



Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5392 | W: desplaines.org

Planning and Zoning Board Agenda October 25, 2022 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: September 27, 2022

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 780 Lee Street

Case Number: 22-040-CU

The petitioner is requesting a conditional use permit to allow an Electronic Message Board (EMB) sign in the C-5 zoning district and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-425-026-0000

Petitioner: Dr. Victor Grandinetti, 780 Lee Street, Des Plaines, IL 60016

Owner: Lee St 780 LLC, 780 Lee Street, Des Plaines, IL 60016

2. Address: 2064 S. River Road

Case Number: 22-044-CU

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

PINs: 09-28-302-025-0000 & 09-28-302-024-0000

Petitioner: Chicago Social Club, 2064 South River Road, Des Plaines, IL 60018

Owner: Chicago Social Club, 2064 South River Road, Des Plaines, IL 60018

3. Address: 2500 Devon Avenue and 2980-3000 S. River Road (Rivers Casino)

Case Number: 22-046-TA-MAP-FPUD-FPLAT

The petitioner is requesting the following items: (i) text amendments to the Zoning Ordinance to allow billboard signs in the C-6 Casino District, subject to various limitations, and to amend other provisions to accommodate a proposed electronic message board billboard sign; (ii) a map amendment to rezone the property at 2500 Devon Avenue from C-2 Limited Office Commercial to C-6 Casino District; (iii) an Amended Final Planned Unit Development (PUD); (iv) a Final Plat of Subdivision with lot variations; and (v) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-34-300-043-0000; 09-34-300-044-0000; 09-34-300-047-0000; 09-34-300-048-0000

Petitioner: Midwest Gaming & Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611; Agent: Michael Tobin

Owners: (i) Midwest Gaming & Entertainment LLC c/o Tim Drehkoff, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611; (ii) Devon Parcel LLC c/o Tim Drehkoff, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611; (iii) LD Acquisition Company 7 LLC c/o Josef Bobek, 400 Continental Boulevard, El Segundo, CA 90245

Next Agenda: November 8, 2022 will be canceled. Possible meeting on November 15, 2022, and regular meeting on November 22, 2022.

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the 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 27, 2022
DRAFT MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, September 27, 2022, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:02 p.m. and roll call was established.

PRESENT: Szabo, Hofherr, Saletnik, Veremis

ABSENT: Catalano, Fowler, Weaver

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 Veremis, seconded by Board Member Hofherr to approve the meeting minutes of September 13, 2022.

AYES: Veremis, Hofherr, Saletnik, Szabo

NAYES: None

ABSTAIN: None

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

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

Pending Applications

1. Address: 1353 Lee Street

Case Number: 22-0035-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. 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

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

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 Plansⁱ
- Attachment 7: Engineering Memo
- Attachment 8: Site Plan
- Attachment 9: Landscape Plan

Chair Szabo swore in Lawrence Freeman, Attorney from Ash Anos Freedman and Logan, and David Mangurten, principal Architect for Hall Properties. Mr. Freedman stated Hall Properties Group LLC is looking to subdivide the property at 1353 Lee Street into two commercial sites. Mr. Freeman explained that Lot 1 is being developed with a 5,000-square foot building for an immediate retail use. They are actively seeing tenants for the second property but are planning to add parking areas on Lot 2. Today they are looking for approval for the tentative and final subdivision for the property.

Mr. Mangurten explained that the proposed 5,000-square foot, single tenant masonry building with the majority of the storefront facing Lee Street and a portion of storefront facing south. The tenant is a national paint store.

Chairman Szabo asked how many parking spaces are on the subject property.

Mr. Mangurten explained the site plan and that the property will be single tenant. He stated he believes there are 40 parking spaces over the entire lot and that they would have adequate parking to develop a retail building in the second lot.

Member Vermis asked if the petitioner has any idea when the second lot would be developed.

Mr. Freeman and Mr. Mangurten answered that they are not sure at this time as it is dependent on finding additional tenants. They do not intend to build a speculative building. Mr. Mangurten added that the shopping center directly south of the subject property is owned and was developed by the petitioner.

Member Saletnik asked if the owner is looking for a buyer or specific type of tenant for the property.

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

Mr. Freedman stated that his client is not looking to sell the property and is looking for a tenant that would fit into the zoning category.

Member Saletnik asked if the owner is looking for someone to enter into a long-term lease.

Mr. Freeman confirmed that this is what the petitioner wants.

Chair Szabo asked about parking and the vehicular circulation and number of curb-cuts.

Mr. Mangurten stated that there is only one curb-cut that provides access to both sites and patrons can come around the Lot 2 development pad to get to the paint retail store. He added that a lot of the patrons for this use would be mom and pop businesses and for patrons buying in bulk, there is a man-door on the east side of the building that can be used for loading.

Chairman Szabo asked if there is a roll-up door.

Mr. Mangurten confirmed that there is a roll-up door on the east side of the building for contractors and receiving.

Member Veremis asked if you can go from the Aldi lot into the subject property.

Mr. Mangurten explained that the two parking areas separated by a landscape buffer between this property and Aldi.

Chairman Szabo asked for an explanation regarding the two monument signs proposed.

Mr. Mangurten stated that it is monument/pylon sign which is similar to other monument signs in the city. He added that the proposed signs would be 12 feet in height.

Jonathan Stytz, Senior Planner, reviewed the staff report and discussed the site maps and area photos for 1353 Lee Street. Mr. Stytz discussed the Tentative and Final Plat of Subdivision to split the lots into Lot One (21,492 sq ft) and Lot Two (42,957 sq ft). He also explained the 80 foot No Build Area restricts development on Lot 2 to allow Aldi to be seen from Lee Street. The City Engineering department took a look at the final engineering plans and did approve them pending outcome of Metropolitan Water Reclamation District (MWRD) permit.

Chair Szabo swore in resident Brent Burval, P.O. Box 1238, Barrington, Illinois. Mr. Burval is representing his father and aunt who own the property at 1325 Lee Street which is north to the proposal. Mr. Burval stated that his family does not have any problem with the subdivisions. They would ask that traffic flow be considered. He stated that traffic on Lee street is busy and there is a lack of directions for delivery trucks. He was asking to consider the removal of the curb cut for their property and the subject property to help with traffic flow.

Chair Szabo swore in resident Steve Burval of 1653 East Forest Ave, Des Plaines IL. Mr. Burval wanted to explain that they are not adversarial to the division of the property. He is in favor of the theory of the subdivision, but they are concerned about traffic flow. Wants to work together with the petitioner for the benefit of both parties.

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

Mr. Freeman said his client would be consulting with the engineering department. He also stated that they want to be a good neighbor and work to make the outcome beneficial to all parties. Mr. Freeman reminded the board that he is there for the Plat of Subdivision. His client does not want delays and is asking that the board take action to make a recommendation for the subdivision.

Mr. Stytz reiterated that this meeting is for the Plat of Subdivision and all additional plans would have to go through a site plan review. Mr. Stytz also stated that if there is a condition it would go on the Final Plat of Subdivision.

Member Saletnik suggested that a condition to be added to the Final Plat of Subdivision that the petitioner and their neighbor meet to discuss utilizing the curb cuts for the mutual benefit of both parties.

A motion was made by Member Saletnik and seconded by Member Hofherr to approve the Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations.

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

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

A motion was made by Board Member Saletnik, seconded by Board Member Veremis recommended approval of a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations with the condition in the staff report and with the added condition that the petitioner explores to see if there are mutually beneficial opportunities to utilize the curb cut from the neighbor to help or change the circulation pattern within their space.

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

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

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

2. Address: Citywide

Case Number: 22-0041-TA

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

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

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.

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

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)

Jonathan Stytz, Senior Planner, reviewed the staff report. Mr. Stytz explained the text amendment, noting that the focus of the text amendment is to look at the institutional districts as well as commercial districts and see what portions of the sites can be utilized for increased development or redevelopment opportunities for mixed uses or multiple uses. Mr. Stytz explained that there has been a shift in development to increase demand for multi-use properties. The comprehensive plan looks to promote mixed use development especially near major

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

throughfare areas of the city to “encourage development within compact areas of land, reduce traffic and pollution, and contribute to the creation of a pedestrian-friendly environment.” Mr. Stytz gave examples on a power point which included large office building, parks, schools and churches. Mr. Stytz stated that passing this amendment would help with proposed development and not force them to go through a planning and zoning process. Mr. Stytz reminded the board that all zoning regulations will still apply, and the petitioner will still need to meet all regulations. Mr. Stytz stated that this text amendment would not take decisions away from the board, but it will make it easier for redevelopment in Des Plaines.

A motion was made by Board Member Veremis, seconded by Board Member Hofherr to recommend approval of 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: (i) specific institutional uses on lots of four acres or more with a minimum of two acres available for each principal building; and (ii) for lots in the C-2 Limited Office and C-3 General Commercial Districts of at least one-half acre.

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

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

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

3. Address: Citywide

Case Number: 22-0043-TA

The PZB is holding a public hearing to 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 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

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/>

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>

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.	<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.</p> <p><i>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.</i></p> <p>Location: The animated face of an electronic message board sign shall be a minimum of 250' away from a residence in the R-1, R-2, and R-3 Residential</p>

		<p>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): _____

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

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 Menu board Signs: Main Pricing Boards and Pre-Browse Boards

Samantha Redman, Associate Planner, reviewed the staff report. Ms. Redman explained the text amendment with a PowerPoint and provided photo examples. Secondary menu board signs can

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

display special and other types of things to help customers waiting in line. They are a little further away from the actual drive through menu board. Many restaurants during the pandemic expanded their drive through options. Also in the discussion is the use of digital displays allow businesses to rapidly update and change their menus. Marketing research support the benefit of secondary boards which benefit restaurant sales and help elevates customer discomfort during the long waits. There will still be regulations preventing light trespassing into residential areas.

Board members discussed the importance of keeping up with trends and supporting businesses and discussed examples of businesses with these types of signs.

A motion was made by Board Member Saletnik, seconded by Board Member Veremis to recommend approval of the text amendment 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.

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

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

Case 22—35-FPLAT
Case 22-041-TA
Case 22-043-TA

1353 Lee Street
Citywide
Citywide

Final Plat of Subdivision
Text Amendment
Text Amendment

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday, October 25, 2022.
October 11, 2022 PZB will be cancelled.

Chairman Szabo adjourned the meeting by voice vote at 8:14 p.m.

Sincerely,

Margie Mosele, Executive Assistant/Recording Secretary

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

DRAFT

MEMORANDUM

Date: October 19, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: John T. Carlisle, AICP, Director of Community & Economic Development JC
Subject: Consideration of a Conditional Use to Allow an Electronic Message Board (EMB) Sign on a Property in the C-5 Central Business District At 780 Lee Street

Issue: The petitioner is requesting a conditional use from Section 12-11-5.G of the Zoning Ordinance, to allow an EMB sign on a property in the C-5 Central Business District at 780 Lee Street.

Address: 780 Lee Street
Petitioner: Dr Victor Grandinetti, 780 Lee Street, Des Plaines, IL 60016
Owner: Lee St 780 LLC, 780 Lee Street, Des Plaines, IL 60016
Case Number: 22-040-CU
PIN: 09-17-425-026-0000
Ward: #2, Alderman Colt Moylan
Existing Zoning: C-5, Central Business District
Existing Land Use: Office Building
Surrounding Zoning: North: C-5, Central Business District
South: C-5, Central Business District
East: R-4, Central Core Residential District
West: C-5, Central Business / R-4, Central Core Residential Districts
Surrounding Land Use: North: Office Building (Commercial)
South: Office Building (Commercial)
East: Townhouses (Residential)
West: Apartments (Residential) / Funeral Home (Commercial)
Street Classification: Lee Street is classified as an Other Principal Arterial road.

Comprehensive Plan: The Comprehensive Plan illustrates the property as Higher Density Urban Mix with Residential.

Zoning/Property History: Based on City records, the subject property has been utilized as a multi-tenant office building.

Project Description: The petitioner, Dr Victor Grandinetti, is requesting a conditional use to allow for an EMB sign on a property in the C-5 Central Business District at 780 Lee Street. This property contains a two-story, 6,643-square-foot brick building set back roughly 11 feet from Lee Street with a surface parking lot as shown in the attached ALTA/NSPS Land Title Survey. The subject property is accessed by two one-way drive aisles off Lee Street and an alley located directly west of the subject property. There is currently a wall sign on the building's east elevation facing Lee Street. However, no freestanding signs exist on the subject property at this time.

The petitioner is requesting a new pole sign with an EMB component to be positioned in the south landscape area located directly east of the building and facing south as noted on the attached Site Plan. Please see the attached Project Narrative for additional information. The proposed EMB pole sign contains an approximate 18.31-square-foot circular portion, 26 inches tall by 63 inches wide static rectangular portion, and 69.3 inches tall by 63 inches wide EMB portion as shown in the attached Sign Plan. The Zoning Ordinance allows for pole and monument signs to include one EMB sign component so long as this component does not exceed 50 percent of the total sign area. As the EMB component yields 30.32 square feet and the total proposed sign area is 68.16 square feet, this code requirement is met. The petitioner is also proposing to install a 3-foot-wide landscape bed around the base of the new pole sign as required by the zoning ordinance and illustrated in the attached Landscape Plan. However, pursuant to Section 12-11-5.G of the Zoning Ordinance, any proposed EMB sign must obtain a conditional use permit. The EMB component of the proposed pole sign requires the petitioner to request the conditional use.

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

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

Comment: The proposed pole sign includes an EMB component, which is only permitted in the C-5 Central Business district through a conditional use permit as specified in Section 12-11-5.G of the Zoning Ordinance.

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

Comment: There is not an objective in the Des Plaines Comprehensive Plan related to the EMB signs in the C-5 district or the City as a whole. While the Comprehensive Plan looks to increase wayfinding signage in the Downtown area for pedestrian and bike trails, the proposal would not fall into this category.

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

Comment: The proposed EMB pole sign would not match the character of general vicinity as freestanding signs are few and far in between in this area. While there are a couple of examples of freestanding signs in this area—a static pole sign for Old National Bank at 749 Lee Street and static monument sign at the United Methodist Church at 668 Graceland Avenue—they are smaller in size and do not contain an EMB component. It is staff’s opinion that the design elements of the proposed sign—large overall height, large size, positioning, and EMB component—are not necessarily harmonious or appropriate for the existing character of the area. In addition, the proposed positioning of the sign would block a portion of the building’s east (front) elevation which arguably could detract from the appearance of the subject property itself. While the eleven-foot-wide landscape area can conceivably accommodate the proposed 63-inch-wide sign and proposed five-and-a-half-foot sign setback, it would require the sign to be less than a foot away from the building.

On the other hand, the Zoning Ordinance requires that all EMBs have automatic dimming via either “...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.” Automatic dimming in compliance with the Ordinance would contribute to harmonious operation, although ultimately decision-makers should decide through the conditional use if the dimming is sufficient.

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

Comment: By definition, signs are intended to attract the attention of passersby to advertise, inform, or direct them to something. Naturally, signs can result in or create hazardous or disturbing effects to surrounding properties based on their design and position. While only facing one direction and positioned five and a half feet off the east property line, the proposed EMB pole sign would be in close proximity to motorists, pedestrians, and individuals working or living in this area presenting the potential for negative side effects for the mixture of commercial and residential uses that comprise this portion of Lee Street. An example is the townhouse development located directly across the street from the subject property where residents could experience glare, light pollution, or other effects from the proposed EMB pole sign—although automatic dimming could mitigate this effect. The Zoning Ordinance does restrict the brightness and display of EMB signs. However, it is conceivable that the proposed EMB pole sign could be hazardous or disturbing to existing neighboring uses. The petitioner proposes to have the EMB sign turned off between 11 pm and 6 am to help address potential concerns.

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

Comment: The subject property is an interior lot with direct access to essential public facilities and services. Staff has no concerns that this will change with the addition of the proposed EMB pole sign.

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

Comment: The proposed EMB pole sign is not expected to create a burden on public facilities or be a detriment to the economic well-being of the community. However, it would not improve the economic well-being of the City as it is directly benefitting a single property.

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

Comment: While the proposed EMB pole sign would not create traffic, smoke fumes, or odors, it could create glare that could impact surrounding properties. The light and glare generated by the proposed sign may be minimal but could still create adverse effects on surrounding properties.

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

Comment: The proposed EMB pole sign will not create an interference with the northbound only traffic on Lee Street as its position will not impact the existing curb-cuts on Lee Street. The proposed sign would also not block the view of any curb cuts.

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

Comment: The subject property is already developed so the proposed EMB pole sign would not result in the loss or damage of natural, scenic, or historic features. However, it would reduce a portion of the existing landscape area and block a portion of the east (front) elevation of the building from view.

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

Comment: The petitioner has acknowledged that the proposed EMB pole sign will be designed to meet all applicable requirements as stated in the Zoning Ordinance.

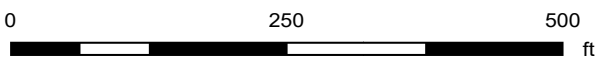
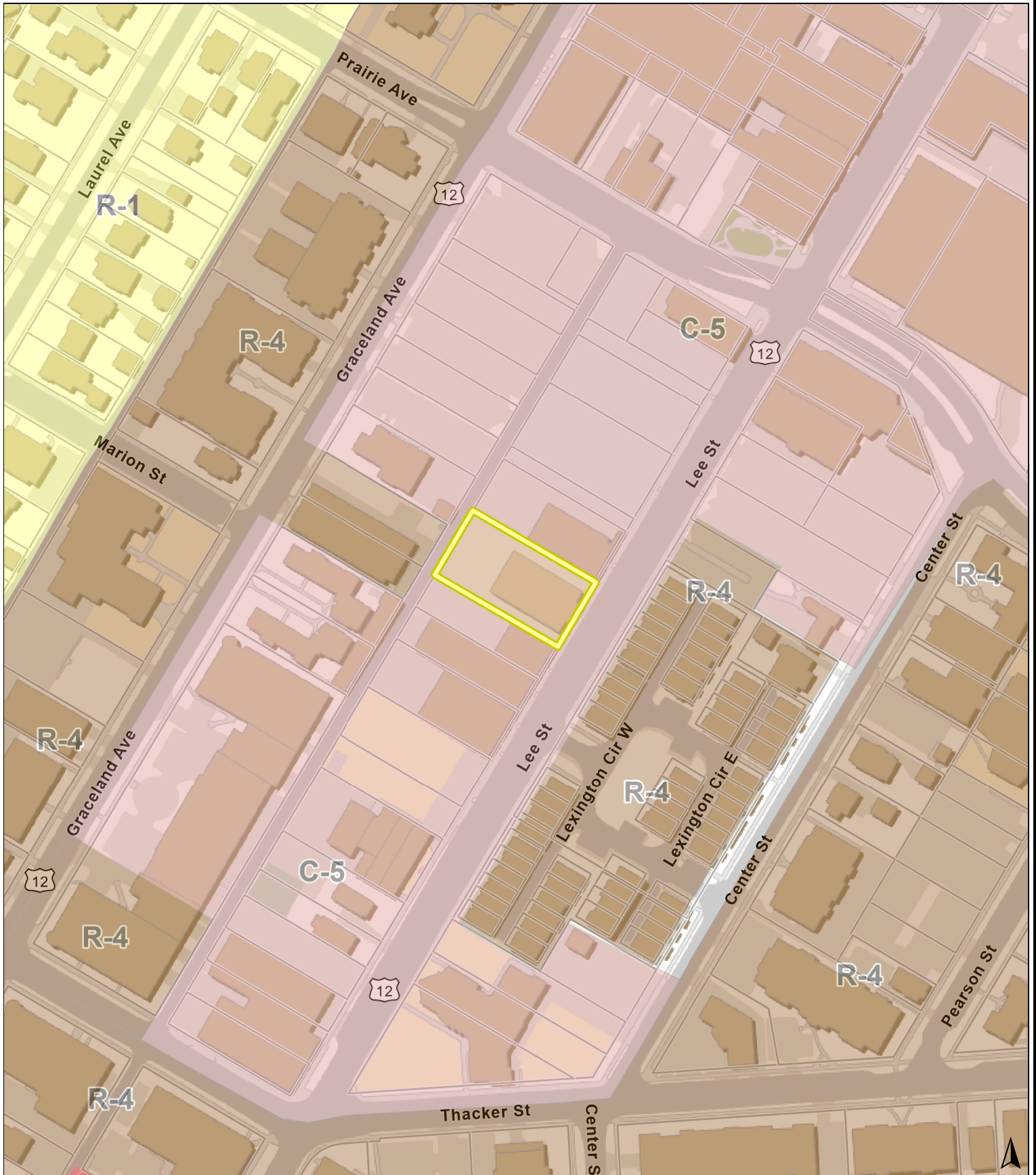
PZB Procedure and Recommended Conditions: Under Section 12-3-4.D.3 (Procedure for Review and Decision for Conditional use) of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use at 780 Lee Street. The City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and findings of fact, as specified in Section 12-3-4.E (Standards for Conditional Uses) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions:

1. That all appropriate building permit documents and details are submitted as necessary for the proposed pole sign. 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 codes.
2. The pole sign is designed, positioned, and utilized to meet all applicable City of Des Plaines codes.

Attachments:

- Attachment 1: Location/Zoning Map
- Attachment 2: ALTA/NSPS Land Title Survey
- Attachment 3: Photos of Existing Conditions
- Attachment 4: Site and Context Photos
- Attachment 5: Project Narrative
- Attachment 6: Petitioner's Responses to Standards for Conditional Uses
- Attachment 7: Site Plan
- Attachment 8: Sign Plan



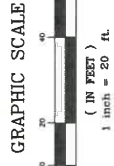
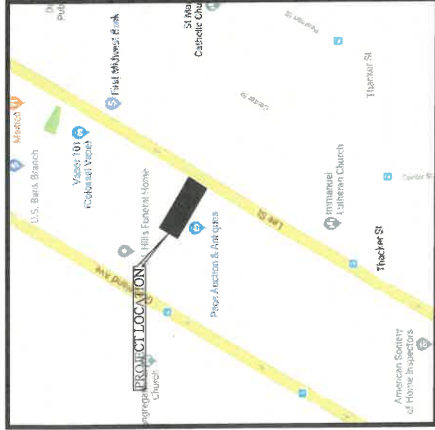
Print Date: 10/19/2022

Notes

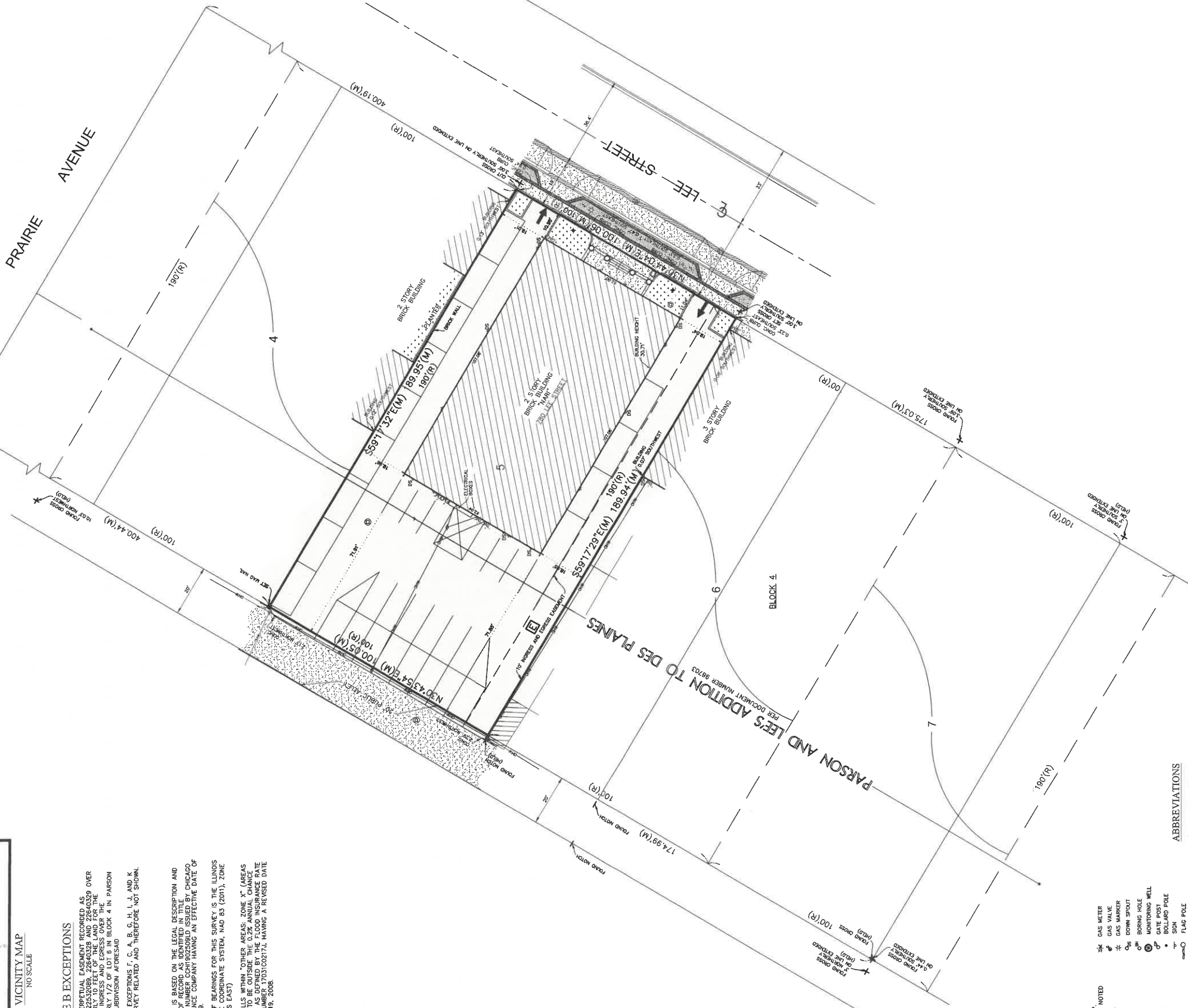
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION
 LOT 5 IN BLOCK 4 IN PARSON AND LEE'S ADDITION TO DES PLAINES IN SECTIONS 17 AND 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



AREA SUMMARY
10,005 SQUARE FEET OR 0.436 ACRES (BASED ON MEASURED VALUES)
STRIPED PARKING DATA
REGULAR SPACES = 32 ASPHALT SPACES = 0 TOTAL SPACES = 32



SCHEDULE B EXCEPTIONS

E GRANT OF PERPETUAL EASEMENT RECORDED AS DOCUMENTS 22532089, 22840328 AND 22840329 OVER THE SOUTHERLY 1/2 FEET OF THE LAND FOR THE CONCRETE MONUMENT TO BE LOCATED AT THE NORTHEASTERLY 1/2 OF LOT 6 IN BLOCK 4 IN PARSON AND LEE'S SUBDIVISION AFORESAID

SCHEDULE B EXCEPTIONS F, C, A, B, G, H, I, J, AND K ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND COMMITMENT NUMBER CCH1903098D ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MAY 10, 2018.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLATONIC SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
- THIS SITE FALLS WITHIN "FLOOD AREA, ZONE 'C' AREAS DETERMINED TO BE 'OUTSIDE' THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1703100271L HAVING A REVISED DATE OF AUGUST 19, 2008.

LEGEND

- FOUND 7/6" O.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION)
 - CONCRETE MONUMENT
 - MANHOLE
 - ⊕ STORM STRUCTURE
 - ⊖ MANDATORY MANHOLE
 - ⊙ CLEANOUT
 - ⊕ FLARED END SECTION
 - ⊖ TRANSFORMER PAD
 - ⊕ ELECTRIC MANHOLE
 - ⊖ ELECTRIC BOX
 - ⊕ METAL ELECTRIC MARKER
 - ⊖ ELECTRIC METER
 - ⊕ UTILITY POLE
 - ⊖ UTILITY POLE W/TSF
 - ⊕ GUY POLE
 - ⊖ OVERHEAD TRAFFIC SIGNAL
 - ⊕ W/ APPROX. DIAMETER
 - ⊖ LIGHT SIGNAL MANHOLE
 - ⊕ HAND HOLE
 - ⊖ VALVE VAULT
 - ⊕ VALVE HYDRANT
 - ⊖ IRRIGATION CONTROL VALVE
 - ⊕ POST INDICATOR VALVE
 - ⊖ WATER MAIN CONNECTION
 - ⊕ WATER METER
 - ⊖ VALVE BOX
 - ⊕ B/BOX
 - ⊖ TELEPHONE MANHOLE
 - ⊕ TELEPHONE NETWORK INTERFACE
 - ⊖ TELEPHONE REDIAL
 - ⊕ CABLE TELEVISION PODDESTAL
- ABBREVIATIONS**
- O.D.I.P. = OUPSIDE DIAMETER IRON PIPE
 - CONCRETE MONUMENT
 - PT = FINISHED FLOOR
 - TES = FINISHED END SECTION
 - DP = DUCTILE IRON PIPE
 - ROP = REINFORCED CONCRETE PIPE
 - OMP = CORRUGATED METAL PIPE
 - MS = MEASURED BEARING OR DISTANCE
 - CL = CALCULATED BEARING OR DISTANCE
 - A = ARC LENGTH
 - CH = CHORD
 - DL = CHORD BEARING
 - B.L. = BEARING LINE
 - U.E. = UTILITY EASEMENT
 - P.L.E. = PUBLIC UTILITY EASEMENT
 - P.O.L. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITY AND DRINKING WATER EASEMENT
- LINE LEGEND**
- SOLID LINE = BOUNDARY LINE
 - DASHED LINE = ADJACENT LAND
 - DOTTED LINE = PARCEL LINE
 - DASHED LINE = CENTERLINE
 - DOTTED LINE = BUILDING SETBACK LINE
 - DASHED LINE = SECTION LINE

SURVEYOR'S CERTIFICATION

TO: NATIONAL ASSOCIATION OF THE REMODELING INDUSTRY, INC. AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS AS ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 7(C), 8, 9, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/31/2019.

COMPASS SURVEYING LTD.
 LAND SURVEYOR CORPORATION NO. 184-002778
 LICENSE EXPIRES 4/30/2021

DATE OF PLAN OR MAP: 05/05/2019

BY: DAVID B. BULLER
 LAND SURVEYOR NO. 3352
 LICENSE EXPIRES 11/30/20



COMPASS SURVEYING LTD
 ALTA SURVEYS & TOPOGRAPHY & CONSTRUCTION STAKING
 2631 GINGER WOODS PARKWAY, STE 100
 AURORA, ILLINOIS 60502
 PHONE: (630) 830-9100 FAX: (630) 830-9100 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 19.0154

NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	DF	BOOK	PAGE
	06-05-19	FC TK	RHM			553	23

UTILITY STATEMENT

THE UNDERSIGNED HAS CONDUCTED A VISUAL FIELD SURVEY AND EXISTING UTILITIES HAVE BEEN IDENTIFIED TO THE BEST OF HIS ABILITY. ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED TO THE BEST OF HIS ABILITY. THE UNDERSIGNED HAS CONDUCTED A VISUAL FIELD SURVEY AND EXISTING UTILITIES HAVE BEEN IDENTIFIED TO THE BEST OF HIS ABILITY. THE UNDERSIGNED HAS CONDUCTED A VISUAL FIELD SURVEY AND EXISTING UTILITIES HAVE BEEN IDENTIFIED TO THE BEST OF HIS ABILITY.

DATE: 05/05/2019

BY: DAVID B. BULLER
 LAND SURVEYOR NO. 3352
 LICENSE EXPIRES 11/30/20

PROJECT: 780 Lee Street, Des Plaines, Illinois

CLIENT: National Association of the Remodeling Industry, Des Plaines IL 60016





Pole Sign
approx location

Enter Sign
approx location

Landscaped area for
Pole & Enter Signs



Front of building
Landscaping
Looking North - West



Front of building
Landscaping
Looking South - East



Approximate location
of EXIT sign





Sign



Location of sign
780 Lee Street



780 Lee St – Looking Northwest from Lee Street



780 Lee St – Looking North at Rear Parking Area



780 Lee St – Public Notice Sign on Lee Street



780 Lee St – Looking West from Across Lee Street

First Class Smile
780 Lee St
Des Plaines, IL 60016

September 1, 2022

Conditional Use for Electronic Message Board
Permit # 2002-02000043
780 Lee St

PROJECT NARRATIVE

Our practice has been around for over 50 years serving our communities. It is my goal to maintain excellence in the appearance of our building with landscaping and seasonal decorations. We want to convey an inviting and beautiful front for our community and clientele. We also want to communicate with our community in a professional and effective manner. We put a lot of thought into the sign we need to accomplish these goals. We feel the unique and modern identification sign we have designed along with the Electronic Message Board will professionally augment these goals. For the EMB, we will adhere to all requirements put forth by the City of Des Plaines, including automatic lighting sensors adjusted to the City's luminescence requirement of less than .3 foot candles measured perpendicular to the sign face at a distance of 150 feet. We will also turn our EMB sign off at 11pm and turn it back on at 6am daily to minimize nighttime light pollution.

Below is the award we received earlier this year. Landscaping is my hobby and I enjoy designing, caring for and maintaining our unique fountain and landscaping. We are very proud of this award. It is a pleasure being a part of the Des Plaines business Community.

Dr Victor Grandinetti



STANDARDS FOR CONDITIONAL USES

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

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

The zoning of our property located at 780 Lee St is C-5 Central Business District. Our sign proposed includes an Electronic Message Board (EMB). By city ordinance, an EMB in a C-5 district requires a Conditional Use. This proposed Conditional Use is a conditional use established within the C-5 central district zoning.

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

The proposed EMB is in accordance with City of Des Plaines Comprehensive plan requiring a conditional use approval for operation in a C-5 zoning area. The EMB will meet the criteria required for EMBs in the city.

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

This sign with the EMB has been carefully designed and will be fabricated to accent our beautiful building while conveying our services to our community. My hobby is landscaping. Many of my weekends are spent landscaping and continuing to make the appearance of our building estetically beautiful. From the fountain to plant arrangements, my goal is to do my part in making our building frontage attractive as we communicate and serve our community. The EMB has light sensors to automatically adjust brightness according to the ambient light. This will be set so the maximum luminescence level is not more than .3 foot candles measured perpendicular to the signface at a distance of 150 feet.

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

Granting this conitional use will not infringe on any neighboring uses. All copy and useage of the EMB will meet the City's requirements and will not be hazardous or disturbing to the existing neigoring uses. We have 18 employees. Our current hours of operation are: Mon - Thurs 7am to 7pm; Friday 8am to 5pm; and Saturday 8am to 2pm. To minimize night time light pollution, we will turn our EMB sign off at 11:00pm and turn it back on at 6:00am daily.

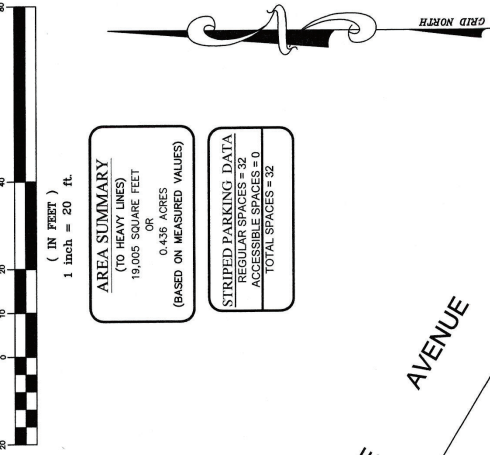
5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;
The sign and the EMB conditional use will assist in directing our community to safely enter and exit our facility. Lee Street is one way North. Traffic will enter on the South side and exit on the North side with parking behind our building. This minimizes slowdown of the traffic pattern on Lee St. and maximizes safety for our neighborhood. We are adequately served by essential services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.
6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;
Granting this EMB conditional use does not create additional requirements at public expense for public facilities and services. Also, granting this conditional use will have no detrimental effect to the economic welfare of the community. All facilities and services to and around our property are already existing and no additional expense to the City or community will be created because of granting this EMB conditional use.
7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
Granting of this EMB conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental or harmful to any persons, property or the general welfare of the community. There will not be excessive production of traffic, noise, smoke, fumes, glare or odors.
8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;
Vehicular access to the property is designed to merge seamlessly with the existing traffic flow. Traffic enters on the South side of the building to parking area behind the building. Exiting is along the North side of the building with visibility to merge into existing traffic. None of these existing conditions will change with granting the proposed EMB conditional use. Our sign and EMB are located just past the entrance on the South side of our building to help direct clientele to this entrance without confusion. Enter and Exit signs conforming to City regulations will also assist in directing the safe flow of traffic. Lee St is a one way street from the South to North at our location.
9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and
Granting this proposed EMB conditional use does not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance. I take care that our landscaping helps augment the beauty of our building. On March 17, 2022, First Class Smiles was very proud to receive from the Des Plaines Chamber of Commerce & Industry the "2022 COMMUNITY ENHANCEMENT AWARD" for our contribution to the betterment of the Des Plaines Community. We hang this plaque in our building with pride.
10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested
The proposed EMB conditional use complies with all additional regulations in this title specific to the conditional use for allowing an EMB sign in a C-5 zoning.

ALTANSPS LAND TITLE SURVEY

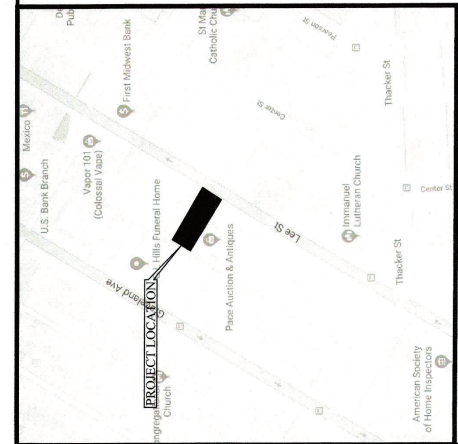
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

AREA SUMMARY
(TO HEAVY LINES)
19,005 SQUARE FEET
OR
0.436 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA
PARKING SPACES = 22
ACCESSIBLE SPACES = 0
TOTAL SPACES = 22



LEGAL DESCRIPTION
LOT 5 IN BLOCK 4 IN PARSON AND LEE'S ADDITION TO DES PLAINES, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

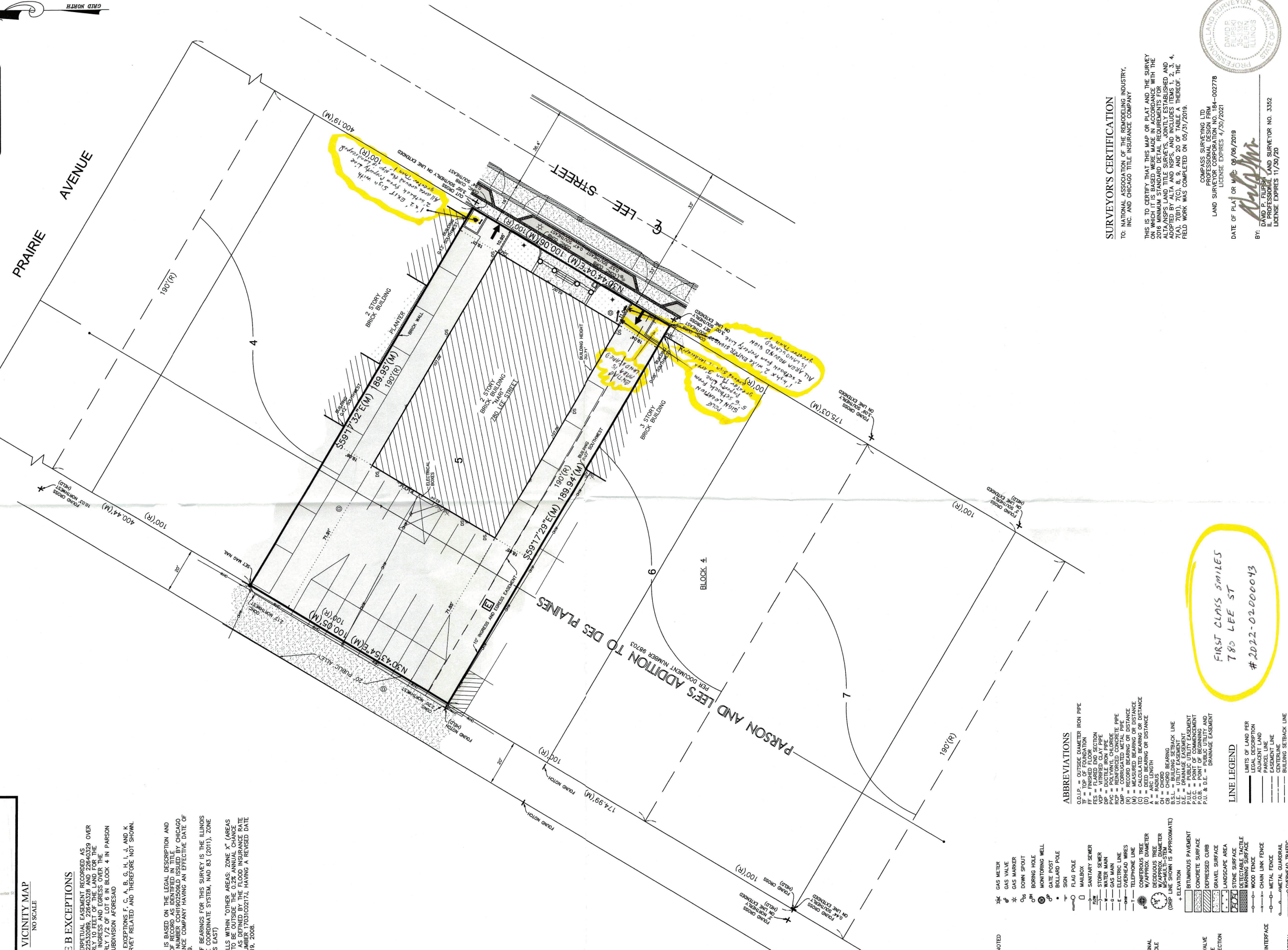


SCHEDULE B EXCEPTIONS

E GRANT OF PERPETUAL EASEMENT RECORDED AS...
THE SOUTHERLY 10 FEET OF THE LAND FOR THE
PURPOSE OF INGRESS AND EGRESS OVER THE
LANDS OF BLOCK 4 IN PARSON
AND LEE'S SUBDIVISION AFFRAGD.
SCHEDULE EXCEPTIONS TO S.B.C. 11.1 AND 8
ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE CHANGES TO THE CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF MAY 10, 2019.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
- THIS SITE FALLS WITHIN "OTHER AREAS, ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING FLOOD HAZARD ZONE) AS SHOWN ON THE FLOOD HAZARD MAP NUMBER 1703102174, HAVING A REVISION DATE OF AUGUST 19, 2008.



- LEGEND**
- FOUNDATION (D.O.P. NOTED)
 - FOUNDATION (HELD LOCATION)
 - CONCRETE MONUMENT
 - CROSS IN CONCRETE
 - STAINLESS STEEL MONUMENT
 - SANITARY MANHOLE
 - CLEANOUT
 - FLARED END SECTION
 - TRANSFORMER PAD
 - ELECTRIC MANHOLE
 - ELECTRIC BOX
 - ELECTRIC FEDESTAL
 - ELECTRIC MARKER
 - ELECTRIC METER
 - UTILITY POLE
 - UTILITY POLE W/19'
 - UTILITY POLE W/15'
 - OVERHEAD TRAFFIC SIGNAL
 - OVERHEAD TRAFFIC SIGNAL MANHOLE
 - LIGHT
 - HAND HOLE
 - VALVE VAULT
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - WATER MAIN CONNECTION
 - WATER MARKER
 - WATER METER
 - VALVE BOX
 - B/W BOX
 - TELEPHONE MANHOLE INTERFERENCE
 - TELEPHONE NETWORK INTERFERENCE
 - TELEPHONE FEDESTAL
 - CABLE TELEVISION FEDESTAL
 - OVERHEAD TRAFFIC SIGNAL
- ABBREVIATIONS**
- ODUP = OUTSIDE DIAMETER IRON PIPE
 - TF = TOP OF FOUNDATION
 - FES = FLARED END SECTION
 - VCP = VITRIFIED CLAY PIPE
 - PVC = POLYVINYL CHLORIDE
 - CUP = CORRUGATED METAL PIPE
 - REC = RECORD BEARING OR DISTANCE
 - CAL = CALCULATED BEARING OR DISTANCE
 - CH = CHORD BEARING
 - B.S.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = DRAINAGE EASEMENT
- LINE LEGEND**
- LIMITS OF LAND PER ADJACENT LAND
 - EASEMENT LINE
 - CENTERLINE
 - SECTION LINE
 - SECTION LINE

SURVEYOR'S CERTIFICATION

TO: NATIONAL ASSOCIATION OF THE REMODELING INDUSTRY, INC. AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NATIONAL ASSOCIATION OF ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

DATE OF PLA OR MAP: 08/06/2019

BY: *[Signature]*
DAVID P. FILIPSKI
ILL. PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2020

FIRST CLASS SMILES
780 LEE ST
#2022-02-000043

PROJECT: 780 Lee Street, Des Plaines, Illinois

CLIENT: National Association of the Remodeling Industry, Des Plaines IL 60016

SCALE: 1" = 20'

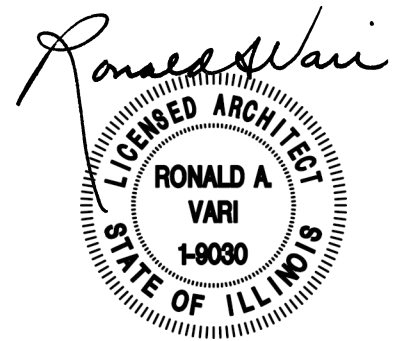
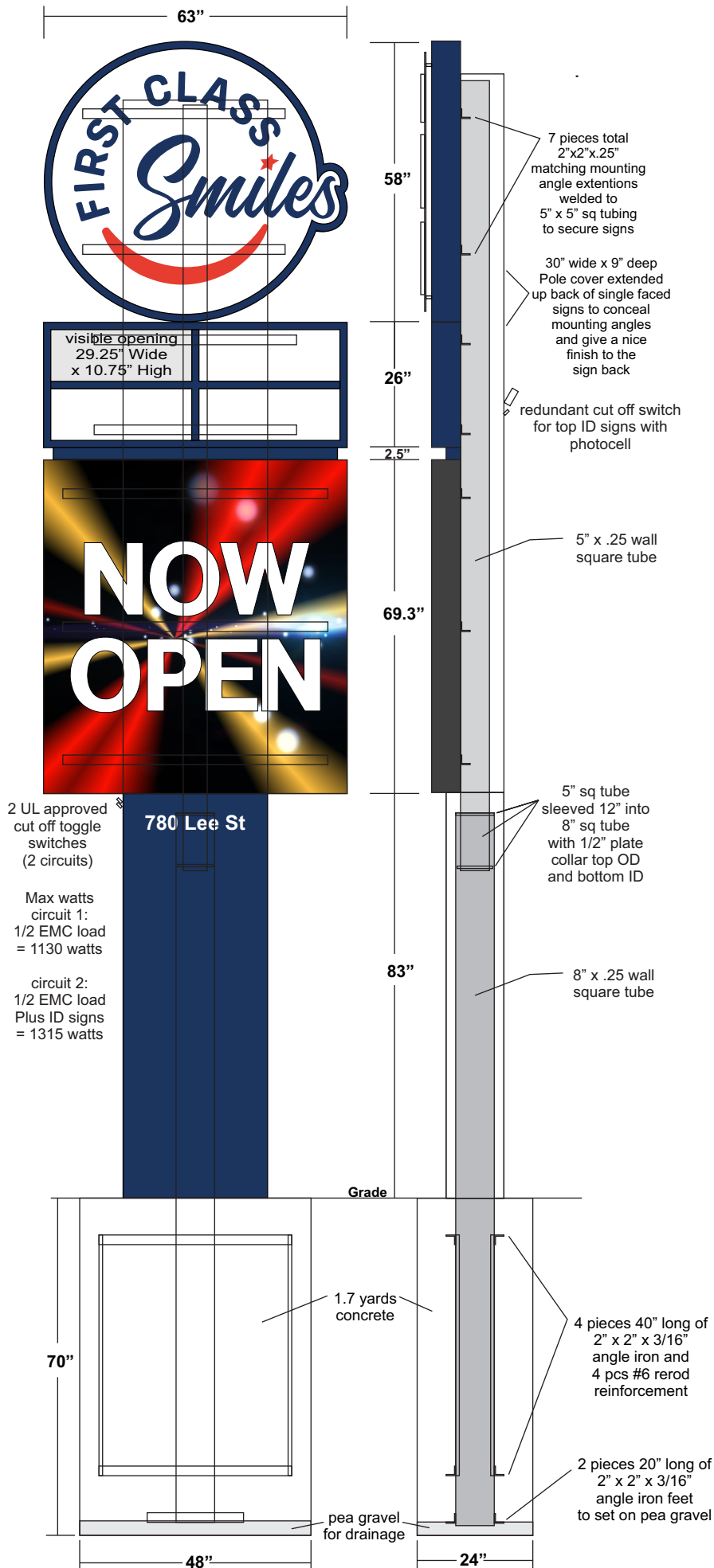
PROJ. NO.: 19.0154

DATE: 08-05-19 | PC TK | DRAWN BY: RHM | CHECKED BY: DF | BOOK: 553 PG 23

NO.	REVISIONS	DATE	BY

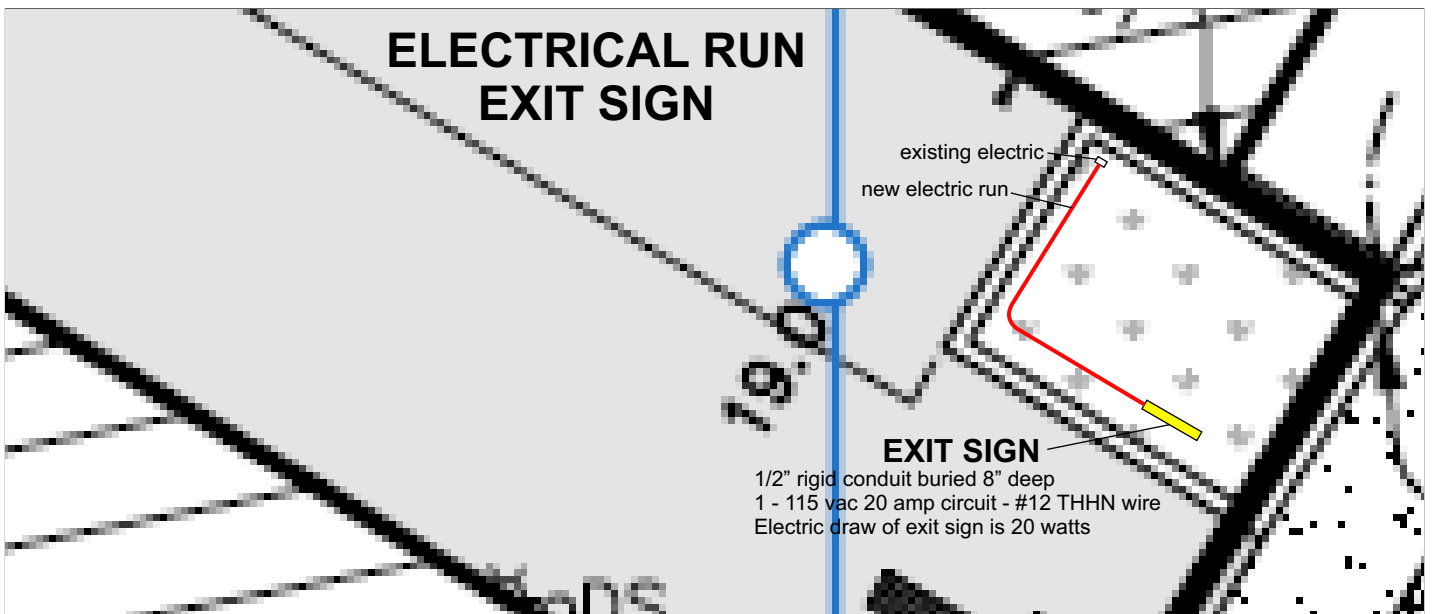
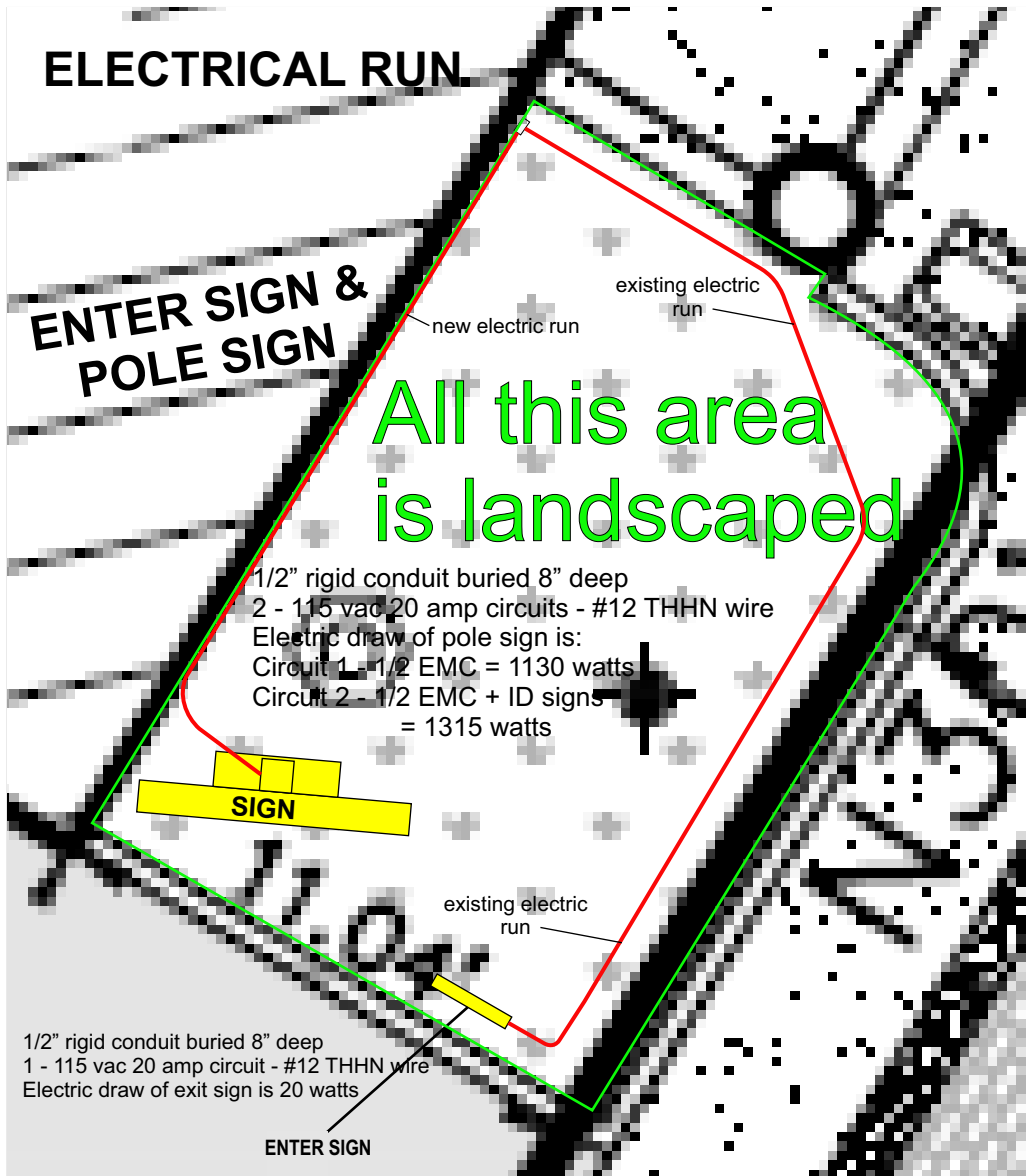
UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED THE UNDERGROUND LINES.

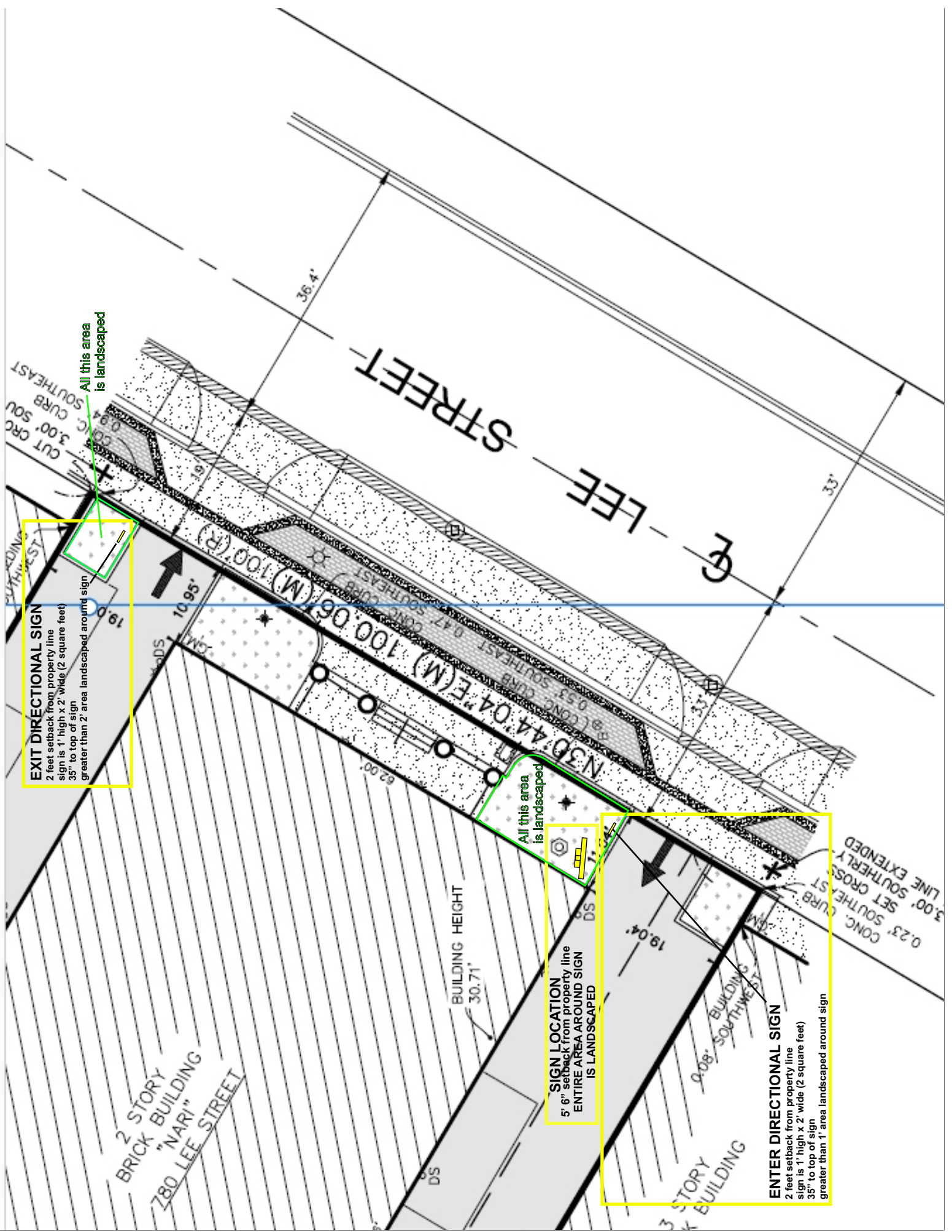
811 Know what's below. Call before you dig.



First Class Smiles
Lee Street 780 LLC
780 Lee Street
Des Plaines, IL 60016

Attractive Sign & Lighting Inc
443 West US Highway 6
Valparaiso, IN 46385





EXIT DIRECTIONAL SIGN
 2 feet setback from property line
 sign is 1' high x 2' wide (2 square feet)
 35" to top of sign
 greater than 2' area landscaped around sign

All this area
 is landscaped

All this area
 is landscaped

SIGN LOCATION
 5' 6" setback from property line
 ENTIRE AREA AROUND SIGN
 IS LANDSCAPED

ENTER DIRECTIONAL SIGN
 2 feet setback from property line
 sign is 1' high x 2' wide (2 square feet)
 35" to top of sign
 greater than 1' area landscaped around sign

MEMORANDUM

Date: October 25, 2022
To: Planning and Zoning Board (PZB)
From: Samantha Redman, Associate Planner
Cc: John T. Carlisle, AICP, Director of Community and Economic Development
Subject: Conditional Use for Commercially Zoned Assembly Use at 2064 River Road

Issue: The petitioner is requesting a conditional use permit to operate a Commercially Zoned Assembly Use be located in the C-3, General Commercial, zoning district.

PIN: 09-28-302-024-0000 & 09-28-302-025-0000

Petitioner: Binu Simon, Social Club of Chicago, 2064 S. River Rd., Des Plaines, IL, 60018

Owner: Social Club of Chicago, 2064 S. River Rd., Des Plaines, IL 60018

Case Number: #22-044-CUP

Ward Number: #6, Alderman Malcolm Chester

Existing Zoning: C-3, General Commercial

Surrounding Zoning: North: R-1, Single Family
South: R-1, Single Family
East: R-1, Single Family
West: R-1, Single Family

Surrounding Land Uses: North: Open Space (detention basin)
South: Single Family Residences
East: Forest Preserve
West: Single Family Residences

Street Classification: River Road is classified as an arterial street.

Comprehensive Plan : Commercial is the recommended use of the property

Property/Zoning History: The subject property was constructed in 1955 according to the Cook County Assessor's Office and has operated as a commercial space throughout the known history of the building. The property is technically three parcels; a portion of the property, previously Esser Court, was vacated in 2004 and consolidated with PIN 09-28-302-025-0000 (Refer to Plat of Survey). This site is located within the hundred-year floodplain, requiring adherence to Federal Emergency Management Agency (FEMA) regulations for any construction in this location.

The site is zoned C-3, allowing for a variety of permitted business uses. In 2019, a conditional use permit was approved (Ord. Z-7-19) to allow for a commercially zoned assembly use, specifically the Social Club of Chicago. Included in this approval were several conditions, including the requirement to expand the parking lot within two years to include fifteen (15) additional parking spaces (for a proposed total of 30 spaces) and a restriction limiting the uses in the building to specific activities related to the Social Club of Chicago.

Project Description: The petitioner and property owner, Binu Simon of the Social Club of Chicago, is proposing a conditional use to allow a commercially zoned assembly use at 2064 South River Road. The property is one zoning lot but consists of three parcels and contains a two-story, 2,355-square foot building and a surface parking lot with 15 off-street parking spaces.

The previously approved conditional use permit allowed for the use of the entire building/property for an assembly use—and, in fact, necessitated that “Any expansion for any other proposed use or Activities shall require the Owner or Applicant to obtain an amendment to the Conditional Use Permit.” The petitioner has stated rental of space on the first floor is necessary to financially support the Social Club of Chicago organization. The intent of this new proposed conditional use permit is to clarify what uses are permitted at this property and expand the allowable uses to include office space on the first floor. Note the site is currently unable to operate as the previously approved conditional use because the parking lot was not expanded in the time frame specified in the conditions of approval.

Proposed Uses

The proposed floor plan of the building includes meeting areas and offices for the assembly use on the second floor and a proposed area for two tenants unassociated with the Social Club of Chicago on the first floor. (Refer to attached floor plan). The club activities are unchanged from the previous Conditional Use Permit, including monthly meetings to go over upcoming charitable events; to discuss official club business; and to play cards, board games, and other recreational games.

A prospective tenant for half of the first floor is Level Motors. The company describes itself as an online motor vehicle sales company that sells used cars directly from owners to dealerships; however, this property will not be directly

used to sell or display vehicles but will be used as an office space. Most vehicles are picked up directly from the seller and taken to a dealership; however, some vehicles will be dropped off and taken to the dealership by an employee within 24 hours. According to the petitioner, no tow trucks or car carrier trailers will be used to transport vehicles in and out of this location. Due to the lack of motor vehicle display/sales on site, this use is classified as an office use and on its own would not require a conditional use permit, pursuant to Section 12-7-3. However, to co-occupy the property with a commercially zoned assembly, conditional use approval is required.

The petitioner and the proposed tenant do not have any plans to alter the interior or exterior of the building. The table below provides hours and proposed uses for the building. A second tenant for the first floor would be determined at a later date, and whether the use is possible – permitted use, conditional use, or not allowed at all – in the C-3 zoning district would be determined at that time. All uses would have their own off-street parking requirements, and the parking lot on site would need to suffice for the sum of all the required numbers, unless a variation were approved.

Social Club of Chicago	
Assembly Use	<p>Proposed Hours of Operation:</p> <ul style="list-style-type: none"> - Meetings: 6 p.m. to 9 p.m. once a month - Office Use: 6 p.m. to 9 p.m. occasional weekdays and weekends <p>Types of Activities: Club meetings and office use</p> <p>Maximum number of people:</p> <ul style="list-style-type: none"> - Assembly use: 15-20 people* (participants are able to attend meetings either virtually or in person) - Office use: 2-3 members <p>Parking: Parking demand anticipated to be a maximum of 20 spaces for club attendees.</p>
<p>*Note: Previous CUP stated 30 people were anticipated to attend events; however, the petitioner states membership has been reduced due to the pandemic and no more than 20 attendees are anticipated. The virtual meeting option is also a new addition.</p>	
Level Motors (Proposed Tenant in ½ of First Floor)	
Office Use	<p>Proposed Hours of Operation: 8 a.m. - 5 pm M-F, 9 a.m. - 2 p.m. Saturday</p> <p>Types of Activities: Office use</p> <p>Employees: 5, varying days in the office/work from home.</p> <p>Parking: Parking demand will be 3-4 spaces for employees, meeting the zoning requirements for office spaces of this size. Occasional parking of vehicles (less than 24 hours) on site, awaiting pickup and delivery to other locations.</p>

Vacant Office Area (1/2 of First Floor)	
Office use or other uses allowed by C-3 Zoning	Proposed Hours of Operation: To be determined (TBD) Types of Activities: TBD, likely office use Employees: TBD Parking: Parking demand will meet zoning code requirements, to be confirmed by the property owner and the Community and Economic Development department prior to approval of business license.

Off-Street Parking

Pursuant to Section 12-9-7, commercially zoned assembly uses for membership organizations are required to provide one space for every 200 square feet of gross activity area. The proposed office use for Level Motors would require one space for every 250 square feet gross floor area. The definition of “floor area” in Section 12-13-3 allows certain spaces such as restrooms, mechanical rooms, hallways, and up to 10 percent of storage areas to be excluded. The table below reflects the floor area of the building.

Use	Floor Area	Required parking
Assembly uses community centers, banquet halls and membership organizations	1,365 square feet	6.85 spaces*
Office	1,095 square feet	4.38 spaces*
	Total	11 spaces
*Spaces rounded up to next whole number		

A total of 11 spaces are required for all uses with one (1) accessible space, per code requirements. During the previous conditional use process in 2019, 30 spaces were required to meet the anticipated parking demand. The justification for this additional parking was based off a parking study completed for the previous location of the Social Club of Chicago at 9660 Golf Road (Refer to Parking Study). The study indicated the club generated greater demand than code requirements, with up to twenty-two spaces occupied by club attendees.

However, since the COVID-19 pandemic, the petitioner states in the project narrative that in-person membership has been drastically reduced, with 15-20 members attending in person and other members attending virtually. However, the PZB and City Council may wish to ask the petitioner to clarify if there is virtual participation for *all* activities or if business meetings are different than truly social functions in the format of participation. Hours of operation are not anticipated to overlap for the assembly use and the office uses. Level Motors intends to operate M-F from 8 a.m. to 5 p.m. and Saturday 9 a.m. to 2 p.m. The Social Club of Chicago will meet monthly from 5 p.m. to 9 p.m. and any other activities occur after the business hours of the office spaces. With the anticipated five (5) employees during business hours for Level Motors and the maximum anticipated attendance of 20 people for the Social Club of Chicago, parking demand should be satisfied with this location, provided the parking lot is expanded.

The parking lot is proposed to be expanded and includes 30 total spaces, including two accessible spaces (Refer to Parking Lot Expansion Plans). A condition of approval for the previous conditional use was to expand the parking lot to provide fifteen (15) additional spaces within two years of the approval of Ord. Z-7-19, which set a deadline of May 20, 2021. The petitioner did not expand the parking lot by this deadline. However, they have submitted a building permit for construction of the parking lot. Due to the location of the property in the floodplain, additional engineering requirements and approvals have been necessary to meet local and federal regulations. Final issuance of city building permits for the parking area is dependent on the approval of plans by the Metropolitan Water Reclamation District; the petitioner is currently awaiting this approval.

The parking lot will be required to meet specific standards since this property abuts a residential zoning district. Any lighting included with the parking lot may not exceed 0.1 foot-candles, pursuant to Section 12-12-10 and lighting fixtures are required to be shaded to avoid casting direct light to any abutting residential districts pursuant to Section 12-7-3.F.5.b. Landscaping is to be provided along and within the new parking lot perimeter to meet Section 12-10-8.

Standards for Conditional Use

The following is a discussion of standards for zoning amendments from Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the petitioner’s response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

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

Comment: Commercially zoned assembly use requires a conditional use permit in the C-3 Zoning District.

PZB Additions or Modifications (if necessary): _____

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

Comment: The 2019 Comprehensive Plan illustrates this area to be used for commercial activities. This request, compared with the previously approved conditional use permit in 2019, better supports the use of this area for commercial uses by proposing additional office/other commercial uses permitted in C-3 zoning districts at this property.

PZB Additions or Modifications (if necessary): _____

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

Comment: Refer to petitioner's response to standards. The parking lot is proposed to be expanded to accommodate parking demand for all uses, but otherwise the site will remain unchanged. Of note is the presence of this location in a floodplain, which presents limitations in terms of construction due to FEMA regulations.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: The petitioner met with neighbors during the first conditional use permit process and addressed concerns about insufficient parking on site and agreed to a condition of approval to expand the parking lot. This parking lot expansion has not occurred, but permits are currently awaiting MWRD and city approval in order to begin construction. The proposed use would not be hazardous or disturbing to the existing neighboring uses. Landscaping, as required in Section 12-10-8, will be required to be provided along the perimeter of the new parking lot and any lighting must follow requirements of Section 12-12-10 and Section 12-7-3.F.5.b.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: The existing building has been adequately served by essential public facilities and services. Staff has no concerns that the proposed use will not be adequately served with essential public facilities and services.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: The proposed use would neither create a burden on public facilities, nor would it be a detriment to the economic well-being of the community. The proposed use may improve the economic well-being of the community by providing additional economic development and employment opportunities to residents by including additional office spaces for businesses in a commercial district.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: If the condition is met to expand the parking lot, all uses will meet the parking demands of this request. Traffic will be limited to employees and the occasional drop off of a customer's vehicle during business hours for the proposed Level Motors tenant. Traffic for the Social Club of Chicago will occur after business hours. No larger truck traffic will be generated by any uses. All proposed activities would take place inside the building reducing any noise, smoke fumes, light, glare, odors, or other concerns.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: Vehicular access will continue to be provided through one access point on River Road. The attached Traffic Study conducted by KLOA in 2019 indicated the traffic for the assembly use will be dispersed throughout the week and most of the traffic generated will occur during non-rush hours. As discussed in the parking section of this report, the club anticipates a reduced parking demand due to the flexibility of providing virtual meetings in addition to in-person meetings. The proposed office uses will be during business hours, with five estimated employees and the proposed Level Motors business does not have a retail/public-facing component to their business. Therefore, the proposed use is not likely to interfere with traffic and the surrounding road network.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: The subject property is within an existing building and thus would not result in the loss or damage of natural, scenic, or historic features. No new development is proposed for this site with the exception of the parking lot expansion on an existing turf area of the property. The engineering and proposed development plans of this parking area are subject to approval by the Metropolitan Water Reclamation District (MWRD) and must follow all FEMA regulations for properties inside floodplains.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: The proposed uses comply with all applicable requirements as stated in the Zoning Ordinance.

PZB Additions or Modifications (if necessary): _____

_____.

PZB Procedure and Recommended Conditions: Pursuant to Sections 12-3-4(E) and 12-3-7(E) of the Zoning Ordinance, the PZB may vote to *recommend* approval, approval with modifications, or disapproval of the conditional use. The City Council has final authority over both requests. However, should the PZB recommend approval of the conditional use, staff suggest the following conditions for the conditional use request.

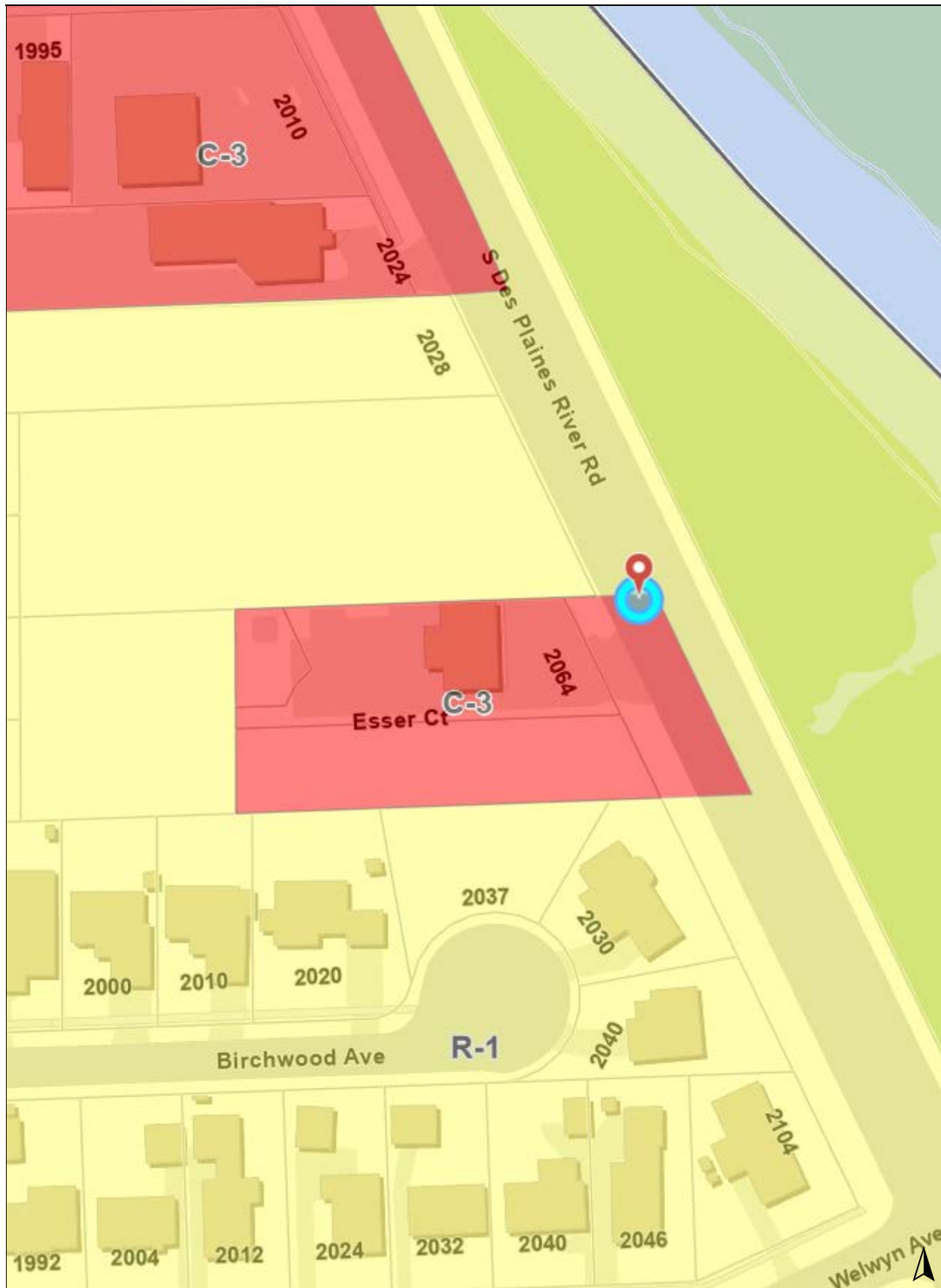
Conditions from the previously approved Ordinance Z-7-19 are included in the conditions below, with modifications, as well as several conditions added related to the proposed Level Motors use. Additions are **bold, double underline**. Deletions are ~~struck through~~.

Conditions of Approval:

1. The second story of the Subject Property shall only be used as a Commercially Zoned Assembly Use for the following activities:
 - a. Community services;
 - b. Recreational activities and social activities that comply with all applicable codes;
 - c. Charitable events; and
 - d. Office uses directly related to the Chicago Social Club (collectively, “*Activities*”).
2. The first story of the Subject Property shall only be used for uses approved for C-3 Zoning Districts and any new uses must not exceed the collective parking requirement of all uses.
3. Any expansion for any other proposed use or Activities shall require the Owner or Applicant to obtain an amendment to the Conditional Use Permit.
4. The Subject Property shall only be used for the Activities during the following times:
 - a. 6 pm to 9 pm for assembly uses;
 - b. 8 am to 5 pm for hours of the office use; and
 - c. Any other hours of operation that are approved by the Director of Community and Economic Development.
5. The Petitioner must add a minimum of 15 parking spaces to the Property to accommodate peak parking demand periods before a certificate of occupancy or business registration would be issued for either the social club or office use.
6. All non-accessory uses (trailers or other stored items) on the Subject Property must be removed within 90 days of the approval date of this Ordinance.
7. The Activities and the Subject Property must comply at all times with the maximum occupancy load prescribed by the Fire Protection Department.
8. All food service preparation for any participant in the Activities must come from a commercial grade kitchen.
9. No motor vehicles in the process of being sold may be located on the subject site in excess of twenty-four hours. No towing vehicles or car carriers may be parked on site or used to complete regular business practices of Level Motors.

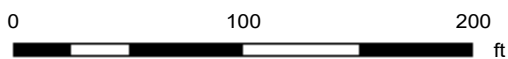
Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Project Narrative and Responses to Standards
- Attachment 4: Previous Ordinance Z-7-19 for Conditional Use
- Attachment 5: Parking Demand Study
- Attachment 6: Plat of Survey/Site Plan
- Attachment 7: Floor Plan
- Attachment 8: Parking Lot Expansion Plans



Legend

- Zoning and Development
- Zoning
- C-3: General Comm
 - R-1: Single Family Residential



Print Date: 10/14/2022

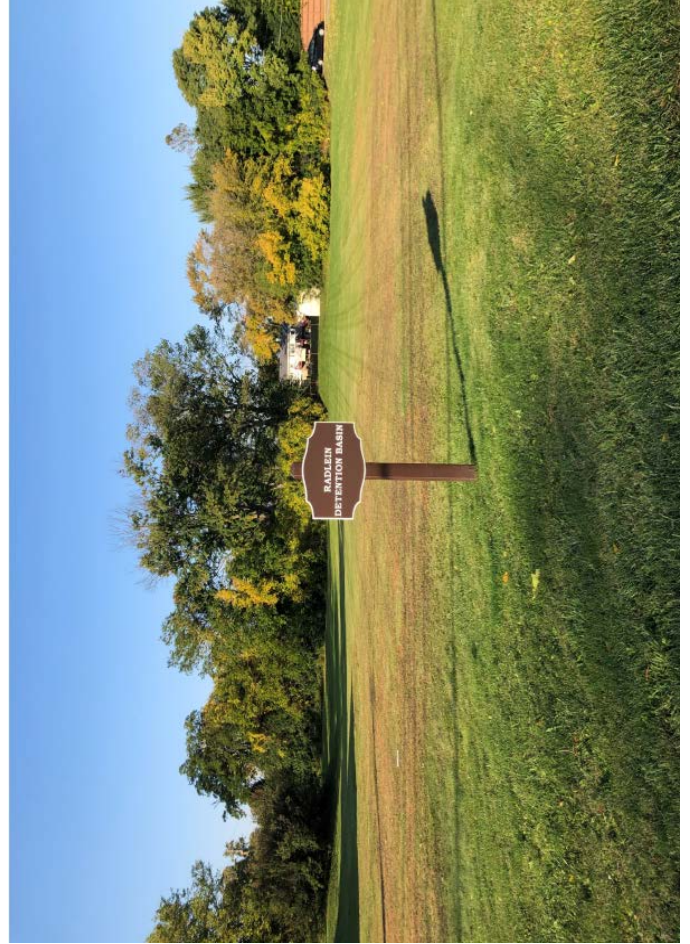
Notes

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



Attachment 2

2064 S. River Rd – Public Notice Sign



Detention basin to the north of subject site



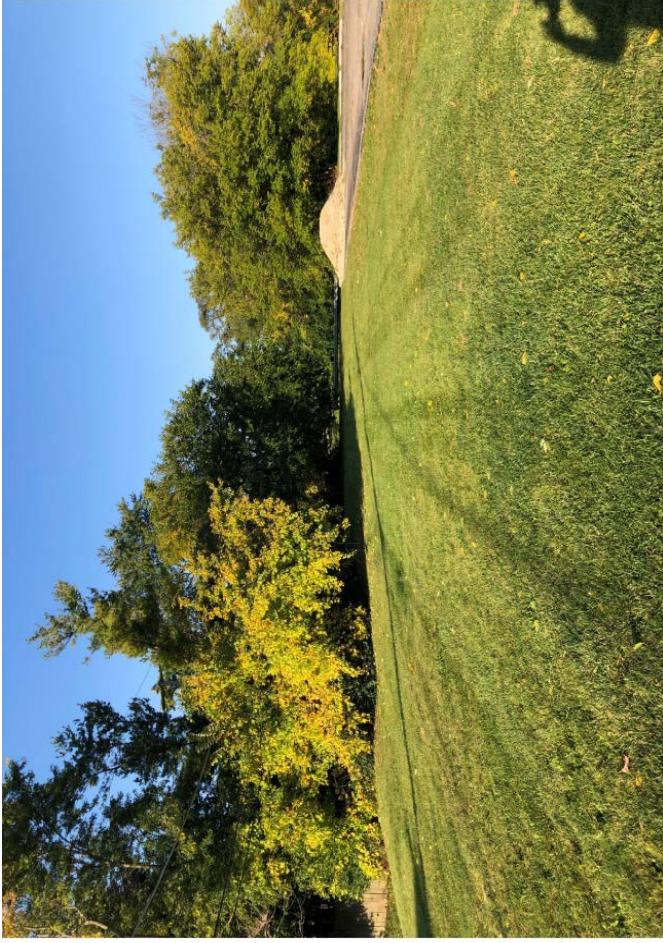
Two-story building on property to be occupied by the proposed uses



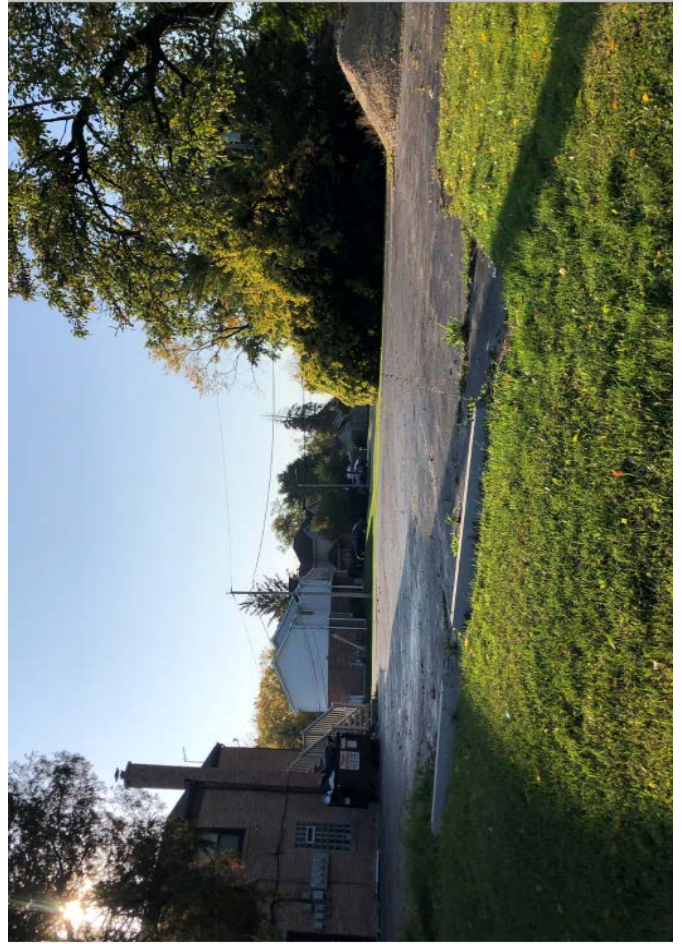
Existing parking lot, facing towards back of building



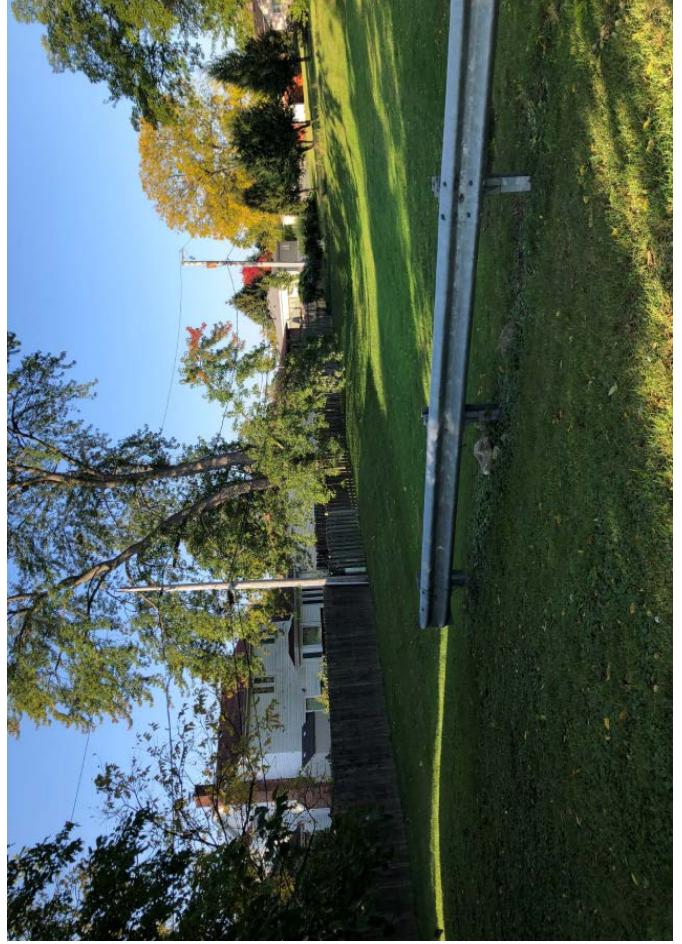
Area to the south of the site, proposed location of parking lot expansion



Area to the south of the site, proposed location of parking lot expansion



View of existing parking lot, photo facing residences to the south



View west of site, facing residences to the west



CHICAGO SOCIAL CLUB

A Non Profit Organization

Sep 19, 2022

To,
City of Des Plaines

I am writing this letter on behalf of Chicago Social Club, we are a non profit organization that was established in 2013. Much of the focus on the CSC is to raise money for worthy causes, recreational and social activities for its members. We raise funds for charity purposes by conducting few events like Seminars, Blood Drive, Medical Camps, Food drive, etc in and around chicago parks and auditorium.

We conduct meetings at the club once in a month, after covid our attendees for the meeting have drastically reduced to 15 to 20 members and the rest are attending virtually. We do not use the building daily, on a weekend there are hardly 5 -6 members who visit.

Therefore, our committee have decided to rent our first floor to Level Motors office use, so that we could use the rental income to pay the property taxes. I have attached the screenshot of the building map that will be used our members and the first floor that we intend to give it for rent on page2.

I appreciate your time to review our application and I am more than happy to provide any additional information you may need.

Sincerely,

Binu Kaithakathottiyil
President of Chicago Social Club

PRESIDENT

Binu Kaithakathottiyil
+1 773 544 1975

SECRETARY

Manoj Vanchiyil
+1 847 999 8070

VICE PRESIDENT

Byju Jose Parumal
+1 312 804 2958

JOINT SECRETARY

Sajan Melandasheri
+1 224 402 0172

TREASURER

Roy Mundakkan
+1 773 540 0100

PRO

Mathew Thattamattom
+1 773 317 3444



CHICAGO SOCIAL CLUB

A Non Profit Organization

Sep 19, 2022



OSTER DALE
ARCHITECTS
3717 North Ravenswood Suite 111
Chicago, Illinois 60613
773.327.1000 tel
773.327.1008 fax

PRESIDENT
Binu Kaithakathottiyil
+1 773 544 1975

SECRETARY
Manoj Vanchiyil
+1 847 999 8070

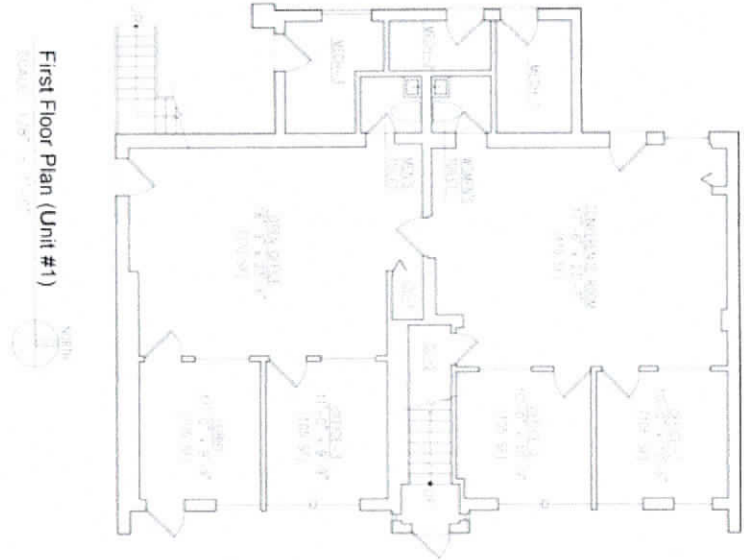
VICE PRESIDENT
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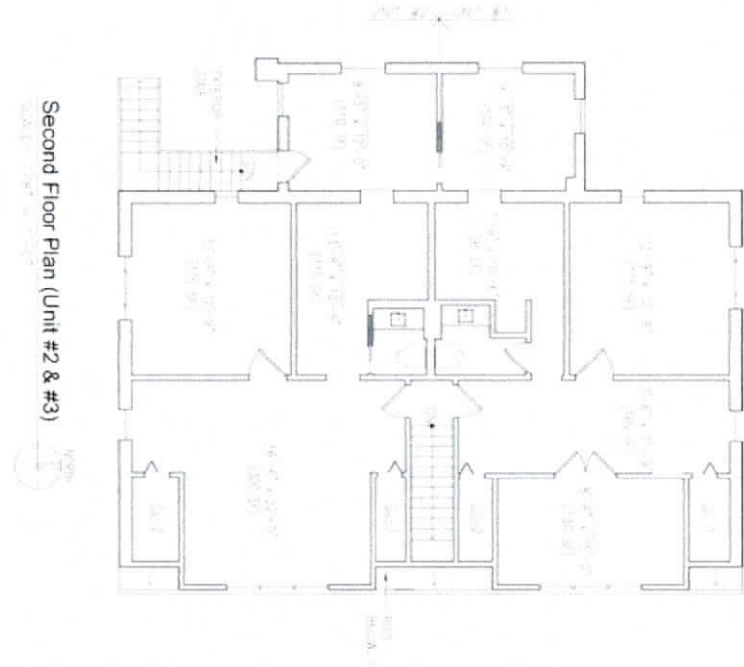
PRO
Mathew Thattamattom
+1 773 317 3444

First Floor Plan (Unit #1)



Proposed Rental

Second Floor Plan (Unit #2 & #3)



CSC OFFICE

Preliminary - Not for Construction

301 S
RIVER ROAD
DES PLAINES, ILLINOIS 60018
TEL: 708.441.1000
FAX: 708.441.1001

2064 S. River Road
Des Plaines, IL

Binu Kaithakathottiyil
President of Chicago Social Club

PETITIONER RESPONSE TO STANDARDS

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

Comment: Commercially Zoned Assembly Use is a Conditional Use, as specified in Section 12-7-3(K) of the 1998 City of Des Plaines Zoning Ordinance, as amended, for properties in the C-3 General Commercial District.

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

Comment: The proposed use of the site is for offices and assembly use. The Future Land Use Map found in the Comprehensive Plan designates this site as Commercial. The first story will be offices rented to other businesses (non-Chicago Social Club) that are permitted within the C-3 zoning district. This second story of this building will contain recreational activities and meetings of the club. The types of activities and hours are identified in Finding G (see below).

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

Comment: The petitioner proposes to maintain the exterior of the building as-is. Additionally, no expansion of the building is being proposed at this time. The parking lot is proposed to be expanded, awaiting final permitting. As such, the proposed Conditional Use will be harmonious and appropriate in appearance as no changes are being proposed.

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

Comment: The petitioner proposes to reactivate the building for a variety of uses including offices, recreational activities and other related aspects as identified in the application. The assembly use activities are spread throughout the week which will not be hazardous or disturb the existing neighbors.

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

Comment: The existing office building has been adequately served by essential public facilities and services. The proposed use will also be adequately served by essential public facilities and services.

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

Comment: The proposed uses will not create excessive additional requirements at the public expense or be detrimental to the economic well-being of the community. A condition was added to the previous conditional use permit to requiring parking lot expansion, which is currently being processed and awaiting permits from MWRD to receive City approval.

PETITIONER RESPONSE TO STANDARDS

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

Comment: The proposed Commercially Zoned Assembly Use will have activities dispersed throughout the month, with most activities occurring during non-peak rush hours in the second story of the building. The first story will be rented to businesses unrelated to the Chicago Social Club but limited to the uses permitted within the C-3 district. The revenue from the rentals is necessary for the long-term operation of the Chicago Social Club in this location.

The business that is proposed to fill a portion of the first story is Level Motors. Level Motors is an online motor vehicle retailer that is classified as an office space in the Des Plaines Zoning Ordinance, because the business does not sell or display and vehicles on site. Vehicles are sold through their online portal rather than on site and the activities located at 2064 S River Rd will consist of office uses rather than display and sale.

Below outlines business hours for the Chicago Social Club and Level Motors, the proposed office tenant of the first floor:

Chicago Social Club	
Assembly Use	Proposed Hours of Operation: 6pm to 9pm once a month Types of Activities: Club meetings Maximum number of people: 15-20 people (participants are able to attend either virtually or in person)
Level Motors (Proposed Tenant in ½ of First Floor)	
Office Use	Proposed Hours of Operation: 8 am - 5 pm M-F, 9 am -2 pm Saturday Types of Activities: Office use Employees: 5, varying days in the office/work from home. Parking: Parking demand will be 3-4 spaces for employees, meeting the zoning requirements for office spaces of this size. Occasional parking of vehicles (less than 24 hours) on site, awaiting pickup and delivery to other locations.
Vacant Office Area (1/2 of First Floor)	
Office use or other uses allowed by C-3 Zoning	Proposed Hours of Operation: TBD Types of Activities: TBD, likely office use Employees: TBD Parking: Parking demand will meet zoning code requirements, to be confirmed by the property owner and the Community and Economic Development department prior to approval of business license for any other business to operate in this location.

As such, it is determined that there will not be any detriment to the public or to adjoining properties.

PETITIONER RESPONSE TO STANDARDS

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

Comment: The proposed Commercially Zoned Assembly Use will not create an interference with traffic on surrounding public thoroughfares. According to a Parking Evaluation conducted by K.L.O.A in 2019, the traffic will be dispersed throughout the week and most of the traffic generated will occur during non-rush hours. Since the 2019 traffic study, the club has modified their meetings to include virtual meetings. The club intends to provide both virtual and in person meeting options for their monthly meetings and events, and are not anticipated to require as much traffic as 2019. The original Conditional Use Permit in 2019 stipulated that the property owner needed to expand the parking lot to provide at minimum 30 parking spaces to accommodate their proposed assembly use. However, the petitioner anticipates a total number of visitors to be 15-20 in person and any additional club members will attend virtually. With proposed parking lot expansion, the assembly use and any proposed other businesses will have sufficient parking demand for their uses on the property. Therefore, the proposed use will not interfere with traffic and the surrounding road network.

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

Comment: The proposed Commercially Zoned Assembly Use and proposed uses of other businesses in the first floor will not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The building and site were already developed and the petitioner is not proposing any exterior changes or building expansions. A permit is currently being processed by the City of Des Plaines and the Metropolitan Water Reclamation District to expand the parking lot, a condition from the previous conditional use permit to accommodate the assembly use. Any building expansion will result in a new Conditional Use Application and require another public hearing.

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

Comment: The proposed Commercially Zoned Assembly Use meets all other requirements of the Zoning Ordinance for the C-3 General Commercial District. No variations or additional actions are requested beyond the Conditional Use Permit.

CITY OF DES PLAINES

ORDINANCE Z - 7 - 19

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPERATE A COMMERCIAL ZONED ASSEMBLY USE IN THE C-3 ZONING DISTRICT AT 2064 S. RIVER ROAD, DES PLAINES, ILLINOIS. (Case # 19-007-CU).

WHEREAS, the Chicago Social Club ("**Petitioner**") is the lessee of the property commonly known as 2064 S. River Road, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("**C-3 District**") and is currently improved with a two-story commercial building ("**Building**"); and

WHEREAS, Petitioner desires to operate Commercial Zoned Assembly Use within the Building on the Subject Property; and

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

WHEREAS, Peter Mathew Kulangara, on behalf of Petitioner, submitted an application to the City of Des Plaines Department of Community and Economic Development ("**Department**") for a conditional use permit to allow the operation of a Commercially Zoned Assembly Use on the Subject Property ("**Conditional Use Permit**") in accordance with Sections 12-7-3.F.3 and 12-7-3.K of the Zoning Ordinance; and

WHEREAS, the Subject Property is owned by Anthony Raimondo ("**Owner**"), who has consented to the Petitioner's application; and

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

WHEREAS, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on March 26, 2019 pursuant to notice published in the *Des Plaines Journal* on March 6, 2019; and

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

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

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on March 27, 2019, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 5-1, to approve the Petitioner's application for the Conditional Use Permit, subject to certain terms and conditions; and

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

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated March 27, 2019, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioners' application in accordance with the provisions of this Ordinance;

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

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

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

PARCEL 1: THAT PART OF LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW, BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST ½ OF THE SOUTHWEST ¼ AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 195.25 FEET TO THE WESTERLY LINE OF DES PLAINES AVENUE AS WIDENED; THENCE SOUTH 23 DEGREES 46 MINUTES 30 SECONDS EAST ALONG THE WESTERLY LINE OF SAID DES PLAINES AVENUE A DISTANCE OF 55.96 FEET TO THE NORTHERLY LINE OF ESSER COURT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID ESSER COURT A

DISTANCE OF 217.81 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW, BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST ½ OF THE SOUTHWEST ¼ AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 AND THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 252.21 FEET TO THE WESTERLY LINE OF DES PLAINES AVENUE AS WIDENED, THENCE NORTH 23 DEGREES 46 MINUTES 30 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DES PLAINES AVENUE, A DISTANCE OF 47.95 FEET TO THE SOUTHERLY LINE OF ESSER COURT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID ESSER COURT A DISTANCE OF 232.88 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 43.88 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF HERETOFORE DEDICATED ESSER COURT, NOW VACATED PER DOCUMENTS RECORDED AS NUMBERS 98110957 AND 0731303100, IN LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW, BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST ½ OF THE SOUTHWEST ¼ AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PINS: 09-28-302-024 09-28-302-025

Commonly known as 2064 S. River Road, Des Plaines, Illinois.

SECTION 3. CONDITIONAL USE PERMIT. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner a Conditional Use Permit to allow the operation of a Commercial Zoned Assembly Use on the Subject Property. The Conditional Use Permit granted by this

Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

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

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

B. Compliance with Plans. Except for minor changes and site work approved by the City Director of Community and Economic Development or Director of Public Works and Engineering (for matters within their respective permitting authorities) in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans provided by Petitioner:

1. That certain "Project Narrative" prepared by Petitioner, consisting of five sheets, and dated January 30, 2019, attached to and, by this reference, made a part of this Ordinance as **Exhibit A**; and
2. That certain "Plat of Survey" prepared by EZ Surveying, Inc., consisting of one page, and dated February 13, 2019, attached to and, by this reference, made a part of this Ordinance as **Exhibit B**; and
3. That certain "Floor Plan" prepared by Foster Dale Architects, consisting of one sheet, attached to and, by this reference, made a part of this Ordinance as **Exhibit C**.

C. Additional Conditions. The development, use, and maintenance of the Subject Property shall be subject to and contingent upon the following additional conditions:

1. The Subject Property shall only be used as a Commercially Zoned Assembly Use for the following activities:
 - a. Community services;
 - b. Recreational activities and social activities that comply with all applicable codes;
 - c. Charitable events; and
 - d. Office uses directly related to the Chicago Social Club (collectively, “*Activities*”).
2. Any expansion for any other proposed use or Activities shall require the Owner or Applicant to obtain an amendment to the Conditional Use Permit.
3. The Subject Property shall only be used for the Activities during the following times:
 - a. 4 pm to 9 pm daily;
 - b. 8 am to 5 pm for office hours; and
 - c. Any other hours of operation that are approved by the Director of Community and Economic Development.
4. The Petitioner must add a minimum of 15 parking spaces to the Property to accommodate peak parking demand periods within two years of the approval date of this Ordinance.
5. All non-accessory uses (trailers or other stored items) on the Subject Property must be removed within 90 days of the approval date of this Ordinance.
6. The Activities and the Subject Property must comply at all times with the maximum occupancy load prescribed by the Fire Protection Department.
7. All food service preparation for any participant in the Activities must come from a commercial grade kitchen.

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

SECTION 6. NONCOMPLIANCE.

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

B. In the event that the Petitioner or Owner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 4.7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation of the Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner and Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agree not to challenge any such revocation on the grounds of any procedural

infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 4.7 of the Zoning Ordinance is provided to the Petitioner and the Owner.

SECTION 7. EFFECTIVE DATE.

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

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;
3. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's and Owner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit D**; and
4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

B. In the event that the Petitioner and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

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

[SIGNATURE PAGE FOLLOWS]

PASSED this 20th day of May, 2019.

APPROVED this 20th day of May, 2019.

VOTE: AYES 8 NAYS 0 ABSENT 0


MAYOR


ATTEST:

Laura Faust
DEPUTY CITY CLERK

Published in pamphlet form this
21st day of May, 2019.

Laura Faust
DEPUTY CITY CLERK

Approved as to form:


Peter M. Friedman, General Counsel

I, Peter Mathew Kulangara, being the owner or other party in interest of the property legally described within this Ordinance, having read a copy of the Ordinance, do hereby accept, concur and agree to develop and use the Subject Property in accordance with the terms of this Ordinance.

Dated: 10/20/2020

Peter Mathew
(Signature)

DP-Ordinance Approving a Conditional Use Permit (CUP) at 2064 S River Rd for Commercially Zoned Assembly Use

CITY OF DES PLAINES

ORDINANCE NO. Z-7-19

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPERATE A
COMMERCIAL ZONED ASSEMBLY USE IN THE C-3 ZONING DISTRICT AT
2064 S RIVER ROAD, DES PLAINES, ILLINOIS (CASE #19-007-CU)

ADOPTED ON MAY 20, 2019
BY THE CITY COUNCIL
OF THE
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines,
Cook County, Illinois, on this 21st day of May, 2019.

CHICAGO SOCIAL CLUB

**9660 Golf Rd
Des Plaines, IL 60016
Email: csc9660@gmail.com
chicagosocialclub.org**

TABLE OF CONTENTS

Cover Letter
Development Application
Trustee's Deed
Traffic Study
Traffic Study Letter of Support
Plat of Survey
Land Title Survey
Building plans

CHICAGO SOCIAL CLUB

9660 Golf Rd
Des Plaines, IL 60016
Email: csc9660@gmail.com
chicagosocialclub.org

Date: 01/30/2019

To City of Des Plaines

I am writing this letter on behalf of CHICAGO SOCIAL CLUB in regard to the conditional occupancy permit for the property located at 2064 River Road Des Plaines, IL 60018.

We have entered into a contract to purchase the building, subject to the approval of the conditional occupancy use permit, based on the foregoing.

Chicago Social Club is an Organization that was established in 2013. Much of the focus of the Social Club is to raise money for worthy causes and recreational and social activities for its members. We raise funds for charity purposes. We have about 40 members locally and 10 members abroad, and all the costs are paid by members itself.

Regarding the intent of this building, we would only conduct meetings on the premises and operate an office that would be open and active daily from 4pm-9pm. We do not expect more than 30 people to be in the building once a month. That expectation would be during our monthly meetings among its members. Our organization also conducts charitable gatherings and the following are few proposed ideas, which would be held at different locations other than this building.

1. 1. Education Seminars for the youth
2. 2. Blood Drive
3. 3. Medical Camps
4. 4. Food Drive

Again, the subject building would only be used for monthly meetings for its members and daily office usage – not for the above-referenced proposed ideas. Further, while the club would have plans to expand the parking lot, subject to permit approval by the City of Des Plaines, at this time, the main source of transportation by Club members would be through carpooling and transportation methods, such as Uber and Lyft.

We truly appreciate you taking the time to review our application and would be happy to provide any additional information you may need.

Sincerely,

Peter Mathew
President, Chicago Social Club

PRESIDENT
Peter Mathew
(847) 609-4473
kulangara7@aol.com

VICE PRESIDENT
Jibby Thomas
(847) 201-2310

SECRETARY
Rony Thomas
(847) 757-4632

JOINT SECRETARY
Saji Thomas
(847) 922-3335

TREASURER
Sunny Idiyailil
(847) 338-6872

To,
City of Des Plaines
1402 miner St.
Des Plaines

Subject: Proposal for traffic study at 2064 S River Rd., Des Plaines

To whom it may concern,

We are writing this letter on behalf of CHICAGO SOCIAL CLUB (CSC) in regards to the proposed subject property located at 2064 S River Rd., Des Plaines, IL. As per the city requirements, we have conducted a traffic study for the proposed location and the report is attached with this letter. The traffic study was conducted on January 4th, 2019 at the current location of CSC. The report indicated that we require 22 parking spaces in the lot based on the study. At the proposed location there is only 15 parking space currently available. However, the proposed location have an option to increase the parking spaces in the near future. CSC conduct a general body meeting once in every month, and the maximum members attend the meeting will be around 25 to 30 members approximately. During this monthly meeting, if we require additional parking more than 15, we will be using the property located at 1800 E. Oakton St., Des Plaines, IL which is two blocks away from the proposed property and will be carpooling for the meeting. Therefore please consider this letter as a request to the city council for the approval of subject property for the CHICAGO SOCIAL CLUB. Please let us know if you have any questions or concerns regarding this letter.

Sincerely



Peter Mathew Kulangara

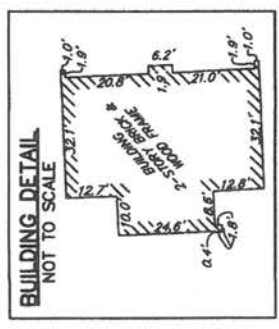
{President CHICAGO SOCIAL CLUB}

847-951-4476

PLAT OF SURVEY

SHEET 1 OF 1

PARCEL DETAILS
 ADDRESS: 2054 & 2064 S. RIVER RD.,
 DES PLAINES, IL 60018
 PIN NO.: 09-28-302-024-0000 &
 09-28-302-025-0000



SURVEYOR'S NOTES

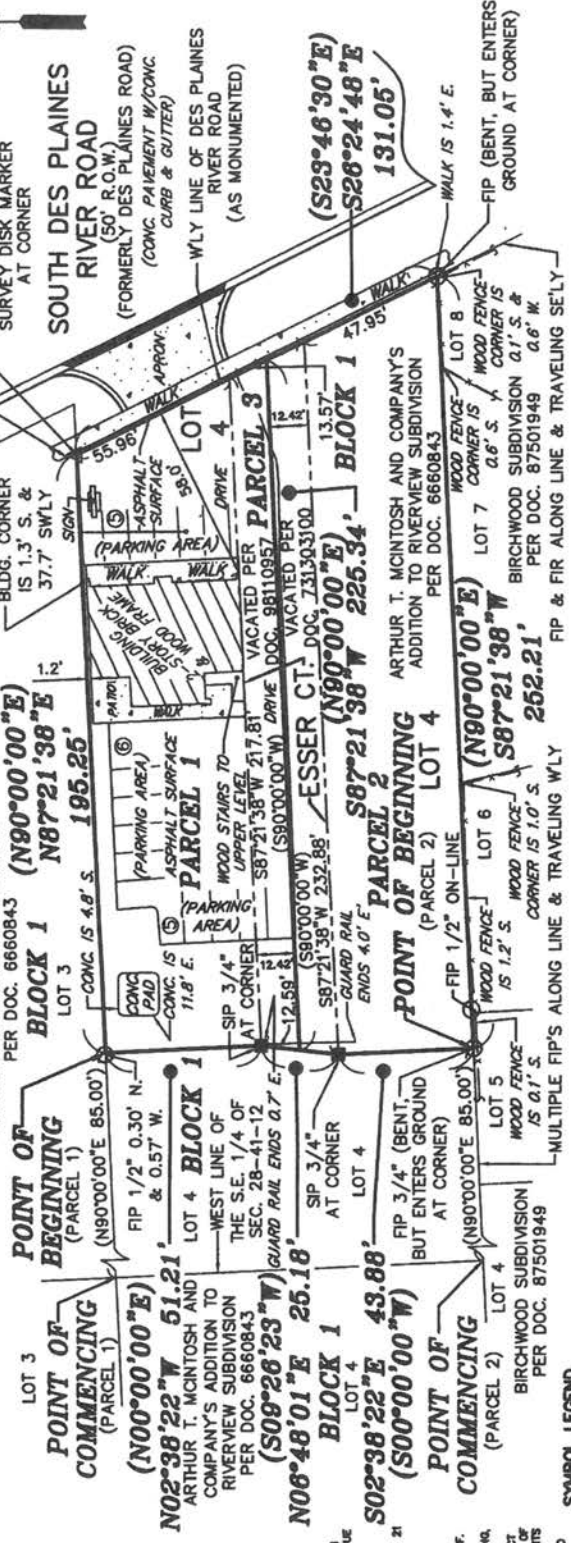
- FIELD WORK COMPLETED ON 02/11/2019.
- PLEASE NOTE THE SURVEY WAS DONE WITH ANGLE SHOW ON THE GROUND (APPROX. 87). ALL PLANNIMETRICS AND DRAWING DATA IS REPRESENTED TO THE BEST OF THE SURVEYOR'S ABILITY FOR EXISTING CONDITIONS. ITEMS MAY POSSIBLY BE MISSING OR MISREPRESENTED DUE TO SHOW COVER.
- BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF DESIGNATED PARCEL 2 BEING SOUTH 87 DEGREES 21 MINUTES 38 SECONDS WEST.
- NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. A FINAL TITLE COMMITMENT WAS NOT FURNISHED TO EZ SURVEYING, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY APPLY TO THE SUBJECT LOT. THE EASEMENTS SHOWN HEREIN ARE PROVIDED FROM THE USE OF THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINES AND EASEMENTS COMPLIANT WITH THE ILLINOIS SURVEYING ACT AND ANY APPLICABLE ORDINANCES, REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH THE ORIGINAL DESCRIPTION OF THE PLAT. ALSO COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.
- THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.
 COUNTY OF WINNEBAGO)
 I, ERIC ZINGRE, JR., AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DATED THIS 11TH DAY OF FEBRUARY, A.D., 2019.



- LINE LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
 - FENCE LINE
 - VACATED ROADWAY



SYMBOL LEGEND

- SET IRON PIPE
- FOUND IRON PIPE
- FOUND IRON ROD
- RECORD CALL
- SET IRON PIPE
- FOUND IRON PIPE
- DEPRESSED CURB
- FOUND ALUMINUM DISK
- CONC.
- CONCRETE
- BUILDING
- NUMBER OF PARKING STALLS

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE WEST LINE OF SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 48 FEET TO THE WESTERLY LINE OF DES PLAINES AVENUE AS WIDENED; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID DES PLAINES AVENUE A DISTANCE OF 56.98 FEET TO THE NORTHERLY LINE OF ESSER COURT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID ESSER COURT A DISTANCE OF 217.81 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 51.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 AND THE WEST LINE OF SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 48 FEET TO THE WESTERLY LINE OF DES PLAINES AVENUE AS WIDENED; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DES PLAINES AVENUE A DISTANCE OF 47.95 FEET TO THE SOUTHERLY LINE OF ESSER COURT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID ESSER COURT A DISTANCE OF 232.88 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 43.88 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

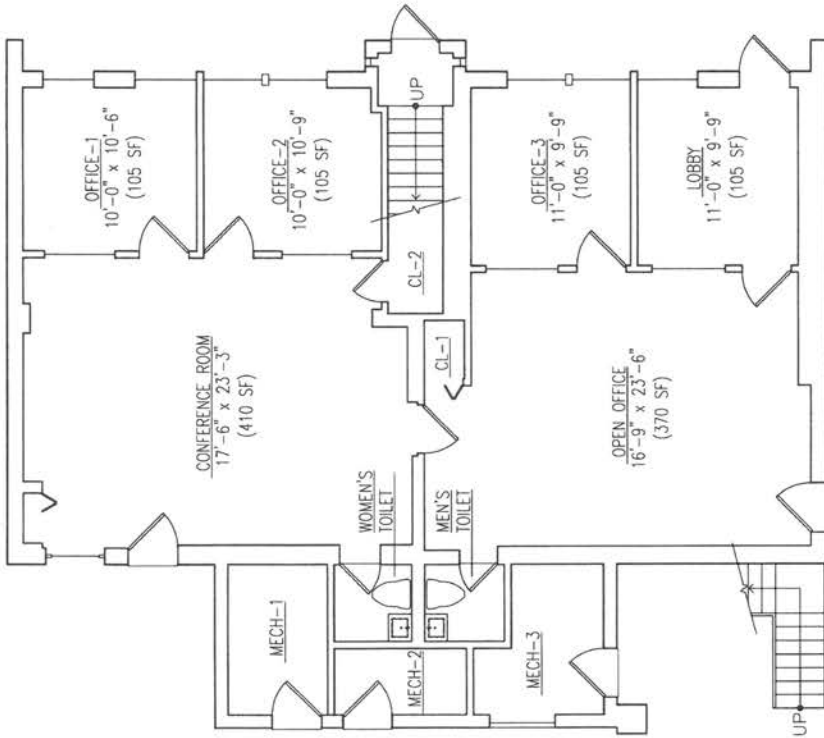
PARCEL 3: ALL OF HERETOFORE DEDICATED ESSER COURT, NOW VACATED PER DOCUMENTS RECORDED AS NUMBERS 9810857 AND 073103100, IN LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW, BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARKING SUMMARY

STANDARD PARKING STALLS IS 16 STALLS AND NO VISIBLE DESIGNATED HANDICAP PARKING STALLS
AREA SUMMARY
 COMBINED MEASURED PARCEL (1, 2, & 3) AREA IS 26,817 SQ. FT. = 0.616 ACRES MORE OR LESS
PREPARED FOR
 SAMUEL BELL
 7749 N. MILWAUKEE AVE.,
 NILES, IL 60714

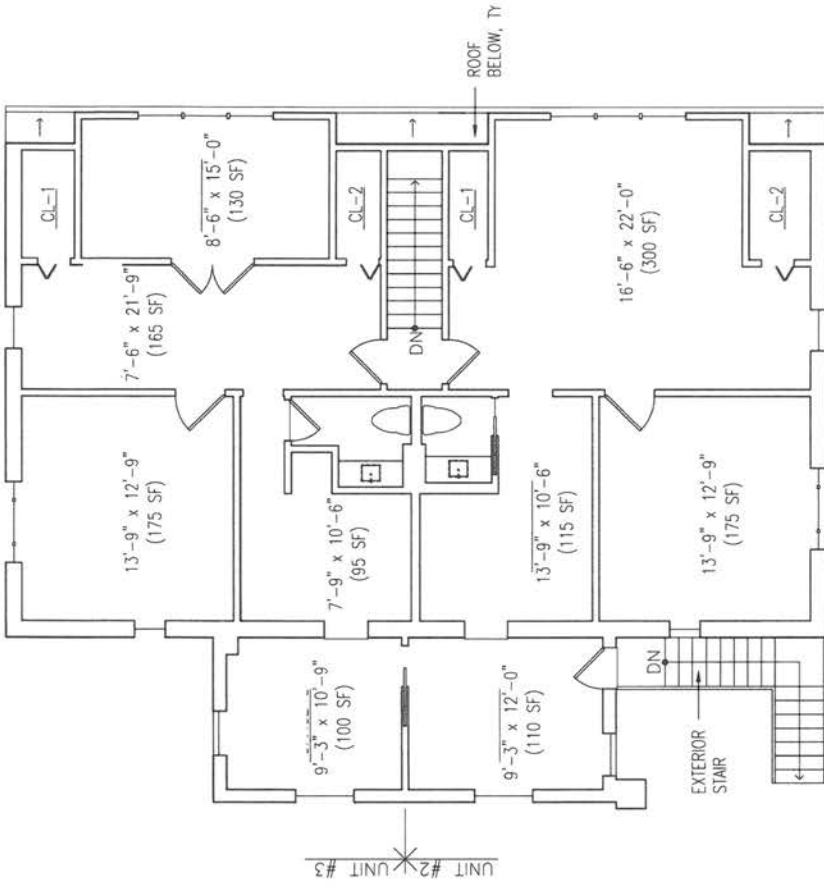
DRAWN BY		DATE	
BZ	2/19/19	BZ SURVEYING, INC.	ROCKFORD, IL 61072
PROJECT NO.		(815) 619-7319	
2019014		MAIL: EZSURVEYING.COM	
SCALE		SHEET	
1" = 40'		1 OF 1	

SURVEY



First Floor Plan (Unit #1)

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



Second Floor Plan (Unit #2 & #3)

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

NOTE:
ROOM DIMENSIONS ARE ROUNDED UP TO
THE NEAREST 3 INCHES AND AREAS ARE
ROUNDED UP TO THE NEAREST 5 SF.



**FOSTER DALE
ARCHITECTS**

3717 North Ravenswood Suite 111
Chicago, Illinois 60613
773.327.1000 tel
773.327.1008 fax

Preliminary - Not for Construction

2064 S. River Road
Des Plaines, IL

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, the Chicago Social Club ("*Petitioner*") is the record owner of that certain property commonly known as 2064 S. River Road, Des Plaines, Illinois ("*Subject Property*") and has applied to the City of Des Plaines for a conditional use permit to allow for the operation of a Commercially Zoned Assembly Use ("*Conditional Use Permit*") on the Subject Property pursuant to Section 12-7-3.F.3 and 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended ("*Zoning Ordinance*"); and

WHEREAS, Ordinance No. Z-7-19 adopted by the City Council of the City of Des Plaines on May 20, 2019 ("*Ordinance*"), grants approval of the Conditional Use Permit, subject to certain conditions; and

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

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

1. Petitioner hereby unconditionally agrees to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-7-19, adopted by the City Council on May 20, 2019.
2. Petitioner acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner against damage or injury of any kind and at any time.
3. Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.
4. Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may,

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

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

SUBSCRIBED and SWORN to
before me this 25th day of
November, 2020.

CHICAGO SOCIAL CLUB

Laura K Fast
Notary Public



Libby Thomas, Vice President



MEMORANDUM TO: Peter Mathew Kulangara
Chicago Social Club

FROM: Michael A. Werthmann, PE, PTOE

DATE: January 24, 2019

SUBJECT: Parking Evaluation
Chicago Social Club Offices
Des Plaines, Illinois

This memorandum summarizes the results of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a Chicago Social Club office to be located in Des Plaines, Illinois. As proposed, the Chicago Social Club office will occupy the existing one-story commercial building located on the west side of River Road just south of Howard Avenue at 2064 River Road. The existing commercial building currently has a total of 15 parking spaces. According to Chicago Social Club officials, several employees will work at the office on weekdays. In addition, social club evening meetings will be held at the office one to two times a month with an attendance of approximately 30 members. The purpose of this evaluation was to estimate the peak parking demand during the social club's evening meetings and to determine if sufficient parking is available to accommodate the peak parking demand.

The parking demand during evening meetings was estimated based on parking surveys performed at the existing Chicago Social Club office located at 9660 Golf Road in Des Plaines, Illinois, which is located above the existing Mobil gas station. The parking surveys were conducted every half hour from 7:00 P.M. to 9:30 P.M. on Friday, January 4, 2019. According to Chicago Social Club officials, a total of 32 members attended the Friday meeting. **Table 1** shows the results of the parking surveys.

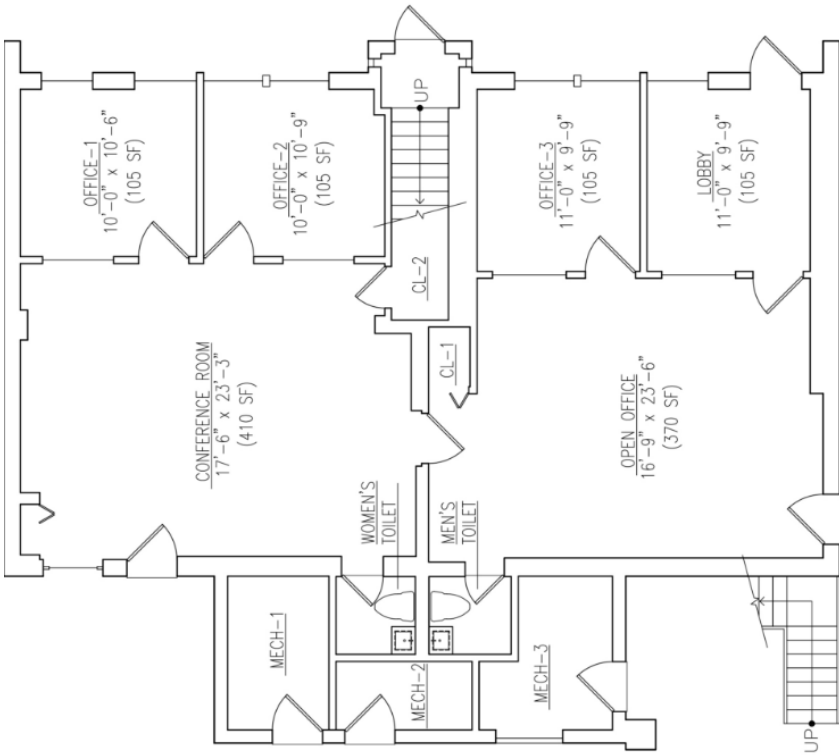
Table 1
 CHICAGO SOCIAL CLUB PARKING SURVEYS
 FRIDAY, JANUARY 4, 2019

Time	Parked Vehicles
7:00 P.M.	10
7:30 P.M.	14
8:00 P.M.	18
8:30 P.M.	22
9:00 P.M.	20
9:30 P.M.	15

According to social club officials, a total of 32 members attended the Friday meeting.

The results of the parking surveys show that the evening meeting had a peak parking demand of approximately 22 vehicles. Assuming an attendance of 30 members, the evening meetings are projected to have a peak parking demand exceeding 20 vehicles. As such, the 15 parking spaces currently provided at the commercial building will not be adequate to accommodate the peak parking during the evening meetings. The following summarizes potential measures and/or improvements that could be implemented to either reduce the parking demand and/or increase the parking supply:

- Reduce the parking demand by lowering the attendance at the evening meetings, have more members carpool, and/or have more members use ride hailing services.
- Increase the parking supply by expanding the parking lot serving the existing commercial building.
- Increase the parking supply by securing additional parking at off-site locations and shuttle members to and from the evening meetings.



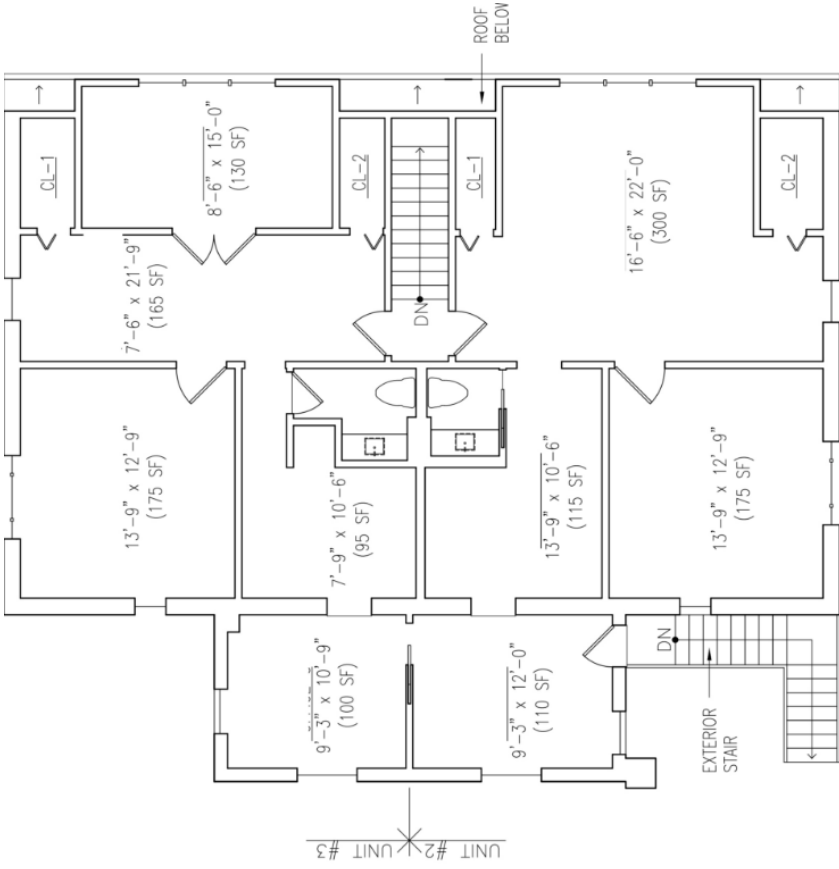
FIRST FLOOR TO BE USED FOR RENTAL OF OFFICE AND OTHER USES PERMITTED IN C-3, UNRELATED TO CHICAGO SOCIAL CLUB

First Floor Plan (Unit #1)

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

3717 North Ravenswood Suite 111
 Chicago, Illinois 60613
 773.327.1000 tel
 773.327.1008 fax

Preliminary - Not for Construction



SECOND FLOOR TO BE USED FOR CHICAGO SOCIAL CLUB USES (EVENTS AND OFFICE USE)

Second Floor Plan (Unit #2 & #3)

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

NOTE:
 ROOM DIMENSIONS ARE ROUNDED UP TO THE NEAREST 3 INCHES AND AREAS ARE ROUNDED UP TO THE NEAREST 5 SF

2064 S. River Road
 Des Plaines, IL

AWAITING ENGINEERING, BUILDING AND MWRD APPROVAL

PARKING LOT EXPANSION FOR EXISTING COMMERCIAL BUILDING

2064 S. RIVER ROAD, DES PLAINES, COOK COUNTY, IL

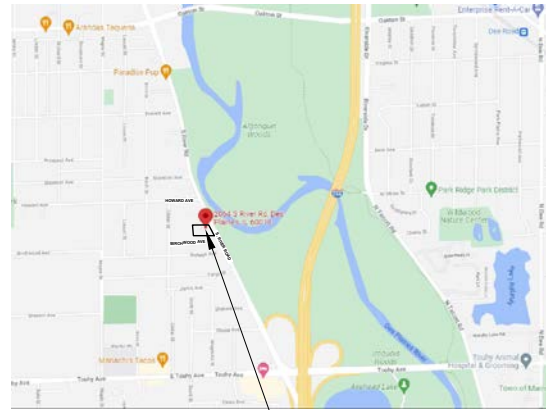
SECTION: 21
TOWNSHIP: 41N
RANGE: 12E

PIN:
09-28-302-024-0000
09-28-302-025-0000

BENCHMARK INFO

SITE BENCHMARK IS CUT IN THE TOP OF CONCRETE CURB LOCATED AT THE NORTH SIDE OF THE CONCRETE APRON FOR THE ENTRANCE TO THE PROPERTY, ELEV. 630.61' (NAVD 88).

SITE LOCATION MAP



SITE

AERIAL MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY & DEMOLITION PLAN
3. EROSION CONTROL AND SEDIMENTATION CONTROL PLAN
- 4.1 PROPOSED GRADING, DRAINAGE, & UTILITY PLAN
- 4.2 COMPENSATORY STORAGE CROSS-SECTIONS & CALCULATIONS
5. GEOMETRIC PLAN
6. CONSTRUCTION NOTES & DETAILS

PROJECT NARRATIVE

GENERAL: THE EXISTING ASPHALT LOT ADJACENT TO THE BUILDING IS TO BE EXTENDED TO THE SOUTH.

AREA SUMMARY:
TOTAL AREA OF SITE: 0.616 ACRES
DISTURBED AREA OF SITE: 0.135 ACRES

SPECIAL PROTECTION AREAS: FLOODPLAIN ON SITE; WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A COMBINED SEWER AREA.

DETENTION/VOLUME CONTROL FACILITY: VOLUME CONTROL IS REQUIRED FOR THE DISTURBED AREA OF THE DEVELOPMENT BECAUSE IT IS WITHIN 100' OF FLOODPLAIN. NO DETENTION IS REQUIRED.

SANITARY SEWERS: NO CHANGE TO ANY EXISTING SANITARY SEWERS.

GROUNDWATER ELEVATION: N/A

I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE SUBJECT PROPERTY, THE SURROUNDING PROPERTIES OR THE PUBLIC RIGHT-OF-WAY WITH RESPECT TO STORMWATER DRAINAGE, AND THAT A SAFE OVERFLOW ROUTE HAS BEEN ESTABLISHED.



Ashjit Veer
ENGINEER

04-13-2022
DATE

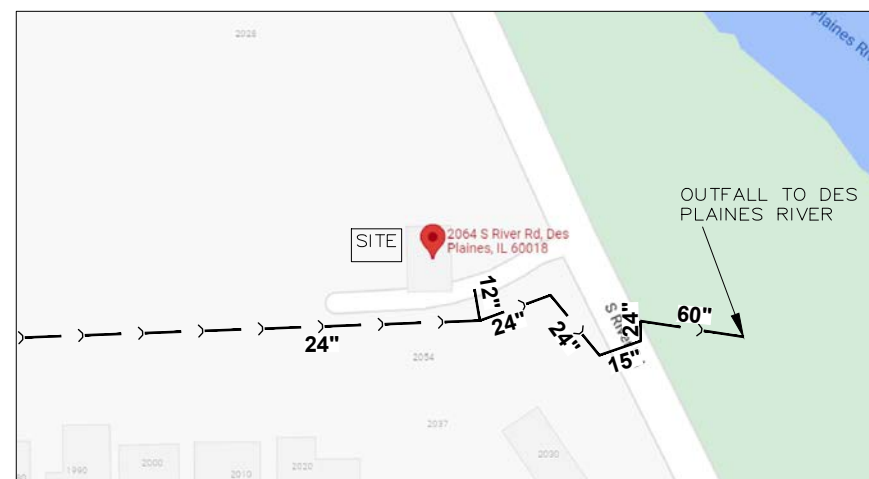
CO-PERMITTEE'S AFFIDAVIT

THE STORM MANAGEMENT FEATURES CONTAINED IN THESE DESIGN DRAWINGS HAVE BEEN EXPLAINED TO ME BY THE PROJECT ENGINEER. I UNDERSTAND THESE REQUIREMENTS AND INTEND TO COMPLY WITH THE WMO.

CO-PERMITTEE

DATE

STORM SEWER ROUTE MAP



NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

	EXISTING	PROPOSED
Property Line	---	---
Sanitary Sewer Line	--->---	--->---
Water Line	---v---	---v---
Storm Sewer Line	--->---	--->---
Storm Manhole	○	●
Sanitary Manhole	○	●
Combined Sewer	--->---	--->---
Combined Manhole	○	●
Catch Basin	○	●
Inlet	○	○
Water Valve Vault	○	○
Water Valve	○	○
Grade	---	---
Drainage Divide	---	---
Curb & Gutter	---	---
Cleanout	○	○
Downspout (Roof Drains)	○	○
Water B. Box	○	○
Tree Protection Fence	---	---
Construction Fence	---	---
Inlet Filter Basket	○	○
Traffic Direction Pavement Marking	---	---
Fire Hydrant	○	○
Top of Curb	T/C XXXX'XX	T/C XXXX'XX
Bottom of Curb	B/C XXXX'XX	B/C XXXX'XX
Top of Curb	T/C XXXX'XX	T/C XXXX'XX
Bottom of Gutter	B/G XXXX'XX	B/G XXXX'XX
Walk	W XXXX'XX	W XXXX'XX
Bottom of Walk	B/W XXXX'XX	B/W XXXX'XX
Depressed Curb	D/C XXXX'XX	D/C XXXX'XX
Bottom of Gutter	B/G XXXX'XX	B/G XXXX'XX
Mountable Curb	M/C XXXX'XX	M/C XXXX'XX
Bottom of Gutter	B/C XXXX'XX	B/C XXXX'XX

DATE	04-13-2022
REVISIONS	
ISSUE	1 PRELIMINARY DRAWINGS
PROJECT STAFF	ENGINEER: ASHJIT VEER ENGINEER: [Blank] TECHNICIAN: [Blank]
PROJECT NUMBER:	21252
START DATE:	SEP. 13, 2021
GRAPHIC SCALE	0 NTS
SCALE:	NTS
SHEET NUMBER	1 OF 6

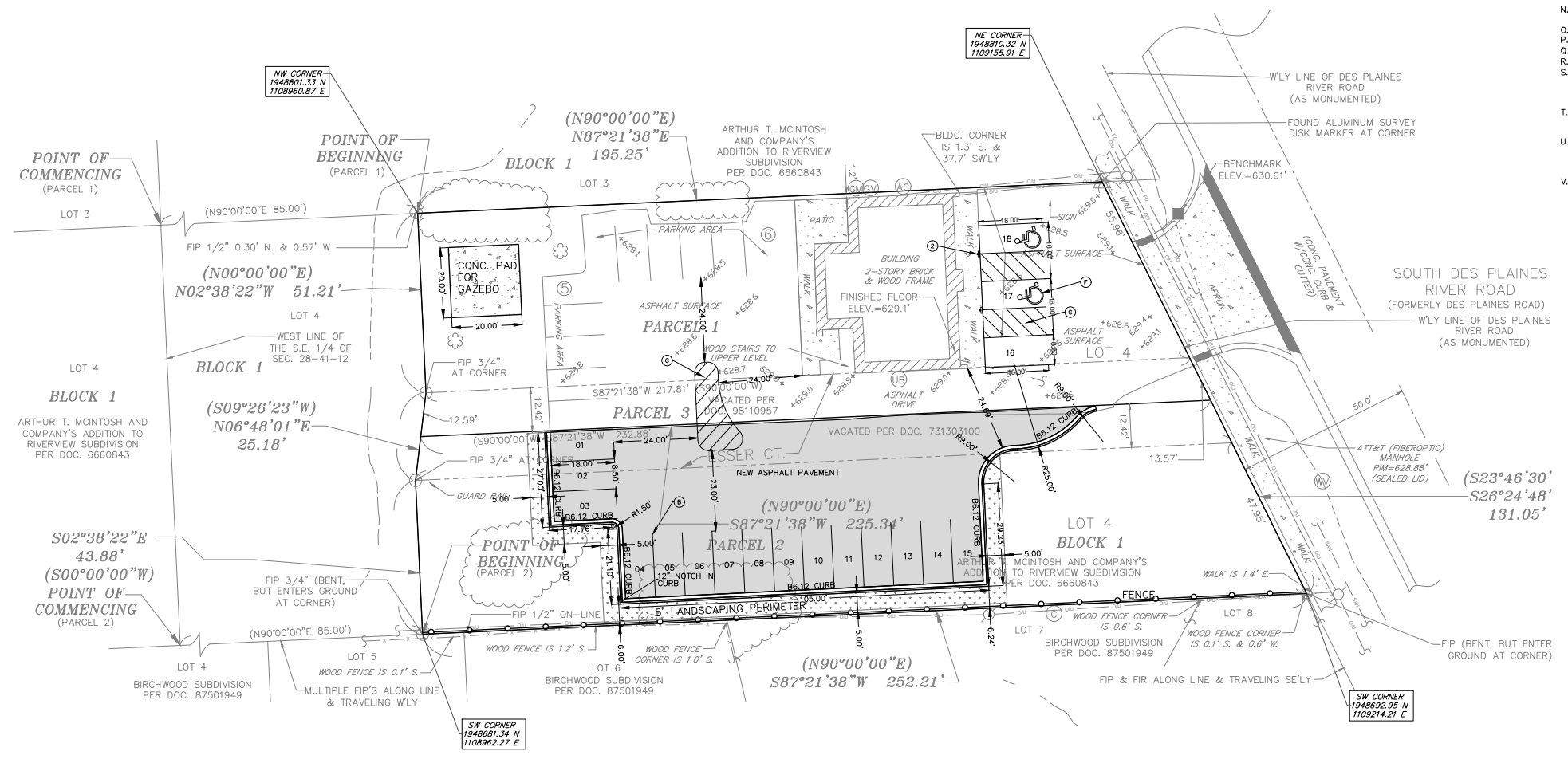
BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
PARKING LOT EXPANSION FOR EXISTING BUILDING
2064 S. RIVER ROAD, DES PLAINES, IL 60018

NOT FOR CONSTRUCTION

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

BASE FLOOD ELEVATION = 631.1
10-YR FLOOD ELEVATION = 629.0

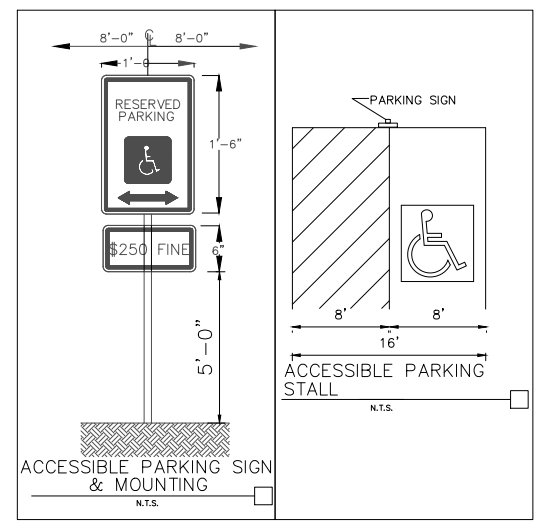


- SITE PLAN NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
 - ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY CENTRAL SURVEY. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
 - IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
 - CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 - TOTAL LAND AREA IS 0.616 +/- ACRES.
 - NO WETLANDS WERE PRESENT ON THIS SITE.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
 - MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
 - ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
 - ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

PAVEMENT LEGEND	
	STANDARD DUTY PAVEMENT 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 6" AGGREGATE BASE COURSE CA-6, TYPE B
	CONCRETE PADS 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

PAVEMENT MARKING LEGEND	
(A)	24" WHITE SOLID STOP BAR
(B)	4" YELLOW SOLID LINE
(C)	8" SOLID WHITE LINE
(D)	LETTERS & SYMBOLS PAVEMENT MARKINGS
(E)	TRAFFIC FLOW DIRECTIONAL ARROWS
(F)	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
(G)	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
(H)	4" SOLID WHITE LINE
(I)	4"x65' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES
(J)	4" YELLOW 6" LONG STRIPE WITH 18" GAP
(K)	4" DOUBLE YELLOW SOLID LINE AT 11" C-C
(L)	4" WHITE DASH LINE (2' DASH, 6' SKIP)
(M)	6" SOLID WHITE SPACED 2' O.C.

SIGNAGE LEGEND	
(1)	STOP SIGN (R1-1)
(2)	ACCESSIBLE PARKING SIGN (R7-8)
(3)	NO PARKING SIGN FIRE LANE (R8-31)
(4)	DO NOT ENTER (R5-1)
(5)	PEDESTRIAN CROSSING SIGN
(6)	ENTER



DATE	REVISIONS
09.13.2021	PRELIMINARY DRAWINGS
04.12.2022	REVISED TO CITY COMMENTS

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PH: (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

PROJECT NUMBER:	21252
START DATE:	SEP. 13, 2021
GRAPHIC SCALE	1" = 20'-0"
SCALE:	1" = 20'-0"

GEOMETRIC PLAN

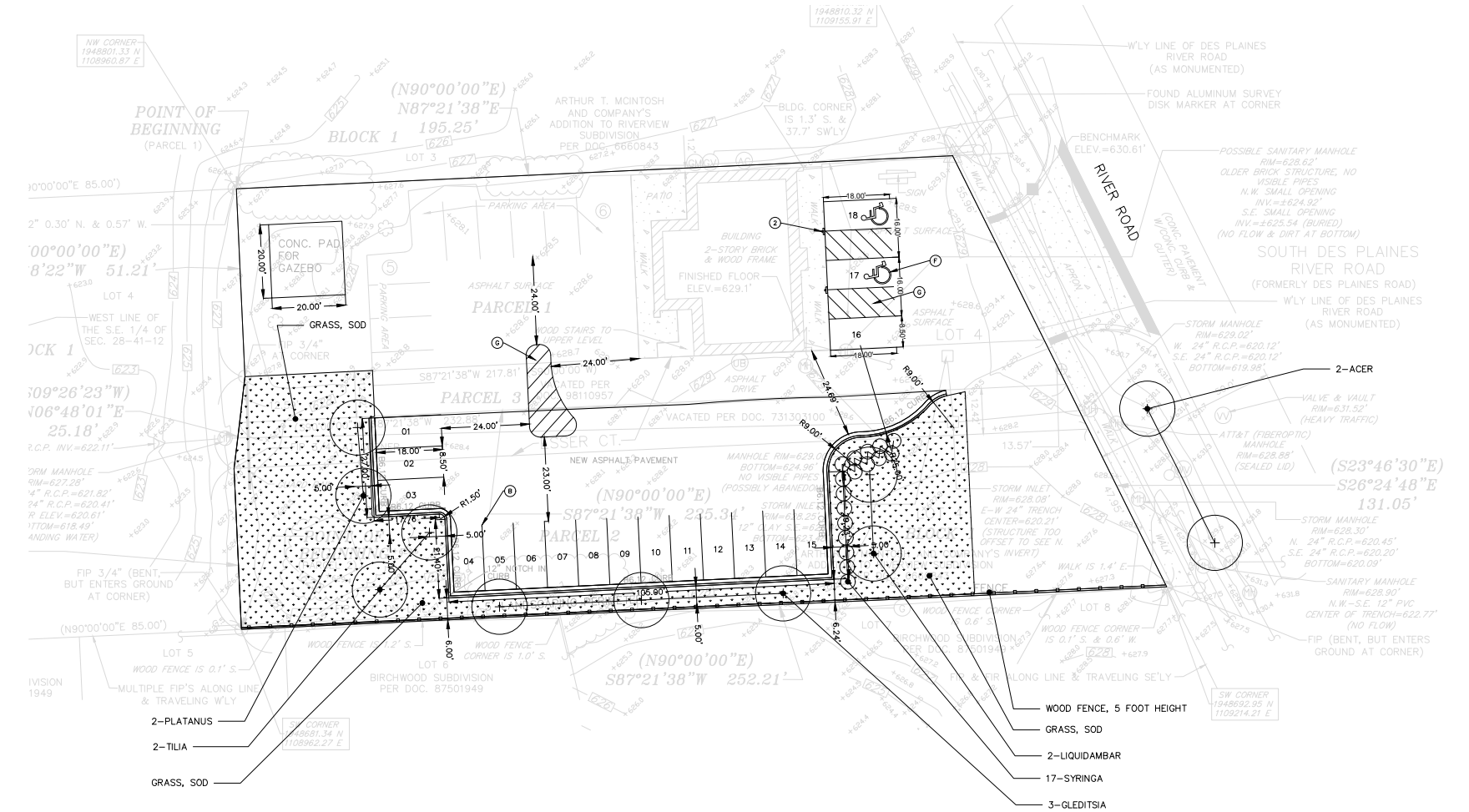
PARKING LOT EXPANSION FOR EXISTING BUILDING
2064 S. RIVER ROAD, DES PLAINES, IL 60018

NOT FOR CONSTRUCTION

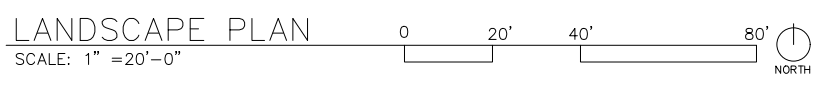
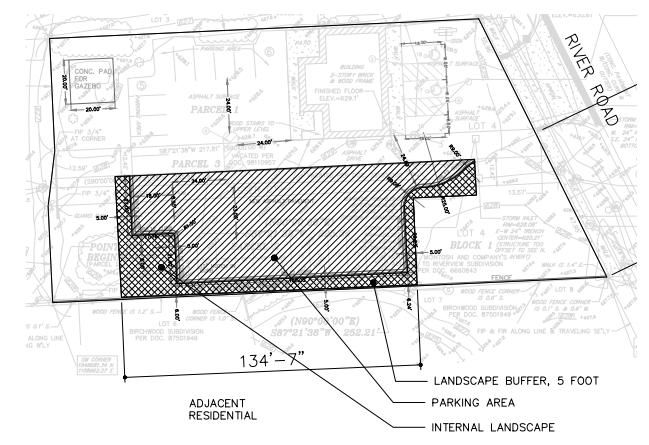
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PROJECT NUMBER: 21252
START DATE: SEP. 13, 2021
GRAPHIC SCALE: 1" = 20'-0"
SCALE: 1" = 20'-0"

SHEET NUMBER
5 OF **6**



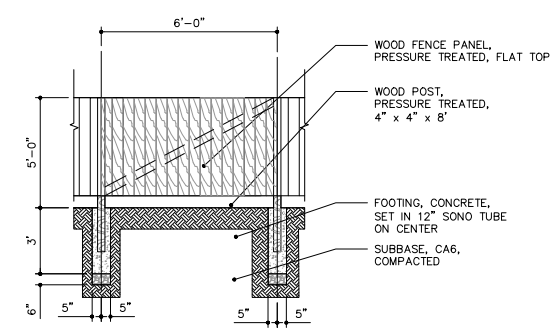
Parkway Tree Calculation				Perimeter Parking Lot Landscaping			
Location	Length	Requirement (1 Tree/40 LF)	Existing Trees	Proposed Trees	Location	Length of Parking	Required LF
River Road	73	2	0	2	East to RCM	73	2
					South to Residential	135	3
Parking Lot Landscaping Number of accessible parking spaces: 2 Total area of parking lot: 7911 Required Landscaping: 396 Proposed Landscaping: 1837 Trees required per 100 SF of Parking Lot Landscaping: 4							



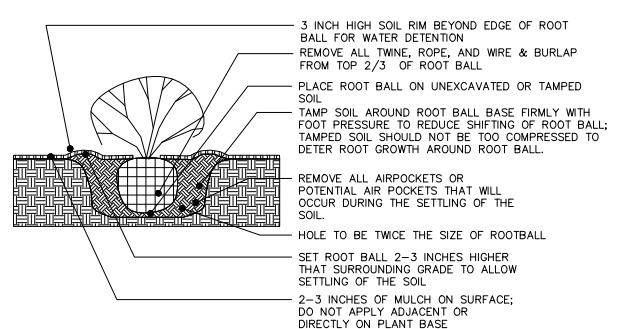
- GENERAL NOTES:**
- PREPARE ALL LANDSCAPE BEDS PRIOR TO INSTALLATION. THIS INCLUDES REMOVING ANY DEBRIS OR PREVIOUS PLANTING NOT IDENTIFIED IN THE LANDSCAPE PLAN. REMOVE ALL ROOTS AND FOREIGN MATERIAL.
 - SOIL SHALL BE AMENDED TO A GARDEN MIX OR SIMILAR MATERIAL. THIS MAY REQUIRE AMENDMENTS SUCH AS COMPOST.
 - MULCH ALL LANDSCAPE BEDS WITH SHREDDED HARDWOOD MULCH WITHOUT ANY DYES. PLACE 2-3 INCHES IN DEPTH AND CLEAR AWAY FROM ROOTS OR BRANCHES.
 - ALL MATERIALS ARE REQUIRED TO MEET THE SIZES AND SPECIFICATIONS OF THE SHEET. IN THE EVENT OF A DISCREPANCY IN SIZE, A LARGER SIZE WILL NEED TO BE INSTALLED. CONTACT OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL AND POSSIBLE COORDINATION WITH CITY INSPECTOR.

Botanical Name	Common Name	Quantity	Size	Condition	Notes
Trees					
<i>Acer freemanii</i> 'Armstrong'	Armstrong Red Maple	2	2-1/2" caliper	B&B	single stem
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honeylocust	3	2-1/2" caliper	B&B	single stem
<i>Liquidambar styraciflua</i>	Sweetgum	2	2-1/2" caliper	B&B	single stem
<i>Platanus occidentalis</i>	Sycamore	2	2-1/2" caliper	B&B	single stem
<i>Tilia americana</i>	American Linden	2	2-1/2" caliper	B&B	single stem
Shrubs					
<i>Syringa meyeri</i> 'Paladin'	Dwarf Korean Lilac	17	24" height min.	B&B	Maintain hedge at a 4 foot height

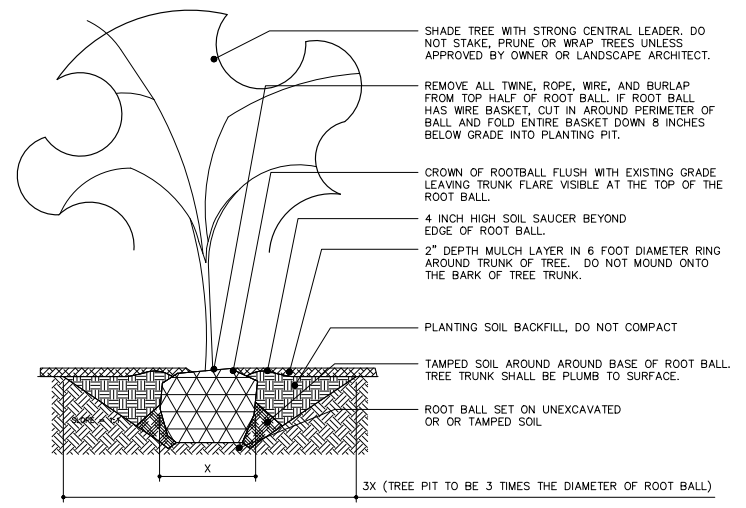
PLANT SCHEDULE



WOOD FENCE, 5 FOOT HT.
SCALE: NTS

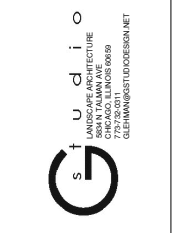


SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

DATE	REVISIONS	ISSUE	PROJECT STAFF
03/22		1	PROJECT MANAGER: G. LEHMAN, R.L.A. ENGINEER: G. LEHMAN, R.L.A. TECHNICIAN:



LANDSCAPE PLANS
2064 S. River Road
Des Plaines, Illinois

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PROJECT NO.: 22004
ISSUE DATE: MAR. 27, 2022
SCALE: SEE DRAWING
SHEET NUMBER
L1

GENERAL CONSTRUCTION NOTES

- The construction shall be under the general inspection of the Village engineer and the owner's engineer.
- All work shall be in accordance with the applicable sections of the following specifications:
 - Illinois Department of Transportation (I.D.O.T.) "Standard Specifications for Road and Bridge Construction" January 1, latest edition.
 - "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.
 - "Illinois Recommended Standards for Sewage Works" as published by the I.E.P.A.
 - "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) latest edition.
 - The Subdivision and Development Codes and Standards of the Village.
 - "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois" published by the Association of Illinois Soil and Water Conservation Districts.

Where a contradiction occurs with any part of the standard specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contract documents (Plans and Specifications/General Notes) shall supersede the standard specifications. If there is a conflict between the plans and specifications, the most stringent requirement shall take precedence, as determined by the engineer.

The contractor shall have at least one copy of all applicable specifications as well as one copy of the contract documents (Plans and Specifications) available at the job site at all times that work is in progress.

- Should any discrepancies or conflicts on the plans, quantities or specifications be discovered by the contractor, whether prior to awarding or after the award of the contract, the engineer's attention shall be called to the same before work is begun thereon and so that proper corrections can be made.
- Contract Documents and Drawings:
 - The engineer's drawings (The Plans) shall be included as part of the contract documents.
 - The contractor is required to review the soils report for the site.
 - All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions, codes, and requirements affecting the contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.
 - Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, an RFI form shall be submitted to the engineer for further drawings or explanations as may be necessary to clarify the point in question prior to the contract award. It is the intention of the contract documents to provide a job complete in every respect. The contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

- The Local Department of Public Works and Community Development shall be notified 24 hours in advance to schedule inspections for sidewalk, curb and gutter driveways, aprons, paving, grading, watermain, sewer main and utility services.
- Work shall not take place without required traffic control devices and barricades in place per the M.U.T.C.D. Any deficiency of safety or traffic control devices shall be justified to stop the project until such time as the deficiency is corrected.
- Village streets shall not be closed without the written permission of the Local Department of Engineering and Community Development and then only after proper notification has been given to the Police and Fire Departments.
- The contractor shall immediately remove mud, soil or debris deposited on public streets. Failure to keep streets clean shall be just-cause for issuance of a Stop Work Order or citation.
- Signs located in the public right-of-way must not be removed or damaged. If a sign needs to be moved, notify the Public Works Department.
- Construction materials shall not be stored within the Village Right-Of-Way.
- The owner/contractor shall be responsible for obtaining all required Federal, State, County, I.E.P.A. permits.

The contractor shall, at his own expense, obtain all other permits, licenses, etc., as may be required for the execution of this work, give all necessary notices, pay all fees required, post all bonds, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of public health and safety.

All required insurance and/or bonds shall be provided by the contractor as may be required by the permitting agency.

The contractor shall meet all of the requirements of any permits as might be issued for this work by other agencies, and shall pay for at their sole expense any surety or bonds as may be required by the permitting agency.

- The contractor is responsible for having a set of approved engineering plans with the latest revision date on the job site at all times during the construction period.
- The contractor shall indemnify and save harmless the owner, Bono Consulting Inc., and their officers and employees; the Village and their officers, employees, agents, and engineers; and from and against all losses, claims, demands, payments, suits, actions, recoveries, and judgment of every nature and description brought or recovered against them, by reason of any act or omission of said contractor, their agents, subcontractors or employees, in the execution of the work or in the guarding of it.
- The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered and that the actual location of those which are shown may be different from the location as shown on the plans. The contractor is to verify the location of all utilities prior to the start of work and is responsible for damage to same. The contractor shall call J.U.I.L.E. 1-800-892-0123 and the Village public works department for utility locates before excavating.

- Existing utilities are shown on the plans according to information obtained from utility companies and surveys. The owner and engineer do not guarantee the accuracy or completeness of this information. The contractor shall make their own investigation to determine the existence, nature and location of all utility lines and appurtenances within the limits of the improvement. The contractor shall locate all utilities far enough in advance to avoid all conflicts in grade separation between existing utilities and proposed improvements. If the contractor encounters a conflict between the proposed improvement and existing utility that was not located in advance by the contractor, then the contractor shall at no cost to owner, relocate the proposed improvements and/or utility to avoid the conflict.

The contractor will be required to cooperate with all utility companies involved in connection with the removal, temporary relocation, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limit of this improvement.

Before doing any work which will damage, disturb or leave unsupported or unprotected any utility lines or appurtenances encountered, the contractor shall notify the respective owner thereof, who will make all arrangements for relocating, adjusting, or otherwise maintaining or abandoning service on lines that fall within the limits of the proposed construction without cost to the contractor, including the removal of all cables, manhole covers and other appurtenances which the owner desires to salvage. After such arrangements have been made, the contractor will proceed with the work as directed by the engineer. All utility lines and appurtenances which are abandoned shall be removed and legally disposed of by the contractor.

No extra compensation will be allowed by the contractor for any expense incurred by complying with these requirements or because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on this improvement is not delayed because of the necessary changes in the existing utilities, public or private, shall rest upon the contractor.

- The flow from any field ties draining off-site properties shall be maintained. The contractor shall notify the engineer if any such field ties are encountered and shall show them on a set of as-built plans.
- All existing utilities or improvements, including walls, curbs, pavements and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
- All existing pavement or concrete to be removed shall be saw cut along the limits of the proposed removal. Payment for sawing shall be included in the cost of the removal of each item.
- The contractor is to verify all critical elevations prior to commencing work and if there are any discrepancies, is to notify the engineer immediately. The contractor shall call to the attention of the engineer any errors or discrepancies which may be suspected in the lines and grades which are established by the surveyor, and shall not proceed with the work until any lines and grades which are to be believed to be in error have been verified or corrected by the engineer.
- No holes are to be left open in the pavement or the parkway over a holiday, weekend, or after 3 p.m. on the day preceding a holiday or weekend.
- Any tracing, sheeting or special construction methods deemed necessary by the contractor in order to install the proposed improvements shall be considered incidental to the cost of the project. Any additional soils data needed to confirm the contractor's opinions of the subsol conditions shall be done at the contractor's expense. The contractor shall obtain the owner's written authorization to access the site to conduct a supplemental soils investigation.
- Whenever the performance of work is indicated on the plans, and no item is included in the contract for payment, the work shall be considered incidental to the contract and no additional compensation will be allowed.
- All items shown to be removed, shall be legally disposed of off-site.
- All work performed under this contract shall be guaranteed against all defects in materials and workmanship of whatever nature by the contractor and his surety for a minimum period of 12 months from the date of final acceptance of the work by the Village, other applicable governmental agencies, and the owner.
- No work shall be performed on adjacent private property without the written permission of the property owner.

- During construction the contractor and their subcontractors shall remove from the premises, rubbish, waste material and accumulations, and shall keep the premises clean. The contractor shall clean the premises to the satisfaction of the owner, engineer, and Village.
- The contractor shall have appropriate equipment, including street sweepers and end loaders available on-site at all times when equipment or vehicles are using existing public or private pavement. The contractor shall immediately remove any dirt, mud, clay, sediment, concrete, gravel, sand, stones, plant matter, debris, refuse, garbage, etc. deposited on any street, sidewalk or alley by any equipment, vehicles or people associated with this project. The contractor is responsible for complying with all Village ordinances including any and all assessments of cost that may result. This work shall not be paid for separately, but shall be included in the cost of the work.
- All trenching, shoring, and construction work performed shall be in accordance with O.S.H.A. Standards. The contractor shall at all times maintain proper dust control at the site and shall have a water truck readily available during all working hours.
- The contractor shall water the entire site whenever the site conditions become unhealthy due to blowing soil or dust. The site shall be watered as many times per day as necessary to maintain a healthy work site as determined by the owner or engineer. Water for non-emergency use shall not be obtained from any fire hydrant, unless the fire hydrant is metered in accordance with Village requirements. The cost to furnish dust control shall be incidental to the cost of construction.
- The contractor must follow the requirements of the Village Specification for all pavement openings and repairs.
- Tree removal permit is required for removal of all trees 10" diameter or greater.
- An inspection of the top of foundation will be required prior to pouring.
- A final inspection of grading will be required before placement of any sod.
- All street openings shall be in accordance with IDOT standards for work under an IDOT R.O.W.
- All retaining walls greater than 36" high need to be approved by a licensed structural engineer. Retaining wall shop drawings to be submitted by contractor for approval.
- Construction staking shall be provided for the contractor and shall be included in the contract price. A licensed surveyor must stake all grading, utility and paving work.
- Upon completion of the project, the contractor or engineer shall submit a sets of as-built engineering plan and a grading certificate. These documents shall be submitted within thirty (30) days of final approval to the Village. The price per this work shall be included in contractor fee.

CONCRETE NOTES:

- Clean, full depth sawcut through existing sidewalk & pavement scheduled for removal. Replace to match existing.
- Aggregate base course for new sidewalk shall consist of 4" CA-6 stone base.
- Concrete sidewalk pavement shall consist of minimum 5" thick P.C., all concrete shall be minimum 3,500 psi @ 14 days.
- Concrete and base course shall be in accordance with section 420 IDOT standard specifications.
- Sidewalk cross slope shall be 1" per 5.33', desirable; 1" per 6' minimum; and 1" per 4' maximum. Front handicap access ramp shall be @ 1:12 max.
- A 1/2" fiber expansion joint shall be installed when the new pavement or sidewalk abuts any building.
- Concrete shall be sawcut a minimum of two inches deep within 4-12 hours of concrete placement, but no later than 24 hours after concrete placement, be in accordance with section 420.10(i) idot standard specifications.
- All curb shall be 6" high unless otherwise noted. Areas of curb & gutter shown on plans. Areas of reverse gutter pitch are shown on plans provide three (3) #4-12 inch rebar, ten (10) foot long with the sidewalk cross legs.
- Construction joints around sewer structures shall be diamond shaped, with a three foot minimum length per leg. Maximum 50' c-c between construction joints in curbs or sidewalk.

ASPHALT NOTES

- Asphalt surface shall be warranted for one year against bird bathing/ponding of 1/4" standing water areas greater than 25 square feet.
- Transition from asphalt to concrete shall be smooth.
- Asphalt sections detailed on Geometric Plan.
- Bases of all paved areas to be at compacted to 95% std. proctor.

EARTHWORK AND GRADING

- All earthwork shall be done in accordance with the state of Illinois: "Standard Specifications for Road and Bridge Construction", latest edition and "Supplemental Specifications and Recurring Special Provisions", latest edition. Included in this work, but not necessarily limited to the following are: clearing, stripping and stockpiling of topsoil, mass grading and fine grading of the site and roadways, excavation of unsuitable materials and excavation of detention ponds, landscape mound construction, and miscellaneous topsoil spread and seeding.
- Any earthwork submitted by the engineer is intended to be used as a guide for the contractor in determining the scope of the completed project. It is the responsibility of the contractor to determine all material quantities and appraise themselves of all site conditions. The contract price submitted by the contractor shall be considered as lump sum for the complete project. **No claims for extra work will be recognized unless ordered in writing by the owner.**
- The initial establishment of erosion control procedures and the placement of erosion control fence, etc. shall be installed by the contractor prior to the start of mass grading.
- All grading operations are to be supervised and inspected by the owner's engineer or their representative. All testing, inspection and supervision of soil quality, unsuitable soil removal and its replacement, and other soils related operations shall be entirely the responsibility of the soils engineer. No undercut shall be performed or claims for extra work without authorization by the owner and documentation by the soils engineer.
- Clearing shall consist of the removal and disposal of all obstructions such as trees, hedges, fences, walls, accumulations of rubbish of whatever nature, and all logs, shrubs, brush, grass, weeds, and other vegetation and stumps. These items shall be performed whenever they occur within the street right of way, and within the limits of construction. Trees to be saved shall be identified by the Engineer on the construction plans. All trees, except those designated to be saved, and all stumps shall be cut and legally disposed of. Trees, stumps, and hedges within the limits of construction shall be removed completely. Trees designated to be saved as indicated on the plans, or as directed by the engineer, shall be protected in accordance with the procedures outlined in Article 201.05 of the "Standard Specifications for Road and Bridge Construction."
- Strip topsoil down to firm subbase. stockpile quantity necessary for landscaping, and remove other materials from the site.

- Excavation shall consist of the excavation, removal, and satisfactory disposal or placement and compaction of all materials taken from within the site for the construction of embankments, subgrade, shoulders, sidewalks, intersections, ditches, waterways, entrances, approaches and incidental work, and the removal and satisfactory disposal of unstable and unsuitable materials and their replacement with satisfactory materials where required.
- After stripping and excavating to the proposed subgrade level, as required, the building and parking areas should be proof-rolled with a loaded, tandem-axle dump truck or similar rubber tired vehicle, loaded with at least 8 tons per axle. Proof-rolling aids in providing a firm base for compaction of fills, and help to delineate soft, loose, or disturbed areas that may exist below subgrade level. Proof-rolling is especially important to help evaluate the surficial stability of existing fill soils that may be left in place below floor slabs and pavements. Soils which are observed to rut or deflect excessively (more than 1 inch) under the moving load should either be scarified and re-compacted with a smooth drum vibratory roller for granular soils, a sheeps foot roller for cohesive soils, or undercut and replaced with properly compacted and documented structural fill. The proof-rolling and undercutting activities should be observed and documented by a representative of the geotechnical engineer and should be performed during a period of dry weather. In addition to proof-rolling, the subgrade soils should be scarified and compacted to at least 90 percent of the Modified Proctor maximum dry density ASTM D 698 for a depth of at least 8 inches below the surface.
- Where encountered, loose sands and asphalt grindings should be re-compacted with a vibratory roller. Clay subgrade soils can be easily disturbed by construction activities and are sensitive to moisture. Therefore, extra care should be used to avoid disturbing these soils during construction activities. If the soils become unstable during construction, or if near surface soft subgrade soils are encountered, it is recommended that coarse aggregate be placed on the subgrade until a stable base for compaction of fill is achieved. Typically, 12 to 24 inches of coarse aggregate are required, depending in the consistency of the subgrade, the coarse aggregate should consist of clean, crushed stone gravel between 1/4 and 3/4 inches in size. The course aggregate should be spread in a max. of 12-inch layers and consolidated with compaction equipment until it is "locked-in" place.
- Topsoil excavation shall consist of the removal and stockpiling, or placing on fill slopes or placing in mounds, of the uppermost layers of organic soil. Topsoil shall be stockpiled on the areas as shown on the plans as directed by the engineer.
- Topsoil spread shall consist of placing a minimum of a four (4) inch layer of topsoil over the unpaved areas within the construction limits.
- 4" topsoil & sod shall be placed on all disturbed areas within the right of way.
- Refer to the landscape plans for additional information on ground cover & planting requirements.
- Embankment shall be placed in accordance with Section 205 of the "Standard Specifications for Road and Bridge Construction". All embankments located within structural fill areas shall be constructed to a minimum 95% of the modified proctor density (ASTM D1557). Embankments located in non-structural fill areas shall be constructed to a minimum of 90% of the modified proctor density (ASTM D1557).
- Completed grading (finished fine grade) for all proposed improvements shall be within a tolerance of plus or minus one-tenth (0.1) feet of design subgrade elevations.
- The subgrade for the proposed streets and pavement areas shall be proof-rolled by the contractor in the presence of the Village engineer and soils engineer. Any unstable areas encountered shall be removed and replaced as directed by the Village engineer and soils engineer. Any unstable areas shall be documented by the soils engineer.
- It shall be the responsibility of the contractor to remove from the site any and all materials and debris which results from their construction operations at a no additional expense to the owner.
- When in the opinion of the soils engineer, unsuitable soil conditions are encountered within utility trenches which require the removal of unsuitable materials below the depth of the bedding specified, the contractor shall obtain approval by the owner and the owner's engineer prior to removing the unsuitable soils and replace the material with granular compacted bedding material as directed by the soils engineer and the Village. The depth of the removal and replacement shall be documented by the owner's engineer and witnessed by the contractor.

This work, when approved by the owner and owner's engineer, will be measured and paid for at the contract unit price per cubic yard in place for unsuitable soil which shall include the removal and off-site disposal of unsuitable soil, the additional bedding material, and all labor, materials and equipment required to perform the work as specified.

The contractor shall be responsible for hiring and scheduling a qualified testing firm for all soil testing. This shall be included in the cost of work.

MINOR GENERAL NOTES

- A. REFERENCED SPECIFICATIONS**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)", BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) FOR ALL IMPROVEMENTS EXCEPT AS SPECIFICALLY NOTED BY THE OWNER AND WATER MAIN CONSTRUCTION, LATEST EDITION (SWSO) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION, CITY OF CHICAGO. "THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT PROGRAM AND STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS AND WATER MAINS". IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.
- B. NOTIFICATIONS**
- THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
- THE CITY OF DES PLAINES ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION ON EACH WORK PHASE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.L.E. AT 1-800-892-0123.

C. GENERAL NOTES

- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVB83). CONVERSION FACTOR IS: FT. TO METERS = 0.3048.
- MWRD, THE MUNICIPALITY AND THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS OF THE MUNICIPALITY, MWRD, AND OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS.
- THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
- ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
- THE UNDERGROUND CONTRACTING SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ACCESSORY TO FINISH GRADE PRIOR TO FINISH CONSTRUCTION.
- RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN EXISTING LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BRIDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BRIDS SHALL BE TIED TO A FIVE HYDRANT.

D. SANITARY SEWERS

- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL SERVICE IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND UNPOLLUTED WATER ENTERS THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLECKING. LINE TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
- ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

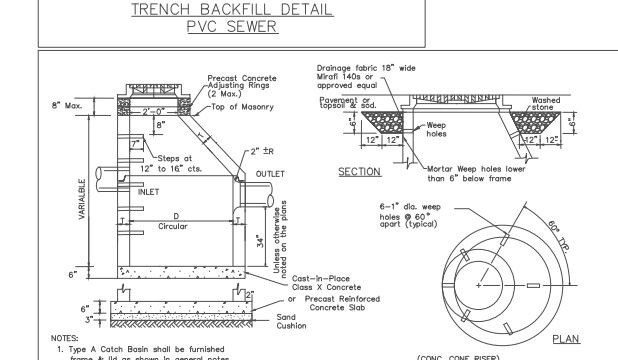
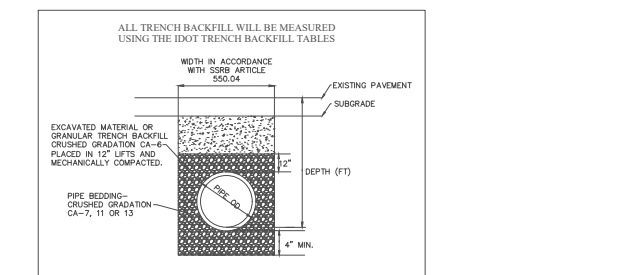
PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
UNTERFIED CLAY PIPE	ASTM C-708	ASTM C-493
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212
18-INCH TO 24-INCH DIAMETER SDR 26	ASTM F-679	ASTM D-3212
18-INCH TO 36-INCH DIAMETER F70Y-46	ASTM D-3359	ASTM D-3363 (HEAT FUSION)
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3035	ASTM D-3212-477 (GASKET)
18-INCH TO 36-INCH DIAMETER PVC	ASTM D-2441	ASTM D-3139
18-INCH TO 12-INCH	AWWA C300	AWWA C300
14-INCH TO 18-INCH	AWWA C300	AWWA C300

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE	ASTM F-2736	D-3212, F-477
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	03212, F-477
12-INCH TO 60-INCH SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS). REQUIRES TRENCH BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4 THE TOP SURFACE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES FOR SEWERS LESS THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.		
NON-SHEAR FLEXIBLE-TIE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.		
ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATER-TIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCRETE PICKLE AND WATER-TIGHT GASKET WITH THE WORD "SANITARY-CAST INTO THE LID."		
WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: (A) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF RUBBER SADDLE OR HUB-TIE SADDLE. (B) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. (C) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. WYE OR TEE BRANCH SECTION SHALL BE ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.		
WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED ON THE OPPOSITE SIDE ON A BRANCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; IF EITHER THE VERTICAL OR HORIZONTAL DISTANCE IS MAINTAINED, THE WATERMAIN SHALL BE PROTECTED AS A BRANCH OF UNDISTURBED EARTH. THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER-MAIN QUALITY CASSETTE PIPE WITH THE ENDS SEALED.		
ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.		
ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.		
ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE PRECAST RUBBER BOOTIES THAT CONFORM TO ASTM C-823 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.		
ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 3 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.		
EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/LEAK TILES/UNDERDRAIN/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS. IN COMBINED SEWER AREAS, CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED AT BOTH ENDS, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.		
A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNERS TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENGINEER THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.		

E. EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
- ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE PRIOR TO ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION AREA SHALL BE DEVELOPED BY STRIPPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
- MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
- TEMPORARY OVERSEWS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
- ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE ROW OF SILT FENCE (OR EQUIVALENT).
- VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- SOIL STOODEPLES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOODEPLES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
- EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BUNKETS.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE ACTIVITIES.
- IF Dewatering SERVICES ARE USED, ADDITIONAL PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. Dewatering SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. TRENCH DRAINAGE SHALL BE INSTALLED TO A SUMP PIT, FILTER BAG, OR EXISTING VEGATED UPSTREAM AREA. SEDIMENT LAZON MATERIALS SHALL NOT BE DISCHARGED TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
- ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
- ALL SANITARY SEWER CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.



NOTES:

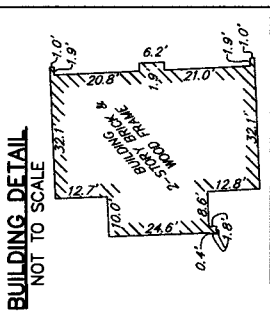
- Type A Catch Basin shall be furnished frame & lid as shown in general notes.
- All Catch Basins shall be 4'-0" in diam., unless noted on the plans.
- Dimension for Precast Reinforced Concrete Risers may vary from the dimension to plus 6".
- See drawings for elev. of invert & digm. of sewer.
- Precast Adjoining Rings, 2 in. max. 8" in height.
- Steps shall be embedded into the soil with a minimum depth of 3".
- For structures within combined sewer areas, pipe and structure connections shall be watertight in accordance with ASTM D923.

MATERIAL FOR WALLS	D	C	H	(Min.)
Reinforced Concrete	4'-0"	2'-6"	4'	
Concrete Risers	0'-0"	3'-9"	6"	

CONCRETE CURB AND GUTTER DETAILS

PARCEL DETAILS

ADDRESS: 2054 & 2064 S. RIVER RD.,
DES PLAINES, IL 60018
PIN NO.: 09-28-302-024-0000 &
09-28-302-025-0000



SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 02/11/2019.
2. PLEASE NOTE THE SURVEY WAS DONE WITH AMPLIFIED SHOW ON THE GROUND (APPROX. 8"). ALL PLANNIMETRICS AND DRAWING DATA IS REPRESENTED TO THE BEST OF THE SURVEYOR'S ABILITY FOR EXISTING CONDITIONS. ITEMS MAY POSSIBLY BE MISSING OR MISREPRESENTED DUE TO SHOW COVER.
3. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE SOUTHERLY LINE OF DESIGNATED PARCEL 2 BEING SOUTH 87 DEGREES 21 MINUTES 38 SECONDS WEST.
4. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. A FINAL TITLE COMMITMENT WAS NOT FURNISHED, TO EZ SURVEYING, INC. FOR RECORDATION PURPOSES. UNLESS OTHERWISE NOTED, ALL ADDITIONAL EASEMENTS AND/OR ENCUMBRANCES MAY AFFECT THE SUBJECT LOT. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE USE OF THE RECORDED SURVIVORSHIP PLAT. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS. CONVEYANCE IS LIMITED TO THE CITY OF CHICAGO CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
7. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
8. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF WINNEBAGO)

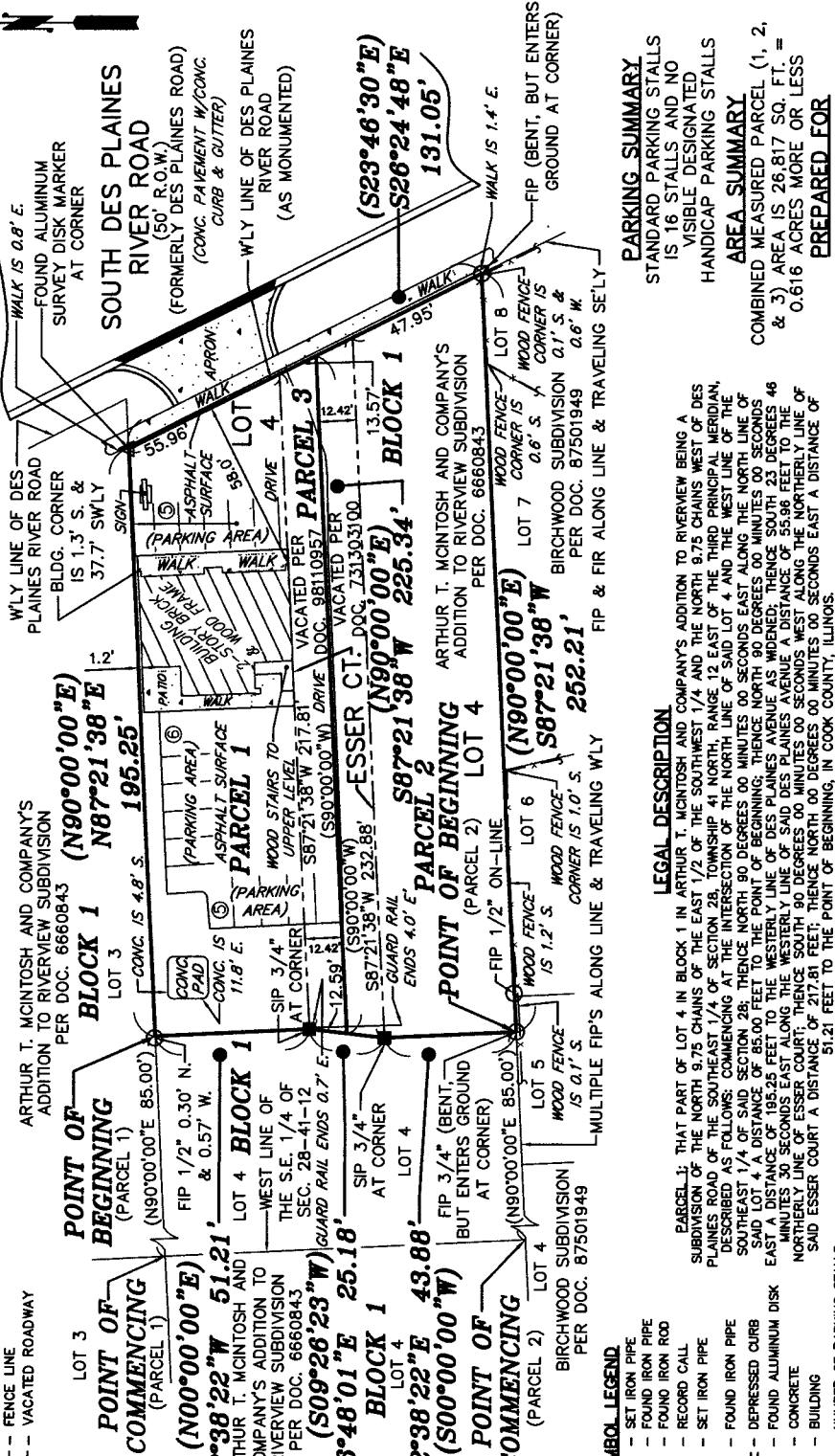
I, ERIC ZINGRE JR., AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 11TH DAY OF FEBRUARY, A.D., 2019.

ERIC ZINGRE, JR.
PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2020
PROFESSIONAL DESIGNER LICENSE NO. 184-0055686
EXPIRATION DATE IS APRIL 30, 2018

PLAT OF SURVEY

SHEET 1 OF 1



LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 AND THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 23 SECONDS EAST A DISTANCE OF 232.21 FEET TO THE WESTERLY LINE OF SAID DES PLAINES AVENUE AS WIDENED; THENCE SOUTH 23 DEGREES 46 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DES PLAINES AVENUE A DISTANCE OF 47.95 FEET TO THE SOUTHERLY LINE OF ESSER COURT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID ESSER COURT A DISTANCE OF 232.88 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 43.88 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 AND THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 23 SECONDS EAST A DISTANCE OF 232.21 FEET TO THE WESTERLY LINE OF SAID DES PLAINES AVENUE AS WIDENED; THENCE SOUTH 23 DEGREES 46 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DES PLAINES AVENUE A DISTANCE OF 47.95 FEET TO THE SOUTHERLY LINE OF ESSER COURT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID ESSER COURT A DISTANCE OF 232.88 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 43.88 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL OF HERETOFORE DEDICATED ESSER COURT, NOW VACATED PER DOCUMENTS RECORDED AS NUMBERS 98110957 AND 0731303100, IN LOT 4 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S ADDITION TO RIVERVIEW, BEING A SUBDIVISION OF THE NORTH 9.75 CHAINS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 9.75 CHAINS WEST OF DES PLAINES ROAD OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARKING SUMMARY
STANDARD PARKING STALLS IS 16 STALLS AND NO VISIBLE DESIGNATED HANDICAP PARKING STALLS

AREA SUMMARY
COMBINED MEASURED PARCEL (1, 2, & 3) AREA IS 26,817 SQ. FT. = 0.616 ACRES MORE OR LESS

PREPARED FOR
SAMUEL BELL
7749 N. MILWAUKEE AVE.,
NILES, IL 60714

SURVEY

DRAWN BY	DATE	PROJECT NO.
BZ	2/19/19	2019014
ROCKFORD, IL 61072		
SCALE	SHEET	
1" = 40'	1 OF 1	

EZ SURVEYING, INC.
P.O. BOX 696
(815) 619-7819
WWW.EZSURVEYING.COM
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MEMORANDUM

Date: October 20, 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: **Rivers Casino and Proposed Billboard Lot at 2500 Devon Avenue and 2980-3000 S. River Road:** Consideration of a Text Amendment Related to Billboards, Map Amendment for 2500 Devon Avenue (C-2 Limited Office to C-6 Casino), Major Change to a Final Planned Unit Development (PUD), and a Final Plat of Subdivision

Issue: The petitioner is requesting the following text amendments to the Zoning Ordinance: (i) modify Section 12-11-5.H to allow the installation of new electronic message board billboards pursuant to all existing billboard regulations; (ii) modify Section 12-11-6.B to allow a single billboard in the C-6 Casino District separate from the city-wide billboard limit; (iii) modify Section 12-11-6.B to allow a three-sided billboard only in the C-6 Casino District pursuant to specific regulations; and (iv) modify Section 12-11-6.B to exempt static and electronic message board billboards from the total sign area restriction for properties under five acres in size.

The petitioner is also requesting the following items: (i) a map amendment under Section 12-3-7 to rezone the property at 2500 Devon Avenue from C-2 Limited Office Commercial district to C-6 Casino district; (ii) a Major Change to a Conditional Use for a Final PUD under Section 12-3-5 of the Zoning Ordinance to make various site improvements regarding parking and access drives on 2500 Devon Avenue, landscaping, pedestrian access, and billboard sign location; (iii) a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to consolidate four lots of record into two lots of record; and (iv) the approval of any other variations, waivers, and zoning relief as may be necessary.

Petitioner: Michael Tobin, Midwest Gaming and Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Owners: (i) Tim Drehkoff, Midwest Gaming and Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611; (ii) Tim Drehkoff, Devon Parcel, LLC, 400 Continental Boulevard, El Segundo, CA 90245; (iii) Josef Bobek, LD Acquisition Company 7, LLC, 400 Continental Boulevard, El Segundo, CA 90245

Case Number: 22-046-TA-MAP-FPUD-FPLAT

PINs: 09-34-300-043-0000; -044; -047; -048

Ward: #6, Alderman Malcolm Chester

Existing Zoning: C-6, Casino District (2980-3000 S. River Road) / C-2, Limited Office Commercial District (2500 Devon Avenue)

Existing Land Uses: Casino, Office Buildings, and Parking Garage and Surface Parking

Surrounding Zoning:
 North: C-2, Limited Office Commercial District
 South: Commercial (Rosemont)
 East: Cook County Forest Preserve (Unincorporated Cook County)
 West: C-7, High Density Campus District

Surrounding Land Use:
 North: Hotel
 South: Office Space and Rosemont Village Hall
 East: Open Space/Park
 West: O’Hare Lakes Business Park

Street Classification: Devon Avenue and River Road are classified as arterial roads.

Comprehensive Plan: The Comprehensive Plan illustrates the subject properties as commercial.

Zoning/Property History: Based on City records, 3000 S. River Road has been utilized for a casino building with surface and covered parking areas, and the properties at 2980 S. River Road and 2500 Devon Avenue have each been utilized for separate office buildings with surface parking for casino personnel. The 2980 and 3000 S. River properties are currently part of the Casino PUD, which was first amended to add the 2980 property and expand the existing parking garage (approved December 2, 2019 through Ordinance Z-33-19) and then to expand the existing casino building (approved March 15, 2021 through Ordinance Z-31-21) to accommodate necessary floor area and parking for the expansion. There is also an existing Localized Alternative Sign Regulation (LASR) awarded to the casino campus pursuant to Ordinance Z-33-19, which was amended to add 20 new static signs, replace 15 existing static signs, add eight new LED signs, and replace one existing LED sign (last approved November 1, 2021 through Ordinance Z-54-21).

There are two parcels assigned to the address 2500 Devon. The larger of the two is for the existing office building and parking lot, which are proposed through this petition to be formally brought into the C-6 District and the casino campus. The smaller parcel contains an existing billboard sign structure with two static panels. The billboard was permitted in 1998 and is legally nonconforming.

Project Overview: All of the requests are intended to work in concert to accomplish the following key actions:

- Remove the existing billboard at 2500 Devon Avenue, and build and install a new billboard on a newly created lot approximately 127 feet to the south.

While the change would not result in a net increase in the number of billboards, the new billboard is proposed to have three panels instead of two.

- Formally bring the office building at 2500 Devon into the casino campus. The building is already owned by an entity controlled by the casino and used to support casino operations.
- Modify the parking lot design in the southwest corner of the casino campus, surrounding the 2500 Devon office building. The location of access points and drive aisles will change, notably with the removal of an existing curb cut to Devon. The proposal does not result in any net change of the number of parking spaces but does create a more cohesive parking area.

Text Amendments

Request Summary:

The existing two-sided static billboard located northwest of the office building at 2500 Devon Avenue is proposed to be removed, and a new three-sided billboard would be erected directly in between the office building and the west drive aisle off Devon Avenue (south of the existing billboard location), as shown in the attached Billboard Existing and Proposed Aerial. The proposed billboard and new location will be located on its own parcel and lot as discussed in further detail in the Final Plat of Subdivision request summary. The proposed three-sided billboard will have up to two, 1,200-square-foot digital faces (one facing north and the other facing south) and one, 600-square-foot static face directed to the east as illustrated in the attached Billboard Structural Plans. The proposed billboard does require multiple text amendments to approve its installation on the subject property, which are discussed further in the Text Amendments request summary.

Several text amendments to various sections of the Zoning Ordinance related to billboard signage are necessary. Currently, billboard signs are permitted only in certain districts within a certain proximity to the I-90 and I-294 toll roads and are limited in number to 12¹ citywide. As of 2005, Ordinance Z-24-05 allocated the final billboard permit for the city, preventing new billboard permits from being approved. The existing billboard structure located on the subject properties is not one of the billboards with a citywide permit—its existence predates the current billboard-permit framework—and is therefore non-conforming pursuant to Section 12-11-10 of the Zoning Ordinance. The petitioner intends to remove this existing billboard in its entirety and construct a new billboard in a different location than the existing. However, to do so, text amendments are required, which are described in more detail below and found in the attached Proposed Text Amendments.

¹ A 13th citywide billboard permit was made possible by Ordinance Z-52-21 (Dec. 6, 2021), to be constructed as depicted in Ordinance Z-53-21. The 13th billboard permit is part of the Mannheim-Pratt subdivision and is affiliated with a commercial development at the southeast corner of that intersection. However, the zoning text amendments have not yet been made effective but are expected to be made effective in the near future.

Allowing Billboards in C-6 District

The Zoning Ordinance currently permits billboards in the C-1, C-2, C-3, M-1, M-2, and I-1 districts but does not have an allowance for billboards in the C-6 district. As such, the petitioner is proposing to amend the table in Section 12-11-6.B under Billboards to add the C-6 district as one which can allow a billboard sign. As noted above, all citywide billboard permits have been issued for the city as a whole. Consequently, for purposes of this project, the petitioner is also looking to amend the table in Section 12-11-6.B under Billboards to add a special allowance for the C-6 district for one billboard sign—pursuant to Section 12-11-3.C.3—separate from the existing allowance of billboards for the rest of the city.

Allowing New Billboards with EMB Panels

The above amendments would create the necessary allowance to permit the construction of a static billboard sign in the C-6 district for the proposed Lot 2. However, the petitioner is requesting a new billboard sign with electronic message board (EMB) panels as an initial installation. While Section 12-11-5.H of the Zoning Ordinance allows for the conversion of an existing static billboard to an electronic message board (EMB) billboard, there is currently no allowance for a new billboard with EMB panels². As such, the petitioner is requesting to modify Section 12-11-5.H to allow a new EMB billboard pursuant to standards and regulations for billboards generally and the EMB billboard standards in Section 12-11-6.B under Billboards.

Allowing a Three-Sided Billboard

The Zoning Ordinance currently allows no more than a double-faced billboard sign with each face not exceeding 1,200 square feet and the total sign area not exceeding 2,400 square feet. However, the petitioner is proposing a three-sided billboard as part of this project. As a result, the petitioner is proposing to amend the table in Section 12-11-6.B under Billboards to allow a three-sided billboard only in the C-6 District provided that two of the three faces cannot exceed 1,200 square feet in area, the third face cannot exceed 600 square feet in area, and the total billboard sign area cannot exceed 3,000 square feet.

Exempting Billboards from Sign Area Restrictions Due to Lot Size

There is a current 600-square-foot total sign area restriction for parcels that are less than five acres in size that directly conflicts with the new billboard on the proposed Lot 2. Since the proposed Lot 2 will be less than five acres in size, the petitioner is also looking to amend footnote 2 of the table in Section 12-11-6.B to exempt static or EMB billboards from this restriction³.

² This allowance was created by Ordinance Z-52-21, but the ordinance is not yet effective as of the writing of this report.

³ This allowance was created by Ordinance Z-52-21, but the ordinance is not yet effective as of the writing of this report.

Map Amendment (2500 Devon)

Request Summary:

The subject properties at 2980-3000 S. River Road are zoned C-6 Casino. However, the subject property at 2500 Devon Avenue, containing the second stand-alone office building, is currently zoned C-2 Limited Office Commercial. As a result, the petitioner is requesting a map amendment for this property from the C-2 to C-6 district so that it will be consistent with the rest of the casino properties. The proposed map amendment requires the existing Parcel 3 office building (to be consolidated with the proposed Lot 1) to be in conformance with the bulk regulations of the C-6 Casino district.

The table below compares the bulk regulations between the C-2 Limited Office Commercial and C-6 Casino districts. As this is a corner lot, the Zoning Ordinance designates the shortest property line abutting a street—Devon Avenue—as the front yard, the north property line as the rear yard, and the east and west property lines as the side yards. Aside from the differing rear yard setback and height requirements, the C-2 and C-6 bulk requirements are similar. However, there is a special consideration for developments in the C-6 Casino district as identified in Section 12-7-3.L of the Zoning Ordinance:

“In the C-6 Casino District, more than 1 structure may be allowed per lot, thus, setbacks shall be maintained for each lot, and not to individual structures....”

As a result, the required setbacks identified in the bulk regulation table for the C-6 district apply to all collective structures that make up the development on a single lot as a whole—not as a required setback from individual structures. That said, the existing development on the proposed Lot 1—casino building, office buildings, and parking garages—all meet the required bulk regulations for the C-6 district as excerpted in the table and will not be altered by this request.

Bulk Regulations for C-2 Limited Commercial and C-6 Casino Districts

Yard	C-2	C-6
Front Yard (South)	Min.: 5 Feet	Min. 5 Feet
Rear Yard (North)	Min.: 5 Feet	<i>Not applicable*</i>
Side Yards (East & West)	Min: 5 Feet	Min.: 5 Feet
Building Height	Max: 45 Feet	Max: 160 Feet

**No minimum required rear yard setback is required in the C-6 district.*

Major Change to Final PUD

Request Summary:

Overview

The casino campus contains a roughly 224,363-square-foot casino building, a four-story parking garage, and a two-story office building with a surface parking lot. With all lots combined, the property encompasses 20.78 acres in land area. The applicant is requesting a Major Change to the Planned Unit Development to make various site improvements regarding parking and access drives on 2500 Devon Avenue, landscaping, pedestrian access, and billboard sign location as detailed below. A complete list of the proposed PUD amendments is found in the attached Project Narrative.

Parking and Access Improvements

As part of this request and with the removal of the existing billboard, the current separate parking area for the office building at 2500 Devon Avenue will be reconfigured so that it is open and cohesive to the rest of the southwestern casino surface parking area. In addition, the existing south drive aisle providing access from Devon Avenue to the current office building parking lot will be removed and replaced with new parking spaces and new turf/curb work in the parkway. Both of the proposed changes are intended to increase available parking and allow for better connectivity and access throughout the subject properties. The proposal also includes improvements for pedestrian access to the office building at 2500 Devon Avenue. The improvements consist of modifications to the existing landing and stairs accessing the south elevation of the building from the public walkway along Devon Avenue and the addition of a separate paved walkway area to provide direct ADA accessibility from the accessible spaces in the southwestern corner of the reconfigured parking area and the building.

Landscape Improvements

The proposal seeks to make some adjustments and improvements to the existing landscape areas throughout the entire site including all three subject properties. The proposed improvements are focused around the parking lot redesign at the southwestern portion of the site, along River Road, and the main casino entrance off River Road but also include improvements interspersed throughout the subject properties as illustrated in the attached Landscape Plan.

Final Plat of Subdivision

Request Summary:

Overview

The existing casino property consists of four separate parcels as shown on the attached Plat of Survey and described below:

- Parcel 1 includes the Casino building and surface and covered parking areas on 3000 S. River Road and the office building and surface parking area on 2980 S. River Road;
- Parcel 2 includes the open space situated in between the office building at 2500 Devon Avenue and the west access drive aisle off Devon Avenue;
- Parcel 3 includes the office building and surface parking lot at 2500 Devon Avenue; and
- Parcel 4 includes the existing billboard and surface parking area portion.

The petitioner proposes to consolidate the existing four parcels into two lots of record as part of the Final Plat of Subdivision for the Des Plaines Casino Second Amended Resubdivision. Parcels 1, 2, and 3 will be consolidated into a proposed Lot 1 and the new billboard will be located on a proposed Lot 2, which will be positioned on a portion of the existing Lot 3 of the Des Plaines Casino Resubdivision as illustrated on the attached Final Plat of Subdivision and in the following table. The Final Engineering Plans were approved by the Engineering department on October 12, 2022.

Lot #	Acreage	Areas Included
1	20.78	Casino building (existing Parcel 1) Surface/covered parking areas (existing Parcel 1) 2980 S. River Road office building (existing Parcel 1), Existing Parcel 2 2500 Devon Avenue office building (existing Parcel 3)
2	0.05	New billboard (existing Parcel 4)
Total	20.83 acres	

The new billboard is provided on a separate lot and will be owned by a separate entity (not the casino), but will retain 2500 Devon Avenue as its property address. The casino-owned parcels are proposed to be consolidated in an effort to provide more flexibility on future site projects and each property will retain its current property address.

Easements and Building Lines

The Final Plat shows the following existing easements and building lines: (i) a five-foot building setback line around the entire property boundary; (ii) a 15-foot Public Utility Easement along the south and east property boundaries; (iii) a 25-foot public utility easement along the west property boundary; (iv) various public utility easement and municipal watermain easements through site; (v) various municipal easements for storm sewer throughout site; (vi) a 10-foot water main easement at the northwest corner of the site; (vii) a 25-foot roadway ingress and egress easement along the west property boundary; (viii) a 33-foot Northern Illinois Gas Co. easement; (ix) a 38-foot City of Des Plaines easement; (x) a 38-foot utility roadway easement along the west property boundary; (xi) a public utility easement along the west property boundary; (xii) an aerial easement at the southwest corner of the site; (xiii) a roadway easement and separate access easement at the southwest corner of the site; and (xiv) a traffic signal easement at the southwest corner of the site.

As part of the resubdivision, the existing five-foot building setback line surrounding the current office building at 2500 Devon Avenue will be abrogated. However, the other existing easements are proposed to remain.

Subdivision Variations

The proposed Lot 2, which will contain the new billboard, is a new lot and is subject to the Subdivision Regulations. Pursuant to Section 13-2-5.R, all new lots must be a minimum of 125-feet in depth. Since the proposed Lot 2 is 62 feet deep, it does not meet the minimum depth requirements resulting in a need for a subdivision variation as part of this request. Further, pursuant to Section 13-2-5.V, all lots must front on a public street. The proposed lot borders a private drive, but not a public street, thus requiring a subdivision variation.

Standards for Text Amendments

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

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

Comments: There is no specific goal, objective, or policy in the Comprehensive Plan related to billboard signage. However, the proposed amendments would provide appropriate billboard advertising for development located along a toll road in the C-6 district and result in the removal of an existing non-conforming billboard.

PZB Additions or Modifications (if necessary): _____
_____.

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

Comments: The C-6 Casino district in which the project area is located in is unique compared with all other zoning districts in Des Plaines due its uses and sole concentration in the southeastern portion of the city. As such, additional considerations for advertising may be assessed for this property similar to the convention and shopping center located in Rosemont directly south of the subject properties. As this area is already built up with larger-scale developments and increased advertising allowances, the proposed amendments would generally be compatible with current conditions and character of existing development.

PZB Additions or Modifications (if necessary): _____
_____.

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

Comments: The amendments should not have an effect on public facilities and services. The proposed amendments solely focus on special allowances for new billboard signs in the C-6 district to replace an existing non-conforming billboard sign.

PZB Additions or Modifications (if necessary): _____
_____.

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

Comments: As the new billboard would be replacing an existing billboard, there is no concern that the proposed amendments would result in an adverse effect on surrounding property values. Instead, it can be argued that the existing casino use on the subject properties has improved the value of properties in its general vicinity. The proposed amendments seek to create unique sign regulations for a unique use which are inherently associated with a casino operation to allow the reasonable use of property without inhibiting the enjoyment of property by adjacent owners and users.

PZB Additions or Modifications (if necessary): _____
_____.

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

Comments: The amendments are focused on a specific property with a unique development in Des Plaines and are tailored to include responsible standards for development and growth. While the new billboard is not a true one-to-one replacement of the existing billboard on site, the construction of the proposed billboard, as made possible by approval of the proposed amendments, does not result in an incompatible development trend, but rather provides the appropriate allowances for billboard signs in the C-6 district with customized regulations for its unique uses.

PZB Additions or Modifications (if necessary): _____

_____.

Standards for Map Amendments

The following is a discussion of standards for zoning amendments from Section 12-3-7.E of the Zoning Ordinance. The Board should review the petitioner’s responses. The Board may use the petitioner’s responses as written as its rationale, modify, or adopt its own.

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

PZB Additions or Modifications (if necessary): _____

_____.

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

PZB Additions or Modifications (if necessary): _____

_____.

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

PZB Additions or Modifications (if necessary): _____

_____.

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

PZB Additions or Modifications (if necessary): _____

_____.

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

PZB Additions or Modifications (if necessary): _____

_____.

PUD Findings of Fact

The proposed development is reviewed below in terms of the Findings of Fact contained in Section 12-3-5 of the Zoning Ordinance. The Board should review the petitioner’s responses. In review of the standards, the Board may use the petitioner’s responses as written as its recommended findings, modify the responses to use as findings, or adopt its own.\

- 1. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3.5-1 and is a stated Conditional Use in the subject zoning district:**

PZB Additions or Modifications (if necessary): _____

- 2. The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:**

PZB Additions or Modifications (if necessary): _____

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

PZB Additions or Modifications (if necessary): _____

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

PZB Additions or Modifications (if necessary): _____

- 5. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:**

PZB Additions or Modifications (if necessary): _____

- 6. The extent to which the proposed plan is not desirable to physical development, tax base, and economic well-being of the entire community:**

PZB Additions or Modifications (if necessary): _____

7. The extent to which the proposed plan is in conformity with the recommendations of the 2019 Comprehensive Plan:

PZB Additions or Modifications (if necessary): _____

PZB Findings for Subdivision Variation

Pursuant to Section 13-2-6 of the Subdivision Regulations, the PZB may recommend subdivision variations (distinct from zoning variations) when, in its opinion, undue hardship may result from strict compliance. In recommending any variation, the PZB should prescribe only conditions that it deems necessary to or desirable for the public interest. In making its findings, as listed below, the PZB shall consider the nature of the proposed subdivision and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. Staff has the following comments, which the PZB may adopt or create its own.

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.

Comment: The property's close proximity with the tollway and insufficient room for the addition of a public street to the proposed lot makes the variation requests logical. On development sites such as this, billboard land is reasonably expected to exist under separate ownership from the rest of the development, and the land required for a billboard is substantially less than land (i.e. lot area) required for most structures. It will be impractical and unnecessary to extend a public street to the lot for the new billboard (Lot 2).

2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

Comment: The petitioner's proposed subdivision aims to reorganize the casino campus in an effort to improve circulation, pedestrian access, and casino operations. Granting the proposed subdivision variations will allow these improvements to be implemented on the site.

3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

Comment: The proposed subdivision's intended site improvements address existing site constraints and access point deficiencies which can have positive public-welfare implications for the surrounding area. The approval of the requested subdivision variations allows these improvements to be recognized.

Recommendation and Conditions: Given the variety of requests associated with this application, the PZB should take separate motions:

- A motion pursuant to Section 12-3-7.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the proposed text amendments;
- A motion pursuant to Section 12-3-7.E. of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the proposed map amendment for 2500 Devon Avenue;

- A motion pursuant to Section 12-3-5.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the requests for a Major Change to Conditional Use for a Final PUD;
- A motion pursuant to Section 13-2-2 of the Subdivision Regulations, to approve, approve with conditions, or deny the Tentative Plat of Subdivision; and
- A motion pursuant to Section 13-2-7 of the Subdivision Regulations to *recommend* to the City Council approval of a Final Plat of Subdivision with lot variations for depth and frontage.

On the requests, staff recommends approval be subject to the following conditions:

1. The existing billboard structure at 2500 Devon shall be removed in its entirety through a demolition permit prior to the submittal of a billboard permit and construction of the new billboard structure.
2. All governing documents for the proposed development including covenants, conditions, and restrictions, or operating reciprocal easement agreements must be submitted to and approved by the City's General Counsel prior to the recording of the Final Plat of PUD or Final Plat of Subdivision.

Attachments

Attachment 1: Location Map

Attachment 2: Site and Context Photos

Attachment 3: Plat of Survey

Attachment 4: Project Narrative

Attachment 5: Petitioner's Responses to Standards

Attachment 6: Final Planned Unit Development (PUD) (including Site Plan)

Attachment 7: Final Plat of Subdivision

Attachment 8: Public Works and Engineering Memo

Attachment 9: Select Final Engineering Plans⁴

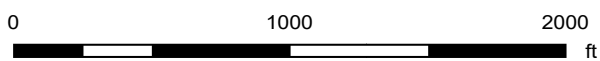
Attachment 10: Proposed Text Amendments

Attachment 11: Select Sign Plans⁵

Attachment 12: Landscape Plans

⁴ Summary excerpt pages. Full submittal available upon request to City staff.

⁵ Summary excerpt pages. Full submittal available upon request to City staff.



Print Date: 10/19/2022

Notes

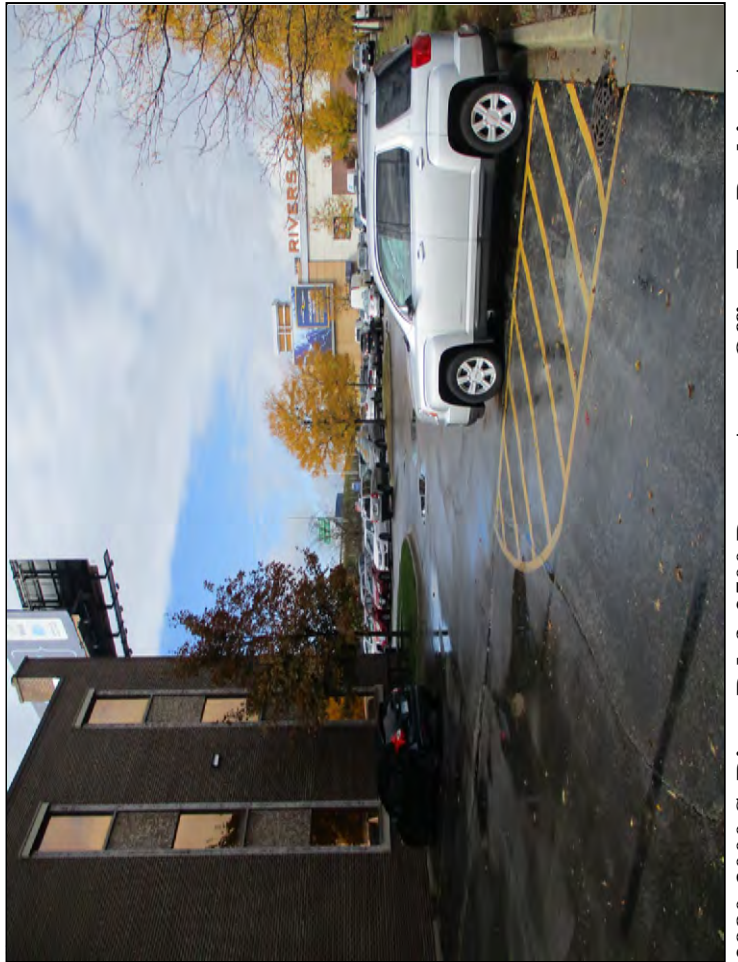
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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



2980-3000 S. River Rd & 2500 Devon Ave – Public Notice Sign



2980-3000 S. River Rd & 2500 Devon Ave – Office Bldg & Billboard



2980-3000 S. River Rd & 2500 Devon Ave – Office East Parking Area



2980-3000 S. River Rd & 2500 Devon Ave – Office North Parking Area

Rivers Casino – Rezoning / Text Amendment / Resubdivision / PUD Amendment Summary of Zoning Actions October 12, 2022

The anticipated zoning actions at this time include:

1. Rezoning of 2500 Devon Ave Parcel (Parcel 3) and Billboard Parcel (Parcel 4) from C-2 (Limited Office Commercial) to C-6 (Casino District)
2. Text Amendment to allow the following in the C-6 (Casino District):
 - Permit billboards
 - Relocation of an existing billboard and upgrade to LED
 - Permit a 3-sided billboard:
 - 2 panels being LED with maximum area of 1200 SF per side totaling 2,400 SF
 - 3rd panel being static with a maximum area of 600 SF (30' x 20')
 - Total Allowable Area = 3,000 SF
 - Allow the structural support column to be located on a single lot of record adjacent to an interior drive aisle with access easement to a public R.O.W. with an aerial easement to encroach over the lot line into the Proposed Lot 1 of the Des Plaines Casino Second Amended Resubdivision
 - Modify the code to increase the total number of outdoor advertising structures (billboards) as necessary
3. Des Plaines Casino Second Amended Resubdivision to:
 - Consolidate the Casino Parcels, plus the existing unsubdivided billboard parcel, into a single lot of record (Proposed Lot 1) that includes Parcel 1, Parcel 2 and the portion of Parcel 3 that excludes the proposed Billboard Parcel
 - Create a subdivided lot of record for the relocated Billboard (Proposed Lot 2) on part of the existing Lot 3 of the Des Plaines Casino Resubdivision
4. PUD Amendment
 - The proposed improvements to the site are being made in the southwest quadrant of the casino as summarized below and illustrated in the supporting documents:

Summary of PUD Revisions:

- Modified lot lines to reflect the proposed Des Plaines Casino Second Amended Resubdivision
- Relocation of the billboard and upgrade to a 2-panel LED + a static 3rd panel to the proposed Lot 2 of the Des Plaines Casino Second Amended Resubdivision

Note:

Lot 2 is not included in the PUD Amendment

- Removal of the access drive to Devon Avenue for the existing 2500 Devon Ave. building to increase parking
- Reconfiguration of the parking lot in the southwest quadrant of the property to increase parking and allow for better overall connectivity
- Modification to the pedestrian access on the south side of the 2500 Devon building
- Incorporate the 2500 Devon Ave Building into the Casino PUD
- Modify overall landscape plan
- Modify site data table (% impervious, # parking stalls, and lot area) to reflect the above

Rivers Casino – Rezoning / Text Amendment / Resubdivision / PUD Amendment
Project Narrative
October 12, 2022

Rezoning Narrative:

Rezoning of 2500 Devon Ave Parcel (Parcel 3) and Billboard Parcel (Parcel 4) from C-2 (Limited Office Commercial) to C-6 (Casino District). The 2500 Devon Avenue building was purchased after the original entitlements were obtained for the initial casino construction. The office building solely houses office operations for Rivers Casino. The existing billboard is not part of the casino PUD, but in order to relocate the billboard and maintain a single zoning designation for the casino (including the main casino building, parking garage, 2980 Des Plaines River Road building and 2500 Devon Avenue building) the property has to be rezoned. In addition, the property also has to be rezoned to incorporate the 2500 Devon Avenue property into the PUD, including the existing billboard parcel, that is proposed to be relocated.

Text Amendment Narrative:

Rivers Casino has been working with the Owner of the Billboard Parcel, Tenant of the Billboard Parcel, and City of Des Plaines to facilitate the relocation and upgrade of the existing billboard that was permitted in 1985 that will:

- Assist with the continual enhancements in the casino property and aid in future modifications
- Improve safety & vehicular movement as the billboard is being relocated from a paved area to a landscape area with curb protection
- Provides additional marketing opportunities, including City sponsored messages
- The 3rd side static sign for casino use provides a landmark for westbound traffic and hides portions of the inside of the billboard support system
- Provides a new structural support system to replace the existing billboard that was permitted in 1985.

The text Amendment to allow the following in the C-6 (Casino District):

- Permit billboards
- Relocation of an existing billboard and upgrade to LED
- Permit a 3-sided billboard:
 - 2 panels being LED with maximum area of 1200 SF per side totaling 2,400 SF
 - 3rd panel being static with a maximum area of 600 SF (30' x 20')
 - Total Allowable Area = 3,000 SF
- Allow the structural support column to be located on a single lot of record adjacent to an interior drive aisle with access easement to a public R.O.W. with an aerial easement to encroach over the lot line into the Proposed Lot 1 of the Des Plaines Casino Second Amended Resubdivision
- Modify the code to increase the total number of outdoor advertising structures (billboards) as necessary



Resubdivision Narrative:

The Des Plaines Casino Second Amended Resubdivision has been submitted to:

- Consolidate the Casino Parcels, plus the existing unsubdivided billboard parcel, into a single lot of record (Proposed Lot 1) that includes Parcel 1, Parcel 2 and the portion of Parcel 3 that excludes the proposed Billboard Parcel
- Create a subdivided lot of record for the relocated Billboard (Proposed Lot 2) on part of the existing Lot 3 of the Des Plaines Casino Resubdivision

Creating a single lot of record for the billboard and a single lot of record for the casino (including the main casino building, parking garage, 2980 Des Plaines River Road building and 2500 Devon Avenue building) will provide for greater flexibility in the future for modifications.

PUD Amendment Narrative:

The modifications to the PUD (not including the relocated billboard parcel) includes the following:

- Modified lot lines to reflect the proposed Des Plaines Casino Second Amended Resubdivision
- Relocation of the billboard and upgrade to a 2-panel LED + a static 3rd panel to the proposed Lot 2 of the Des Plaines Casino Second Amended Resubdivision

Note:

Lot 2 is not included in the PUD Amendment

- Removal of the access drive to Devon Avenue for the existing 2500 Devon Ave. building to increase parking
- Reconfiguration of the parking lot in the southwest quadrant of the property to increase parking and allow for better overall connectivity
- Modification to the pedestrian access on the south side of the 2500 Devon building
- Incorporate the 2500 Devon Ave Building into the Casino PUD
- Modify overall landscape plan
- Modify site data table (% impervious, # parking stalls, and lot area) to reflect the above

RIVERS CASINO - PUD AMENDMENT
STANDARDS FOR PLANNED UNIT DEVELOPMENTS
SEPTEMBER 19, 2022

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

1. The extent to which the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations set forth in subsection A of this section;

The proposed plan is consistent with the stated purpose of the PUD regulations. The PUD for the casino was established in 2010 and last amended in 2021. The proposed changes for this application include:

- ***Modified lot lines to reflect the proposed Des Plaines Casino Second Amended Resubdivision***
- ***Relocation of the billboard and upgrade to a 2-panel LED + a static 3rd panel to the proposed Lot 2 of the Des Plaines Casino Second Amended Resubdivision***

Note:

Lot 2 is not included in the PUD Amendment

- ***Removal of the access drive to Devon Avenue for the existing 2500 E Devon Ave. building to increase parking***
- ***Reconfiguration of the parking lot in the southwest quadrant of the property to increase parking and allow for better overall connectivity***
- ***Modification to the pedestrian access on the south side of the 2500 E Devon building***
- ***Incorporate the 2500 E Devon Ave Building into the Casino PUD***
- ***Modify overall landscape plan***
- ***Modify site data table (% impervious, # parking stalls, and lot area) to reflect the above***

2. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations;

The proposed changes are consistent with the PUD regulations approved for the site

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

The previously approved setback of 2980 Des Plaines River Road of 3 inches less than the required 5-foot setback is still applicable from the previous PUD Amendment. The inclusion of the 2500 E. Devon Avenue building into the Casino PUD and the changes in the total area, pervious area and parking count are being modified, but consistent with previously approved PUD for the property.

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

The proposed plan does make adequate provision for the above in that:

- ***Site plan modifications provide for adequate internal circulation.***
- ***The elimination of an existing access drive to/from Devon Avenue to the parking will aid in increasing the parking count and provide for improved traffic flow***
- ***The relocation of the billboard parcel to the west side of the 2500 E Devon Ave building will eliminate an obstruction near the main casino building that will aid in future land planning.***

5. The extent to which the relationship and compatibility of the proposed plan is beneficial or adverse to adjacent properties and neighborhood;

The proposed site modifications are compatible with the existing use on the property.

6. The extent to which the proposed plan is not desirable to the proposed plan to physical development, tax base and economic well-being of the entire community; and

The incorporation of the 2500 E Devon Avenue Building into the Casino PUD and into a single lot of record will aid in the administration of the casino by providing more office space for casino operations. In addition, the consolidation of the lots into a single lot of record for the Casino owned property will allow for improved flexibility with land planning for future expansions, hotels, etc.

7. The extent to which the proposed plan is not in conformity with the recommendations of the comprehensive plan

The proposed changes are consistent with the comprehensive plan and compatible with the existing PUD for the site.

Rivers Casino – Rezoning / Text Amendment / Resubdivision / PUD Amendment
Standards for Map Amendment
October 12, 2022

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Map or Text Amendment in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that a proposed Map Amendment is appropriate for the site and will not have a negative impact on surrounding properties and the community. For Text Amendments, you must demonstrate that the proposed text change is appropriate for the entire jurisdiction, not just a particular site. Please answer each item completely and thoroughly (two to three sentences each).

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

The map amendment to rezone the 2500 Devon Avenue parcel and unsubdivided billboard parcel from C-2 (Limited Office Commercial) to C-6 (Casino District) is consistent with the goals and objectives of the 2019 Des Plaines Comprehensive Plan. This plan discusses the importance of revitalizing commercial corridors. The rezoning to incorporate the existing office building located at 2500 Devon Avenue and the unsubdivided billboard parcel will also assist with the continual enhancements in the casino property and allow the expanded Rivers Casino operations to function within one zoning lot.

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

The proposed map amendment is compatible with the overall character of the existing development and the immediate vicinity as the existing office building will remain as an office building. However, the building will be rezoned from C-2 (Limited Office Commercial) to C-6 (Casino District). In addition, the unsubdivided billboard parcel will also be rezoned from C-2 (Limited Office Commercial) to C-6 (Casino District) that will allow for future flexibility for the use of the billboard parcel. The billboard will be relocated and upgraded to a 3-sided billboard that will aid in providing flexibility to the casino for future modifications to the Casino property.

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

There are adequate public facilities and services that are available to the existing office building located at 2500 Devon Avenue and the unsubdivided billboard parcel. The office building is existing, and no modifications are being made with these requests. The proposed relocation of the billboard also does not impact municipal public facilities and services.

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

The proposed map amendment will not have an adverse effect on property values as the office building located at 2500 Devon Avenue is existing and will remain in place. Allowing the office building and accessory casino office uses on the same zoning lot will assist the casino to continue enhancing their facilities which will help raise property values. As stated above, the billboard will be relocated and upgraded to a 3-sided billboard that will aid in providing flexibility to the casino for future modifications to the Casino property.

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

The proposed rezoning of this property will not result in any modifications of the subject building, but rather it will assist the casino property to enhance their facilities by containing all functions within one zoning district and zoning lot. As stated above, the billboard will be relocated and upgraded to a 3-sided billboard that will aid in providing flexibility to the casino for future modifications to the Casino property.

Rivers Casino – Rezoning / Text Amendment / Resubdivision / PUD Amendment
Standards for Text Amendment
October 12, 2022

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Map or Text Amendment in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that a proposed Map Amendment is appropriate for the site and will not have a negative impact on surrounding properties and the community. For Text Amendments, you must demonstrate that the proposed text change is appropriate for the entire jurisdiction, not just a particular site. Please answer each item completely and thoroughly (two to three sentences each).

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

The text amendment to allow for the following in the C-6 (Casino District) is consistent with the goals and objectives of the 2019 Des Plaines Comprehensive Plan:

- ***Permit billboards***
- ***Relocation of an existing billboard and upgrade to LED***
- ***Permit a 3-sided billboard:***
 - ***2 panels being LED with maximum area of 1200 SF per side totaling 2,400 SF***
 - ***3rd panel being static with a maximum area of 600 SF (30' x 20')***
 - ***Total Allowable Area = 3,000 SF***
- ***Allow the structural support column to be located on a single lot of record adjacent to an interior drive aisle with access easement to a public R.O.W. with an aerial easement to encroach over the lot line into the Proposed Lot 1 of the Des Plaines Casino Second Amended Resubdivision***
- ***Modify the code to increase the total number of outdoor advertising structures (billboards) as necessary***

The Comprehensive Plan discusses the importance of revitalizing commercial corridors. The text amendment will also assist with the continual enhancements in the casino property and aid in future modifications to the Casino property as it will allow the existing billboard to be relocated and upgraded. In addition, the relocation and upgrade of the billboard will:

- ***Improve safety & vehicular movement as the billboard is being relocated from a paved area to a landscape area with curb protection***
- ***Provides additional marketing opportunities, including City sponsored messages***
- ***The 3rd side static sign for casino use provides a landmark for westbound traffic and hides portions of the inside of the billboard support system***
- ***Provides a new structural support system to replace the existing billboard that was permitted in 1985.***

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

The proposed text amendment is compatible with the overall character of the existing development and the immediate vicinity and is applicable to the C-6 (Casino District) that is only located at the northwest corner of Des Plaines River Road and Devon Avenue in the southeasterly corner of the City of Des Plaines. The text amendment will facilitate the relocation and upgrade to the existing billboard that is compatible with the overall character of the existing development and the immediate vicinity.

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

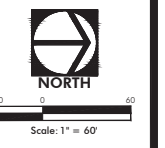
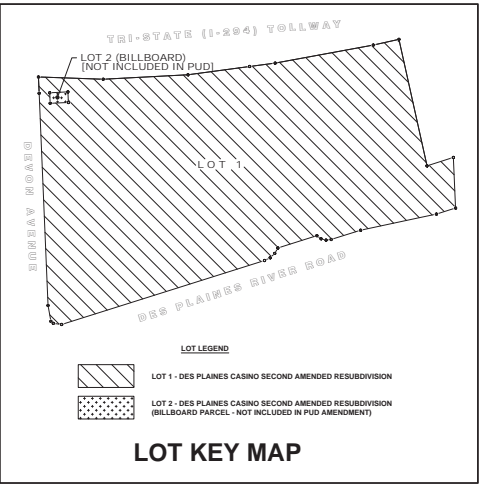
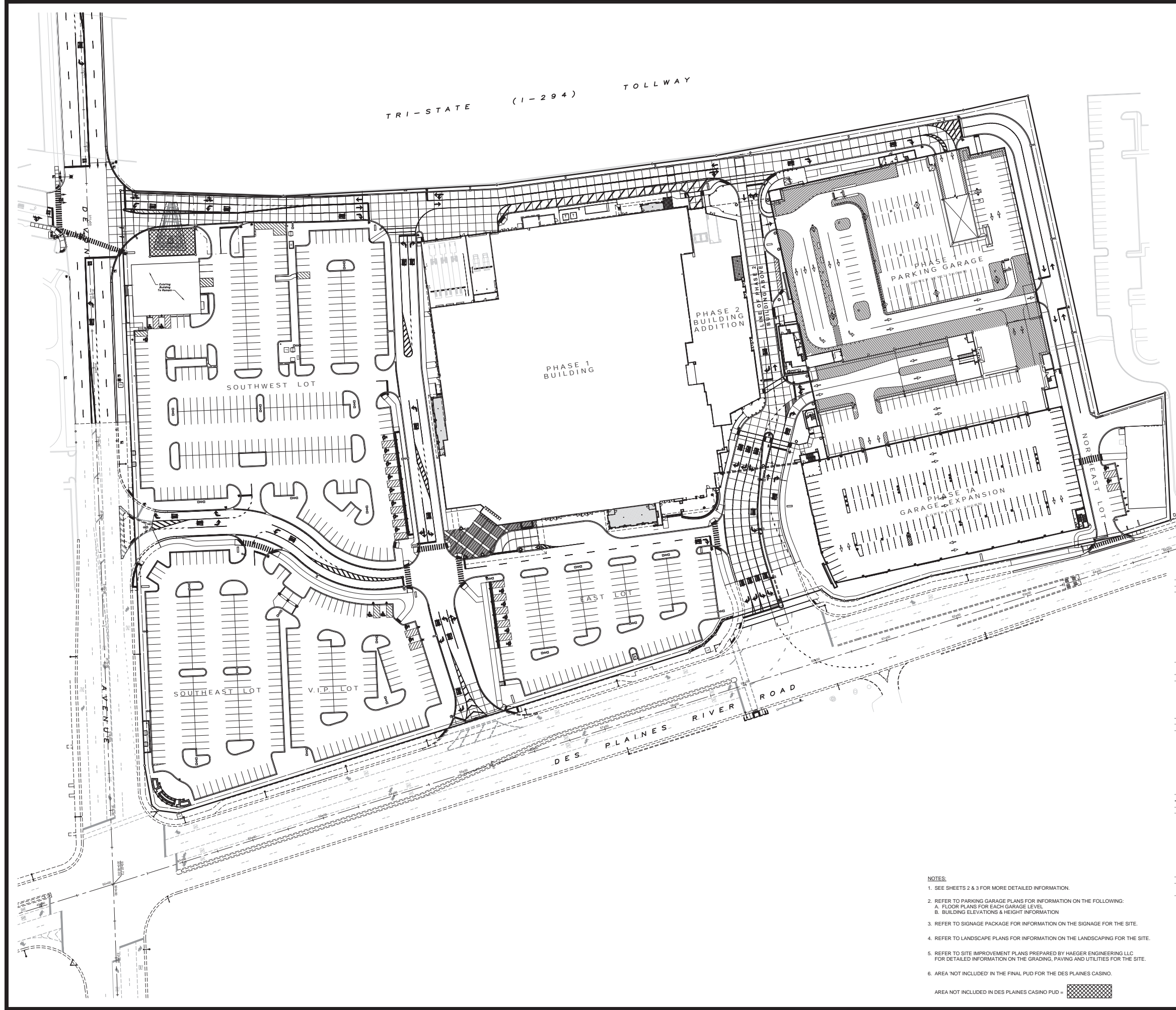
The text amendment will not impact municipal public facilities and services.

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

The proposed map amendment will not have an adverse effect on property values as it is applicable to the C-6 (Casino District) that is only located at the northwest corner of Des Plaines River Road and Devon Avenue in the southeasterly corner of the City of Des Plaines. The surrounding area is commercial in nature with the Tollway to the west, Forest Preserve to the east, C-2 (Limited Office Commercial) to the north [Hotel] and Village of Rosemont Commercial District to the south.

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

The proposed text amendment reflects responsible standards for development and growth for reasons stated above.



LOT AREA SUMMARY:

Lot Area	Area (SF)	Area (Acres)
Lot 1 Des Plaines Casino Second Amended Resubdivision	902,199	20,762.7
Lot 2	902,199	20,762.7
Total Area	1,804,398	41,525.4

OVERALL PARKING SUMMARY:

Category	Standard Stalls	HC Stalls	TOTAL
Phase 1 Garage (See Garage Plans & Details)	2,250	49	2,299
East Lot (5' x 18')	116	6	122
VIP Lot (5' x 18')	50	4	54
Southwest Lot (5' x 18')	162	0	162
Southwest Lot (5' x 18')	765	11	776
North East Lot (5' x 18')	4	2	6
Total	2,299	71	2,370

Parking Garage Summary (Refer to Parking Structure Floor Plans for Additional Information):

Category	Standard Stalls	HC Stalls	TOTAL
Parking Garage Level	2,250	49	2,299
Ground Level	345	0	345
Second Level	405	14	419
Third Level	454	7	461
Fourth Level	481	12	493
Fifth Level	521	16	537
Parking Garage Sub-Total	2,250	49	2,299

MAIN BUILDING AREA & HEIGHT SUMMARY:

Main Building Ground Level Total Floor Area	163,644 SF
Main Building Second Level Total Floor Area	5,120 SF
Main Building Third Level Total Floor Area	48,851 SF
Main Building Fourth Level Total Floor Area	5,165 SF
Main Building Fifth Level Total Floor Area	221,840 SF
Main Building Total Floor Area	444,620 SF
Second Level Area includes bridge floor area & existing electric room but excludes the Open to Below Area at the escalators	
Maximum Building Height (See Elevation)	64'-0"

PARKING GARAGE AREA & HEIGHT SUMMARY:

Parking Garage Ground Level Total Floor Area	181,816 SF
Parking Garage Second Level Total Floor Area	161,759 SF
Parking Garage Third Level Total Floor Area	181,259 SF
Parking Garage Fourth Level Total Floor Area	181,759 SF
Parking Garage Fifth Level Total Floor Area	176,361 SF
Parking Garage Total Floor Area	682,954 SF
Maximum Building Height (See Elevation)	48'-0"
185'-5" Above Garage Ground Level = 87'-11" Above Main Building FF	

HOURS OF OPERATION:
 Twenty Four (24) Hours a Day, Seven (7) Days a Week

ESTIMATED EMPLOYEE SUMMARY:
 Twenty Four (24) Hours a Day, Seven (7) Days a Week and other factors:
 Average # of Full Time Employees = 1,200

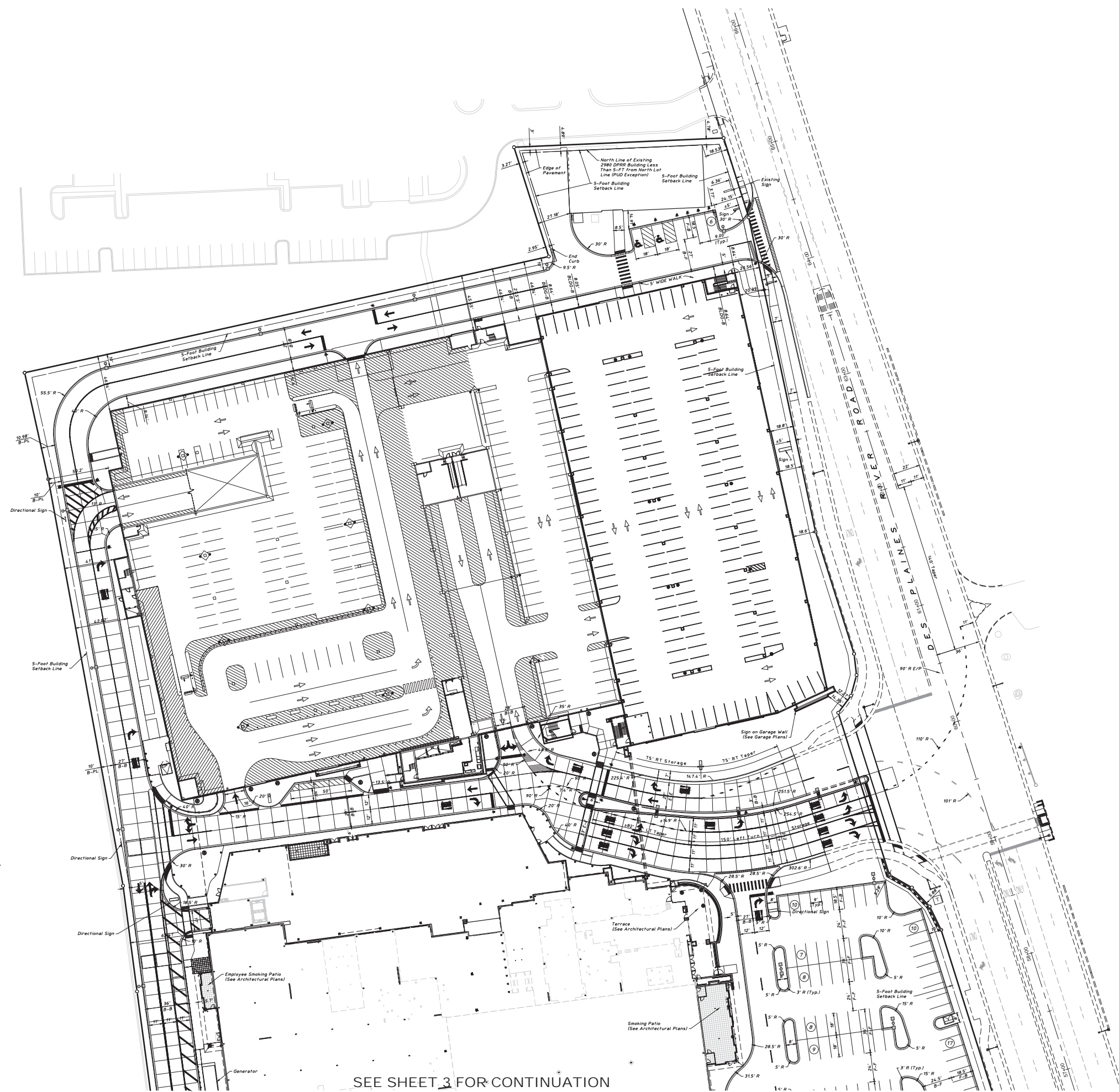
- NOTES:**
- SEE SHEETS 2 & 3 FOR MORE DETAILED INFORMATION.
 - REFER TO PARKING GARAGE PLANS FOR INFORMATION ON THE FOLLOWING:
 A. FLOOR PLANS FOR EACH GARAGE LEVEL
 B. BUILDING ELEVATIONS & HEIGHT INFORMATION
 - REFER TO SIGNAGE PACKAGE FOR INFORMATION ON THE SIGNAGE FOR THE SITE.
 - REFER TO LANDSCAPE PLANS FOR INFORMATION ON THE LANDSCAPING FOR THE SITE.
 - REFER TO SITE IMPROVEMENT PLANS PREPARED BY HAEGER ENGINEERING LLC FOR DETAILED INFORMATION ON THE GRADING, PAVING AND UTILITIES FOR THE SITE.
 - AREA NOT INCLUDED IN THE FINAL PUD FOR THE DES PLAINES CASINO.
- AREA NOT INCLUDED IN DES PLAINES CASINO PUD: [Hatched Pattern]

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Cell: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-0003152
 www.haegerengineering.com

OVERALL SITE PLAN (60 SCALE)
DES PLAINES CASINO FINAL PUD AMENDMENT
 2980 & 3000 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS

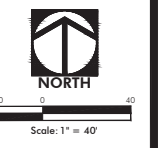
Project Manager: T A S
 Engineer: P A C
 Date: 09/19/2022
 Project No. 12127-PUD
 Sheet 1/3

TOLLWAY
(1-294)
TRI-STATE



SEE SHEET 3 FOR CONTINUATION

- NOTES:
- SEE SHEET 1 FOR THE OVERALL PLAN.
 - REFER TO PARKING GARAGE PLANS FOR INFORMATION ON THE FOLLOWING:
A. FLOOR PLANS FOR EACH GARAGE LEVEL
B. BUILDING ELEVATIONS & HEIGHT INFORMATION
 - REFER TO SIGNAGE PACKAGE FOR INFORMATION ON THE SIGNAGE FOR THE SITE.
 - REFER TO LANDSCAPE PLANS FOR INFORMATION ON THE LANDSCAPING FOR THE SITE.
 - REFER TO SITE IMPROVEMENT PLANS PREPARED BY HAEGER ENGINEERING LLC FOR DETAILED INFORMATION ON THE GRADING, PAVING AND UTILITIES FOR THE SITE.

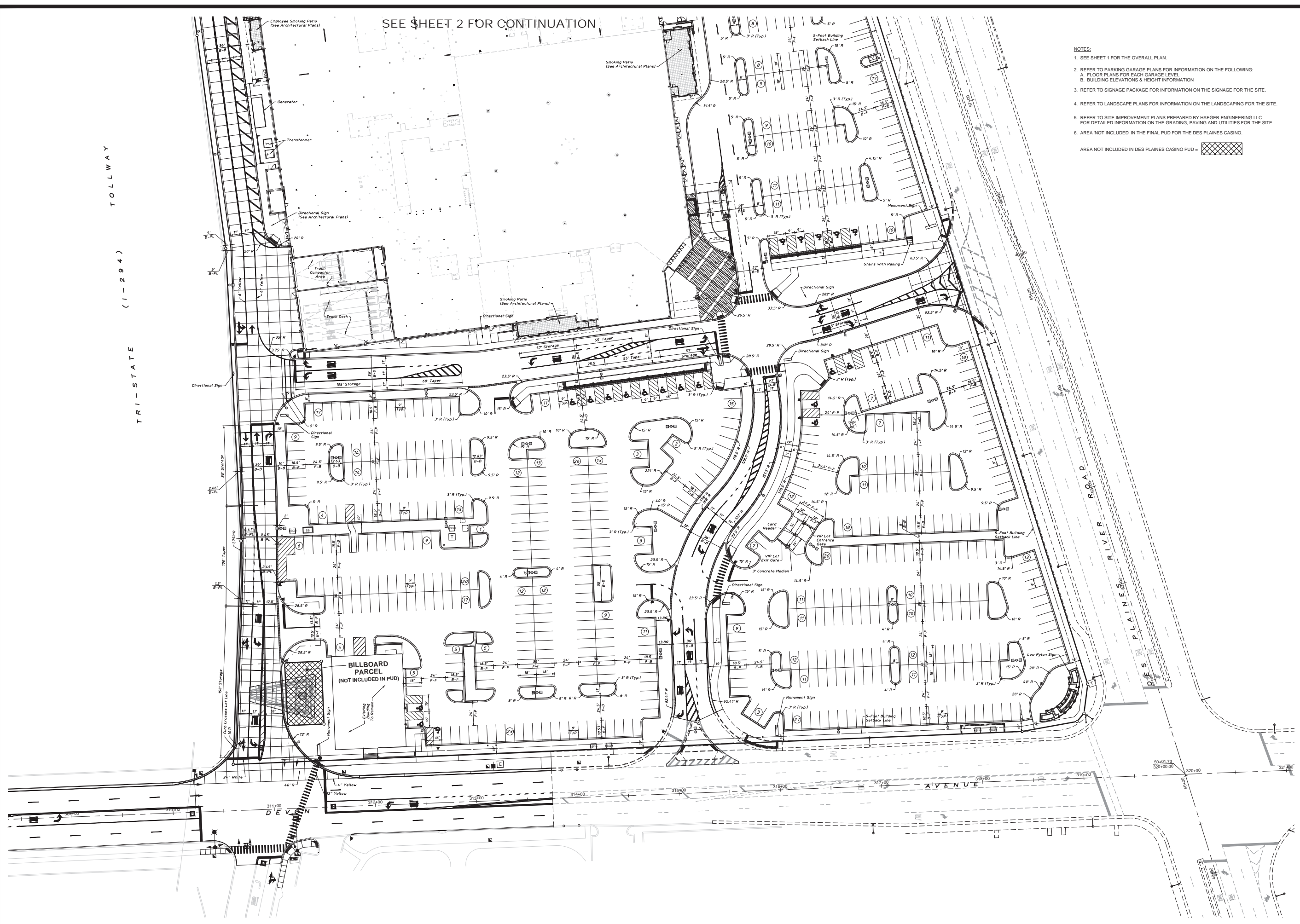


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**SITE PLAN - NORTH
(40 SCALE)**
**DES PLAINES CASINO
FINAL PUD AMENDMENT**
2980 & 3000 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 09/19/2022
Project No. 12127-PUD
Sheet 2 / 3

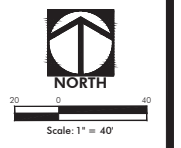
No. Date Revision



SEE SHEET 2 FOR CONTINUATION

- NOTES:**
- SEE SHEET 1 FOR THE OVERALL PLAN.
 - REFER TO PARKING GARAGE PLANS FOR INFORMATION ON THE FOLLOWING:
A. FLOOR PLANS FOR EACH GARAGE LEVEL
B. BUILDING ELEVATIONS & HEIGHT INFORMATION
 - REFER TO SIGNAGE PACKAGE FOR INFORMATION ON THE SIGNAGE FOR THE SITE.
 - REFER TO LANDSCAPE PLANS FOR INFORMATION ON THE LANDSCAPING FOR THE SITE.
 - REFER TO SITE IMPROVEMENT PLANS PREPARED BY HAEGER ENGINEERING LLC FOR DETAILED INFORMATION ON THE GRADING, PAVING AND UTILITIES FOR THE SITE.
 - AREA NOT INCLUDED IN THE FINAL PUD FOR THE DES PLAINES CASINO.

AREA NOT INCLUDED IN DES PLAINES CASINO PUD = [Cross-hatched symbol]



TOLLWAY
(1-294)
TRI-STATE

DES PLAINES RIVER ROAD

AVENUE

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
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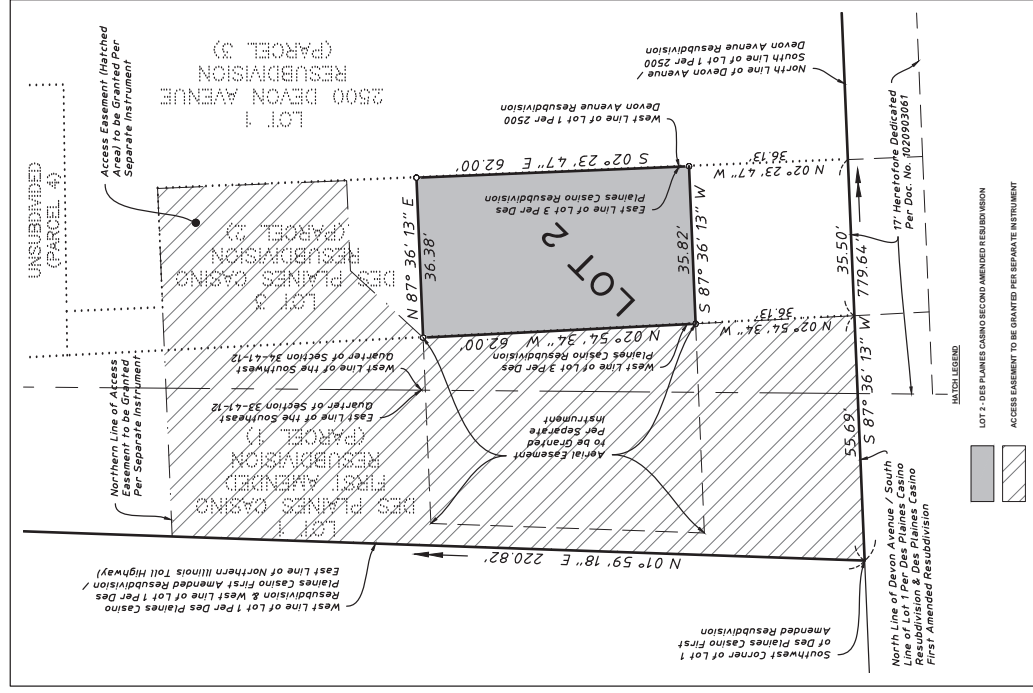
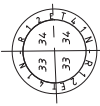
**SITE PLAN - SOUTH
(40 SCALE)**
**DES PLAINES CASINO
FINAL PUD AMENDMENT**
2980 & 3000 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 09/19/2022
Project No.: 12127-PUD
Sheet: 3

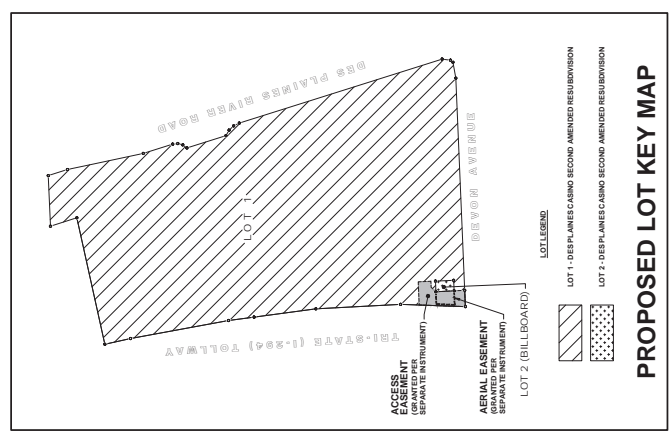
No. _____
Date _____
Revision _____

DES PLAINES CASINO SECOND AMENDED RESUBDIVISION

BEING A RESUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 34, LOT 2 IN DES PLAINES CASINO RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 33, 34 & 35 SOUTHWEST 1/4 OF SECTION 34, LOT 1 IN DES PLAINES CASINO FIRST AMENDED RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 33 AND THE SOUTHWEST 1/4 OF SECTION 34, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

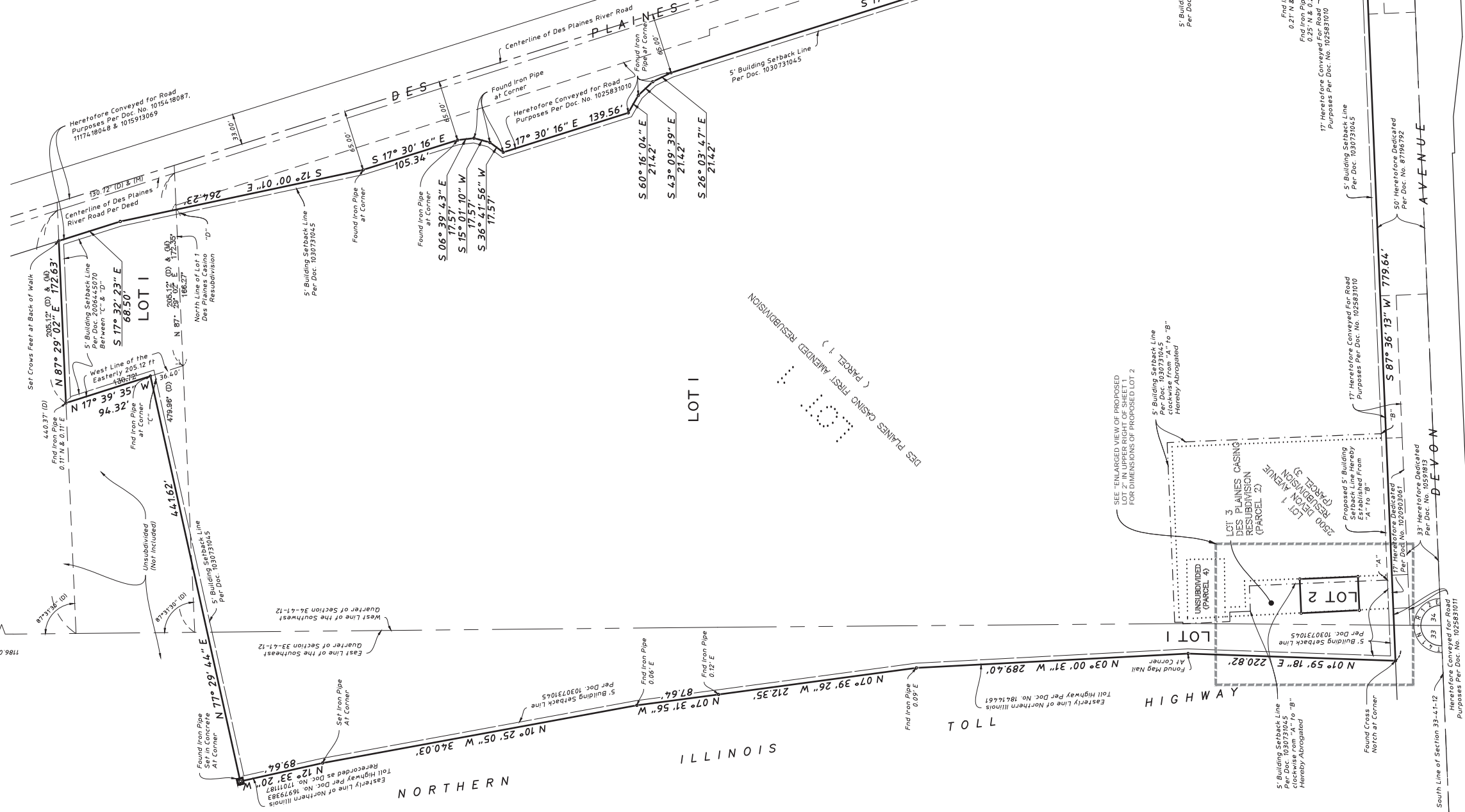


ENLARGED VIEW OF PROPOSED LOT 2
 SCALE: 1" = 20"



PROPOSED LOT KEY MAP

- LEGEND**
- Concrete Monument
 - Measured (M)
 - Record (R)
 - Deed (D)

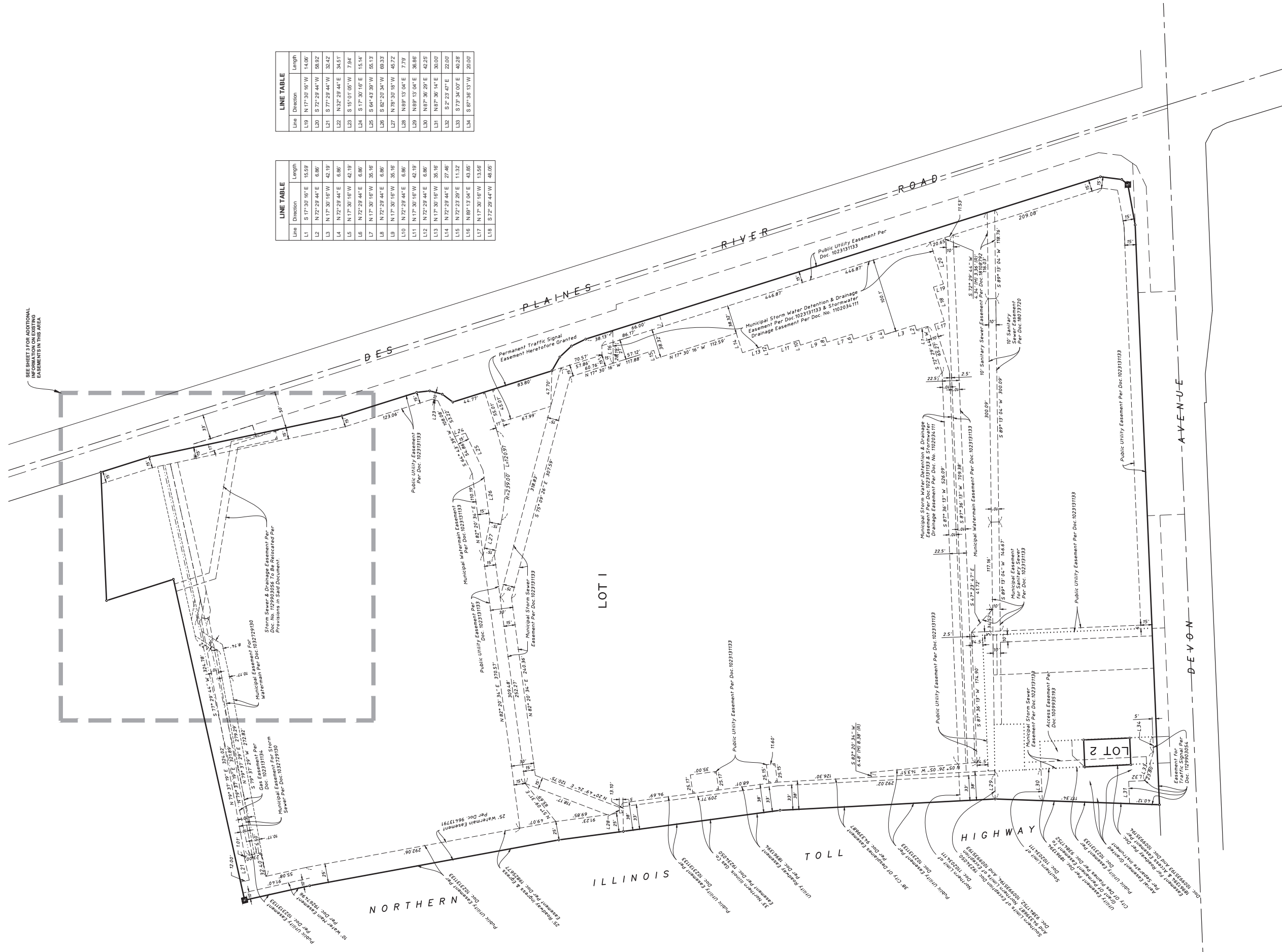
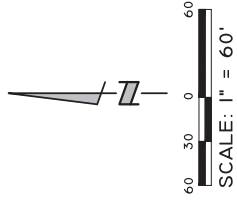


AREA SUMMARY

LOT 1 (CASINO)	905,193 S.F. 20,780.37 AC
LOT 2 (BILLBOARD)	2,236 S.F. 0.05138 AC
TOTAL	907,431 S.F. 20,831.75 AC

SURVEYOR'S NOTES:
 THE COMPLETION DATE OF THE FIELD WORK FOR THIS SURVEY IS JULY 23, 2022.
 THE BASIS FOR THE BEARINGS IS BASED ON THE DES PLAINES CASINO
 RESUBDIVISION RECORDED NOVEMBER 3, 2010 AS DOCUMENT 038721045.
 ALL EASEMENTS THAT HAVE BEEN GRANTED PRIOR TO THE RECORDING OF THIS
 SUBDIVISION ARE SHOWN ON SHEET 2 AND SHEET 3. THIS PLAT DOES NOT GRANT
 ANY EASEMENTS.

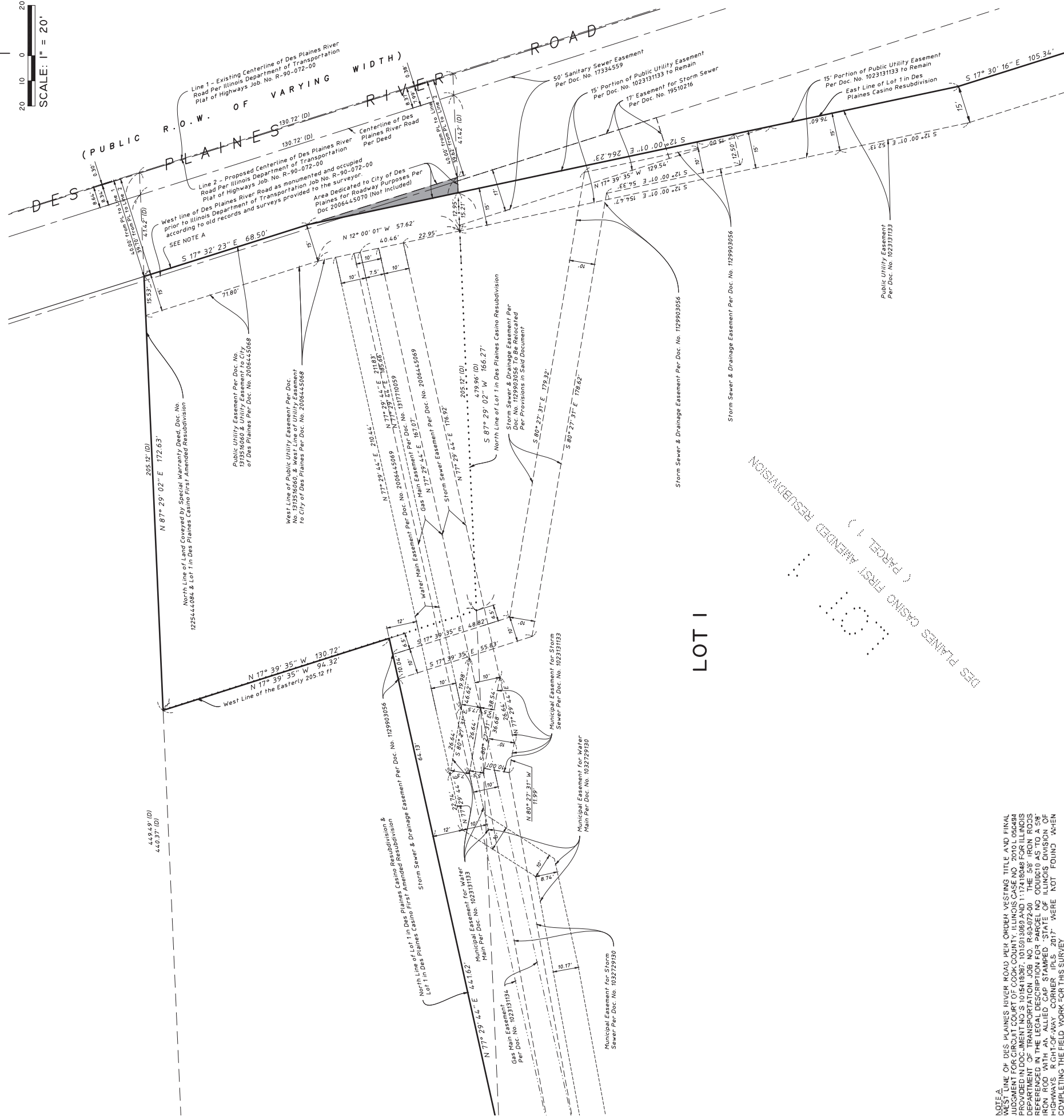
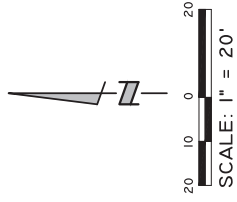
DES PLAINES CASINO SECOND AMENDED RESUBDIVISION



Line	Direction	Length
L1	S 17° 30' 16" W	14.06'
L2	S 72° 29' 44" W	58.92'
L3	N 17° 30' 16" W	42.19'
L4	N 72° 29' 44" E	6.86'
L5	N 17° 30' 16" W	42.19'
L6	N 72° 29' 44" E	6.86'
L7	N 17° 30' 16" W	35.16'
L8	N 72° 29' 44" E	6.86'
L9	N 17° 30' 16" W	35.16'
L10	N 72° 29' 44" E	6.86'
L11	N 17° 30' 16" W	42.19'
L12	N 72° 29' 44" E	6.86'
L13	N 17° 30' 16" W	35.16'
L14	N 72° 29' 44" E	27.46'
L15	N 72° 23' 20" E	11.32'
L16	N 89° 13' 04" E	43.85'
L17	N 17° 30' 16" W	13.56'
L18	S 72° 29' 44" W	48.05'

Line	Direction	Length
L19	N 17° 30' 16" W	14.06'
L20	S 72° 29' 44" W	58.92'
L21	S 77° 29' 44" W	32.42'
L22	N 32° 29' 44" E	34.51'
L23	S 15° 01' 05" W	7.94'
L24	S 17° 30' 16" W	15.14'
L25	S 64° 53' 30" W	55.13'
L26	S 82° 20' 34" W	69.33'
L27	N 78° 30' 18" W	45.72'
L28	N 89° 13' 04" E	7.79'
L29	N 89° 13' 04" E	38.86'
L30	N 87° 36' 14" E	42.25'
L31	N 87° 36' 14" E	30.00'
L32	S 2° 23' 47" E	22.00'
L33	S 73° 34' 00" E	40.28'
L34	S 67° 36' 13" W	20.00'

DES PLAINES CASINO SECOND AMENDED RESUBDIVISION



NOTE: A PORTION OF THE DES PLAINES RIVER ROAD WITH ORDER, METERS, TITLE AND FINAL MEASUREMENT FOR CURB CUT, PART OF CO. COUNTY, ILLINOIS, CASE NO. 1015013069 AND 1015013069 PROVIDED IN DOCUMENT JOB NO. R-93-072-00 THE 518' IRON RODS REFERENCED IN THE LEGAL DESCRIPTION FOR PARCEL NO. CD00010 AS TO A 58' IRON ROD WITH AN ALLED CAP STAMPED "STATE OF ILLINOIS DIVISION OF SURVEYING" WERE NOT FOUND WHEN COMPLETING THE FIELD WORK FOR THIS SURVEY.

FINAL PLAT DES PLAINES CASINO SECOND AMENDED RESUBDIVISION

PARCEL 1 OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
MIDWEST GAMING & ENTERTAINMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PARCEL 1 SHOWN AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES
SIGNED AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____ A.D. 2022
MIDWEST GAMING & ENTERTAINMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY _____ TIM DREHKOFF, CHIEF EXECUTIVE OFFICER

NOTARY CERTIFICATE FOR PARCEL 1 OWNER

STATE OF ILLINOIS }
COUNTY OF COOK }
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____, CHIEF EXECUTIVE OFFICER OF MIDWEST GAMING & ENTERTAINMENT, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____ (SEAL)

PARCEL 2 & 3 OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
DEVON PARCEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PARCEL 2, PARCEL 3, SHOWN AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES
SIGNED AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____ A.D. 2022
DEVON PARCEL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY _____ TIM DREHKOFF, CHIEF EXECUTIVE OFFICER

NOTARY CERTIFICATE FOR PARCEL 2 & PARCEL 3 OWNER

STATE OF ILLINOIS }
COUNTY OF COOK }
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____, CHIEF EXECUTIVE OFFICER OF DEVON PARCEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____ (SEAL)

PARCEL 4 OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
LD ACQUISITION COMPANY 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PARCEL 4 SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF RESUBDIVISION AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES
SIGNED AT CHICAGO, ILLINOIS, THIS _____ DAY OF _____ A.D. 2022
LD ACQUISITION COMPANY 7, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY _____ JOSEF BOBEK, AUTHORIZED SIGNATORY

NOTARY CERTIFICATE FOR PARCEL 4 OWNER

STATE OF ILLINOIS }
COUNTY OF COOK }
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT JOSEF BOBEK, AS AN AUTHORIZED SIGNATORY OF LD ACQUISITION COMPANY 7, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____ (SEAL)

PREPARED BY:
MIDWEST GAMING & ENTERTAINMENT, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
500 STATE PARKWAY
SCHLAUMBURG, IL 60173
TEL: (847)394-8600
FAX: (847)394-8608
PROJECT NO. 12-27

PLAT PREPARED FOR, SUBMITTED BY AND SEND NEW TAX BILL TO:

LOT 1:
MIDWEST GAMING & ENTERTAINMENT, LLC
900 N. WICHIGAN AVENUE, SUITE 600
CHICAGO, IL 60611
LOT 2:
LD ACQUISITION COMPANY 7, LLC
400 CONTINENTAL BLVD, SUITE 400
EL SEGUNDO, CA 92424

MAIL PLAT TO:
CITY OF DES PLAINES
DEPARTMENT OF COMMUNITY DEVELOPMENT
1430 MINER STREET, ROOM 301
DES PLAINES IL 60016

CONSENT OF MORTGAGEE

STATE OF _____ }
COUNTY OF _____ }
U.S. BANK NATIONAL ASSOCIATION, IN ITS CAPACITY AS COLLATERAL TRUSTEE FOR THE BENEFIT OF THE SECURED PARTIES UNDER THE COLLATERAL TRUST AGREEMENT WITH MORTGAGEE(S) _____, DO HEREBY CONSENT TO THE GRANTING OF PRESENT MORTGAGEE(S) SECURITY INTEREST AND FUTURE INTEREST AS OF APRIL 28, 2021, RECORDED APRIL 27, 2021, AS DOC. NO. 2111748078, MADE BY MIDWEST GAMING & ENTERTAINMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND (B) THAT CERTAIN MORTGAGE ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FUTURE FILING, DATED AS OF APRIL 28, 2021, RECORDED APRIL 27, 2021, AS DOC. NO. 2111748078, MADE BY MIDWEST GAMING & ENTERTAINMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN EACH CASE ENCOMPASSING PORTIONS OF THE PROPERTY DESCRIBED ON THIS PLAT OF RESUBDIVISION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF RESUBDIVISION AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF THIS PLAT OF RESUBDIVISION.
IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED THIS _____ DAY OF _____, 2022.

U.S. BANK NATIONAL ASSOCIATION,
AS COLLATERAL TRUSTEE

BY _____
NAME _____
TITLE _____

NOTARY CERTIFICATE FOR MORTGAGEE

STATE OF _____ }
COUNTY OF _____ }
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE OF ILLINOIS, DOES HEREBY CERTIFY THAT _____, U.S. BANK NATIONAL ASSOCIATION, AS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID NATIONAL ASSOCIATION FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

PRINT NAME _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS, NOT ONLY OF THE SUBDIVISION OF THIS PLAT, BUT OF ANY PART THEREOF, OR OF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE DRAINED FOR IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DES PLAINES, ILLINOIS, AND THAT THE DRAINAGE OF SURFACE WATERS WILL BE MADE TO PREVENT THE LIKELIHOOD OF SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

MIDWEST GAMING & ENTERTAINMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ TIM DREHKOFF, CHIEF EXECUTIVE OFFICER

DEVON PARCEL, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ TIM DREHKOFF, CHIEF EXECUTIVE OFFICER

LD ACQUISITION COMPANY 7, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ JOSEF BOBEK, AUTHORIZED SIGNATORY



DATED _____
ILLINOIS PROFESSIONAL ENGINEER NO. 062-055417

EXPIRES 11-30-23

MAYOR AND CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____, 2022.

SIGNED: _____ MAYOR _____ ATTEST: _____ CITY CLERK

CITY DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT

BY _____ DIRECTOR OF FINANCE _____ DATED _____

CITY DIRECTOR OF PUBLIC WORKS AND ENGINEERING CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }
APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 2022.

SIGNED: _____ DIRECTOR OF PUBLIC WORKS AND ENGINEERING

PLANNING AND ZONING BOARD

STATE OF ILLINOIS }
COUNTY OF COOK }
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES, ILLINOIS THIS _____ DAY OF _____, 2022.

SIGNED: _____ CHAIRMAN _____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS }
COUNTY OF COOK }
I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3883, DO HEREBY AUTHORIZE THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 - PARAGRAPH 2, AS AMENDED.



EXPIRES 11-30-22

JEFFREY W. GLUNT
PROFESSIONAL LAND SURVEYOR NO. 35-3883
MY LICENSE EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK }

I, JEFFREY W. GLUNT, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE REPERCHED THE PLAT SHOWN HEREON AND THAT ALL CORRECTIONS TO THE CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE, THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN, THAT THE DEFINED BY FEMA AS FLOOD AREAS DETERMINED TO BE OUTSIDE THE 10% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL NO. 170310079J, DATED AUGUST 19, 2008.

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

SCHAUMBURG, ILLINOIS _____ SEPTEMBER 19, 2022

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3886
MIDWEST GAMING & ENTERTAINMENT, LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
109 EAST STATE PARKWAY
SCHLAUMBURG, ILLINOIS 60173
TEL: 847/394-8600 FAX: 847/394-8608



EXPIRES 11-30-22

- MISCELLANEOUS NOTES:**
- ALL CURB & GUTTER IS B6.12 CURB & GUTTER UNLESS NOTED OTHERWISE
 - THE CITY OF DES PLAINES SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY REQUIRED SITE INSPECTIONS
 - FLOWABLE FILL SHALL BE USED FOR ALL TRENCH BACKFILL IN THE PUBLIC R.O.W. FOR WATER MAIN, SANITARY SEWER AND STORM SEWER.

- MISCELLANEOUS DEVON AVENUE R.O.W. NOTES:**
- NO WORK IS ALLOWED IN THE DEVON AVENUE R.O.W. PRIOR TO THE ISSUANCE OF THE PERMIT(S) BY THE VILLAGE OF ROSEMONT
 - ALL WORK PERFORMED IN THE DEVON AVENUE R.O.W. SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF ROSEMONT. THE WORK SHALL BE INSPECTED BY THE VILLAGE OF ROSEMONT. THE CONTRACTOR SHALL COORDINATE ALL INSPECTIONS WITH THE VILLAGE OF ROSEMONT
 - WORK HOURS WITHIN THE DEVON AVENUE R.O.W. SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF ROSEMONT.
 - PRE-CONSTRUCTION MEETING REQUIRED. NO CONSTRUCTION SHALL BEGIN PURSUANT TO A PERMIT ISSUED UNDER THIS ARTICLE PRIOR TO ATTENDANCE BY THE PERMITTEE AND ALL MAJOR CONTRACTORS AND SUBCONTRACTORS WHO WILL PERFORM ANY WORK UNDER THE PERMIT AT A PRE-CONSTRUCTION MEETING. THE PRE-CONSTRUCTION MEETING SHALL BE HELD AT A DATE, TIME AND PLACE DESIGNATED BY THE VILLAGE WITH SUCH VILLAGE REPRESENTATIVES IN ATTENDANCE AS THE VILLAGE DEEMS NECESSARY. THE MEETING SHALL BE FOR THE PURPOSES OF REVIEWING THE WORK UNDER THE PERMIT AND SPECIAL CONSIDERATIONS NECESSARY IN THE AREAS WHERE WORK WILL OCCUR INCLUDING, WITHOUT LIMITATION, PRESENCE OR ABSENCE OF OTHER UTILITY FACILITIES IN THE AREA AND THEIR LOCATIONS, PROCEDURES TO AVOID DISRUPTION OF OTHER UTILITIES, USE OF RIGHTS-OF-WAY BY THE PUBLIC DURING CONSTRUCTION, AND ACCESS AND EGRESS BY ADJACENT PROPERTY OWNERS
 - ALL PROPOSED TRAFFIC CLOSURES WILL NEED TO BE COORDINATED AND APPROVED BY THE VILLAGE OF ROSEMONT AND THE CITY OF DES PLAINES. THE NORTHERNMOST WESTBOUND TRUCK LANE MAY BE CLOSED DURING WEEKDAYS ONLY, EXCLUDING HOLIDAYS, BETWEEN THE HOURS OF 6:00 AM AND 3:00 PM, UNLESS APPROVED OTHERWISE IN WRITING BY THE VILLAGE OF ROSEMONT. TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS SUPPLEMENTED BY IDOT AND THE VILLAGE OF ROSEMONT MUNICIPAL CODE.
 - ALL DISTURBED GRASS AREAS IN THE DEVON AVENUE R.O.W. SHALL BE RESTORED WITH A MINIMUM OF 4" TOPSOIL AND SOO.

LANDSCAPE COORDINATION NOTE:
REFER TO LANDSCAPE PLANS PREPARED BY LAFAY DESIGN GROUP LTD. FOR ALL ON-SITE LANDSCAPING. IF DESIGN DRAWINGS ARE NOT AVAILABLE, THE GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR THIS WORK.

IRRIGATION COORDINATION NOTE:
REFER TO IRRIGATION PLANS PREPARED BY FRS DESIGN GROUP FOR ALL ON-SITE IRRIGATION. THE GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR THIS WORK. IF DESIGN DRAWINGS ARE NOT AVAILABLE, THE GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR THIS WORK.

PRIVATE UTILITY LOCATE COORDINATION NOTE:
THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS.

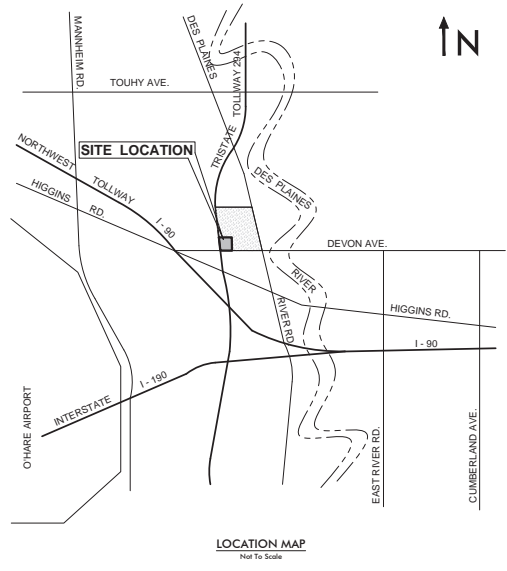
DRY UTILITY COORDINATION NOTE:
REFER TO THE "DRY UTILITY COORDINATION EXHIBIT" PREPARED BY HAEGER ENGINEERING ON THE PROPOSED MODIFIED DRY UTILITIES. THE EXISTING UTILITIES FOR THE MAIN CASINO BUILDING 2500 EAST DEVON AVENUE BUILDING AND THE BILLBOARD SHALL BE MAINTAINED AT ALL TIMES. THE CONSTRUCTION SEQUENCING SHALL ACCOUNT FOR THE RELOCATION/RECONFIGURATION OF THE DRY UTILITY MAINS AND SERVICES. THIS EXHIBIT WILL BE USED BY THE OWNERS SITE ELECTRICAL DESIGN FIRM AND DRY UTILITY COMPANIES TO AID IN THE FINAL DESIGN DRAWINGS. THE GENERAL CONTRACTOR SHALL COORDINATE ALL DRY UTILITY WORK AND SCHEDULING WITH THE OWNERS DRY UTILITY COORDINATOR, MARK MORRIS OF ITS UTILITY SOLUTIONS (312-859-7348; MARK.MORRIS@AT&T.US.COM). THE GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR THIS WORK.

LIGHT POLE & SECURITY CAMERA COORDINATION NOTE:
REFER TO THE "LIGHT POLE & SECURITY CAMERA COORDINATION EXHIBIT" PREPARED BY HAEGER ENGINEERING FOR ADDITIONAL INFORMATION ON THE PROPOSED ADDED/MODIFIED LIGHT POLES AND SECURITY CAMERAS. THIS EXHIBIT WILL BE USED BY THE OWNERS SITE ELECTRICAL DESIGN FIRM AND LOW VOLTAGE DESIGN FIRM TO AID IN THE FINAL DESIGN DRAWINGS. THE GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR THIS WORK.

2500 EAST DEVON AVENUE STRUCTURAL ENGINEER COORDINATION NOTE:
THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN ILLINOIS FOR THE PROPOSED STEPS AND WALK LOCATED SOUTH OF THE 2500 EAST DEVON AVENUE BUILDING. THESE SHALL BE REVIEWED AND APPROVED BY THE CIVIL ENGINEER AND CITY OF DES PLAINES PRIOR TO ANY CONCRETE WORK BEING PERFORMED IN THESE AREAS.

RIVERS CASINO SW PARKING LOT SITE IMPROVEMENT PLANS

SECTION 34 TOWNSHIP 41 NORTH RANGE 12 EAST 3000 S. DES PLAINES RIVER RD / 2500 E. DEVON AVE. DES PLAINES, ILLINOIS



INDEX TO SHEETS	
NO.	DESCRIPTION
C.1.0	TITLE SHEET
C.2.0	GENERAL NOTES & SPECIFICATIONS
C.2.1	GENERAL NOTES & SPECIFICATIONS
C.3.0	EXISTING CONDITIONS PLAN
C.4.0	DEMOLITION PLAN
C.5.0	GEOMETRY / PAVING PLAN
C.6.0	UTILITY PLAN
C.7.0	GRADING PLAN
C.7.1	GRADING PLAN - ENLARGED DETAIL
C.8.0	MISCELLANEOUS DETAILS
C.8.1	IDOT DETAILS
C.8.2	IDOT DETAILS

INDEX TO EROSION CONTROL PLAN SHEETS	
NO.	DESCRIPTION
EC1	EROSION CONTROL PLAN

INDEX TO MWRD EXHIBITS	
NO.	DESCRIPTION
EX-1	MWRD SEWER ROUTING MAP
EX-2	MWRD DRAINAGE AREA EXHIBIT
EX-3	ENLARGED MWRD DEVELOPMENT AREA EXHIBIT

DRAINAGE STATEMENT:
To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or that if drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains approved for use by the City Engineer, and that such surface waters are planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to adjoining properties because of the construction of this subdivision.

[Signature]
Illinois Registered Professional Engineer No. 055417

Owner or Owner's Duly Authorized Agent



Existing Symbol	LEGEND Description	Proposed Symbol
⊙	Storm Sewer Manhole	⊙
○	Catch Basin	○
□	Inlet	□
△	Replace Frame & Grate with New Casting	■
▽	Flared End Section	▽
△	Area Drain	△
⊙	Sanitary Sewer Manhole	⊙
○	Clean Out	○
→	Storm Sewer	→
→	Sanitary Sewer	→
→	Combined Sewer	→
→	Force Main	→
→	Water Main	→
⊙	Fire Hydrant	⊙
⊙	Valve Vault	⊙
⊙	Valve Box	⊙
⊙	B-Box	⊙
⊙	Well Head	⊙
⊙	Light Pole	⊙
⊙	Light Pole With Mast Arm	⊙
⊙	Traffic Signal	⊙
⊙	Traffic Signal With Mast Arm	⊙
⊙	Hand Hole	⊙
⊙	Fence	⊙
⊙	Guardrail	⊙
⊙	Pipe Bollard	⊙
⊙	Sign	⊙
⊙	Gas Valve	⊙
⊙	Gas Line	⊙
⊙	Electric Line	⊙
⊙	Overhead Utility Line	⊙
⊙	Fiber Optic Line	⊙
⊙	Electrical Pedestal	⊙
⊙	Electric Manhole	⊙
⊙	Guy Wire	⊙
⊙	Utility Pole	⊙
⊙	Telephone Pedestal	⊙
⊙	Telephone Manhole	⊙
⊙	Telephone Line	⊙
⊙	Cable TV Line	⊙
⊙	Cable TV Pedestal	⊙
⊙	Flagpole	⊙
⊙	Handicapped Parking Stall	⊙
⊙	Number of Parking Stalls	⊙
⊙	Curb & Gutter	⊙
⊙	Reverse Pitch Curb & Gutter	⊙
⊙	Depressed Curb	⊙
⊙	Retaining Wall	⊙
⊙	Curb Elevation and Gutter/Pavement Elevation	⊙
⊙	Pavement Elevation	⊙
⊙	Sidewalk Elevation	⊙
⊙	Ground Elevation	⊙
⊙	Top of Wall Elevation	⊙
⊙	Bottom of Wall Elevation	⊙
⊙	Open Lid Frame & Grate	⊙
⊙	Closed Lid Frame & Lid	⊙
⊙	Swale	⊙
⊙	Hardscape Flow	⊙
⊙	Softscape Flow	⊙
⊙	Contour Line (1-ft)	⊙
⊙	Contour Line (Half Foot)	⊙
⊙	Deciduous Tree	⊙
⊙	Coniferous Tree	⊙
⊙	Bush	⊙
⊙	Brushline	⊙

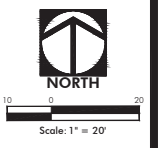
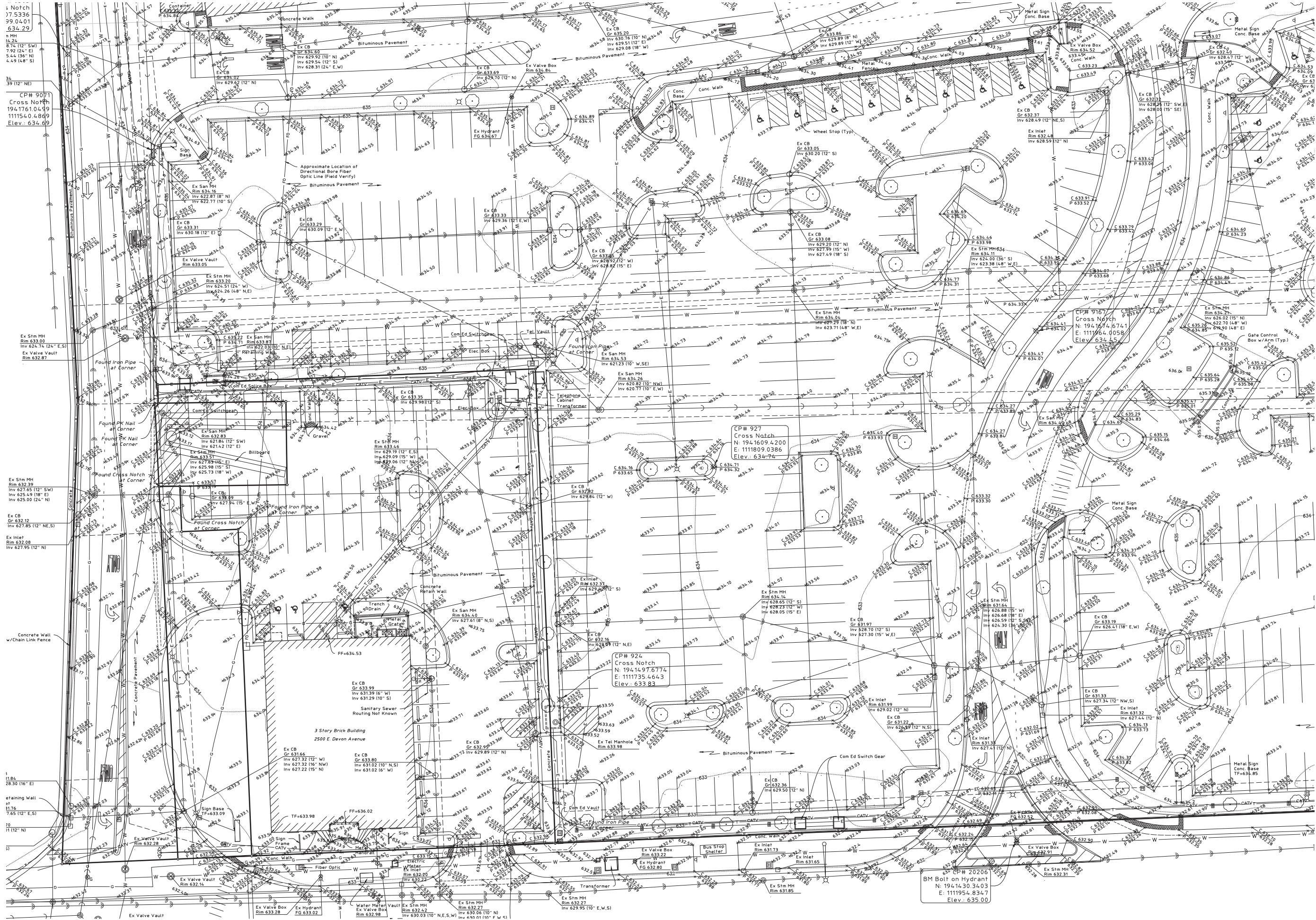
HORIZONTAL & VERTICAL CONTROL FOR SITE:
City Benchmark/Site Benchmark:
BENCHMARK #80
Monument set in concrete on E. side of River Rd. N. of Devon Ave 24' East of E/P of River and 48' South of entrance to # 3000 River
Northing: 1942397.761 (NAD 1983)
Easting: 1112174.049 (NAD 1983)
Elevation = 632.46 (NAVD 1988)

811
Know what's below.
Call before you dig.
Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

TITLE SHEET
RIVERS CASINO SW PARKING LOT
SITE IMPROVEMENT PLANS
3000 S. DES PLAINES RIVER RD / 2500 E. DEVON AVE., DES PLAINES, IL

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847-394-6600 Fax: 847-394-6608
Illinois Professional Design Firm License No. 18-0003152
www.haegerengineering.com

Project Manager: T A S
Engineer: P A C
Date: 05.04.2022
Project No. 12-127
Sheet C1.0
C8

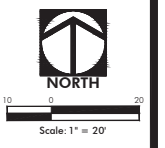
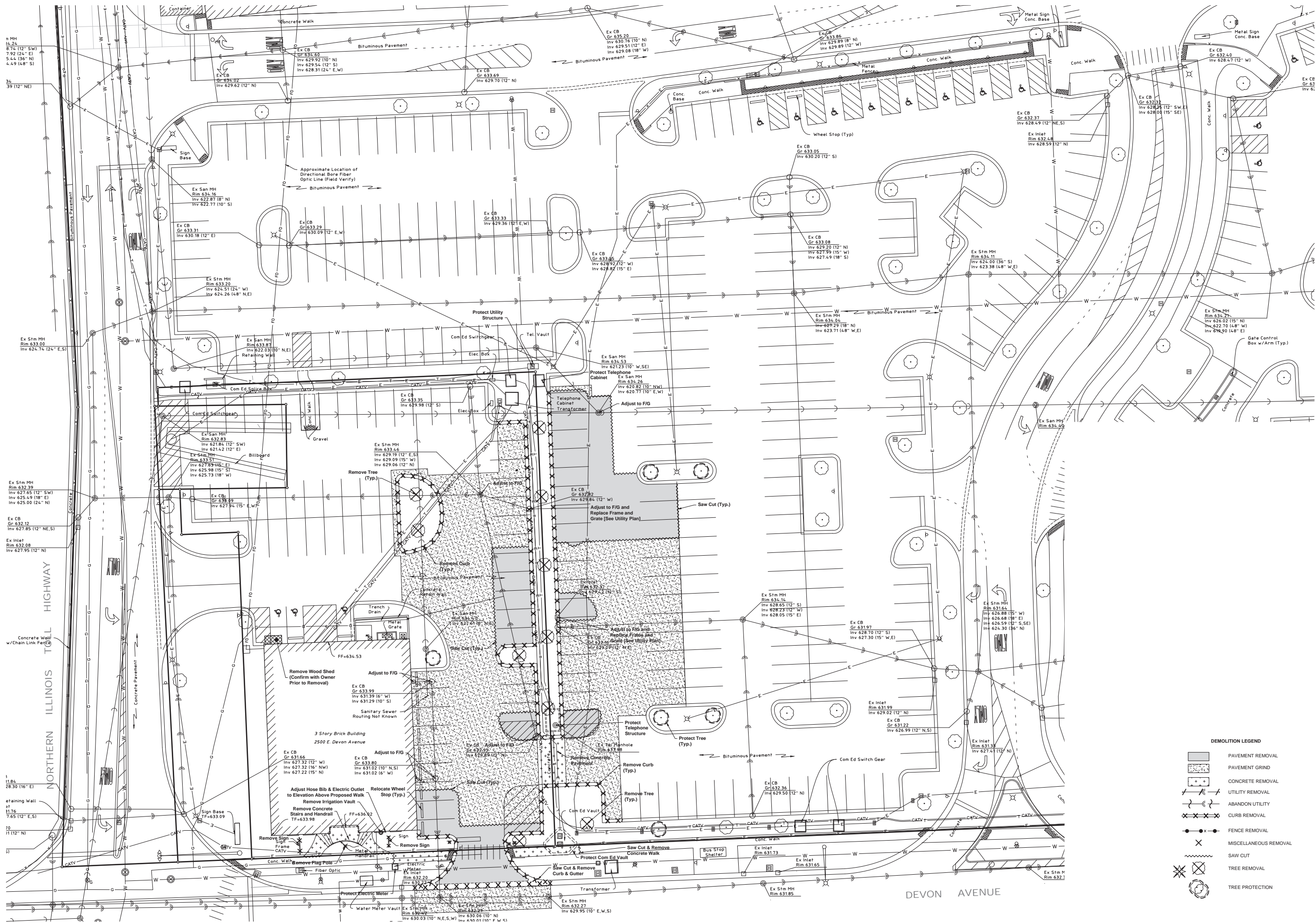


No.	Date	Revision

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60193 • Tel: 815.396.6600 Fax: 815.396.6606
 Illinois Professional Design Firm License No. 184-000152
 www.haegerengineering.com

EXISTING CONDITIONS PLAN
RIVERS CASINO SW PARKING LOT
SITE IMPROVEMENT PLANS
 3000 S. DES PLAINES RIVER RD / 2500 E. DEVON AVENUE, DES PLAINES, IL

Project Manager: T A S
 Engineer: P A C
 Date: 05.04.2022
 Project No: 12-127
 Sheet **C3.0** of C8



DEMOLITION PLAN

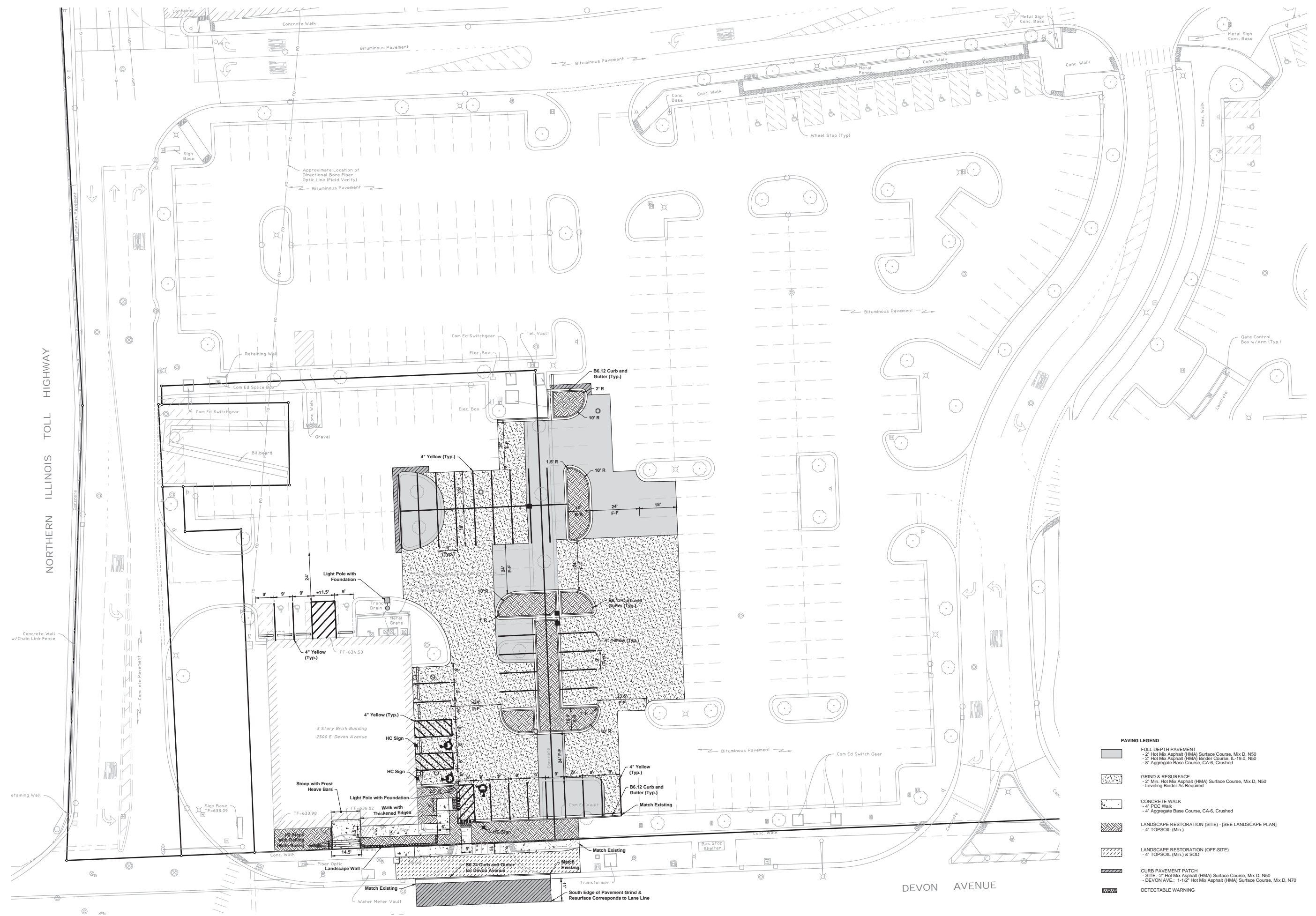
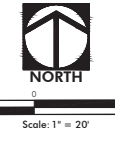
**RIVERS CASINO SW PARKING LOT
SITE IMPROVEMENT PLANS**

3000 S. DES PLAINES RIVER RD / 2500 E. DEVON AVE., DES PLAINES, IL

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.396.6600 Fax: 847.394.6606
Illinois Professional Design Firm License No. 184-0001312
www.haegerengineering.com

Project Manager: T A S
 Engineer: P A C
 Date: 05.04.2022
 Project No. 12-127
 Sheet **C4.0**



PAVING LEGEND

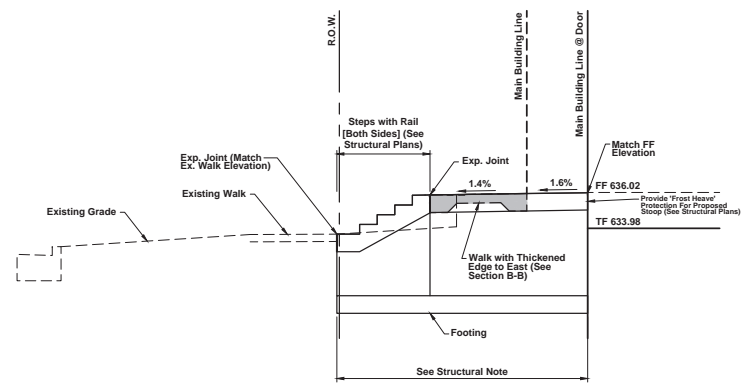
	FULL DEPTH PAVEMENT - 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 - 2" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, N50 - 8" Aggregate Base Course, CA-6, Crushed
	GRIND & RESURFACE - 2" Min. Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 - Leveling Binder As Required
	CONCRETE WALK - 4" PCC Walk - 4" Aggregate Base Course, CA-6, Crushed
	LANDSCAPE RESTORATION (SITE) - [SEE LANDSCAPE PLAN] - 4" TOPSOIL (Min.)
	LANDSCAPE RESTORATION (OFF-SITE) - 4" TOPSOIL (Min.) & SOD
	CURB PAVEMENT PATCH - SITE: 2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N50 - DEVON AVE.: 1-1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, N70
	DETECTABLE WARNING

HAEGER ENGINEERING
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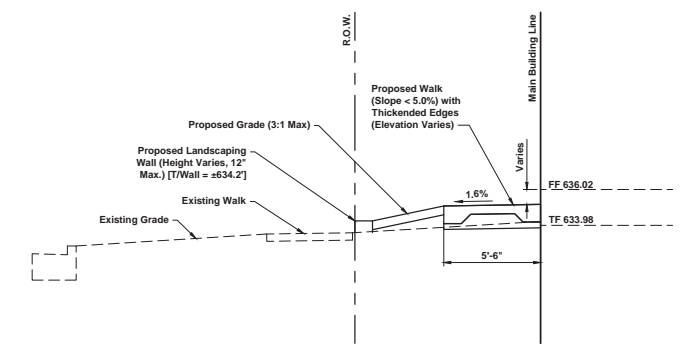
GEOMETRY / PAVING PLAN
RIVERS CASINO SW PARKING LOT
SITE IMPROVEMENT PLANS
3000 S. DES PLAINES RIVER RD / 2500 E. DEVON AVE., DES PLAINES, IL

Project Manager: T A S
Engineer: P A C
Date: 05.04.2022
Project No.: 12-127
Sheet: **C5.0**
C8

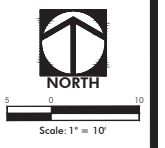
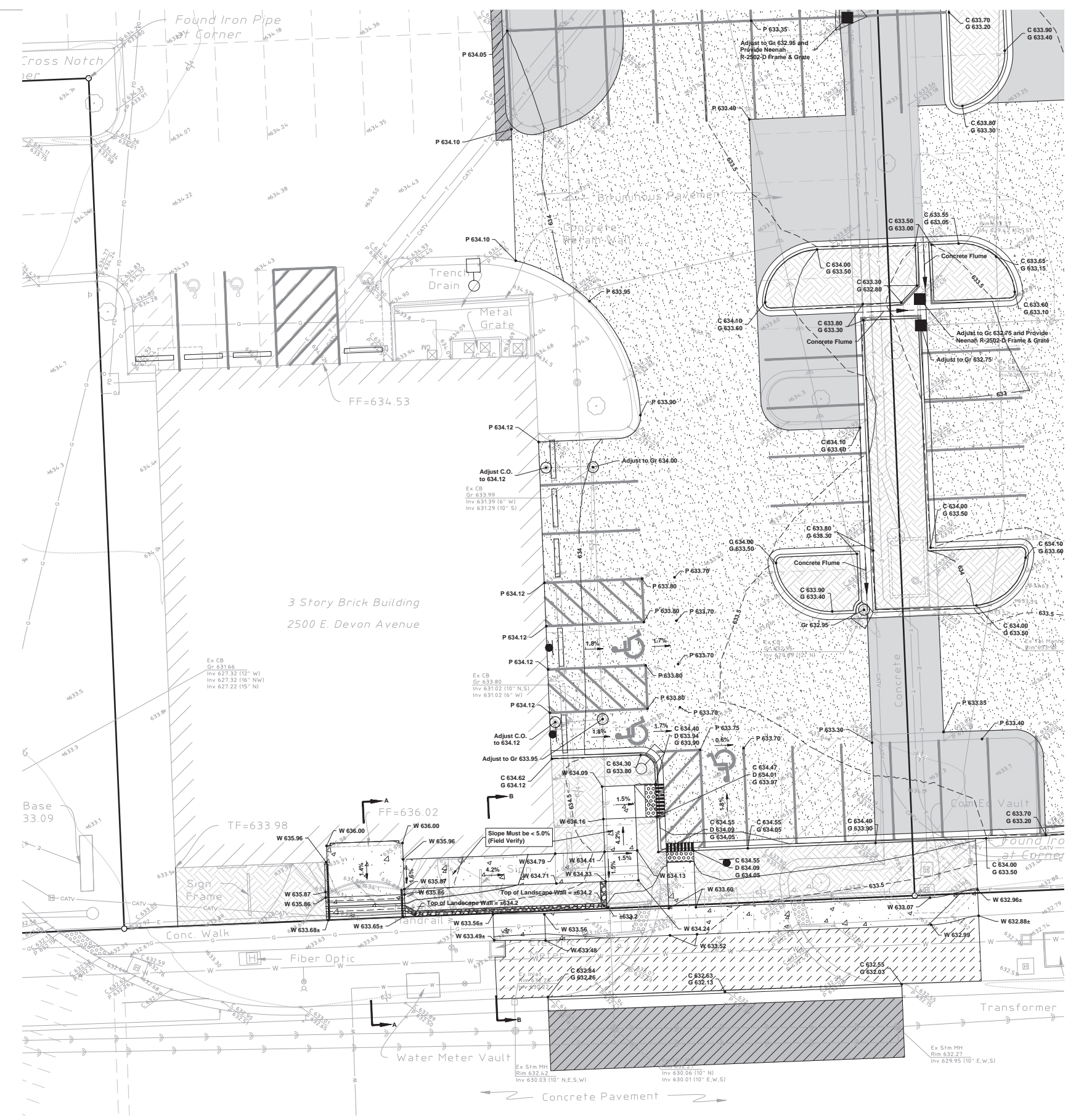
STRUCTURAL NOTE:
 THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN ILLINOIS FOR THE PROPOSED STEPS AND WALK LOCATED SOUTH OF THE 2600 EAST DEVON AVENUE BUILDING. THESE SHALL BE REVIEWED AND APPROVED BY THE CIVIL ENGINEER AND CITY OF DES PLAINES PRIOR TO ANY CONCRETE WORK BEING PERFORMED IN THESE AREAS.



SECTION A-A



SECTION B-B



HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.396.6600 Fax: 847.394.6606
 Illinois Professional Design Firm License No. 184-000152
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**GRADING PLAN
 ENLARGED DETAIL**
**RIVERS CASINO SW PARKING LOT
 SITE IMPROVEMENT PLANS**
 3000 S. DES PLAINES RIVER RD / 2500 E. DEVON AVE., DES PLAINES, IL

Project Manager: T A S
 Engineer: P A C
 Date: 05.04.2022
 Project No. 12-127
 Sheet **C7.1** of C8



**PUBLIC WORKS AND
ENGINEERING DEPARTMENT**

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

MEMORANDUM

Date: October 13, 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: 3000 River Road Casino Subdivision

Per your request, Public Works and Engineering has no objection to the above development for the Planning and Zoning Board.

JL/jl

12-11-5: SIGN STANDARDS BY TYPE:

“* * *

- H. Electronic Message Board Billboard: A new electronic message board billboard may be permitted subject to the standards and regulations for billboards generally and electronic message board billboards set forth in section 12-11-6 of this chapter. The static billboard panels of a qualified billboard may be converted to electronic message board panels only pursuant to an electronic message board billboard permit issued by the City, and subject to the standards and regulations for electronic message board billboards set forth in section 12-11-6 of this chapter. For the purposes of this subsection, a qualified billboard must meet the following criteria:

* * *

12-11-6: REGULATION BY DISTRICT CLASSIFICATION:

“* * *

- B. Commercial, Manufacturing And Institutional Districts: It shall be unlawful for any person to construct or maintain a sign in any commercial district, manufacturing district, or the I-1 Institutional District, except as follows. A property may incorporate both wall and monument signs or wall and pole signs. The use of monument signs in conjunction with pole signs is prohibited; provided, however, if a property is eligible to contain two pole signs or two monument signs, then the property may construct a combination of a pole sign and a monument sign as long as each sign is at least 200 feet apart.

Monument or pole signs containing electronic message boards shall be subject to the same standards as set forth in this subsection, except that only one 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 one electronic message board will be permitted overall, except for electronic message boards embedded within electric vehicle charging ports.

Sign Type	Number, Area, Height, And Other Limitations ²
Billboards	Billboards shall be permitted only within the C-1, C-2, C-3, <u>C-6</u> , M-1, M-2 and I-1 Districts and located within 660' of I-90 and I-294 toll roads.
	Structure must be in compliance with the Illinois Department of Transportation regulations and a valid current IDOT permit must be presented with the application for City permits.

	<p><u>In the C-6 District, the number of permits issued for billboards pursuant to subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to one.</u></p> <p>The City shall cause to be permitted no more <u>In all other districts of the City combined, the total number of</u> permits for outdoor advertising structures (billboards) under subsection 12-11-3.C.3, "Billboard Permits", of this chapter <u>is specifically limited to 13; provided, however,</u> the 13th billboard permit may be issued by the City only in accordance with Ordinance Z-53-21.</p> <p><u>In the C-6 District, a billboard may have three faces; provided, however, that two of the three faces shall not exceed 1,200 sq. ft., the third face shall not exceed 600 sq. ft., and the total sign face area shall not exceed 3,000 sq. ft.</u></p> <p><u>In all other districts of the City,</u> the total surface area of the signs shall not exceed 1,200 sq. ft. per face and 2,400 total square feet for a double faced sign.</p> <p>Height of the sign shall not exceed 99' from the base of the pole to the top of the structure or 65' from the surface of the pavement of the lane closest to the structure, except as otherwise provided by a limited variation ordinance adopted by Council.</p> <p>All billboards must meet the spacing requirements as required by the Illinois Advertising Control Act.</p> <p>No portion of a billboard shall be allowed within 300' of a residential property line. This distance shall be measured at ground level from a line perpendicular to the closest part of the billboard to the residential property line.</p> <p>A billboard for which a permit record does not exist but otherwise meets all of development standards for billboards as set forth in this subsection B is a legally conforming billboard for the purposes of this chapter.</p>
Electronic message board billboards	<p>The electronic message board panel must not exceed the square footage of the static panel replaced by the electronic message board panel or 1,200 sq. ft., whichever is less.</p> <p>The electronic message board panel must face away from and may not direct light onto any residentially zoned lot or lot improved with residential structure.</p>

	<p>The electronic message board must be adequately screened from any residential zoning district.</p>	
	<p>The electronic message board panel may only face the I-90 or I-294 rights-of-way.</p>	
	<p>The applicant must submit an affidavit stating that all required permits or approvals from IDOT, the FAA, or any other government or regulatory agency or body with proper jurisdiction, have been obtained for the proposed electronic message board billboard.</p>	
	<p>The images and text displayed on the electronic message board may be changed no more frequently than once every 10 seconds or as established by Federal or State guidelines for digital signage along an interstate, whichever is greater. Each change must be completed in 1 second or less.</p>	
	<p>Sounds, animation, moving video, flashing, blinking, spinning, or any other appearance of movement are prohibited.</p>	
	<p>The sign must possess an ambient light sensor and utilize automatic dimming capabilities so that the maximum luminescence level is not more than 0.3 foot candle over ambient light levels measured as close to perpendicular to the sign face as possible and measured from the appropriate distance as set forth in the table below:</p>	
	<p>Sign Face Size</p>	<p>Distance From Which To Measure</p>
	<p>Under 300 sq. ft.</p>	<p>150'</p>
	<p>300 - 385 sq. ft.</p>	<p>200'</p>
	<p>386 - 680 sq. ft.</p>	<p>250'</p>
	<p>681 - 1,200 sq. ft.</p>	<p>350'</p>
	<p>The applicant, with written permission from the landowner, must apply for and obtain the following permits from the City prior to performing any alterations to the existing billboard: 1) a building permit for the electronic message board panels and support structure; and 2) an electronic message board billboard sign permit. Plans prepared by a licensed structural engineer must be submitted with the permit application.</p>	

	City sponsored messages must be made available for display on the electronic message board on a regular rotation, as determined by agreement between the City and the applicant. City sponsored messages include without limitation Amber Alerts, FBI wanted messages, weather alerts, and messages promoting City sponsored events. The City sponsored messages will be displayed at no cost to the City.
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Notes:

1. In the case where there are multiple uses in a single structure (i.e., commercial strip shopping center) 1 wall sign is permitted for each business, however the aggregate total square footage of all signs shall not exceed the limits set forth in this section.
2. On parcels less than 5 acres, the total square footage area of all signs shall not exceed 600 square feet, **not including area for static or electronic message board billboards.**

landscape development plans for:

Rivers Casino

Minor PUD Adjustment

3000 S. Des Plaines River Road, Cook County
Des Plaines, Illinois 60018



beyond the seasons

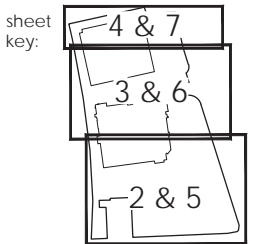
8337 Nashua Drive
Indianapolis, Indiana 46260
o-630.761.8450
info@laflindesigngroup.com

prepared for:
Midwest Gaming & Entertainment, LLC
d/b/a Rivers Casino
3000 South River Road
Des Plaines, Illinois 60018

project:
Rivers Casino
Site Landscape
for Minor PUD Adjustment
3000 South River Road
Des Plaines, Illinois 60018

sheet title:
Title Sheet

project #: 2919



issue date: 09/19/22

checked by:

drafted by:

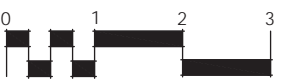
file: 2919_2022-09-09_dd_PUD

plot: 01

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no.	date	description	by

scale: AS NOTED



north: sheet:



legend:

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line (1-ft)	
	Contour Line (Half Foot)	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	

sheet legend:

Title Sheet	1 of 7
Existing Conditions-South	2 of 7
Existing Conditions-Central	3 of 7
Existing Conditions-North	4 of 7
Landscape Plan-South	5 of 7
Landscape Plan-Central	6 of 7
Landscape Plan-North	7 of 7

site location map:



Know what's below.
Call before you dig.

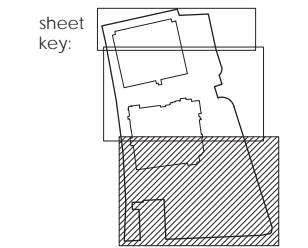
Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

prepared for:
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d/b/a Rivers Casino
3000 South River Road
Des Plaines, Illinois 60018

project:
Rivers Casino
Site Landscape
for Minor PUD Adjustment
3000 South River Road
Des Plaines, Illinois 60018

sheet title:
Existing Landscape
Conditions

project #: 2919



issue date: 09/19/22

checked by:

drafted by:

file: 2919_2022-09-09_dd_PUD

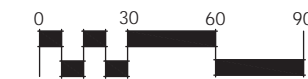
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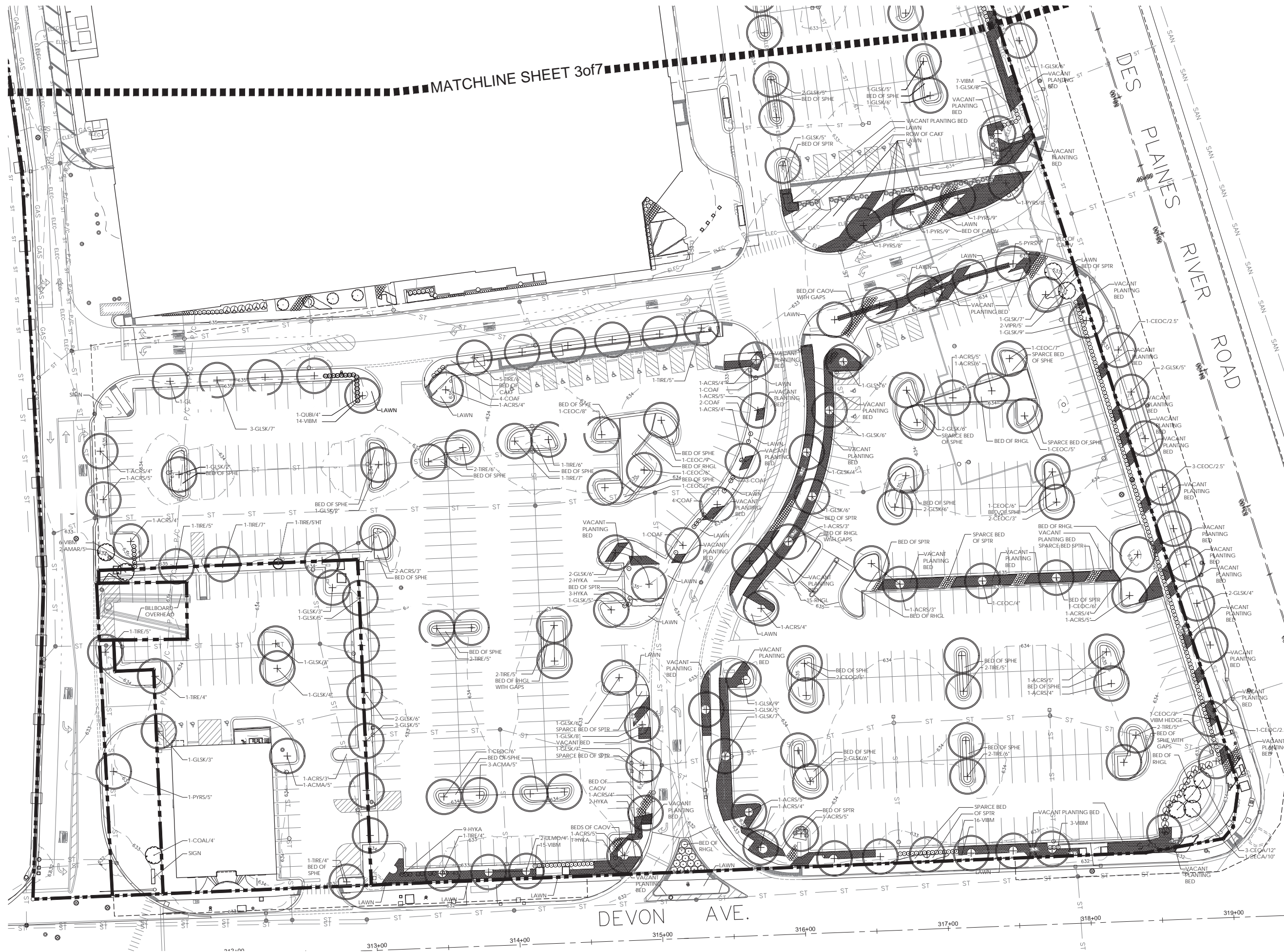
revisions:

no.	date	description	by

scale: 1" = 30'-0"



north: sheet:

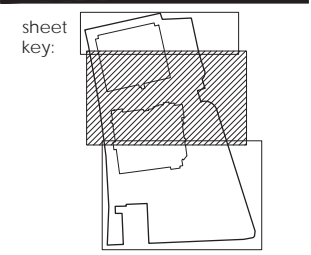


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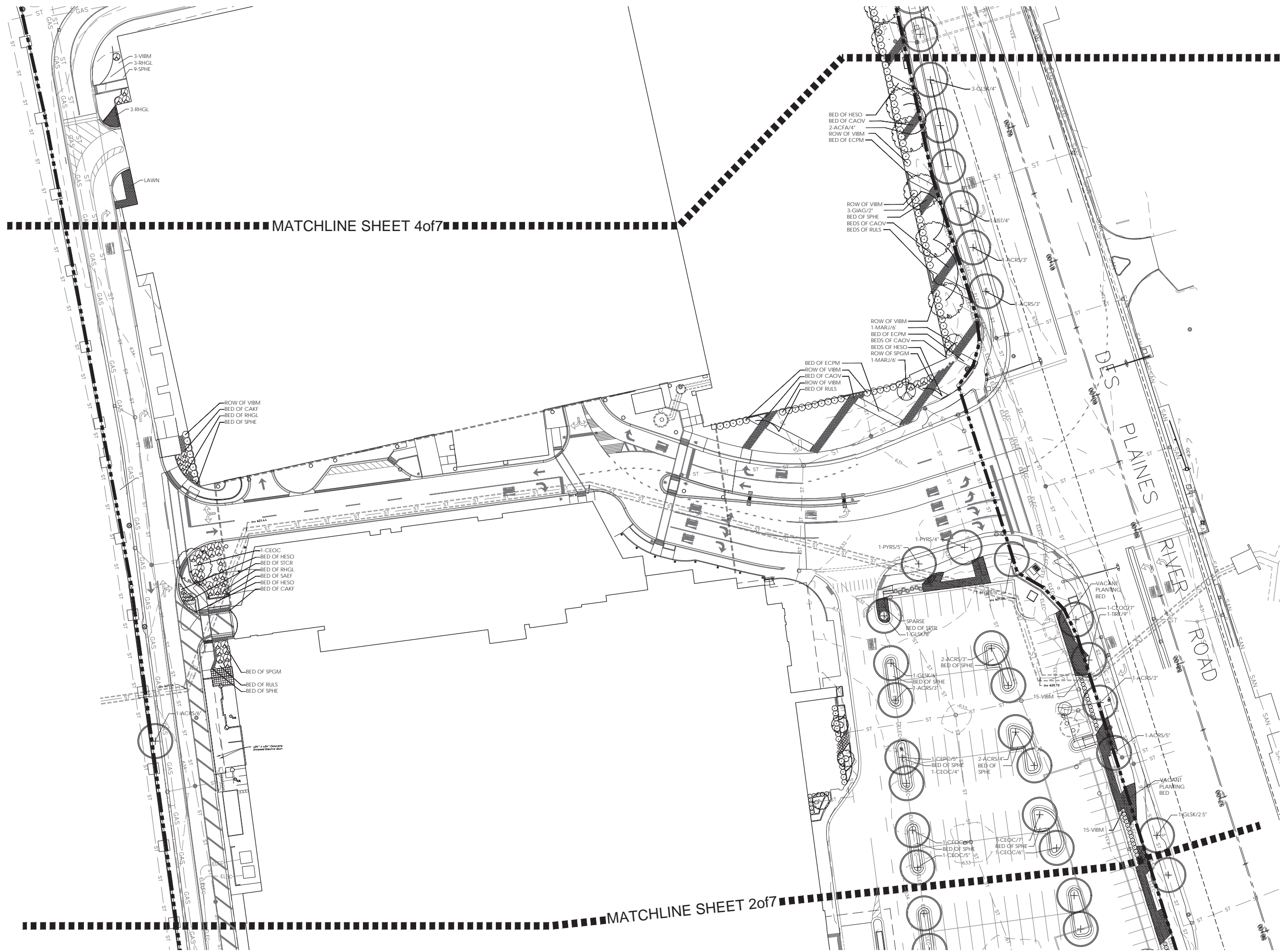
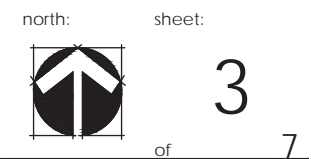
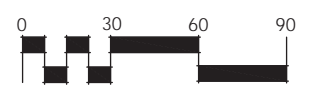
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checked by:
drafted by:
file: 2919_2022-09-09_dd_PUD
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revisions:

no.	date	description	by

scale: 1" = 30'-0"



MATCHLINE SHEET 4of7

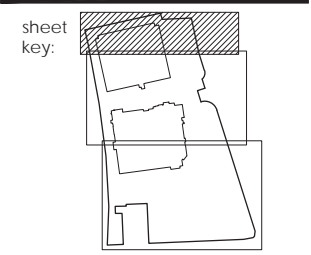
MATCHLINE SHEET 2of7

prepared for:
Midwest Gaming & Entertainment, LLC
d/b/a Rivers Casino
3000 South River Road
Des Plaines, Illinois 60018

project:
Rivers Casino
Site Landscape
for Minor PUD Adjustment
3000 South River Road
Des Plaines, Illinois 60018

sheet title:
Existing Landscape Conditions

project #: 2919



issue date: 09/19/22

checked by: _____

drafted by: _____

file: 2919_2022-09-09_dd_PUD

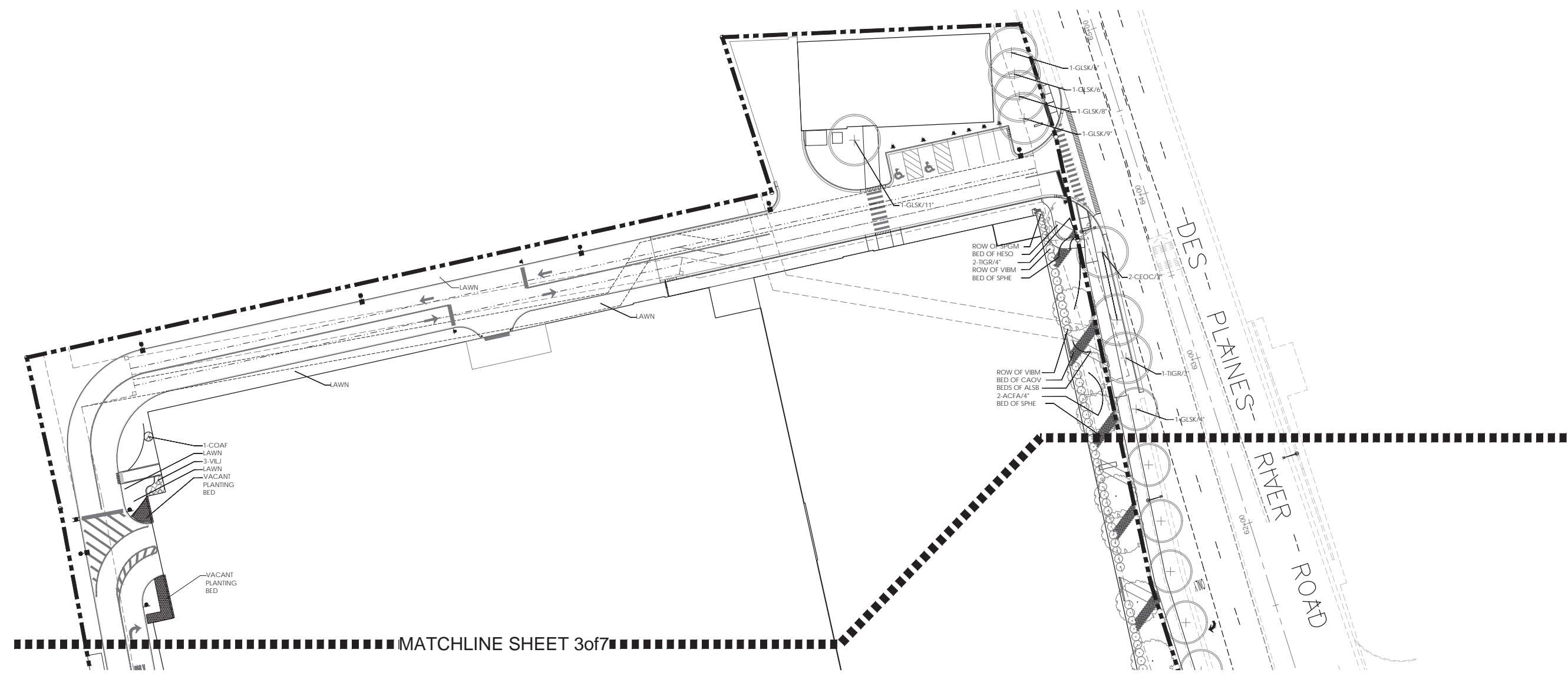
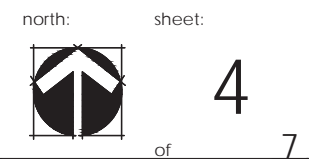
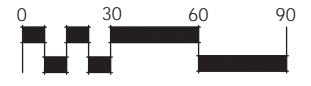
plot: 04

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revisions:

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scale: 1" = 30'-0"



EXISTING PLANT LIST

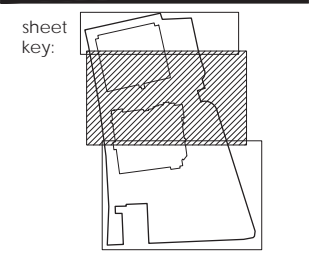
KEY	BOTANICAL NAME / COMMON NAME
Shade Trees	
ACMA	Acer freemanii 'Marmo' / Marmo Freeman Maple
ACRS	Acer rubrum 'Frankred' / Red Sunset Red Maple
CEOC	Celtis occidentalis / Hackberry
GLSK	Gleditsia triacanthos 'Skycole' / Skyline Honeylocust
QLBI	Quercus bicolor / Swamp White Oak
TIRE	Tilia americana 'Redmond' / Redmond American Linden
Ornamental Trees	
AMAR	Amelanchier arborea / Downy Serviceberry
CECA	Cercis canadensis / Redbud
COAL	Cornus alternifolia / Pagoda Dogwood
VIPR	Viburnum prunifolium / Blackhaw Viburnum
Deciduous Shrubs	
COAF	Cornus sericea 'Farrow' / Arctic Fire Redwig Dogwood
HYKA	Hypericum kalmianum / St. John's Wort
RHGL	Rhus aromatica 'Gro-Low' / Grow-Low Sumac
VIBM	Viburnum dentatum 'Christom' / Blue Muffin Viburnum
Perennials, Groundcover, Ornamental Grasses & Vines	
CAOV	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass
SPHE	Sporobolus heterolepis / Prairie Dropseed
SPTA	Sporobolus heterolepis Tara / Dwarf Prairie Dropseed

prepared for:
Midwest Gaming & Entertainment, LLC
d/b/a Rivers Casino
3000 South River Road
Des Plaines, Illinois 60018

project:
Rivers Casino Site Landscape
for Minor PUD Adjustment
3000 South River Road
Des Plaines, Illinois 60018

sheet title:
Landscape Plan

project #: 2919



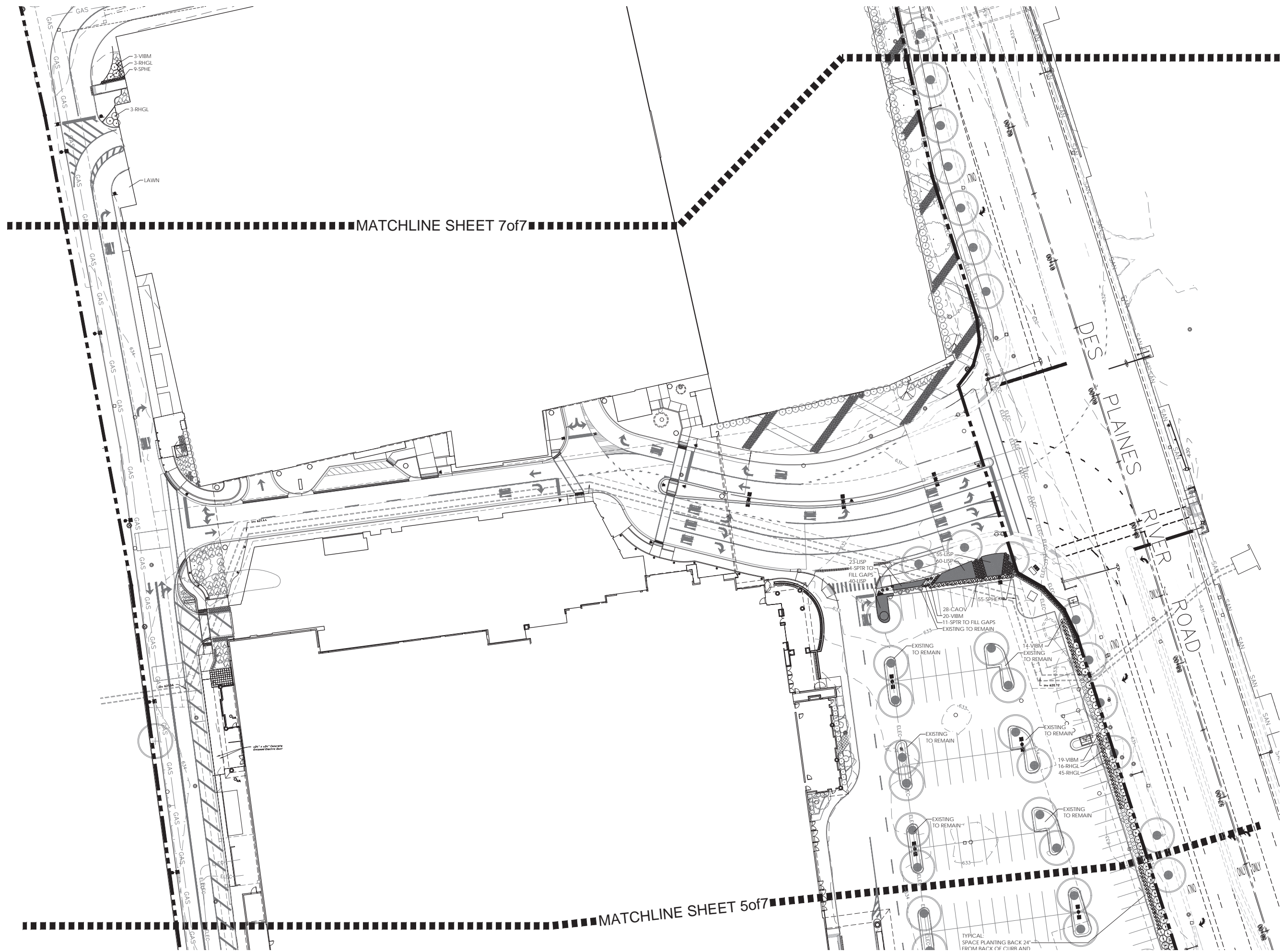
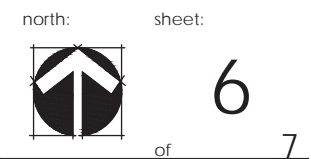
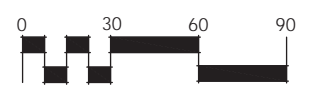
issue date: 09/19/22
checked by:
drafted by:
file: 2919_2022-09-09_dd_PUD
plot: 06

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revisions:

no.	date	description	by

scale: 1" = 30'-0"

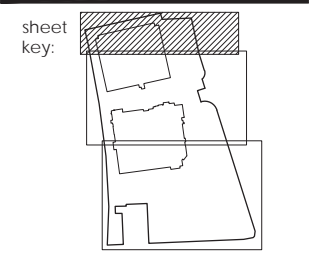


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Des Plaines, Illinois 60018

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Rivers Casino Site Landscape
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sheet title:
Landscape Plan

project #: 2919



issue date: 09/19/22

checked by:

drafted by:

file: 2919_2022-09-09_dd_PUD

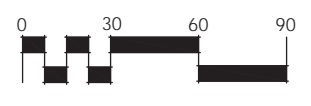
plot: 07

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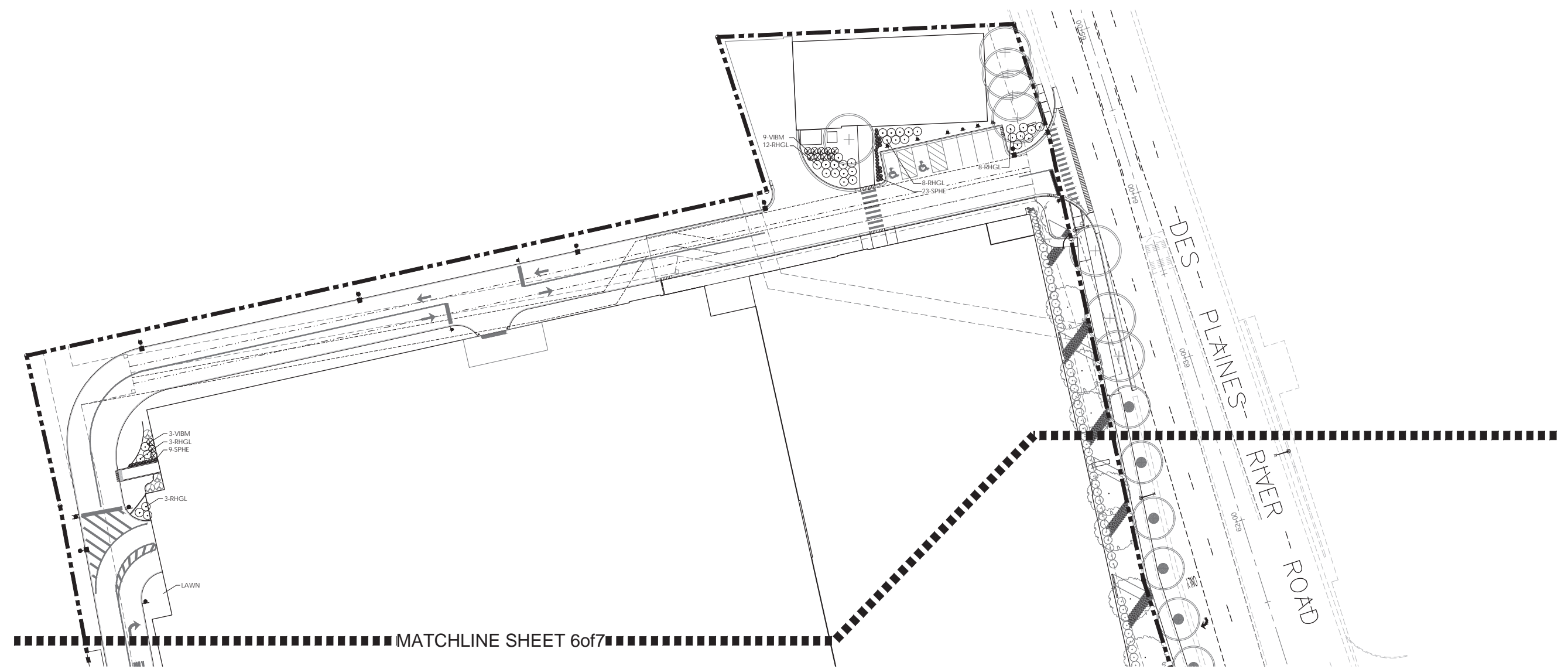
revisions:

no.	date	description	by

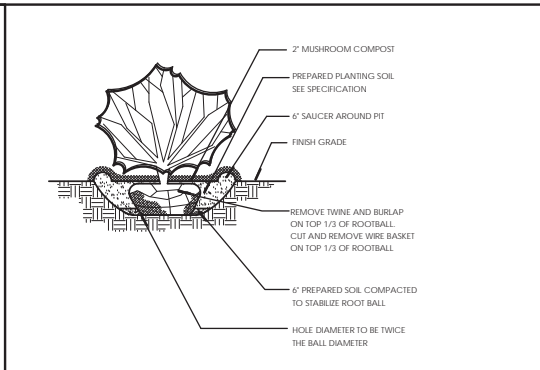
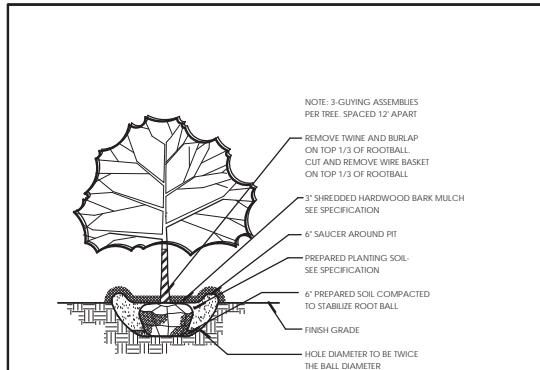
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north: sheet: 7



MATCHLINE SHEET 6 of 7



PROPOSED PLANT LIST

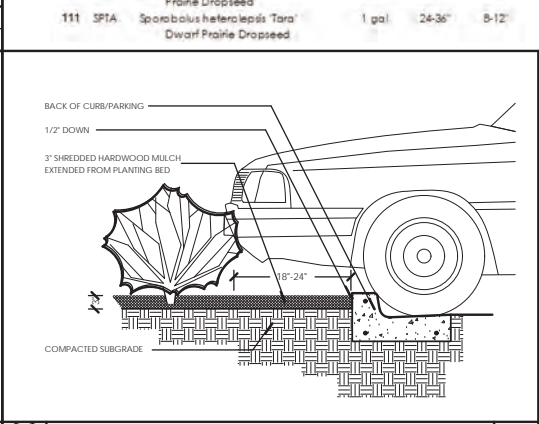
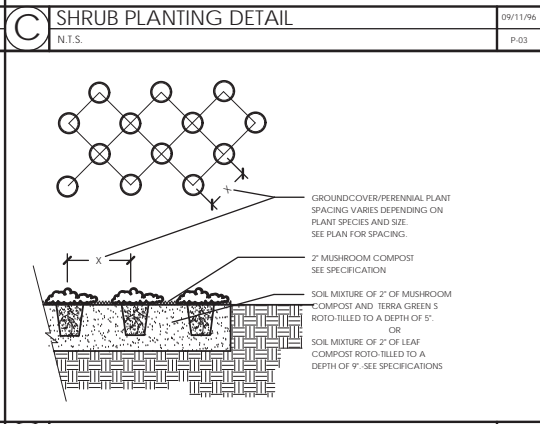
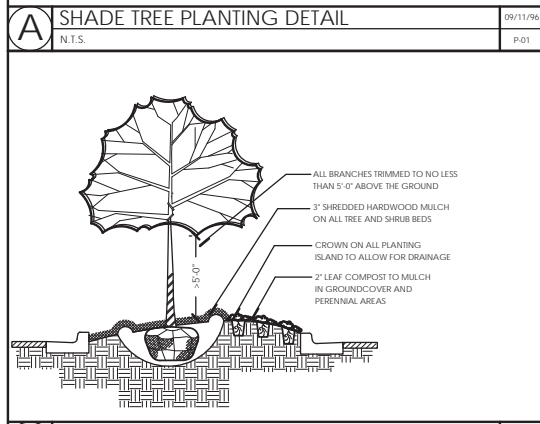
QTY	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
4	CEOC	<i>Celtis occidentalis</i> Hackberry	3" cal.	40-60'	40-60'
4	GLSK	<i>Gleditsia triacanthos 'Skyline'</i> Skyline Honeylocust	3" cal.	45-50'	30-35'
2	TIRE	<i>Tilia americana</i> Redmond Redmond American Linden	3" cal.	50-70'	30-45'
721	RHGL	<i>Rhus aromatica</i> 'Gro-Low'	5 gal.	1.5-2'	6-8'
514	VBM	<i>Viburnum dentatum</i> 'Christom'	5 gal.	4-6'	4-6'
253	CADV	<i>Calamagrostis x acutiflora</i> 'Overdam'	1 gal.	36-48"	24-36"
2310	LSP	<i>Liriodendron tulipifera</i> Creeping Lilyturf	qt.	8-12"	12-24"
800	SPHE	<i>Sporobolus heterolepis</i> Prairie Droseed	1 gal.	24-36"	18-24"
111	SPHA	<i>Sporobolus heterolepis</i> Tara Dwarf Prairie Droseed	1 gal.	24-36"	8-12"

GENERAL NOTES:

- Contractor is responsible for verification of underground utility lines and is responsible for any damage occurring as a product of his work.
- Contractor shall maintain clear and open access to the vehicular and pedestrian entrances to and from the property during all periods of work.
- Contractor is responsible for verification of all existing conditions in the field prior to bidding and construction and shall notify the Landscape Architect and/or Owner of any variances.
- Contractor is responsible for acquisition of and payment for all permits, fees and inspections necessary for the proper execution of this work and for compliance with all codes applicable to this work.
- Contractor shall protect the property and is directly responsible for all damages caused by his work and for daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect and/or the Owner.

LANDSCAPE NOTES:

- Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
- All work shall conform to American Nursery & Landscape Association 2004 edition of the American Standard for Nursery Stock, State of Illinois Horticultural Standards and local municipal requirements.
- All plant material installation shall be as detailed on these Drawings.
- All pruning work shall be performed only with hand pruners.
- All deciduous plant material shall be thin pruned to remove 1/4 interior branches, dead branches and broken branches. Pruning shall compliment the plants natural form. Absolutely no tip pruning is allowed, except for hedges as noted on the Drawing. Any plant that is tip pruned is subject to rejection by the Landscape Architect and/or Owner.
- The Landscape Architect and/or Owner reserves the right to inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements of variety, size and quality.
- Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 5 parts topsoil to 1 part leaf compost and 1/2 lb. Organic Bio-tone Starter Plus plant fertilizer as available from Espoma for each cu. yd. of mixture. If leaf compost is unavailable mushroom compost can be substituted.



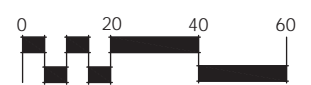
A SHADE TREE PLANTING DETAIL 09/11/96 P-01

C SHRUB PLANTING DETAIL 09/11/96 P-03

E MULCH @ PARKING 02/23/94 P-03

revisions:

no.	date	description	by



LEGEND:

- Sod in all disturbed Right-of-Way
Estimated area of disturbance shown
- Shredded Hardwood Mulch around proposed & existing trees within the limits of construction
- Base Bid-18" wide Shredded Hardwood Mulch strip
Landscape Alternate #1 - 2.5" depth decomposed granite

PLANT LEGEND:

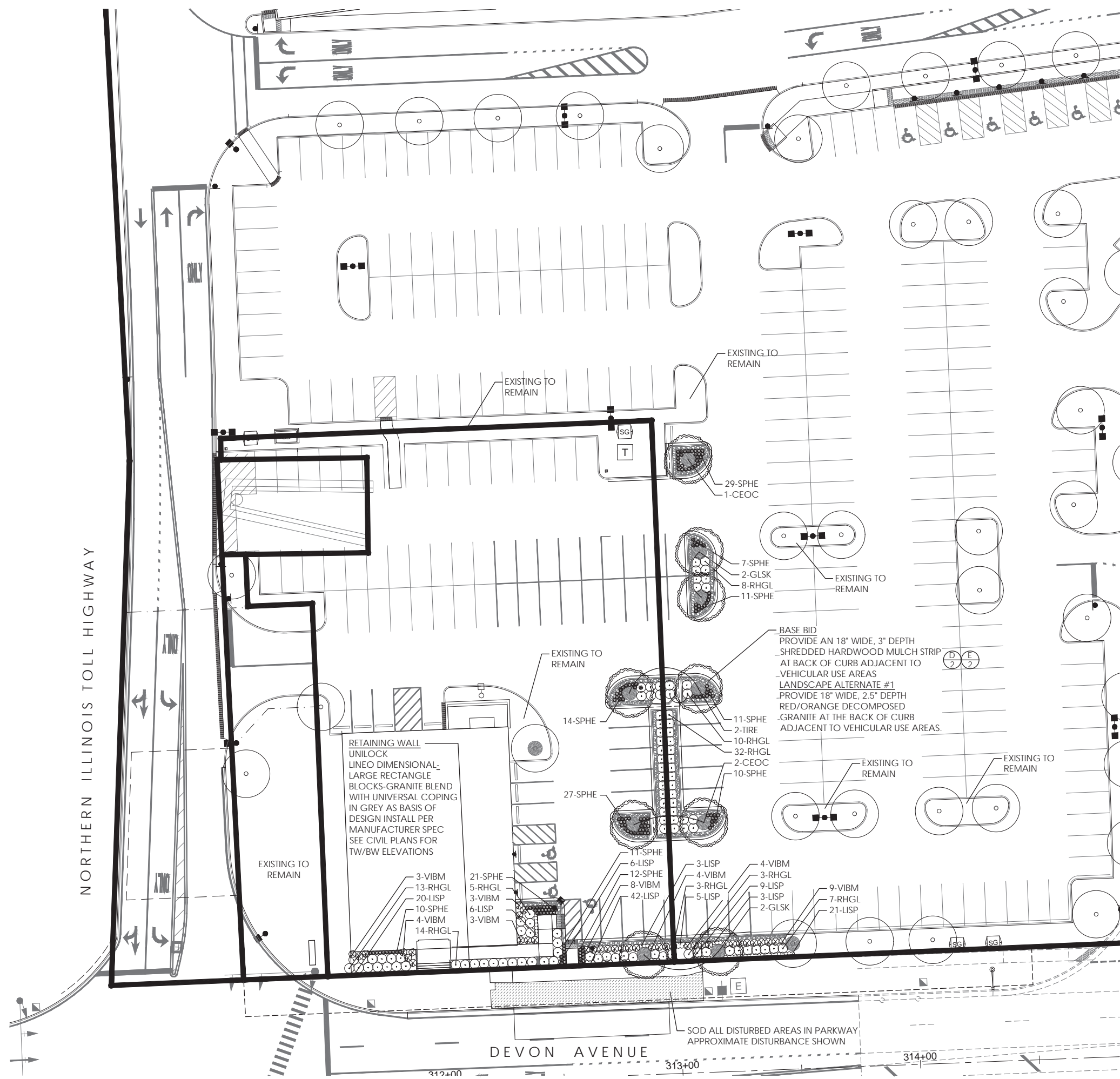
QTY	KEY	BOTANICAL NAME / COMMON N.	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Deciduous Shade Trees					
3	CEOC	Celtis occidentalis Hackberry	3" cal.	40-60'	40-60'
4	GLSK	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	3" cal.	45-50'	30-35'
2	TIRE	Ilex americana 'Redmond' Redmond American Linden	3" cal.	50-70'	30-45'
Deciduous Shrubs					
95	RHGL	Rhus aromatica 'Gro-Low' Grow-Low Sumac	5 gal.	1.5-2'	6-8'
38	VIBM	Viburnum dentatum 'Christom' Blue Muffin Viburnum	36" ht.	4-6'	4-6'
Perennials, Groundcover, Ornamental Grasses & Vines					
115	LISP	Liriope spicata Creeping Lilyturf	1 gal.	8-12"	12-24"
163	SPHE	Sporobolus heterolepis Prairie Dropseed	1 gal.	24-35"	18-24"

GENERAL NOTES:

- Contractor is responsible for verification of underground utility lines and is responsible for any damage occurring as a product of his work.
- Contractor shall maintain clear and open access to the vehicular and pedestrian entrances to and from the property during all periods of work.
- Contractor is responsible for verification of all existing conditions in the field prior to bidding and construction and shall notify the Landscape Architect and/or Owner of any variances.
- Contractor is responsible for acquisition of and payment for all permits, fees and inspections necessary for the proper execution of this work and for compliance with all codes applicable to this work.
- Contractor shall protect the property and is directly responsible for all damages caused by his work and for daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect and/or the Owner.

LANDSCAPE NOTES:

- Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
- All work shall conform to American Nursery & Landscape Association 2004 edition of the American Standard for Nursery Stock, State of Illinois Horticultural Standards and local municipal requirements.
- All plant material installation shall be as detailed on these Drawings.
- All pruning work shall be performed only with hand pruners.
- All deciduous plant material shall be thin pruned to remove 1/4 interior branches, dead branches and broken branches. Pruning shall complement the plants natural form. Absolutely no tip pruning is allowed, except for hedges as noted on the Drawing. Any plant that is tip pruned is subject to rejection by the Landscape Architect and/or Owner.
- The Landscape Architect and/or Owner reserves the right to inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements of variety, size and quality.
- Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 5 parts topsoil to 1 part leaf compost and 1/2 lb. Organic Bio-tone Starter Plus plant fertilizer as available from Espoma for each cu. yd. of mixture. If leaf compost is unavailable mushroom compost can be substituted.
- Planting beds shall be prepared with a 2" depth of mushroom compost and a 1" depth of calcined clay tilled to an overall depth of 6"-9".
- Crown all parking lot planting islands to provide proper drainage.
- Prior to mulching, all individual trees, shrub beds and groundcover areas shall be treated with a pre-emergent herbicide, such as Snap-Shot®. All areas shall be free from weeds prior to herbicide application.
- All shrub beds and proposed trees shall be mulched to a depth of 3" with finely shredded hardwood mulch.
- All perennial and groundcover planting beds shall be mulched to a depth of 2" with leaf compost.
- Water trees, shrubs and groundcover beds within the first 12 hours of initial planting. Continue watering weekly or as needed until the end of the maintenance period.
- Sod shall be a Fescue blend and is required in all disturbed right-of-way areas as noted on the Drawings. Sod shall be laid edge to edge, with tight butted, staggered joints to prevent shrinkage. Sod shall be carefully placed to ensure that it is neither stretched nor overlapped. Immediately after placing, sod shall be pressed firmly into contact with sod bed by tamping or rolling, to eliminate air pockets.
- Contractor shall maintain all planting under the contracted work for a period of at least 90 days after substantial completion until all plants are sufficiently recovered from transplanting and in a healthy, growing condition. Maintain plantings installed in the fall after September 15 until May 30 of the following calendar year.
- Maintenance operations shall include watering, mowing, edging, pruning, cultivating, weeding, resetting settled plants, application of pesticides if required and application of fertilizer as needed to insure proper establishment of planting and lawns.



prepared for:
Midwest Gaming & Entertainment, LLC
d/b/a Rivers Casino
3000 South River Road
Des Plaines, Illinois 60018

project:
Rivers Casino SW Parking Lot Site Improvement Plans
for the Southwest Quadrant Parking Lot Realignment
3000 South River Road
Des Plaines, Illinois 60018

sheet title:
Landscape Details

project #: 2919

issue date: 09/19/22

checked by:

drafted by:

file: 2919-2022-02-11_cd

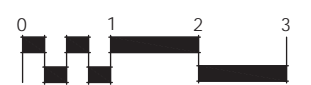
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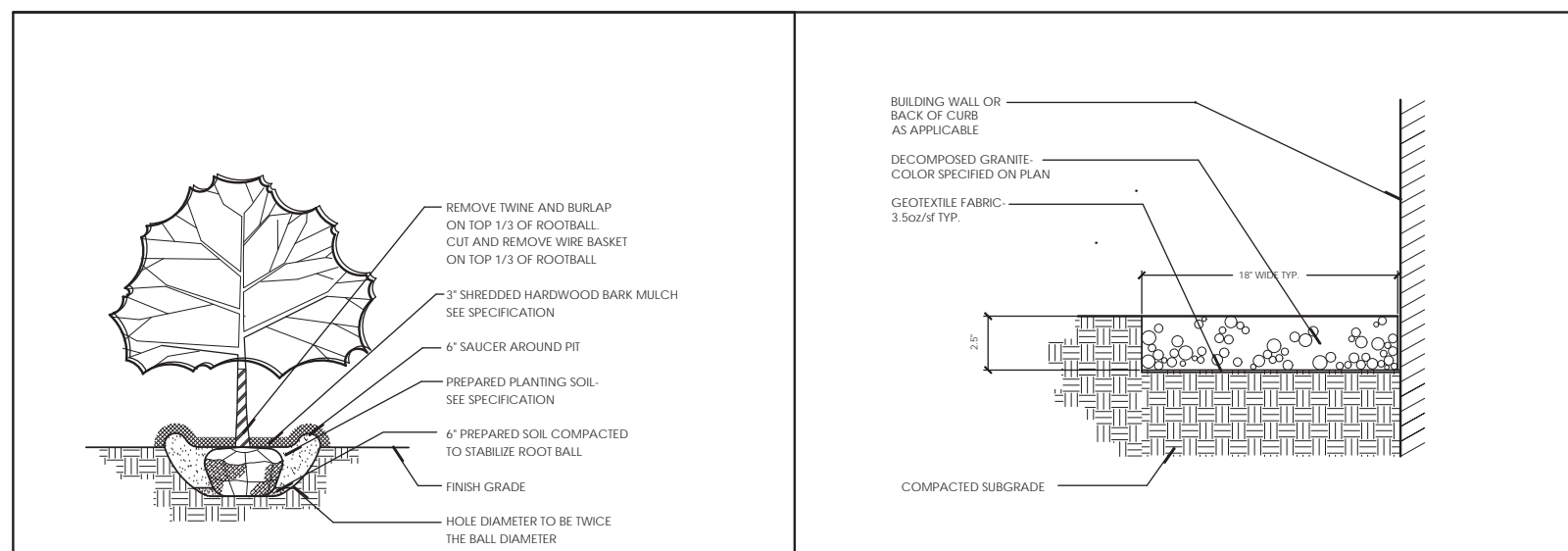
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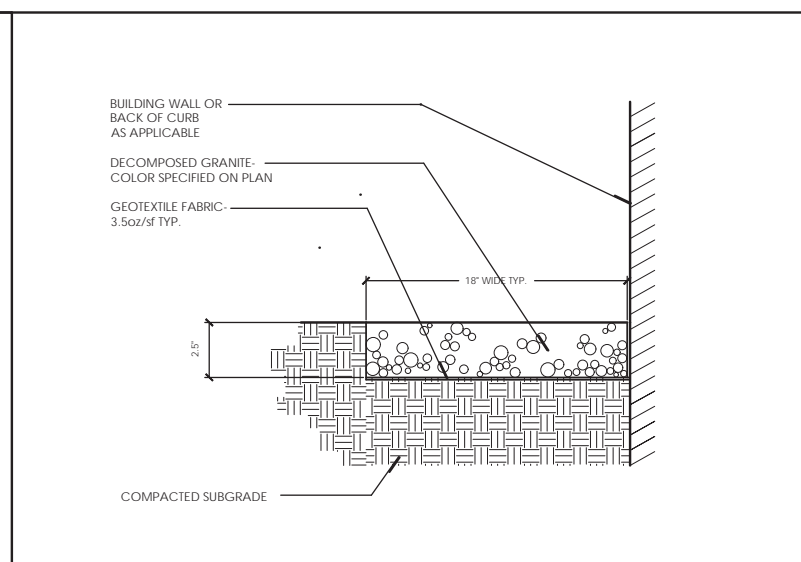
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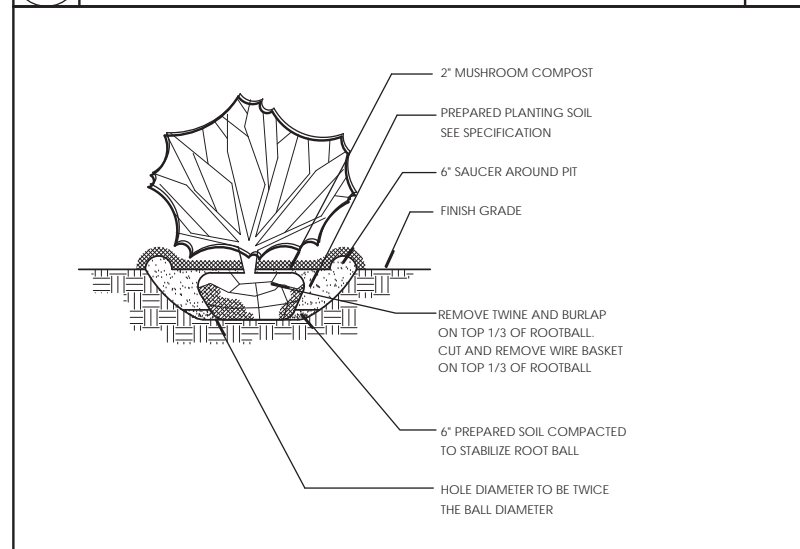
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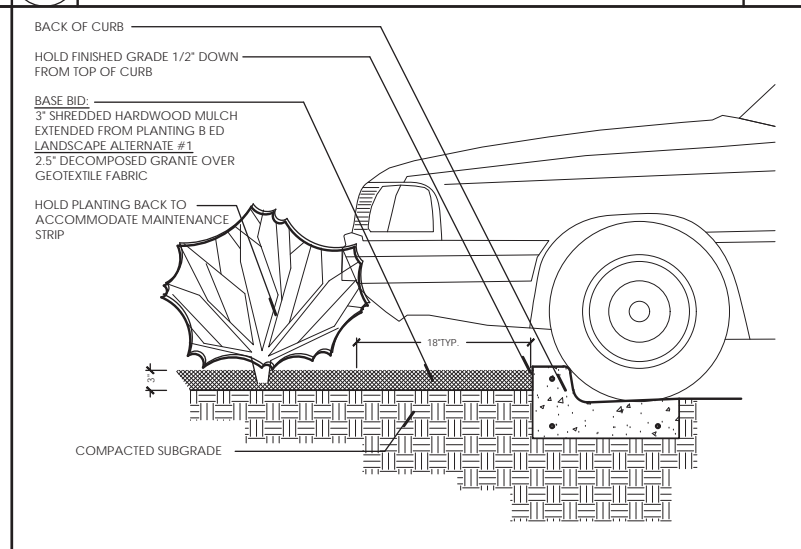
A SHADE TREE PLANTING DETAIL
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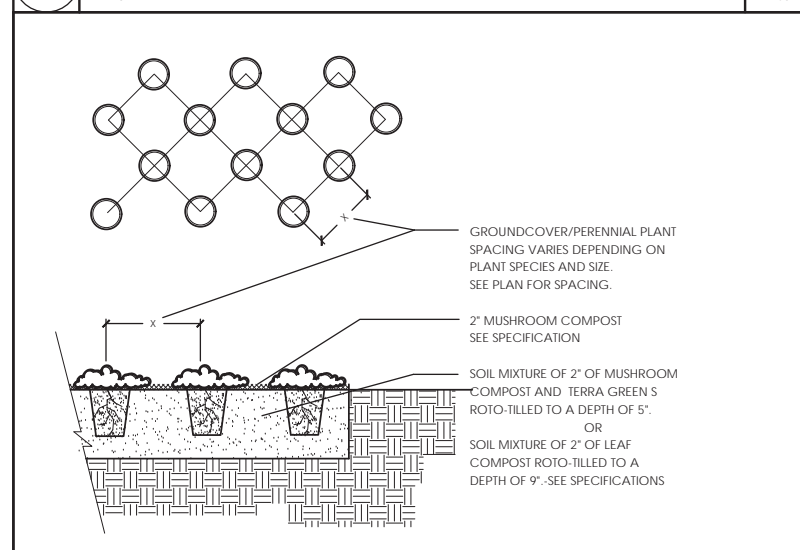
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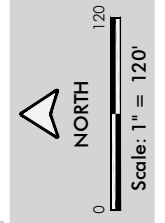
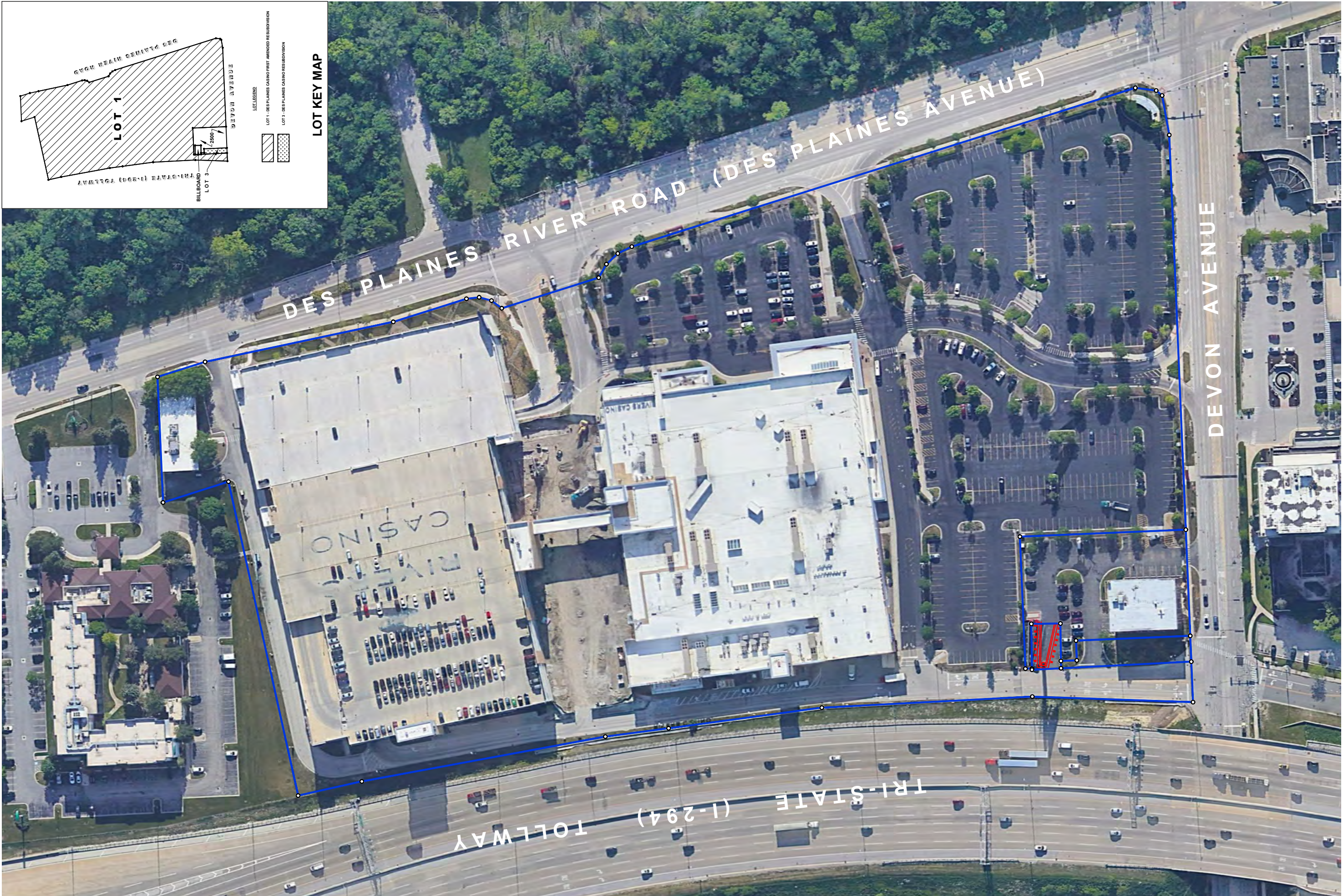
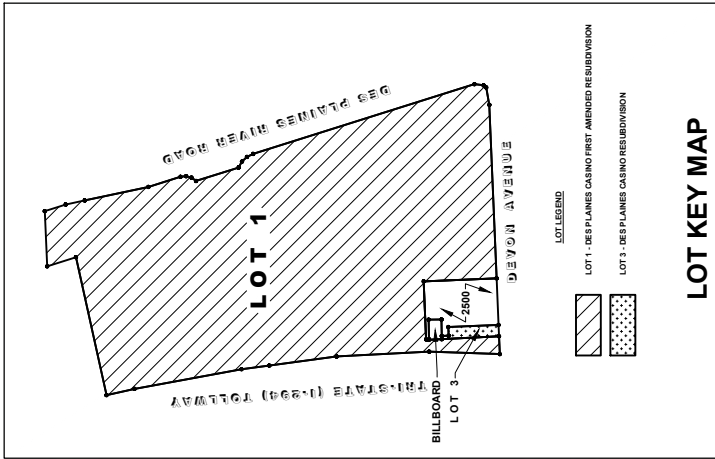
B SHRUB PLANTING DETAIL
N.T.S. 09/11/96 P-03



E MULCH STRIP @ BACK OF CURB
N.T.S. 02/11/22 C-03



C PERENNIAL PLANTING DETAIL
N.T.S. 01/25/96 P-04



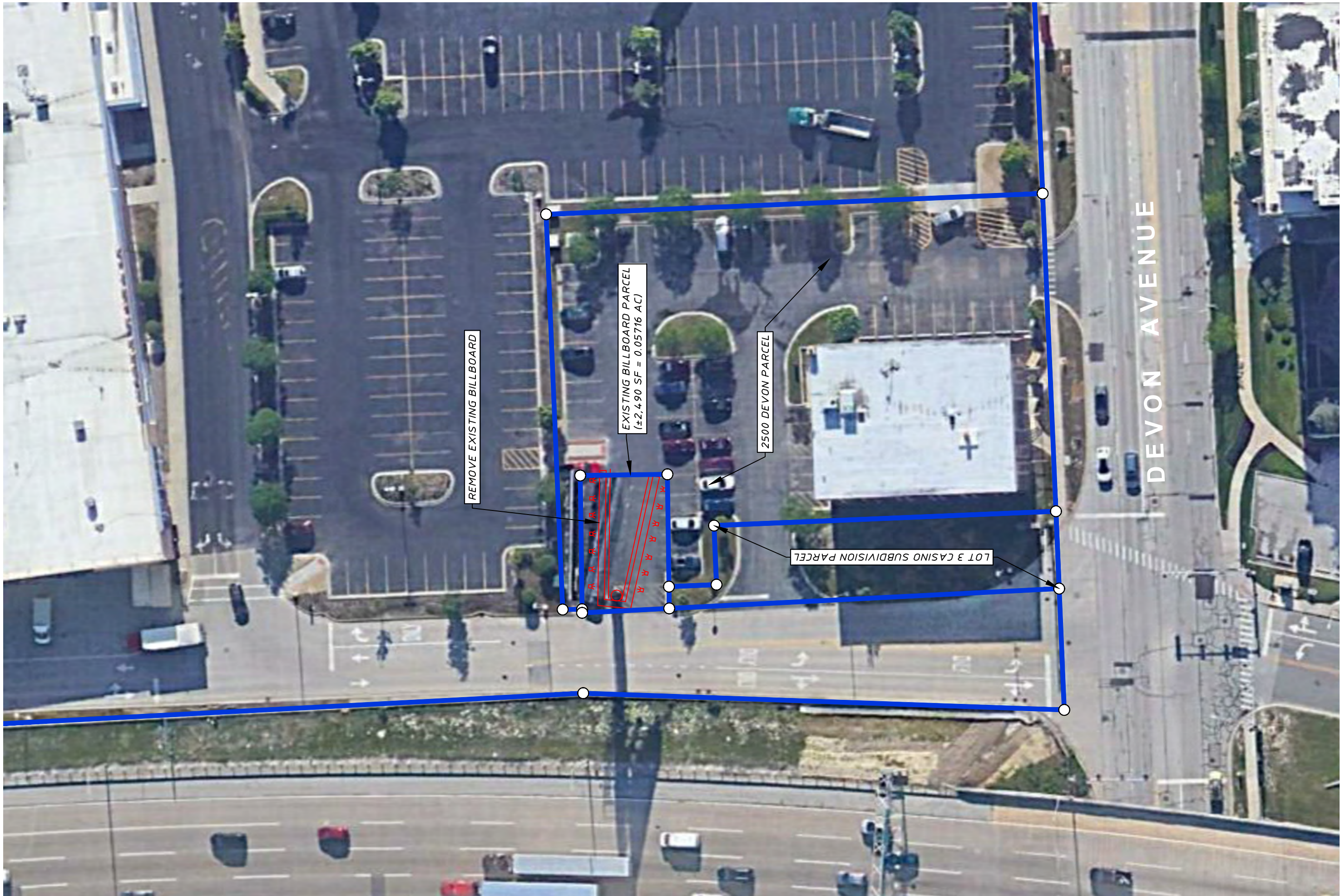
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RIVERS CASINO
BILLBOARD / PUD / PLAT OF SUBDIVISION COORDINATION
 VILLAGE, COUNTY, ILLINOIS

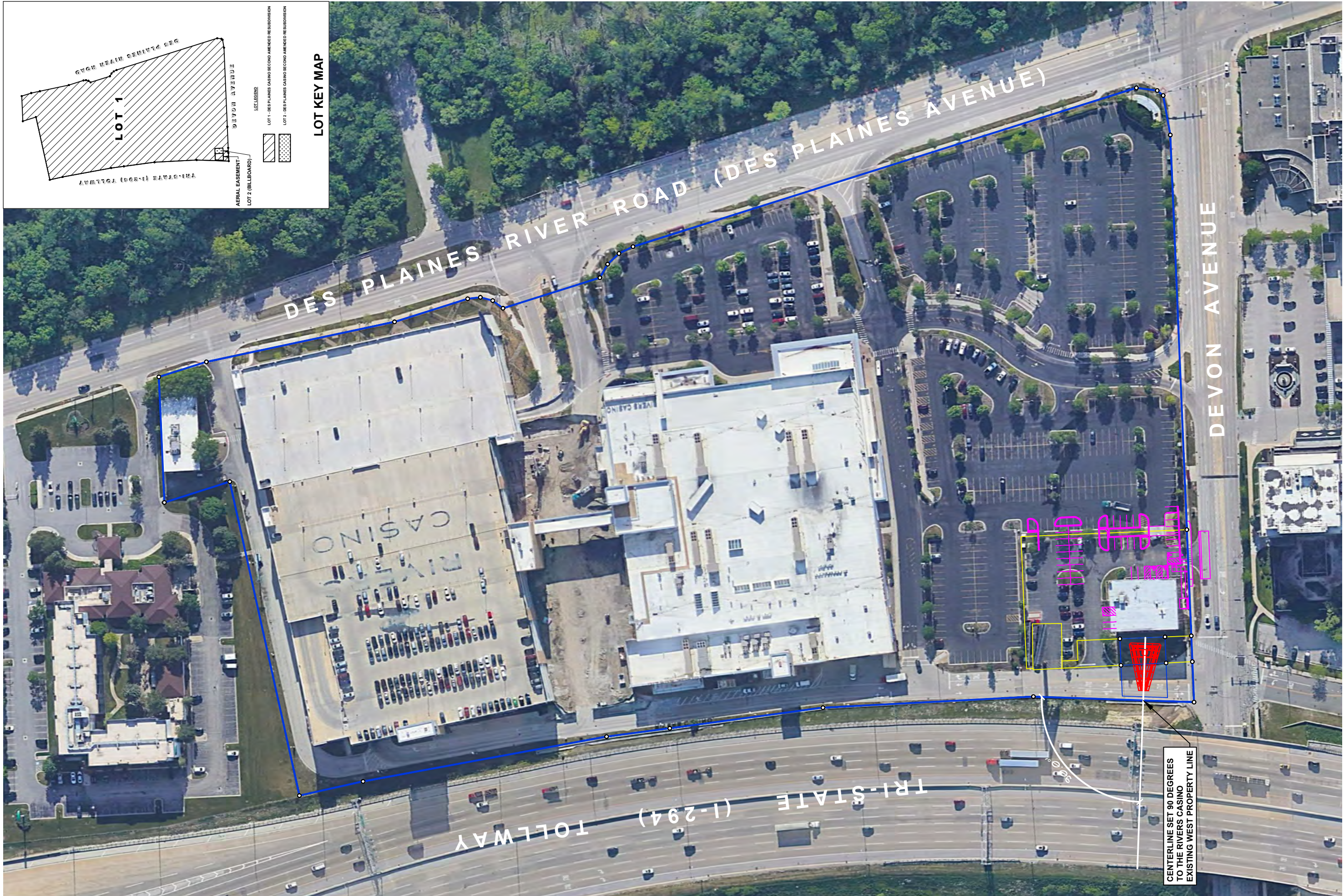
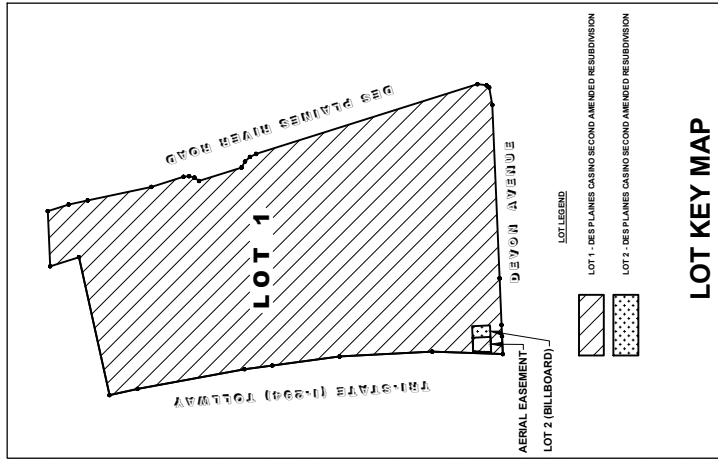
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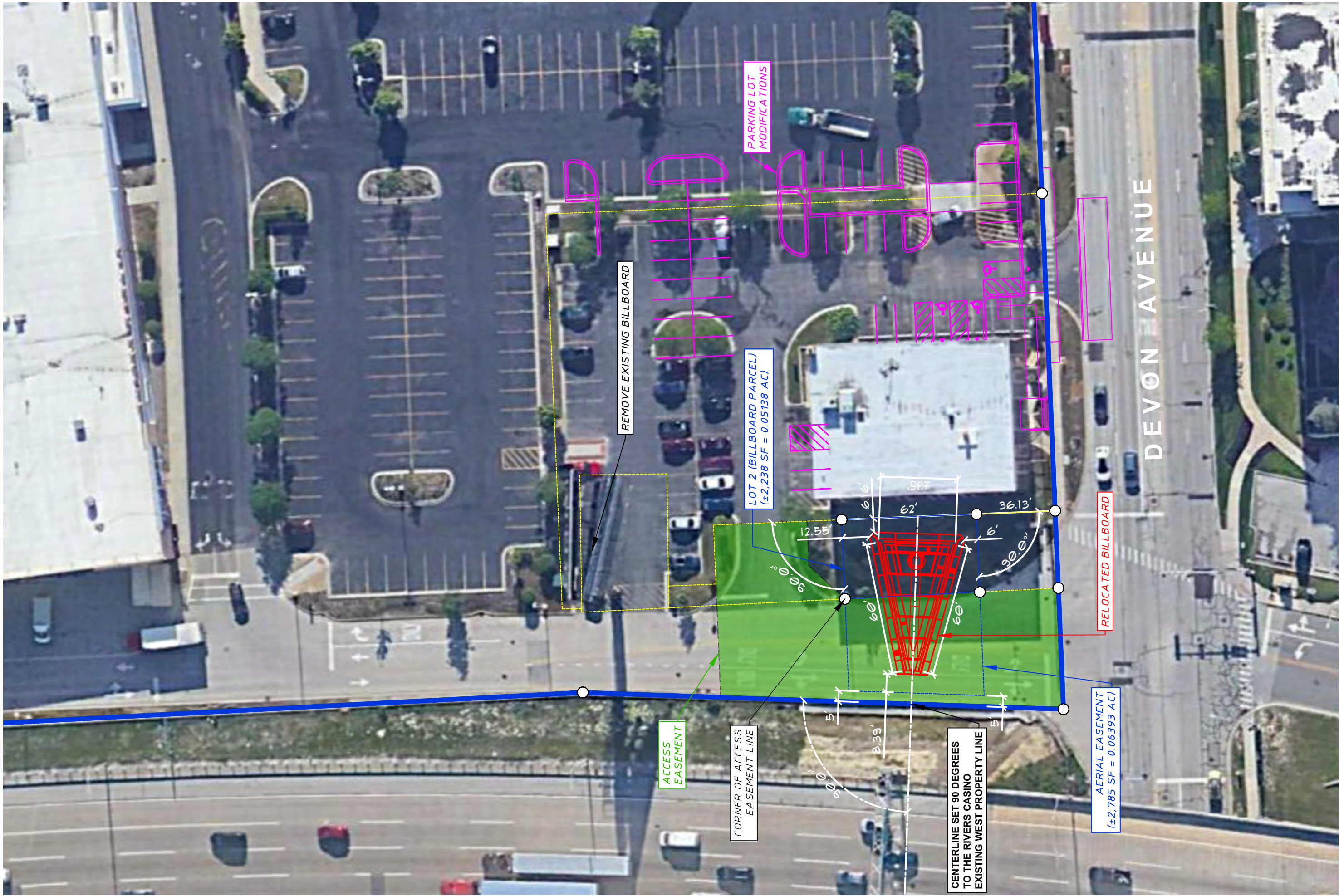
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 Engineer: P A C
 Date: 09/09/2022
 Project No. 12-127
 Sheet 1 / 2

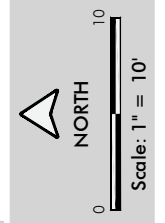
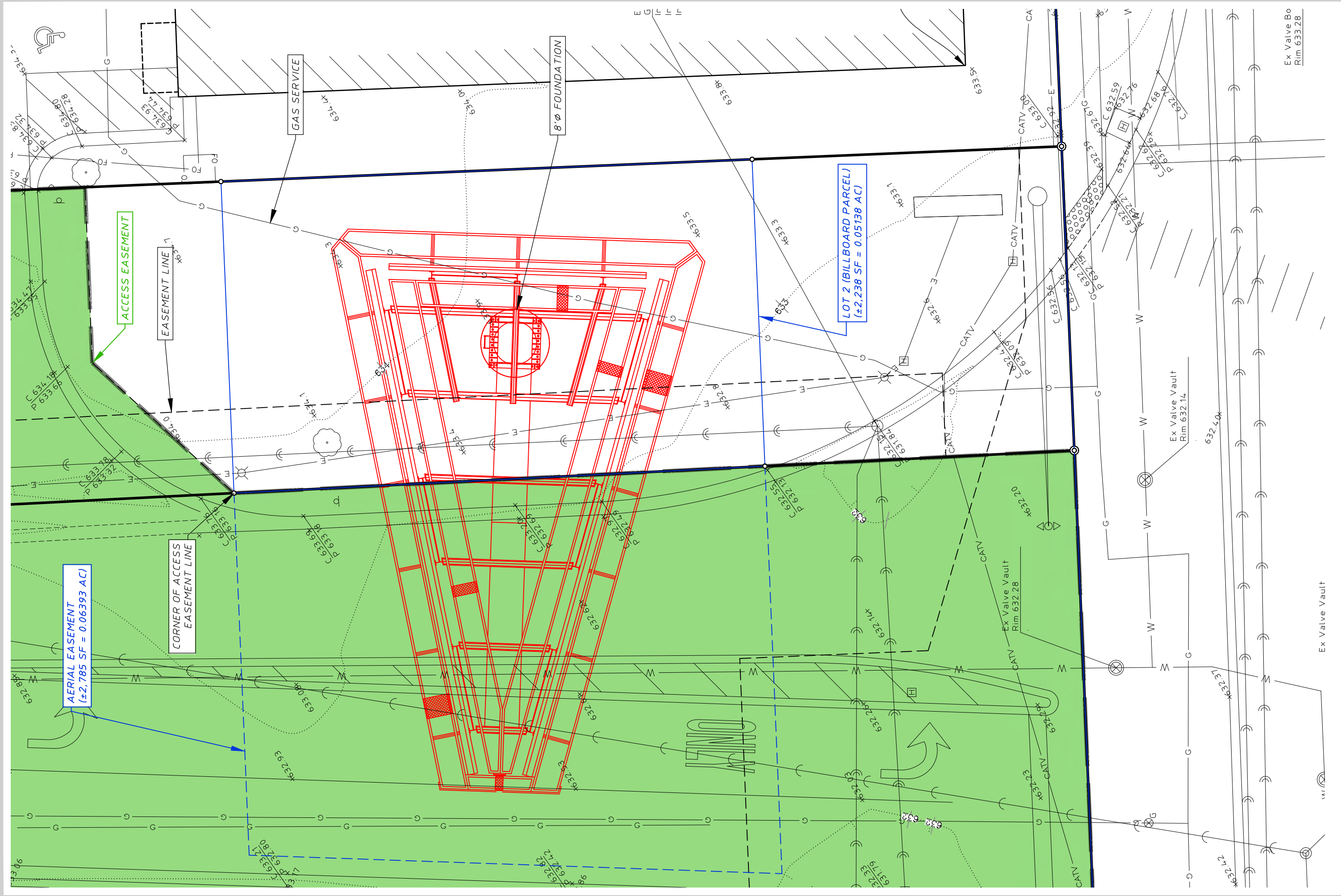
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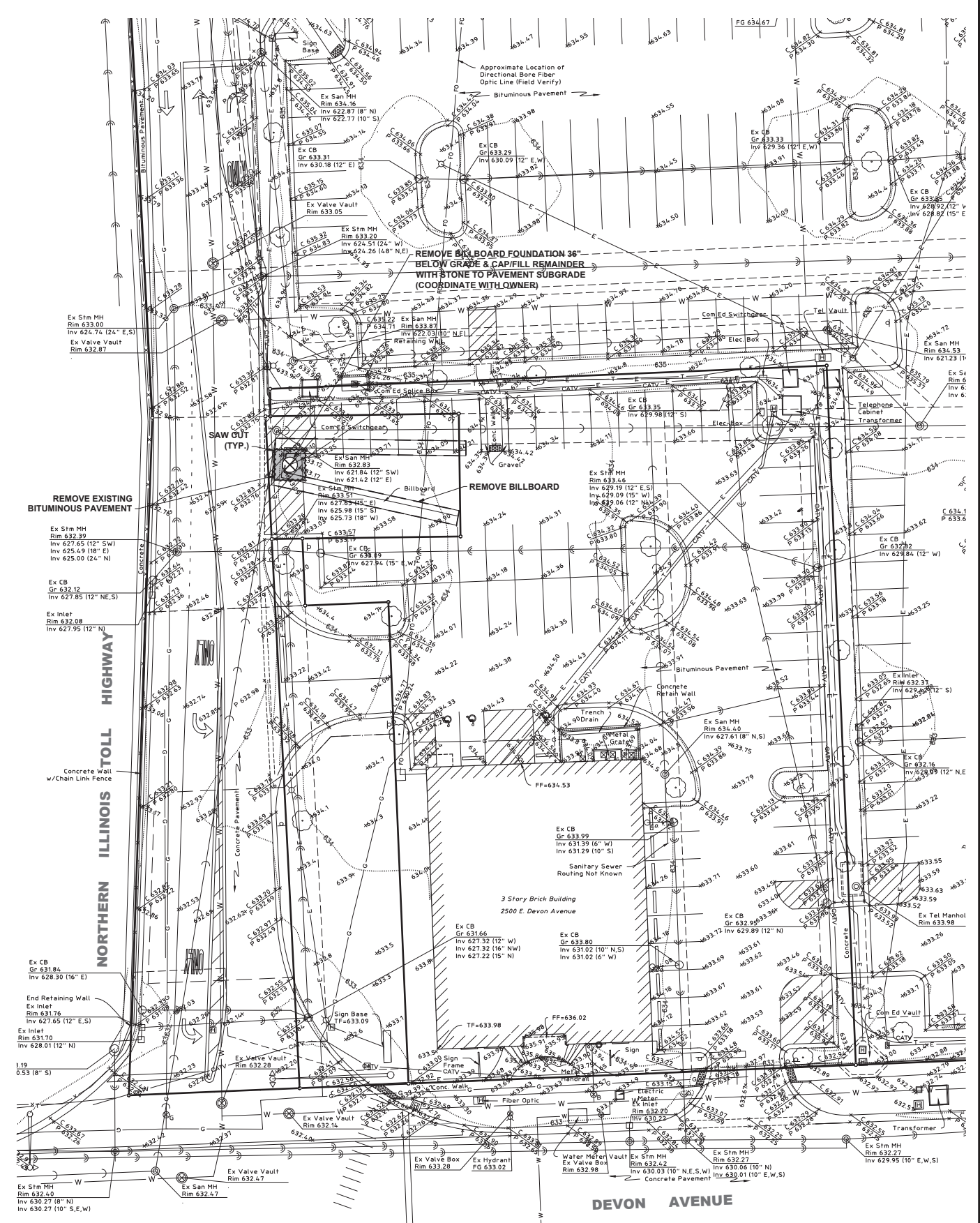
PROPOSED CONDITIONS - ENGINEERING (ENLARGED)
RIVERS CASINO
BILLBOARD / PUD / PLAT OF SUBDIVISION COORDINATION
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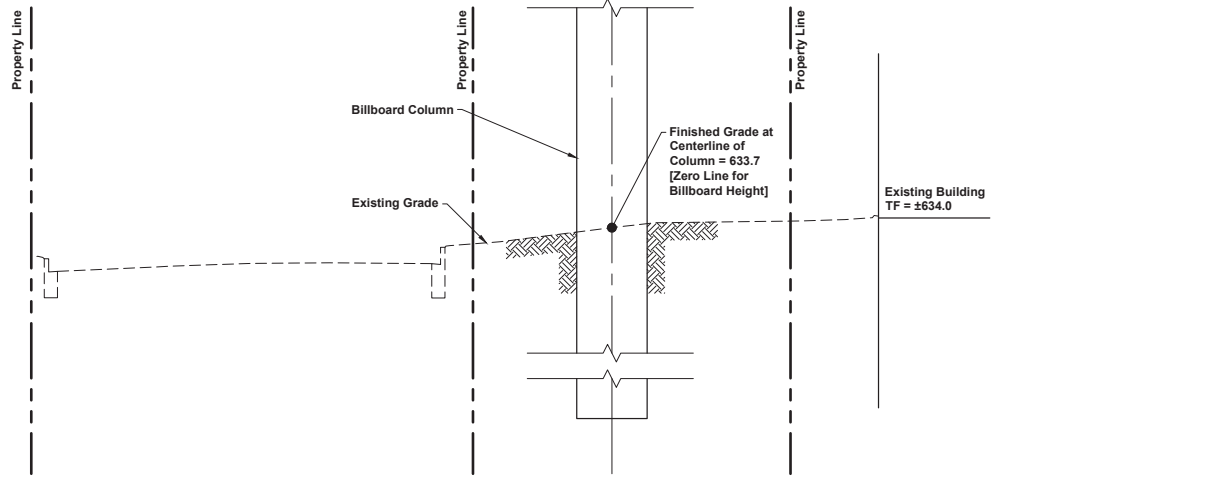
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 Project No. 12-127
 Sheet 3 / 3

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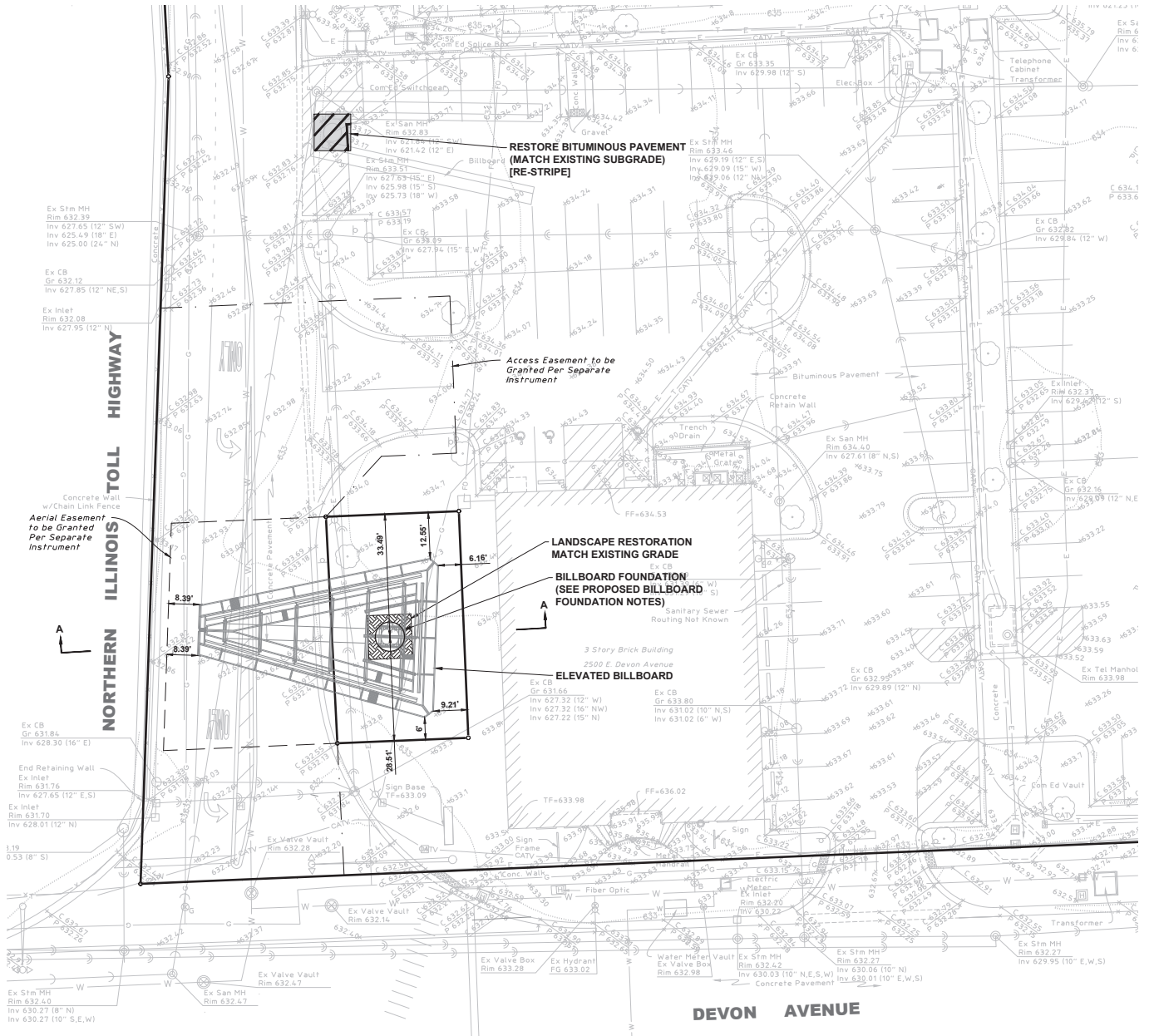
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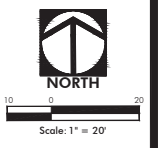
EXISTING CONDITIONS / DEMOLITION PLAN



SECTION A-A



PROPOSED BILLBOARD FOUNDATION NOTES:
 1. CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES WITHIN RESTORATION LIMITS.
 2. REFER TO DES PLAINES CASINO SECOND AMENDED RESUBDIVISION FOR LOT AND EASEMENT LOCATIONS.
 3. ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED WITH A MINIMUM OF 4" TOPSOIL, SEED & BLANKET TO MATCH EXISTING
 4. REFER TO BILLBOARD STRUCTURAL PLANS & CALCULATIONS FOR ADDITIONAL INFORMATION



No.	Date	Revision

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**BILLBOARD RELOCATION
 SITE IMPROVEMENT PLANS**
**RIVERS CASINO /
 BILLBOARD PARCEL**
 DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: C J B
 Date: 09.19.2022
 Project No. 12-127
 Sheet 1

Height = 20'



Length = 30'

STATIC IMAGE NOTES:

1. PROPOSED SIZE IS 30' LONG X 20' TALL TOTALING 600 SF.
2. THE IMAGE ABOVE PROVIDES A REPRESENTATION OF THE TYPE OF GRAPHIC (I.E. PEOPLE/PLAYERS ALONG WITH A "MORE" MESSAGE) THAT COULD APPEAR ON THE STATIC 3RD SIDE OF THE BILLBOARD. THE IMAGE WOULD BE CHANGED ON A PERIODIC BASIS.