



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

Chair Announcement: The public hearing for 1378 Margret Street, Case Number 22-055-APPEAL, is not on the agenda this evening. Any attendees that are present for this case can comment during public comment for matters that are not on the agenda.

Call to Order and Roll Call

Approval of Minutes: November 22, 2022

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 1683 Elk Boulevard

Case Number: 22-048-CU

The petitioner is requesting (i) a variation from the collective off-street parking requirements for the mix of uses proposed at the subject property and (ii) a conditional use permit to operate a Commercially Zoned Assembly Use in the C-3 General Commercial District, as well as any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-16-300-119-0000 & 09-216-300-120-0000

Petitioner: Jiju Matthew, Living Hope Church, 1683 Elk Boulevard, Des Plaines, IL 60016

Owner: Thomas H. Ahlbeck, Elk Creek LLC, 1651 Elk Boulevard, Des Plaines, IL 60016

2. Address: 1600 E. Golf Road

Case Number: 22-053-CU-LASR

The petitioner is requesting a conditional use permit for a Localized Alternative Sign Regulation (LASR) in the I-1 zoning district and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-08-200-006-0000, 09-08-400-013-0000, & 09-09-300-021-0000

Petitioners: Oakton Community College, 1600 E. Golf Road, Des Plaines, IL 60016

Owner: Illinois Board of Higher Education, 1 North State Capital Plaza, Springfield, IL 62701

New Business: Approval of 2023 Meeting Calendar

Next Agenda: Next regular meeting on January 10, 2023.

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.

Case 22-049-FPLAT-V-PUD-A 1700 Higgins Road Final Planned Unit Development, Variation,
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**DES PLAINES PLANNING AND ZONING BOARD MEETING
November 22, 2022
DRAFT MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, November 22, 2022, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:05 p.m. and roll call was established.

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

ABSENT: Catalano

ALSO PRESENT: John Carlisle, AICP, Director of Community & Economic Development
Jonathan Stytz, AICP, Senior Planner
Samantha Redman, Associate Planner
Margie Mosele, CED Executive Assistant

A quorum was present.

Chair Announcement: The public hearing for 1683 Elk Boulevard, Case Number 22-048-CU, has been rescheduled for the Tuesday, December 13, 2022 Planning and Zoning Board Meeting at 7 p.m. in Room 102 of City Hall, 1420 Miner Street, Des Plaines, Illinois. The case is not on the agenda this evening. Any attendees that are present for this case can comment during public comment for matters that are not on the agenda.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Fowler to approve the meeting minutes of October 25, 2022.

AYES: Hofherr, Fowler, Saletnik, Szabo

NAYES: None

ABSTAIN: Veremis, Weaver

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

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Case 22-049-FPLAT-V-PUD-A	1700 Higgins Road	Final Planned Unit Development, Variation, Final Plat of Subdivision, Text Amendment
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Pending Applications

1. Address: 1700 Higgins Road **Case Number:** 22-049-FPLAT-V-PUD-A

The petitioner is requesting: (i) a Major Change to a Conditional Use for a Final PUD under Section 12-3-5 of the Zoning Ordinance to allow for the construction of a hotel to the east of the existing office building but without the parking garage that was approved in 2021; (ii) a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to subdivide the site into four lots of record and request of subdivision variations for lot depth and frontage; (iii) Major Variations to the reduce the required parking for the existing office building and for the proposed hotel; and (iv) the approval of any other variations, waivers, and relief as may be necessary.

Petitioner: Mariner Higgins Centre, LLC, 117 Macquarie Street, Sydney, NSW 2000, Australia

Owner: Mariner Higgins Centre, LLC, 117 Macquarie Street, Sydney, NSW 2000, Australia

Case Number: 22-049-FPLAT-V-PUD-A

PINs: 09-33-309-007-0000 and 09-33-310-004-0000

Ward: #6, Alderman Malcolm Chester

Existing Zoning: C-3, General Commercial District

Existing Land Uses: Office Building, Two Billboards, and Surface Parking

Surrounding Zoning:
North: Tollway; then R-1, Single Family Residential District
South: Commercial (Rosemont)
East: Recreation (Rosemont)
West: Creek; then C-3, General Commercial District

Surrounding Land Use:
North: Tollway; then Single-Family Residences
South: Fitness Center (Rosemont) and Apartments (Rosemont)
East: Open Space/Park (Rosemont)
West: Creek; then Vacant Parcel

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

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

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History and Background:

Based on City records, 1700 W. Higgins Road has been utilized for an office building with surface parking areas since 1986. The subject property and 1738 W. Higgins Road, which is a separate lot generally west of Willow Creek, were the subject of a PUD originally approved August 19, 2019 through Ordinance Z-21-19. This approval contemplated: (i) substantial renovations of the existing office building; (ii) construction of a new 6,000-square-foot out lot restaurant building; (iii) construction of an 88-space parking lot at 1738 W. Higgins; and (iv) installation of significant infrastructure upgrades to all parcels including the addition of both above-ground and below-ground stormwater detention facilities and new box culvert bridge over Willow Creek connecting the proposed parking lot to the subject property.

Since December 2018, the existing office building has undergone major renovations as identified in the Project Narrative. However, the property owner along with any potential real estate partners expressed in 2021 the intent to construct a hotel instead of the 6,000-square-foot restaurant previously approved by Ordinance Z-21-19. The 1738 W. Higgins property was dropped from the project, requiring the Plat of Subdivision and PUD boundaries to be updated.

Consequently, the approvals were amended in 2021 to incorporate the following: (i) the construction of an approximately 64,760-square-foot hotel on the southeast corner of the lot; (ii) the construction of a new 207-space off-street parking garage on the northwest corner of the lot; and (iii) significant infrastructure upgrades to all properties including the addition of stormwater detention facilities to accommodate run-off (approved September 20, 2021 through Ordinance Z-44-21). The approval included the following bulk exceptions: (i) building height for the hotel (approximately 59 feet, where the maximum is 45 feet), (ii) location of parking lot curb in the hotel parking area within 3.5 feet of the lot line, and (iii) width of parking lot perimeter landscaping in the hotel parking area at less than the minimum required 5 feet.

However, the petitioner and hotel developer NexGen Hotel Management approached the City in 2022 to propose the hotel in substantially the same form, scale, and location as approved in 2021 but *without the previously approved parking garage west of the office*. Pursuant to Section 12-3-5.G.1, the reduction in proposed parking across the PUD necessitates approval of a “major change.” Nonetheless, on September 20, 2022, a request to extend the approval of the amended conditional use for PUD under Ordinance Z-44-21 was granted by the Zoning Administrator, pursuant to Section 12-3-4.H.

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Because the previously approved parking garage would not fit on private property, the garage necessitated a vacation of a portion of City right-of-way, approximately 18,195 square feet of the former Webster Avenue. The City approved this vacation via Ordinance Z-45-21, also on September 20, 2021. However, without the parking garage, the vacation is no longer necessary. Nonetheless, the 2021 approval of the Final Plat of Subdivision included this vacation area in its geometry, which means an amended Final Plat of Subdivision pursuant to Section 13-2-9 of the Subdivision Regulations is necessary for the newly proposed project and site arrangement.

Finally, there are also two existing two-sided billboards on the subject property, one on the northwest corner of the site and the other on the northeast portion of the site. Both billboards were permitted between 2005 and 2006 and are both currently in operation on the site. The subdivision places each on their own small lots, which do not front on a public street or meet the minimum lot area of the Subdivision Regulations, which do not contemplate billboard lots.

Project Overview:

All of the requests are intended to work in concert to achieve the following:

- Obtain major variation relief for the number of required off-street parking spaces **for both the existing office building and the proposed hotel.**
- Resubdivide the existing lots to provide individual lots for the existing office building, each of the two existing billboards, and the proposed hotel, with subdivision variations for the billboard lots.
- Modify the existing parking lot area in the southeast corner of the subject property to make room for a new hotel building and its parking area.

Major Change to Final PUD

Request Summary: *Overview*

The petitioner, Mariner Higgins Centre, LLC, is requesting a Major Change to the PUD allow for the construction of a 107-room, five-story hotel (Home2 Suites by Hilton brand, which specializes in extended stay) without the construction of a 207-space parking garage that was a part of the Final PUD approved September 20, 2021. The brand and hotel concept, as well as the number of rooms, are unchanged from the approval in 2021.

The Final PUD plan has been revised to show the proposed hotel positioned in the southeast corner of the property substantially in the same location as in the 2021 approval. However, the existing surface parking area on the northwest portion of the property, where the parking garage had been proposed, is now

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retained (the garage was going to be built over a portion of this area). The property owner now proposes:

- Construction of an approximately 64,760-square-foot hotel on the southeast corner of the lot.
- Separate parking area and access for the new hotel; and
- Stormwater detention facilities for the hotel parcel (Lot 2) to accommodate run-off.

Site Access

The subject property is currently accessed by one, signalized entrance off Higgins Road and single drive aisle to the building, surface/covered parking areas, and billboard signs. The proposed lot configuration will reallocate the parking area east of the drive aisle for the new hotel and hotel surface parking area but will not alter the existing drive aisle. The new hotel parcel (Lot 2) will be accessible via a single entranceway, which is aligned with the existing entranceway to the front of the office building. The service drive for the hotel parcel does not provide access to all sides of the proposed hotel building and does not meet width standards for fire truck access due to space constraints. However, the proposal does include a fire hydrant located on the east side of the building, which has been approved by the Fire Prevention Bureau. The location of the fire department connection will be determined by the Division Chief of the Fire Prevention Bureau.

Parking Areas and Requirements

The off-street parking requirements of Sections 12-9-7 and 12-9-8 of the Zoning Ordinance are based on the types of uses proposed. The existing office building is one use, and the proposed hotel is a separate use. Each use has a specific requirement for off-street parking:

- Office use requires one off-street parking space for every 250 square feet of gross floor area, as defined in Section 12-13-3 and excluding floor area devoted primarily to storage areas (up to 10% of the total combined floor area), food preparation areas, bathrooms, mechanical rooms, hallways, stairwells, and elevators.
- Hotel use requires one off-street parking space for every guest room plus one space for every 200 square feet of area devoted to offices.

The proposed hotel building (Lot 2) consists of 107 rooms and approximately 587 square feet of office space area, requiring a total of 110 spaces. The proposal for the hotel parcel includes 63 spaces, or potentially 61-62 after designation of any loading spaces (see the following page for discussion), which means the minimum requirement is not met and requires variation. Similarly, for the existing office

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building (Lot 1), after subtracting the excluded floor areas, the requirement is 541 spaces. The subject property was built under different parking regulations and contains 392 spaces, which does not conform with the current parking requirements.

In the 2021 approval, the petitioner proposed a 207-space parking garage to decrease the parking space deficiency, but nonetheless a major variation for the office building from 541 to 338 was necessary. However, the new proposal—with the hotel and no parking garage—increases the existing parking space deficiency, reducing the total parking count to 310 spaces for the entire site, or 308-309 after loading designation. The new proposal requires greater variation than what was granted in 2021. With 61-63 spaces allocated for the hotel on Lot 2, the office building on Lot 1 will have a balance of 247-249 parking spaces, as compared with 338 in the concept with the parking garage. More details are discussed in the Major Variation request summary.

A KLOA Traffic and Parking Impact Study was completed for the subject property to assess the anticipated effect of the existing office building and proposed hotel on the surrounding infrastructure. While the current proposal yields a net loss of approximately 80 parking spaces, the study concluded that the existing signalized intersection and proposed parking supply were sufficient to accommodate the peak parking needs for both uses. The City's Public Works/Engineering Department has reviewed and concurs with the findings of the KLOA study noting that the peak parking demands for the office building (mornings) and the hotel (evenings) will be different based on the time of day. Their comments can be found in the attached Public Works and Engineering memo. CED staff adds that it is reasonable and common after the COVID-19 pandemic for an office building's tenants to allow employees to work remotely at least part time. This would have the effect of reducing parking demand.

The PZB should review the Project Narrative and parking study, and members may ask the petitioner's team to explain in the public hearing their observations of this trend at this existing office. Further, the Pace 223 route, which provides even days per week service, stops directly in front of the property, providing a clear public transportation alternative to driving and parking. Nonetheless, the PZB may wish to inquire whether the hotel would do either of the following, which could decrease parking need among guests:

- Operate a regular shuttle service to and from the O'Hare terminals as well as, for example, the Rosemont Transit Center (CTA Blue Line Rosemont station and bus terminal); and/or
- Charge for parking on a daily or per-stay basis, for all or some rooms.

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Section 12-9-9 of the Zoning Ordinance requires that for any new commercial building, loading shall be provided, with 50,000 square feet of gross floor area as the basis for the number of loading spaces. The petitioner's submittal does not designate or label a loading space. Further, the Section establishes that the standard size of a loading space is 35 feet long by 15 feet wide. Section 12-9-9.A. does state, however, that the dimensions for a loading space may be "...otherwise specified..." The PZB should invite the petitioner in the public hearing to explain the hotel's anticipated loading operations, in particular size of expected vehicles and frequency of deliveries. The Board may specify that standard-width (9 feet) and length (18 feet) parking space(s) would suffice as required loading space(s), provided they are signed and marked as such.

Hotel Landscaping Improvements

The proposal seeks to add landscaping throughout the new proposed Lot 2 designated for the new hotel including foundation and parking lot landscaping areas as illustrated on the attached Landscape Plans. It is important to note that Ordinance Z-44-21 approved a PUD exception to allow a reduction in the required five-foot-wide perimeter parking lot landscape area behind the south and east parking space rows due to space constraints. However, even with the exception, the proposal is adding a row of perimeter parking lot landscaping in these areas as well as additional landscaping at the corners of the parking areas and throughout the entire site.

Final Plat of Subdivision

Request Summary:

Overview

The existing property consists of two parcels totaling 5.74 acres, containing a six-story office building with 139,000 square feet of leasable office space and a 392 parking lot, including 358 surface spaces, 28 indoor spaces, and six handicap accessible parking spaces, as shown on the attached Plat of Survey. The petitioner proposes to resubdivide the existing parcels into four lots—without the addition of a vacation-of-right-of-way area as approved in 2021. Final Engineering Plans have been approved by the Department of Public Works and Engineering, as expressed in the attached memo. The latest site illustration is shown on the Final Plat of Subdivision and described below:

- Parcel 1 includes the existing office building and existing surface parking areas with the exception of the parking area portion located east of the entrance drive off Higgins Road.

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- Parcel 2 includes the proposed hotel and separate new surface parking area located east of the entrance drive off Higgins Road;
- Parcel 3 includes the existing northeastern billboard sign; and
- Parcel 4 includes the existing northwestern billboard sign.

There is an individual lot proposed for each of the two existing billboard signs, which are owned by a separate entity, but these lots would also have 1700 W. Higgins Road as their property address.

Easements

The Final Plat shows the following existing easements: (i) a 34-foot-by-92.29-foot stormwater detention area; (ii) a 51-foot-by-76.9-foot stormwater detention area; (iii) a 10-foot storm sewer easement at the southwestern portion of the property; (iv) a 14-foot public utility easement throughout the south portion of the property; and (v) a 10-foot public utilities easement throughout the north portion of the property.

Subdivision Variations

The proposed Lots 3 and 4, which will contain the billboard signs, are new lots and are 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 Lots 3 and 4 are only 10 feet deep, they do not meet the minimum depth requirements resulting in a need for subdivision variation for each as part of this request. Further, pursuant to Section 13-2-5.V, all lots must front on a public street. The proposed lots border a private parking area, but not a public street, thus each requiring a subdivision variation.

Major Variations

Request Summary:

The petitioner has submitted variation requests for required off-street parking due to the unique size and shape of the development. As noted above, the subject property contains 392 parking spaces, which will be reduced to 308-310 spaces (net loss of 82-84 spaces) with the construction of the hotel and no proposed parking garage. The petitioner has allocated 61-63 spaces for the proposed hotel building on Lot 2 leaving a total of 247-249 spaces for the office building on Lot 1. Since a total of 110 spaces are required for the hotel and 541 spaces for the

office building, the petitioner has requested two major variations, which are summarized in the table below.

Regulation	Required	Proposed
Parking – Office Building (Lot 1)	541 spaces	<i>247-249 spaces*</i>
Parking – Hotel (Lot 2)	110 spaces	<i>61-63 spaces*</i>

**Indicates a required major variation request*

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 for each and staff’s comment regarding Standard No. 6. 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): _____

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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:

Comment: The proposed hotel offers notable direct economic and revenue benefits to Des Plaines. The City will collect a total 11-percent-per-night room tax, 7 percent under the normal Hotel-Motel Operator’s Occupation Tax (Title 15, Chapter 4 of City Code) and an additional 4 percent under the O’Hare Corridor Privilege Tax Area (Title 15, Chapter 5 of the City Code). Further, if the hotel charges for parking to manage its supply, the City could collect \$1 per day per the O’Hare Corridor Privilege Parking Tax. The formerly proposed parking garage is a substantial expense to construct—particularly in the current economy with inflation and lingering supply chain disruptions for materials such as concrete—and, if determined to be needed, would inflate the cost of the project and threaten its viability.

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): _____

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. The Board should review the staff and petitioner responses. In review of the standards, the Board may use the provided responses as written as its recommended findings, modify the responses to use as findings, or adopt its own.

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

Comment: The existing office building was developed in 1986 prior to the establishment of modern zoning regulations for parking and does not meet modern standards. The proposed hotel will yield a loss of parking spaces increasing the non-conforming parking count. However, the attached KLOA Traffic and Parking Impact Study concludes that the existing signalized intersection at Higgins Road and the proposed number of spaces is adequate in accommodating the projected peak parking demand for both land uses. Finally, the cost of construction for the parking garage has leapt considerably since the 2021 planning of the project, making the project not economically viable if the parking garage is required.

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PZB Additions or Modifications (if necessary): _____

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

Comment: The existing access and location of the subject property creates a unique physical condition that limits the available development of this site and prevents full compliance with current zoning standards. The site is landlocked by the I-90 Tollway to the north, the Rosemont Park District to the east, Willow Creek to the west, and Higgins Road to the south, which serves as the site's only access point. While there was an opportunity to construct a bridge across Willow Creek to add parking on the 1738 W. Higgins Road property, this is no longer available, limiting the site development to its current boundaries.

PZB Additions or Modifications (if necessary): _____

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

Comment: The physical conditions described above are of no fault to the petitioner as the existing property consists of these characteristics prior to the development proposal for the new hotel. As previously mentioned, the office building was built before the establishment of modern zoning regulations creating several non-conformities. Staff is not aware of any action of the current or previous owner which created the conditions described above.

PZB Additions or Modifications (if necessary): _____

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

Comment: Carrying out the strict letter of this code could deprive the existing property owner of substantial rights enjoyed by other owners of similarly zoned lots by limiting the redevelopment of the property with uses enjoyed by similar developments in the area. The PUD located west of the subject property and south of the I-90 Tollway includes a mixed-use development with a hotel/Class A Restaurant, Fuel Center/Class B restaurant, and car wash contains multiple structures and parking areas similar to the design for the proposed development.

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PZB Additions or Modifications (if necessary): _____

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

Comment: The granting of the variations for parking would not provide any special privilege of the property owner or petitioner as similar developments in the C-3 zoning district have the opportunity for this request for development proposals permitted in the C-3 district. The variations would allow for the redevelopment of the existing site and the increase in mixed use developments in Des Plaines.

PZB Additions or Modifications (if necessary): _____

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

Comment: The proposed hotel development would be harmonious with the surrounding multi-use developments to the west of the subject property. The mixed-use development proposal supports the goals and objectives of the Comprehensive Plan, which strives to incorporate multiple uses on single lots.

PZB Additions or Modifications (if necessary): _____

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

Comment: Aside from building structured or vertical parking, which has become essentially impractical in light of recently inflated costs of construction (e.g. concrete and other materials), there are no other reasonable ways to avoid the aforementioned hardship, as the property is land-locked and cannot be expanded to meet minimum standards for commercial development intended for a C-3 zoned property.

PZB Additions or Modifications (if necessary): _____

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

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Comment: This would be the minimum amount of relief necessary to alleviate the aforementioned hardships and allow the petitioner to redevelop the subject property with a multi-use development.

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, modify, 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 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 lots for the existing billboards (Lots 3 and 4). Additionally, the petitioner is unable to meet the required lot depth requirements for the two new billboard lots given that the billboards are located in close proximity to the existing office building and that the reallocation of ownership involved with the expansion of each billboard lot to the minimum standards could cause more parking concerns.

PZB Additions or Modifications (if necessary): _____

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 office campus in an effort to create separate parking and access areas for both land uses. Granting the proposed subdivision variations will allow these improvements to be implemented on the site.

PZB Additions or Modifications (if necessary): _____

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.

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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.

PZB Additions or Modifications (if necessary): _____

Recommendation and Conditions: The PZB should take the following motions. The zoning motions can be combined or taken individually:

Zoning Recommendations to City Council

- 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 12-3-6.H of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the proposed major variations.

Subdivision Approval

- A motion pursuant to Section 13-2-2 of the Subdivision Regulations to approve, approve with conditions, or deny the Tentative Plat of Subdivision.

Subdivision Recommendation to City Council

- A motion pursuant to Section 13-2-7 of the Subdivision Regulations to *recommend* to the City Council to approve, approve with conditions, or deny the Final Plat of Subdivision with subdivision variations for lot depth and lot frontage.

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

1. Off-street loading in a location, quantity, and size required by Section 12-9-9 of the Zoning Ordinance or as “otherwise specified” will be provided.
2. All governing documents for the proposed development including covenants, conditions, and restrictions, or any 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: Petitioner’s Responses to Standards
Attachment 5: Public Works and Engineering Memo
Attachment 6: Conceptual Sign Plan
Attachment 7: Project Narrative
Attachment 8: Amended Final PUD (including Site Plan)
Attachment 9: Select Final Engineering Plans

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Attachment 10:	Select Architectural Plans
Attachment 11:	Final Plat of Subdivision
Attachment 12:	Landscape Plans
Attachment 13:	Parking Diagram
Attachment 14:	KLOA Traffic and Parking Impact Study without Appendices
Attachment 15:	Project Schedule

Chair Szabo swore in Mark Rogers – Attorney for the applicant. Mr. Rogers explained the summary of requests which include a major change to the previously passed Final Unit Development with exceptions, Amendment Plat of Subdivision with two subdivision variations, and two major variations. The applicant has invested \$5,900,000.00 for major renovations since 2018. Applicant is looking to construct a 5 story 107 room Homes2Suites Hotel. There have been some changes since the last time they petitioned. There was a decked parking garage on the previous plans. That has been removed because it is no longer needed following the KLOA report. There will be a Hotel Drive and 63 parking spaces for the all-suites hotel. Construction is planned to begin in June 2023 and be complete by November 2024. There are two major Zoning variations requests. The first is to reduce the parking requirement for Lot 1 from 241 spaces to 247 spaces pursuant to 12-9-7 to the zoning ordinance. The second is to reduce the parking requirement in Lot 2 from 110 to 63 spaces pursuant to 12-9-7 to the zoning ordinance. There are also two major Subdivision Variations. The first is for Lots 3 and 4 to reduce the 125 lot depth requirements pursuant to 13-2-5-R of the subdivision ordinance. The second is for Lots 3 and 4 to remove the requirement that lots shall front upon a dedicated, public street pursuant to 13-2-5-V of the subdivision regulations. And the applicant is requesting the City approval of the Final Plat of Subdivision to subdivide the existing lots into four new lots.

Chair Szabo asked if any of the board had questions. Member Fowler asked when the KOLA study was done. Mr. Rogers stated that the KOLA study was done in 2022.

Member Hofherr asked if they would be relying on the Pace Bus for access to O’Hare. Mr. Rogers stated that the hotel will have its own shuttle service for their guests.

Jonathan Stytz, Senior Planner, reviewed the staff report. Mr. Stytz explained the application. The plans for the project were changed from 2019. The application is for a hotel to be built without a parking garage. A traffic study was conducted and shows ample parking. The current proposal is looking at zoning variations for office and hotel. Mr. Stytz went over the power point presentation that included Hotel Renderings, Hotel Facts, Explanation of Variations, Parking and Subdivision, Traffic Study and Billboard locations.

Planning and Zoning has four areas for the Boards consideration: (i) Major FPUD, (ii) Major Variation, (iii) Tentative Subdivision, and (iv) Final Subdivision. Mr. Stytz also mentioned that the Zoning Ordinance requires a loading space for buildings that are 15,000 feet and above, but the ordinance does allow the PZB to otherwise specify the size of the required loading spaces. He added that the PZB can determine if a regular parking space would suffice as a loading area in their motion.

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John Carlisle, CED Director, reminded the board that the staff is looking for affirmation about dimensions of the loading space. Without an otherwise specified then they are subject to a 35 x 15 ft loading space, which would require the applicant to amend their plans to meet the bigger loading space requirements.

Chris Patel, Petitioner, said they have a loading area. The loading space would have two designated parking spaces. The hotel will not use semitrucks for deliveries but rather Cisco box trucks and have deliveries twice a week. The loading zone would be two 9-foot wide x 18-foot long spaces near the main entrance of the hotel.

A motion was made by Board Member Weaver, seconded by Board Member Hofherr to allow two 9-foot-wide by 18-foot-long loading spaces and recommend approval of a motion pursuant to Section 12-3-5.E of the Zoning Ordinance to *recommend* to City Council: (i) to approve a Major Change to Conditional Use for a Final PUD; and (ii) recommend approval of the major variation requests pursuant to 12-3-6.H. of the Zoning Ordinance to reduce the off street parking requirements for the proposed hotel from 110 to 61 spaces and to reduce the off street parking requirements for the existing office building from 541 to 247 spaces with the two conditions in the staff report.

AYES: Weaver, Hofherr, Fowler, Saletnik, Veremis, Szabo
NAYES: None
ABSTAIN: None
***MOTION CARRIES UNANIMOUSLY **

A motion was made by Board Member Weaver, seconded by Board Member Hofherr to approve the Tentative Plat of Subdivision pursuant to Section 13-2-2 of the Subdivision Regulations subject to the conditions already approved.

AYES: Weaver, Hofherr, Fowler, Veremis, Saletnik, Szabo
NAYES: None
ABSTAIN: None
***MOTION CARRIES UNANIMOUSLY **

A motion was made by Board Member Weaver, seconded by Board Member Hofherr to *recommend* to the City Council to approve a Final Plat of Subdivision with subdivision variations for lot depth and lot frontage subject pursuant to Section 13-2-7 of the Subdivision Regulations with the condition that all governing documents for the proposed development including covenants conditions and restrictions or any operating reciprocal easement agreements must be submitted and approved by the general council prior to the recording of the FPUD.

AYES: Weaver, Hofherr, Fowler, Veremis, Saletnik, Szabo
NAYES: None
ABSTAIN: None
***MOTION CARRIES UNANIMOUSLY **

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2. Address: Citywide

Case Number: 22-050-TA

The petitioner is requesting text amendments to the Zoning Ordinance related to privately or publicly owned parks, public open space and/or recreational facilities, related off-street parking requirements, and any other amendments or relief as may be necessary.

PIN: Citywide

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

Case Number: #22-050-TA

Project Summary: The City of Des Plaines is applying for zoning text amendments to facilitate development and re-development of existing and future recreational space within the City.

Background

The current definition of “Park” in Section 12-13-3 defines and provides an overview of the typical uses for parks, including any accessory uses. The definition also states a park must be owned by one of three public entities to be classified as a park. The definition states:

“A City, park district, or County owned public recreation facility which may be improved with a combination of active recreation areas such as field game areas, court game areas, crafts, playground apparatus, passive recreation areas, such as picnicking, and/or other facilities, such as swimming pools, recreation centers, and on-site parking. Concession sales, indoor and outdoor art, craft, and plant shows, exhibits, and sales, and temporary or seasonal tree sales are considered accessory uses for parks of over five (5) acres in size.”

The origin of this definition is Ordinance Z-7-13, part of a series of text amendments to the Zoning Ordinance in 2013 to update definitions and use matrices to better “reflect responsible development patterns.”¹ Several commercial recreational uses are newly defined within Ordinance Z-7-13 alongside “parks,” and the City’s intent in adding the definitions was to distinguish between commercial and non-commercial recreational uses. “Indoor commercial recreation” and “outdoor commercial recreation” are similar to “park,” but they identify the uses as operating on a commercial or membership basis. To draw a sharp distinction at the time, the “Park” definition included the requirement to be “...City, park district, or County owned....”

Parks are permitted by right in the majority of zoning districts, including all residential districts, the mobile home park district, most commercial districts, and the institutional district. No specific

¹ City Council Staff Report for May 1, 2013 Meeting - Zoning Ordinance Text Amendments, Case #12-072-TA, page 2.

standards exist within the Zoning Ordinance about park design or other City expectations. This guidance exists in Section 13-4-2 of the Subdivision Regulations, which require the dedication of park land for residential developments or subdivisions with more than fifteen (15) dwelling units, or payment of fee in lieu. Most residential development subject to these requirements is completed by private developers.

Section 13-4-2 lists the amount of land required for dedication and depends on the estimated number of people generated by a proposed development. The “service area” of the park is matched to the required size and type of park; a service area is the area intended to be served by park or recreational purposes. For example, a 15-unit development that is estimated to generate 2.5 residents per unit (a total of 38 residents) would require 0.21 acres of recreation area, which would serve a half-mile radius surrounding the new park or recreational space. The table below appears in Section 13-4-2.A and outlines the types of recreation areas and requirements.

Types Of Recreation Area	Size Range	Service Area (Approximate Distance)	Minimum Acres Per 1,000
Neighborhood playground	1,200 - 4,000 sq. ft. +/-	0.5 mile	5.5 acres/1,000
Open space	0.2 - 4.5 acres	0.5 mile	5.5 acres/1,000
Mini park	0.15 - 1.0 acre	0.5 mile	5.5 acres/1,000
Neighborhood park	0.5 - 5 acres	2 miles	5.5 acres/1,000
Community park	5.0 - 75 acres	Citywide	5.5 acres/1,000

New developments may dedicate land to the city or park district to meet these requirements; however, this practice adds another facility requiring maintenance to the City or park district. An unintended consequence of limiting ownership in the current park definition to public entities is the prohibition of private and non-profit development and maintenance of parks for public access and benefit. An increasingly common trend in the last two decades is public-private partnerships or private ownership of park facilities within cities.² This trend shifts the burden of construction and maintenance of public spaces away from municipalities and park districts to developers either required to or keen to provide services to residents or tenants of their development. Smaller “pocket parks” may be challenging for park districts in many communities because these spaces

² Nemeth, J., & Schmidt, S. (2011). The privatization of public space: modeling and measuring. *Environment and Planning B: Planning and Design*, page 7.

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require maintenance, but often are not large enough to provide an opportunity to build or provide robust programming.

Off-Street Parking Requirement

The off-street parking requirement for parks made its first appearance in the original 1998 Zoning Ordinance, preceding the definition of “park.” The requirement has remained unchanged since 1998 – a minimum of 2 spaces, plus 1 space for every ½ acre of park space is required for any outdoor park. However, an analysis of 50 parks and green spaces within the city (attached) has revealed 30 did not contain any off-street parking. Smaller parks within residential neighborhoods did not contain any off-street parking. In fact, no parks one acre or less in size contained off-street parking.

Pursuant to Section 13-4-2, new park spaces of one acre or less are projected to have a service area of 0.5 miles. For the average person, this is an 8-15-minute walk.³; It is unlikely an individual would drive this distance for outdoor recreation instead of walking or riding a bike. If it is assumed smaller parks one acre or less in size are intended for pedestrians within the 0.5-mile service area, off-street parking is unnecessary. Neighborhood or pocket parks are intended to be enjoyed by the surrounding community rather than be a regional or communitywide destination that would necessitate a visitor driving to the park. This position is further supported by the existing land patterns of parks within the city, with no existing parks one acre or less containing off-street parking areas.

The current requirement also places a burden on any future redevelopment of existing parks. Pursuant to Section 12-5-5.E, existing parks not meeting the parking requirement are not required to come into conformance, but any expansion or enlargement of the park would require the site to follow all applicable parking requirements in Section 12, Chapter 9. Most smaller parks would not have space to accommodate the required parking and would require a reduction in usable park area and/or greenspace. Examples of these smaller parks, including photos and the service area per Section 13-4-2 is included as an attachment.

Revisions to the off-street parking requirements for parks are proposed below. Staff suggests eliminating parking requirements for parks one acre or less in size.

Examples in Other Municipalities and Maintaining Public Access

A survey of the Northwest Municipal Conference (NWMC) in October 2022 received fourteen (14) responses from municipalities in the north and northwest suburbs of Chicago about standards for parks in their zoning ordinances. Of the 14 responses, only three did not allow for private ownership of publicly accessible parks. The remainder either explicitly allowed for private parks,

³ Bohannon, R. W. (1997). Comfortable and maximum walking speeds of adults aged 20-79 years: reference values and determinants. *Age and Ageing*, page 17.

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did not specify ownership in the definition or did not include a definition of park in their zoning ordinance. The municipalities also provided information on parking – of the 14 surveyed, four required off-street parking for parks and 11 did not.

Examples from these municipalities were used to shape the suggest revisions to the park definition. An important consideration during the revision process was maintaining the intent of the original park definition to provide *public* access to recreational facilities. Urban parks are a vital public good benefitting the quality of life, environment, economic value, and aesthetics of communities. However, maintaining public access to parks does not necessitate ownership by public entities; legal instruments such as recorded permanent easements and development agreements can establish a framework where the space must be open to the public but the maintenance and programming expenses lies with a private property owner. The proposed revisions to the definition maintain public access by requiring any park to maintain land for “the general public.”

Proposed Amendments

Amendments to the park definition and the parking requirements are suggested, shaped by staff analysis of the current Zoning Ordinance, existing park design, and trends in other cities and similar municipalities, as discussed above. Additions are **bold, double-underline**. Deletions are ~~struck through~~. Amended sections are provided with some surrounding, unamended text for context.

Section 12-13-3: DEFINITION OF TERMS

“PARK: A ~~City, park district, or County owned public recreation~~ **tract of land dedicated to, set aside, and maintained for recreational purposes of the general public facility which may be improved** and may include, without limitation, ~~with a combination, of~~ active recreation areas such as field game areas, court game areas, crafts, playground apparatus, passive recreation areas, such as **turf and trees**, picnicking, and/or other facilities, such as swimming pools and, recreation centers, ~~on-site parking~~. Concession sales, indoor and outdoor art, craft, and plant shows, exhibits, and sales, and temporary or seasonal tree sales are considered accessory uses for parks of over five (5) acres in size.”

Section 12-9-7: OFF STREET PARKING REQUIREMENTS

Parks – Outdoor³	A minimum of 2 spaces, plus 1 space for every ½ acre
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3. No off-street parking is required for parks one acre or less in size.

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 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;

Incorporating parks and open space is one of the overarching principles of the Comprehensive Plan and its goal is to “promote recreational facilities to boost the local economy”⁴. In fact, the plan discusses creating additional small-scale, pocket parks on underutilized or vacant lands⁵. The amendments provide additional flexibility for the development and ownership of parks and maximize the amount of usable recreation or greenspace by eliminating parking requirements on properties of one acre or less, which are likely to face space constraints if forced to accommodate paved off-street parking spaces.

PZB Modifications (if any): _____

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

Amendments to the park definition would create flexibility in the entities developing park spaces within the city, while maintaining the intent of the original definition of requiring public access. The definition allows for the private or non-profit development and long-term ownership and maintenance of parks, reducing the obligation for public entities.

As discussed within this staff report, no existing small parks (one acre or less in size) contain off-street parking. Eliminating this parking requirement matches existing conditions, allowing for the continued development of recreation spaces on smaller parcels and allowing the re-development of existing parks to continue to offer the same amount of usable park space without requiring the construction of parking areas on space-constrained properties.

PZB Modifications (if any): _____

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

The revised definition of parks will allow for the development of additional recreational and green spaces, without burdening existing city and park district resources. Private and non-profit entities would be provided the opportunity to develop and maintain these areas, contributing to the inventory of park spaces for existing and future residents without creating strain on existing public facilities and services. The revised parking requirement will have no effect on public facilities and services.

⁴ Des Plaines Comprehensive Plan (2019), page 27

⁵ Des Plaines Comprehensive Plan (2019), page 8

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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 are likely to increase the inventory of parks available to the community. Research on urban parks has demonstrated a positive effect on property values for areas surrounding park spaces, with property buyers consistently willing to pay a larger amount for property close to parks and open space⁶. Amendment to the parking requirements would increase the amount of usable recreation and greenspace within new parks and maintain it when existing parks are re-developed.

PZB Modifications (if any): _____

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

Parks are an essential component to a healthy, vibrant community and support the economic vitality of the city by increasing property values and appeal to businesses seeking attractive environments for employees and customers. The amendments will increase both the inventory of parks and the quality of parks; revising the definition is anticipated to increase the number of parks available and promote more usable recreation and greenspace rather than requiring the paving of surfaces to accommodate off-street parking spaces.

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: Example Parks without Off-Street Parking and Maps with Service Areas
- Attachment 2: Parking Inventory of Des Plaines Parks
- Attachment 3: Summary of NWMC Results

Samantha Redman, Associate Planner went over the staff report which includes the information and explanation of the Text Amendment. Ms. Redman went over the power point presentation

⁶ Kolimenakis, A., Solomou, D. A., & Proutsos, N. (2021). The Socioeconomic Welfare of Urban Green Areas and Parks; A Literature Review of Available Evidence. *Sustainability*, 20.

which gave a current definition of “Park” in Section 12-13-3. “A City, park district, or County owned public recreation facility which may be improved with a combination of active recreation areas such as field game areas, court game areas, crafts, playground apparatus, passive recreation areas, such as picnicking, and/or other facilities, such as swimming pools, recreation centers, and on-site parking. Concession sales, indoor and outdoor art, craft, and plant shows, exhibits, and sales, and temporary or seasonal tree sales are considered accessory uses for parks of over five (5) acres in size”. Ms. Redman went over the table that show park requirements Most of the parks in Des Plaines to not meet the parking requirements. Mr. Redman explained the off-street parking requirements and park regulations. 30 of the 50 small parks would not meet the parking requirements. Examples of Des Plaines parks were shown.

Ms. Redman created a survey with the Northwest Municipal Conference. The survey results show that 11/14 municipalities allow private parks. And 10/14 municipalities do not have parking requirements.

Staff is suggesting an amended park definition to remove the ownership part of the definition. Suggesting the definition as: “A track of land that dedicated too, set aside and maintained correct recreational purposes of the general public.” The general public part is really important. because we want to make sure parks are something that are public service.

Staff is suggesting an amendment to the off-street parking requirements. To not require new parking for parks that are 1 acre or less in size. Supported by the existing land pattern of the city and it is also supported by other neighboring municipalities who have similar or less restrictive requirements for parks.

Member Fowler asked who would be responsible for the maintaining the park?

John Carlisle, CED Director stated that the maintenance, equipment, repair, and replacement would be covered by the private entity.

Member Hofherr- from my experience generally a privately owned lot like this that is used as a park handles any problems before having to go to a notice of violation

Member Weaver- In larger cities the Friends of the Park take care of the smaller parks and if it helpful and welcomed by the municipalities. Also, just to clarify -as long as the current parks have no major changes then they can continue the way they are?

Ms. Redman stated that yes, we have a non-conforming use section in our zoning ordinance that says they can exist as they remain. But if they want to expand or change, they would need to find space for at least two parking spaces.

Member Fowler – How would someone know a private park is open to the public?

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Ms. Redman stated that they would need to make sure there were no gates to restrict public access. We would make sure the park went through a zoning review that would show access to the park before we approve and allow them to construct.

A motion was made by Board Member Weaver, seconded by Board Member Saletnik to recommend, and amend text amendments to the Zoning Ordinance: 12-13-3 as proposed in the staff memo.

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

*****MOTION CARRIES ****

A motion was made by Board Member Weaver, seconded by Board Member Fowler to recommend, and amend text amendments to the Zoning Ordinance 12-9-7 regarding street parking:

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

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

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday December 12, 2022.

Chairman Szabo adjourned the meeting by voice vote at 8:03 p.m.

Sincerely,
Margie Mosele, Executive Assistant/Recording Secretary

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



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: December 8, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: John T. Carlisle, AICP, Director of Community and Economic Development
Subject: Consideration of Conditional Use Amendment for a Localized Alternative Sign Regulation for Oakton College at 1600 E. Golf Road, Case #22-053-CU LASR (1st Ward)

Issue: The petitioner is requesting a Conditional Use for a Localized Alternative Sign Regulation (LASR) under Sections 12-3-4 and 12-11-8 of the Zoning Ordinance to allow for new and updated directional and parking lot signage throughout the property located at 1600 E. Golf Road.

Address: 1600 E. Golf Road
Petitioner: Oakton Community College, 1600 E. Golf Road, Des Plaines, IL 60016
Owner: Illinois Board of Higher Education, 1 N. Old State Capitol Plaza, Suite 333, Springfield, IL 62701
Case Number: 22-053-CU LASR
PINs: 09-08-200-006-0000; 09-08-400-013-0000; and 09-09-300-021-0000
Ward: #1, Alderman Mark A. Lysakowski
Existing Zoning: I-1, Institutional District
Surrounding Zoning: North: I-1, Restricted Industrial District (Cook County) / P-1, Open Land District (Cook County)
South: R-1, Single Family Residential District (Des Plaines) / P-1, Open Land District (Cook County)
East: P-1, Open Land District (Cook County)
West: River; then I-1, Institutional District (Des Plaines) / P-2, Open Land District (Cook County)

Existing Land Use:	Community College Campus and Surface Parking Areas
Surrounding Land Use:	North: Landfill (Industrial) / Open Space (Recreational) South: Vacant Lot / Open Space (Recreational) East: Open Space (Recreational) West: River; then Hospital (Institutional) / Open Space (Recreational)
Street Classification:	Golf Road is classified as an other principal arterial and Central Road is classified as a minor arterial.
Comprehensive Plan:	The Comprehensive Plan illustrates the site as institutional.
Project Description:	Mike Brodnan and Matt Pyter of Olympik Signs on behalf of petitioner, Oakton Community College have requested a Conditional Use for a LASR to allow for increased and updated signage on the property located at 1600 E. Golf Road. The existing property contains a multi-building college campus with multiple surface parking areas, multiple pedestrian walkways, and separate drive aisles for different areas of the campus, which connect to Golf Road and Central Road. With all lots combined, the property encompasses 167.2 acres in land area.

The existing building and site as a whole currently contain a variety of different static, non-illuminated freestanding signs including parking entrance identity, building entrance identity, vehicle directional, and pedestrian directional signs as illustrated in the Existing Conditions and Sign Plan. However, the petitioner is requesting to add six new vehicle directional signs, replace nine existing vehicle directional signs, and add seven new pedestrian directional/building identification signs, totaling 13 new signs altogether:

- **Vehicle Directional Signs:** The new vehicle directional sign locations are concentrated along the main access drives near parking lot entrances and main campus entrances to direct traffic to parking areas and various portions of the campus. The existing vehicle directional signs to be replaced are directional signs to assist motorists and pedestrians in navigating the property.
- **Pedestrian Directional/Building Identification Signs:** The new pedestrian directional/building identification sign locations are in high visible areas to identify various buildings and services throughout the campus for pedestrians. These signs are interspersed throughout the subject property along paved walkways and at main building entrances to further direct pedestrians and motorists to their desired destinations.

All proposed signage is shown in the table on the following page. The Project Narrative and Existing Conditions and Sign Plan provide additional information.

Vehicle Directional Signs		
Sign ID	Location	Sign Area
A2 – S011 NEW	Southwest corner of Entrance to Parking Lot A	31 SF
A2 – S014 NEW	Northeast corner of Entrance to Parking Lot D (near Central Rd)	31 SF
A2 – S035 NEW	Southeast corner of Entrance to Parking Lot D (near Central Rd)	31 SF
A2.1 – S012 REPLACE	South of Entrance to Parking Lot B	31 SF
A2.1 – S013 REPLACE	Southwest corner of Entrance to Parking Lot C	31 SF
B1 – S001 REPLACE	Main Central Directional Sign Facing Golf Road Entrance	86 SF
B1 – S002 REPLACE	Main Central Directional Sign Facing East Towards Campus	61 SF
B1 – S003 REPLACE	Main South Directional Sign Facing Golf Road Entrance	74 SF
B1 – S004 REPLACE	Main Central Directional Sign Facing Central Road Entrance	61 SF
B1 – S005 REPLACE	Main North Directional Sign Facing Central Road Entrance	61 SF
B1 – S036 REPLACE	Main South Directional Sign Facing Golf Road Entrance	61 SF
B1 – S037 REPLACE	Sport Court Directional Sign Facing Golf Road Entrance	42 SF
B2 – S006 NEW	Southwest corner of Parking Lot D	19 SF
B2 – S007 NEW	South of lake near Main Campus Building (Zone 3)	19 SF
B2 – S008 NEW	Southeast corner of Parking Lot A	19 SF
B2 – S009 NEW	South of lake near Main Campus Building (Zone 3)	19 SF
B2 – S010 NEW	South of Parking Lot A	19 SF
	TOTAL	696 SF
Pedestrian Directional/Building Identification Signs		
Sign ID	Location	Sign Area
A4 – S015 NEW	West Entrance ID sign for Main Building West (Zone 2)	16 SF
A4 – S016 NEW	South Entrance ID sign for Main Building West (Zone 3)	16 SF
A4 – S017 NEW	South Entrance ID sign for Main Building East (Zone 4)	16 SF
A4 – S020 NEW	North Entrance ID sign for Main Building West (Zone 1)	16 SF
A4 – S034 NEW	East Entrance ID sign for Main Building East (Zone 3)	16 SF
	TOTAL	80 SF
GRAND TOTAL		776 SF

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Des Plaines Zoning Ordinance. The following is a discussion of standards for zoning amendments from Section 12-3-7.E of the Zoning Ordinance. The Board should review staff and the petitioner’s responses. The Board may use the petitioner’s responses as written as its rationale, modify, or adopt its own.

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

Comment: A Localized Alternative Sign Regulation is a Conditional Use, as specified in Section 12-11-8 of the Zoning Ordinance.

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

Comment: The use of the site as a public college, which consists of multiple buildings and surface parking areas, requires ample signage to identify its buildings and services. The proposed signage for the site is intended to help further identify the college campus and assist both residents and visitors alike in navigating the site.

- 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 Conditional Use for a Localized Alternative Sign Regulation requests additional signage to assist in the identification of the college campus and help both motorists and pedestrians navigate the property. The petitioner has designed the sign plan to reutilize existing ground signs on the property and add new ground signs for enhanced wayfinding that match the character of the college campus. The proposal does not impact the surrounding vegetation and open space surrounding the college campus as new signs are located on areas that have already been developed.

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

Comment: The proposed signs are not hazardous or disturbing to the existing neighboring uses as the college campus is surrounded by open space and the signs will not be illuminated. All signs will meet all required performance standards as outlined in Section 12-11-6(B) of the Zoning Ordinance.

- 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 proposed signs have no effect on essential public facilities and services. Instead the new and upgraded signs will improve wayfinding services for motorists and pedestrians alike.

- 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 signs would not create a burden on public facilities, nor would they be a detriment to the economic well-being of the community. The signs are intended to share information and help visitors safely and easily access the site.

- 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: The proposed signs will not create additional traffic or noise that could be detrimental to surrounding land uses. Instead the signs will help better direct and circulate traffic throughout the site.

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 signs will not create an interference with traffic on surrounding public thoroughfares but rather establish building identification and wayfinding for both motorists and pedestrians.

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 proposed new signs would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The signs will be used to enhance a site that has already been developed.

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

Comment: All signs do comply with setback requirements as stated in the Zoning Ordinance.

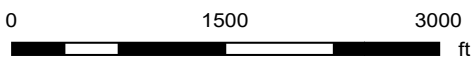
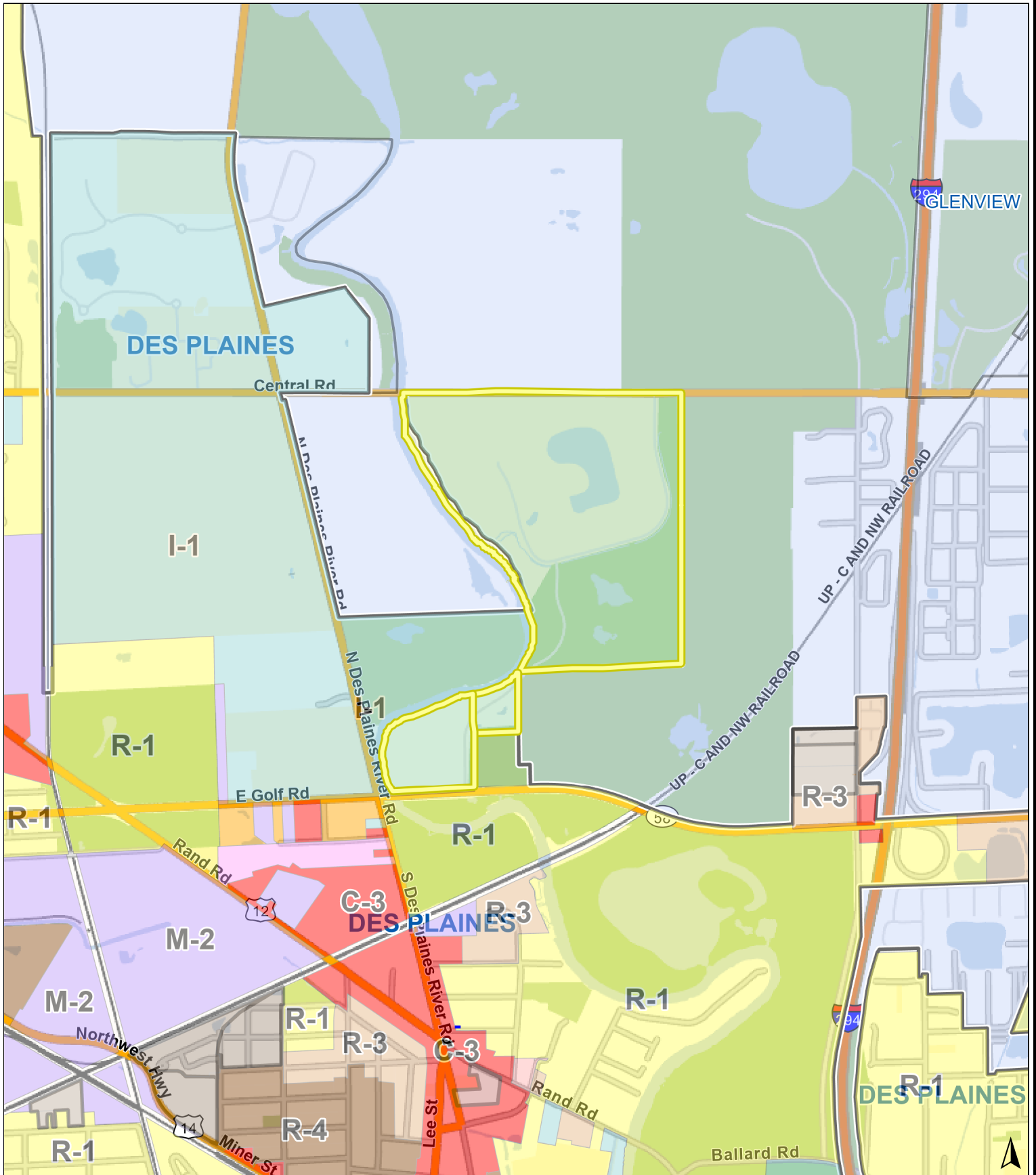
PZB Procedure and Recommended Conditions: Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use for a LASR at 1600 E. Golf Road. City Council has final authority on the proposal.

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

1. A three-foot landscape bed in all directions be provided at the base of all freestanding signs, per the standards set forth in Section 12-11-4(G). This landscaping shall be comprised of low-lying evergreen shrubs, perennials, and annuals.
2. That structural design plans shall be provided for all signage at time of permit.
3. The applicant shall provide sight line analysis for vehicle-to-vehicle sightlines and vehicle-to-pedestrian/bicycle sightlines showing that the sign position does not intrude upon the American Association of State Highway Transportation Officials (AASHTO) Green Book sight triangles for the freestanding signs proposed along the roadway driveways and site access drives. The location of the freestanding signs may have to be slightly adjusted at the time of building permit review to comply with AASHTO site triangle clearance.

Attachments:

- Attachment 1: Location and Zoning Map
- Attachment 2: Site and Context Photos
- Attachment 3: Plat of Survey
- Attachment 4: Petitioner's Standards for a Conditional Use
- Attachment 5: Petitioner's Project Narrative
- Attachment 6: Existing Conditions and Sign Plan



Print Date: 12/7/2022

Notes

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



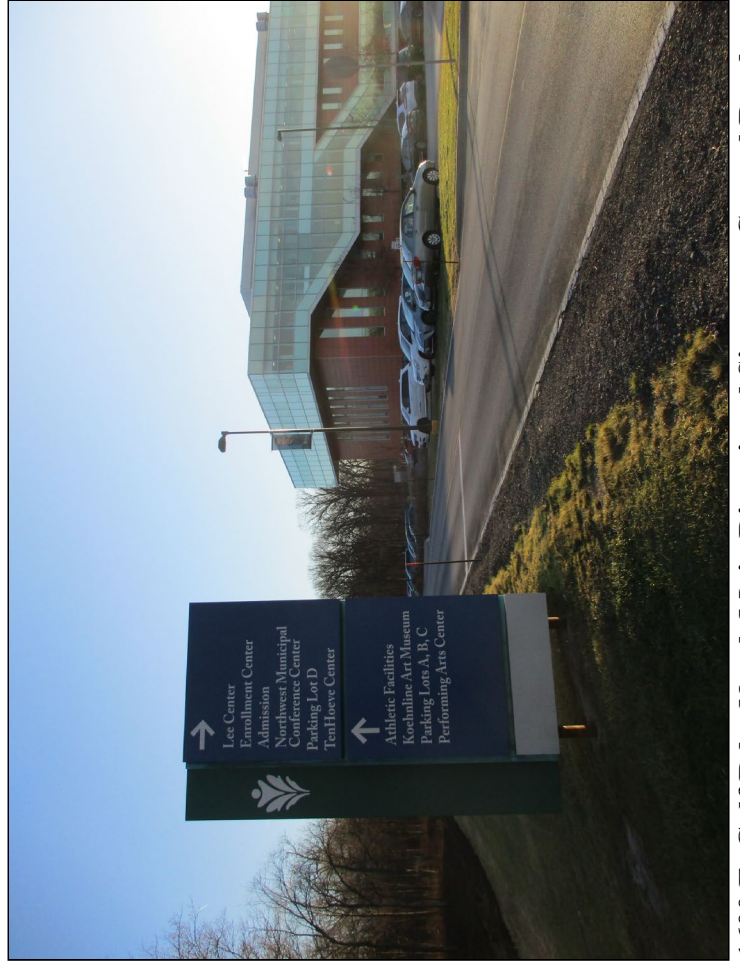
1600 E. Golf Rd – Public Notice Sign at Central Avenue



1600 E. Golf Rd – Public Notice Sign at Golf Road



1600 E. Golf Rd – Central Main Directional Sign near Golf Road



1600 E. Golf Rd – North Main Directional Sign near Central Road

PREPARED FOR:
LEGAL ARCHITECTS
 651 WEST WASHINGTON STREET, STE. 1
 CHICAGO, ILLINOIS 60661

PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL NO. 1, THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, 492 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE S 89°37'21" E ALONG SAID EAST LINE TO A POINT ON A LINE WEST OF SAID STARTING POINT PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG SAID LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART OF THE LAND FALLING IN EVANSTON-LEWIS ROAD).

PARCEL NO. 2, IN JAMES E. WALTON'S SUBDIVISION OF 30.68 ACRES OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1976 AS DOCUMENT 72401 IN COOK COUNTY, ILLINOIS, EXCEPT THE EAST 8 FEET THEREOF.

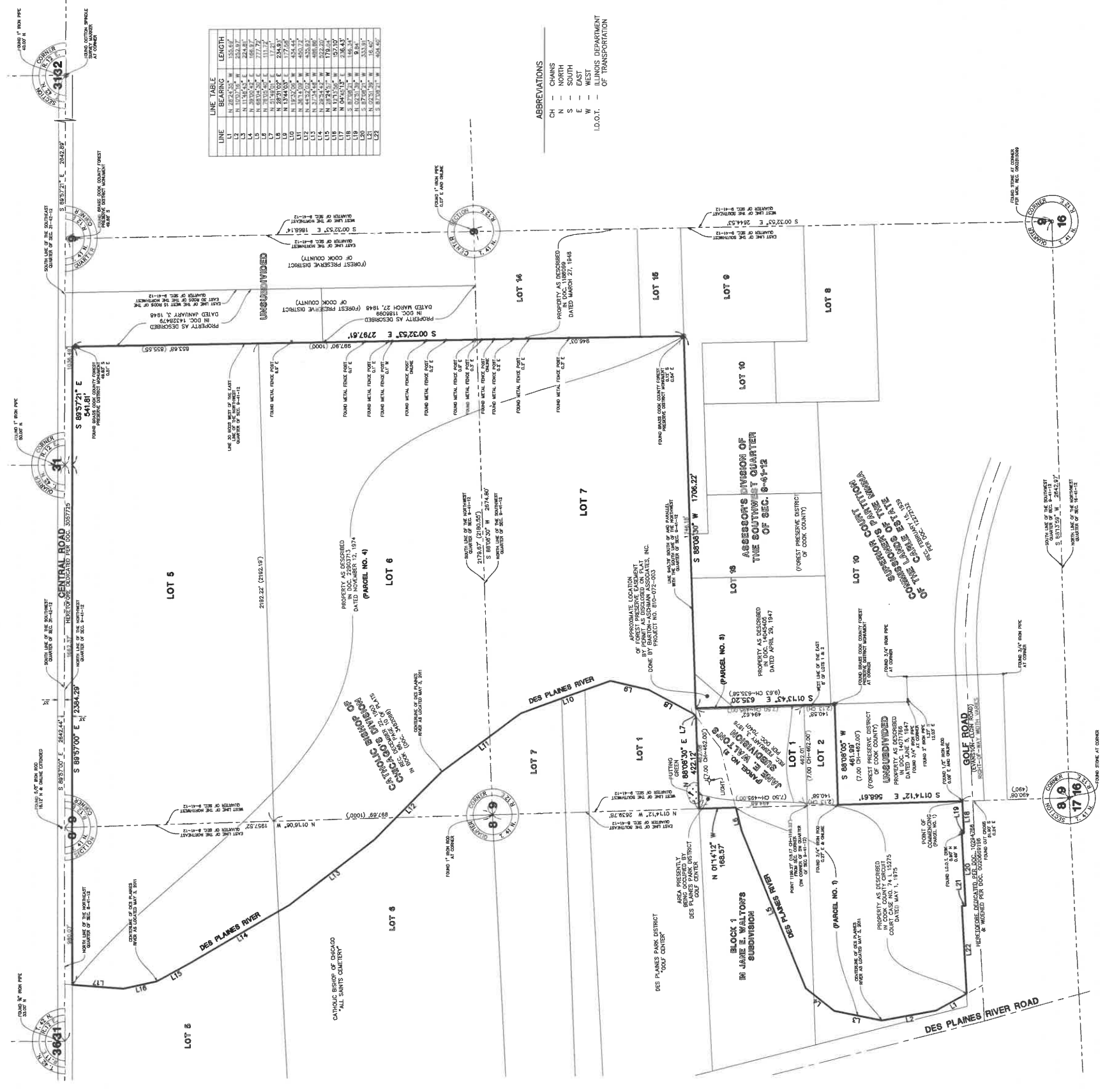
PARCEL NO. 3, 1/4 ACRES, IN JAMES E. WALTON'S SUBDIVISION OF 30.68 ACRES OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1976 AS DOCUMENT 72401 IN COOK COUNTY, ILLINOIS, EXCEPT THE EAST 8 FEET THEREOF.

PARCEL NO. 4, THAT PART OF LOTS 8, 9 AND 7 LYING EASTERLY OF THE CENTER LINE OF THE DES PLAINES RIVER IN CATHOLIC BISHOP OF CHICAGO'S DIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED IN BOOK 89 OF PARTS OF PLATS, PAGE 10, IN COOK COUNTY, ILLINOIS.

GRAPHIC SCALE
 1 inch = 200 ft.
 (IN FEET)

BASE OF BEARING: STATE PLANE COORDINATE SYSTEM OF 1983, ILLINOIS EAST ZONE ADJUSTED TO GROUND VALUES, USING GPS REAL TIME KINEMATIC (RTK) METHODS

CURRENT P.L.M.S.L.
 08-08-405-013
 09-09-300-021
 09-09-300-022
 09-09-300-028



GENERAL NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND CONDITIONS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT. OTHER DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD, IMMEDIATELY REPORT ANY DISCREPANCIES.
- NO IMPROVEMENTS HAVE BEEN SHOWN.

SURVEYED AREA
 7,468,300 SQUARE FEET (171,403 ACRES ±)

FOR REVIEW ONLY
 LICENSE EXPIRES NOVEMBER 30, 2012

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
 JAMES S. PHILLIPS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY AND THIS FORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THEREOF, GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JUNE, A.D. 2011.

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 JAMES S. PHILLIPS)
 PROFESSIONAL LAND SURVEYOR)
 LICENSE NO. 184003350)
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

OAKTON COMMUNITY COLLEGE
VILLAGE OF DES PLAINES, ILLINOIS
PLAT OF SURVEY

Manhard CONSULTING LTD
 200 E. Superior Street, Suite 200, Chicago, IL 60611
 Construction Managers • Environmental Scientists • Landscaping Architects • Planners

FILED WITH: SOR
 FILED NUMBER: S-P
 DRAWN BY: S-P
 DATE: 06/16/11
 SCALE: 1"=200'

1 of 1
 LEGOP 100567



Date: 9/29/2022

Responses to Standards for Conditional Uses

- 1) The proposed wayfinding directional signage will all be located entirely within the college campus. All proposed signage is purely ancillary and directional based.
- 2) The proposed wayfinding directional signage is designed to allow people to safely navigate the campus. The proposed sign package is not designed to act as advertising ID signage.
- 3) The signs are being designed to be easily readable for motorists. Additionally the design is intended to be aesthetically pleasing to the eye.
- 4) All proposed signs will be located within campus area with sit lines directed for vehicular traffic as well as pedestrian foot traffic. All proposed signage will be within the boundaries of the college campus.
- 5) The proposed signs are solely intended to provide directions for people to safely navigate the campus.
- 6) The proposed signs will in no way be detrimental to the economic welfare of the community. They are designed to be a safety mechanism.
- 7) The proposed signs will have none of the above-mentioned negative impacts.
- 8) The proposed signs will have are designed to provide the necessary wayfinding information to direct people safely throughout the campus. All signs are strategically placed with this purpose in mind.
- 9) The proposed signs are designed to be harmonious with the campus in general.
- 10) The proposed signs will provide essential wayfinding information and directions to the student community and public navigating the campus.



1130 N Garfield, Lombard, IL 60148
www.oly signs.com

Phone: 630/424-6100
Fax: 630/424-6120

Date: 10/6/2022

Project Narrative

The exterior sign package for Oakton Community College includes a total of twenty-two (22) non-illuminated double-sided directional wayfinding signs. Fifteen (15) of the directional signs are entirely new and the remaining seven (7) directional signs are recovering existing ground signage. The proposed wayfinding directional signage will all be located entirely within the college campus and is purely ancillary and directional based. The intention of these signs are to enhance the ability to safely navigate the campus. All of the signs are strategically placed with the intention of providing wayfinding information and will not be detrimental to the economic or safety welfare of the community or directed to any residential sight lines.



**1600 Golf Road
Des Plaines, IL 60016**

Ground Signs

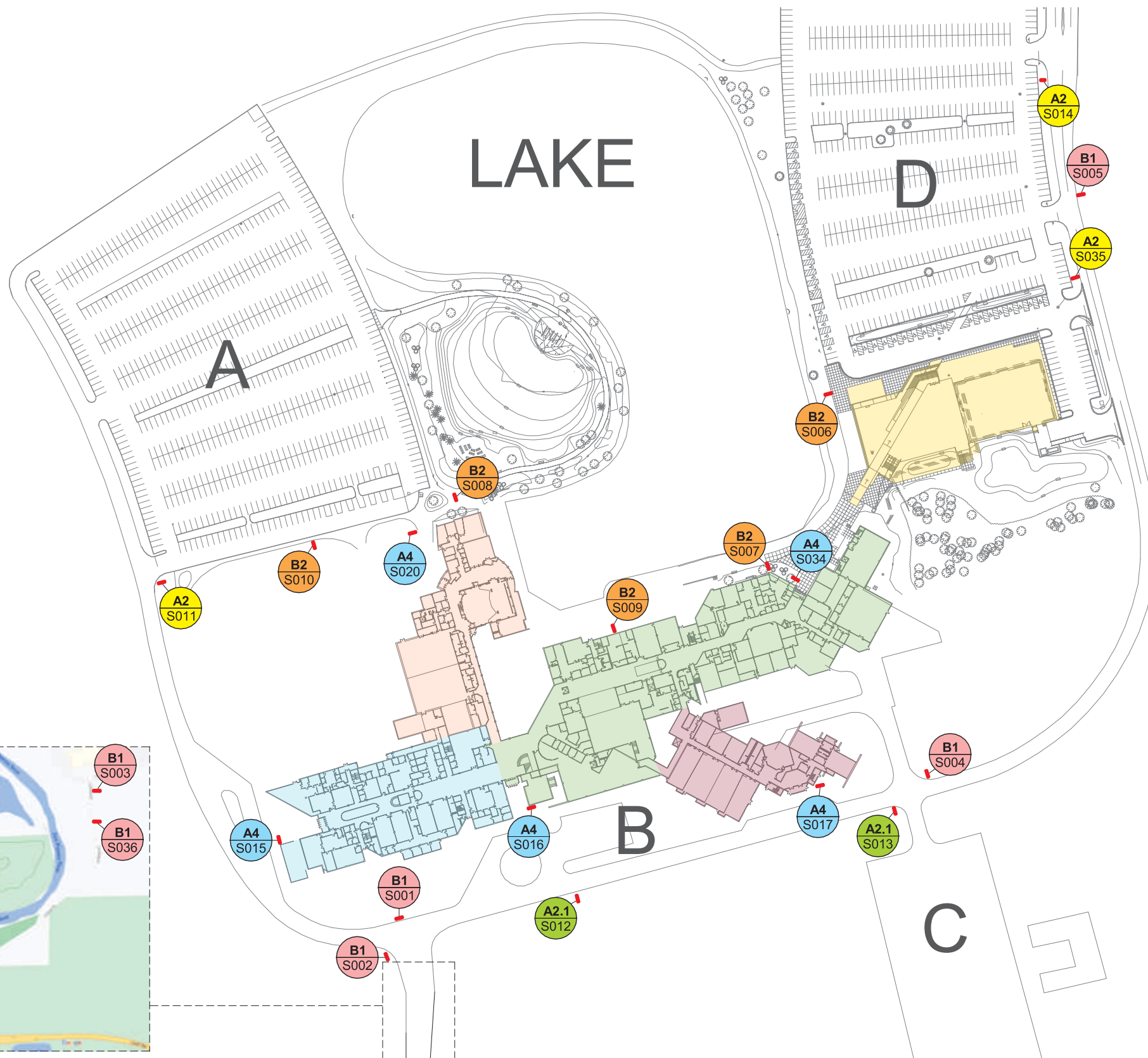
**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148 Ph.# **630.424.6100** Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

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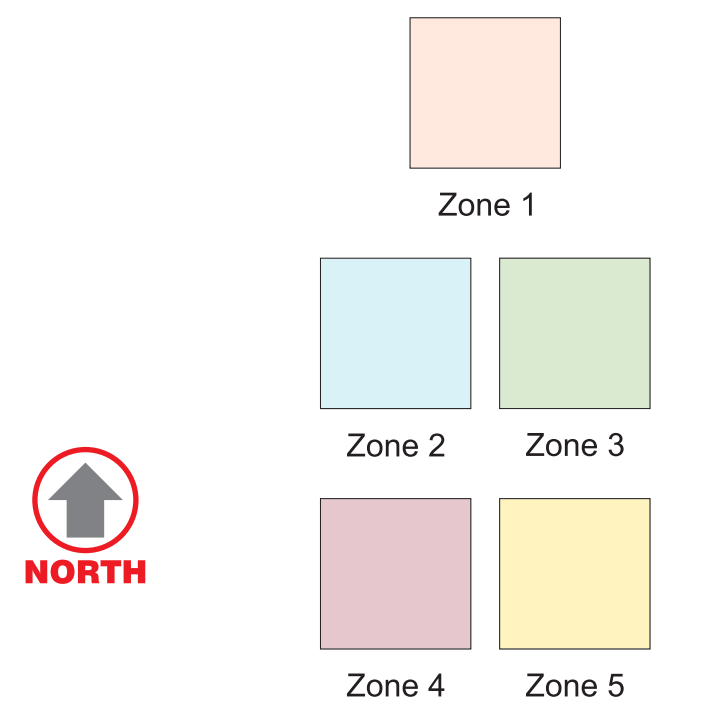
Job #: 21-8627

● 10-21-22



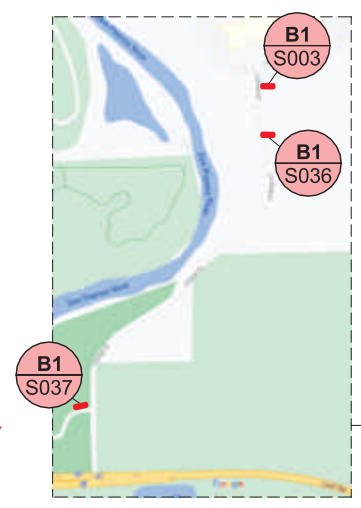
SIGNAGE KEY	
	← SIGN TYPE
	← SIGN MARK
SIGNAGE MESSAGE KEY	

SIGNAGE LEGEND				
COLOR	TYPE	DESCRIPTION	Power	Data
Yellow	A2	PARKING ENTRANCE IDENTITY	No	No
Green	A2.1	PARKING ENTRANCE IDENTITY (RETROFIT)	No	No
Light Blue	A4	BUILDING ENTRANCE IDENTITY	No	No
Pink	B1	EXTERIOR VEHICULAR DIRECTIONAL (RETROFIT)	No	No
Orange	B2	PEDESTRIAN DIRECTIONAL	No	No



Site Plan -

Scale N.T.S.



Oakton
Community College
1600 Golf Road
Des Plaines, IL 60016

drawn by
MEGAN K

• Job #: 21-8627
• 03-03-21
• rev.# 10-21-22

Comments:



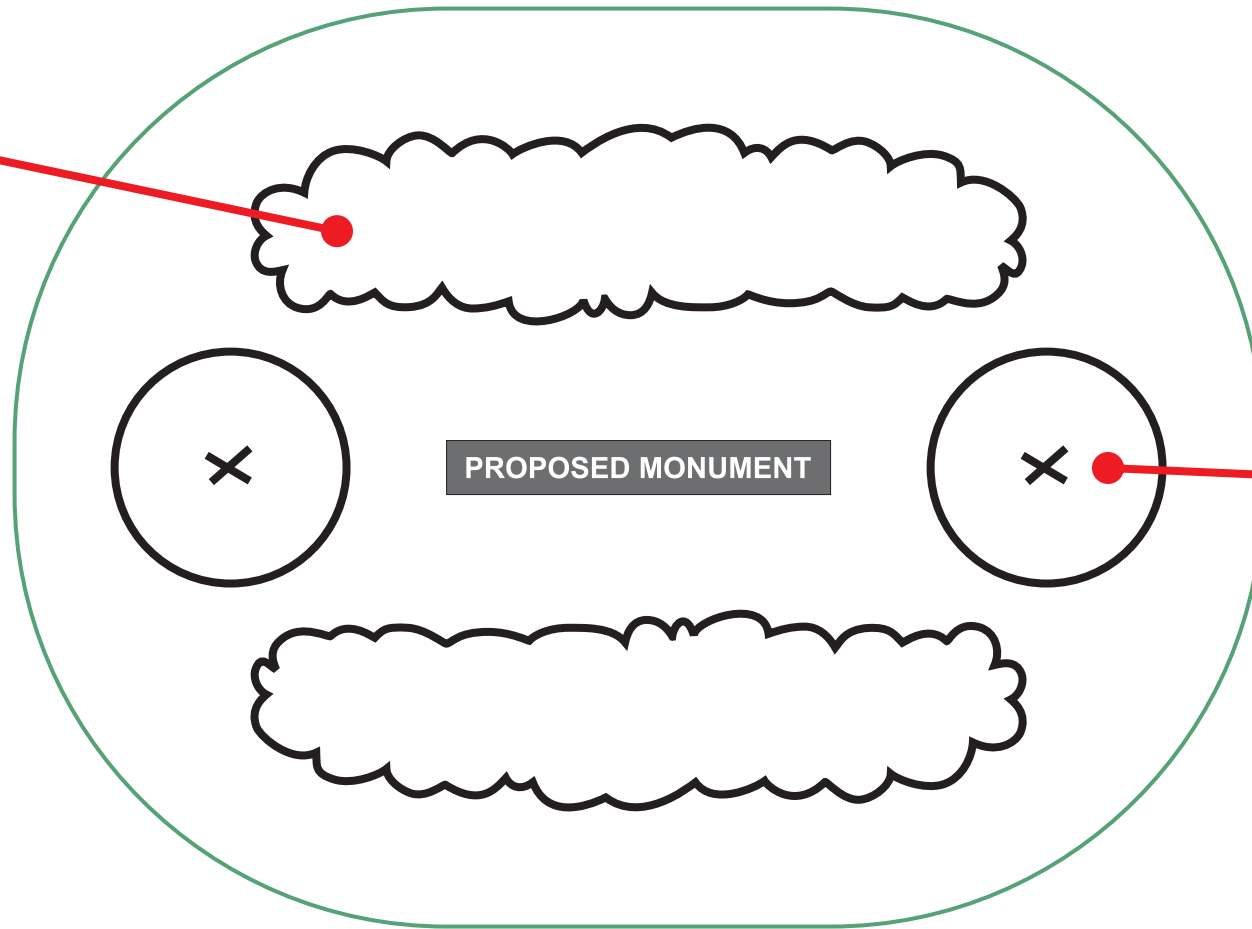
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SITE PLAN



Stella D'Oro Daylily



Boxwood

Landscape Plan -

Scale N.T.S. | Drawing for concept purposes only.



1600 Golf Road
Des Plaines, IL 60016



account representative / client
MIKE BRODNAN
1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

WWW.OLYSIGNS.COM

drawn by
MEGAN K
• Job #: 21-8627
• 03-03-21
• rev.# 10-21-22

Comments:

LANDSCAPE LAYOUT

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Location S011 - **PROPOSED**



Location S011 - **CURRENT**



Location S014 - **PROPOSED**



Location S014 - **CURRENT**



1600 Golf Road
Des Plaines, IL 60016

OLYMPIK
SIGNS

account representative / client
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drawn by
MEGAN K

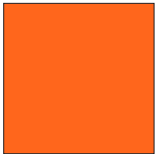
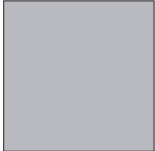
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- rev.# 10-21-22

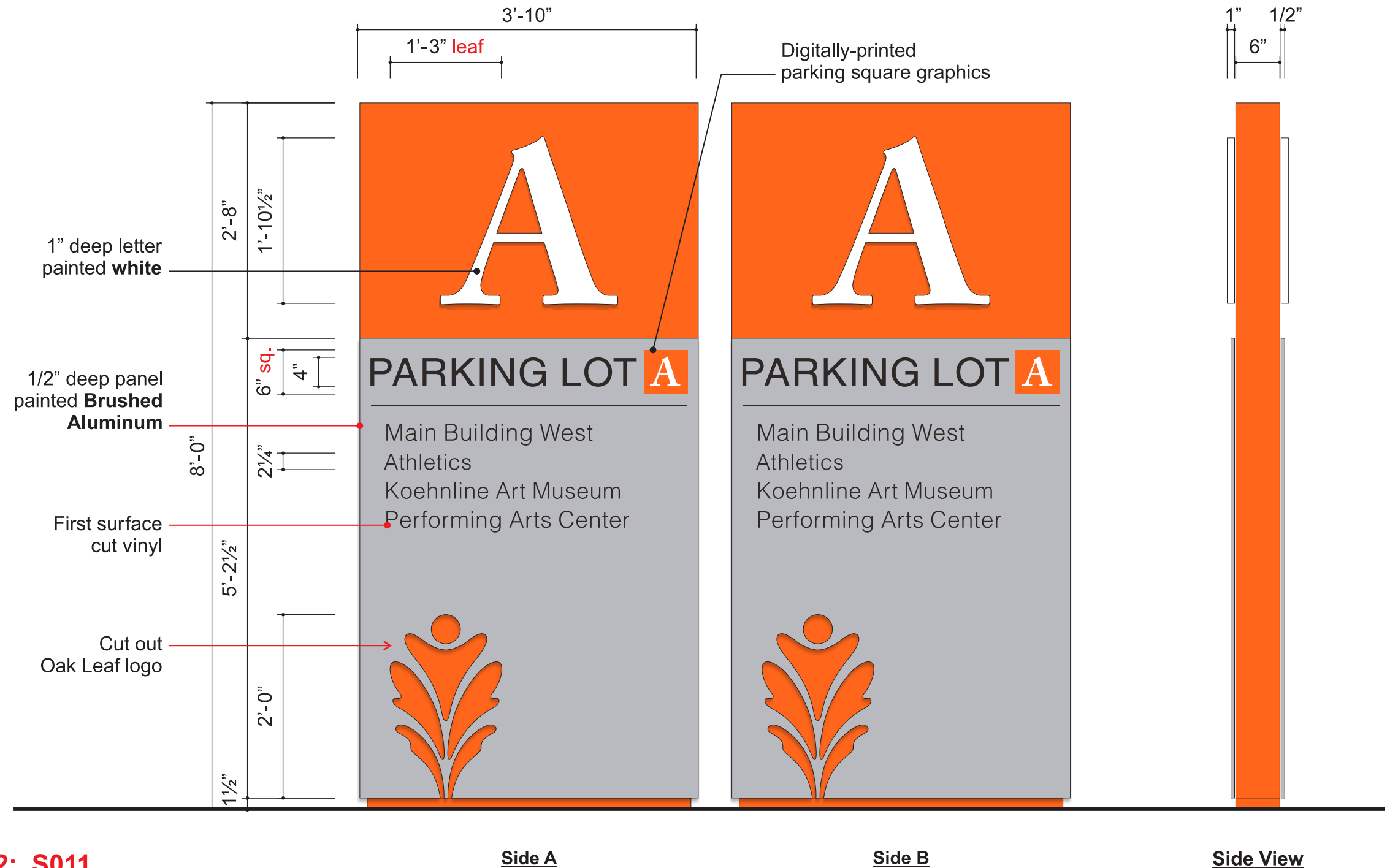
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Location S011 - PROPOSED

 Zone 1
PMS 165 C
 Matthews Paint
Brushed Aluminum
MP41342SP



D/F Parking Entrance Ground Sign - A2: S011

Scale 3/4" = 1'-0" | Qty: (3) Required | Square Footage: 30.67
 Non-illuminated aluminum sign cabinet with painted finish and 1" deep letters painted white;
 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out
 Oak Leaf logo to see cabinet finish color underneath.
 Field survey required prior to fabrication.



1600 Golf Road
Des Plaines, IL 60016



1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative / client
 MIKE BRODNAN

drawn by
 MEGAN K
 • Job #: 21-8627
 • 03-03-21
 • rev.# 10-21-22

Comments:

**SIGN LAYOUT -
A2: S011**

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Location S014 - PROPOSED

80% Black

Matthews Paint Brushed Aluminum MP41342SP

Zone 5 PMS 116 C



D/F Parking Entrance Ground Sign - A2: S014

Scale 3/4" = 1'-0" | Qty: (3) Required | Square Footage: 30.67
 Non-illuminated aluminum sign cabinet with painted finish and 1" deep letters painted 80% black;
 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out
 Oak Leaf logo to see cabinet finish color underneath.
 Field survey required prior to fabrication.



1600 Golf Road
 Des Plaines, IL 60016



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 Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative / client
 MIKE BRODNAN

drawn by
 MEGAN K
 Job #: 21-8627
 03-03-21
 rev.# 10-21-22

Comments:

**SIGN LAYOUT -
 A2: S014**

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Location S035 - **PROPOSED**



Location S035 - **CURRENT**



1600 Golf Road
Des Plaines, IL 60016

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SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative
MIKE BRODNAN

client

Ph.# 630.424.6100 Fx.# 630.424.6120

WWW.OLYSIGNS.COM

drawn by
MEGAN K

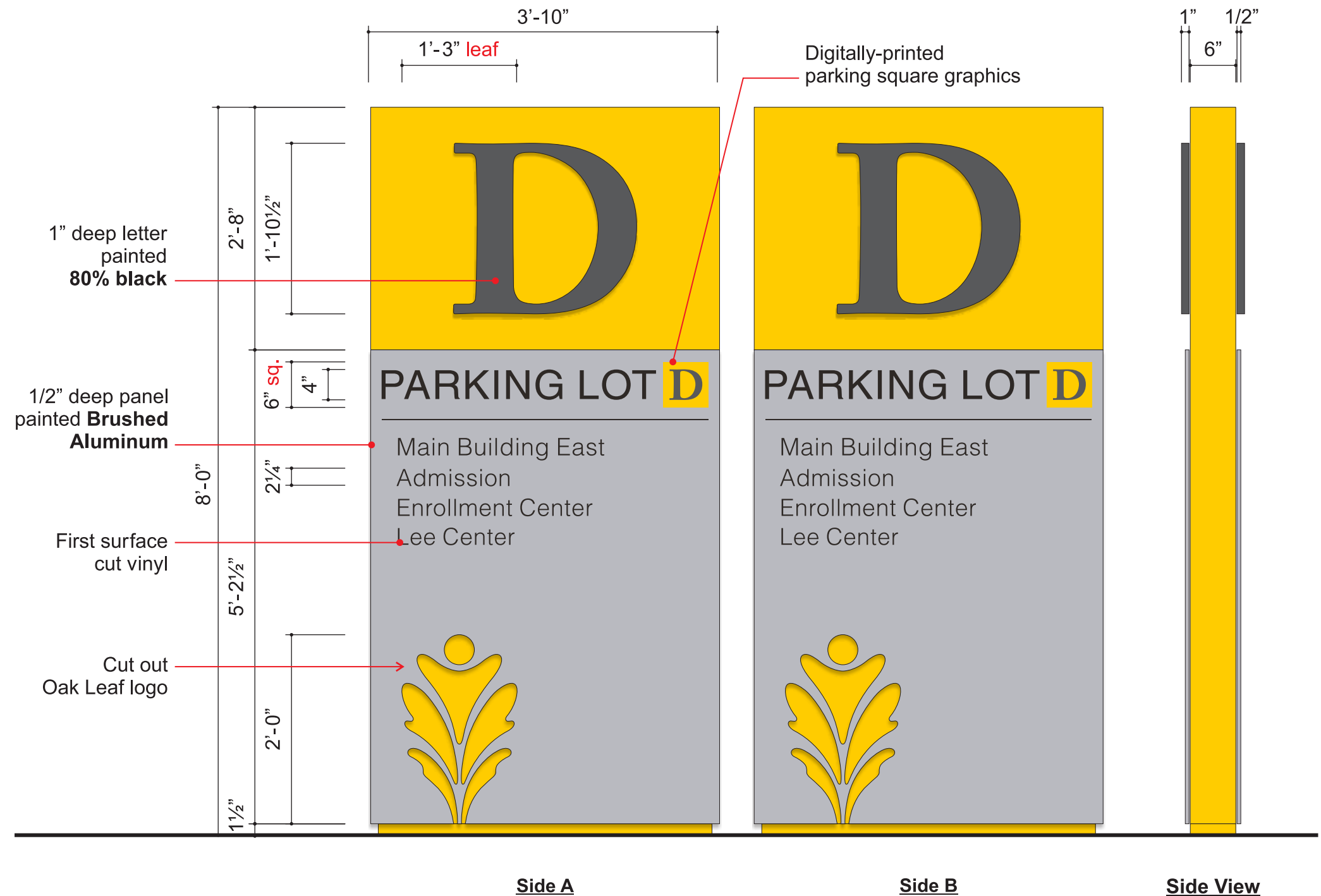
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- rev.# 10-21-22

Comments:

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Location S035 - **PROPOSED**



80% Black

Matthews Paint Brushed Aluminum MP41342SP

Zone 5 PMS 116 C

D/F Parking Entrance Ground Sign - A2: S035

Scale 3/4" = 1'-0" | Qty: (3) Required | Square Footage: 30.67
 Non-illuminated aluminum sign cabinet with painted finish and 1" deep letters painted 80% black;
 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out
 Oak Leaf logo to see cabinet finish color underneath.
 Field survey required prior to fabrication.



1600 Golf Road
 Des Plaines, IL 60016

account representative / client
 MIKE BRODNAN

drawn by / Job #: 21-8627
 MEGAN K / 03-03-21
 / rev.# 10-21-22



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Comments:

**SIGN LAYOUT -
 A2: S035**



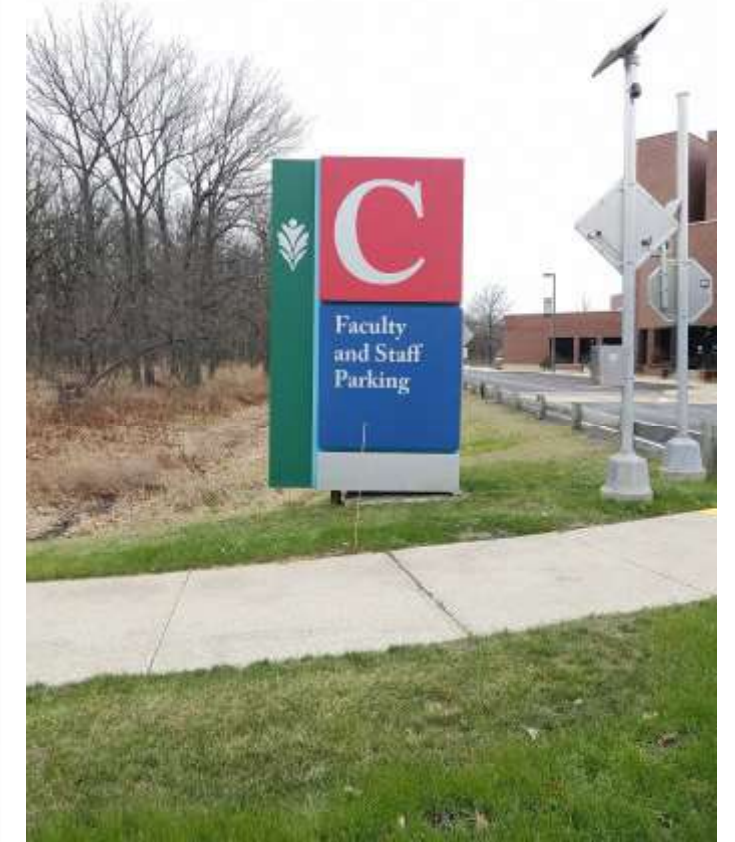
Location S012 - **PROPOSED**



Location S012 - **CURRENT**



Location S013 - **PROPOSED**



Location S013 - **CURRENT**



1600 Golf Road
Des Plaines, IL 60016

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Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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drawn by
MEGAN K

- Job #: 21-8627
- 03-03-21
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Location S012 - **PROPOSED**

- Zone 3
PMS 7489 C
- Matthews Paint
Brushed Aluminum
MP41342SP

REFACE D/F Parking Entrance Ground Sign - A2.1: S012

Scale 3/4" = 1'-0" | Qty: (2) Required

Modify existing sign cabinet to match new design; paint existing cabinet, remove dimensional panels, and install 1" deep letters painted **white**; 1/2" deep panel with **brushed aluminum** finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath; pole cover installed covering exposed installation poles. **Field survey required prior to fabrication.**

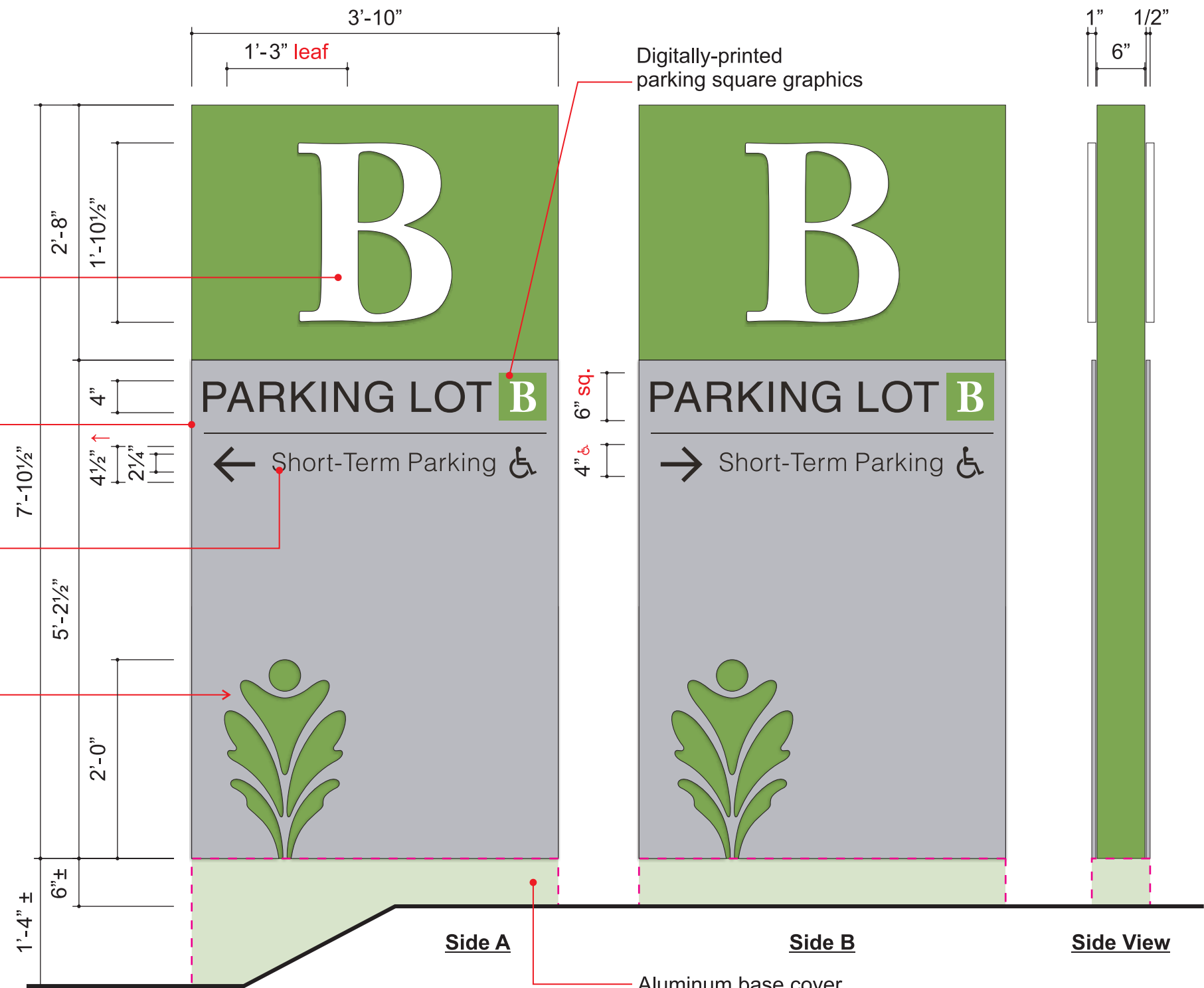


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Des Plaines, IL 60016



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Digitally-printed parking square graphics

1" deep letter painted **white**

1/2" deep panel painted **Brushed Aluminum**

First surface cut vinyl

Cut out Oak Leaf logo

Side A

Side B

Side View

Aluminum base cover painted to match zone (height pending location)

Comments:
SIGN LAYOUT - A2.1: S012



Location S013 - PROPOSED



Zone 4
PMS 194 C

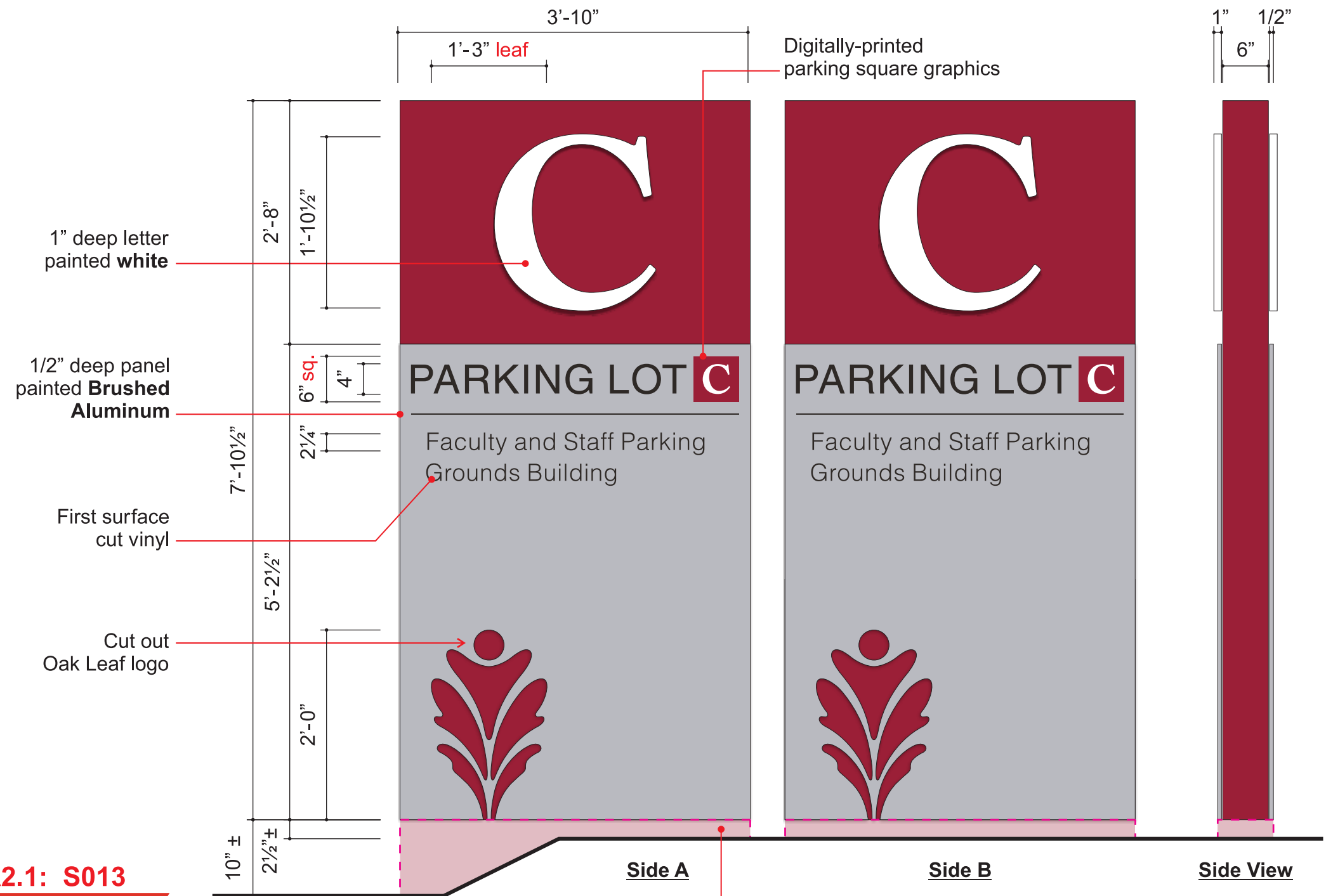


Matthews Paint
Brushed Aluminum
MP41342SP

REFACE D/F Parking Entrance Ground Sign - A2.1: S013

Scale 3/4" = 1'-0" | Qty: (2) Required

Modify existing sign cabinet to match new design; paint existing cabinet, remove dimensional panels, and install 1" deep letters painted **white**; 1/2" deep panel with **brushed aluminum** finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath; pole cover installed covering exposed installation poles. **Field survey required prior to fabrication.**



Digitally-printed parking square graphics

1" deep letter painted **white**

1/2" deep panel painted **Brushed Aluminum**

First surface cut vinyl

Cut out Oak Leaf logo

Side A

Side B

Side View

Aluminum base cover painted to match zone (height pending location)



1600 Golf Road
Des Plaines, IL 60016

drawn by
MEGAN K

• Job #: 21-8627
• 03-03-21
• rev.# 10-21-22



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Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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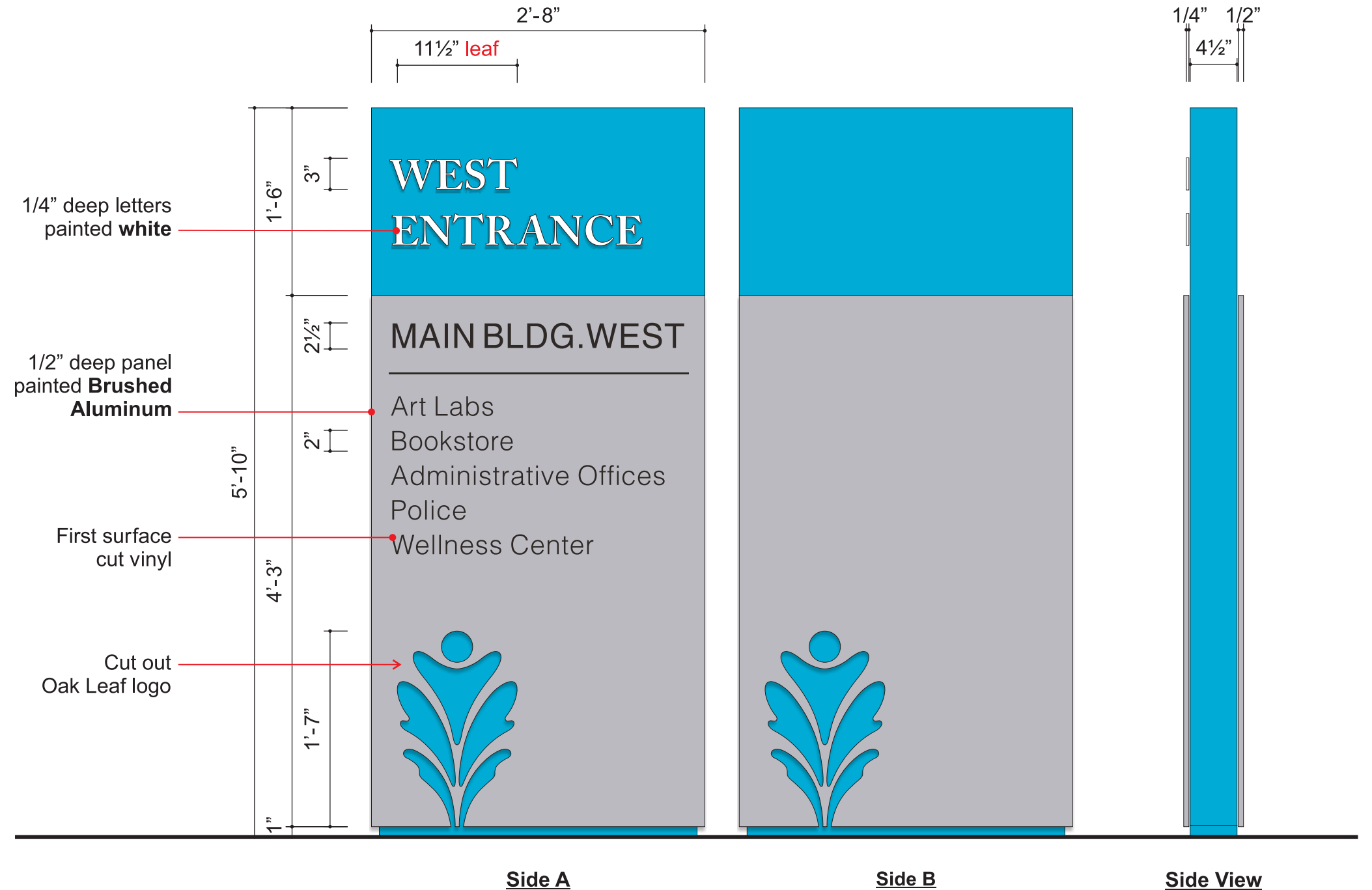
page 7 of 27

Comments:

**SIGN LAYOUT -
A2.1: S013**



Location S015 - **PROPOSED**



Zone 2
PMS 2201 C

Matthews Paint
Brushed Aluminum
MP41342SP

S/F Building Entrance Ground Sign - A4: S015

Scale 1" = 1'-0" | Qty: (5) Required | Square Footage: 15.56
 Non-illuminated aluminum sign cabinet with painted finish and 1/4" letters painted white;
 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out
 Oak Leaf logo to see cabinet finish color underneath. *Field survey required prior to fabrication.*



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account representative / client
MIKE BRODNAN

drawn by
MEGAN K

Job #: 21-8627
03-03-21
rev.# 10-21-22

Comments:

**SIGN LAYOUT -
A4: S015**



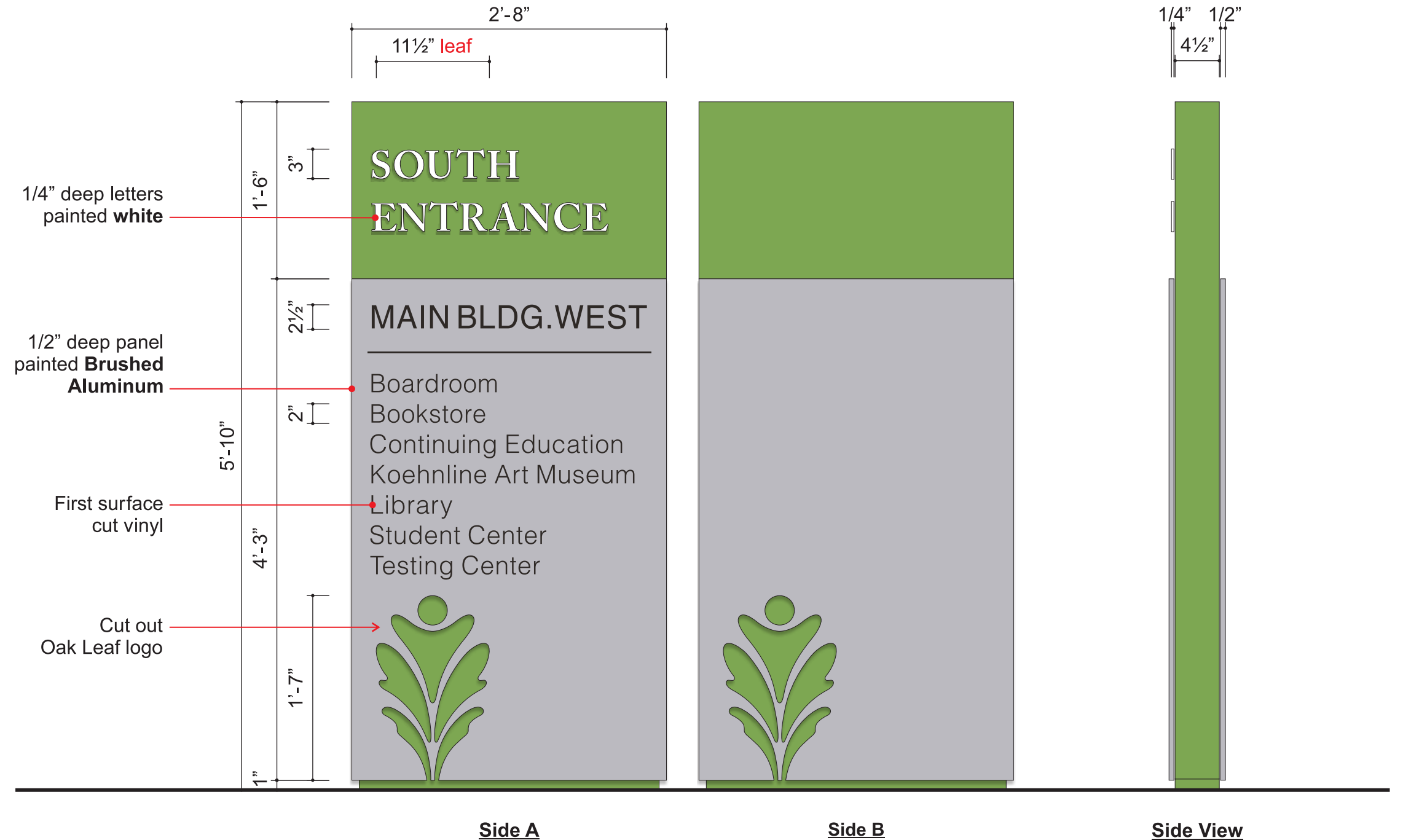
Location S016 - PROPOSED



Zone 3
PMS 7489 C



Matthews Paint
Brushed Aluminum
MP41342SP



S/F Building Entrance Ground Sign - A4: S016

Scale 1" = 1'-0" | Qty: (5) Required | Square Footage: 15.56
 Non-illuminated aluminum sign cabinet with painted finish and 1/4" letters painted white;
 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out
 Oak Leaf logo to see cabinet finish color underneath. *Field survey required prior to fabrication.*



1600 Golf Road
Des Plaines, IL 60016



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account representative / client
MIKE BRODNAN

drawn by
MEGAN K
• Job #: 21-8627
• 03-03-21
• rev.# 10-21-22

Comments:

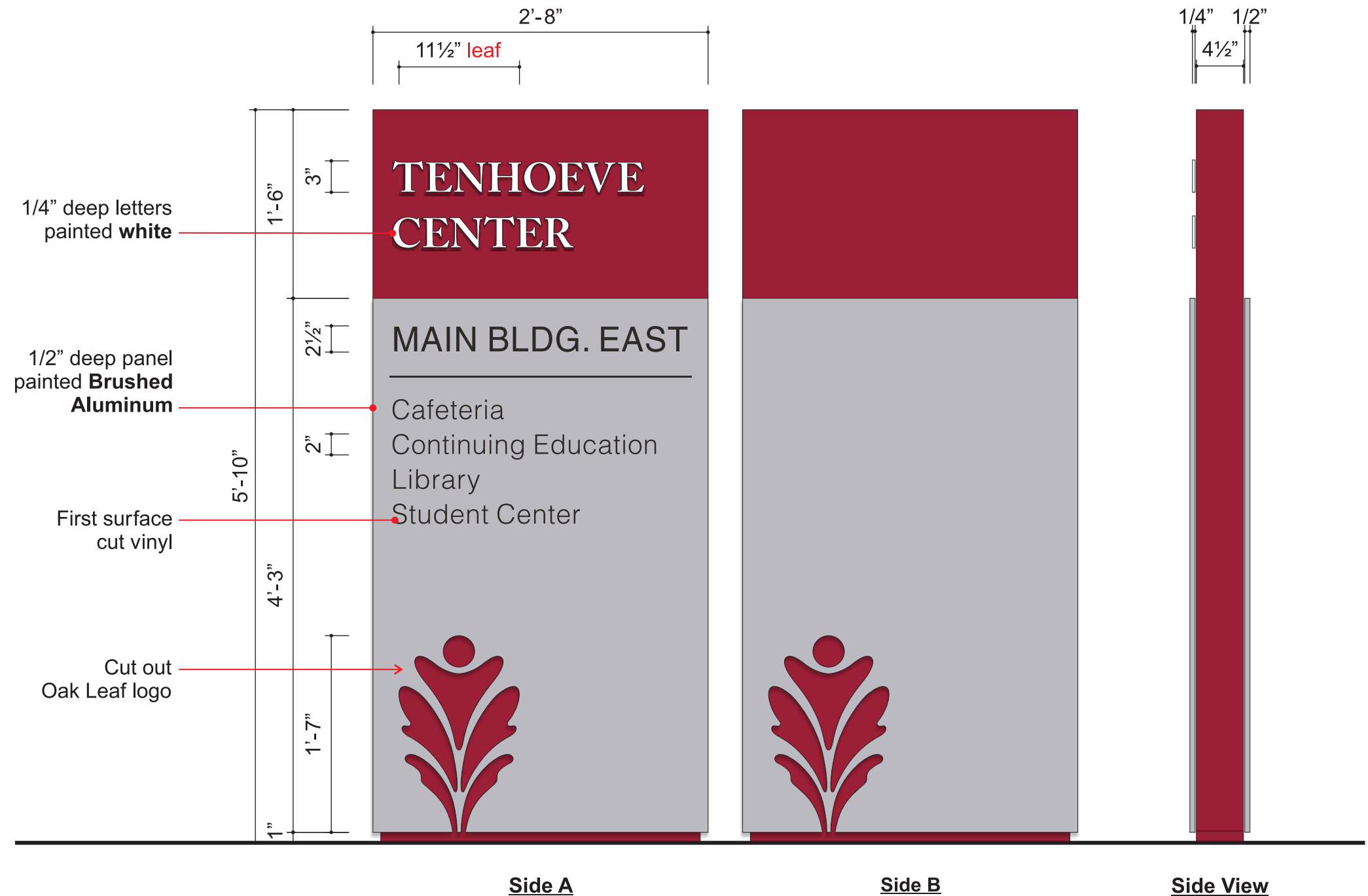
**SIGN LAYOUT -
A4: S016**

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Location S017 - PROPOSED

 Zone 4
PMS 194 C
 Matthews Paint
Brushed Aluminum
MP41342SP



S/F Building Entrance Ground Sign - A4: S017

Scale 1" = 1'-0" | Qty: (5) Required | Square Footage: 15.56
 Non-illuminated aluminum sign cabinet with painted finish and 1/4" letters painted white;
 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out
 Oak Leaf logo to see cabinet finish color underneath. *Field survey required prior to fabrication.*



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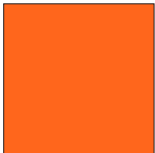

account representative: MIKE BRODNAN
 client: _____
 drawn by: MEGAN K
 Job #: 21-8627
 03-03-21
 rev.# 10-21-22

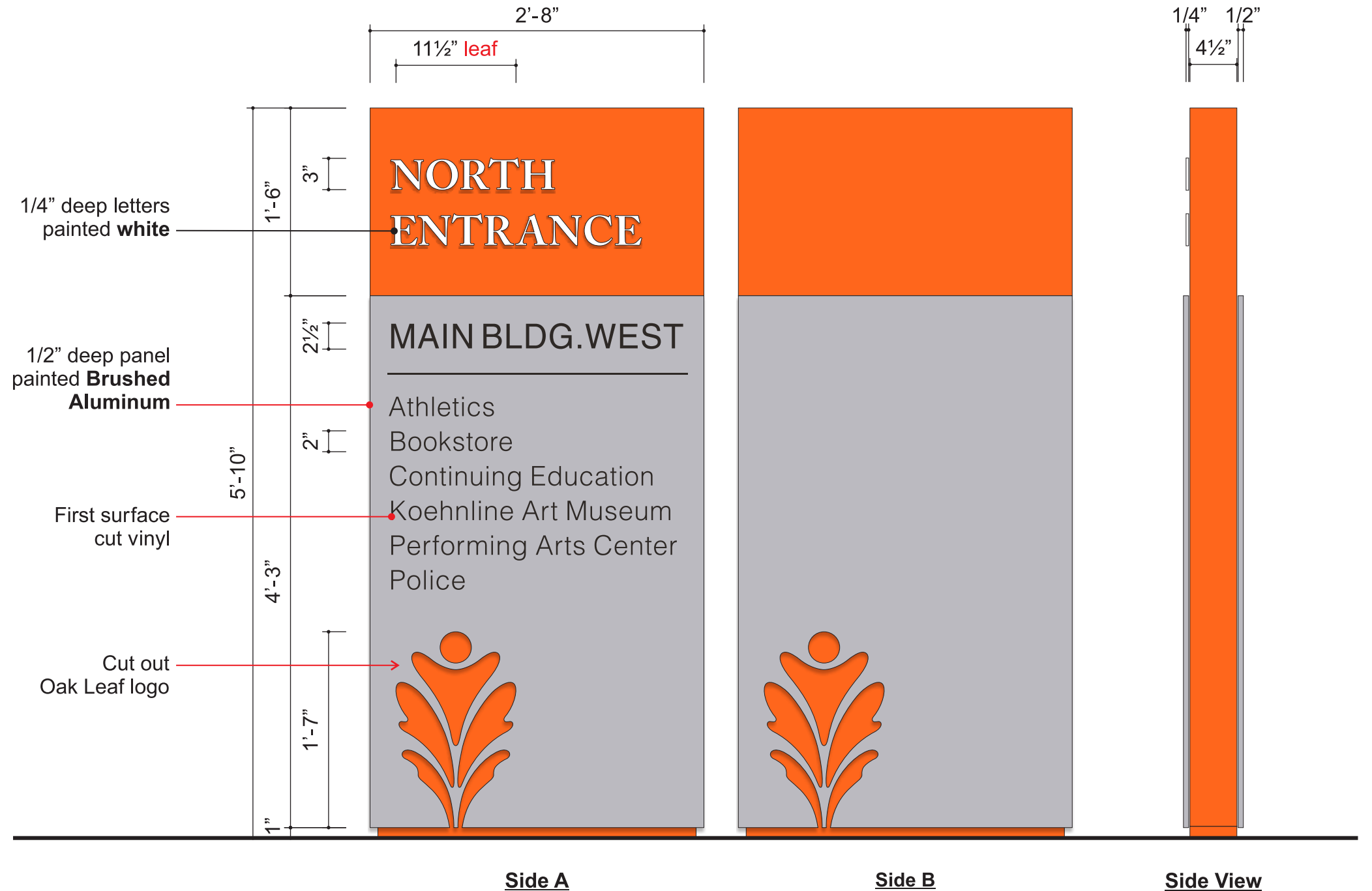
Comments:

**SIGN LAYOUT -
A4: S017**



Location S020 - PROPOSED

 Zone 1
PMS 165 C
 Matthews Paint
Brushed Aluminum
MP41342SP



S/F Building Entrance Ground Sign - A4: S020

Scale 1" = 1'-0" | Qty: (5) Required | Square Footage: 15.56
 Non-illuminated aluminum sign cabinet with painted finish and 1/4" letters painted white;
 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out
 Oak Leaf logo to see cabinet finish color underneath. *Field survey required prior to fabrication.*



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account representative / client
 MIKE BRODNAN

drawn by /
 MEGAN K
 • Job #: 21-8627
 • 03-03-21
 • rev.# 10-21-22

Comments:

**SIGN LAYOUT -
A4: S020**

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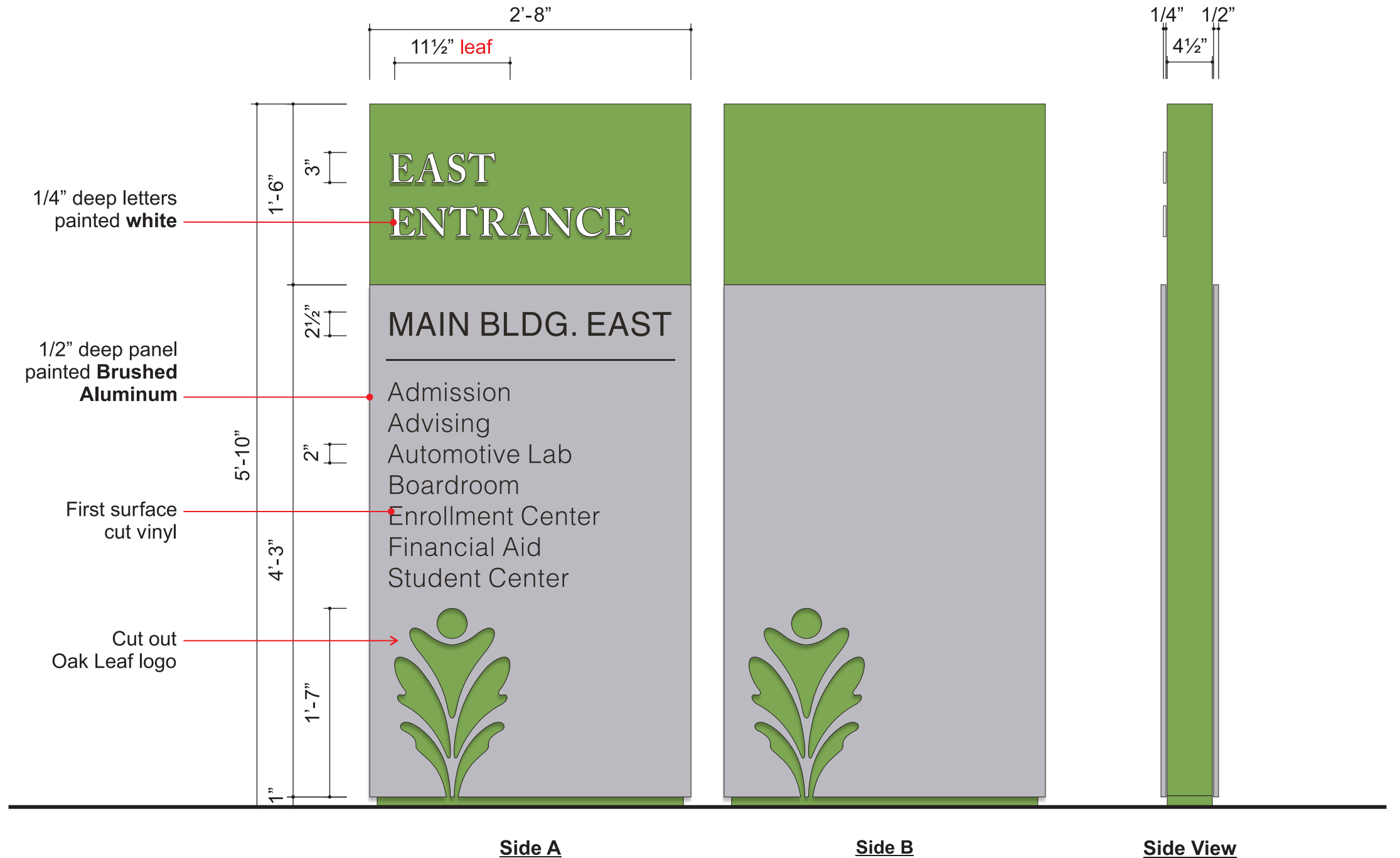
Location S034 - PROPOSED



Zone 3
PMS 7489 C



Matthews Paint
Brushed Aluminum
MP41342SP



S/F Building Entrance Ground Sign - A4: S034

Scale 1" = 1'-0" | Qty: (5) Required | Square Footage: 15.56

Non-illuminated aluminum sign cabinet with painted finish and 1/4" letters painted white; 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath. **Field survey required prior to fabrication.**



1600 Golf Road
Des Plaines, IL 60016



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account representative / client
MIKE BRODNAN

drawn by
MEGAN K
• Job #: 21-8627
• 03-03-21
• rev.# 10-21-22

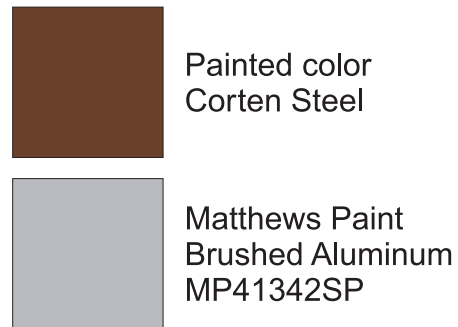
Comments:

**SIGN LAYOUT -
A4: S034**

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Location S001 - PROPOSED

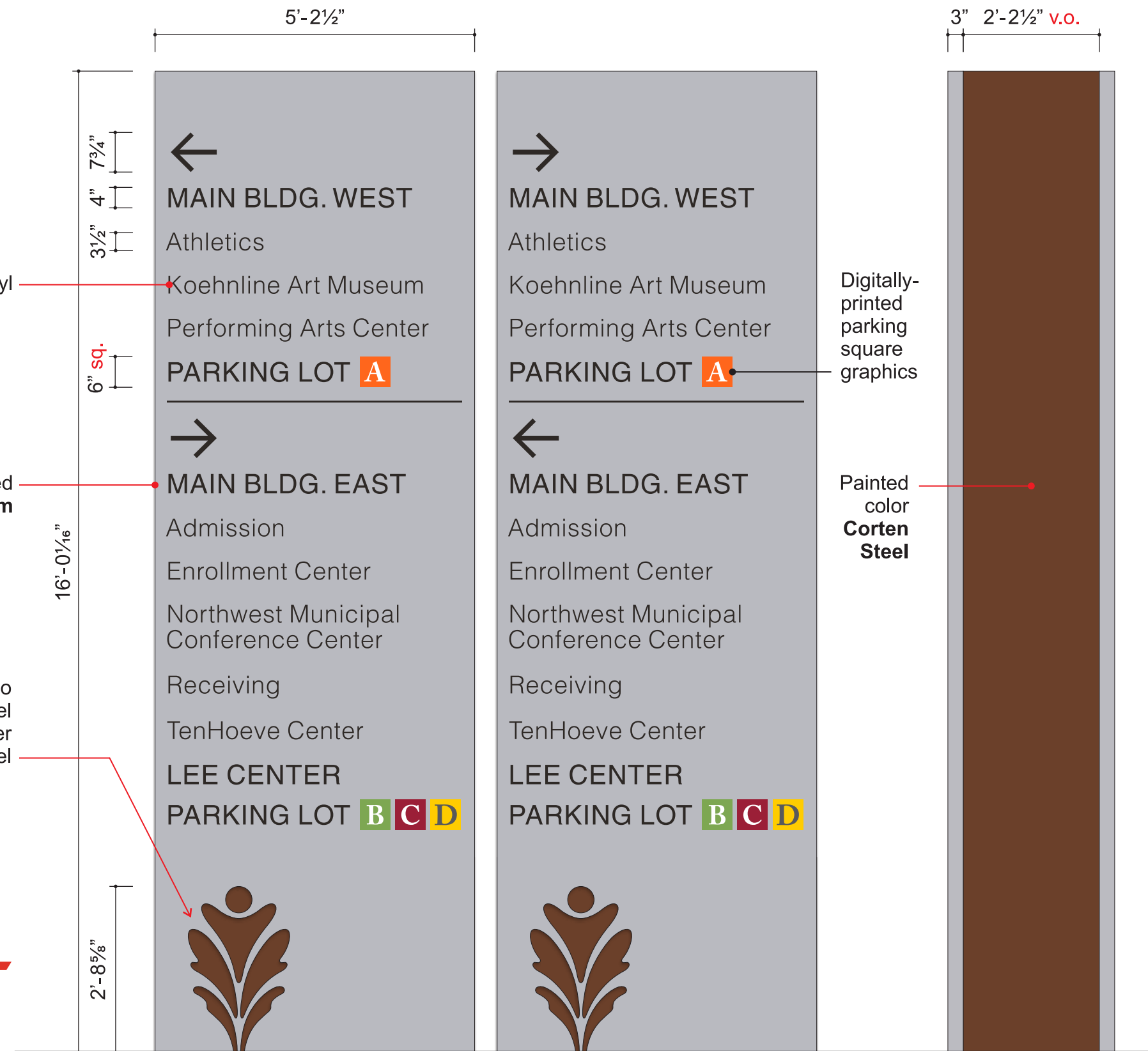


REFACE D/F Vehicular Directional Ground Sign - B1: S001

Scale 1/2" = 1'-0" | Qty: (7) Required | Square Footage: 86.03
 Modify existing sign cabinet to match new design; paint existing cabinet, remove green ACM cabinet, and install new dimensional panels with **brushed aluminum** finish over unremovable existing ones; vinyl applied copy and routed out Oak Leaf logo with backer panel painted cabinet finish color underneath. **Field survey required prior to fabrication.**



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Side A

Side B

Side View



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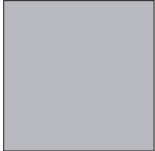
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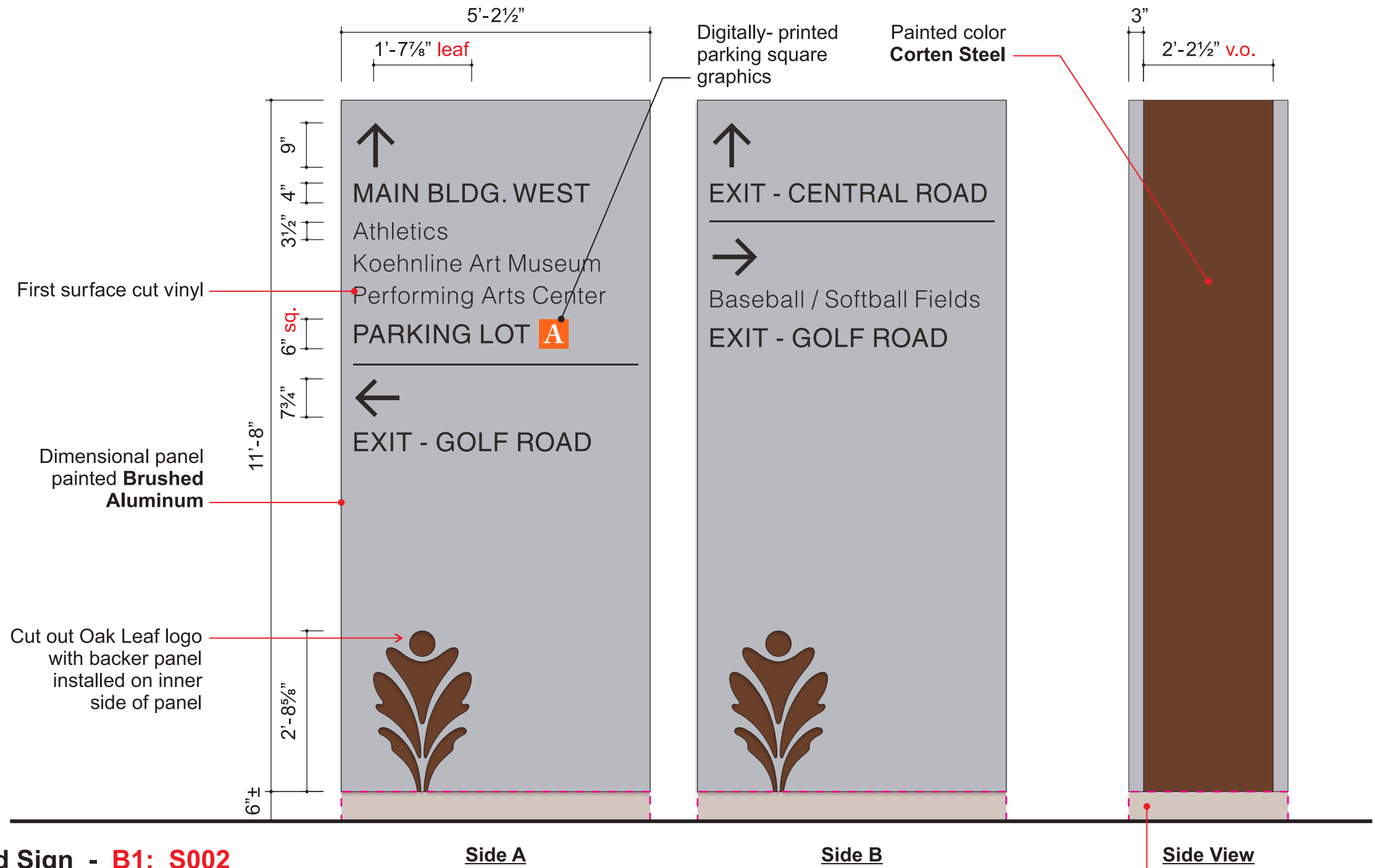
Comments:

**SIGN LAYOUT -
 B1: S001**



Location S002 - **PROPOSED**

-  Painted color Corten Steel
-  Matthews Paint Brushed Aluminum MP41342SP



REFACE D/F Vehicular Directional Ground Sign - B1: S002

Scale 1/2" = 1'-0" | Qty: (7) Required | Square Footage: 60.76

Modify existing sign cabinet to match new design; paint existing cabinet, remove green ACM cabinet, and install new dimensional panels with **brushed aluminum** finish over unremovable existing ones; vinyl applied copy and routed out Oak Leaf logo with backer panel painted cabinet finish color underneath; base cover installed covering any exposed signage and/or foundation poles. **Field survey required prior to fabrication.**

Aluminum base cover painted color **Corten Steel** (height pending location)



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account representative / client
MIKE BRODNAN


1600 Golf Road
Des Plaines, IL 60016

drawn by /
MEGAN K
• Job #: 21-8627
• 03-03-21
• rev.# 10-21-22


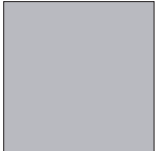
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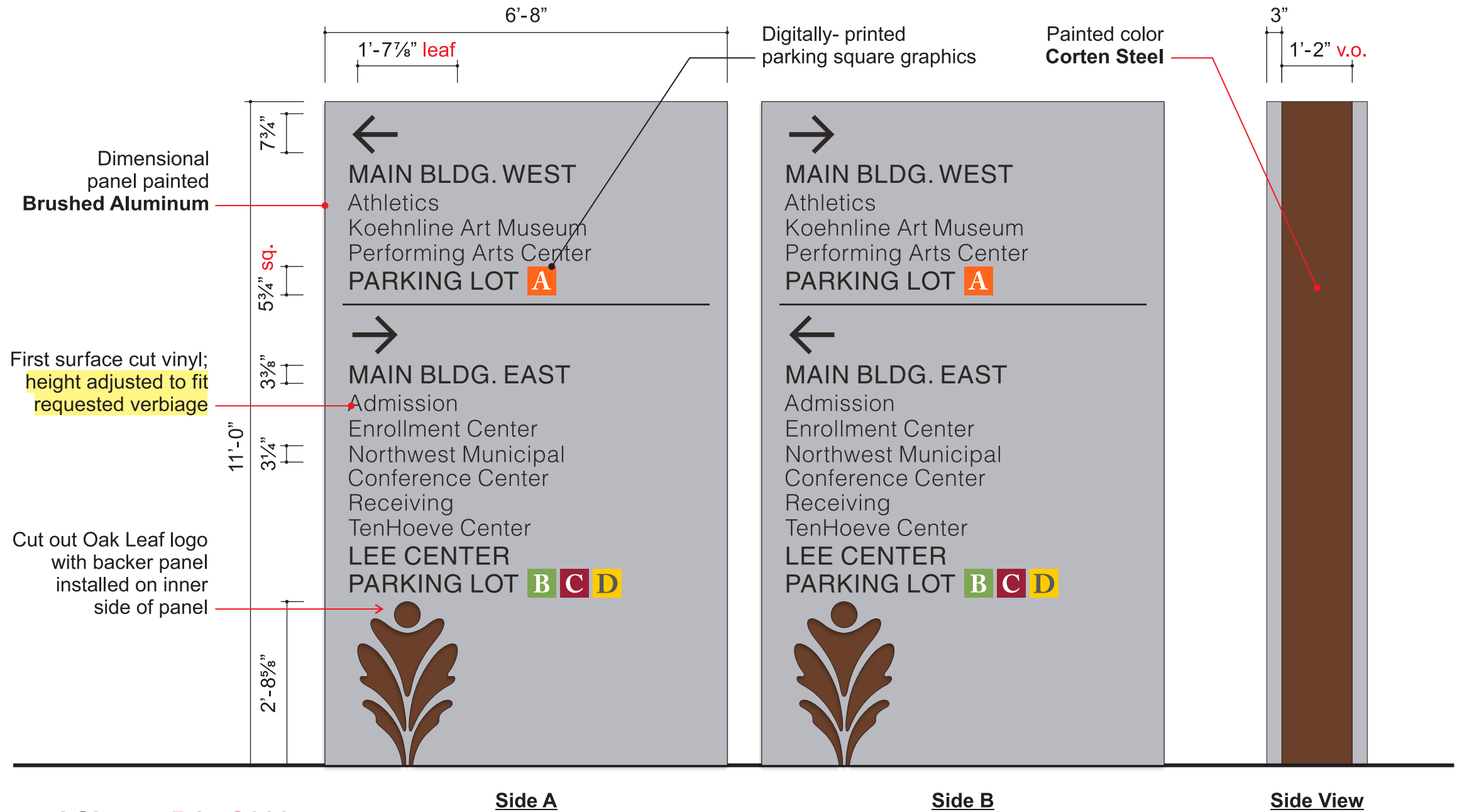
**SIGN LAYOUT -
B1: S002**

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Location S003 - PROPOSED

-  Painted color Corten Steel
-  Matthews Paint Brushed Aluminum MP41342SP



REFACE D/F Vehicular Directional Ground Sign - B1: S003

Scale 1/2" = 1'-0" | Qty: (7) Required | Square Footage: 73.33
 Modify existing sign cabinet to match new design; paint existing cabinet and install new dimensional panels with **brushed aluminum** finish over unremovable existing ones; vinyl applied copy and routed out Oak Leaf logo with backer panel painted cabinet finish color underneath.
 Field survey required prior to fabrication.



1600 Golf Road
 Des Plaines, IL 60016

account representative / client
 MIKE BRODNAN

drawn by
 MEGAN K
 • Job #: 21-8627
 • 03-03-21
 • rev.# 10-21-22



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 Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

Comments:

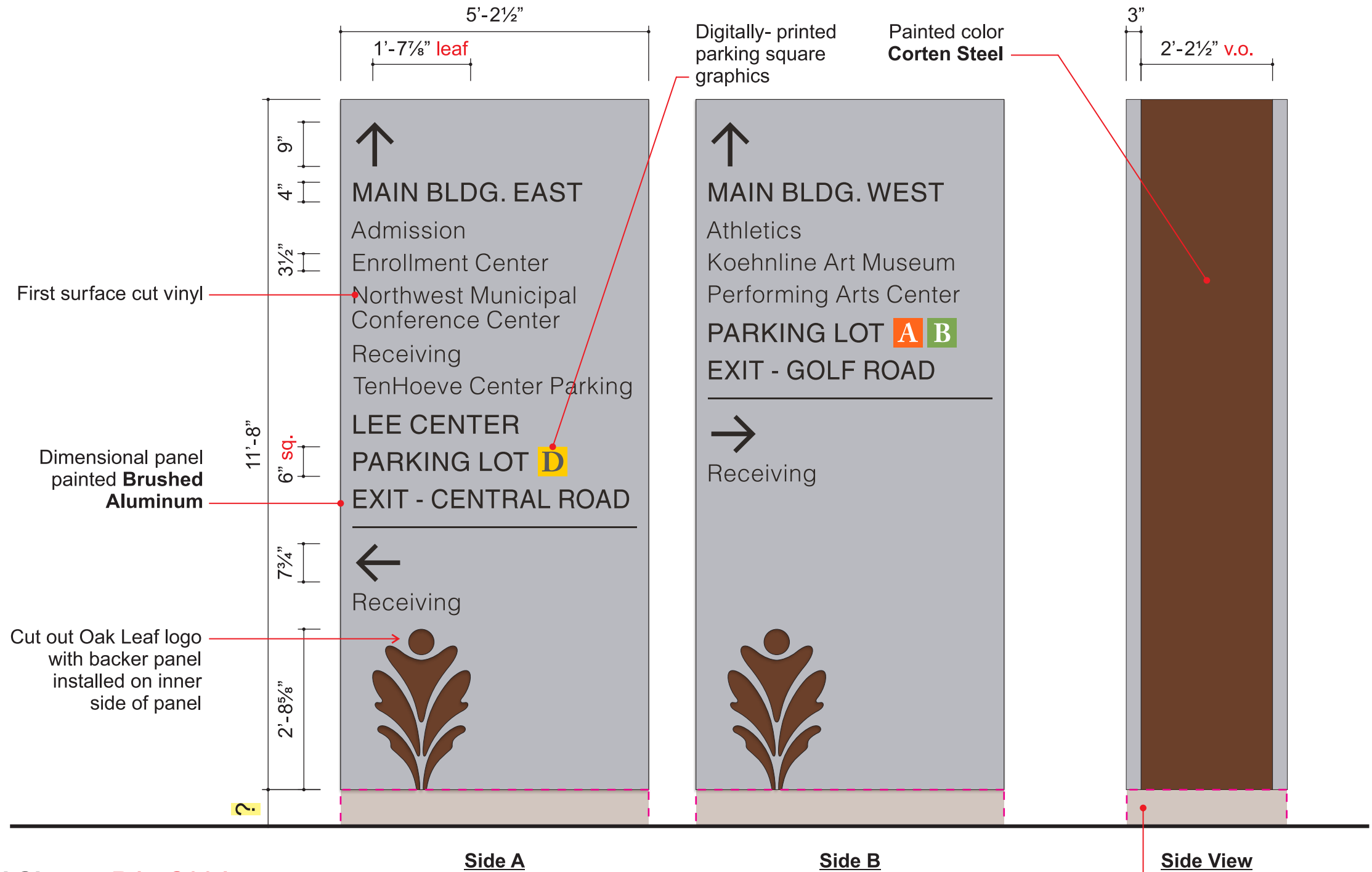
**SIGN LAYOUT -
 B1: S003**

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Location S004 - PROPOSED

-  Painted color Corten Steel
-  Matthews Paint Brushed Aluminum MP41342SP



REFACE D/F Vehicular Directional Ground Sign - B1: S004

Scale 1/2" = 1'-0" | Qty: (7) Required | Square Footage: 60.76
 Modify existing sign cabinet to match new design; paint existing cabinet, remove green ACM cabinet, and install new dimensional panels with **brushed aluminum** finish over unremovable existing ones; vinyl applied copy and routed out Oak Leaf logo with backer panel painted cabinet finish color underneath; base cover installed covering any exposed signage and/or foundation poles. **Field survey required prior to fabrication.**

Aluminum base cover painted color **Corten Steel** (height pending location)



account representative / client
 MIKE BRODNAN
 1130 N. Garfield
 Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

Oakton
 Community College
 1600 Golf Road
 Des Plaines, IL 60016

drawn by
 MEGAN K
 • Job #: 21-8627
 • 03-03-21
 • rev.# 10-21-22

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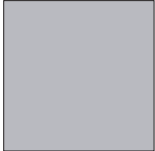
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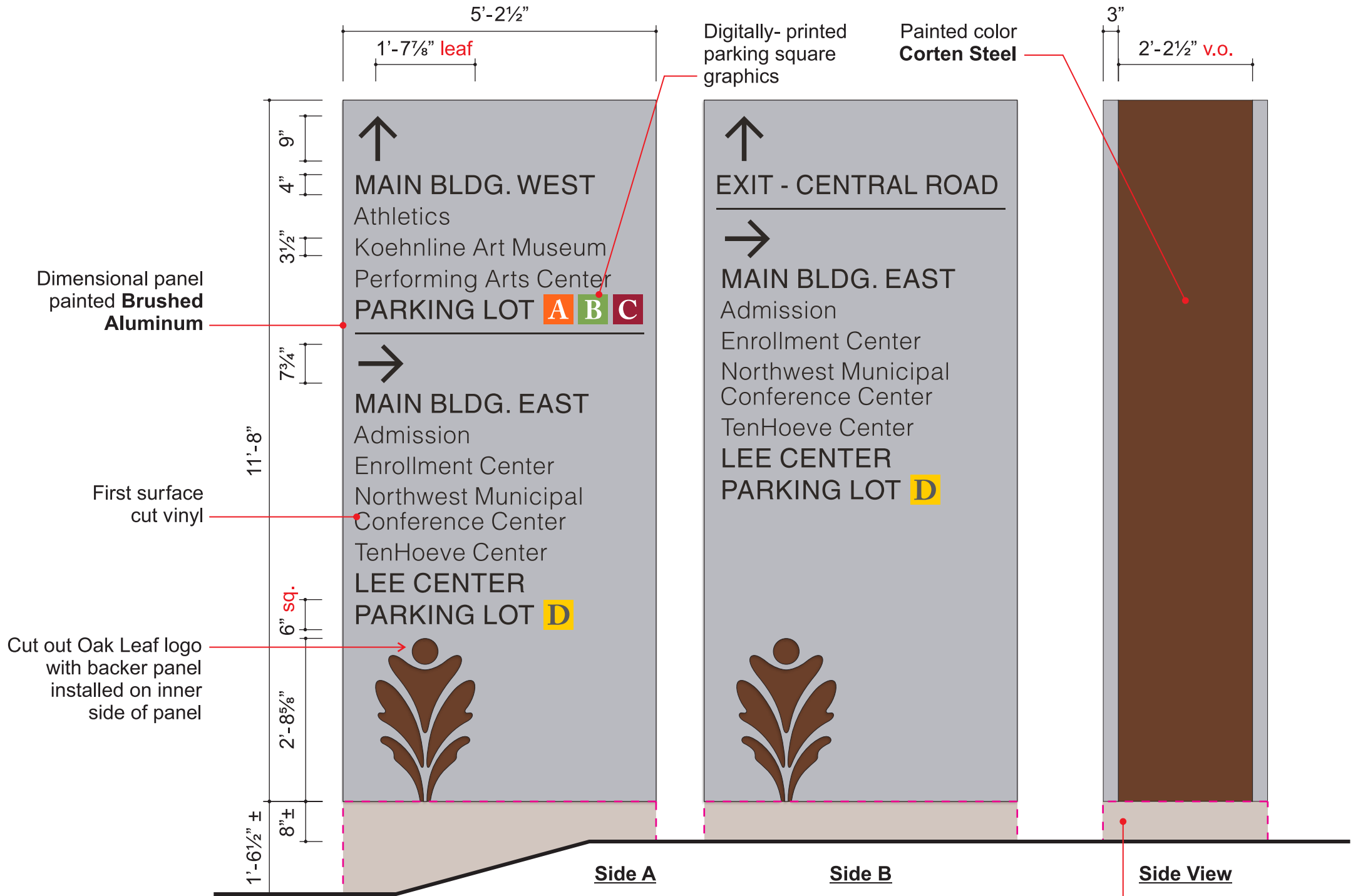
**SIGN LAYOUT -
 B1: S004**

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Location S005 - PROPOSED

-  Painted color Corten Steel
-  Matthews Paint Brushed Aluminum MP41342SP



REFACE D/F Vehicular Directional Ground Sign - B1: S005

Scale 1/2" = 1'-0" | Qty: (7) Required | Square Footage: 60.76
 Modify existing sign cabinet to match new design; paint new design cabinet, remove green ACM cabinet, and install new dimensional panels with brushed aluminum finish over unremovable existing ones; vinyl applied copy and routed out Oak Leaf logo with backer panel painted cabinet finish color underneath; base cover installed covering any exposed signage and/or foundation poles. *Field survey required prior to fabrication.*

Aluminum base cover painted color Corten Steel (height pending location)

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account representative: MIKE BRODNAN client: Oakton Community College 1600 Golf Road Des Plaines, IL 60016


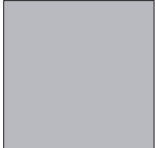
drawn by: MEGAN K Job #: 21-8627 03-03-21 rev.# 10-21-22

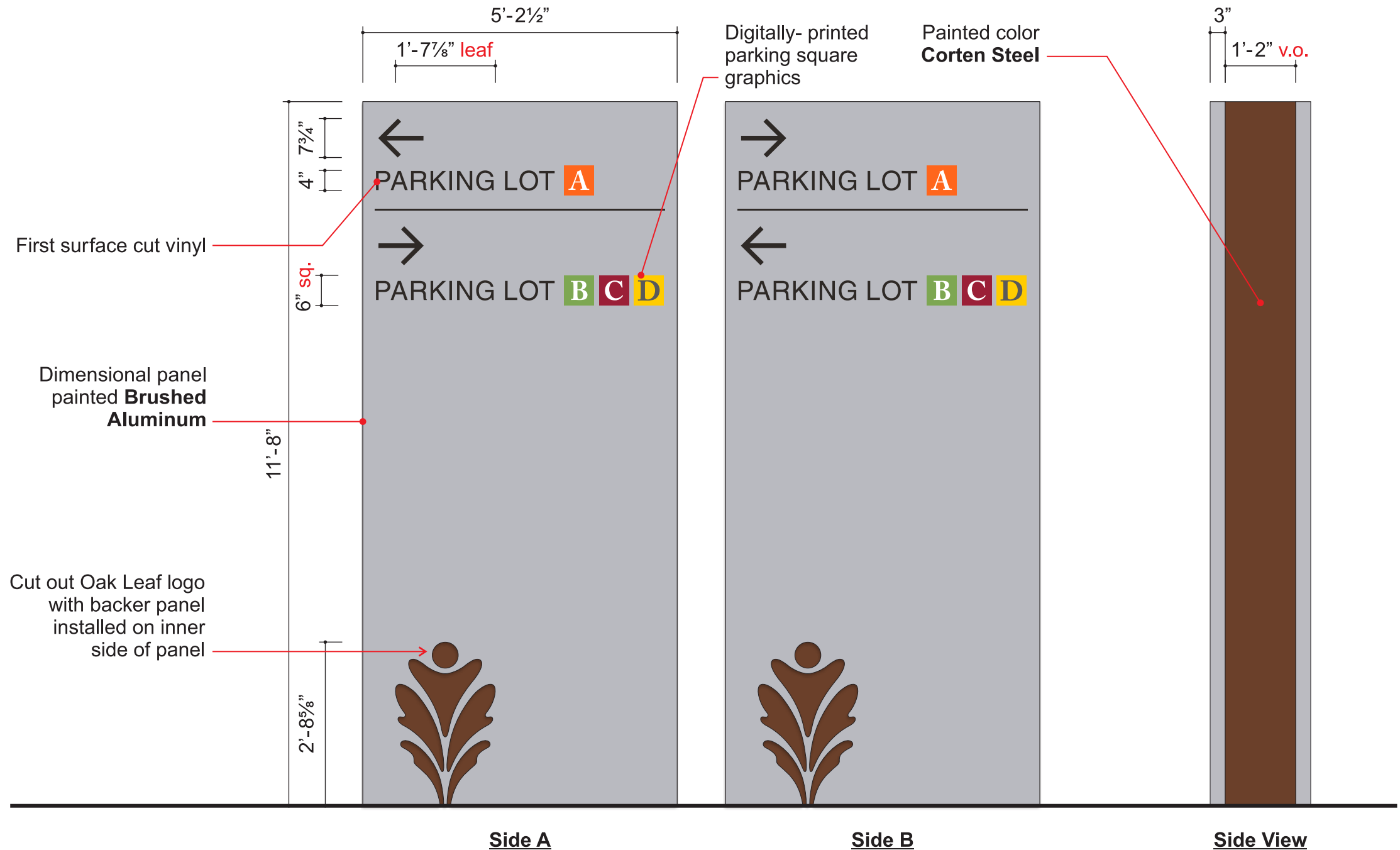
Comments:
SIGN LAYOUT - B1: S005

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Location S036 - **PROPOSED**

-  Painted color Corten Steel
-  Matthews Paint Brushed Aluminum MP41342SP



NEW D/F Vehicular Directional Ground Sign - B1: S036

Scale 1/2" = 1'-0" | Qty: (7) Required | Square Footage: 60.76
 Remove existing, damaged sign cabinet and replace with new aluminum sign cabinet installed with dimensional panels with **brushed aluminum** finish; vinyl applied copy and routed out Oak Leaf logo with backer panel painted cabinet finish color underneath.
 Field survey required prior to fabrication.

New foundation and steel required in order to manufacture



1600 Golf Road
 Des Plaines, IL 60016

drawn by MEGAN K
 Job #: 21-8627
 03-03-21
 rev.# 10-21-22

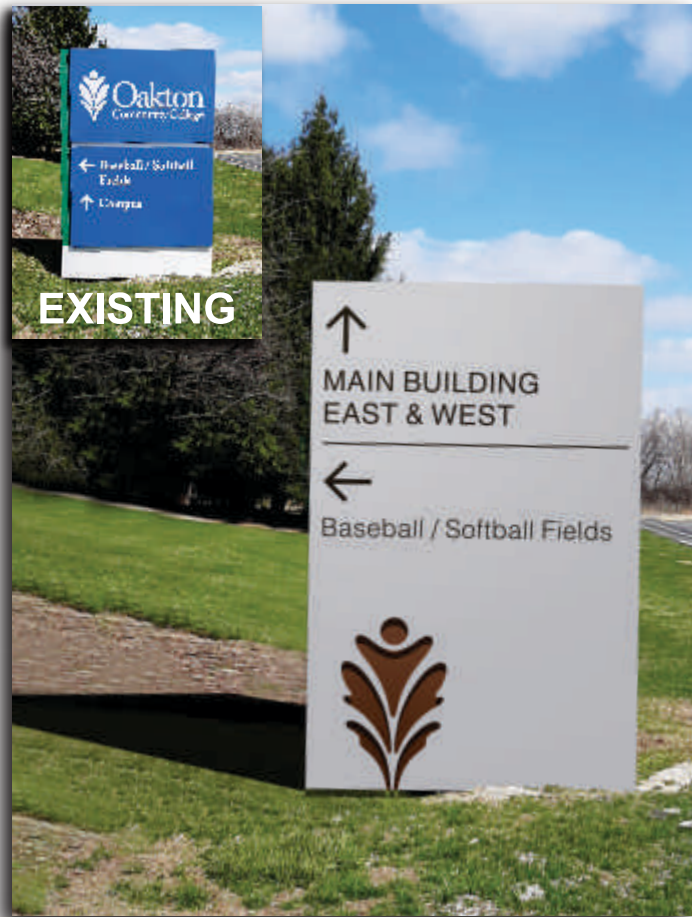


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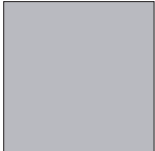
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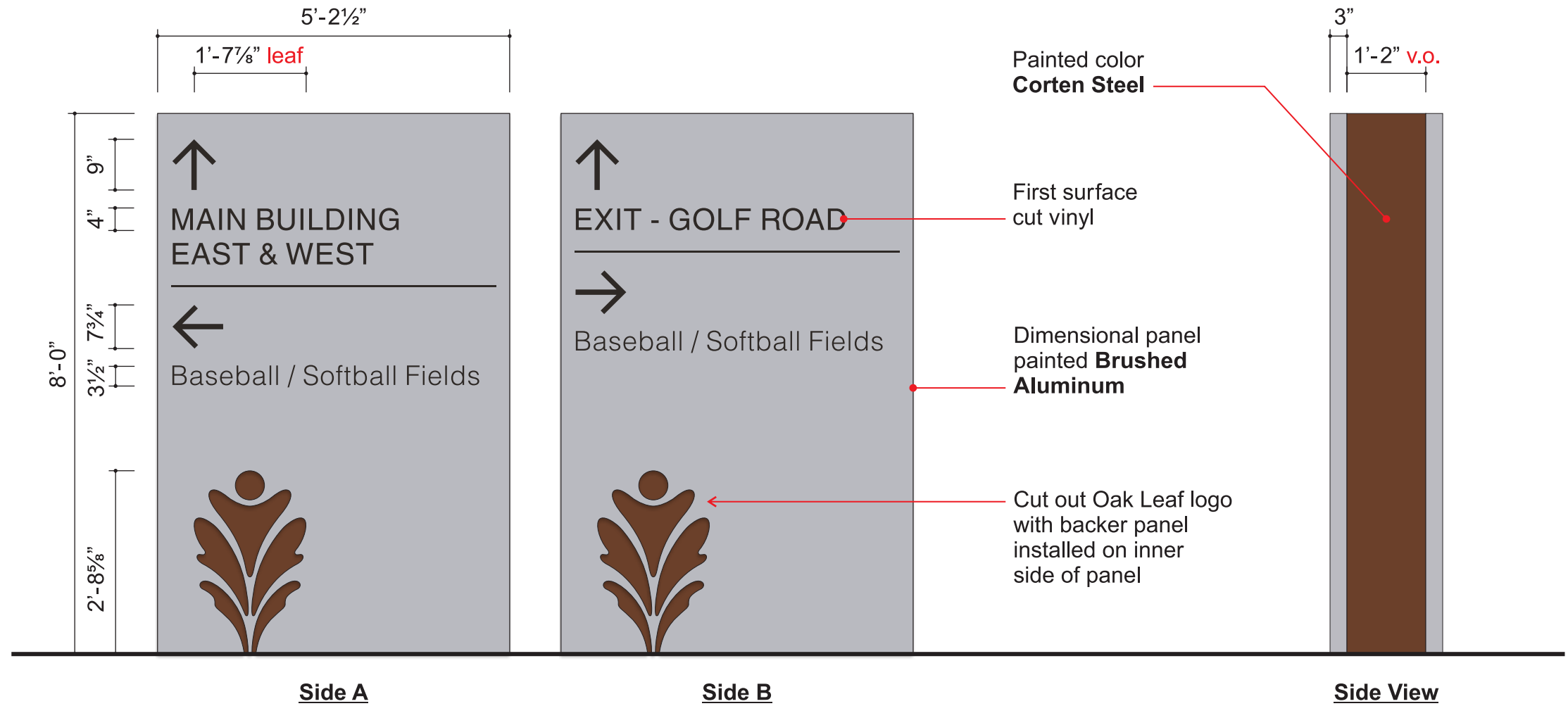
SIGN LAYOUT - B1: S036

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Location S037 - PROPOSED

-  Painted color Corten Steel
-  Matthews Paint Brushed Aluminum MP41342SP



NEW D/F Vehicular Directional Ground Sign - B1: S037

Scale 1/2" = 1'-0" | Qty: (7) Required | Square Footage: 41.67
 Remove existing, damaged sign cabinet and replace with new aluminum sign cabinet installed with dimensional panels with **brushed aluminum** finish; vinyl applied copy and routed out Oak Leaf logo with backer panel painted cabinet finish color underneath.
 Field survey required prior to fabrication.



1600 Golf Road
 Des Plaines, IL 60016

account representative / client
 MIKE BRODNAN

drawn by
 MEGAN K
 • Job #: 21-8627
 • 03-03-21
 • rev.# 10-21-22



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 Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

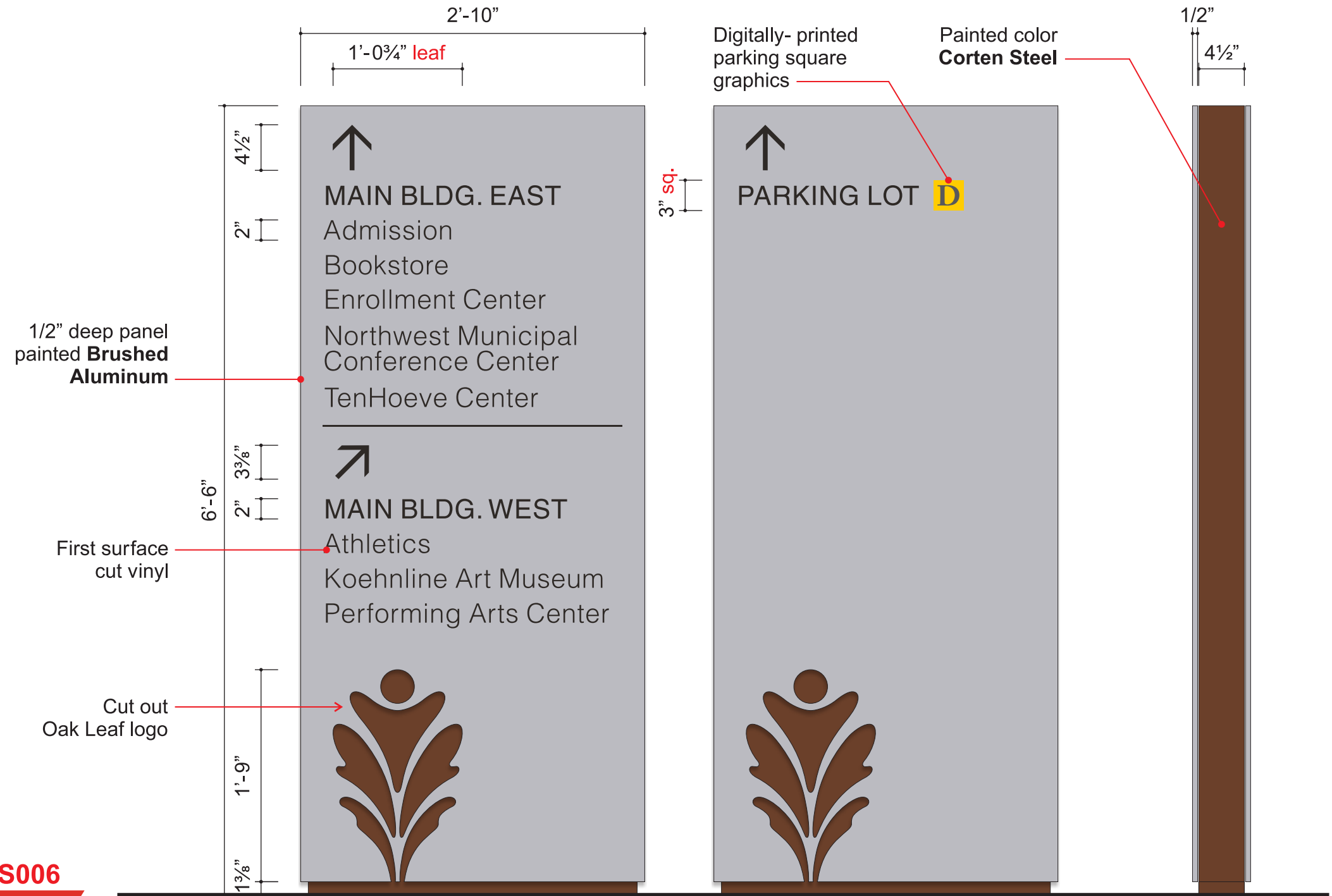
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Comments:

**SIGN LAYOUT -
 B1: S037**



Location S006 - PROPOSED



Painted color Corten Steel
 Matthews Paint Brushed Aluminum MP41342SP

D/F Pedestrian Directional Ground Sign - B2: S006

Scale 1" = 1'-0" | Qty: (4) Required | Square Footage: 18.42
 Non-illuminated aluminum sign cabinet with painted finish and 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath. **Field survey required prior to fabrication.**



1600 Golf Road
Des Plaines, IL 60016



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account representative / client
MIKE BRODNAN

drawn by
MEGAN K
• Job #: 21-8627
• 03-03-21
• rev.# 10-21-22

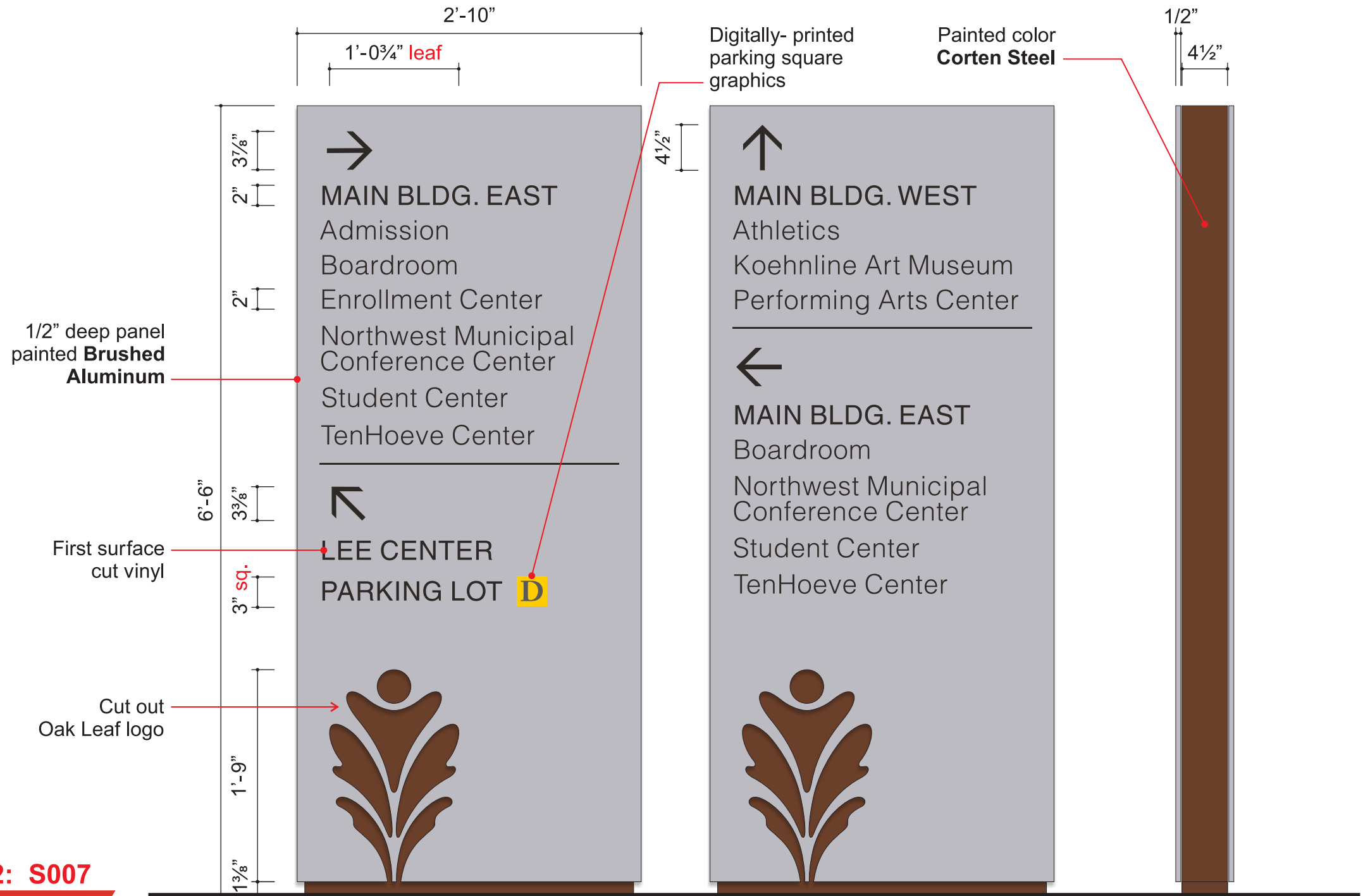
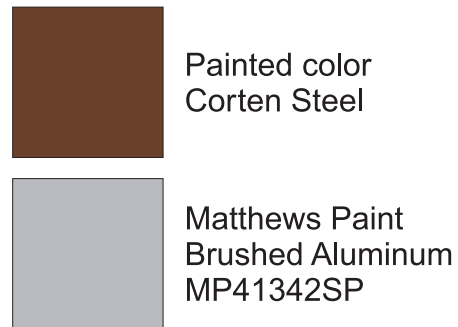
Comments:

**SIGN LAYOUT -
B2: S006**

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Location S007 - PROPOSED



D/F Pedestrian Directional Ground Sign - B2: S007

Scale 1" = 1'-0" | Qty: (4) Required | Square Footage: 18.42
 Non-illuminated aluminum sign cabinet with painted finish and 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath. **Field survey required prior to fabrication.**



1600 Golf Road
 Des Plaines, IL 60016

drawn by
 MEGAN K

• Job #: 21-8627
 • 03-03-21
 • rev.# 10-21-22

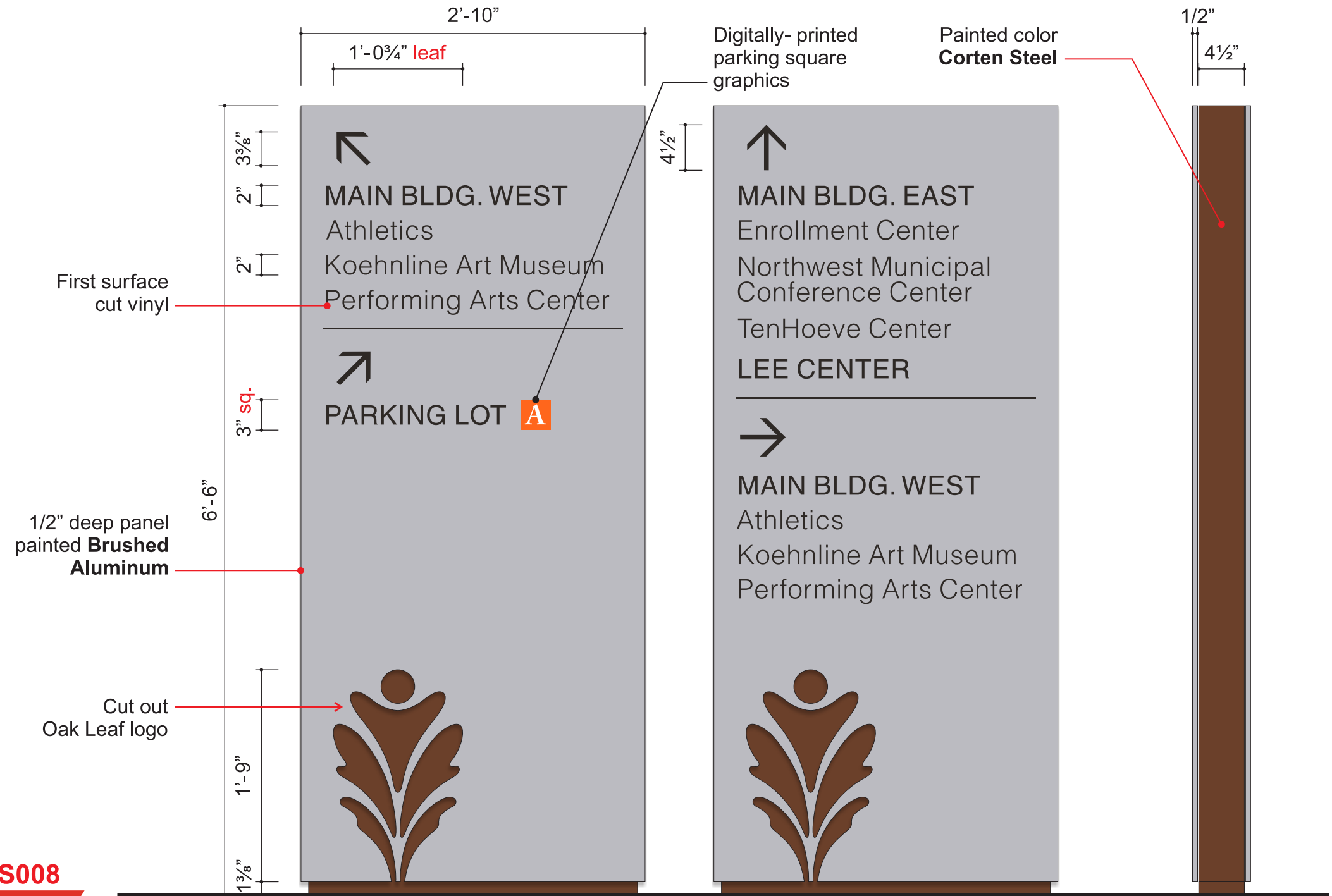
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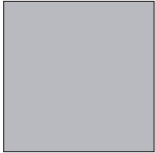
**SIGN LAYOUT -
 B2: S007**

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Location S008 - **PROPOSED**



-  Painted color Corten Steel
-  Matthews Paint Brushed Aluminum MP41342SP

D/F Pedestrian Directional Ground Sign - B2: S008

Scale 1" = 1'-0" | Qty: (4) Required | Square Footage: 18.42
 Non-illuminated aluminum sign cabinet with painted finish and 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath. **Field survey required prior to fabrication.**



1600 Golf Road
 Des Plaines, IL 60016

drawn by
 MEGAN K

- Job #: 21-8627
- 03-03-21
- rev.# 10-21-22

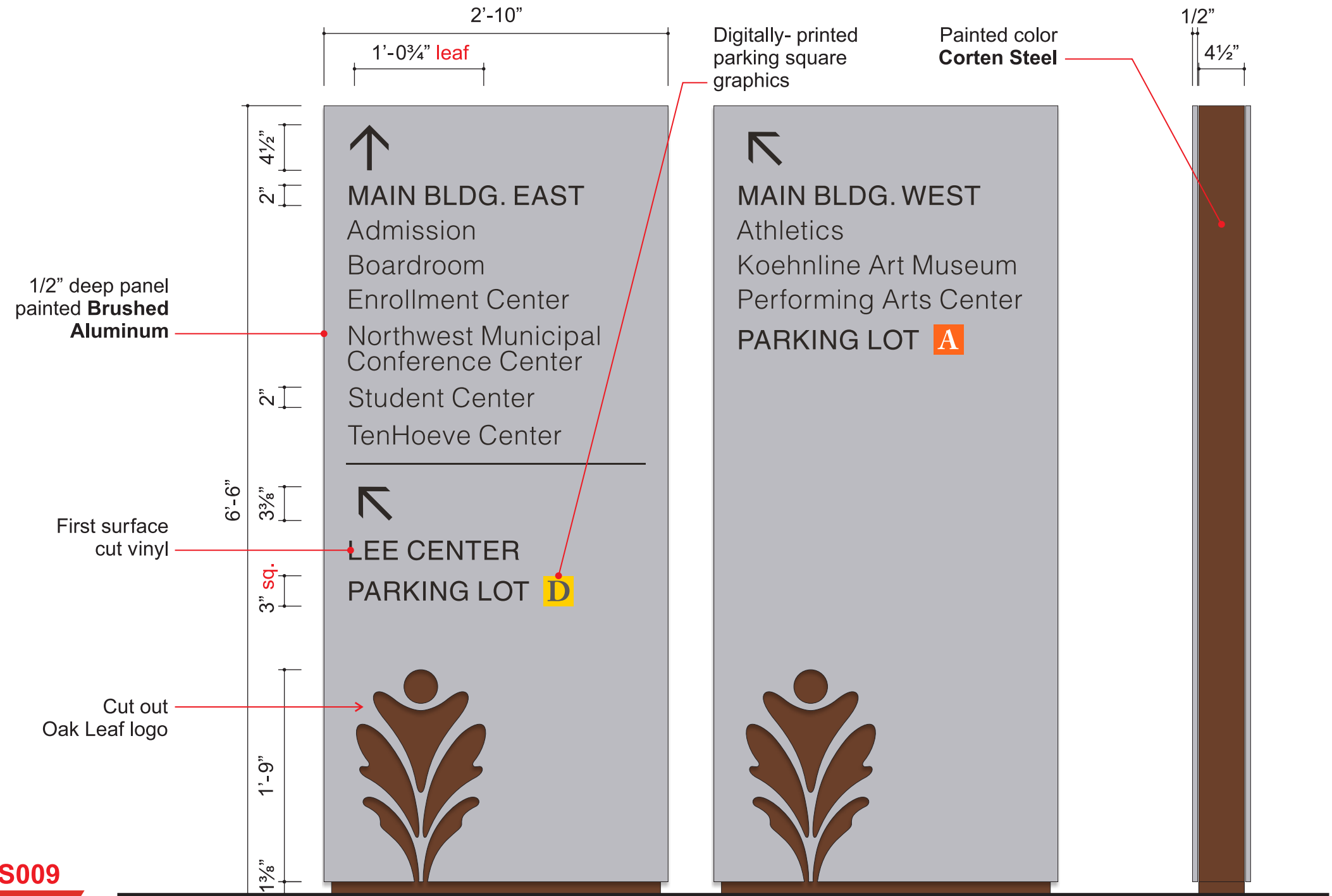
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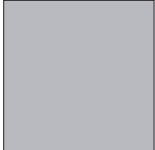
**SIGN LAYOUT -
 B2: S008**

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Location S009 - PROPOSED




 Painted color Corten Steel
 Matthews Paint Brushed Aluminum MP41342SP

D/F Pedestrian Directional Ground Sign - B2: S009

Scale 1" = 1'-0" | Qty: (4) Required | Square Footage: 18.42
 Non-illuminated aluminum sign cabinet with painted finish and 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath. **Field survey required prior to fabrication.**


 1600 Golf Road
 Des Plaines, IL 60016

drawn by _____
 MEGAN K
 Job #: 21-8627
 03-03-21
 rev.# 10-21-22

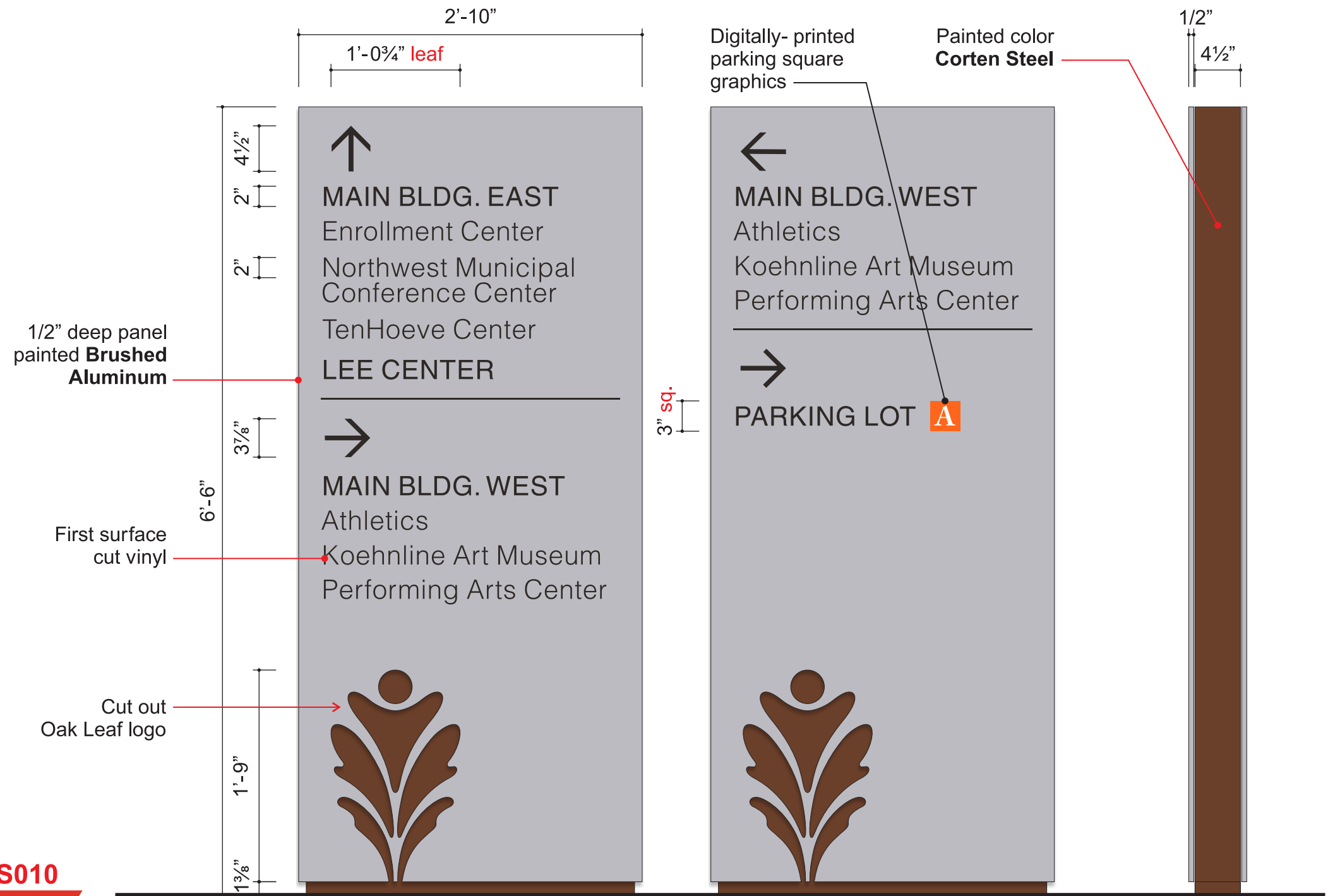

 account representative / client
 MIKE BRODNAN /
 1130 N. Garfield
 Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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Comments:
SIGN LAYOUT -
B2: S009



Location S010 - PROPOSED



Painted color
Corten Steel

Matthews Paint
Brushed Aluminum
MP41342SP

D/F Pedestrian Directional Ground Sign - B2: S010

Scale 1" = 1'-0" | Qty: (4) Required | Square Footage: 18.42
 Non-illuminated aluminum sign cabinet with painted finish and 1/2" deep panel with brushed aluminum finish with vinyl applied copy and routed out Oak Leaf logo to see cabinet finish color underneath. **Field survey required prior to fabrication.**



1600 Golf Road
Des Plaines, IL 60016

drawn by
MEGAN K

- Job #: 21-8627
- 03-03-21
- rev.# 10-21-22

Comments:

**SIGN LAYOUT -
B2: S010**

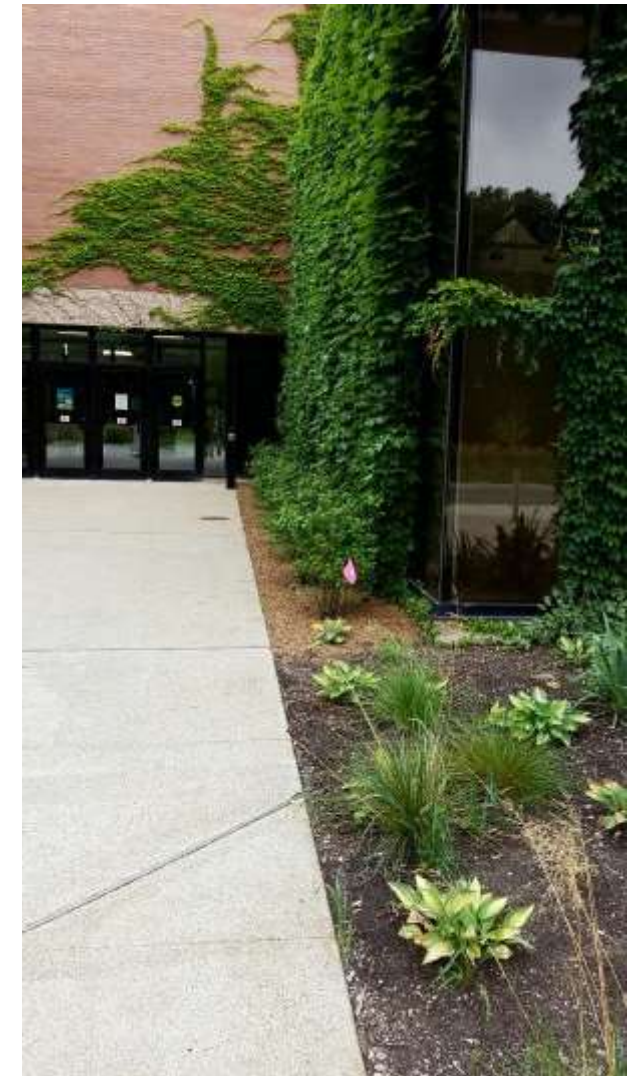
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Location S015 - **PROPOSED**



Location S016 - **PROPOSED**



Location S016 - **CURRENT**



Location S015 - **CURRENT**



1600 Golf Road
Des Plaines, IL 60016

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account representative / client
MIKE BRODNAN /
1130 N. Garfield
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- Job #: 21-8627
- 03-03-21
- rev.# 10-21-22

Comments:

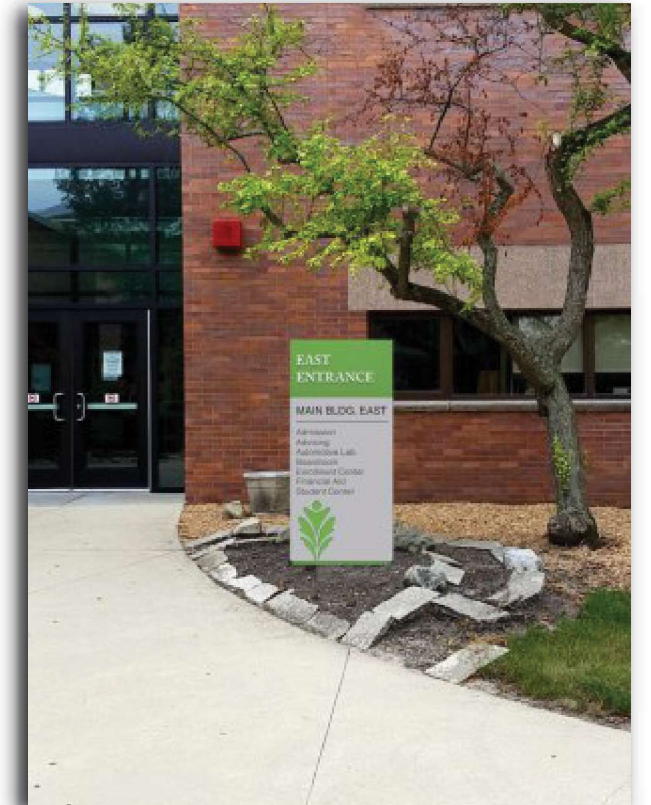
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Location S017 - **PROPOSED**



Location S020 - **PROPOSED**



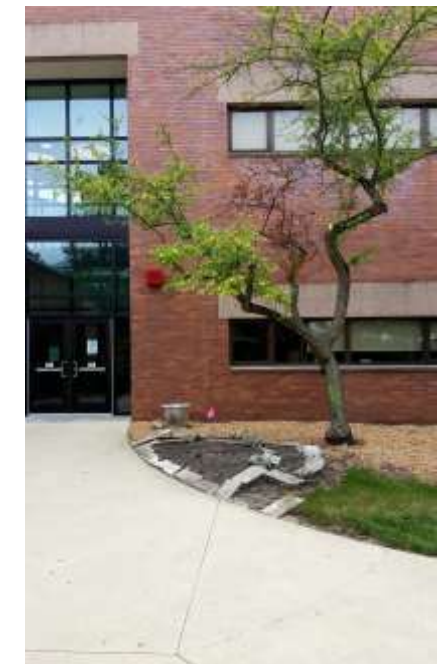
Location S034 - **PROPOSED**



Location S017 - **CURRENT**



Location S020 - **CURRENT**



Location S034 - **CURRENT**



1600 Golf Road
Des Plaines, IL 60016

drawn by
MEGAN K

- Job #: 21-8627
- 03-03-21
- rev.# 10-21-22

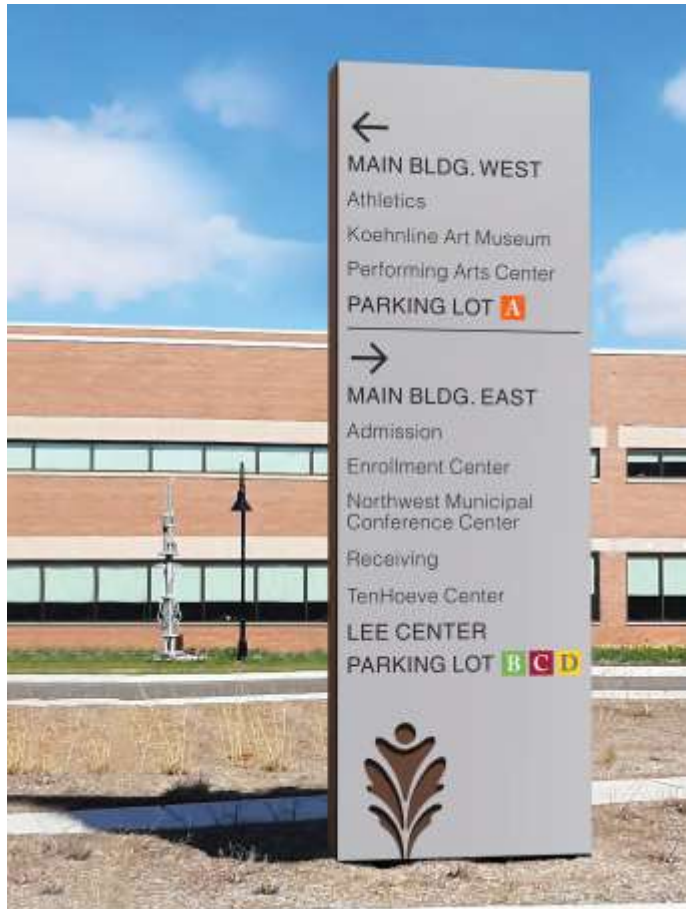
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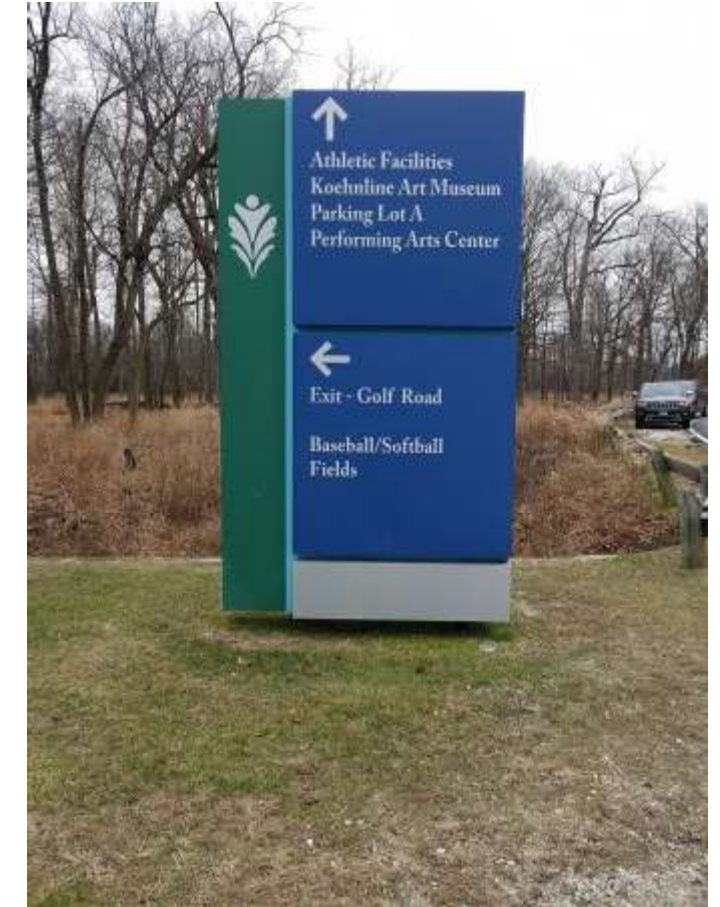
Location S001 - **PROPOSED**



Location S001 - **CURRENT**



Location S002 - **PROPOSED**



Location S002 - **CURRENT**

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1600 Golf Road
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drawn by /

MEGAN K

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- 03-03-21
- rev.# 10-21-22

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Comments:



Location S003 - PROPOSED



Location S003 - CURRENT



Location S004 - PROPOSED



Location S004 - CURRENT



1600 Golf Road
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MEGAN K • Job #: 21-8627
• 03-03-21
• rev.# 10-21-22

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Location S005 - **PROPOSED**



Location S005 - **CURRENT**



Location S036 - **PROPOSED**



Location S036 - **CURRENT**



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Location S037 - **PROPOSED**



Location S037 - **CURRENT**



Location S006 - **PROPOSED**



Location S006 - **CURRENT**



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Location S007 - PROPOSED



Location S007 - CURRENT



Location S008 - PROPOSED



Location S008 - CURRENT



1600 Golf Road
Des Plaines, IL 60016

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drawn by
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- Job #: 21-8627
- 03-03-21
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Location S009 - **PROPOSED**



Location S010 - **PROPOSED**



Location S009 - **CURRENT**



Location S010 - **CURRENT**



1600 Golf Road
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- Job #: 21-8627
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MEMORANDUM

Date: December 9, 2022

To: Planning and Zoning Board (PZB)

From: Samantha Redman, Associate Planner

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

Subject: Off-Street Parking Variation and Conditional Use for Proposed Commercially Zoned Assembly Use at 1683 Elk Blvd

Issue: The petitioner is requesting (i) a variation from the collective off-street parking requirements for the mix of uses proposed at the subject property and (ii) a conditional use permit to operate a Commercially Zoned Assembly Use in the C-3 General Commercial District.

PIN: 09-16-300-119-0000 and 09-216-300-120-0000

Petitioner: Jiju Mathew, Living Hope Church, 1683 Elk Blvd., Des Plaines, IL, 60016

Owner/Property Control: Thomas H. Ahlbeck (via Elk Creek LLC, 1651 Elk Blvd., Des Plaines, IL 60016 and Elk Boulevard LLC, 1665-1695 Elk Blvd., Des Plaines, IL 60016)

Case Number: #22-048-CU

Ward Number: #1, Alderman Mark Lysakowski

Existing Zoning: C-3, General Commercial

Surrounding Zoning: North: C-3, General Commercial
South: C-3, General Commercial
East: R-1, Single Family
West: C-3, General Commercial

Surrounding Land Uses: North: Commercial buildings
South: Open space/river
East: Single Family Residence
West: Commercial Building

Street Classification: Elk Blvd is classified as a local street.

Comprehensive Plan : Commercial is the recommended use of the property.

Property/Zoning History: This property is one unit of a two-building, six-unit office complex (west building: 1651 Elk Blvd., east building: 1665-1695 Elk Blvd.), and is one zoning lot. The property is zoned C-3 and the uses operating at this site have consisted of commercial office space throughout the known history of the development. This site is located within the 100-year floodplain, requiring adherence to Federal Emergency Management Agency (FEMA) regulations for any construction in this location.

Project Description: The petitioner, Jiju Mathew of the Living Hope Church, is proposing a conditional use to allow a commercially zoned assembly at 1683 Elk Blvd. Specifically, the petitioner is interested in using one unit of the 1665-1695 building (east building) for worship services. The church has used this property as an office space for approximately three years and now proposes to host worship services on Sundays and weeknights after standard business hours. A conditional use permit is necessary to operate a commercially zoned assembly use in this location.

Proposed Use and Hours of Operation

1683 Elk is one unit out of six in a two-building, multi-tenant office complex (six total uses/tenants). All other tenants are classified as “office” in the Zoning Ordinance, including Ahlbeck and Company, an accounting company; a dentist office; an IT company; a video production company; and the Center of Concern, a nonprofit organization that provides housing and social services to senior and other at-risk populations.

The attached floor plan of the 1683 Elk unit includes office space and a common meeting area that the petitioner intends to use for worship services. The proposed hours of operation are as follows:

- 9 a.m. to 5 p.m. for hours of the office use (Tuesday through Friday; Saturday and Sunday for occasional office use)
- 5 p.m. to 9 p.m. for assembly uses on weekdays (Monday through Friday)
- 7:30 a.m. to 2 p.m. for assembly uses on Sundays

Generally, the hours of operation for the other tenants in this office building are Monday through Friday, 8 a.m. to 5 p.m.

Off-Street Parking

Pursuant to Section 12-9-7, commercially zoned assembly uses for places of worship are required to provide 1 space for every 60 square feet of gross floor area. For comparison, the existing office use for the 1683 space requires 1 space for every 250 square feet of gross floor area. The definition of “floor area” in Section 12-13-3 allows spaces such as restrooms, mechanical rooms, hallways, and storage areas to be excluded. The following reflects the required parking.

Address	Business	Use	Gross Floor Area	Existing Required Parking	New Required Parking
1651 Elk Blvd	Ahlbeck and Company	Office	2,673	10.69	10.69
1665 Elk Blvd	Center of Concern	Office	3,632	14.53	14.53
1677 Elk Blvd	H M S Media	Office	1,848	7.4	7.4
1683 Elk Blvd	Living Hope Church	Office (existing); Commercially Zoned Assembly (proposed)	1,727	6.9	28.78
1689 Elk Blvd	Jensen	Office	1,727	6.91	6.91
1695 Elk Blvd	Des Plaines Family Dentistry	Office	1,713	6.85	6.85
Total*				54	76
*Spaces rounded up to next whole number					

The parking lot currently includes 56 standard parking spaces and two accessible spaces (58 total) to serve the two buildings collectively. Although the 1651 Elk (office building) adjoins 1645 Elk (Pavestone Brick Paving), Pavestone is a separate zoning lot, with its own parking lot and does not use this parking area.

A minimum of three accessible spaces are required, so designating additional accessible parking spaces to satisfy Section 12-9-8 is a recommended approval condition. The spaces in front of 1683 Elk have striping for a loading zone and a handicap-accessible curb but are missing some necessary striping and signage. These may be an option for the petitioner to fulfill the condition.

Staff determined the available parking for all tenants in the complex – *without* the proposed assembly use – meets the requirement. Section 12-9-3.A provides that required parking may be provided collectively. Adding the assembly use increases the total requirement to 76, making the parking lot 18 spaces short of the requirement without the practical ability to add more. However, it is important to note the assembly use is not proposed to overlap in hours with the other office uses. The petitioner states in the attached Response to Standards that they have confirmed that no tenants in this office complex currently operate on Sunday, and therefore the parking lot would not be in regular use by the other businesses in the complex on this day of the week. Note the neighboring tenants do not have hours of operation after 5 p.m. on any day of the week, leaving many spaces unoccupied. In addition, per the Fire Prevention Bureau, the maximum occupancy load for the unit is 21.

The attached Parking Study completed in October 2022 indicates an average of

32 spaces are occupied on a weekday and average of 2 spaces occupied on Sundays. Additionally, the church requests to use the space on occasional evenings for meetings or other worship activities, intending to operate after 5 p.m. and not exceeding 20 attendees.

Standards for Variation

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

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

Comment: The existing 58 parking spaces are not sufficient to meet the parking requirement for the proposed mix of uses on this property. However, 1683 Elk for the proposed use will have limited occupancy: a maximum 21 attendees per the determination of the Fire Prevention Bureau Chief. Requiring parking to meet the Zoning Ordinance would be unreasonable given this limitation in the size of assembly. Twenty-eight spaces are required when a maximum of only 21 attendees could be present—and presumably if any of these attendees are in the same family, they would likely come to the property together.

Without the variation, to meet the existing parking requirements the occupants and/or the property owner would need to (i) expand the parking lot to accommodate the proposed assembly use or (ii) acquire or sign a parking agreement with property owners with available parking on nearby parcels to meet the collective parking requirements in Section 12-9-3. In staff’s view, the second option would necessitate pedestrian crossings of Elk Boulevard where there is a not a convenient or reasonably close pedestrian crossing.

As discussed in Standard 2 below, expansion of the parking area is not feasible due to physical constraints. Due the limitations on the size of the assembly and the location of the property, it presents a hardship and practical difficulty to meet the parking requirements in Section 12-9-7.

PZB Additions or Modifications (if any): _____

_____.

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

Comment: 1683 Elk is a small space and limited to 21 occupants per the fire code, reducing parking demand for this use. In addition, this property is within a 100-year floodplain in close proximity to the river and a water feature to the south, which presents constraints to construction and expansion of impervious surface (parking lot) due to local and federal regulations.

If required to meet collective parking standards pursuant to Section 12-9-7, the acquisition of other

parking areas would also present a challenge due to the location. The collective parking requirements limit the location of any off-street parking spaces to properties that are partially or fully unoccupied (i.e., no existing uses) within 1,000 feet of the subject parcel. There are few available vacant or partially vacant properties within 1000 feet that could provide an additional 18 parking spaces, and anything across the street might induce unsafe crossings.

PZB Additions or Modifications (if any): _____

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

Comment: At the time of construction, the site met parking requirements and did not have the same physical constraints (floodplain and development of the surrounding parcels) that now limit the expansion of the parking lot. When constructed, an assembly use was not envisioned to occupy any of the office spaces. However, it is increasingly common for churches and other places of worship to occupy office spaces, as it is often more economical for smaller churches to lease existing properties rather than purchasing or constructing new facilities.

PZB Additions or Modifications (if any): _____

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

Comment: Due to the fire code, this assembly use could not exceed 21 attendees. The Zoning Ordinance requires 28 spaces to accommodate the parking needs of the assembly use, exceeding the total number of possible attendees. Meeting the requirement in this circumstance would be burdensome and unnecessary for the proposed use to harmoniously operate in this location with the other existing tenants and within the neighborhood. If the variation is not approved, the conditional use could not be granted because parking requirements for the new mixture of uses could not be satisfied due to the physical limitations of the site, discussed in Standard 2.

PZB Additions or Modifications (if any): _____

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

Comment: This variation would not constitute a special privilege for the occupant. It is a reasonable request in this circumstance to reduce the parking standards due to the limited occupancy load for the site and the physical limitations of the property.

PZB Additions or Modifications (if any): _____

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

Comment: As discussed in the petitioner’s narrative, the petitioner and property owner have confirmed with neighbors that the use of the parking spaces on Sunday and after hours would not disturb their business activities. A parking agreement exists between the property owner and petitioner discussing the exact hours and spaces allocated for Living Hope Church to ensure the proposed use is in harmony with the other tenants and that off-street parking demand is met to limit any potential nuisance to the neighborhood.

PZB Additions or Modifications (if any): _____

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

Comment: Expansion of the parking lot to accommodate the new use would be challenging due to the location in the floodplain, constraints with the existing water feature to the south, and the fact the area surrounding this site is already fully developed. If the church was required to find additional parking elsewhere, it would be challenging to meet the collective parking requirements section of the zoning ordinance; the petitioner or the property owner would need to locate and sign an agreement with the owner of a parcel within 1000 feet of 1683 Elk, with available parking that could accommodate this use. This would be unnecessary, as the narrative discusses the lack of overlap in the hours of operation of the other tenants and the availability of parking during the proposed hours of service.

PZB Additions or Modifications (if any): _____

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

Comment: This is the minimum required relief needed to alleviate the hardship.

PZB Additions or Modifications (if any): _____

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 use would not conflict with any policies of the comprehensive plan.

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: All uses will be located within an existing building; no changes to the appearance are proposed. The worship services will occur indoors. Although an office complex, this use will not alter the appearance of this property and will not result in excess traffic or deliveries.

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

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

Comment: As discussed in the Petitioner’s Response to Standards, the petitioner discussed the proposed worship services with each of the existing tenants in the office complex and confirmed no businesses operate on Sunday. The businesses in this complex operate during typical business hours, 8 a.m. to 5 p.m. The proposed worship services will occur between 7:30 a.m. and 1:30 p.m. and no activities after 9 p.m. are proposed after business hours during weeknights. Parking can be accommodated on site and will not require any overflow parking into the adjacent neighborhood.

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.

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: As discussed in this staff report and the Petitioner’s Narrative and Response to Standards, the hours of operation for the proposed uses do not overlap with the hours of operation for the other existing tenants; therefore, the parking demand of this request would be met. 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 Elk Blvd. This use will generate new traffic and parking on Sundays. However, the site is located on Elk Blvd, a generally low-traffic connection between Rand Road and River Road with two lanes of traffic in either direction, and near two arterial roads; therefore, the existing street network is capable of accommodating new traffic. The number of vehicles entering/exiting the parking lot would not exceed the number of vehicles typically located at the site Monday through Friday. As discussed in the parking section of this report, adequate parking would be available for this use given the worship services will not overlap with the normal business owners of the other businesses in the complex. Refer to the Parking Study for additional details.

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.

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. A Standard Variation for parking is necessary and submitted concurrently with this application to provide relief to the parking standards for this conditional use.

PZB Additions or Modifications (if necessary): _____

_____.

PZB Procedure and Recommended Conditions: There are two requests upon which the PZB must take action. First, a Standard Variation, for which the PZB is the deciding body, and second, a recommendation to the City Council regarding a conditional use permit.

Standard Variation

Pursuant to Sections 12-3-6(F), (I), and (J) of the Zoning Ordinance, the PZB may vote to approve, approve with conditions, deny, or approve relief less than requested. The request is to vary the off-street parking requirement for the proposed mix of uses, which includes a commercially zoned assembly, from 76 spaces to 58 total spaces. This relief is 24 percent of the requirement, which falls under a Standard Variation (up to 30 percent relief).

If the variation fails, consideration of the conditional use will be moot.

Conditional Use

Pursuant to Section 12-3-4(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.

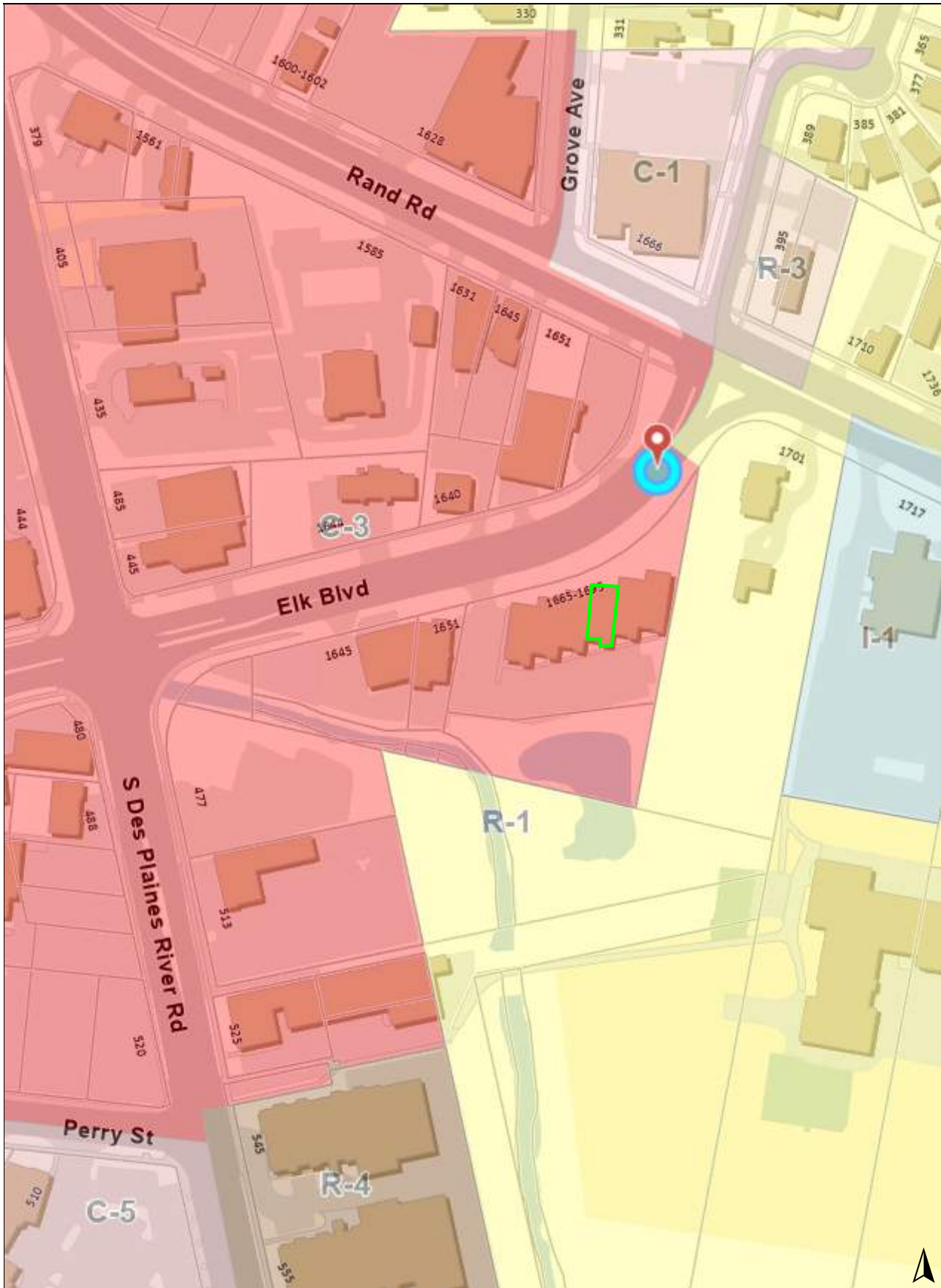
Should the PZB vote to approve the variation and recommend approval of the conditional use, staff suggests the following conditions:

Recommend Conditions of Approval:

1. The Subject Property shall only be used for the Activities during the following times:
 - a. 9 a.m. to 5 p.m. for hours of the office use (Tuesday through Friday; Saturday and Sunday for employees, as needed).
 - b. 5 pm to 9 pm for assembly uses on weeknights (Monday through Friday).
 - c. 7:30 am to 1:30 pm for assembly uses on Sundays.
 - d. Any other hours of operation that are approved by the Director of Community and Economic Development.
2. Additional accessible parking for the development shall be located on site to meet the mobility accessible standards pursuant to Section 12-9-8.
3. The Activities and the Subject Property must comply at all times with the maximum occupancy load prescribed by the Fire Department.

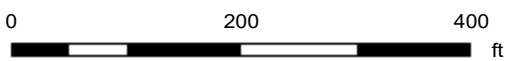
Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Project Narrative and Responses to Standards
- Attachment 4: Parking Study
- Attachment 5: Floor Plan
- Attachment 6: Plat of Survey/Site Plan



Legend

- Subject Site
- Zoning
 - C-1: Neighborhood Shopping
 - C-3: General Comm
 - C-5: Central Busines
 - I-1: Institutional
 - R-1: Single Family Residential
 - R-3: Townhouse Residential
 - R-4: Central Core Residential



Print Date: 12/5/2022

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.



1683 Elk Blvd – Public Notice Sign



North side of office building, facing Elk Blvd



1677 and 1683 Elk Blvd front entrances

Attachment 2



1651 Elk Blvd, adjacent building and portion of available parking lot



View of parking lot facing west



View of parking lot facing east



View of separation between residential property to the east and office complex; separated by six foot tall, solid fence



View of adjacent commercial properties across from property to the north



Living Hope

1683 Elk Boulevard, Des Plaines, IL 60016

pastors@onelivinghope.com · admin@onelivinghope.com

City of Des Plaines
Planning and Zoning Division
Community and Economic Development Department
1420 Miner Street
Des Plaines, IL 60016

TO WHOM IT MAY CONCERN:

Living Hope Church respectfully requests approval for a conditional use permit and a standard variation for parking of its current church office, located at 1683 Elk Boulevard in Des Plaines, as its regular place of worship and meeting for a period of two to three years.

Living Hope Church currently has four employees as listed here:

- Jiju Mathew, Co-Lead Pastor;
- Jimi Vilson, Co-Lead Pastor;
- Nigel Probert, Intentional Transitional Pastor (until the end of March 2023); and
- Mabel Philip, Communication Coordinator.

Staff are in the office from 9 A.M. to 5 P.M. Tuesday through Friday; with evenings, Saturday and Sunday as needed. Monday is traditionally taken as a day off for staff. The evening hours as needed range from 5 P.M. to 9 P.M.

Living Hope would like to use our commercial zoned office space for worship on Sundays. Typically, the space would be utilized as early as 7:30 AM for a smaller group (less than 5 people) for Sunday Service music practice.

We typically have Sunday school classes for children that begin at 9:30 AM, with worship service and fellowship from 10:30 AM to 1:30PM. The maximum families we have is about 30 units but on a typical given Sunday, we have 12-16 family units attending Sunday worship service. We are expecting to utilize 28 to 35 parking spaces in the lot.

www.onelivinghope.com

We would continue using the church office for the employees as stated above in addition to meetings on weeknights or weekends as needed. We likely will use the church office one to two nights per week on a regular basis.

At most, we expect 20 people in attendance on a weeknight. We may also want to use the church office to host special ministry events. For example, we may host a small group of women for a conference or have a youth group night.

We are requesting a standard variation to reduce the parking requirement for this property to accommodate the worship service use. Per the City of Des Plaines, the entire office complex would require 76 spaces to meet parking requirements with this new use. We are requesting a reduction of 58 spaces, the total number of spaces on site. As discussed, the other uses on site do not have hours of operation overlapping with our proposed use, and therefore we respectfully request a variation.

Our current landlord has asked and received affirmations from the businesses within the complex regarding this situation—use on Sundays for worship services. Weeknight use should not pose a problem for these businesses since our meetings are after normal business hours. We will use the parking lot, which should be ample space given our current number of congregants, for weeknight meetings and weekend use.

Furthermore, we have an existing shared use agreement for parking facilities with our current landlord confirming that this proposed use will not cause any disturbance to our neighbors within the office complex. Here are the terms:

USE OF FACILITIES

Neither party shall have exclusive use of the facilities, but they shall be always shared and in particular:

- 5 of the undesignated parking spaces in the parking lot at 1665-1695 Elk Boulevard owned by Elk Creek LLC will be available for the use of Living Hope Church, a 501(c)(3) nonprofit at all times in accordance with the lease. This will apply during normal business hours will be 9 a.m. to 5 p.m.

- A total of 26 of the undesignated spaces in the parking lot located at 1651-1695 Elk Boulevard owned by either Elk Creek LLC or 1651 Elk Boulevard LLC will be available for the use of the Living Hope Church, a 501(c)(3) non-profit outside of normal business hours including primarily evenings and Saturdays.
- A total of 53 of the spaces in the parking lot located at 1651-1695 Elk Boulevard owned by Elk Boulevard or Elk Creek LLC will be available for the use of Living Hope Church, a 501(c)(3) non-profit from 6 a.m. to 2 p.m. on Sundays.

Thank you for taking the time to review our application.

Sincerely,



Jiju Mathew, Co-Lead Pastor



Jimi Vilson, Co-Lead Pastor

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;

Yes, this proposed conditional use is allowed within the C-3 zoning district.

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

Worship centers are not specifically discussed in the comprehensive master plan. This proposed conditional use does not conflict with any policies of the master plan.

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

The proposed conditional use will continue to be maintained as such that we will not be making any changes in appearance with the existing or intended character of the general vicinity.

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

The proposed conditional use will not be hazardous or disturbing to existing neighbor uses where the owner received affirmation from the neighbors for this proposed conditional use and has indicated that they are not in operation or is in use on a Sunday. Therefore, it will not disturb existing neighbor and their use.

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 proposed conditional use will be primarily limited to indoor use as such it will not impact essential public facilities and services.

6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

The proposed conditional use does not create excessive additional requirements at public expense and will not be detrimental to the economic welfare of the community. This proposed conditional use is place of worship and desires to serve the community instead of taking away from or impacting local businesses.

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

The proposed conditional use does not involve uses that would be detrimental to any specified areas as it will be in compliance with the environmental performance standards. Even though there might be increased traffic, it is not excessive or detrimental to any persons, property or the general public.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

The proposed conditional use does provide access to the property and do not anticipate traffic interference as the unit is located off two main roads (Rand and River Roads) where this commercial space does have its own parking lot with 58 parking spaces, and 7 of those parking spaces are for the 1683 unit.

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

The proposed conditional use does not result in any destruction, loss or damage of natural, scenic or historical features as our use will be limited to indoor use.

10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested

Yes, this proposed conditional use is and will maintain compliance with all regulations and local ordinances.

STANDARDS FOR VARIATIONS

In order to understand your reasons for requesting a variation, please answer the following items completely and thoroughly (two to three sentences each). Variation applicants must demonstrate that special circumstances or unusual conditions prevent them from following the specific regulations of their zoning district. Applicants must prove that the zoning regulations, in combination with the uncommon conditions of the property, prevents them from making any reasonable use of the land. Keep in mind that no variation may be granted that would adversely affect surrounding properties or the general neighborhood.

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

The existing parking requirement requires enough parking spaces to accommodate all uses for the property. The parking lot, combined with the parking available on the adjacent lot, does not amount to enough parking or space for constructing additional parking to accommodate the proposed assembly use and the existing office uses. The unusual shape of the property, in a developed area, constrained by a water feature to the south, and the location of the property in the floodplain, makes expansion particularly challenging.

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

The assembly use is within an existing office building. This building is within an existing floodplain and adjacent to a creek, which presents constrains to construction and expansion of impervious surface (parking lot). An alternative to the variation is constructing an additional parking area, and the property owner would need to acquire additional property and expand the parking lot to accommodate this assembly use; however, this is a developed area and there is no available space for this type of expansion.

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

At the time of the construction of this building, an assembly use was not envisioned to occupy any of the office spaces. However, it is increasingly common for churches and other places of worship to occupy office spaces, as it is often more economical for smaller churches to lease existing properties rather than purchasing or constructing new facilities. At the time of construction, the site met parking requirements and did not have the same floodplain constraints.

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

If the variation is not granted, the conditional use for the worship facilities at this location would likely not be granted and deprive the property owner and occupants of the full use of the space.

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

This variation would not constitute a special privilege for the occupant. This variation allows for full utilization of the space. The parking variation allows for the use of the site after the hours of operation by other businesses, fully utilizing the available parking spaces that would otherwise be unoccupied after business hours for the other office tenants.

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

A conditional use permit is being processed alongside this variation, allowing for worship services in this unit. The conditional use process has not identified any issues with this use in this location and Living Hope Church has taken the time and effort to work with the tenants and the property owner to ensure the proposed use is in harmony with the neighbors, including signing a parking agreement; the parking variation will not create an incompatibility with the existing neighborhood.

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

No other reasonable alternative to this variation is available. Expansion of the parking lot to accommodate the new use would be challenging due to the location in the floodplain, constraints with the existing creek, and the fact the area surrounding this site is already fully developed. If the church was required to find additional parking elsewhere, it would be challenging to meet the collective parking requirements section of the zoning ordinance; Living Hope or the property owner would need to locate and sign an agreement with a property owner of a parcel within 1000 feet of 1683 Elk, with available parking that could accommodate this use. This would be unnecessary, as the narrative discusses the lack of overlap in the hours of operation of the other tenants and the availability of parking during the proposed hours of service.

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

This is the minimum required relief needed to alleviate the hardship.

October 16, 2022

To,
LIVING HOPE CHURCH
1651-1695 ELK BLVD
DES PLAINES, IL

Attn: Mr. Jiju Mathew (Pastor)

SUBJECT: Parking Evaluation Study

Dear Mr. Mathew,

This memorandum summarizes the results of a parking evaluation conducted by Kaletech, LLC, for Living Hope Church located at 1683 Elk Blvd, Des Plaines, Illinois. As proposed, the Living Hope Church occupies the existing one-story commercial building located on the south side of Elk Blvd. The existing commercial building **currently has a total of 58 parking spaces**. Attached is a copy of an existing Plat of Survey & site Plan (**Attachment 1**)

It is estimated that during the normal weekdays there will be only about 4 to 6 Church parishioners will be visiting the Church at the same time and about 70 members will be visiting the church on Sunday for Church Services.

The purpose of this evaluation was to estimate the peak parking demand during the Living Hope Church's Sunday meeting at 10:00 am and to determine if sufficient parking is available to accommodate the peak parking demand.

As per the City code 12-9-7, OFF Street parking for a church requires 1 parking space for every 5 seats. In cases where there is no affixed seating, 1 space shall be provided for every 60 square feet of floor area.

The Floor area for the proposed Church is approximately 2020 SF. Based on the above Town requirements the Church will need 33 parking spaces during its peak demand time which will be on Sunday during the church services.

From above the Church will need about 3 to 5 parking spaces during the weekdays and about 33 parking spaces on Sunday

As per Section 12-9-8 of Code: Mobility Impaired Accessible parking will require 2 parking spaces.

Kaletech performed a parking survey at the existing parking lot located at 1651-195 Elk Blvd every half hour from 12:30 P.M. to 2:30 P.M. on Friday, October 14, 2022, and the parking survey was conducted every half hour from 9:30 A.M. to 11:30 A.M. on Sunday, October 16, 2022. See attached Site Photographs (Attachment 2)

Table 1 shows the results of the parking survey during weekdays.
& Table 2 shows the results of the parking survey during **Sunday**.

Table 1
 LIVING HOPE CHURCH PARKING SURVEY
FRIDAY October 14,2022

Time	Parked Vehicles
12:30 P.M	33
1: 00 P.M	32
1:30 P.M	32
2:30 P.M	32

Table 2
 LIVING HOPE CHURCH PARKING SURVEY
SUNDAY October 16,2022

Time	Parked Vehicles
9:30 A.M	3
10:30 A.M	2
11:00 A.M	2
11:30 A.M	2

Existing Parking lot has a total of 58 Parking spaces. The Peak demand parking for the Church will be on Sunday.

Based upon above survey we feel that there are adequate parking spaces available at the Church's Current parking lot during the weekdays (3 to 5 Parking Spaces) & on Sunday (33 Parking Spaces).

If you have any questions, please feel free to call me on my Cell @ (630)-853-2533.

Thank you for requesting Kaletech LLC. to provide professional services on this Project

Encl: Attachment 1- Existing Plat Plan & Site Plan
 Attachment 2- Site Photographs

Respectfully,
Kaletech LLC



Chetan Kale, P.E. LEED AP
 Principal



1. Front, south elevation



2. East elevation

SITE PHOTOGRAPHS



3. Partial west elevation



4. Looking West from the entrance.

SITE PHOTOGRAPHS



5. Typical parking during weekdays



6. View of Handicapped parking space

SITE PHOTOGRAPHS



7. View of empty parking lot on Sunday



8. Looking east of the parking lot on Sunday

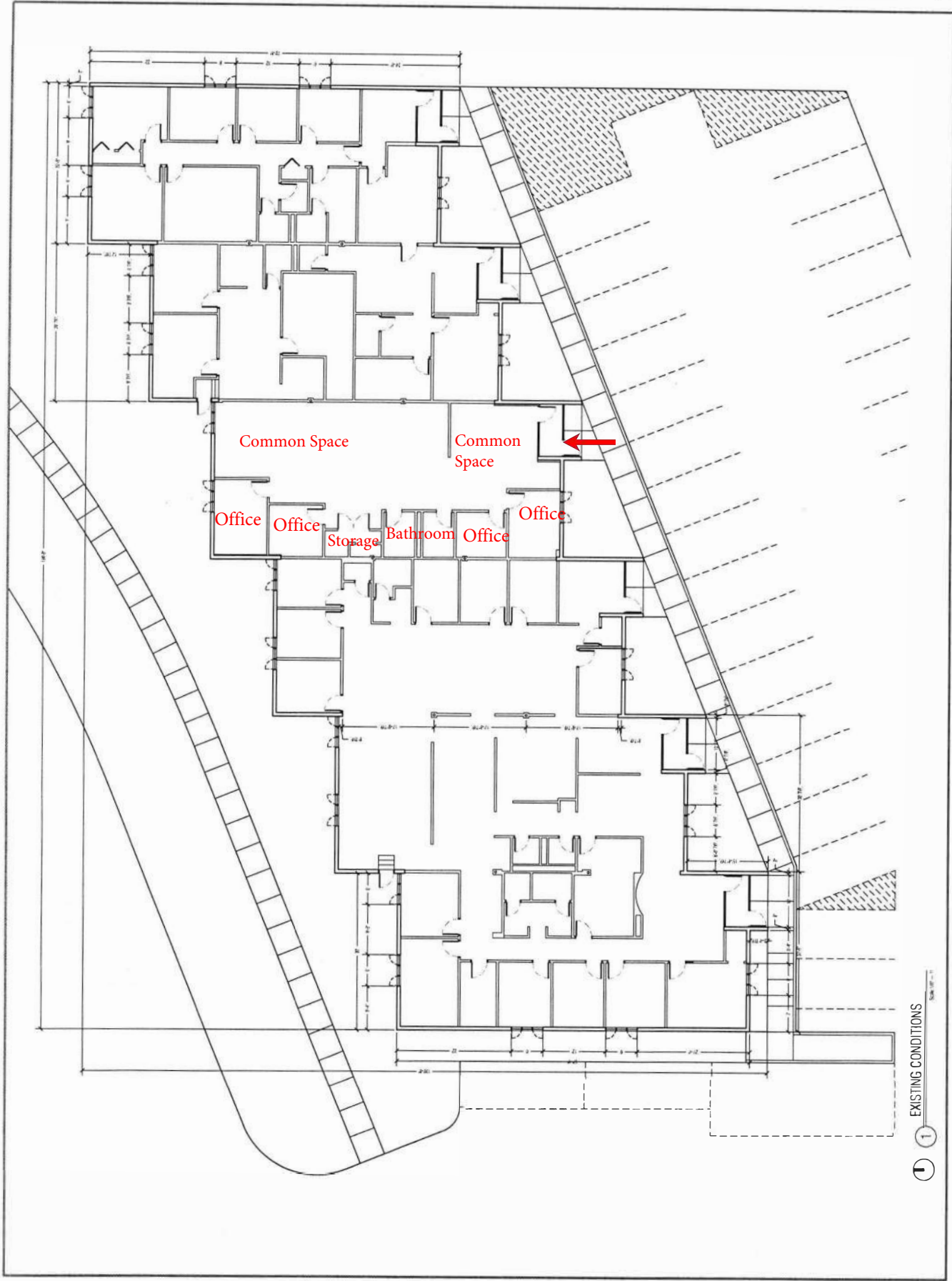


9. Looking west of the parking lot

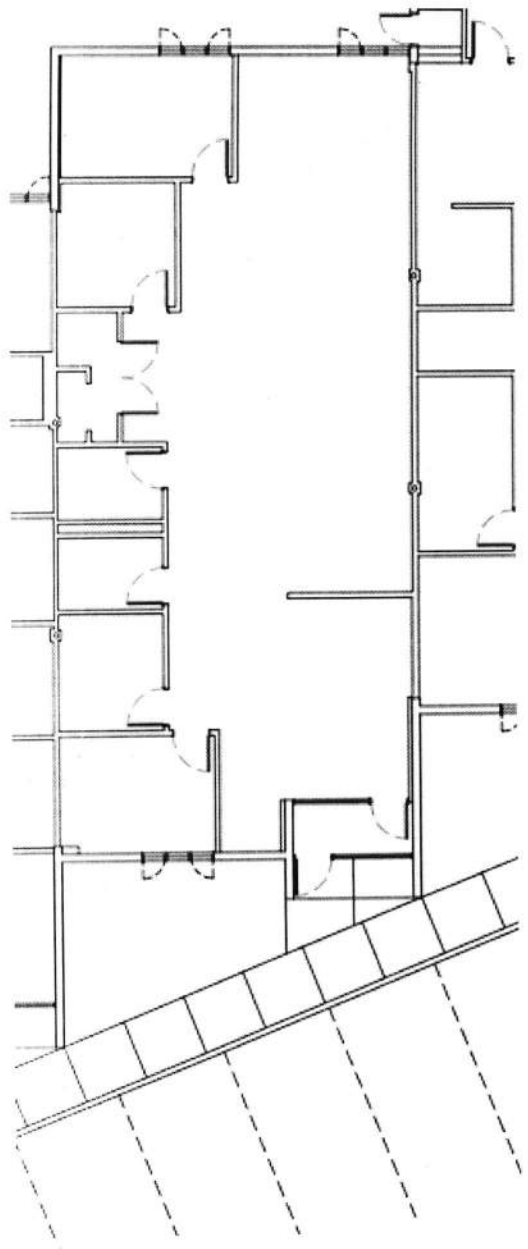


10. View of parking lot near the entrance of the office complex.

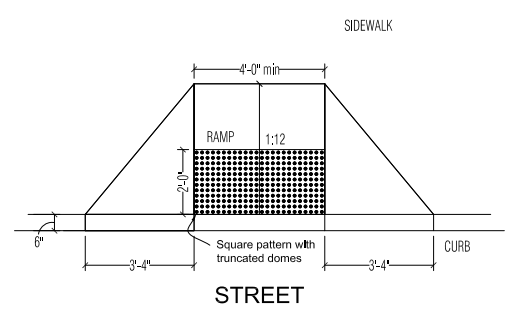
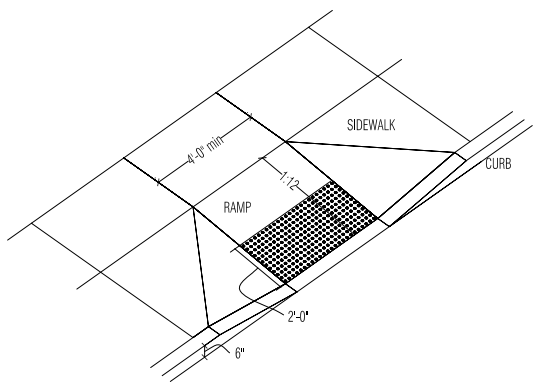
SITE PHOTOGRAPHS



1 EXISTING CONDITIONS



NOTICE OF COPYRIGHT: THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OR USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

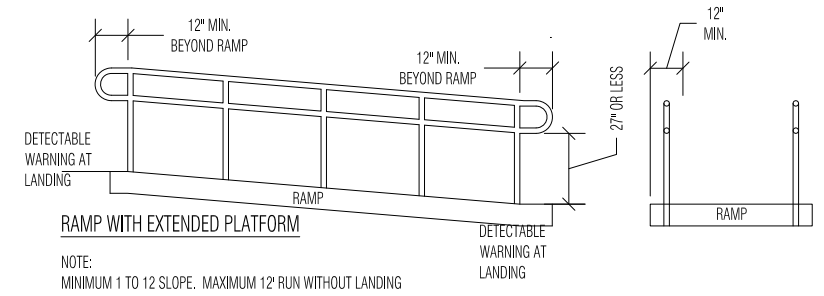


2 HC CURB CUT
Scale: 3/8" = 1'

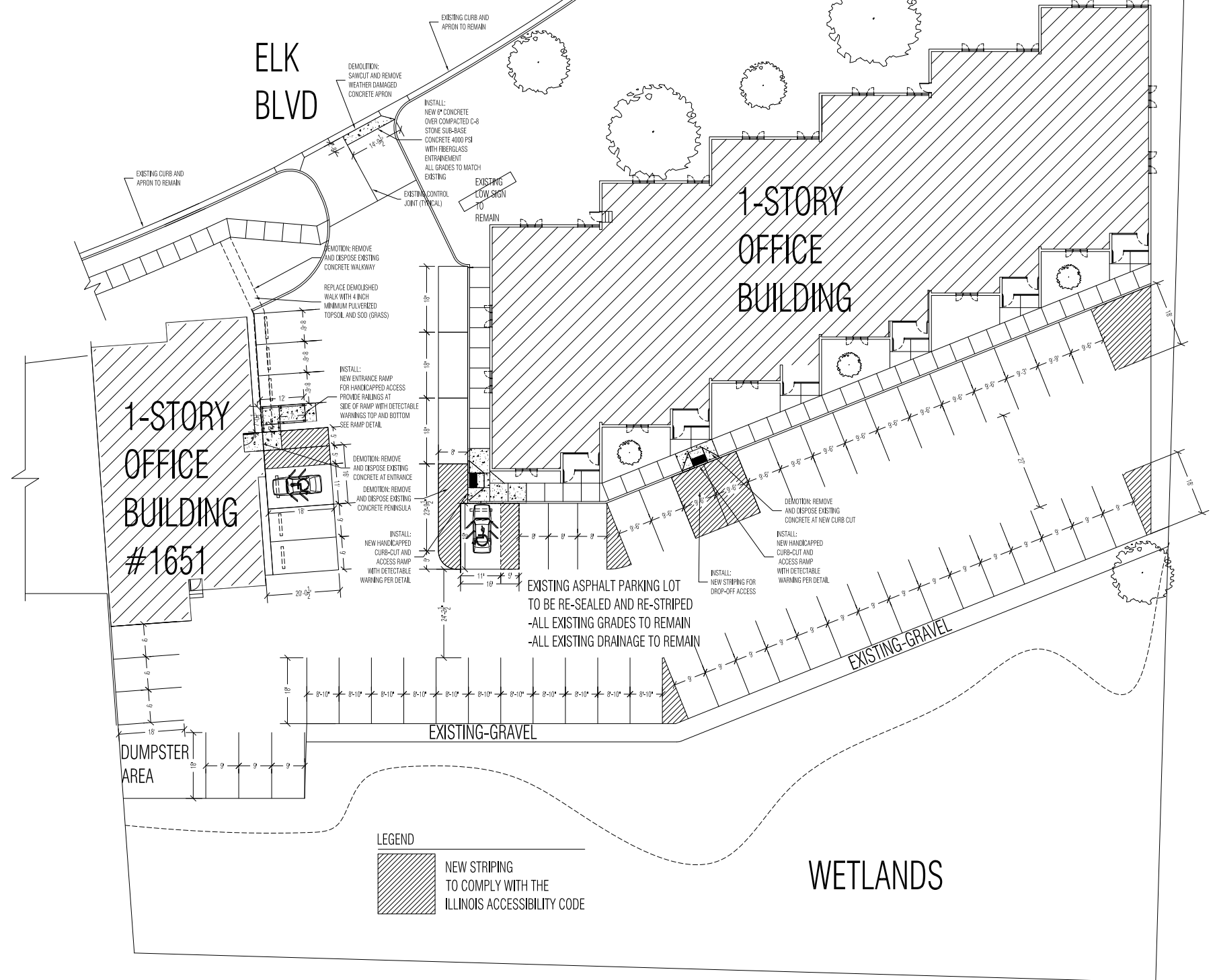
ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR ENVIRONMENTALLY LIMITED PERSONS BY PROVIDING A R7-4 (US DEPARTMENT OF TRANSPORTATION STANDARD SIGN WHICH CONTAINS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY).



1 HC PARKING SIGNAGE
Scale: 1" = 1'



RAMP WITH EXTENDED PLATFORM
 NOTE: MINIMUM 1 TO 12 SLOPE. MAXIMUM 12' RUN WITHOUT LANDING



1 PROPOSED PARKING LOT STRIPING
Scale: 1/16" = 1'

APPROVAL STAMPS

 James A. Kapche, A.J.A.
 Illinois License 001-011501
 Expiration 11-2018
 ARCHITECT'S CERTIFICATION
 I hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge they conform to the building codes adopted by the building authority with jurisdiction.
 THE CITY OF DESPLAINES, IL

ABSOLUTE ARCHITECTURE PC
 ILLINOIS DESIGN FIRM # 184003856
 1922 NORTH MENDEL STREET
 CHICAGO, ILLINOIS 60642
 PH: 312.263.7345 - FAX: 312.263.7346

PROJECT TITLE
**RE-STRIPING OF EXTERIOR PARKING LOT
 COMMERCIAL OFFICE BUILDING COMPLEX
 1651 - 1695 ELK BLVD
 Des Plaines, Illinois**

ISSUED/REVISED	DATE	DESCRIPTION
1	08/25/2018	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		

PROJECT NO: 18019.00
 SHEET DESCRIPTION
PARKING LOT STRIPING
 SHEET NUMBER
SP.1



**Proposed
 PLANNING AND ZONING BOARD
 HEARING DATES & 2023 APPLICATION DEADLINES**

Regularly scheduled meetings of the Planning and Zoning Board are held on the second and fourth Tuesday of each month, except for December 12, at 7:00 pm in Room 102 of City Hall (1420 Miner St, Des Plaines).

Applications must contain all of the required information and be submitted to the Planning and Zoning Division of the Department of Community and Economic Development (Room 301) by 4:00 pm on the application deadline.

PLANNING & ZONING BOARD 2023 DATES		
HEARING DATE	APPLICATION DEADLINE	LEGAL NOTICE/SIGN POSTING
TUESDAY, JANUARY 10	MONDAY, DECEMBER 5, 2022	MONDAY, DECEMBER 19, 2022
TUESDAY, JANUARY 24	MONDAY, DECEMBER 19, 2022	FRIDAY, DECEMBER 30, 2022
TUESDAY, FEBRUARY 14	MONDAY JANUARY 9	MONDAY, JANUARY 23
TUESDAY, FEBRUARY 28	MONDAY, JANUARY 23	MONDAY, FEBRUARY 6
TUESDAY, MARCH 14	MONDAY, FEBRUARY 6	FRIDAY, FEBRUARY 17
TUESDAY, MARCH 28	FRIDAY, FEBRUARY 17	MONDAY, MARCH 6
TUESDAY, APRIL 11	MONDAY, MARCH 6	MONDAY, MARCH 20
TUESDAY, APRIL 25	MONDAY, MARCH 20	MONDAY, APRIL 3
TUESDAY, MAY 9	MONDAY, APRIL 3	MONDAY, APRIL 17
TUESDAY, MAY 23	MONDAY, APRIL 17	MONDAY, MAY 1
TUESDAY, JUNE 13	MONDAY, MAY 8	MONDAY, MAY 22
TUESDAY, JUNE 27	MONDAY, MAY 22	MONDAY, JUNE 5
TUESDAY, JULY 11	MONDAY, JUNE 5	MONDAY, JUNE 19
TUESDAY, JULY 25	MONDAY, JUNE 19	MONDAY JULY 3
TUESDAY, AUGUST 8	MONDAY JULY 3	MONDAY, JULY 17
TUESDAY, AUGUST 22	MONDAY, JULY 17	MONDAY, JULY 31
TUESDAY, SEPTEMBER 12	MONDAY, AUGUST 7	MONDAY, AUGUST 21
TUESDAY, SEPTEMBER 26	MONDAY, AUGUST 21	FRIDAY, SEPTEMBER 1
TUESDAY, OCTOBER 10	FRIDAY, SEPTEMBER 1	MONDAY, SEPTEMBER 18
TUESDAY, OCTOBER 24	MONDAY, SEPTEMBER 18	MONDAY, OCTOBER 2
TUESDAY, NOVEMBER 14	FRIDAY, OCTOBER 6	MONDAY, OCTOBER 23
TUESDAY, NOVEMBER 28	MONDAY, OCTOBER 23	MONDAY, NOVEMBER 6
TUESDAY, DECEMBER 12	MONDAY, NOVEMBER 6	MONDAY, NOVEMBER 20