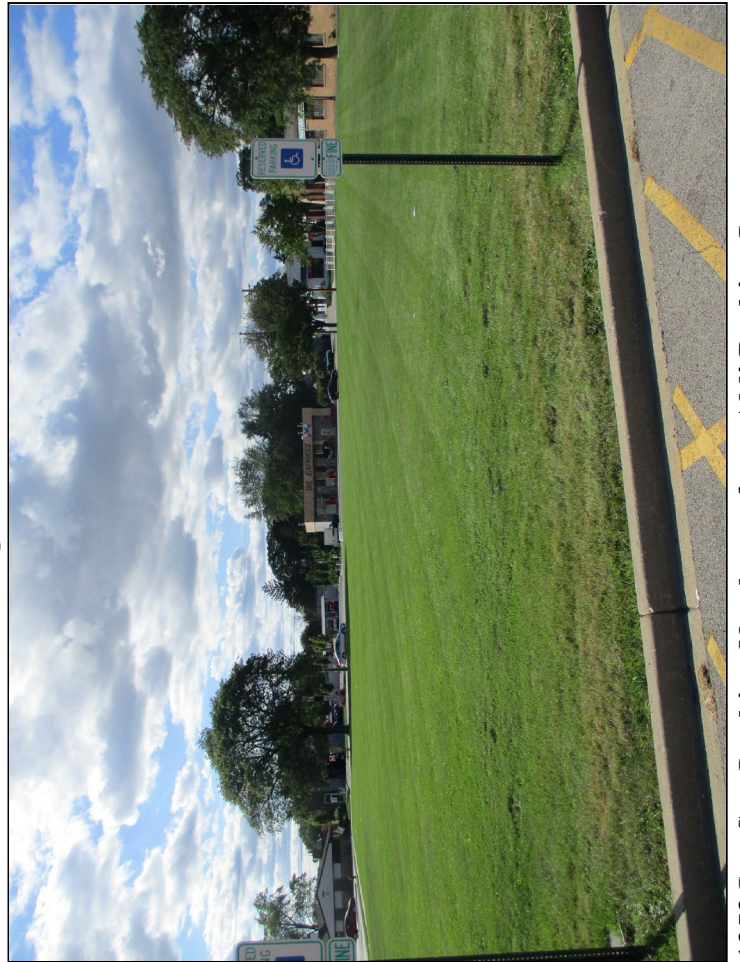
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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.



1353 Lee St – Public Notice Sign on Lee Street



1353 Lee St – Looking Southeast from Lee Street



1353 Lee St – Looking Northwest from Aldi Parking Lot



1353 Lee St – Looking Northeast from Shopping Center Property

1353 Lee Street
Project Narrative for Subdivision Request

Hall Property Group, LLC (petitioner) is requesting a two (2) lot subdivision for the property located at 1353 Lee Street. Hall intends to immediately construct a 5,000 s/f retail building and parking lot on the north lot and construct a building pad area with parking lot on the south lot. The intention is to construct an additional retail building on the south building pad area in the future.

The proposed building is planned to be an all masonry structure with a medium brown color for the lower half of the building façade and a contrasting lighter brick color as a sign band above. Glass storefront is planned for the front of the building facing Lee Street with half the south façade also comprised of storefront.

FINAL PLAT OF SUBDIVISION FOR DES PLAINES PLAZA II

BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

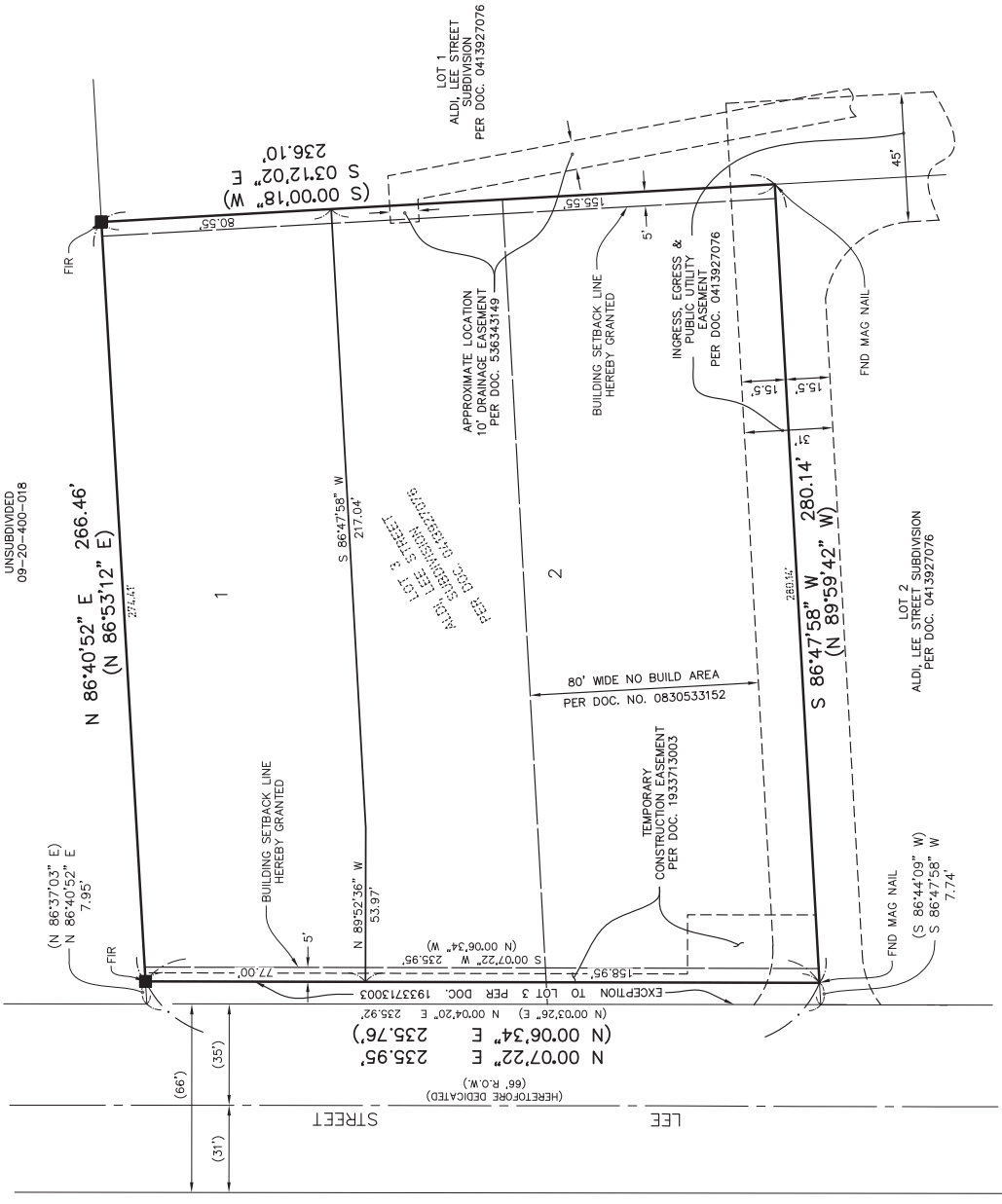
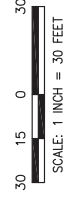
THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION
1.480 ACRES
64,449 S.F.
(MORE OR LESS)



PARCEL INDEX NUMBER
09-20-400-047
1353 LEE STREET
DES PLAINES, ILLINOIS

AREA SUMMARY
LOT 1 21,492 S.F. 0.494 AC.
LOT 2 42,957 S.F. 0.986 AC.
TOTAL 64,449 S.F. 1.480 AC.
(More or Less)

LEGEND
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- BUILDING LINE (Long Dashed Line)
- CENTERLINE (Single Dashed Line)
- SET CONCRETE MONUMENT (Square)

NOTES
3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.
DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83).
FIP - FOUND IRON PIPE
FIR - FOUND IRON ROD
F.W. - FOUND WIRE
P.W. - PUBLIC UTILITY
P.U.E. - PUBLIC UTILITY EASEMENT

COOK COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., _____ AT _____ O'CLOCK _____ M.
RECORDED OF DEEDS _____

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE)
THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR #3483 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 3 IN ALDI, LEE STREET SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2004 AS DOCUMENT NUMBER 0413927076, IN COOK COUNTY, ILLINOIS.
EXCEPT THAT PART OF LOT 3, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 03 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3 (ALSO BEING THE EAST LINE OF THE LEE STREET RIGHT OF WAY 66 FEET WIDE) 235.92' TO THE POINT OF BEGINNING; THENCE S 86°47'58" W 77.74' TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.
THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS ACCURATE AND CORRECTLY SHOWS THE TRUE AND ACTUAL BOUNDARIES AS INDICATED HEREON IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF THE DES PLAINES CITY CODE; THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE ZONING ORDINANCE WHICH IS IN FULL FORCE AND EFFECT AND THAT THE PROPERTY IS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL EFFECTIVE DATE OF AUGUST 19, 2008, COMMUNITY PANEL NO. 17031002194.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20____.



NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____)
SAID COUNTY, IN THE STATE AFORESAID, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME AND REQUESTED THAT I ACT AS NOTARY PUBLIC IN AND FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____)
OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED HEREON TO THE PUBLIC USE, AND ESTABLISHES ANY OTHER EASEMENTS SHOWN HEREON.
OWNER: _____ PRINTED NAME: _____
OWNER: _____ PRINTED NAME: _____

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____)
I, _____ A NOTARY PUBLIC, IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (TITLE) _____ AND _____ (TITLE) _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL
THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MAYOR'S CERTIFICATE
APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS ON THIS _____ DAY OF _____, A.D., 20____.
MAYOR _____
ATTEST: _____ CITY CLERK

PLANNING AND ZONING BOARD CERTIFICATE
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES, ILLINOIS ON THIS _____ DAY OF _____, A.D., 20____.
CHAIRMAN _____
DIRECTOR OF FINANCE CERTIFICATE
I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.
DATE: _____ DIRECTOR OF FINANCE _____

DRAINAGE CERTIFICATE
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR THE USE THEREOF. THE DRAINAGE OF SURFACE WATERS WILL BE MAINTAINED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE CITY OF DES PLAINES' STANDARDS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.
OWNER _____ REGISTERED PROFESSIONAL ENGINEER
NAME: _____ FIRM: _____
DATE: _____ DATE: _____
DATE: _____ DATE: _____
(SEAL)

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF _____)
SAID COUNTY, IN THE STATE AFORESAID, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME AND REQUESTED THAT I ACT AS NOTARY PUBLIC IN AND FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

PREPARED FOR:
G&H DEVELOPERS CORPORATION
200 W. MADISON STREET
SUITE 4200
CHICAGO, IL 60606

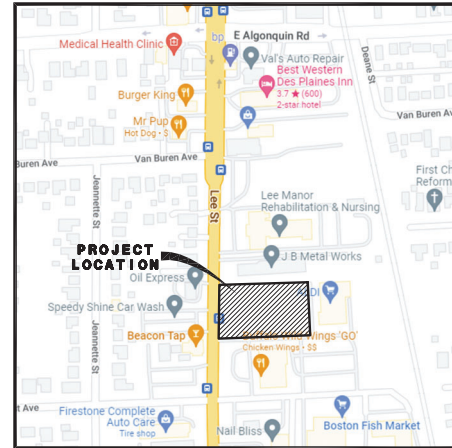
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
1000 North Dearborn Street, Suite 1000
Chicago, IL 60610
Phone: (773) 662-2100
Fax: (773) 662-2199
E-Mail: codd@cemcon.com Website: www.cemcon.com
DISC NO.: 651010 FILE NAME: SUBPLAT
DRAWN BY: SMR FLD. BK. / PG. NO.:
COMPLETION DATE: 6-21-2022 JOB NO.: 651.010
CHECKED BY:
REVISION: 7-19-22/SMR REVISED LOT LINES
REVISION: 9-20-22/SMR PER CITY REVIEW

FINAL SITE DEVELOPMENT PLANS FOR **1353 LEE STREET** DES PLAINES, ILLINOIS

WATERMAIN-SANITARY SEWER-STREET-STREET LIGHTING AND DRAINAGE IMPROVEMENTS

*Approved as noted once MWRD permit is approved

*Follow all IEPA water/sewer separation requirements.
*remove any old water services at city main and patch main.



LOCATION MAP



INDEX OF SHEETS

Sheet Number	Sheet Title
01	TITLE
02-03	CONSTRUCTION SPECIFICATIONS - GENERAL NOTES
04	MWRD GENERAL NOTES
05	DEMOLITION AND TREE PRESERVATION PLAN
06	GEOMETRIC, LIGHTING AND PARKING LOT SIGNAGE PLAN
07	OVERALL UTILITY PLAN
08	OVERALL SOIL EROSION AND SEDIMENTATION CONTROL PLAN
09	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
10	STORMWATER POLLUTION PREVENTION PLAN
11	OVERALL SITE GRADING PLAN
12	SANITARY SEWER AND WATERMAIN PLAN
13-14	CONSTRUCTION DETAILS
15	MWRD DRAINAGE EXHIBIT

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

BENCHMARKS / DATUM

ELEVATION REFERENCE MARKS
 EASTERLY ARROW BOLT OF HYDRANT ALONG NORTH SIDE OF ACCESS DRIVE ON SOUTH LINE OF THE SUBJECT PROPERTY.
 ELEVATION 648.38 (NAVD 88 DATUM)
 WESTERLY FLANGE BOLT ON HYDRANT LOCATED ALONG THE WEST LINE OF LEE STREET, 50'± SOUTH OF THE NORTH LINE OF THE SUBJECT PROPERTY.
 ELEVATION 646.78 (NAVD 88 DATUM)

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS.
 I, MARK J. SCACCO, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF G & H DEVELOPMENT, BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.
 DATED THIS 7th DAY OF SEPTEMBER, A.D., 2022.
 ILLINOIS REGISTERED PROFESSIONAL ENGINEER
 NAME: _____
 DATE: _____
 (SEAL)

- NOTES:**
- CITY SHALL BE GIVEN 48-HOUR NOTICE FOR ALL INSPECTIONS.
 - CITY OF DES PLAINES CONSTRUCTION DETAILS SHALL SUPERCEDE OTHERS WHEN IN CONFLICT.

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
 COUNTY OF DU PAGE) SS.
 I, MARK J. SCACCO, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF G & H DEVELOPMENT, BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.
 DATED THIS 7th DAY OF SEPTEMBER, A.D., 2022.

 ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-053262
 MY LICENSE EXPIRES ON NOVEMBER 30, 2023
 PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
 EXPIRES APRIL 30, 2023
 NOTE: UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

FOR UNDERGROUND UTILITY LOCATIONS, CALL J.U.L.I.E. TOLL FREE TEL. 1-800-892-0123 or 811

DATE: _____
 RELEASED FOR PLAN REVIEW PROCESSING ONLY.
 IF USED FOR BIDDING PURPOSES, THOSE PARTIES CONCERNED SHALL BE ADVISED THAT REVISIONS MAY BE REQUIRED PRIOR TO PLAN APPROVAL.
 NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF DES PLAINES AND PERMITTED AS REQUIRED.

PREPARED FOR:
 AETNA DEVELOPMENT CORP.
 200 W MADISON STREET, SUITE 4200
 CHICAGO, IL 60606
 (312) 332-4172



PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60504-9675
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS					
NO.	DATE	SHEETS	NO.	DATE	SHEETS
1	07-18-22/BCD	1, 6-8, 11-15			
2	09-07-22/BCD	1, 6-8, 11-12, 15			

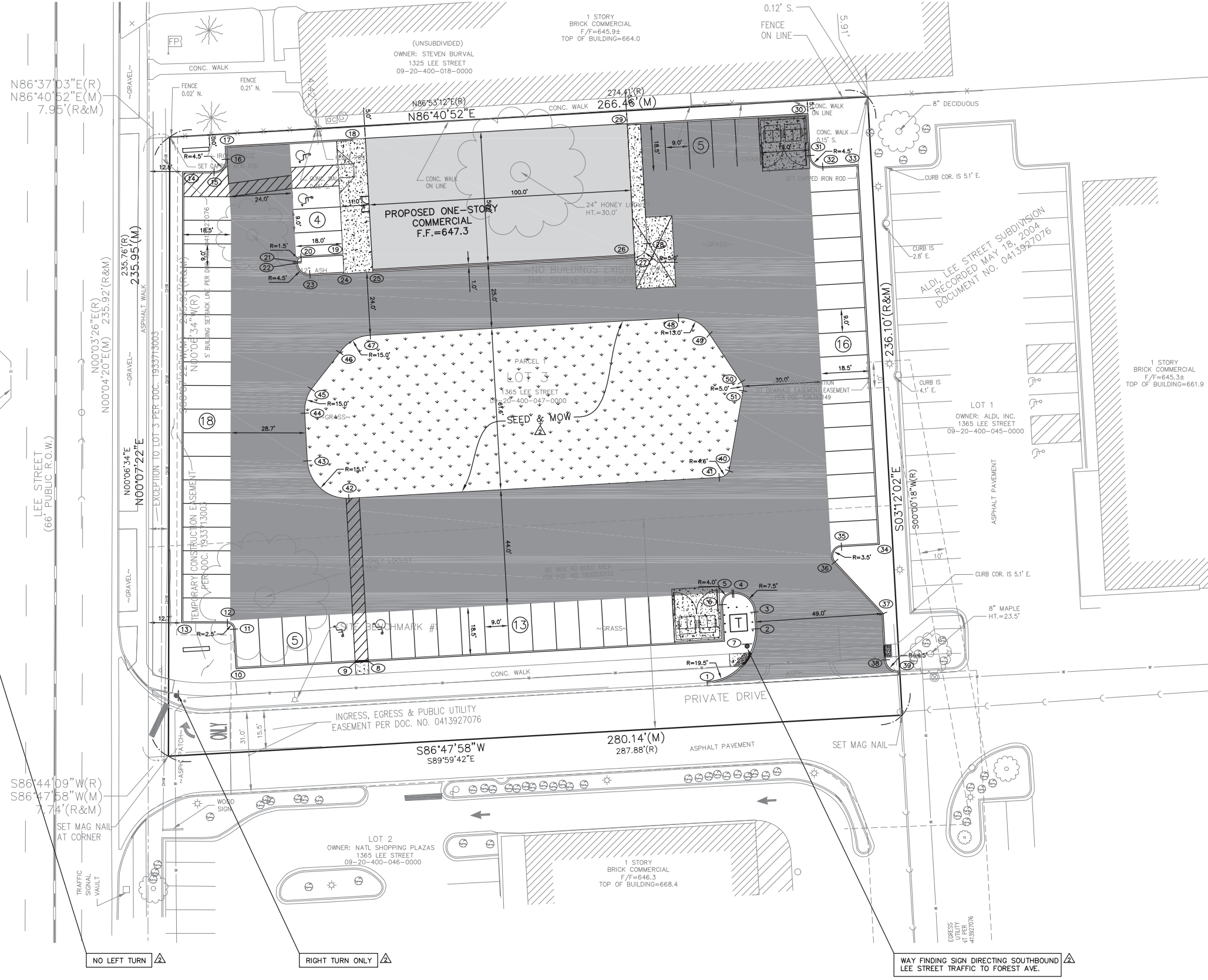
JOB NO. 651.010
 COMPLETION DATE :
 JUNE 9, 2022
 SHEET 1 OF 15

PLOT FILE CREATED: 9/8/2022 10:17 AM BY: JEFF CEBULA DRAWING LAST SAVED: 9/8/2022 10:18 AM BY: JEFF CEBULA DRAWING PATH: P:\651010\DWG\ENG\DRAWINGS\FINAL\DRAWING\GEOM.DWG

APPROXIMATE LOCATION OF 4" GAS MAIN PER NICOR ATLAS N-1404 LAST REVISED 06/04/99

APPROXIMATE LOCATION OF 4" GAS MAIN PER NICOR ATLAS N-1404 LAST REVISED 06/04/99

APPROXIMATE LOCATION OF 4" GAS MAIN PER NICOR ATLAS N-1404 LAST REVISED 06/04/99



CURB RETURN TABLE

I.D.	NORTHING	EASTING	T/C ELEV.
1	1953199.68	1103752.47	646.00 (M.E.)
2	1953219.85	1103770.93	647.04
3	1953226.24	1103770.51	646.87
4	1953233.31	1103762.61	646.52
5	1953233.28	1103762.11	646.52
6	1953229.07	1103758.34	646.64
7	1953215.08	1103759.12	646.91
8	1953207.48	1103623.33	647.74 (M.E.)
9	1953207.20	1103618.34	647.82 (M.E.)
10	1953204.65	1103770.91	646.85
11	1953219.73	1103572.07	646.56
12	1953222.09	1103569.58	646.55
13	1953222.13	1103552.18	646.89
14	1953394.12	1103552.53	647.05
15	1953394.10	1103564.54	646.82
16	1953398.85	1103569.05	647.91
17	1953403.81	1103568.77	646.87
18	1953406.19	1103611.20	647.08
19	1953362.26	1103613.66	646.98
20	1953361.37	1103597.69	647.26
21	1953359.78	1103596.27	647.21
22	1953359.28	1103596.30	647.18
23	1953355.04	1103601.05	646.94
24	1953355.77	1103614.03	647.58
25	1953356.38	1103625.00	647.30
26	---	---	---
27	1953361.48	1103729.59	647.30
28	1953366.75	1103722.03	647.20 E/P
29	1953412.40	1103790.92	647.80
30	1953416.26	1103791.82	647.29
31	1953400.28	1103796.56	647.00
32	1953396.04	1103810.04	646.98
33	1953396.80	1103818.15	647.24
34	1953252.02	1103803.67	646.46
35	1953251.21	1103801.22	646.18
36	1953245.43	1103819.62	646.20
37	1953225.66	1103820.56	647.12
38	1953208.02	1103825.31	646.18
39	1953203.77	1103780.84	646.00 (M.E.)
40	1953280.07	1103757.10	646.19 E/P
41	1953277.57	1103615.93	646.33 E/P
42	1953269.66	1103600.11	646.51 E/P
43	1953283.88	1103599.09	646.43 E/P
44	1953302.07	1103601.59	646.30 E/P
45	1953311.24	1103612.44	646.22 E/P
46	1953325.15	1103624.08	646.41 E/P
47	1953331.80	1103741.59	646.80 E/P
48	1953338.38	1103753.43	647.11 E/P
49	1953332.13	1103765.53	646.58 E/P
50	1953313.95	1103766.17	646.49 E/P
51	1953310.57	1103766.17	646.49 E/P

- CURB DIMENSION NOTES**
- ALL PARKING LOT CURB AND GUTTER ARE TO BE B.6-12 CURB & GUTTER.
 - ALL CURB DIMENSIONS ARE BACK OF CURB TO BACK OF CURB.
 - CURB ALONG BUILDINGS DIMENSIONED FROM BACK OF CURB TO FACE OF BUILDING.
 - ALL RADII ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
 - ALL PARKING STALLS ADJACENT TO ISLANDS ARE 9.5' WIDE (BACK OF CURB TO STRIPE). ALL OTHER STALLS ARE 9.0' WIDE (STRIPE TO STRIPE) (Typ.) UNLESS OTHERWISE NOTED.

- NOTES**
- REMOVE AND REPLACE WEST AND SOUTH PUBLIC SIDEWALK DEEMED HAZARDOUS.

- LEGEND**
- INDICATES PROPERTY LINE
 - INDICATES 6" BARRIER CURB
 - INDICATES DEPRESSED CURB
 - INDICATES REVERSE PITCH DEPRESSED B-6.12 CURB AND GUTTER
 - INDICATES CONCRETE PAVEMENT
 - INDICATES CURB RETURN I.D.
 - ⊗ INDICATES PARKING STALL COUNT
 - ⊙ INDICATES SIGN LOCATION
 - SHADING INDICATES THE PROPOSED BUILDING/PARKING GARAGE AREA
 - SHADING INDICATES THE HEAVY DUTY PAVEMENT
 - ⊠ INDICATES 6'x 6' TRANSFORMER PAD
 - ... INDICATES SEED AND MOW

PREPARED FOR:
AETNA DEVELOPMENT CORP.
 200 W MADISON STREET, SUITE 4200
 CHICAGO, IL 60606
 (312) 332-4172

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9875
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
Δ	07-18-22/BCD	REVISED PER CLIENT AND CITY REVIEW						
Δ	09-07-22/BCD	REVISED PER CLIENT AND CITY REVIEW						

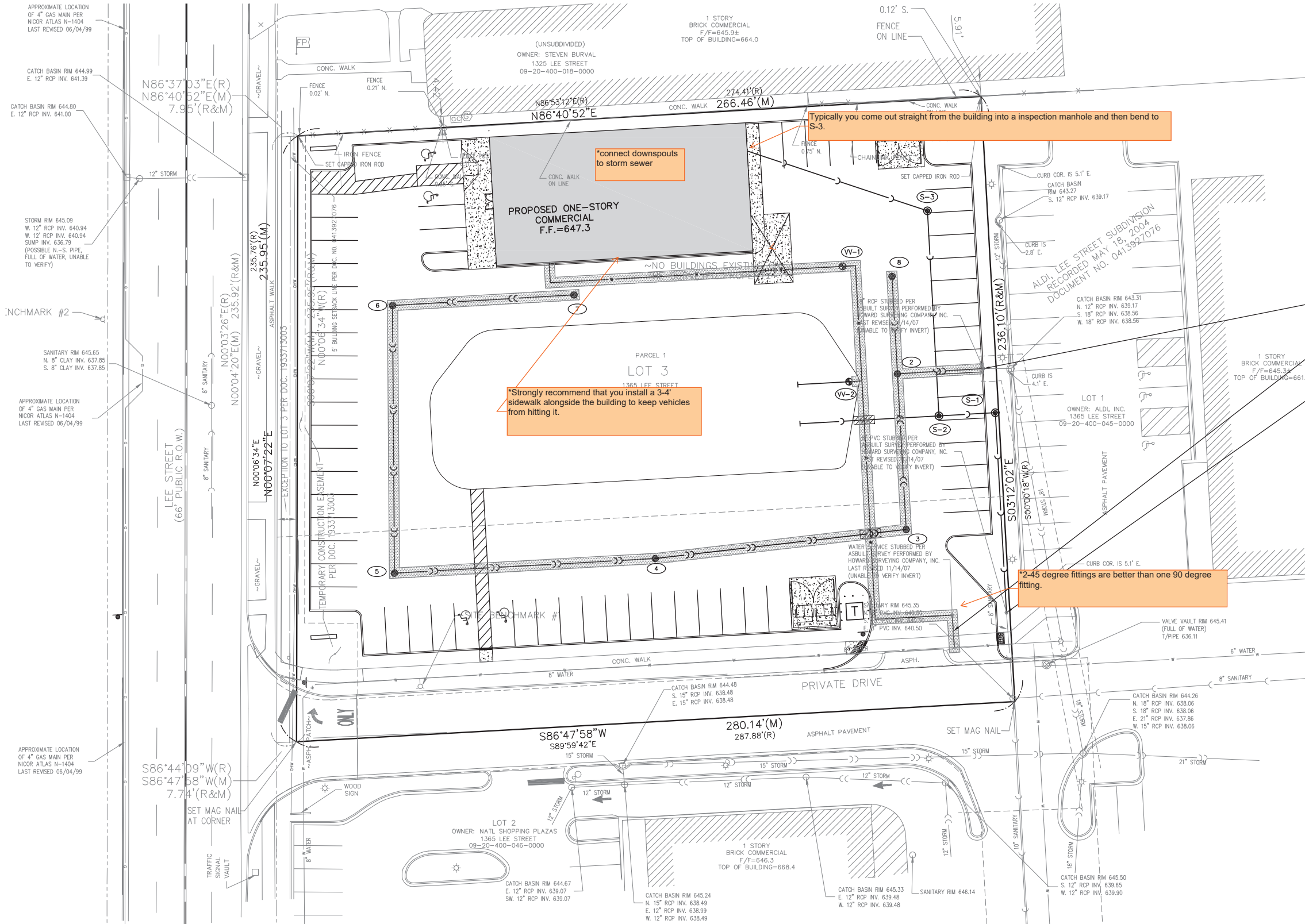
GEOMETRIC LIGHTING AND PARKING LOT SIGNAGE PLAN

1353 LEE STREET

FILE NAME: GEO	DSGN. BY: MJS	JOB NO.: 651.010	FLD. BK./PG.:	SHEET NO. 15
DIR: 651010	DRN. BY: BCD	DATE: 06-09-2022	SCALE: 1" = 20'	Page 10 of 17

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PLOT FILE CREATED: 9/8/2022 10:17 AM BY JEFF CEBULA DRAWING LAST SAVED: 9/8/2022 10:24 AM BY BRANDON DRAWING PATH: P:\651010\DWG\ENG\DRAWINGS\FINAL\DRAWING UTILITY.DWG



LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	○	INLET
—	—	CLEANOUT
—	—	SLOPE INLET BOX
—	—	HEADWALL
—	—	END SECTION
—	—	STORM SEWER
—	—	SUMP DRAIN CONDUIT
—	—	SANITARY SEWER
—	—	WATERMAIN
—	—	VALVE & BOX
—	—	WATER VALVE IN VAULT
—	—	FIRE HYDRANT
—	—	CONTOURS
—	—	ELEVATIONS
—	—	STREET LIGHT
○ (No.)	○ (No.)	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
○ (CNo.)	○ (CNo.)	NUMBERING SYSTEM USED ON PLANS FOR CLEANOUT STRUCTURE IDENTIFICATION
○ (H No.)	○ (H No.)	NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
○ (V No.)	○ (V No.)	NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
○ (S No.)	○ (S No.)	NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.
ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

PREPARED FOR:
AETNA DEVELOPMENT CORP.
 200 W MADISON STREET, SUITE 4200
 CHICAGO, IL 60606
 (312) 332-4172

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9875
 Ph: 630.862.2100 Fax: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com

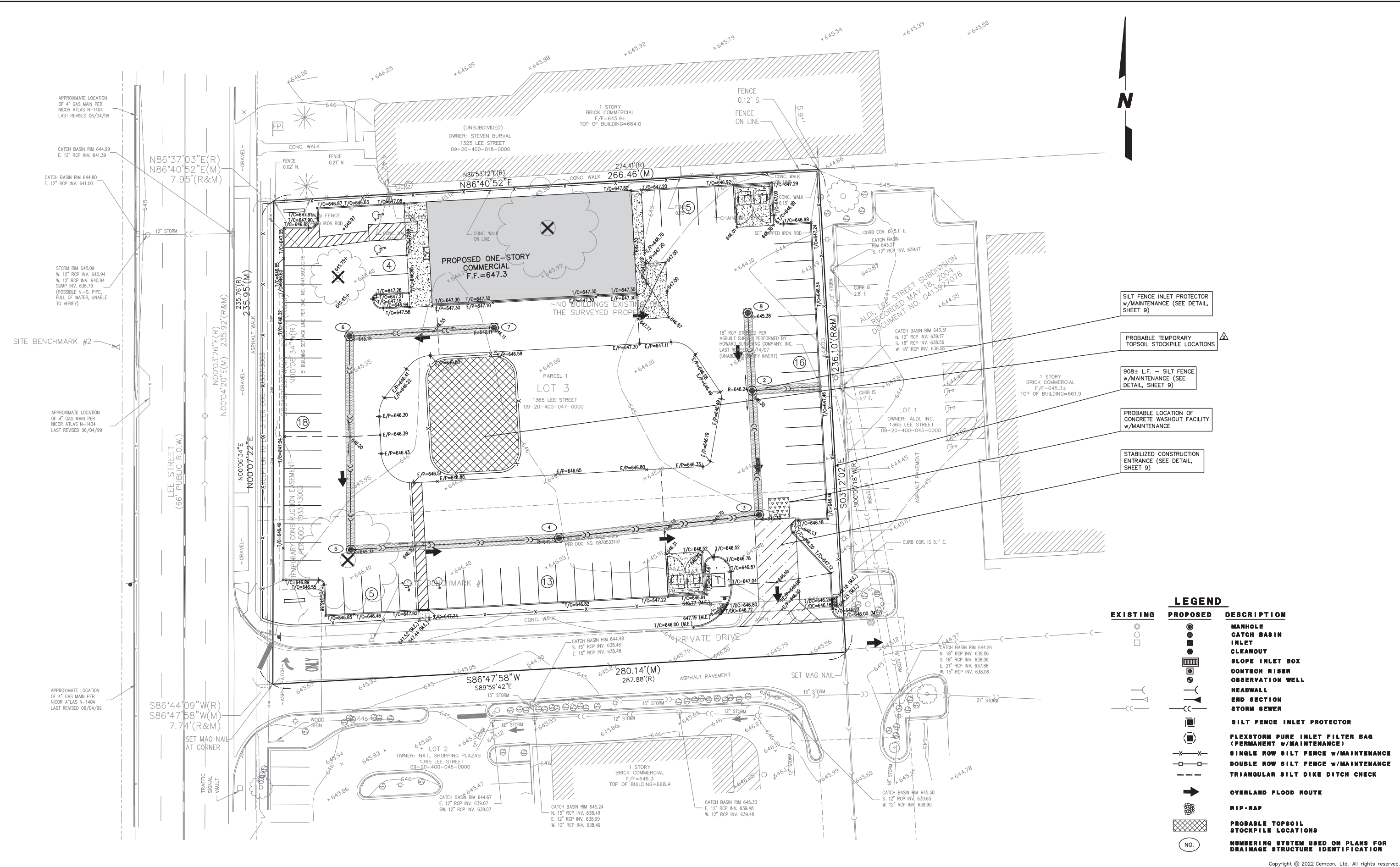
REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-18-22/BCD	REVISED PER CLIENT AND CITY REVIEW			
2	09-07-22/BCD	REVISED PER CLIENT AND CITY REVIEW			

OVERALL UTILITY PLAN

1353 LEE STREET

FILE NAME: UTILITY	DSGN. BY: MJS	JOB NO.: 651.010	FLD. BK./PG.:	SHEET NO.
DIR: 651010	DRN. BY: BCD	DATE: 06-09-2022	SCALE: 1" = 20'	07 of 15

PLOT FILE CREATED: 9/8/2022 10:17 AM BY JEFF CEBULA DRAWING LAST SAVED: 9/8/2022 10:22 AM BY BRANDON DRAWING PATH: P:\561070\DWG\ENG\DRAWINGS\FINAL_DRAFTING\SOILERO.DWG



LEGEND		DESCRIPTION
EXISTING	○	MANHOLE
EXISTING	□	CATCH BASIN
EXISTING	○	INLET
EXISTING	□	CLEANOUT
EXISTING	▤	SLOPE INLET BOX
EXISTING	▤	CONTECH RISER
EXISTING	○	OBSERVATION WELL
EXISTING	▬	HEADWALL
EXISTING	▬	END SECTION
EXISTING	▬	STORM SEWER
PROPOSED	▤	SILT FENCE INLET PROTECTOR
PROPOSED	▤	FLEXSTORM PURE INLET FILTER BAG (PERMANENT w/MAINTENANCE)
PROPOSED	▬	SINGLE ROW SILT FENCE w/MAINTENANCE
PROPOSED	▬	DOUBLE ROW SILT FENCE w/MAINTENANCE
PROPOSED	▬	TRIANGULAR SILT DIKE DITCH CHECK
PROPOSED	▬	OVERLAND FLOOD ROUTE
PROPOSED	▬	RIP-RAP
PROPOSED	▤	PROBABLE TOPSOIL STOCKPILE LOCATIONS
PROPOSED	NO.	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION

PREPARED FOR:
AETNA DEVELOPMENT CORP.
 200 W MADISON STREET, SUITE 4200
 CHICAGO, IL 60606
 (312) 332-4172

PREPARED BY:
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NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-18-22/BCD	REVISED PER CLIENT AND CITY REVIEW	2	09-07-22/BCD	REVISED PER CLIENT AND CITY REVIEW

OVERALL SOIL EROSION AND SEDIMENTATION CONTROL PLAN

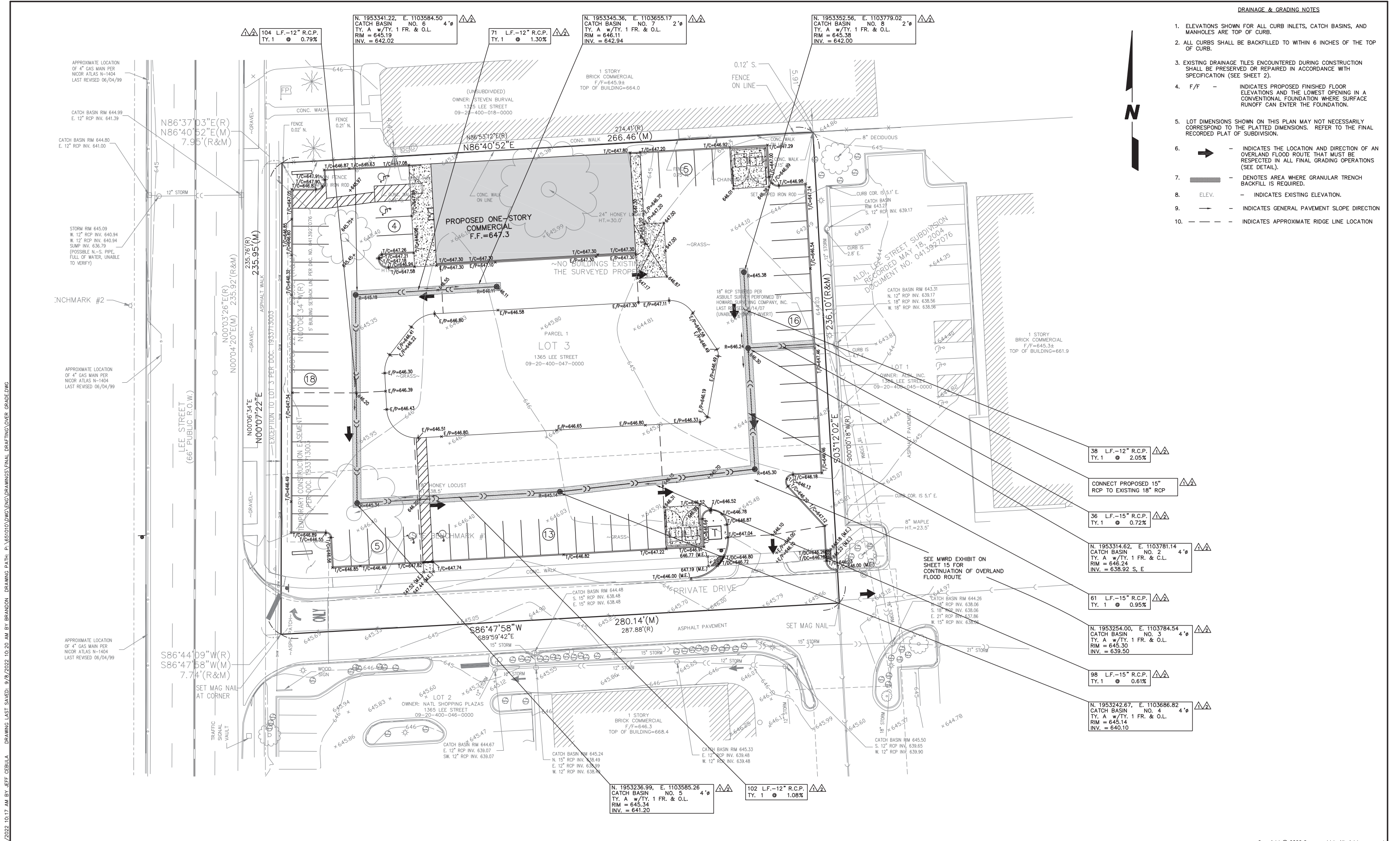
1353 LEE STREET

FILE NAME: SOILERO	DSGN. BY: MJS	JOB NO.: 651.010	FLD. BK./PG.: ---	SHEET NO. 08 of 15
DIR: 651010	DRN. BY: BCD	DATE: 06-09-2022	SCALE: 1" = 20'	Page 12 of 17

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Drainage & Grading Notes

- ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
- ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
- EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
- F/F - INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
- LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
- INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
- ▬ DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
- ELEV. - INDICATES EXISTING ELEVATION.
- INDICATES GENERAL PAVEMENT SLOPE DIRECTION
- - - - INDICATES APPROXIMATE RIDGE LINE LOCATION



PLOT FILE CREATED: 9/8/2022 10:17 AM BY JEFF CEBULA DRAWING LAST SAVED: 9/8/2022 10:20 AM BY BRANDON DRAWING PATH: P:\561010\DWG\ENGR\DRAWINGS\FINAL DRAFTING\OVER GRADE.DWG

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 200 W MADISON STREET, SUITE 4200
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 (312) 332-4172

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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-18-22/BCD	REVISED PER CLIENT AND CITY REVIEW			
2	09-07-22/BCD	REVISED PER CLIENT AND CITY REVIEW			

OVERALL SITE GRADING PLAN
1353 LEE STREET

FILE NAME: OVER GRADE	DSGN. BY: MJS	JOB NO.: 651.010	FLD. BK./PG.:	SHEET NO. 11 of 15
DIR: 651010	DRN. BY: BCD	DATE: 06-09-2022	SCALE: 1" = 20'	Page 13 of 17

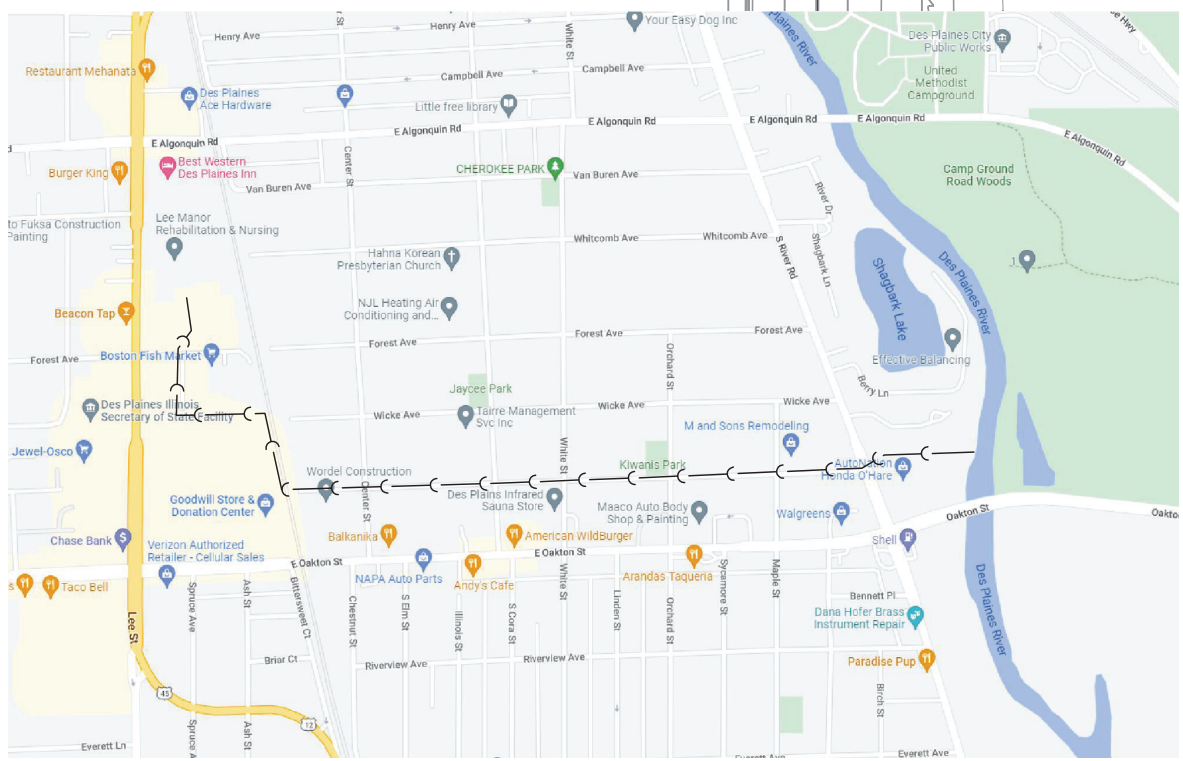
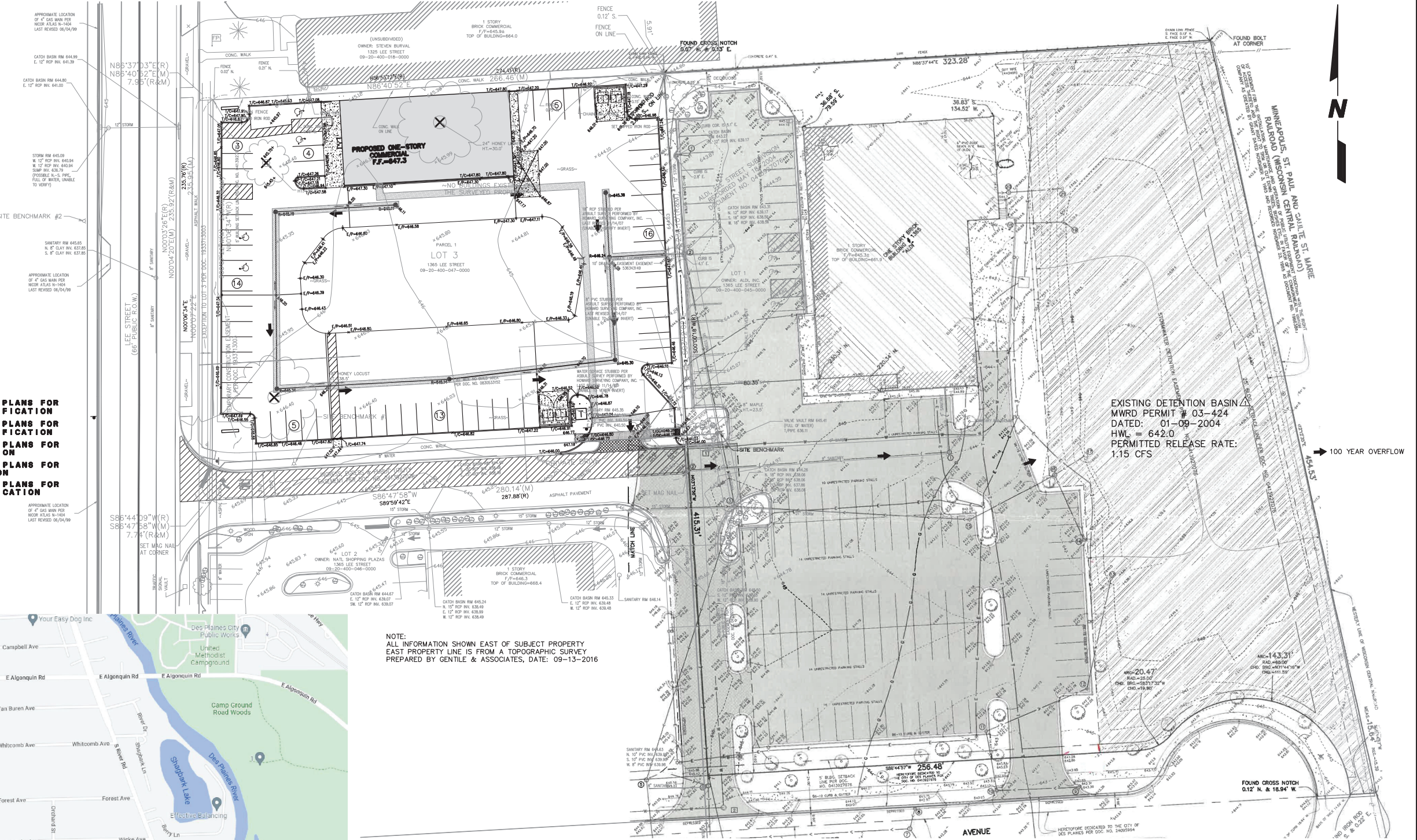
MWRD SUMMARY

ONSITE CN	=	95.9
TC TRIBUTARY TO BASIN	=	23 MIN.
BASIN BOTTOM	=	638.91
BASIN HWL	=	642.00
DETENTION VOLUME REQ.	=	1.25 AC-FT
DETENTION VOLUME PROVIDED AT HWL	=	1.80 AC-FT
TOTAL PROP OWNERSHIP	=	1.48 AC.
TOTAL DEVELOPMENT AREA	=	1.48 AC.
ONSITE AREA TRIBUTARY TO BASIN	=	1.48 AC.
PROPOSED IMPERVIOUS AREA	=	1.35 AC.
PROPOSED PERVIOUS AREA	=	0.13 AC.
PROPOSED VC VOLUME	=	0.11 AC-FT
BOTTOM OF FACILITY	=	643.00
SEASONALLY HIGH GROUNDWATER SEPARATION	=	628.00
	=	15.00

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SUMP DRAIN CONDUIT
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
		NUMBERING SYSTEM USED ON PLANS FOR CLEANOUT STRUCTURE IDENTIFICATION
		NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
		NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
		NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.
ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.



NOTE: ALL INFORMATION SHOWN EAST OF SUBJECT PROPERTY EAST PROPERTY LINE IS FROM A TOPOGRAPHIC SURVEY PREPARED BY GENTILE & ASSOCIATES, DATE: 09-13-2016

PREPARED FOR:
AETNA DEVELOPMENT CORP.
 200 W MADISON STREET, SUITE 4200
 CHICAGO, IL 60606
 (312) 332-4172



PREPARED BY:
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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
07-18-22/BCD		REVISED PER CLIENT AND CITY REVIEW			
09-07-22/BCD		REVISED PER CLIENT AND CITY REVIEW			

MWRD DRAINAGE EXHIBIT
1353 LEE STREET

FILE NAME: MWRD	DSGN. BY: MJS	JOB NO.: 651.010	FLD. BK./PG.:
DIR: 651010	DRN. BY: BCD	DATE: 06-09-2022	SCALE: 1" = 30'

SHEET NO. 15 of 15



**PUBLIC WORKS AND
ENGINEERING DEPARTMENT**

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

MEMORANDUM

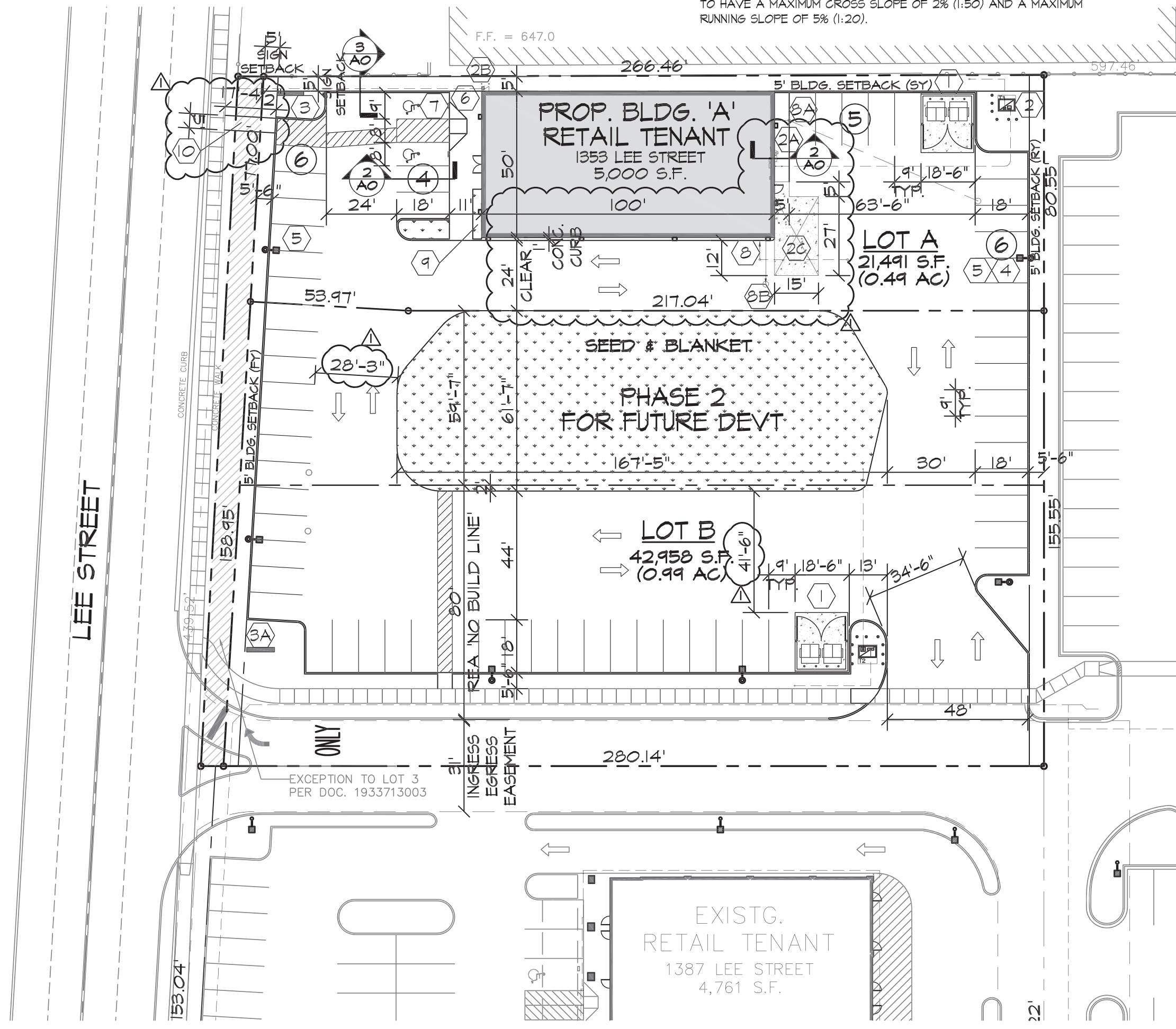
Date: September 14, 2022
To: John Carlisle, Director of Community and Economic Development
From: John La Berg, P.E., Civil Engineer
Cc: Jon Duddles, P.E., Assistant Director of Public Works and Engineering
Subject: 1353 Lee St. Proposed 2 lot commercial subdivision

Per your request, Public Works and Engineering has just a few issues with the above final engineering plans. We have no objection to approving them as noted once the MWRD permit is approved by the MWRD.

JL/jl

SLOPE IN ANY DIRECTION. ALL OTHER ACCESSIBLE ROUTE SURF ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50) AND A MAXIMUM RUNNING SLOPE OF 5% (1:20).

F.F. = 647.0



SITE PLAN

Not to Scale



PLANT LIST

SHADE TREES					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ARP	2	2.5"	Acer rubrum 'Frank Jr.' PPI6764	Redpointe Maple	Specimen, symmetrical
CEO	3	2.5"	Celtis occidentalis	Common Hackberry	Specimen, symmetrical
GPS	2	2.5"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	Specimen, symmetrical
GTS	3	2.5"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	Specimen, symmetrical
GYD	2	2.5"	Gymnocladus dioica	Kentucky Coffeetree	Specimen, symmetrical
QUB	1	2.5"	Quercus bicolor	Swamp White Oak	Specimen, symmetrical
ULM	3	2.5"	Ulmus 'Morton Glossy'	Triumph Elm	Specimen, symmetrical

SHRUBS					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
BUX	7	18"	Buxus x 'Green Velvet'	Green Velvet Boxwood	Full branching to ground
DKR	20	18"	Diervilla '62X885411'	Kodiak Red Diervilla	Full branching to ground
JCS	25	18"	Juniperus chinensis var. sargentii	Sargent Juniper	Full branching to ground
RDP	20	18"	Rosa 'Meijocosa'	Drift Pink Rose	Full branching to ground
RHS	42	18"	Rhus aromatica 'Gron-Low'	Gron-Low Fragrant Sumac	Full branching to ground
RPS	14	18"	Rosa var. 'NOA168098F'	Pink Supreme Flower Carpet Rose	Full branching to ground
SPD	37	18"	Spiraea japonica 'NCSX2'	Double Play Doozie Spirea	Full branching to ground
TOT	14	4'	Thuja occidentalis 'Technyl'	Mission Arborvitae	Full branching to ground

PERENNIALS AND ORNAMENTAL GRASSES					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ALL	25	1 gal.	Allium 'Millenium'	Millenium Ornamental Onion	Container
CKF	42	1 gal.	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
HHR	38	1 gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily	Container
HRO	33	1 gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	Container
SPO	24	1 gal.	Sporobolus heterolepis	Prairie Dropseed	Container

LANDSCAPE NOTES

- In general, contractor should become familiar with the site and with scope of work prior to the submission of bid proposal and should notify Landscape Architect (LA) and/or owner of any discrepancies between the drawings and existing site conditions.
- Bid Proposal shall show unit prices and quantities for all items shown on this drawing.
- Contractor shall follow and conform to the City of Des Plaines, IL building codes.
- Job site safety and means and methods of construction are the responsibility of the Contractor.
- Contractor shall excavate and dispose of excavated materials off site.
- Contractor shall be responsible for any damage to buildings or site as a result of executing the work which is part of this contract or additional work which may be added to this contract at a later date.
- Site shall be kept clean at all times and shall be thoroughly cleaned at the end of each working day.
- Driveways shall be unobstructed at all times and consideration for the neighboring properties maintained.
- Determine and verify exact locations of all underground utilities in the field before work begins. Call JULIE 1-800-892-0123 (48 hours) before you dig, excluding Saturdays, Sundays, and holidays.
- Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn.
- Landscape Architect not responsible for installation permits unless otherwise noted.
- Determine subsurface conditions and subsurface drainage requirements of all plant material.
- Removals: Contractor shall clear existing plant material and weeds as needed where new planting is provided per plan. New topsoil shall be provided and/or amended as needed to fine grade planting areas.
- Topsoil: Any new topsoil shall be fertile, pulverized, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth. Soil shall have acidity range of pH 5-7, not less than 3% humus as determined by loss on ignition of moisture free samples dried at 100 degrees centigrade, less than 60% of material passing VSS #100 sieve consists of clay by dried weights of material.
- Amend Existing Soil: Amend existing soil in all planting beds. Amended soil shall be 25% soil conditioner, 25% clean sand and 50% existing soil. Rototill amendments into planting beds.
- Plant Material: The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging. All plant material shall bear the same relationship to the new grade as they bore to the previous (nursery) grade. Comply with sizing and grading standards of the latest edition 'American Standard for Nursery Stock'. All plants are subject to inspection by the Landscape Architect at the job site or nursery.
- Plant Installation: Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and face to give the best appearance or relationship to each other or adjacent structure. Do not fill around trunks or stems. Do not use frozen or muddy mixture for backfilling. Supply a minimum of 12" of soil mix on all sides of rootballs for trees and shrubs unless otherwise noted. Plant groundcover and perennials and tamp down soil around pot so pot does not heave in frost. Water in before applying mulch. Do not cover foliage with mulch. Balled roots shall be protected from drying out and care taken to prevent the ball from freezing.
- Mulch: Provide 3" loose measure of mulch throughout all planting areas excluding groundcover beds. Mulch to be 6 month old, well rotted, shredded, hardwood bark mulch, not larger than 4" in length and 1/2" in width, free of wood chips and sawdust.
- Watering: LC to water installed plant materials for the entire first season.
- Sod: Supply and install new bluegrass blend sod as shown on plan. Place sod on min. 4" depth rolled, fine graded, pulverized topsoil. Guarantee new sod for 30 days. Time delivery of sod so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips. If new sod is laid late in the Fall, the guarantee shall be extended into the Spring of the next growing season.
- Seed: Supply and install new seed, Kentucky Bluegrass Blend on minimum 4" depth rolled, fine graded, pulverized, topsoil as needed. Straw mat to cover seed.
- Repair Disturbed Areas: All disturbed areas shall be repaired and fine graded and topdressed with a minimum 4" depth, rolled, pulverized topsoil. All excess soil not used in repair of disturbed areas shall be removed from site. Sod all repaired areas.
- Bed Edge: Spade edge where bed meets lawn if no edging is installed.
- Upon completion of all landscape work, the LC shall notify the LA and owner for approval and acceptance. LC shall guarantee all work and plant material for a minimum of one year, after acceptance by the LA and owner, of completed landscape work.

CLIENT NAME:
KMA & Associates, Inc.
Architects
1121 Lake Cook Road
Deerfield, Illinois

LANDSCAPE ARCHITECTURE
pamelasel
202 South Cook Street Ste #214
Barrington, Illinois 60010
847.438.4922
www.pamelasel.com

LICENSE # 157.000683
STAMP:

ARCHITECT:
CIVIL ENGINEER:
GENERAL CONTRACTOR:

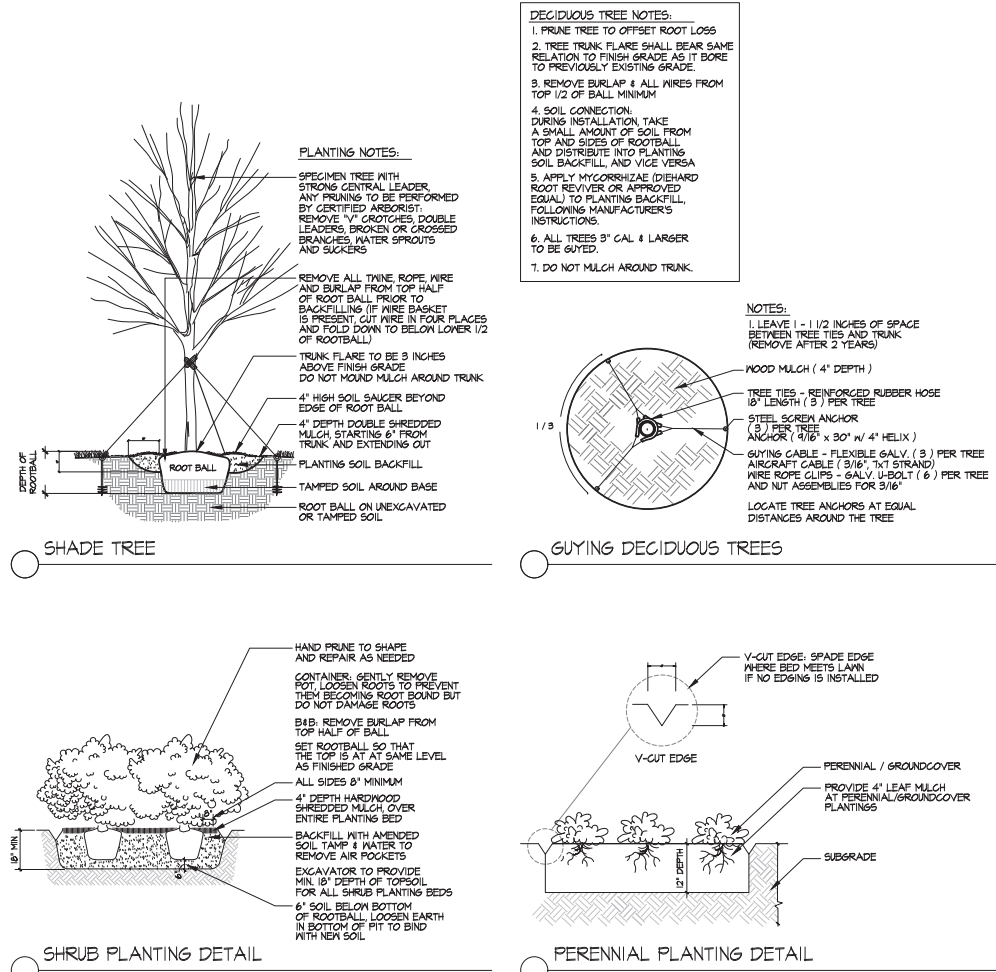
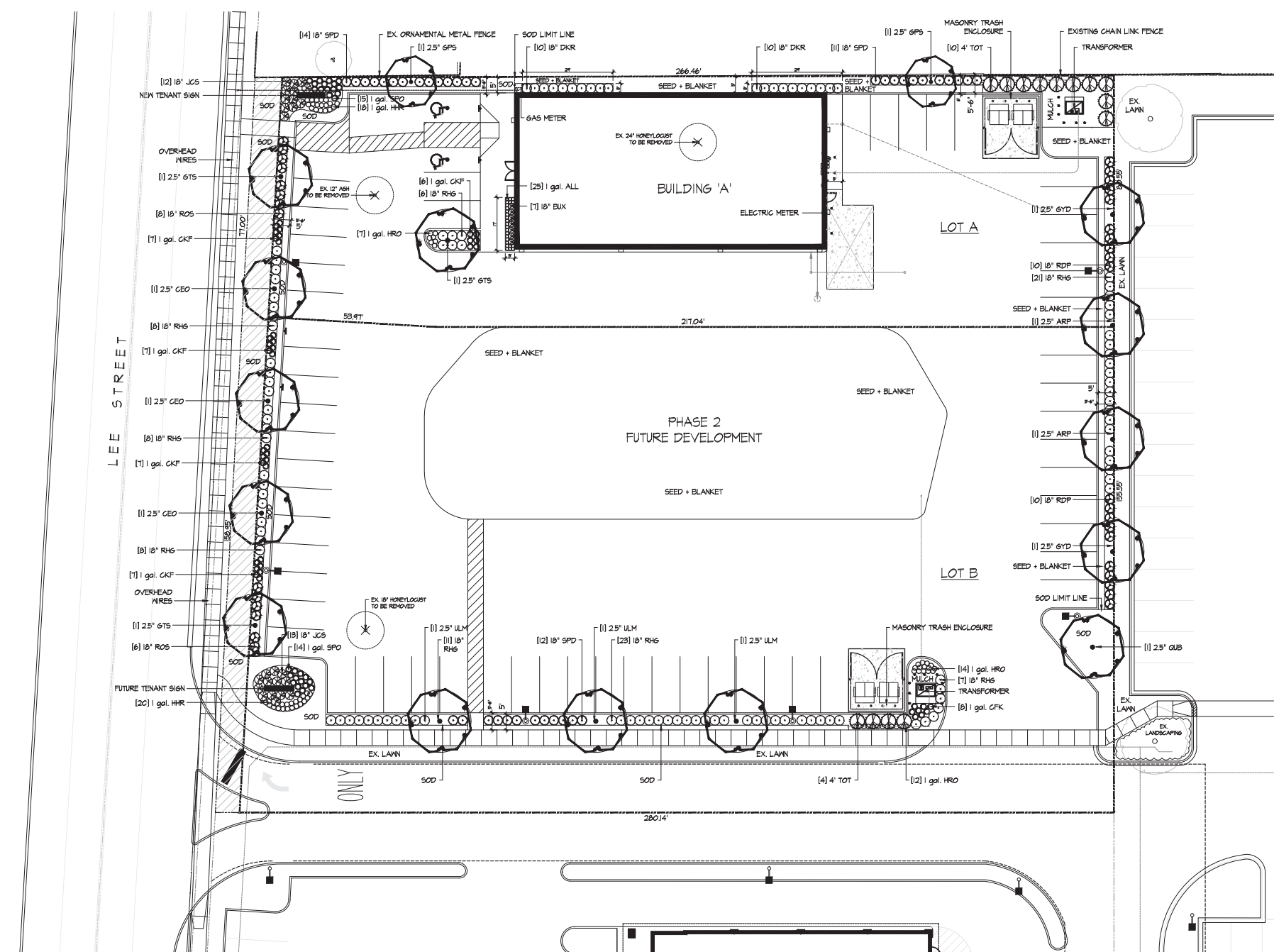
PROPOSED RETAIL DEVELOPMENT
BUILDING 'A'
1353 Lee Street
Des Plaines, Illinois

REVISIONS	No.	Description	Date
1	REV. SITE PLAN PER CITY REVIEW	06.29.22	
2	PER CITY COMMENTS	08.17.22	
3	PER CITY COMMENTS	08.22.22	
4	PER CITY COMMENTS/SITE PLAN REV.	09.02.22	

Design by: KWS
Drawn by: KWS
Checked by: PKS
Start date: 06.16.2022
Project no.

LANDSCAPE PLAN

L-1.0



MEMORANDUM

Date: September 23, 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: Zoning Text Amendments Regarding Number of Buildings Allowed on a Single Zoning Lot

Issue: The PZB is holding a public hearing to consider zoning text amendments to Section 12-7-1.A of the Zoning Ordinance to allow more than one principal structure on a single zoning lot for specific institutional uses and for lots in the C-2 Limited Office and C-3 General Commercial Districts of at least one-half acre.

PIN: Citywide

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

Case Number: #22-041-TA

Request Description: The City of Des Plaines is proposing amending the Zoning Ordinance to add an allowance for more than one principal building or structure on a zoning lot in the following instances: (i) a C-2 or C-3-zoned property of at least one-half acre in size; and (ii) for institutional uses (e.g., parks and recreation centers; elementary, middle, and high schools; colleges and universities; and residentially zoned assembly uses).

Background

Land development is diverse and can take on many forms depending on different factors such as the site's location, size, proposed use, zoning district, and local regulations. While many sites consist of a singular use, this is not necessarily the trend for development or a goal of the Comprehensive Plan. An overarching principle of the Comprehensive Plan is to expand mixed-use developments, especially along major thoroughfares throughout the City, to "encourage development within compact areas of land, reduce traffic and pollution, and contribute to the creation of a pedestrian-friendly environment." Based on the land use, the type and design of a proposed development could be multi-faceted by function, aesthetics, and purpose. Sites intended for multiple uses—especially sites delineated to provide separate spaces for individual uses—may require multiple buildings or structures to meet the anticipated needs of the use. Where developers intend to create separate spaces for different uses or design the site in mind for future subdivision, a more flexible Zoning Ordinance can foster opportunities with developers and users than ordinances with restrictive regulations. When too restrictive, zoning may prohibit or reduce development opportunities, especially on sites where additional development or redevelopment are more attainable.

Currently, the Zoning Ordinance allows for only one principal building located on a zoning lot with the exception of the following cases: (i) planned developments; (ii) regional shopping centers in the C-4 Regional Shopping District; (iii) commercial mobile radio service facilities (i.e., cell towers); (iv) lots of more than four acres in size in the I-1 Institutional District provided that each principal building has a minimum lot of two acres; and (v) lots of five or more acres located in the M-1 Limited Manufacturing District, and the M-2 General Manufacturing District, and M-3 Special Manufacturing District. Properties or proposed developments that are not one of the aforementioned cases are limited to one principal building or are required to apply for entitlements—variation, subdivision, planned development, etc.—in order to get approval for more than one principal structure. Any of these processes can result in a lengthy, and sometimes expensive, process with an uncertain approval outcome, in particular for planned developments and variations. The Ordinance defines a zoning lot as “a single tract of land located within a single block, which is developed or built upon as a unit, under single ownership or control,” and many different developments or redevelopments can be impacted by this regulation.

There have been instances where the current regulations allowing only one building on a zoning lot has created additional steps for developers and investors in Des Plaines. In Fall 2021, there was a request for a second principal building on a single zoning lot for a restaurant and retail complex at Mannheim Road and Pratt Avenue. While the individual properties are expected to be under different ownership in the long term, and thus eventually will not be the same zoning lot, the request to construct two principal buildings as a unit under single ownership (e.g. a zoning lot) required a major variation. Developer GW Properties has expressed interest in redeveloping other Des Plaines sites in the same mold, and has written support (attached) for a change to this rule. More recent, the Lee Commons Shopping Center at the northeast corner of Lee Street and Algonquin Road has shared plans to construct a stand-alone building for a coffee shop chain in a portion of the existing parking area. The shopping center is also limited to one principal building since it is zoned C-3, and therefore would need to seek entitlements to allow the second building, even if the development can comply with all other relevant provisions, such as minimum parking. Ownership of Lee Commons has also provided a letter of support for the amendments (attached).

Furthermore, this regulation does not account for uses such as parks, schools, religious institutions, and similar institutional uses in residential zones. Even in “R” districts, these uses may be on large lots and require additional buildings and structures for their operation (e.g., a separate rectory building for a religious institution). In the instance of a park with public facilities (e.g., Arndt Park), separate buildings may be necessary to appropriately provide programming. The attached Institutional Use Research table identifies the property size of various institutional uses throughout Des Plaines varying from less than one acre to over 100 acres in size. With some exceptions, the listed institutional uses are located within neighborhoods in the R-1 Single Family Residential District and are limited to one principal building under current rules.

The current intent of the principal building restriction appears to favor singular uses on a zoning lot, or, in the event of a multi-use proposal, intends to steer projects into a planned development or other mechanism including a more intense staff, PZB, and Council review. While this may be a necessary avenue for larger, more comprehensive developments with a mixture of residential and commercial uses, this does not make sense for moderately-sized properties with the potential for additional development on a smaller scale. In fact, staff argues that it impedes development opportunities for these types of properties, which make up a large portion of Des Plaines. Consequently, staff proposes to amend this portion of the Zoning Ordinance to expand the allowance of multiple principal buildings for specific types of uses and districts in Des Plaines not only to reduce the barrier of entry for new developments but also to foster opportunities for the redevelopment or expansion of existing developments to better utilize available space. All principal buildings would still need to comply with all applicable zoning regulations of the district in which it is located as these amendments are not intended to abridge any existing zoning regulations.

Proposed Amendments

The full proposed amendments are attached and are summarized below:

Section 12-7-1, General District Regulations: Modify Section 12-7-1.A, “Number of Buildings On A Zoning Lot,” to:

- extend the existing allowance for multiple buildings on a zoning lot to sites of four acres or more in any district where specific institutional uses are the principal use and there are at least two acres for each principal building; and
- add an allowance for additional buildings for properties of one-half acre or more in the C-2 Limited Office Commercial District and C-3 General Commercial District.

Extend Allowance for Institutional Uses in All Districts

- removes the zoning district qualifier allowing institutional uses in any zoning district provided they are located on properties four or more acres in size;
- rewords the acreage per building language to clarify that a minimum lot area of two acres is required for each principal building in order to control the number of principal buildings on a single zoning lot; and
- restricts the allowance to specific institutional uses, including (i) public or private elementary, middle, and high schools; (ii) parks, community and recreation centers; (iii) residentially-zoned assembly uses; and (iv) colleges and universities.

Add Allowance for All Uses in C-2 and C-3 Districts

- adds new allowance for multiple principal buildings on sites of one-half acre or more in the C-2 and C-3 districts without any restriction on the type of use.

Standards for Zoning Text Amendment:

The following is a discussion of standards for zoning amendments from Section 12-3-7.E of the Zoning Ordinance. The PZB may recommend the City Council approve, approve with modifications, or deny the amendments. The PZB *may* adopt the following rationale for how the proposed amendments would satisfy the standards, and or the Board may use 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;

These amendments help fulfill an overarching principle in the Comprehensive Plan, which seeks to encourage mixed-use development by extending the allowance of additional principal buildings permitted in the Zoning Ordinance and fostering opportunities for development. These amendments provide more flexibility in the code to allow for different development designs and uses that can greatly benefit the community as a whole and make Des Plaines more development-friendly. As the City is mostly built-out, these amendments also provide more opportunities for the redevelopment or extension of existing sites throughout the City that can ultimately encourage reinvestment in properties overall. In particular, underused parking lots that contain an excess of code-required spaces serve as an opportunity for a second principal building. In the C-2 and C-3 districts especially, adding such building will typically generate more land value and thus property tax revenue, as well as possibly sales or food and beverage tax revenue.

PZB Modifications (if any): _____

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

The proposed amendments allow for further development of properties with commercial and institutional uses in a way that is compatible with the design, layout, and operation of these types of uses today, as it strives to extend the allowance for multiple uses on a single property with separate spaces. The amendments consider the type, purpose, and design of these uses where separate buildings are not only practical but also functional aspects of the development. Examples of this are: (i) community centers, aquatic centers, outdoor entertainment, private events, etc. for park areas; (ii) religious services, rectories, classrooms, and event spaces for religious institutions; and (iii) quick service uses, such as a coffee shop or convenience mart for larger office and commercial uses. The proposed text amendments complement the character of the existing development while also allowing for new development to occur in a more stream-lined way.

PZB Modifications (if any): _____
_____.

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

The proposed amendments would allow for additional buildings on a property that may require additional public facilities and services for an individual site based on its use and design. However, these amendments would still require site plan review and adherence to applicable municipal codes to ensure that any proposed buildings are compliant and are adequately serviced.

PZB Modifications (if any): _____
_____.

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

The proposed amendments will allow multiple buildings on a single property for select sites, which can actually help increase the property value of the subject property and the surrounding properties. The flexibility provided with these amendments encourages reinvestment in properties and can lead to new uses or improvements to existing uses that benefits the City and its residents.

PZB Modifications (if any): _____
_____.

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

The proposed text amendments facilitate a path towards responsible standards for development and growth for eligible institutional uses and commercial properties by establishing a clear and streamlined permitting path for additional principal buildings.

PZB Modifications (if any): _____
_____.

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.

Attachment

Attachment 1: Proposed Amendments

Attachment 2: Institutional Uses Research Table

Attachment 3: Letter of Support from GW Properties

Attachment 4: Letter of Support from MPT Holdings LLC, owner of Lee Commons (1143-1175 Lee Street)

Proposed Text Amendments to Allow Multiple Buildings on a Single Zoning Lot for Institutional Uses and Properties in the C-2 and C-3 Districts

Proposed additions are **bold, double-underlined**. Proposed deletions are. Surrounding text that is not proposed to be amended is provided for context.

“12-7-1: GENERAL DISTRICT REGULATIONS:

A. Number Of Buildings On A Zoning Lot: Not more than one principal building or structure shall be located on a zoning lot except in the following cases:

1. Planned developments;
2. Regional shopping centers located in the C-4 Regional Shopping District;
3. Commercial mobile radio service facilities;

4. Lots of more than four (4) acres in size **in any district in the I-1 Institutional District** provided that **there are at least two (2) acres per principal building** each principal building shall have a minimum lot of two (2) acres; and **the principal use is one of the following:**

- a. **Public or Private Elementary, Middle, and High Schools;**
- b. **Parks, community and recreation centers;**
- c. **Residentially-Zoned Assembly Uses;**
- d. **Colleges and Universities.**

5. Lots of five (5) or more acres located in the M-1 Limited Manufacturing District, and the M-2 General Manufacturing District, and M-3 Special Manufacturing District; **and**

6. Lots in the C-2 Limited Office District and C-3 General Commercial district that are a minimum of one-half (.5) acres in area.

*

*

**

INSTITUTIONAL USE RESEARCH TABLE

(Non-exhaustive survey of uses)

PARKS

<i>Park</i>	<i>Sq.ft.</i>	<i>Acres</i>	<i>District</i>
Central Park	68,582	1.57	R-4
Apache Park	78,083	1.79	R-3
Brentwood Park	78,466	1.80	R-1
Willow Park	101,703	2.33	R-1
Tomahawk Park	125,839	2.89	R-1
Eaton Field	156,683	3.60	R-1
Sesquicentennial	190,589	4.38	R-1
Chippewa Park	344,750	7.91	R-1
Seminole Park	401,854	9.23	R-1
Arndt Park	577,386	13.25	R-1
Rosemary Argus Friendship Park	1,226,547	28.16	R-1
Majewski Metro Athletic Complex	1,390,733	31.93	M-2
Prairie Lakes Park	1,590,356	36.51	R-1
Lake Opeka	3,275,439	75.19	R-1

SCHOOLS

<i>School</i>	<i>Sq.ft.</i>	<i>Acres</i>	<i>District</i>
Brentwood Elementary	142,934	3.28	R-1
Friendship Junior High School	229,817	5.28	R-1
South Elementary	234,825	5.39	R-1
Central Elementary	256,440	5.89	R-4
Orchard Place Elementary	265,175	6.09	R-1
Plainfield Elementary	269,101	6.18	R-1
Chippewa Middle School	319,988	7.35	R-1
Terrace Elementary	513,072	11.78	R-1
Cumberland Elementary	548,285	12.59	R-1
Iroquois Community School	641,496	14.73	R-1
North Elementary	692,310	15.89	R-1
Forest Elementary	841,902	19.33	R-1
Nipper School	899,824	20.66	I-1
Maine West High School	3,052,029	70.06	R-1

INSTITUTIONAL USE RESEARCH TABLE (continued)
 (Non-exhaustive survey of uses)

Other (Place of Worship, Recreation, Education)

<i>Other (Place of Worship, Recreation, Education)</i>	<i>Sq.ft.</i>	<i>Acres</i>	<i>District</i>
First United Methodist Church	48,406	1.11	R-4
Hahna Korena Presbyterian Church	55,662	1.28	R-1
Korean Phillippi Presbyterian Church	60,242	1.38	R-1
Evangelical Free Church	86,958	2.00	R-1
Trinity Lutheran Church	89,949	2.06	R-1
Willows Academy	114,560	2.63	R-1
Tenrikyo Midwest Church	116,874	2.68	R-1
Science and Arts Academy	245,915	5.65	I-1
Holy Family Medical Center	1,138,263	26.13	I-1
Golf Center	1,561,804	35.85	I-1
Harry Semrow Driving Range	2,497,305	57.33	R-1
Our Lady of Guadalupe	4,337,040	99.56	I-1
All Saints Cemetery	6,707,077	153.97	I-1
Oakton Community College	7,283,040	167.20	I-1



2211 North Elston Avenue, Suite 400
Chicago, Illinois 60614
Main: 773.382.0445
Fax: 773.796.3037

9/8/2022

City of Des Plaines
John Carlisle
1420 Miner Street,
Des Plaines, IL 60016

*Re: GW Mannheim Pratt LLC – 2805-2901 Mannheim Road –
Section 12-7-1 General District Regulations Amendment*

Dear Mr. Carlisle,

The purpose of this letter is to advise the City of Des Plaines on the hardship imposed by the current zoning code referenced above. This section of the zoning code not only is onerous, but more importantly steers prospective developers to either request a variation or apply for a planned unit development unnecessarily. While we are excited to get our project referenced above started, we are hopeful that this code can be amended in order to allow us to pursue future developments within the City of Des Plaines.

If you are to have any questions, please feel free to reach out.

Thank you,

A handwritten signature in black ink that reads 'Mitch Goltz'.

Mitch Goltz
GW Properties

From: pporpora@comcast.net
To: [John Carlisle](#)
Cc: [Matt Ochalski](#)
Subject: Lee Street Commons
Date: Monday, September 12, 2022 9:00:37 AM

Dear John,

As the owner of Lee Street Commons 1143 through 1175 Lee Street, Des Plaines, IL. a retail property that I built in Des Plaines, I am in full support of the prospective Text Amendment being considered on the 9/27/22 ZBA agenda to update and revise current rules that make parking lot utilization and maximization for re-development potential.

Current rule (12-7-1.A: [12-7-1: GENERAL DISTRICT REGULATIONS: \(amlegal.com\)](#) boxes you in to a complicated and lengthy planned development process for what should be a fairly simple project that allows owners to take advantage of ample and often unused parking because they are zoned C-3.

Matt Ochalski will be my representative at the 9/27 meeting and I will also be in attendance at the 10/17 meeting to provide support and comments if requested. Lee Street Commons has been an important part of the city of Des Plaines commerce for the past 36 years. We have enjoyed a great relationship with the city management and our tenants have generated sales and employed numerous local residents over these years. Thank you for your consideration in this matter.


Regards,


Phill Porpora
MPT Holdings LLC
847-293-6013

MEMORANDUM

Date: September 22, 2022

To: Planning and Zoning Board (PZB)

From: Samantha Redman, Associate Planner 

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

Subject: Zoning Text Amendment Regarding Secondary Menu Board Signs

Issue: Consider Zoning Ordinance amendments to: (i) revise the sign standards to allow for two menu board signs that collectively total up to 60 square feet in area within the drive-through menu board sign type pursuant to Section 12-11-6.B; and (ii) amend electronic message board sign type to include reference to drive-through menu board signs, also pursuant to Section 12-11-6.B.

PIN: Citywide

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

Case Number: #22-043-TA

Project Summary: The City of Des Plaines is applying for zoning text amendments to address trends in signs for drive-through facilities.

Revising Menu Board Sign Regulations

Digital signage for drive-through restaurant establishments is increasingly popular, as they provide the option to quickly change menu options and provide additional avenues to advertise promotions to customers. Recently, the COVID-19 pandemic required many restaurants to adapt their restaurants to better accommodate a growth in drive-through patronage and quickly adapt menus to meet the challenges of lower staffing and supply chain issues.¹ Digital signs (defined as “electronic message boards” in the zoning ordinance) provide the flexibility needed for restaurants.

Pre-sell menu boards are an increasingly common type of signage that is located prior to the full pricing board, typically located a car length or two away from the full menu board. The purpose of these pre-sell boards is to advertise specials, limited time offers, or entertain guests in line. Offering additional menu information to waiting guests to has been shown to have positive effects for restaurants, including reducing perceived waiting

¹ Damask, K. (2021, 07 23). “Restaurants hungry for digital signage.” *Digital Signage Today*
<https://www.digitalsignagetoday.com/articles/covid-19-pushes-restaurants-to-dive-into-digital-signage/>

time for customers.² Nationwide labor shortages have increased customer wait times at many restaurants, including drive-through facilities.³ Presently, the Zoning Ordinance allows for only one sign, and staff regularly requires revisions to submitted sign permits to remove any menu signs exceeding the maximum number. Staff proposes to allow for up to two signs and to increase the maximum total sign area from 42 square feet (current) to 60 square feet (proposed). Further, staff proposes slight adjustments to the electronic message board (EMB) rules to clearly allow electronic drive-through menu board signs and to allow a drive-through to have up to two of them.

Through the amendments restaurants would have the ability to promote their business, alleviate issues associated with longer wait times, and follow trends in marketing and advertising for these types of facilities. Because of existing zoning rules such as limitations on light trespass (Section 12-12-10: Performance Standards), requirements for landscaping at the sign base, a requirement for a conditional use permit when drive-through facilities border residential properties, a minimum distance for EMB signs from certain residential zones, and landscape buffer/screening requirements that lead to solid fences along lot lines, staff is not concerned the additional sign allowance would have a neighbor impact.

Drive-Through Sign Regulations Signs are regulated by sign type and zoning district. Definitions for the sign types discussed in this amendment are included in Section 12-13-3 and the table below. Drive-through signs are only permitted within commercial districts, and thus are controlled by Section 12-11-6.B. The table in this section provides the below restrictions for drive-through menu board signs and electronic message board signs. Sections hindering the construction of secondary menu boards are italicized for emphasis. Note the electronic message boards (EMBs) section does not explicitly state drive-through menu boards are permitted to embed a digital display in the sign.

	Definition (12-13-3)	Regulation (12-11-6.B)
Sign, Drive-through Menu Board	A freestanding or wall sign displaying items or services available at a drive-through facility and located on the same zoning lot of the subject business.	<i>One drive-through menu board sign is permitted adjacent to each ordering point for any lawfully established drive-through facility. The drive through menu board shall not exceed 42 square feet in area and six feet in height. A two-foot radius of landscaping shall be provided around the base of a drive-through menu board sign.</i>
Electronic message boards (EMBs)	A sign whose informational content can be changed or altered by manual or electric, electromechanical or electronic means.	Electronic message boards shall not exceed 50% of the total sign area. When embedded within an electric vehicle charging port, an electronic message board may not exceed six square feet. <i>Only 1 electronic message board will be permitted per lot.</i> In the event that a single business exists on multiple lots or in the case of a business park or retail center, only 1 electronic message board will be permitted overall. Location: The animated face of an electronic

² Bae, G., & Kim, D.-Y. (2014). The Effects of Offering Menu Information on Perceived Waiting Time. *Journal of Hospitality Marketing & Management*, 37-41. <https://doi.org/10.1080/19368623.2014.879547>

³ SeeLevel HX. (September 23, 2021). *PR News Wire*. "SeeLevel HX 21st Annual Drive-Thru Study Uncovers Delays and Inaccuracy as QSRs Struggle with Labor Shortage." <https://www.prnewswire.com/news-releases/seelevel-hx-21st-annual-drive-thru-study-uncovers-delays-and-inaccuracy-as-qsr-struggle-with-labor-shortage-301383881.html>

		<p>message board sign shall be a minimum of 250' away from a residence in the R-1, R-2, and R-3 Residential Districts and shall be arranged to prevent direct glare onto any adjacent properties. Institutional district exempt from this standard. LED illumination of the numerical pricing component of gasoline station signs are exempt from this location standard.</p> <p>Video display signs are permitted.</p> <p>The changeable copy shall be specific to the business in which the sign was intended.</p> <p>No sounds will be permitted.</p> <p>Automatic dimming: Electronic message board signs shall be equipped with light sensing devices or a scheduled dimming timer which automatically dims the intensity of the light emitted by the sign during ambient low light and nighttime (dusk to dawn) conditions. The signs shall not exceed 500 nits of intensity as measured at the sign surface during nighttime and low light conditions and 5,000 nits during daytime hours.</p>
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Proposed Changes

All proposed amendments are contained in Attachment 1. Additions are **bold, double-underline**. Deletions are ~~struck through~~. Amended sections are provided with some surrounding, unamended text for context.

Standards for Zoning Ordinance Text Amendment:

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 PZB may use the statements below as its rationale or adopt its own.

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

Although the Comprehensive Plan does not specifically discuss signs or restaurants, the plan overall encourages economic development in Des Plaines. This amendment creates conditions to support successful businesses in the city.

PZB Modifications (if any): _____

_____.

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

The amendments allow for one additional sign, in a scale similar to the size of other signs in the city and the average size and number of signs permitted in drive-throughs in other municipalities.

PZB Modifications (if any): _____
_____.

3. Whether the proposed amendments are appropriate considering the adequacy of public facilities and services available;

The amendments will have no significant effect on public facilities and services.

PZB Modifications (if any): _____
_____.

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

The proposed amendments, if they have any impact, are likely to improve sales at drive-through establishments and encourage the prosperity of restaurants in the city.

PZB Modifications (if any): _____
_____.

5. Whether the proposed amendments reflect responsible standards for development and growth.

Many other municipalities allow for additional menu board signs and this amendment follows the evolving trends of advertising and marketing for this type of establishment. The amendments are based on thoughtful considerations of development trends and existing conditions throughout the City.

PZB Modifications (if any): _____
_____.

PZB Procedure and Recommended Conditions: 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. City Council has final authority on the proposal.

Attachments:

Attachment 1: Proposed Text Amendments

Attachment 2: Photos of Drive-Through Menuboard Signs: Main Pricing Boards and Pre-Browse Boards

Additions are bold, double-underlined.

~~Deletions are struckthrough.~~

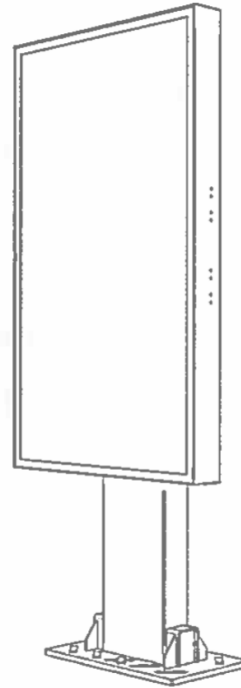
12-11-6: REGULATION BY DISTRICT CLASSIFICATION:

B. Commercial, Manufacturing And Institutional Districts

Drive-Through Menu Board Sign	<p>Two <u>One</u> drive-through menu board signs <u>are</u> permitted adjacent <u>or leading up</u> to each ordering point for any lawfully established drive-through facility. The drive through menu board <u>signs</u> shall not exceed <u>60</u> square feet in area, and <u>each sign shall not exceed</u> six feet in height. A two-foot radius of landscaping shall be provided around the base of a drive-through menu board sign.</p>
Electronic message boards	<p>Electronic message boards shall not exceed 50% of the total sign area. When embedded within an electric vehicle charging port, an electronic message board may not exceed six square feet. <u>Electronic message boards embedded within a drive-through menu board sign shall follow the maximum sign allowance for drive-through menu board signs.</u></p> <p>Excluding those electronic message boards embedded within electric vehicle charging ports <u>and drive-through menu board signs</u>, only 1 electronic message board will be permitted per lot. In the event that a single business exists on multiple lots or in the case of a business park or retail center, only 1 electronic message board will be permitted overall.</p> <p style="text-align: center;">***</p>



Photos of Drive-Through Menuboard Signs: Main Pricing Boards and Pre-Browse Boards



55" ODMB 02 Single

02-55-2S Outdoor Menu Board
Site Installation Guide

