



DES PLAINES PLANNING AND ZONING BOARD MEETING
June 27, 2023
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, June 27, 2023, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Weaver, Catalano (arrived 7:04), Fowler, Saletnik, Veremis, Szabo

ABSENT: Hofherr

ALSO PRESENT: John T. Carlisle, AICP, Director of CED
Jonathan Stytz, AICP, Senior Planner
Margie Mosele, Executive Assistant

A quorum was present.

APPROVAL OF MINUTES

1. June 6, 2023 PZB Workshop

A motion was made by Board Member Fowler, seconded by Board Member Veremis to approve the meeting minutes PZB Workshop of June 6, 2023.

AYES: Fowler, Veremis, Weaver, Saletnik, Szabo

NAYES: None

ABSTAIN: None

*****MOTION CARRIES ****

2. June 13, 2023 PZB Meeting

A motion was made by Board Member Weaver seconded by Board Member Saletnik to approve the meeting minutes of June 13, 2023.

AYES: Weaver, Saletnik, Fowler, Veremis, Szabo

NAYES: None

ABSTAIN: None

*****MOTION CARRIES ****

PUBLIC COMMENT ON NON-AGENDA ITEM - None

Applications:

1. **Address:** 81 N. Broadway Street **Case Number:** 23-028-CU

The petitioner is requesting a Conditional Use for a Commercially-Zoned Assembly Use in the C-3 General Commercial zoning district at 81 N. Broadway Street, and any other variations, waivers, and zoning relief as may be necessary.

Petitioner: Romanian Heritage Center NFP (Representative: Steven Bonica, 83 N. Broadway Street, Des Plaines, IL 60016)

Owner: Romanian Heritage Center NFP, 83 N. Broadway Street, Des Plaines, IL 60016

PIN: 09-07-418-015-0000

Ward: #7, Alderman Patsy Smith

Existing Zoning: C-3, General Commercial District

Existing Land Use: Vacant Building

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

Surrounding Land Use: North: Vacant Building
South: Multi-Unit Residential Building
East: Single Family Residences
West: Electrician (Commercial)/Vacant Building

Street Classification: Broadway Street is classified as a local street.

Comprehensive Plan: The Comprehensive Plan illustrates this site as Higher Density Urban Mix with Residential.

Zoning/Property History: Based on City records, the subject property was annexed into the city in 1927 as vacant piece of land and has been a commercial building since at least 1961. The subject property has undergone some site improvements since then but has been consistently utilized as a commercial building.

Project Description: *Overview*

The petitioner has requested a Conditional Use Permit to host meetings and events (assembly) within the proposed library/media space at the Romanian Heritage Center NFP, 81 N. Broadway Street. This type of activity is categorized under the commercially zoned assembly use as defined below.

COMMERCIAL ZONED ASSEMBLY USES:

A use that is primarily for the purpose of the assembly of people, which can contain a combination of uses that take place in both principal and accessory structures. Such uses include: commercial theater, banquet halls, nightclubs, church, synagogue, temple, meeting house, mosque, or other place of worship. For allowable accessory uses, refer to the specific land uses defined in this chapter. Such uses shall adhere to the off-street parking requirements under "assembly uses".

The property at 81 N. Broadway Street is in the C-3 zoning district, along Broadway between Cumberland Circle (i.e. the intersection of Broadway, Golf Road, Wolf Road, and State Street) and Northwest Highway, near the Cumberland Metra Station. The subject property contains a one-story commercial building with on-street parking in the front and an accessory parking lot at the rear as shown on the attached Plat of Survey.

The petitioner currently operates an office, which is a permitted use and has a valid business registration, on a property at 83 N. Broadway Street directly north of the subject property. The space is utilized as a media office for the Romanian-American Network and a law office for the Leahu Law Group, LLC.

Proposal

The petitioner plans to completely remodel the interior of the existing building to locate a library/multi-media room, which will occupy most of the space. In addition, there is a Romanian heritage exhibit area, along with restrooms, and storage areas. The need for the Conditional Use stems from conducting meetings and events. Section 12-13-3 of the Zoning Ordinance, in defining commercially zoned assembly, includes the example of a "meeting house," and the petitioner intends to conduct meeting events of various professional and civic groups tied to the organization. On the other hand, the private library is a *permitted* use, and the classes and art workshops would be considered accessory to the library and therefore permitted. The true focus of this request is using the property for meetings and events.

The petitioner intends to utilize the subject property for various uses as described in the attached Activities and Programs Brochure, and summarized in the following table. Note that the Fire Prevention Bureau reviewed the plans and visited the space. The maximum occupancy load is 73 people.

| Use Description | Occurrence* | Staff Size | Group Size |
|---------------------------------------------------------------------------------------|-----------------------------------------|------------|---------------------------------|
| Private Romanian Library and Heritage Research Center for members, students, tutoring | Monday-Friday, up to 3 hrs. a day | 2-3 | 12 (members); 2-3 (students) |
| Romanian Language and Heritage Classes (Two separate groups) | Twice a month on Tuesdays and Thursdays | 2-3 | 8-12 students |
| History and Heritage of the Romanian People | Once a quarter | 2 | 10-20 participants |
| English Classes | Weekly, Mondays | 2 | 6-12 students |
| Arts and Crafts Workshops | Varies | 2 | 6-10 students |
| Faith and Life – Fellowship and Religious Studies | Varies based on event | 2-4 | 12-20 participants |
| Events | Varies | Varies | Varies |

*Not open on U.S. and Romanian Holidays

Off-Street Parking

The subject property contains a surface off-street parking area shared between 81 and 83 N. Broadway Street. As such, the off-street parking requirement must consider the existing office uses at 83 N. Broadway Street and the proposed assembly uses at 81 N. Broadway Street, pursuant to Sections 12-9-7 and 12-9-8 of the Zoning Ordinance:

- One parking space for every 250 square feet of gross floor area for office areas; and
- One parking space for 200 square feet of gross activity area for the commercially zoned assembly area (library).
- *Note: A library has a parking minimum of only 1 space per every 750 square feet of gross floor area. However, for the purposes of this request, the requirement for commercially zoned assembly must be used because it is more restrictive (i.e. contemplates more people). Nonetheless, should the commercially zoned assembly not be approved, staff preliminarily believes the total parking requirement for office at 83 N. Broadway and Library at 81 N. Broadway could be met by the rear parking lot.*

The existing office area at 83 N. Broadway Street consists of 840 square feet and the total gross activity area for the proposed use at 81 N. Broadway Street consists of 1,100 square feet, requiring a total of 11 off-street parking spaces, including a minimum of one accessible space. The attached Site Plan shows the existing parking area at the rear of the building that is designed to accommodate 16 off-street parking spaces including

one accessible space on the subject property. Staff has added a condition that a revised Site Plan prepared by a design professional is submitted with full dimensions on the parking area in conformance with Sections 12-9-7 and 12-9-8 of the Zoning Ordinance at time of building permit.

Collective Parking Agreements

The petitioner has submitted the attached Proposed Parking Use Plan to identify how the parking area will be utilized during their operations throughout the week. It is noted that on regular weekdays from 9 a.m. to 7 p.m. and Saturdays from 9 a.m. to 1 p.m., the available off-street parking available on the subject property would be sufficient for their operations. However, the petitioner does identify that more parking—in addition to the spaces available on the subject property—is necessary on regular week days from 6 p.m. to 9 p.m., Saturdays after 5 p.m., and Sundays from 1 p.m. to 5 p.m. Section 12-9-3 of the Zoning Ordinance allows for up to 33 percent of the required off-street parking to be fulfilled on a separate, privately-owned zoning lot provided that the following conditions are met for the collective parking spaces:

- The collective parking spaces utilized on the separate zoning lot are in excess of the total requirement for all uses that occupy that lot, or that sufficient data has been provided to the city indicating that there is not a substantial conflict in the hours of operation of all the uses on the lot;
- The collective parking spaces are within 300 feet of the use served;
- Pedestrian travel between the collective parking spaces and the use severed does not require at-grade crossings of roadways classified by the Illinois Department of Transportation (IDOT) as arterials; and
- A written agreement guarantees that the parking spaces on the separate zoning lot will be maintained so long as the uses requiring parking are in existence, or unless the required parking is provided elsewhere in accordance with the Zoning Ordinance.

As such, staff has added a condition that the petitioner must obtain, execute, and submit to staff a collective parking agreement with each property it intends to use for additional parking to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance, as amended. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided 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: The proposed activities consisting of meetings, events, and other gatherings involving the assembly of people is classified as a Commercially Zoned Assembly use. A Commercially Zoned Assembly use is a conditional use 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 proposed commercially zoned assembly repurposes an existing vacant space, which helps to achieve the goal of the Comprehensive Plan to foster and improve commercial developments. This proposal can also provide another asset to the community through the promotion of cultural diversity, which the Comprehensive Plan strives to preserve and foster.

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: The proposal will not redevelop the existing space in a way that would not be harmonious and appropriate in appearance to surrounding development since the petitioner does not plan to alter the building's exterior. Instead, the proposal includes additional landscaping in front of the building and parking area improvements at its rear to improve the aesthetic appearance of the property.

PZB Additions or Modifications (if necessary): _____

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

Comment: Regarding activities that will take place inside the building, the proposed use will not be hazardous or disturbing to the existing neighborhood uses. The petitioner has proposed off-street parking spaces at the rear of the building and will provide a separate collective parking agreement with all properties it is utilizing for collective parking to handle any overflow parking during events. The Board should decide whether any concerns about utilizing multiple parking lots would rise to the level of "hazardous or disturbing."

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 is adequately served by essential public facilities and services through property access from a rear alley, on street parking in the front, and municipal services. Staff does not feel that the proposed use will alter the existing service of this property.

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 existing building does not create excessive additional requirements at the public expense for public facilities and services. Staff does not feel that the proposed use will create excessive additional requirements for public facilities and service, as the size and location of the existing building will remain the same.

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: The proposed use operations will not produce excessive production of noise, smoke fumes, glare, or odors since all operations will take place inside the building and consist of smaller groups of people. The anticipated events that will occur on occasion once or twice during the month will be scheduled and planned in coordination with proposed collective parking agreements to ensure adequate parking is provided. To the extent that evaluating traffic includes availability of parking, the Board may consider that issue. However, in terms generating regular, high-volume traffic, staff does not believe the use will do that, as the meetings would be somewhat infrequent.

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: The proposed use will have parking and property access concentrated at the rear of building with some parking in the front of the building. Staff feels that the proposed parking and access to the site is sufficient during normal operations but is recommending the requirement of collective parking agreement(s) to be established and executed between the proposed use and specified neighboring property owners to accommodate events with larger vehicular and pedestrian traffic.

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 proposed use will not result in the destruction, loss, or damage of natural, scenic, or historic features since the property is already developed with the building and parking area. In addition, the subject building is not listed as a historic significant structure.

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 use will comply with all other regulations in the Zoning Ordinance. The conditional use will be the only entitlement necessary for the proposed request as presented.

PZB Additions or Modifications (if necessary): _____

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 request. The City Council has final authority on the proposal. If the PZB recommends approval of the request, staff recommends the following:

1. That the Board is comfortable with and has reviewed any necessary shared parking agreements before it would vote on a *recommendation for approval* to Council
2. A revised Site Plan prepared by a design professional is submitted at time of building permit with full dimensions on the parking area in conformance with Chapter 9 of the Zoning Ordinance.
3. The petitioner must obtain, execute, and submit to staff a collective parking agreement with each property it intends to use for additional parking to address all parking

requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.

4. That all appropriate building permit documents and details, including all dimensions and labels necessary to denote all proposed improvements to the subject property are submitted as necessary for the proposal. All permit documents shall be sealed and signed by a design professional licensed in the State of Illinois and must comply with all City of Des Plaines building and life safety codes.

Attachments:

Attachment 1: Location Map

Attachment 2: Site and Context Photos

Attachment 3: Petitioner's Responses to Standards

Attachment 4: Plat of Survey

Attachment 5: Project Narrative and Photos of Existing Conditions

Attachment 6: Activities and Programs Brochure

Attachment 7: Site and Parking Lot Plan

Attachment 8: Parking Use Plan

Attachment 9: Floor Plan

Chair Szabo stated that Steve Bonica, petitioner for the project, was sworn in last meeting. Mr. Bonica stated that the Romanian Heritage Center purchased the property at 81 Broadway street to turn it into a Cultural, Learning and Research Center for Literature, History and Traditional Art. He added that a separate space at 83 Broadway Street is already in use and is not a part of this petition. He stated that they are here today for a Conditional Use for assembly to hold community meetings, seminars, and gatherings. He plans to have a learning and tutoring center. He said he was here at the last meeting and heard the neighbor's concerns. He stated that the biggest issue was parking. He would like to submit evidence that they have solved that problem.

Mr. Bonica gave definition of anthropology. He stated that the Romanian Heritage Cultural Center is dedicated to the appreciation, preservation, and promotion of the cultural manifestation that impact and shape the existence of our ethnicity and define our identity. The cultural center consists of over 15,000 books and literature and would be open primarily from the hours of 9-5 pm. The operations will include running a learning and tutoring center and classes. He stated that he has submitted a schedule of proposed activities and programs. He would also like to have activities from 7-9 pm on weekdays and activities weekends. He stated that the larger events would only happen once per month and would be around 75-80 people. He said he listened to the neighbor's concerns and noted they have 13 parking spots, which are sufficient for the daytime activities. They talked to neighbors and are working on getting executed collective parking agreements with six other properties to address parking concerns. They have three written agreements and three verbal agreements that they are working to get executed. The other businesses would allow limited use of their parking lots after business hours—6 spaces at 42 N. Broadway; 6 spaces at 72 N. Broadway; and 8 spaces at 82 N. Broadway—that provide 20 additional parking spaces. They

secured verbal agreements for 581 E Golf (36 spaces), 79 N. Broadway (8 spaces), and 73 N. Broadway (6 spaces), which they are working to get those leases signed. He is looking for a Conditional Use for assembly to hold community meetings, seminars, and gatherings. He stated that the larger events would only happen once per month and would be around 75-80 people and they would have more than enough parking with the parking agreements.

Member Fowler stated that the maximum occupancy load is 73 people which is from the fire prevention bureau.

Mr. Bonica stated that they have talked to the neighbors and are pursuing collective parking agreements with the surrounding property owners.

Member Fowler restated that the fire prevention bureau restricted the building occupancy to 73, so it does not just have to do with parking.

Mr. Bonica stated that they will comply with whatever the Fire Department sets.

Member Vermis asked when he plans to have the other signed agreements.

Mr. Bonica responded he plans to have the signed agreements before the city council meeting, next week if possible. However, they still have additional 20 spaces available with the current signed agreements, totaling 33 spaces.

Member Vermis asked if they are utilizing the Romanian Baptist Church for parking.

Mr. Bonica stated that they were told by staff that they cannot rely on that for additional parking because it is a hazard.

Member Vermis asked how they will make sure that people are not parking on residential streets.

Mr. Bonica stated that people have the natural instinct to park as close as possible and the residential area would be a further walk.

Chair Szabo stated that is a good idea to have all of the written agreements before going to City Council and he wished he had them before tonight's meeting.

Mr. Bonica responded that he has that three executed collective parking agreements with him that equate to 20 additional spaces, and that he could provide them to the PZB.

Chair Szabo added that it would have also been nice if he had signed agreements in hand for the other three properties identified.

Mr. Bonica stated that since he has 33 parking spots that he has enough for the 73 max. He stated that the formula is multiplying the spots by three.

CED Director Carlisle stated that the maximum allowed by Fire is 73. The requirement for parking from zoning is a ratio based on use. He stated that Mr. Stytz will go over that in the staff report.

Senior Planner Stytz stated that assembly use is based off square footage of gross activity area. It is one space for every 200 square feet of gross activity area. The space is 1,100 square feet, based on the office next door, 11 spaces would be required.

Senior Planner Stytz gave the staff report. He stated that the petitioner is requesting a Conditional Use for a Commercially-Zoned Assembly Use in the C-3 General Commercial zoning district at 81 N. Broadway Street. He gave a presentation showing the Location Map and Background, Site Photos, Proposed Floor Plan, Proposed Site and Parking Use Plan, Proposed Schedule of Activities, and Planning and Zoning Board Considerations. He stated that staff has not seen and does not have the signed parking agreements. He stated that they will be looking to have them prior to going to City Council. The PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the request. The City Council has final authority on the proposal. If the PZB recommends approval of the request, staff recommends the following:

1. That the Board is comfortable with and has reviewed any necessary shared parking agreements before it would vote on a *recommendation for approval* to Council
2. A revised Site Plan prepared by a design professional is submitted at time of building permit with full dimensions on the parking area in conformance with Chapter 9 of the Zoning Ordinance.
3. The petitioner must obtain, execute, and submit to staff a collective parking agreement with each property it intends to use for additional parking to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.
4. That all appropriate building permit documents and details, including all dimensions and labels necessary to denote all proposed improvements to the subject property are submitted as necessary for the proposal. All permit documents shall be sealed and signed by a design professional licensed in the State of Illinois and must comply with all City of Des Plaines building and life safety codes.

Member Weaver state that he is looking at an aerial photo that shows parking on Broadway Street. He also asked if there are any parking restrictions on Broadway and if there are times associated with the restriction.

Mr. Stytz stated that there is a three-hour parking restriction, and it is not for heavy vehicles, but he does not believe there are times associated with the three-hour parking restriction.

Member Catalano stated that based on the gross activity area they would be required to have 11 parking spaces. He noted that originally there were 16 parking spaces and now there are 13 spaces. He asked why they need more parking.

Mr. Stytz stated that the original site plan had 16 spaces, but it has been revised to 13.

Mr. Carlisle stated that with an assembly use there is a spike in demand for parking at certain times. The petitioner stated that he could have 73 people. The Conditional Use you are not bound to take the simple base line number because you need to consider all the factors. For that reason, we know there will be more than 11 households. So there has to be an additional arraignment to accommodate the attendance spikes. The written agreements are not in the packets because we have not seen them. Our recommendation to this board is that if you are considering a recommendation of approval and you look at the parking leases and you are comfortable with what they say before they are processed by staff to go to City Council.

Member Saletnik stated that we might have to continue this case since he does not have all the written agreements. He asked how many parking spaces they have with the written agreements. He also asked if they understand that the Fire Occupancy does not allow more than 73 so when Mr. Bonica states that he could have more than 90 that would not be allowed. And out of the 73 people, are they families or are they individuals? He also stated that the 73 comes from a square footage of the assembly space. He stated you cannot have more than 73 people occupying that room at any one time.

Mr. Bonica stated that they have written lease agreements for an additional 20 spaces. Which added to their 13 spaces will take care of 32% of full occupancy. They were told to look at the municipal code for parking and they found the formula that they confirmed with their architect and attorney which he was told it is 32% of the number of full occupancy. That would mean with 33 parking spots they would have enough for full occupancy before the other verbal agreements are set. He stated that if the occupancy is 73 they will abide by that. He stated that he does everything by the book. He came her to be good role model and good citizens. He wants to provide a space where everyone is welcome and feel proud of the culture.

Member Weaver thinks that Mr. Bonica's attempt to find other parking spaces at other properties is admirable. However, the written agreements you have are on the west side on Broadway and the verbal agreements are on the East side. Looking at the map, Yale Court is close to your business. That is why the agreements for the parking on the east side are important and if you get a lease for them, you will have a very good plan.

Mr. Bonica stated that he believes people will come in the front door so the parking would be across the street and Yale Court would be further. He would provide parking spaces and signs. He also proposed that his neighbors at Yale Court start a petition to make Yale Court resident parking only. He stated he would help them with it.

Member Veremis asked a question to staff. If this were to be recommended for approval tonight, when would it go to City Council. Would we have time to meet another time before so staff could go over the agreements?

John Carlisle stated that this is a very busy time for Planning and Zoning and City Council. August 7, 2023 is the next City Council meeting that could hear this case. He stated that staff has not seen the agreements. Chairman Szabo can enter the leases into record and then view them.

Chair Szabo entered the leases into the record. He asked the Planning and Zoning Board members to take a look at the signed leases.

Member Saletnik asked how many total spaces would be available from this property and the signed leases. And with a maximum occupancy of 73, how many would be needed?

Mr. Bonica stated that they will have 33 parking spots total with the signed leases. He also stated that they have the use of church vans for transportation. He is working to finalize the other leases.

Chair Szabo asked if any of the audience members were in favor or opposed to the petition.

Chair Szabo stated that Nita Rose of Seventh Avenue was sworn at the last meeting. She stated that she was here two years ago. She stated that he had big groups that parked in their neighborhoods, slammed car doors, etc., and they there was too much traffic going through the neighborhood. She stated she is concerned about parking and traffic because there are lots of families walking small children. She stated that he did not tell the truth when he first came and she had to tell the board. She stated that they do not want these people here, that they do not want them in their neighborhood. She believes the home values will go down.

Member Fowler asked how many events she has experienced from this petitioner and how big they were.

Ms. Rose stated she did not experience any events because they did not get approval to operate in the area, but that they do not want it to happen.

Chair Szabo swore in Diane Thompson of Seventh Avenue. She wanted to explain the type of neighborhood this traffic would infringe on. Her grandfather subdivided the neighborhood and dedicated the park to the neighborhood. She stated that its important to keep the neighborhood safe and it would not be as safe with the additional traffic.

Member Fowler asked if there are any kids playing at that park.

Mr. Thompson responded that kids do play at that park. Adults also utilize that space for meetings and gatherings.

Chair Szabo swore in Paul Holzer of Seventh Avenue. He is concerned about the proposed assembly use. He heard quantitative data to support capacity and community is supportive of the businesses in the area. The City has been helpful any time they had parking problems. He would welcome the Heritage Center. He wants to make sure this is in a properly zoned area.

Chair Szabo swore in Timothy Stef. He stated that he is familiar with the area. He stated he is a first-generation Romanian. He wants to see his culture around him. He does not understand why we would not want something that is good for society.

Chair Szabo swore in Brian Emerick. He does not have a problem with the type of business but he is concerned about the traffic. He is concerned about 80 people leaving the facility at 9 pm causing noise.

Mr. Bonica asked why we are talking about parking near Yale Court – people would not be coming from that way or parking there. They will be coming from Golf Road or Northwest Highway. Mr. Bonica stated that one of the residences talked about safety. He asked if she was implying that they were a risk for safety. He said they will not be parking by Yale court so there will be no traffic. He also asked about the resident that said he lied. He stated that looking back at the paperwork it states that they will do as much as they are allowed to do. The 80-person number was in the paperwork two years ago. He stated that he is here to work with you and that they are neighbors.

Chairman Szabo asked if any member would like to make a motion.

Member Weaver stated that he would like to make a motion but would like to preface it first. He stated that there are parking lots A,B,C,D, E and F on the diagram plus the 13 on the petitioners property which makes 82 spaces. They have a maximum meeting size of 73 persons and a potential of 82 parking spaces. He stated that parking lots D and E are not as visible and easy to find and the distance would not make less attractive, which makes parking lots A, B and C important. He stated one of the suggested conditions proposed by staff is *The petitioner must obtain, execute, and submit to staff a collective parking agreement with each property it intends to use for additional parking to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.*

Member Weaver stated that his condition would be that the collective parking agreements must include the parking lots on the East side such that we have at least 60 parking spaces.

A motion was made by Board Member Weaver, seconded by Board Member Catalano, to approve the Conditional Use with staff conditions #2 and #4 as written and with the staff condition #3 amended to require an executed collective parking agreement for Sites A-C located on the east side of Broadway Street as proposed by the petitioner.

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

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

2. **Address:** 1345 Golf / 16 Mary

Case Number: 23-031-TA-MAP

The petitioner is requesting the following items: (i) a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the subject property at 1345 E. Golf Road/16 Mary Street from C-3 General Commercial to M-2 General Manufacturing in preparation for a future request for an outdoor bulk material facility use; and (ii) a Text Amendment under 12-3-7 to allow a childcare center use in the M-2 district.

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Petitioner: | Pasque Mauro, 1269 E. Golf Road, Des Plaines, IL 60016 |
| Owner: | 1345 Golf / 16 Mary LLC (Representative: Pasque Mauro, 1269 E. Golf Road, Des Plaines, IL 60016) |
| PINs: | 09-17-200-026-0000; -027; -039 |
| Ward: | #1, Alderman Mark A. Lysakowski |
| Existing Zoning: | C-3, General Commercial District |
| Existing Land Use: | Multi-tenant building with childcare center |
| Surrounding Zoning: | North: I-1, Institutional District South: M-1, Limited Manufacturing District East: C-2, Limited Office Commercial District West: M-2, General Manufacturing District |
| Surrounding Land Use: | North: Hospital (Institutional) South: Maine Township Highway Commission (Industrial) East: Watch Manufacturer (Industrial); Electrician (Commercial) West: Material Supply Business (Industrial) |
| Street Classification: | Golf Road is an other principal arterial, and Mary Street and Redeker Road are each local streets. |
| Comprehensive Plan: | The subject property is illustrated as Commercial Industrial Urban Mix. |
| Zoning/Property History: | Based on City records, portions of the subject property—comprised of three parcels—were annexed into the city between 1965 and 1973 with a building, off-street parking area, and open space. Around the early 2000s, a commercial radio service facility, or cell tower, was installed on the property and has been in operation ever since. In 2014, a conditional use was approved for a childcare center on the |

subject property, which began operations in 2015. In 2018, a conditional use amendment was approved to expand the existing childcare center in the existing building, which is still in operation on the subject property today. There have also been various manufacturing, warehouse, or production uses that have operated out of the remaining building space not occupied by the childcare center. One recent business was Chromatech printing (the building is sometimes called “the old Chromatech.”) However, the last business ceased operations in March 2023, making the childcare center the only active business on the subject property at this time.

Project Description: *Overview*

The subject property is located in the C-3 General Commercial district at the southwest corner of the Golf Road/Mary Street intersection and is comprised of three separate PINs totaling 2.22 acres, which are addressed under 1345 E. Golf Road and 16 Mary Street as shown below.

| PIN | Size | Zoning |
|--------------------|------------------------|------------------------|
| 09-17-200-026-0000 | 26,327 SF / 0.60 acres | C-3 General Commercial |
| 09-17-200-027-0000 | 1,371 SF / 0.03 acres | C-3 General Commercial |
| 09-17-200-039-0000 | 69,196 SF / 1.59 acres | C-3 General Commercial |

The subject property is improved with a one-story, 27,500-square-foot building and two off-street paved parking areas: one directly east of the building, where spaces are directly connected to the Mary Street right-of-way, and another north of the off-street parking area along Golf Road. Additionally, there is a cell tower, unpaved storage area, and outdoor activity area for the childcare center as shown on the attached ALTA/NSPS Land Title Survey.

While not part of this request, in the future the petitioner will propose to locate an outdoor bulk material facility use, as defined below, on the subject property as well as at 1331 E. Golf Road (also owned by the petitioner and already zoned M-2), which would be consolidated through the subdivision process as one cohesive development on a single lot of record.

OUTDOOR BULK MATERIAL FACILITY: An establishment used or occupied for the primary purposes of outdoor construction material storage, acceptance and transfer of landscape debris and stone or concrete crushing operations. This definition does not include the uses of warehouse, trade contractors, commercial storage, contractor's storage yard and commercial truck parking lot. "Outdoor bulk material facility" does not include any use otherwise listed specifically in a zoning district as a permitted or conditional use.

Proposed Improvements

The proposal includes on-site improvements including (i) the removal of the existing non-paved area and outdoor activity area for the childcare center on the subject property and the development on 1331 E. Golf Road as shown on the attached Demolition Plan; and (ii) the installation of outdoor storage bins, paved operations/parking areas, upgraded site access points, and new outdoor activity area for the childcare center as shown on the attached Site Plan. The existing building, cell tower, and on-street parking areas along Mary Street would be retained as part of this project, with some parking lot upgrades proposed.

There are also off-site improvements including (i) the removal of the two-existing curb-cuts off Golf Road and their replacement with a new three-lane, full access curb-cut onto Golf Road; (ii) the removal of the existing curb-cut off Mary Street; (iii) the upgrading of the existing curb-cut on Redeker Road with a new three-lane, full access curb-cut; (iv) and the removal of the existing concrete median on Golf Road and its replacement with a new left turn lane as shown on the attached Demolition Plan and attached Site Plan.

Future Requests

While the petitioner is applying only for the aforementioned map amendment and text amendments at this time, additional entitlements will be required prior to the operation of the proposed outdoor bulk material facility use—and would serve as the second application for this overall proposal—including necessary conditional use requests (pending the approval of the map and text amendment requests in this first application). In addition, the petitioner has noted that a subdivision and variation requests will also accompany the future, separate application for the proposed use on the subject property and 1331 E. Golf.

MAP AMENDMENT

Request Description:

Overview

The proposed outdoor bulk material facility use is not allowed in the C-3 district as a permitted or conditional use but is permitted in the M-2 General Manufacturing district through a conditional use permit as noted below.

| Manufacturing Districts Use Matrix | | | |
|-------------------------------------------|------------|----------------|------------|
| <i>Use</i> | <i>M-1</i> | <i>M-2</i> | <i>M-3</i> |
| Outdoor Bulk Material Facility* | | C ⁴ | |

*This use is not allowed in the M-1 and M-3 zoning districts.

Note:

4. Outdoor bulk material storage shall only be allowed on the 1200 and 1300 blocks of East Golf Road. All outdoor storage areas shall be completely screened with either a solid masonry or wood fence and no outdoor materials shall exceed the height of the solid fence.

Note 4 above adds additional requirements for the type of use proposed. Given that the subject property is located at 1345 E. Golf Road, it is able to meet the location requirement in note 4. The proposed masonry fence meets the fence material requirement. However, the attached Site Plan indicates 12-foot-tall bins and an 8-foot-tall fence, which does not meet the screening requirements of Note 4 requirement and would need to be addressed with a future submittal.

Bulk Regulations

The operation of the outdoor bulk material facility use on the subject property would require a map amendment to the M-2 district and be subject to the bulk regulations in Section 12-7-4.H of the Zoning Ordinance. The table below compares the M-2 district regulations with the proposed development on the subject property.

| M-2 General Manufacturing District Bulk Standards | | |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------|
| <i>Bulk Controls</i> | <i>Required</i> | <i>Proposed</i> |
| Maximum height | 60 ft ¹ | 18 ft |
| Minimum front yard [north] (adjacent other and on major thoroughfare ¹) | 65 ft | 34 ft* |
| Minimum side yard <ul style="list-style-type: none"> • East (adjacent other) • West (adjacent manufacturing) | 50 ft 25 ft | 30 ft* 85 ft |
| Minimum rear yard [south] (adjacent manufacturing) | 25 ft | 30 ft |
| Minimum lot size | None | N/A |
| Maximum building coverage | 70 percent | 59 percent |

**Indicates that the regulation is not met; staff recommends seeking variations in the second submittal to avoid a long-term circumstance of a nonconforming structure.*

¹ For purposes of this report, the term “major thoroughfare” is defined as a roadway classified by the Illinois Department of Transportation (IDOT) as an arterial road. The subject property is located on Golf Road which is an arterial.

Note:

1. In instances when an M-2 zoned site shares a property line with a residentially zoned parcel(s), no portion of any principal building or structure on the M-2 zoned site shall be taller than 40 feet when within 120 feet of such abutting residentially zoned parcel(s). Portions of buildings or structures farther away than 120 feet from a residentially zoned parcel(s) may go up to the maximum allowable building height of 60 feet.

Based on the M-2 district bulk regulations above, the proposal would meet all standards with the exception of the required front/north setback (Golf) and east side setback (Mary). The north property line—designated as the front yard—fronts an arterial and is adjacent to the institutional district, which is not a manufacturing district, requiring a greater setback requirement. Similarly, the east side property line is adjacent to a commercial district, which also requires a larger side yard setback. The positioning of the existing building on the subject property does not meet the setback requirements of the M-2 district, and therefore future variations are recommended to avoid a long-term circumstance of a non-conforming structure.

The petitioner has noted that a second, separate application will be submitted with various variation requests—including those related to building setbacks. However, the PZB may consider the Site Plan Review standards in Section 12-3-2, described in more detail below, to determine whether or not the map amendment is appropriate.

Site Plan Review

Pursuant to Section 12-3-7.D.2 of the Zoning Ordinance, a Site Plan Review is required for all map amendment requests to assess how the request meets the characteristics identified in Section 12-3-2, which are listed below along with staff's assessment of each in relation to the current Site Plan provided by the petitioner. Please note that the current Site Plan is intended to be adjusted as necessary by the petitioner to address staff/public comments and incorporate all needs of the proposed outdoor bulk material facility use with a subsequent submittal that will formally seek necessary conditional use(s) and variations.

| Site Plan Review | |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Item</i> | <i>Analysis (based on Proposal)</i> |
| The arrangement of structures on the site | <ul style="list-style-type: none"> Utilizes the existing building and on-street parking area with minimal changes Compatible with uses to the south and west but not necessarily with uses to the north and east. |
| The arrangement of open space and landscape improvements | <ul style="list-style-type: none"> Minimal landscape areas proposed Creates a functional but not necessarily a desirable environment for patrons, pedestrians, and occupants. |
| The adequacy of the proposed circulation system on the site | <ul style="list-style-type: none"> Improves site access and minimizes curb-cuts No real separation between pedestrian and vehicle circulation |
| The location, design, and screening of proposed off-street parking areas | <ul style="list-style-type: none"> Partial screening of parking areas provided, except on Mary Street Adequate perimeter parking lot landscaping not provided |
| The adequacy of the proposed landscaping design on the site | <ul style="list-style-type: none"> Proposed masonry walls provide some screening but are not proposed to be same height as bins Some landscaping proposed but no adequate logical transition between uses. |
| The design, location, and installation of proposed site illumination | <ul style="list-style-type: none"> Exterior illumination installed close to property lines, which could impact surrounding properties Photometric Plan will be required to confirm conformance with Section 12-12-10. |
| The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comp. plan | <ul style="list-style-type: none"> Fits the commercial industrial urban mix land use designated for the subject property on the future land use map in the Comprehensive Plan. Does not necessarily align with the Comprehensive Plan objective to redevelop the area with a cohesive development. |

TEXT AMENDMENT

Request Description:

Overview

There is an existing childcare center operating on the subject property with an active conditional use permit. While a childcare center use is allowed in the C-3 district (current property zoning) through a conditional use permit, it is not currently allowed in the M-2 district as either a permitted or conditional use. Rezoning the property to M-2 would render the property a legal nonconforming use, which allows the use to continue operating but places various restrictions on the use's—and property's—ability to be permitted for expansion, relocation of structures, building and site alterations, etc. Thus, a text amendment is advisable to create an allowance for this use in the M-2 district and enable the site plan and mix of uses proposed by the petitioner.

Proposed Amendments

The petitioner has provided the attached Proposed Text Amendments to identify the requested language in Section 12-7-4.G. Based on the proposal, a childcare center would be established as a conditional use permit in the M-2 district, with a note requiring it to be a secondary principal use and for the manufacturing use to have 20 or more employees on staff. The petitioner's rationale for the proposed amendments is found in the attached Petitioner's Responses to Standards for Text Amendments.

Standards for Zoning Map Amendment:

The following is a discussion of standards for zoning map amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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

While the expansion of industrial uses, such as an outdoor bulk material facility, is not a listed overarching principal of the 2019 Comprehensive Plan, the proposed use arguably fits underneath the commercial industrial urban mix land use designated on the Future Land Use map. This plan contemplated potential redevelopment options for the area in which the subject property is located in an effort to create a more cohesive development area. However, the proposed map amendment does not necessarily fulfill this goal. The Board may decide whether there is sufficient alignment with the Comprehensive Plan to satisfy the standard.

PZB Additions or Modifications (if necessary): _____

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

The subject property is adjacent to manufacturing zoning to its south and west, but it also is adjacent to commercial (C-2 Limited Office) and institutional (I-1) zoning to its east and north – although Golf Road provides a naturally boundary between the “Five Corners” area in which the property lies and the Holy Family medical campus to the north. The smattering of different zoning districts in the general area naturally leads to a mix of uses, although it is undeniable that manufacturing, warehousing, storage, and various service repair uses—not the least of which is the existing Des Plaines Material and Supply at 1269 E. Golf—have clustered in this area. It could be argued the proposed map amendment reduces the transition area between the institutional uses north of Golf Road and the manufacturing uses south of Golf Road, but it could also be argued that Golf Road is a sufficient barrier to negate the need for a transition. While small setbacks and design of the existing building seem to fit with the existing commercial zoning designation, there is no denying the prevailing character of the development to the west, south, and east/southeast has a character aligned with a manufacturing designation. Nonetheless, the PZB should decide.

PZB Additions or Modifications (if necessary): _____

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

There are no perceived concerns with the continued adequacy of public facilities and services for the subject property with the proposed map amendment. The anticipated use of the subject property upon approval of the map amendment would arguably improve the public facilities and services available on the site.

PZB Additions or Modifications (if necessary): _____

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

The proposed map amendment would allow for uses that are by nature more intensive with various potential adverse effects, including traffic, noise, fumes, dust, and odors. These factors *may* negatively impact surrounding properties based on the proposed operation plans for a future manufacturing use. There is proposed screening for the site, but it does not fully screen the proposed operations or contain the potential effects mentioned above. As such, it is fathomable – although unknown from staff’s perspective – that the map amendment could lead to a future adverse effect on the value of properties in the surrounding area. On the other hand, the standard states “throughout the jurisdiction,” so it is concerned with a citywide impact. It could also be

argued that an investment by Des Plaines Material & Supply either (i) improves the economic vitality of Des Plaines overall or (ii) has negligible impact, in either case satisfying the standard. The PZB should weigh all of the above.

PZB Additions or Modifications (if necessary): _____

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

On one hand, the proposed amendment allows for additional uses not currently eligible for the subject property given its commercial zoning designation. However, it is not clear that the zoning change from commercial to manufacturing reflects responsible standards for growth. The PZB should review prior evaluation and decide.

PZB Additions or Modifications (if necessary): _____

Standards for Zoning Text Amendment:

The following is a discussion of standards for zoning text amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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

Please see the Petitioner's Responses to Standards for Text Amendments.

PZB Additions or Modifications (if necessary): _____

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

Please see the Petitioner's Responses to Standards for Text Amendments.

PZB Additions or Modifications (if necessary): _____

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

Please see the Petitioner's Responses to Standards for Text Amendments.

PZB Additions or Modifications (if necessary): _____

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

Please see the Petitioner’s Responses to Standards for Text Amendments.

PZB Additions or Modifications (if necessary): _____

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

Please see the Petitioner’s Responses to Standards for Text Amendments.

PZB Additions or Modifications (if necessary): _____

PZB Procedure and Recommended Conditions: Under Section 12-3-7.D (Procedure for Review and Decision for Amendments) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve with modifications, or deny the above-mentioned requests at 1345 E. Golf Road/16 Mary Street. The City Council has final authority on the proposal.

Attachments:

Attachment 1: Location Map

Attachment 2: Site and Context Photos

Attachment 3: Petitioner’s Responses to Standards for Map Amendments and Text Amendments

Attachment 4: ALTA-NSPS Land Title Survey

Attachment 5: Project Narrative

Attachment 6: Site Plan (includes Demolition Plan)

Attachment 7: Proposed Text Amendments

Attachment 8: Traffic Impact Study without Appendices²

Chair Szabo swore in Pat Mauro, petitioner, and Anasta Shkurti, Attorney for the petitioner. Mr. Shkurti stated that they applicant is the property owner of 1345 Golf and 16 Mary Street. The applicant owns Des Plaines Material Supply—DMS—which operates at 1269 E. Golf Road. They are here for two petitions: (1) A Map Amendment to rezone from C-3 to M-2; and (2) A Text Amendment to permit Child Care Center to operate in the M-2 district as a Conditional Use allowed as a secondary principal use. He stated that they will be looking to consolidate the property and apply for conditional use and variation requests in upcoming petitions.

² A full copy is available by request to the Department of Community and Economic Development.

Mr. Shkurti gave a presentation highlighting the project location and lot size. He highlighted the zoning areas on all the parcels. He explained which parcels they would like to rezone. He showed aerial photos and a map view of the property. He explained the site plan. He stated that they are here to rezone the parcel at 1345 Golf and 16 Mary and to allow for Conditional Use for childcare. They plan to relocate the parking lot and child play area.

Mr. Shkurti explained the Key Improvements Document. He explained that the total project will cost around \$2.5 million. He explained the four-year revenue and tax projections. He went over the footprint slide, explaining the parking spaces and site access. Mr. Shkurti showed pictures of what the protective wall would look like along with night photos showing the lighting. This is a good visibility barrier that will be well landscaped. They do not think there will be changes in the hours of operation. Currently DMS has 25 employees, and they expect to hire more. There is a truck loading area. There is also a resident customer parking area.

They have measures in place for noise, odor, and dust. The barrier wall is for noise and vibration. The business uses a hybrid crusher. With regards to dust, DMS has a fleet of water trucks and street sweepers. For odor mediation, they wash all the trucks daily and the employees use backpack sprayers with odor reducing product.

Chair Szabo asked if the childcare center is the only active use on the subject property.

Mr. Shkurti responded that the childcare center is currently the only use on site.

Chair Szabo asked if there are any plans to close the childcare center.

Mr. Shkurti responded no.

Member Weaver asked if the property south of the storage bins is Auto Crafters and if they have properties on both side of Auto Crafters. He asked if there has been any discussion with their landlord about your project?

Mr. Mauro stated yes, we are on both sides of Auto Crafters. We have 12 acres in total property. He stated that his neighbors are aware of their project.

Member Fowler asked if they plan to have a bigger showroom and have more of an experience inside the showroom.

Mr. Mauro stated that there will have a bigger show room for tools, sample stone etc. to be able to display more product. Business is picking up and we are busy so we need a bigger facility.

Jonathan Stytz, Senior Planner, gave the staff report. He explained that there are two requests. A Map Amendment to go from C-3 to M-2 and a City-Wide Text Amendment for a childcare center in the M-2 district. He went over the site photos of current conditions of outdoor play area, front parking area, parking area along Mary, and rear of building. Mr. Stytz explained the purpose of the site to have an outdoor bulk material facility. There current request has been split into two separate applications. They are applying for the Map and Text Amendments right now and in the future petitioner plans to apply for a Tentative and Final Plat of Subdivision, Conditional Uses and

Variations. Regarding the Map Amendment, the petitioner wants to rezone from C-3 to M-2 an outdoor bulk material facility is not allowed in C-3. Mr. Stytz went over the Proposed Map Amendment, a Site Plan Review and the Proposed Text Amendment. The proposed Text Amendment is to all a childcare center in the M-2 district as a Conditional Use. This would be a legal non-conforming use and it would limit the work that could be done to the facility. This is a secondary use and not a primary use. He explained the Proposed Site Plan and the PZB Considerations for the petition.

There are no recommended staff conditions for the map and text amendment requests (site plan is *not* approved through the map amendment). Future application will be submitted for the conditional use(s), subdivision/consolidation, and any variation requests.

•Two actions:

1. 1.Map Amendment (C-3 to M-2)•**Recommending Body:**Approval, approval with conditions, or denial of the request
2. 2.Text Amendment (Childcare Centers in M-2)•**Recommending Body:**Approval, approval with conditions, or denial of the request

Member Weaver asked since there are several more variations that they will be requesting for future we don't need to put that in the conditions for the recommendation for tonight.

Mr. Stytz stated that your focus for tonight is the Map and Text Amendments. The Site Plan is will not be approved as part of tonight's recommendation.

Member Weaver asked about the tenant, if they have any other tenants and if the other tenants are separate businesses. He also asked about the length of the tenant's lease.

Mr. Shkurti stated that the daycare is the only tenant in the building. He stated that the lease currently ends in 2025 with an option. Nothing will change for the childcare center until the Site Plan change is approved.

Chair Szabo asked where do most of the kids at the daycare center come from.

Mr. Shkurti stated he is not aware of where they come from. Mr. Mauro stated that some of his employees have children and have inquired about the rates for the childcare center.

Member Weaver stated that since the daycare is a tenant they could move if they were uncomfortable with the situation.

Mr. Mauro stated that he has told the childcare center about his plans, and she seems to be ok.

Chair Szabo stated that there is a need for this type of Outdoor Bulk Material facility in Des Plaines. It seems like a lot of businesses like this are leaving and we have a lot of contractors and landscapers in this town.

A motion was made by Board Member Saletnik seconded by Board Member Catalano to recommend to approval of the Map Amendment to go from C-3 to M-2 and the Text Amendment to allow the childcare Conditional Use in M-2.

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

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

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday July 11, 2023.

Chairman Szabo adjourned the meeting by voice vote at 8:50 p.m.

Sincerely,
Margie Mosele, Executive Assistant/Recording Secretary
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners