



# Planning and Zoning Board Agenda February 13, 2024 Room 102 – 7:00 P.M.

## Call to Order and Roll Call

**Approval of Minutes:** January 23, 2024 Regular Meeting; February 6, 2024 Special Meeting

**Public Comment:** For matters that are not on the agenda

## Pending Applications:

1. **Address:** 692 West Oakton Avenue

**Case Number:** 24-003-V

The petitioner has requested the following items: i) a major variation to allow a garage to exceed the maximum size; ii) a major variation to allow for three accessory structures where two are allowed; and (iii) any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 08-24-309-013-0000

**Petitioner:** Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018

**Owner:** Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018

2. **Address:** 2991-3025 Mannheim Road, 3041 Orchard Place, and 1620-1630 W. Higgins Road

**Case Number:** 23-005-FPLAT

The petitioner is requesting the following under the Zoning Ordinance: (i) a Major Change to a Final Planned Unit Development (PUD) for the Orchards at O’Hare PUD, including any necessary exceptions, Conditional Uses, or amendments to Conditional Uses; (ii) a Major Change to a Localized Alternative Sign Regulation (LASR); and (iii) any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-33-305-018-0000, 09-33-305-019-0000, 09-33-305-020-0000, 09-33-305-023-0000  
09-33-305-024-0000, 09-33-305-025-0000

**Petitioner:** Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173 (Owner/Authorized Agent)

**Owner:** Orchards Lot 5, LLC; Orchards Lot 6, LLC; Orchards Lot 7, LLC; Prominence O’Hare, LLC; and DP Higgins, LLC (Manager: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173)

3. **Address:** 1628 Rand Road

**Case Number:** 24-004-CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

**PIN:** 09-16-104-022-0000

**Petitioner:** Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

**Owner:** Art Investment LLC, 2020 Berry Lane, Des Plaines, IL 60018

### **Adjournment**

**Next Agenda:** Next meeting on February 27, 2024

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 No. 23-064-FPLAT  
Case No. 23-005-FPLAT

Final Plat  
Final Plat

2285 Webster Lane  
622 Graceland and  
1332 & 1368 Webford  
1183 S. River Road  
915 Alfini Drive  
1504 Oakwood Avenue  
1628 Rand Road

Case No. 23-047-V  
Case No. 24-001-V  
Case No. 24-002-V  
Case No. 24-004-CU

Variation  
Variation  
Variation  
Conditional Use



**DES PLAINES PLANNING AND ZONING BOARD MEETING**  
**January 23, 2024**  
**MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, January 23, 2024, 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: Szabo, Fowler, Weaver, Saletnik, Veremis, Catalano  
ABSENT: Hofherr  
ALSO PRESENT: Jeffrey Rogers, CED Director  
Ryan Johnson, Assistant CED Director  
Samantha Redman, Senior Planner  
Jonathan Stytz, Senior Planner  
Stewart Weiss, Legal Counsel, Elrod & Friedman, LLP.

A quorum was present.

**APPROVAL OF MINUTES**

A motion was made by Board Member Saletnik, seconded by Board Member Veremis to approve the meeting minutes of January 9, 2024.

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

\*\*\*MOTION CARRIES\*\*\*

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

**Pending Applications:**

Regarding Item Number 6 on the agenda. Chair Szabo announced that the petitioner for Case Number 24-004-CU, 1628 Rand Road, requested a continuance to the February 13, 2024 meeting.

Motion by Board Member Weaver, seconded by Board Member Fowler to continue the case to the February 13, 2024 meeting.

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

\*\*\*MOTION CARRIES\*\*\*

**1. Address: 2285 Webster Lane**

**Case Number: 23-064-FPLAT**

The applicant is requesting a Final Plat of Subdivision under 13-2 of the Subdivision regulations to subdivide one existing lot into two lots of record.

Applicant: Jean Bonk, 2285 Webster Ln, Des Plaines, IL 60018

Owner: Jean Bonk, 2285 Webster Ln, Des Plaines, IL 60018

Case Number: 23-064-FPLAT

PIN: 09-29-302-042-0000

Ward: #5, Carla Brookman

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Single family residence

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

Surrounding Land Use: North: Single Family Dwellings (Residential)  
South: Single Family Dwellings (Residential)  
East: Single Family Dwellings (Residential)  
West: Single Family Dwellings (Residential)

Street Classification: Webster Lane is classified as a local road.

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

Zoning/Property History: Based on City records, the subject property has been one parcel throughout known history and has been owned by the same property owner for several decades. A single-family detached home has been located on the north half property since approximately 1940, per the Cook County assessor. The area to be subdivided is currently grass and other vegetation.

Project Description: The petitioner, Jean Bonk, is requesting a Final Plat of Subdivision for the property located at 2285 Webster Lane. The subject property is 21,982 square feet in size and includes one single family residence. A Tentative Plat of Subdivision and a Standard Variation to reduce the lot width from 55 to 50 feet for the property was approved in June 2023.

### Final Plat of Subdivision Report

Name of Subdivision: Bonk Subdivision

Address: 2285 Webster Lane

Request: Approval of Final Plat of Subdivision

Total Area of Subdivision: 18,682 square feet (0.42 acres)

Lot Descriptions: The petitioner's Final Plat shows the subdivision of the existing lot into two 9,341 square-foot, 50-foot-wide lots with a 25-foot building line. The property includes no easements, and the final plat does not propose any additional easements, but the plat notes utility lines including gas, water, and overhead electrical lines. The petitioner provided correspondence from ComEd and Nicor that no easements exist on the property for these utilities. Per correspondence between the petitioner and ComEd, easements may be required in the future for ComEd when a new residence is planned, but this location and size will be determined prior to approval of a building permit.

A 3,303-square-foot area (33.03 feet by 100.00 feet) is proposed to be dedicated to the city in the front area of the proposed parcels. The current property line extends into the area that is typically used for parkways and sidewalks along Webster Lane, creating a burden for the property owner in terms of maintenance and taxes, and reduces the ability for the city to easily maintain the street and the proposed parkway and public sidewalk.

Presently, there is no sidewalk or parkway in front of the property. The Preliminary Site Improvement Plan includes a 5-foot-wide sidewalk, parkway, and various other improvements. The required improvements were approved by the Director of Engineering (Refer to Final Engineering Plans) and will be included within the resolution. A financial security in the amount of 125% of the approved engineer's estimate of cost of the public improvements will be collected in a form approved by the City Attorney prior to final recordation of the plat of subdivision.

PZB Procedure:

Under Section 13-2-7 of the Subdivision Regulations, the PZB has the authority to recommend approval, approval subject to conditions, or denial of the request: A Final Plat of Subdivision to split an existing lot into two lots of record at 2285 Webster Lane. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 13-2-7 as outlined in the Subdivision Regulations. Staff does not suggest any conditions in the event of recommended approval.

Ms. Jean Bonk was sworn in. Ms. Bonk would like to subdivide the lot in order to have real estate options.

Senior Planner Redman provided an overview of the request and explained that the PZB had approved a Tentative Plat of Subdivision in June 2023 and lot width. The petitioner will dedicate a portion of the lot, which goes into the street, to the City. The public improvements that would be completed was reviewed.

Legal Counsel Weiss reviewed the subdivision process and what is being considered for this case and for the next case on the agenda.

A motion was made by Board Member Weaver, seconded by Board Member Catalano to recommend approval of a Final Plat of Subdivision to subdivide one existing lot into two lots of record in the R-1 Single Family Residential zoning district.

- AYES: Weaver, Szabo, Saletnik, Veremis, Fowler, Catalano
- NAYS: None
- ABSENT: Hofherr
- ABSTAIN: None

\*\*\*MOTION CARRIES\*\*\*

**2 . Address: 622 Graceland**

**Case Number 23-069-V**

**Case Number: 23-069-V**

The applicant is requesting a combined Tentative and Final Plat of Subdivision under the Subdivision Regulations to consolidate the three existing lots of record on the subject property into one, as required by Section 13-1-2 of the Subdivision Regulations.

After the PZB’s Plat of Subdivision review, the applicant intends to seek the following approvals from the City Council: (i) an amount for a Fee in Lieu of Dedication of Park Lands, the requirement for which is established in Chapter 13-4 of the Subdivision Regulations; and (ii) an amended redevelopment agreement.

Applicant: *Formerly* 622 Graceland Apartments, LLC, *Now* Mylo Residential Graceland Property, LLC (Manager: Joe Taylor, Principal of Compasspoint Development), 202 S. Cook Street, Suite 210, Barrington, IL 60010

Owner: *Formerly* 622 Graceland Apartments, LLC, *Now* Mylo Residential Graceland Property, LLC (Manager: Joe Taylor, Principal of Compasspoint Development), 202 S. Cook Street, Suite 210, Barrington, IL 60010

- Case Number: 23-005-FPLAT
- PINs: 09-17-306-036-0000; -038; -040
- Ward: #3, Alderman Sean Oskerka
- Existing Zoning: C-5, Central Business District
- Existing Land Use: Vacant Building (former Journal of Topics headquarters)
- Surrounding Zoning: North: Railroad tracks; then C-3 General Commercial District  
South: C-3, General Commercial / R-1 Single-Family Residential Districts  
East: C-5, Central Business District  
West: C-3, General Commercial District
- Surrounding Land Use: North: Multi-Family Residents (Residential)  
South: Railroad; Single-Family Residents (Residential)  
East: Multi-Family Residential Building (Residential)  
West: Restaurant (Commercial)
- Street Classification: Graceland Avenue is an arterial, and Webford Avenue is a local roadway.
- Comprehensive Plan: The Comprehensive Plan illustrates the site as commercial.

Zoning/Property History: The principal building at 622 Graceland is the former headquarters of the Journal & Topics newspaper. According to the Des Plaines History Center, the building was constructed as a Post Office in 1940-1941. A smaller accessory building is also part of the Journal & Topics property. At 1332 Webford is a surface parking lot that was sold by the City to the applicant through Ordinance M-22-22, which was approved on September 6, 2022.

On August 1, 2022, the City Council approved a zoning map amendment for the subject property, which spans 43,500 square feet, from the C-3 General Commercial to C-5 Central Business District to accommodate the proposed development. However, the effectiveness of the approval was contingent upon the developer finalizing acquisition of the 1332 Webford Avenue property and completion of other requirements, including the approval of a Tentative and Final Plat of Subdivision to consolidate 622 Graceland and 1332-1368 Webford into one lot of record. The applicant’s original tentative plat request was denied by PZB in 2022. Between 2022 and 2024, a different tentative and final plat of subdivision was submitted and approved that included an adjacent property (1330 Webford). However, the applicant has revised their proposal and submitted a new combined Tentative and Final Plat request for consideration, which includes only 622 Graceland and 1332 and 1368 Webford.

Request Summary:

Tentative and Final Plat of Subdivision

*Overview*

The petitioner Mylo Residential Graceland Property, LLC has requested a combined Tentative and Final Plat of Subdivision to consolidate the existing three parcels detailed in the table below into one lot of record.

Address	PIN	Size	Use
622 Graceland	09-17-306-036-0000	0.52 acres	Journal & Topics
1332 Webford	09-17-306-040-0000	0.31 acres	Former City parking lot
1368 Webford	09-17-306-038-0000	0.17 acres	Journal & Topics

The proposed *Tentative and Final Plat of Graceland/Webford Subdivision* will consist of a 43,500-square-foot lot with 150 feet of frontage along Graceland Avenue (front) to the east and 290 feet of frontage on Webford Avenue (side) to the south. The subdivision will abut the Metra tracks to its north and an existing commercial building to its west. The subdivision will be 290 feet in depth in conformance with Section 13-2-5.R of the Subdivision Regulations.

*Easements, Building and Setback Lines, Utility Correspondence* The attached Tentative and Final Plat of Subdivision shows the following easements and building lines: (i) a 25-foot building line, to reflect the required side yard for the C-5 district, extending approximately 90 feet along Webford where the subject property is adjacent to residentially-zoned property; (ii) a 5-foot building line, to reflect the required side yard for the C-5 district, extending approximately 200 feet along Webford where the subject property is adjacent to commercially zoned property; (iii) a 7-foot public sidewalk easement extending along the south property line along Webford; (iv) an approximately 5-foot-wide public utilities and drainage easement on the northwestern corner of the proposed Lot 1; (v) a 16.5-foot-wide storm water detention area (bubble-hatched area); and (vi) various public utilities and drainage easements throughout the proposed Lot 1 (shaded areas). Written correspondence from major private utility providers to the applicant is attached.

*Public Improvements and Final Engineering, PWE and Fire Review*

Under Section 13-3-1 of the Subdivision Regulations, the developer is required to complete certain public improvements. The improvements will include widening the segment of Webford in front



of the proposed development and install/replace existing appropriate streetscaping (for example, sidewalk, street lighting, etc.) to match the downtown aesthetic, which is already present along the Graceland side of the site. Under the proposal, this style would be extended around the corner and onto the Webford sidewalk, with an emphasis for the area in front of the proposed restaurant/commercial space at the corner. Certain underground infrastructure, such as water mains and sewers, are required to be replaced and installed to the standards required by PWE. Specifically, the developer will be required to separate the existing combined storm and wastewater system for the entire 1300 block of Webford.

The developer has provided the City Engineer with an estimated cost of public improvements, an amount for which the City Engineer has approved in the attached memo. A performance security in the form of a letter of credit, with the City named as the beneficiary, will be required to secure the improvements. An attached memo serves as the City Engineer's approval under Section 13-2-4. The Fire Department also reviewed the Plat and Final Engineering submittal and has no changes from its recommendation regarding the design of the project from its 2022 memo.

*Open Space and Recreation; Park Land Dedication or Fee-in-Lieu*

For residential developments at the proposed scale, Chapter 13-4 of the Subdivision Regulations requires providing public park land and/or paying a fee in lieu. The rationale is that residential developments increase demand for parks and recreation. As described above, private recreational areas within the building are intended to meet needs of the anticipated future residents and potentially lessen the demand for public park facilities generated by those residents. The developer's providing of these areas may make the project eligible for credits and reductions in their obligation. However, the approval of the amount of that obligation rests with City Council.

**PZB Action and Conditions:** Pursuant to Sections 13-2-3 and 13-2-7 of the Subdivision Regulations, the PZB should take two separate motions:

- Vote on the *approval or denial* of the Tentative Plat of Subdivision; and
- Vote on *approval, approval with conditions, or denial* of the Final Plat of Subdivision, to be forwarded to the City Council for final decision.

If the PZB votes to forward Final Plat *approval* to the City Council, staff recommends the following condition.

**Condition of Approval:**

1. That construction-level street lighting detail as required in the attached Engineering memo is provided and approved by the PWE Department prior to issuance of any building or right-of-way permits.

Representatives of 622 Graceland, Katriina McGuire, Thomspson Coburn, LLP, Joe Taylor, Compasspoint Development, LLC, and Maureen Mulligan, RWG Engineering, LLC were sworn in. Ms. McGuire provided a presentation, explaining that they are requesting approval of the Tentative and Final Plat of Subdivision and Consolidation.

Senior Planner Stytz gave an overview presentation of the case and explained the proposed condition. Board Member Weaver asked if a future owner could subdivide, if it would have to be on the same lines of the current lots. Senior Planner Stytz explained that if a subdivision would have to go before PZB once more, and that it would just have to follow the minimum lot requirements in C-5 zoning, as far as depth and width.

The Dance Building is approximately 5 feet from the property line. Member Fowler expressed that this was approved in May before the purchase of the Dance Building did not go through. In addition, the Fire Department has a letter in the packet that is not recent, and the Dance Building was a park; this may need reconsideration.

Senior Planner Stytz stated that the future building is not being reviewed tonight. The distance of the Dance Building is not a matter of the subdivision consolidation and explained that he spoke with Fire Prevention Bureau Chief Dave Schuman regarding the letter before this public hearing. Chief Schuman stated that the original letter is still in effect, adding that the building will be even more accessible now because the petitioner is changing the height from 7 stories to 6 stories.

Mr. Taylor explained that the Fire Department letter predated the park concept, in which the Dance Building's property would be turned into a park, so the Fire Department letter should be valid.

Legal Counsel Weiss discussed public notice sign sufficiency for the current public hearing. State law does not require any signage when a property is being considered for subdivision. Des Plaines regulations require that a sign for a proposed subdivision be up at least 7 days prior to the public meeting. One of the two signs fell over on a couple of occasions, but the other sign remained in place the entire time.

Board Member Fowler would like the site better maintained. Snow was not removed from the sidewalks for 10 days and public notice signs kept falling over.

Tom Lovestrand, 570 Webford: Mr. Lovestrand referenced a letter from the Fire Chief stating that the building met required building codes; however, the letter did not state it met Fire Codes. Legal Counsel Weiss explained that the International Fire Code (IFC) is part of the International Construction Code family of regulations, and so the IFC is technically a building code.

Chair Szabo swore in a group of people in the audience that intended to speak.

Phil Rominski, 1333 Webford: Mr. Rominski requested that the generator be positioned inside of the building, along the railroad tracks or on the roof and requested that a condition should be added to this project. The lighting should be addressed as a condition as well. Mr. Rominski stated the Mylo project in Arlington Heights has been put on hold several times and this project should be put on hold as well.

Deb Lester, 596 Webford: Ms. Lester commented on the Mylo development in Arlington Heights. The generators are being put in the back of the building. There are no garage entrances near the residential district and the pool and dog run locations have been adjusted.

Ms. Lester asked if the NFPA 214 regulation will be followed. Fire Departments have specific plans for something to be in place during construction. There have been instances of fires during construction from this type of construction. Ms. Lester expressed her concern with the sight triangle for traffic at the corner of Webford and Graceland. Unlike Welkin, there is no stop light, so there's little opportunity for the sight triangle, as the building will be built up to the corner of the lot. When making a right hand turn from Webford to Graceland – this will be difficult.

Ms. Lester expressed concern that the that Welkin Apartments are not fully leased and now the Contour project is in progress. Ads for Welkin Apartments explain that they accept low credit scores, which indicates that these renters will not have much disposable income to be used in the downtown area. Ms. Lester asked if there will be future public hearings and if the public can review the plans. Senior Planner Stytz explained that this is the last PZB public hearing and the information can be obtained through the Freedom of Information Act.

Jim Hansen, 1339 Webford: Mr. Hansen commented that having one sign up and the other down is just meeting the bare minimum, and that's apparently all the City is going for, meeting the bare minimum. Former CED Director Carlisle made the commitment that he and one more resident would be involved in the construction discussion. If there is an emergency, and there are construction vehicles blocking them, then he'll call 911. Welkin caused issues with the drains that are still not resolved. The developer has shown no ability to stay with the original plans and needs to follow the rules.

Board Member Fowler asked if it is possible to have a public hearing for the construction plans.

Board Member Weaver wants requirements met and the PZB must rely on good judgement from staff regarding the generator and screening.

Katriina McGuire spoke on behalf of the developer, in response to the public comment:

- Sidewalks were plowed today, and the issue will be addressed in the future.
- The Fire Department comments were addressed, and they will be reviewed again at the time of the plan review.
- The NFPA sections stated at the meeting: building will be built to all appropriate codes.
- Site distances were met, and this was indicated in the traffic studies, and by IDOT.
- Utility locations have been approved.

Board Member Fowler asked if there was a consideration to move the generator. Mr. Taylor responded that there is not, it will stay there with the other utilities. The utilities will be screened with a masonry wall, and so that will not be a metal screen. It will match the façade of the building and will address visual and sound considerations.

Board Member Szabo mentioned that there is a 'soundblock' masonry material, that may help to mitigate noise.

Mr. Rominski said the generator in the front of the building was not in the first plan. Chair Szabo explained that staff is listening to this feedback, but that we are here for the Plat of Consolidation.

Board Member Fowler mentioned that she does not want to see the "bad design" of the narrow walkway as between the Mexico Restaurant and the Welkin building.

Legal Counsel Weiss explained that the new building will be conforming on the lot line. However, the Dance Building to the west is non-conforming and close to the lot line. Board Member Fowler said that members of the PZB voted for the project based on the assumption that the Dance Building was going to be taken down. Legal Counsel Weiss emphasized that the City Council

requested the condition that the sale of the dance company be in the condition of approval, but this changed as the situation with the dance company changed.

Board Member Weaver mentioned that this project has been taken out of normal progression. Emphasizes that there are processes that have been going on and will continue to go on, with staff managing the process from here.

Board Member Fowler inquired as to the next steps. Senior Planner Stytz explained that the PZB's recommendation for the Final Plat will go to City Council for consideration.

Board Member Fowler asked if they could start work and if there is asbestos in the old Post Office building. Senior Planner Stytz explained that the petitioner could apply for a demolition permit and begin that work. CED Director Rogers explained that the Cook County demolition permit requires proper asbestos remediation.

Board Member Veremis asked if there are any other steps coming before the PZB. Senior Planner Stytz explained that this is the last of the entitlements for this project, unless there are any further requests from the developer.

Moved by Board Member Weaver, to approve the Tentative Plat of Subdivision, seconded by Saletnik.

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

\*\*\*MOTION CARRIES\*\*\*

Moved by Board Member Weaver, to recommend approval to the City Council the Final Plat of Subdivision subject to Condition Number One, seconded by Board Member Saletnik.

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

\*\*\*MOTION CARRIES\*\*\*

Legal Counsel Weiss left the meeting.

### 3. Address: 1183 W. Des Plaines River Road

Case Number 23-047-V

The petitioner is requesting a major variation from Section 12-8-2.D of the Zoning Ordinance to allow a fence design with the finished side of the wood fence facing inward towards the subject property instead of the finished fence side facing neighboring properties as required.

Petitioner: Kathryn S. Kuntz, 1183 S. Des Plaines River Road, Des Plaines, IL 60016

Owners: Donald and Kathryn Kuntz, 1183 S. Des Plaines River Road, Des Plaines, IL 60016

Case Number: 23-047-V

PIN: 09-21-105-016-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Single Family Residence

Surrounding Zoning: North: R-1, Single Family Residential District  
South: R-1, Single Family Residential District  
East: R-1, Single Family Residential / I-1, Institutional Districts West: R-1, Single Family Residential District

Surrounding Land Use: North: Single Family Residences (residential)  
South: Single Family Residences (residential)  
East: Des Plaines River; then, Single Family Residences (residential)  
West: Single Family Residences (residential)

Street Classification: Des Plaines River Road is a minor arterial under Des Plaines jurisdiction.

Comprehensive Plan: Single Family Residential is the recommended use of the property.

Zoning/Property History: Based on historic aerial imagery, the subject property has been utilized as a single-family residence since 1961. City records indicate that the original fence permit was in 1990 approving a six-foot-tall wood fence along a portion of the north and south property lines of the subject property with the notation that the finished side of the fence must face the adjacent lots. However, the fence sections were installed with the finished side of the fence facing inward towards the subject property. It is unknown whether a final fence inspection was required or completed by City staff in 1990.

On August 24, 2022, staff received a complaint from a neighbor that the existing wood fence on the subject property was in disrepair. In 2022, a

fence permit was approved to replace 300 linear feet of the southern fence section that was in disrepair with the notation that fences shall be erected so that all supporting members (i.e., posts, rails) and the rough unfinished side face towards the permit owner's property. However, the replacement fence section was installed with the finished fence side facing inward towards the subject property resulting in a failed final fence inspection on December 14, 2022.

On April 10, 2023, staff issued another warning to the property owner to either alter the fence to meet the requirements in Section 12-8-2.D of the Zoning Ordinance or apply for a variation. The property owner did not alter the fence or apply for a variation, so staff issued a citation for May 4, 2023. Since this citation, the court hearing has been continued multiple times to provide the petitioner additional time to submit a complete application. A completed major variation application was submitted for the fence on November 28, 2023.

#### Project Description:

##### *Overview*

Petitioner Kathryn S. Kuntz has requested a Major Variation to retain the existing fence design with the finished side facing inward towards the subject property. The subject property at 1183 S. Des Plaines River Road contains a two-story single-family residence with an asphalt driveway and various patio and walkway surfaces as shown in the attached Plat of Survey. The subject property is located along Des Plaines River Road within the R-1 Single Family Residential district and is accessed by a single curb-cut. The subject property is located in the floodway based off Federal Emergency Management Agency (FEMA) data, which allows the replacement of an existing fence structure in a floodway, but not the installation of a new fence.

##### *Non-Conforming Fence Structure*

The fence regulation requiring the finished side of fences to face adjoining lots has been in existence as early as 1975—as referenced in Title VI, Chapter 7 of the city code—which predated the installation of the fence sections installed on the subject property. If the fence regulations in effect in 1990 did not have this requirement and a permit was issued, the fence would have been considered a non-conforming structure and it would have been permitted to be repaired and replaced as is, pursuant to Section 12-5-6, non-conforming structures. However, the installation was completed in conflict with the regulations and therefore the fence is considered *illegally* non-conforming.

##### *PZB Considerations*

Given the non-conforming fence described above, the PZB may wish to analyze if the hardship identified by the petitioner truly meets the standards for variation and if the approval of the variation request for an incorrectly installed fence may set a negative precedence. Nonetheless, see staff's analysis of the variation standards.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. 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. 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 hardship identified by the petitioner is the large expense associated with the alteration of a few hundred linear feet of fencing—which was installed incorrectly following the approval of the 2022 fence permit—to make it conforming with Section 12-8-2.D of the Zoning Ordinance requiring the finished side of fences to face adjoining lots. The petitioner also describes that the variation is necessary to coordinate the replacement fence section with the original section, which was installed incorrectly following approval of the 1990 fence permit. While it could be inconvenient or costly for the property owner to correct the fence section to meet the approved Site Plan, the Site Plan was approved with the condition that the fence is installed so that the finished side faces adjoining lots. As such, it can be argued that the hardship described by the petitioner was self-created (see response for standard 3 for additional details). Nonetheless, the PZB should decide.

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 subject property is uniquely shaped and located within the floodway. However, none of these attributes impact the ability of the petitioner to install the fence sections with the finished side facing adjoining lots. The petitioner describes that the subject property abuts the rear yards of the adjoining lots, and the fence sections would not be seen from the street. However, Section 12-8-2.D does not differentiate or provide an exception from the fence design standard based on the fence location. In addition, city records indicate that the southern fence section on the subject property serves as the rear yard fence section to enclose the rear yards for the adjoining lots along Algonquin Road meaning that the unfinished side of the subject property fence is directly visible on adjoining lots. As such, it can be argued that there is no unique physical condition contributing to the hardship identified and that the variation request is based on a personal situation of the current owner.

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: There is nothing to indicate that the property owner or their predecessors created the unique physical conditions described above. However, the variation request is not related to a unique physical condition of the property, but rather the design of fence, in which the property

owner and their predecessors have directly created. The original fence in 1990 was installed incorrectly by the previous property owner and a portion of the original fence was replaced and installed incorrectly by the current property owner in 2022.

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

*Comment:* Carrying out the strict letter of the code would require the property owner to correct the fence section installed incorrectly to match the approved Site Plan. However, it can be argued that correcting a nonconforming fence does not in itself deny the property owner of substantial rights enjoyed by other property owners. Instead, correcting the fence fosters consistency and compliance with the Zoning Ordinance in which all properties are governed. Moreover, it is not inherently a right to have a fence on a residential property—especially properties located in floodways—but, where permitted, property owners do have the ability to install a fence provided that it complies with the Zoning Ordinance.

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:* It can be argued the petitioner would experience a special privilege if they were allowed to retain a nonconforming fence that was installed incorrectly despite conditions stated on the approved Site Plan. Since there are many examples throughout Des Plaines of properties that are improved with code-compliant fences, the approval of this variation to allow the retention of a non-conforming fence—especially with viable alternatives available (see response to Standard 7)—could err on the side of providing a special privilege. In addition, it could set a negative precedence leading to further fence code violations and additional fence variations for property owners with similar structures.

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

*Comment:* The request would retain an existing improvement on the subject property that is not in harmony with the general and specific purposes of Section 12-8-2 of the Zoning Ordinance. While replacing the fence section in disrepair could be construed as preservation and reinvestment in a residential property—in line with one of the general purposes of the Comprehensive Plan—the design of the fence does not meet the specific requirements for fences in Section 12-8-2, which is in effect for all properties in Des Plaines.

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

*Comment:* There are viable alternatives to the existing fence design that could make the existing fence section compliant with Section 12-8-2 and avoid a variation. One alternative involves



relocating the fence panels to the other side of the post so that the finished side faces adjacent lots without the removal of the posts and the expense of additional fence material. Another remedy would be to install additional fence material and alter the existing fence so that both sides are finished. In all, reasonable use of the property is still possible without this variation.

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

Comment: The variation request is the minimum measure of relief necessary.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.G (Procedure for Review and Decision for Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned major variation request for the fence design at 1183 S. Des Plaines River 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 12-3-6.H (Findings of Fact for Variations) of the Zoning Ordinance. If the PZB recommends approval of the request, staff recommends the following condition.

Condition of Approval:

1. That the fence is altered as necessary to be in conformance with all regulations in Title 14 Flood Control in the Des Plaines Municipal Code or a variance is granted by the Director of Public Works and Engineering.

Petitioner Kathryn Kuntz was sworn in and presented her case.

Chair Szabo asked if there are any complaints about the fence. The Petitioner responded the only complaints received were when the fence was in disrepair.

Board Member Weaver asked when the property was acquired and if anyone suggested there was a fence issue at the time of sale.

The Petitioner acquired the property around 1990 and there have not been any issues. During the City's final inspection, the fence was determined to be non-compliant.

Senior Planner Stytz presented the staff overview.

There were no comments from the public.

Board Member Veremis asked if any neighbors commented on the sign for the Public Hearing. The Petitioner said the neighbors are in favor of the fence. The river is along the back property line.

Senior Planner Stytz explained the recommended condition. A part of the property is in the flood plain.

Motion by Board Member Fowler, to approve the Major Variation and not to impose the staff's recommended conditions, seconded by Board Member Weaver.

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

\*\*\*MOTION CARRIED \*\*\*

DRAFT

**4. Address: 915 Alfini Drive**

**Case Number 24-001-V**

The petitioner is requesting a Standard Variation to allow a total building coverage of 32.34 percent where a maximum of 30.00 percent is permitted for an interior lot in the R-1 district.

Petitioner: Arthur Garceau, 915 Alfini Drive, Des Plaines, IL 60016

Owner: Arthur Garceau, 915 Alfini Drive, Des Plaines, IL 60016

Case Number: 24-001-V

Real Estate Index Number: 09-19-216-006-0000

Ward: #3, Alderman Oskerka

Existing Zoning: R-1, Single Family Residential district

Existing Land Use: Single Family Residence

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

Surrounding Land Use: North: Single Family Residence (Residential)  
South: Single Family Residence (Residential)  
East: Single Family Residence (Residential)  
West: Single Family Residence (Residential)

Street Classification: Alfini Drive is classified as a local road.

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

Zoning/Property History: Based on City records, the subject property was annexed into the city in 1927 and has since been utilized for residential purposes with the current residence upon the property having been constructed in the 1950s. Aside from the existing 1,161 square-foot residence, there is an existing detached garage comprised of 545 square feet. The current building coverage is 1,706 square feet or 23.86 percent of the total property area (7,150 square feet).

Project Description: *Overview*  
The petitioner, Arthur Garceau, has requested a standard variation to allow a total building coverage of 32.34 percent in order to construct a one-story addition onto the existing residence in the R-1 Single Family Residential district at 915 Alfini Drive. The maximum building coverage allowed for this zoning district is 30.00 percent. As defined in Section 12-13-3 of the Zoning Ordinance, building coverage is “the percentage

of the surface area of a zoning lot that is occupied by principal buildings and any accessory buildings and structures. All areas of buildings or structures covered by a roof are included in building coverage.”

The subject property is comprised of a single, 7,150 square-foot (0.16 acre) lot improved with an 1,161 square-foot 1-story vinyl-sided residence, covered entry stoop, wood deck, concrete walkway, concrete driveway off Alfini Drive, and detached garage as shown in the attached Plat of Survey and the attached Photos of Existing Conditions. The petitioners propose to remove an existing room addition comprised of approximately 180 square feet, the wood deck, and a small portion of the existing driveway with a new 681 square-foot, one-story room addition for use as an expanded family room area and new third bedroom. The proposed scope of work would include a new open loft space over the new floor area of the new room addition. For additional information on the proposal, please see the attached Site Plan and Project Narrative.

Level	Existing Area (SF)	Proposed Area (SF)
Lower Level <sup>11</sup>	<b>Total: N/A</b>	<b>Total: N/A</b>
<ul style="list-style-type: none"> <li>• Crawlspace</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>
First (Main) Level	<b>Total: 1,571 SF</b>	<b>Total: 2,045 SF</b>
<ul style="list-style-type: none"> <li>• <b>Kitchen</b></li> <li>• Dining Room</li> <li>• Living Room</li> <li>• Bathroom #1</li> <li>• Bedroom #1</li> <li>• Bedroom #2</li> <li>• Detached garage</li> <li>• <b>Family Room</b></li> <li>• <b>Bathroom #2</b></li> <li>• <b>Utility/Laundry Room</b></li> <li>• <b>Bedroom #3</b></li> </ul>	<ul style="list-style-type: none"> <li>• 196 SF</li> <li>• 104 SF</li> <li>• 260 SF</li> <li>• 35 SF</li> <li>• 134 SF</li> <li>• 134 SF</li> <li>• 545 SF</li> <li>• 163 SF</li> <li>• N/A</li> <li>• N/A</li> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• <b>231 SF</b></li> <li>• 104 SF</li> <li>• 260 SF</li> <li>• 35 SF</li> <li>• 134 SF</li> <li>• 134 SF</li> <li>• 545 SF</li> <li>• <b>245 SF</b></li> <li>• <b>45 SF</b></li> <li>• <b>85 SF</b></li> <li>• <b>227 SF</b></li> </ul>
Second (Upper) Level <sup>22</sup>	<b>Total: N/A</b>	<b>Total: 146 SF</b>
<ul style="list-style-type: none"> <li>•<b>Proposed Loft</b></li> </ul>	<ul style="list-style-type: none"> <li>•N/A</li> </ul>	<ul style="list-style-type: none"> <li>• <b>146 SF</b></li> </ul>

The proposed 681 square-foot addition to the residence by the petitioners increases the overall building coverage to 2,312 square feet or 32.34 percent of the total property area, in violation of Section 12-7-2.J restricting building coverage of interior lots in the R-1 district to no more than 30 percent and requiring a standard variation.

<sup>1</sup> No proposed changes.

<sup>2</sup> The proposed addition features a raised roof height to accommodate a new vaulted ceiling and new loft space above the floor as identified as Bedroom #3 on the proposed floor plans.

### *Proposed Floor Plan & Elevations*

The proposed addition would feature ceiling heights of approximately 18.00 feet in the area of the proposed loft. The ceiling heights of the existing residence would remain approximately 8.17 feet. The proposed addition would offset from the southern extents of the existing residence by approximately six inches (0.507 feet) to provide a side yard setback of 5.17 feet in conformance with the required minimum side yard setback of 5.0 feet, as shown on the attached Site Plan.

The existing 1-story residence is comprised of a ground level above a crawlspace as shown on the attached Demolition Plans. The table below compares the proposed floor plan changes included with the proposal.

### *Building Design Standards*

Section 12-3-11 of the Zoning Ordinance requires that building design standards are met for projects that consisting of “additions to principal structures resulting in greater than a fifteen percent change of gross floor area.” Since the proposal does result in a greater than 15 percent change in floor area (17 percent), the exterior building material regulations in this section are required to be met.

The exterior elevation drawings of the attached Architectural Plans identify that the new addition will be constructed with cementitious siding (a material which is not permissible by-right on the ground story of a detached single-family residence). A minor variation was granted by staff for the proposed building cementitious siding materials on October 13, 2023.

As for the transparency requirements, these are not required as this regulation is only required on street-facing elevations. Since the proposed addition area faces the side and rear property boundaries, it does not need to comply with the blank wall limitations that restrict the amount of windowless area permitted on a building façade in Section 12-3-11 of the code. However, the proposed addition does include windows on all three proposed building elevations.

### *Comparison of Surrounding Properties*

The petitioner has asserted that the typical development pattern in the vicinity features single-family residences with at least 3 bedrooms and 2 bathrooms in various form factors (ranches, split-levels, multi-story, etc.) while a small minority of residences are comprised of only one floor and up to 2 bedrooms and 1 bathroom. Variations are meant to be reviewed on a case-by-case basis, examining any uniqueness and hardship presented by the conditions of a *specific property*. Comparison of the variation request with the Zoning Ordinance and comprehensive plan are discussed in staff’s responses.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) 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. 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: Considering other potential alternatives available, the zoning challenges encountered may not rise to the level of particular hardship or practical difficulty. The size of the subject property (7,150 square feet) is larger than many interior lots across the City and larger than the minimum 6,875-square-foot interior lot size required. Due to the size, the property has space for a larger building footprint than many other interior lots; With the 30 percent building coverage allowance for R-1 zoned properties, the size affords the more building coverage than many other interior lots. This property characteristic not always available to owners of smaller R-1 zoned properties.

In regard to structures, however, the existing one-level design of the residence and the large existing detached garage pose design challenges to the petitioner, especially if the existing single-story design is retained over alternatives such as a split-level or two-story design which may be difficult to retrofit over the existing building footprint and foundation. These existing constraints do not deny the petitioner the ability to construct an addition on the property, but rather limit the potential size of an addition.

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 lot area is 7,150 square feet which exceeds the minimum lot size requirement for an interior lot in the R-1 district. The existing 23.86 percent building coverage of the lot is not necessarily unique in regard to other interior residential lots in the City. Other home designs could yield more total floor area by utilizing multiple floors versus the proposed design while complying with the maximum building coverage, however the petitioner is seeking to retain the existing one-level layout and both accessibility and “visit-ability,” a term which refers to the accessibility of a structure to a visitor accessing the property from the sidewalk, throughout the entire living space. While some might question whether the proposed footprint of the addition could be reduced, others may consider the extent of the requested relief to be *de minimis*.

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

Comment: While the subject property’s location, size, and development style may not be a result of

any action or inaction of the property owner, the subject property was purchased with the understanding of these attributes and conditions. At 55 feet in width and 7,150 square feet in area, the subject property provides adequate space for a single-story residence and a single- or multi-story addition without any unique physical conditions present. However, a single-story addition at a reduced size may not achieve the intended 3-bedroom, 2-bathroom result without substantial additional modifications to the original portion of the residence, nor would a multi-story addition achieve the desired single-story, accessible floor plan.

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: Staff's review has concluded that carrying out the strict letter of this code for building coverage would not deprive the property owners of any obvious substantial rights commonly enjoyed by owners of similar properties. First, while homeowners are able to construct an addition, as permitted by the R-1 district regulations, having the ability to construct an addition, in and of itself, is not a right granted to property owners. Enforcing the building coverage requirements does not deny the property owners the ability to construct an addition on their property but requires said addition to conform with the applicable building coverage requirements that apply to all R-1 zoned properties. One could also argue that the proposal could be redesigned to make a functional, albeit smaller, single-story addition without requiring this variation. Alternately, the PZB could consider whether a.) the proposed one-story, accessible floor plan and projected excess lot coverage of approximately 167 square feet is *de minimis*; or b.) the relationship between the extent of the variation requested and the accessibility that the variation would provide is a right to which the petitioners should be entitled.

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: Since other alternatives exist which might yield a larger floor area with a compliant lot coverage, financial return does not seem to be among the primary motivations for the proposed design and variation request. Other interior lots in Des Plaines of various sizes and shapes have designed additions that meet the required building coverage regulations, and the petitioners have the ability to do so as well on the subject property. Improving accessibility of a residence is not typically representative of the type of concept that would be considered a special privilege, but instead a design concept intended to provide opportunities for current and future occupants to "age in place" and/or to provide living space inclusive of accommodations for individuals with mobility impairments. Variation decisions are made on a case-by-case, project-by-project basis upon applying the variation standards. When considering whether to grant a variation, the determining body (e.g. PZB and/or City Council) typically considers whether the applicant exhausted design options that do not require a variation. The PZB may wish to ask what, if any, alternative plans the petitioner considered prior to requesting the variation request.

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

*Comment:* On one hand, the project would allow re-investment into a single-family home, which the Municipal Code and Comprehensive Plan encourage. The Comprehensive Plan also encourages aging-in-place strategies and the modifications of this building improve the accessibility/visit-ability of the building and increase accessible housing stock within the city. There seem to be reasonable options for redesigning the proposed addition to create additional functional and accessible living space without needing relief. The petitioner's proposal would yield a one-story structure which would appear from the street to be harmonious with other residences in the vicinity.

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

*Comment:* There are alternatives to the proposed building coverage variation being requested. Although potentially significant design changes and more extensive modifications to the original portions of the residence would be necessary and the accessibility of all areas of the floor plan other than the main floor would be restricted. The Municipal Code allows for up to 2½ stories or 35 feet of total building height, which is possible given the height of the existing first (main) level. A smaller single-story addition with a redesigned floor plan is also possible. The PZB may wish to ask why certain alternative designs are not feasible.

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

*Comment:* The approval of the additional building coverage may provide relief for the petitioner given their current proposal. However, the proposed floor area could be achieved with a different design which might better utilize the available property and meet the building coverage requirement. The requested ground-level, single-story addition may be more convenient and less intensive than the alternative plans, such as a second-story addition, and would achieve increased accessibility throughout the space. The only other relief requested related to building materials and was previously approved as a minor variation earlier in the plan review process.

PZB Procedure and Recommended Conditions: Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance. If the PZB approves the request, staff recommends the following conditions.

Conditions of Approval:

1. No easements are affected or drainage concerns are created.
2. That all appropriate building permit documents and details, including all dimensions and labels necessary to denote the addition 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.

Mr. and Mrs. Garceau, their contractor, John Burta and architect Steve Kosinski were sworn in.



Mrs. Garceau presented the variation request. The request is for 32.34 percent coverage of the lot versus the 30 percent required.

CED Director Jeff Rogers presented the case.

Board Members expressed their appreciation for the concise presentation.

Moved by Board Member Weaver, to approve the Standard Variation request subject to the two conditions recommended by staff, seconded by Board Member Veremis.

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

\*\*\*MOTION CARRIES\*\*\*

DRAFT

## 5. Address: 1504 Oakwood Avenue

Case Number 24-002-V

The petitioner has requested a standard variation to reduce the corner side yard from 10 feet to 2 feet (80 percent reduction) to allow for a shed in the R-1 Single-Family Residential District.

Petitioner: Max Larsen, 1504 Oakwood Avenue, Des Plaines, IL 60016

Owner: Max Larsen, 1504 Oakwood Avenue, Des Plaines, IL 60016

Case Number: 24-002-V

PIN: 09-20-210-014-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Single Family Residence

Surrounding Zoning: North: R-4, Central Core Residential District  
South: R-1, Single Family Residential District  
East: R-1, Single Family Residential District  
West: R-1, Single Family Residential District

Surrounding Land Use: North: Multifamily residential building  
South: Single family detached house  
East: Single family detached house  
West: Single family detached house

Street Classification: Oakwood Avenue and Cora Street are classified as local roads.

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

Zoning/Property History: This property currently consists of a single-family detached house with a detached garage on a corner lot, bound by Oakwood Avenue, Cora Street, and an alley. A fence surrounds the property – four-feet-tall around the front yard and six-feet-tall around the corner side, side, and rear yards. A variation was granted in 2005 to allow a six-foot-tall, solid fence along a section of property fronting Cora Street. The 2005 variation was granted based on the finding that the property is located along Cora Street en route to Central School and Downtown Des Plaines, which generates more traffic than other streets and additional screening for privacy was necessary. Permits to replace portions of fencing around the property were approved in 2020 and 2023.

Project Description: *Overview*  
The subject property at 1504 Oakwood Avenue consists of a two-story house, a two-car detached garage with an entrance/exit through the alley,

and several hard surface and yard features in the back yard. The subject of this variation request, the shed, was constructed in October 2023 without a permit and there is an open code enforcement case to address this issue. The petitioner requested a building permit in 2023 for the shed, but it did not pass zoning review due to the issues outlined in this staff report.

The shed is classified as an “accessory structure” and is subject to Section 12- 8-1 of the zoning ordinance, regulating location, size, and height. The shed is below the maximum height and area and building coverage requirements for the R-1 Zoning District continue to be met with the addition of the shed.

#### *Standard Variation Request*

The requested relief is to reduce the required side yard by eight feet to allow a shed structure to be located in this area. A standard variation allows the PZB to reduce required yards between 30 percent and 100 percent of the required size; the requested relief is reducing the corner side yard from 10 feet to 2 feet, an 80 percent reduction. A shed was installed in 2023 without a building permit in the required corner side yard and relief is necessary to allow the shed to remain. If the standard variation is not granted, the property owner will be required to move the existing shed.

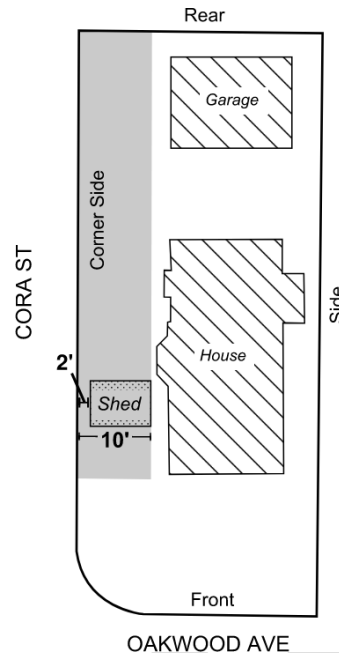
#### *Required Yards and Permitted Obstructions*

All properties have “required yards” also known as “setbacks” that are spaces intended to be free of obstruction and provide separation between buildings, structures, and other features. The definition in Section 12-13-3 reflects this purpose:

**YARD:** An open space on a zoning lot which is unoccupied and unobstructed from its lowest level to the sky.

To meet the intent of a yard, the zoning ordinance limits what can obstruct these areas of intended open space. Section 12-7-1.C includes a table of “Permitted Obstructions in Required Yards.” This table lists various types of structures and how much they can encroach into a required yard. Twenty-five different types of structures can encroach into a required yard, but only 14 types of structures can encroach into the required front or corner side yards. Accessory structures (i.e. sheds) are not permitted within front or corner side yards.

The illustration below demonstrates where staff have interpreted the required corner side yard to be on the subject property and the area the existing shed is encroaching.



Note two air conditioning units are located between the shed and the house. Staff have determined the existing units meet manufacturer's specifications for minimum distance from any structures, including the shed; however, if this variation is approved, a condition of approval is suggested to affirm this requirement will be met by any future replacement of this mechanical equipment.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6.H. 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. 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 petitioner states in their response to standards that the hardship is related to the limited space on the corner lot and the presence of minimal locations on the property to locate the shed. As the site photos demonstrate, there are several existing hard surface and landscaping features on the property that limit the location of the proposed shed, including playground equipment and a patio with a seating wall. Although the movement of structures in the yard may make placement of the shed in other locations more challenging, this challenge does not necessarily rise to the level of hardship that would not be present on other similar properties. Through either testimony in the public hearing or via the submitted responses, the Board should review, question, and evaluate whether a hardship or practical difficulty exists.

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 petitioner states in their response to standards for variation that the property is not unique. Although this lot is narrower than many corner lots, there is not an abnormal feature that limits the location of a shed on the property. Landscaping and existing yard features may make movement of the shed to other locations on the property more challenging; however, many residential property owners have similarly sized properties with comparable limitations and are able to construct a shed that meets zoning regulations.

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: As discussed in response to standard 2, there is not a unique hardship present on the property compared to other similar properties that limits the location of the shed in areas outside of the required yards. The shed was constructed without a building permit in a required yard and this variation is necessary to allow the structure to remain.

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

Comment: Carrying out the strict letter of the code would prevent the location of a shed in the corner side yard. It is not inherently a right to have a shed on a residential property and other areas are available on the property to locate the shed, although the petitioner states this may present practical difficulty.

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: It can be argued the petitioner would experience a special privilege by allowing a shed in the corner side yard where many other properties in the City are not permitted to have this type of structure this close to the street.

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: Although the adjacent property across Cora Street from this property is located very close to the property line, this appears to be the only property within the neighborhood that has structures less than two feet from the property line. However, the shed in this circumstance is behind a 6-foot tall, solid vinyl fence, which partially screens the shed from the street.

As discussed in the petitioner's response to standards and narrative, they express willingness to match the paint and shingles to the exterior of the house to minimize visual impact and create a more harmonious appearance. A suggested condition of approval is included in this report for the Board's

consideration, requiring these types of adjustments to the appearance. Refer to the attached Shed Plans for architectural details and proposed paint colors.

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: Another remedy would be to locate the shed in another location on the property that is outside of the corner side yard. Note the petitioner has also expressed willingness to move the shed to another location on the property (refer to Petitioner's Proposed Alternative Site Plan); this location would require an identical variation, as it is still within the corner side yard. Reasonable use of the property is still possible without this variation.

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

Comment: The variation request is the minimum measure of relief necessary.

#### PZB Procedure:

##### *Standard Variation*

Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance.

##### Conditions of Approval:

1. No drainage concerns shall be created by this structure. Directing any discharge from any drainage device on private property onto any public right-of-way or adjacent properties is strictly prohibited, pursuant to Section 10-9-2. At time of building permit, petitioner must demonstrate this requirement will be met and may need to install gutters or a similar drainage feature on the shed to meet this condition. Compliance with this condition to be determined by the Director of Public Works and Engineering or designee through the permit review process.
2. Any mechanical equipment must be located the required distance from the proposed structure, per manufacturer specifications.
3. Shingles and paint color of the existing house and proposed structure must be submitted with building permit to confirm appearance of the structures will be complementary.

Max Larsen was sworn in. Mr. Larsen presented his request for a setback requirement variation for a garden shed. The shed was constructed without a permit. Mr. Larsen did not think a permit was required since the shed does not have a foundation. Mr. Larsen stated that it would be difficult to relocate the shed to the middle of the yard where there is a garden and a low hanging branch. The shed is currently 16" from the air conditioning condensing unit.

Mr. Larsen suggested an alternate location next to the garage if the current location is unacceptable.

Senior Planner Redman recommended that if the shed is going to be relocated that this case should be continued to review the revised plans.

Motion by Board Member Saletnik, to continue this item until February 13, 2024, seconded by Board Member Weaver.

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

**\*\*\*MOTION CARRIED\*\*\***

Senior Planner Redman stated that on February 6 there will be a Legal Training meeting. Teams will be available for remote connections.

Board Member Fowler inquired as to what is the process to develop a Style Branding Guide for developers.

Senior Planner Redman stated that there will be a building materials workshop in March, and this can be discussed at that time.

CED Director Rogers stated that it is the decision of the PZB as to whether they would like to formalize a guideline or not, and that documents would be subject to City Council input and approval. The PZB can make recommendations to staff, and then it would move forward.

Board member Catalano will be absent from the PZB meetings on February 13, March 12, and April 9, 2024.

### **ADJOURNMENT**

Chairman Szabo adjourned the meeting at 9:09 p.m.

Sincerely,

Laura Fast, Deputy City Clerk/Recording Secretary

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



**DES PLAINES PLANNING AND ZONING BOARD MEETING**  
**February 6, 2024**  
**MINUTES**

The Des Plaines Planning and Zoning Board held a special meeting on Tuesday, February 6, 2024, at 6:00 p.m. in the Second Floor Conference Room of the Des Plaines Civic Center.

Vice Chairman Saletnik called the meeting to order at 6:13 p.m. and roll call was established.

PRESENT: Fowler, Weaver, Saletnik, Veremis  
ABSENT: Szabo, Hofherr, Catalano  
ALSO PRESENT: Ryan Johnson, Assistant CED Director  
Samantha Redman, Senior Planner  
Jeff Rogers, CED Director  
Jonathan Stytz, Senior Planner  
Stewart Weiss, Legal Counsel, Elrod & Friedman, LLP.

A quorum was present.

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

**NEW BUSINESS**

1. Mr. Weiss from Elrod Friedman provides legal training for Planning and Zoning Board including a prepared presentation. Discussion ensues.

**ADJOURNMENT**

Chairman Saletnik adjourned the meeting at 7:52 p.m.

Sincerely,

Ryan Johnson, Assistant Director of Community and Economic Development/Recording Secretary  
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners





MEMORANDUM

Date: February 9, 2024  
To: Planning and Zoning Board (PZB)  
From: Samantha Redman, Senior Planner *SR*  
Cc: Jeff Rogers, Director of Community and Economic Development *JR*  
Subject: Major Variation at 692 W. Oakton Street

**Issue:** The petitioner has requested the following items: i) a major variation to allow a garage to exceed the maximum size; ii) a major variation to allow for three accessory structures where two are allowed; and iii) an accessory structure (gazebo) that exceeds the maximum size.

**Petitioner:** Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018  
**Owner:** Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018  
**Case Number:** 24-003-V  
**PIN:** 08-24-309-013-0000  
**Ward:** #8, Alderman Mike Charewicz  
**Existing Zoning:** R-1, Single Family Residential  
**Existing Land Use:** Single Family Residence  
**Surrounding Zoning:** North: R-1, Single Family Residential District  
South: M-2, General Manufacturing  
East: R-1, Single Family Residential District  
West: R-1, Single Family Residential District  
**Surrounding Land Use:** North: Single family detached house  
South: Water reclamation facility  
East: Single family detached house  
West: Single family detached house  
**Street Classification:** Oakton Street is an Illinois Department of Transportation (IDOT) minor arterial roadway.

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

**Zoning/Property History:** This property currently consists of a single-family detached house with an attached and detached garage, shed, gazebo and shared driveway connecting to the neighboring property at 688 Oakton Street. A permit to construct a 720 square-foot detached garage and associated driveway was approved in 1997 for the previous owner of the property.

Per City records, the current property owner purchased the property in July 2015. An interior remodeling permit for the house, unrelated to the structures subject to this variation request, was issued to the current owner in October 2015. Per aerials between 2015 and 2023, the garage addition, new shed, and new gazebo were constructed. The 2013 Plat of Survey notes no permits are on file for the construction or alteration of these accessory structures. This property is the subject of an active code enforcement case to address the non-permitted structures, which has been ongoing since January 2023.

**Project Description:**

*Overview*

The subject property at 692 W. Oakton St. consists of a one-story house with an attached two-car garage, a detached two-car garage, a shed, gazebo, and a driveway on a 20,229 square foot lot. The subject of this variation is to allow several accessory structures to exceed the maximum size and number permitted by Section 12-8-1 of the Zoning Ordinance. The petitioner did not receive a building permit for any of the additions or structures subject to this variation request.

*Major Variation Requests*

The detached garage, shed and gazebo are classified as “accessory structures” and are subject to Section 12-8-1 of the zoning ordinance, regulating location, size, and height. The requested relief is outlined in the table below.

	<b>Maximum Allowed</b>	<b>Existing</b>
<b>Variation Request 1 -</b> Exceed Maximum Garage Area (Section 12-8-1.C.5)	720 square feet	1,001 square feet
<b>Variation Request 2 -</b> Exceed number of accessory structures (Section 12-8-1.C.4)	2 accessory structures	Three accessory structures (shed, gazebo, detached garage)
<b>Variation Request 3 -</b> Exceed Maximum Accessory Structure Area (Section 12-8-1.C.5)	225 square feet	Gazebo: 258 square feet

Refer to the variation findings below as well as the petitioner’s response to standards and narrative attachments for justification for variation requests.

**Variation Findings:** Variation requests are subject to the standards set forth in Section 12-3-6.H. 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. 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 petitioner states a hardship or practical difficulty is the shared driveway with the adjacent property. As shown on the plat of survey, the driveway providing access to the property is shared with 688 W. Oakton St. The petitioner states additional space on the property is necessary to store vehicles to not block access along the driveway. However, the driveway is a non-conforming structure, exceeding the maximum allowable width in the current zoning ordinance, which includes more available off-street parking space than most properties. Although the shared driveway may be considered a hardship not encountered by many other properties, the necessity to store additional vehicles is unique to the current property owner and would not be a hardship encountered by a different occupant.

Through either testimony in the public hearing or via the submitted responses, the Board should review, question, and evaluate whether a hardship or practical difficulty exists.

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:* This lot is larger than the typical interior lot for R-1, Single Family Residential properties. The minimum lot area for any new R-1 zoned lot is 6,875 square feet; this property is 20,229 square feet in area, nearly three times the size of a standard lot. Building coverage, or the total area covered by roofed structures, is limited to 30% of an R-1 zoned lot. If the 30% maximum was met, principal or accessory structures could cover 6,068 square feet. With all the existing structures, the total building coverage is 3,326 square feet, or 16.4% of the property is covered by buildings (Refer to Site Plan for structure dimensions and locations). Thus, the larger lot means additional space for structures is available without exceeding the building coverage requirement and the depth of the lot and existing screening limits visibility of the structures from the street (Refer to Petitioner’s Site and Context Photos).

The petitioner states in their response to standards for variation and narrative that the property is unique due to the shared driveway with the adjacent property, leading to limitations for parking along this road, and the property is located in close proximity to a busy roadway. Oakton Street has a greater than average traffic count compared to most residential streets and no parking available on the street, as discussed in the petitioner’s narrative.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

*Comment:* The shared driveway, abnormally large lot, and proximity to a major roadway were not conditions created by the property owner. However, these conditions were present when the owner purchased the property. In addition, limitations to the size and number of accessory structures were present in the Des Plaines Zoning Ordinance when this property was purchased, and it is advisable that any property owner consider these limitations prior to purchase.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

*Comment:* Although this property is larger than typical, it is not inherently a right to exceed the size and number of accessory structures on a residential property, no matter the size of lot or unique conditions.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

*Comment:* It can be argued the petitioner would experience a special privilege by allowing the three major variations, as all other properties in Des Plaines are limited in size and number of accessory structures no matter the property size. The property can still be reasonably used without these variations.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

*Comment:* The variations are generally in harmony with the intent of several requirements of the zoning ordinance for residential properties, namely building coverage and adherence to required setbacks. The primary purpose of regulations for accessory structures is to limit overcrowding of buildings on a property and reduce visual clutter to preserve property values and ensure the character and appearance of a residential neighborhood are maintained. The zoning ordinance, in an attempt to limit clutter and allow for sufficient separation between buildings, allows for up to 30% of a property to be covered by buildings and accessory structures are required to be at least 5 feet from a property line. The existing structures cover only 16.6 percent of the property and all structures are over 5 feet from any property lines. If the accessory structures were not detached, but instead attached to the principal building (house), no variations would be necessary.

The presence of trees to screen the property and the placement of the structures far from any street facing elevations serves to accomplish similar outcomes as the accessory structure regulations in the Zoning Ordinance. The Comprehensive Plan does not specifically address accessory structures but does encourage the preservation of residential character and investment into the housing stock by property owners.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

*Comment:* Another remedy for this variation is the reduction of size of accessory structures and elimination of one structure to meet code requirements. Reasonable use of the property is still possible without these variations.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

*Comment:* The variation request is the minimum measure of relief necessary.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

## **PZB Procedure:**

### *Major Variation*

Under Section 12-3-6(F) of the Zoning Ordinance (Major Variations), the PZB has the authority to *recommend* approval, approval subject to conditions, or denial of the request to City Council. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance. If the PZB recommends approval of the request, staff recommends the following conditions.

*Note: Section 12-3-6.I of the Zoning Ordinance states that the reviewing authority may grant variations less than or different from that requested when the record supports the petitioner's right to some relief but not the entire relief requested. In the recommendation to City Council, the PZB is able to recommend a modification to the relief requested.*

### **Conditions of Approval:**

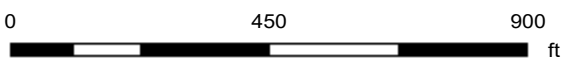
1. Vehicles may only be driven and parked on driveway or within the attached or detached garage structure. Any other accessory structures may not be used for parking or storage of vehicles.
2. Building permits must be issued for all accessory structures within ninety days of City Council approval unless extension is requested and granted by the Community and Economic Development Director.
3. Under no circumstance may a motor vehicle repair business occur on this property, including any motor vehicle related home occupation, without issuance of a zoning certificate or business registration.

### **Attachments:**

- Attachment 1: Location and Zoning Map
- Attachment 2: Petitioner's Site and Context Photos
- Attachment 3: Staff Site and Context Photos
- Attachment 4: Petitioner's Narrative
- Attachment 5: Petitioner's Response to Standards
- Attachment 6: 2013 Plat of Survey
- Attachment 7: 2023 Plat of Survey
- Attachment 8: Site Plan
- Attachment 9: Floor Plans for Garage Addition



- Legend**
- Subject Site
  - C-3: General Comm
  - M-2: General Manufacturing
  - R-1: Single Family Residential
  - R-3: Townhouse Residential

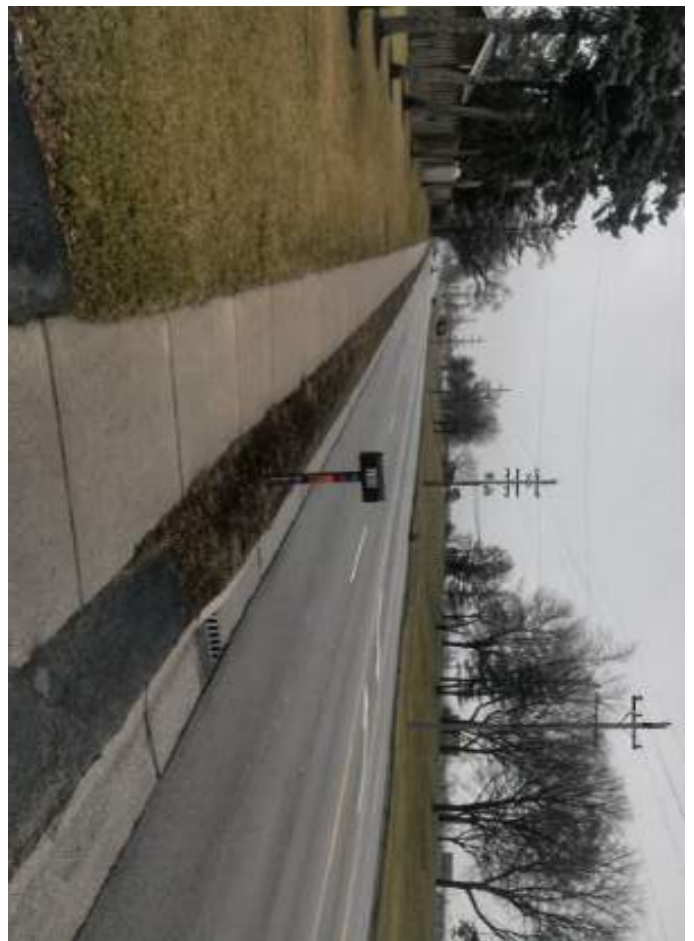


Print Date: 2/3/2024

**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.

Petitioner's Site and Context Photos





Petitioner's Site and Context Photos



Petitioner's Site and Context Photos





692 Oakton Street – Public Notice Sign



View of shared driveway and property from street



View of front of house and shed



View of front of property from street

Jan 21 2024

RE : 692 W Oakton St Variation request

I Krzysztof Sleszynski would like to make a request for a variation in regards to adding a third accessory structure in the form of a gazebo and a small addition to the existing garage that exceeds the maximum garage size of 720 square feet.

Our lot is located by the main street. Per the Illinois Department of Transportation, West Oakton Street has an Average Annual Daily Traffic count of 21,000 vehicles (Source: Traffic Counts (gettingaroundillinois.com)). This means that on average, over 20,000 vehicles, both cars and larger trucks, travel along this busy road daily. Although the City of Des Plaines does not restrict parking along Oakton Street, it is a four-lane road and no space is available to park without creating a traffic hazard. Due to this, the existing zoning rules create challenges with finding enough space to accommodate vehicles and create a wide enough area to safely maneuver in and out of the driveway.

Property has a shared driveway with next door neighbors, Making it impossible to park on the driveway that needs to be accessible at all times. That created a need for more parking space to keep vehicles from blocking the drive. The garage addition creates more storage space for garden tools, mowers and bicycles, that otherwise would be taking up garage parking space.

This lot is 20,229 square feet in size, more than three times as large as the required minimum lot size for residential zoned properties. The intent with the accessory structure rules is to prevent overly large structures from cluttering properties. However, the size of the lot, its placement away in the rear area with limited visibility from the street and it being set back from the side property lines reduces the impact of a larger garage than usual.

In summary my family and I would like to ask for approval of our request to have a third accessory structure as well as the garage addition. As stated above our lot and its placement is unusual and creates difficulties on a daily basis. The approval of our request would alleviate all the difficulties for our family members.

Thank you for considering this request.

Krzysztof Sleszynski

## RESPONSE TO STANDARDS FOR VARIATIONS

November 7, 2023

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.

Response: Our family hardship is caused by the limit of the accessory structures permitted and by the size of the garage. Our lot is large and can accommodate a third accessory structure that would help my older parents enjoy time outside regardless of the weather. We also have many vehicles that are stored inside the garage and we need extra space for garden tools.

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.

Response: Our lot is located on a busy main four-lane street. The lot has a shared driveway and limits our parking because we do not want to block neighbor's access.

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.

Response: This property has a shared driveway, which has existed since we purchased it. The owner did not create this condition. The property is located along a major street which does not allow parking.

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.

Response: Very limited parking due to a shared driveway. Parking on Oakton Street is prohibited. We need special consideration due to the existing constraints on our lot.

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.

Response: Most other larger lots do not have shared driveways and have street parking available. Our difficulty is living on Oakton Street, which prohibits street parking and makes backing in and out of the driveway very difficult.

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.

Response: This variation is only for residential use, and will not change the purpose and intent of the comprehensive plan.

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.

Response: This approval would be sufficient for parking, storage, and outdoor enjoyment for our family.

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.

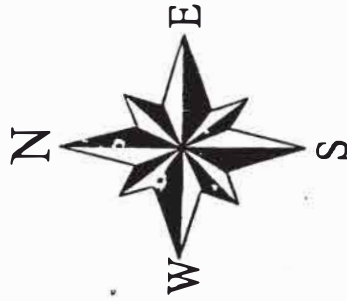
Response: This approval would be the minimum relief necessary to alleviate the hardship.

# PLAT OF SURVEY

DESCRIBED AS:

FILE COPY

(REC.=MEAS.)  
101.145



EAST FACE OF WOOD FENCE IS 1.10 WEST  
SOUTH FACE OF WOOD FENCE IS 0.07 NORTH

LOT 3 IN PLEYRITIS SUBDIVISION OF LOT "A" IN SZCZESNY'S SUBDIVISION AND OF THE WEST 202.29 FEET OF THE EAST 1070.19 FEET OF THE SOUTH 250 FEET OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON 2124185; AS DOCUMENT NUMBER 3295254.

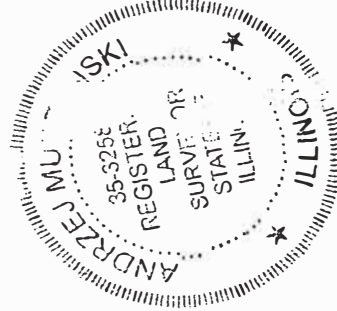
TOTAL LAND AREA: 20228 SQ. FEET

EAST FACE OF WOOD FENCE IS 0.80 WEST

EAST FACE OF WOOD FENCE IS 0.20 WEST

SHED MUST BE 5' FROM PROPERTY LINE.

FILE COPY



**LEGEND**

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- E. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1"=20'

ORDERED: *WALDEMAR WYSTEJANSKI*

JOB NO: 130322

FIELDWORK COMPLETION DATE: MARCH 22, 2013

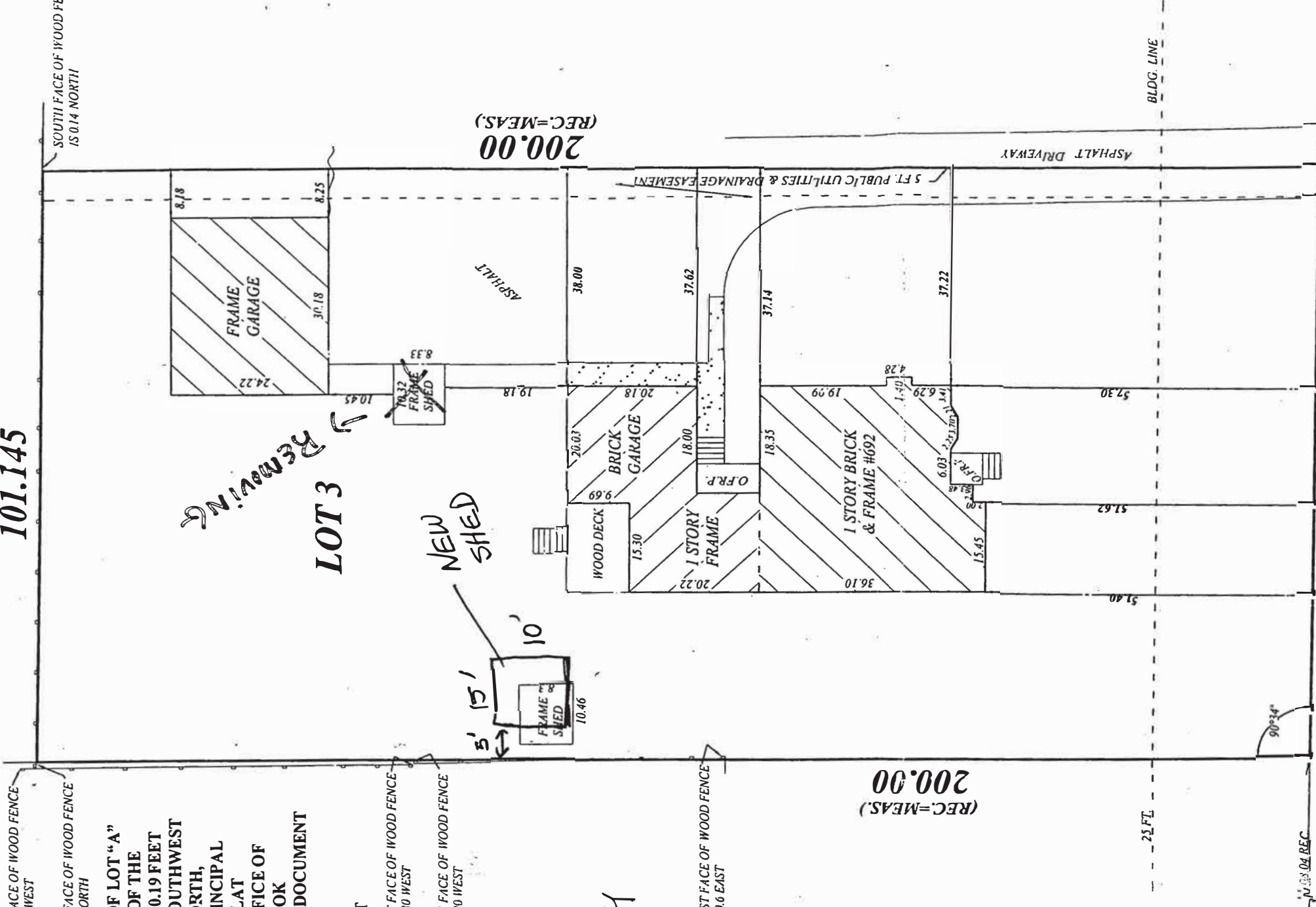
MUNICIPALITY: DES PLAINES

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

*Andrzej Murzanski*  
ANDRZEJ MURZANSKI, LS. NO. 35-3258 EXPIRES 11/30/2014  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.



101.145 (REC.=MEAS.)

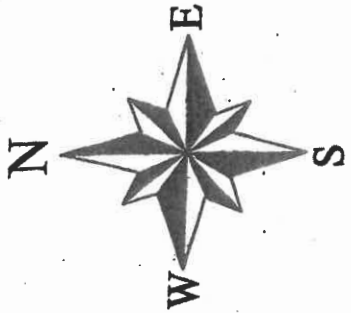
OAKTON ST.

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

ANDRZEJ MURZANSKI  
LAND SURVEYORS, INC  
PROFESSIONAL DESIGN FIRM  
NO. 184-004748

240 COUNTRY LANE  
GLENVIEW, IL 60025  
PHONE : 847-486-8731  
FAX : 847-486-8732

amurzanski@yahoo.com



# PLAT OF SURVEY

DESCRIBED AS :

(REC. = MEAS.)  
**101.145**

EAST FACE OF WOOD  
FENCE IS 1.10 WEST

SOUTH FACE OF WOOD  
FENCE IS 0.07 NORTH

LOT 3 IN PLEVRETTIS SUBDIVISION OF LOT "A"  
IN SZCZESNY'S SUBDIVISION AND OF THE  
WEST 202.29 FEET OF THE EAST 1070.19 FEET  
OF THE SOUTH 250 FEET OF THE SOUTHWEST  
¼ OF SECTION 24, TOWNSHIP 41 NORTH,  
RANGE 11, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, ACCORDING TO THE PLAT  
THEREOF REGISTERED IN THE OFFICE OF  
THE REGISTRAR OF TITLES OF COOK  
COUNTY, ILLINOIS, ON 2124185, AS DOCUMENT  
NUMBER 3295254.

TOTAL LAND AREA: 20228 SQ. FEET

EAST FACE OF WOOD  
FENCE IS 0.80 WEST

EAST FACE OF WOOD  
FENCE IS 0.20 WEST

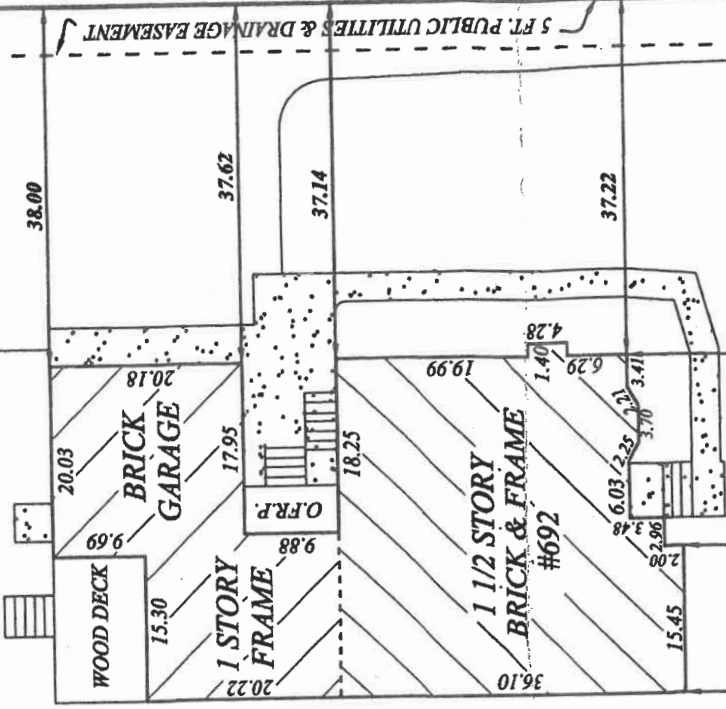
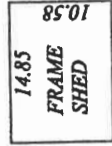
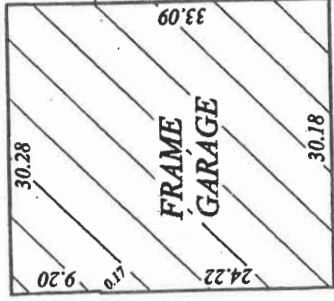
**200.00**  
(REC. = MEAS.)

EAST FACE OF WOOD  
FENCE IS 0.6 EAST

SOUTH FACE OF WOOD  
FENCE IS 0.07 NORTH

## LOT 3

**200.00**  
(REC. = MEAS.)



ASPHALT DRIVEWAY

25 FT. BLDG. LINE



### LEGEND

- - - CHAIN LINK FENCE
- - - WOOD FENCE
- - - IRON FENCE
- - - CONCRETE PAVEMENT
- - - ENCLOSED FRAME PORCH
- - - OPEN FRAME PORCH
- - - SIDE BOUNDARY LINE
- - - EASEMENT LINE
- - - BLDG. SETBACK LINE
- - - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET  
AND DECIMAL PARTS THEREOF.

SCALE: 1" = 20'

ORDERED: KRYSZTOF SLESZYNSKI

JOB NO: 2306075

FIELDWORK COMPLETION DATE: JUNE 6<sup>TH</sup> 2023

MUNICIPALITY: DES PLAINES

THE LEGAL DESCRIPTION NOTED ON  
THIS PLAT IS A COPY OF THE ORDERS  
AND FOR ACCURACY MUST BE  
COMPARED WITH THE DEED.

**101.145**  
(REC. = MEAS.)

## OAKTON ST.

STATE OF ILLINOIS  
COUNTY OF COOK SS  
SIGNATURE DATE:  
JUNE 7<sup>TH</sup> 2023

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO  
HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED  
PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT  
REPRESENTATION OF SAID SURVEY

*Andrzej Murzanski*

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024

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

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO  
THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON  
THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL  
BUILDING REGULATIONS.

ANDRZEJ MURZANSKI  
LAND SURVEYORS, INC

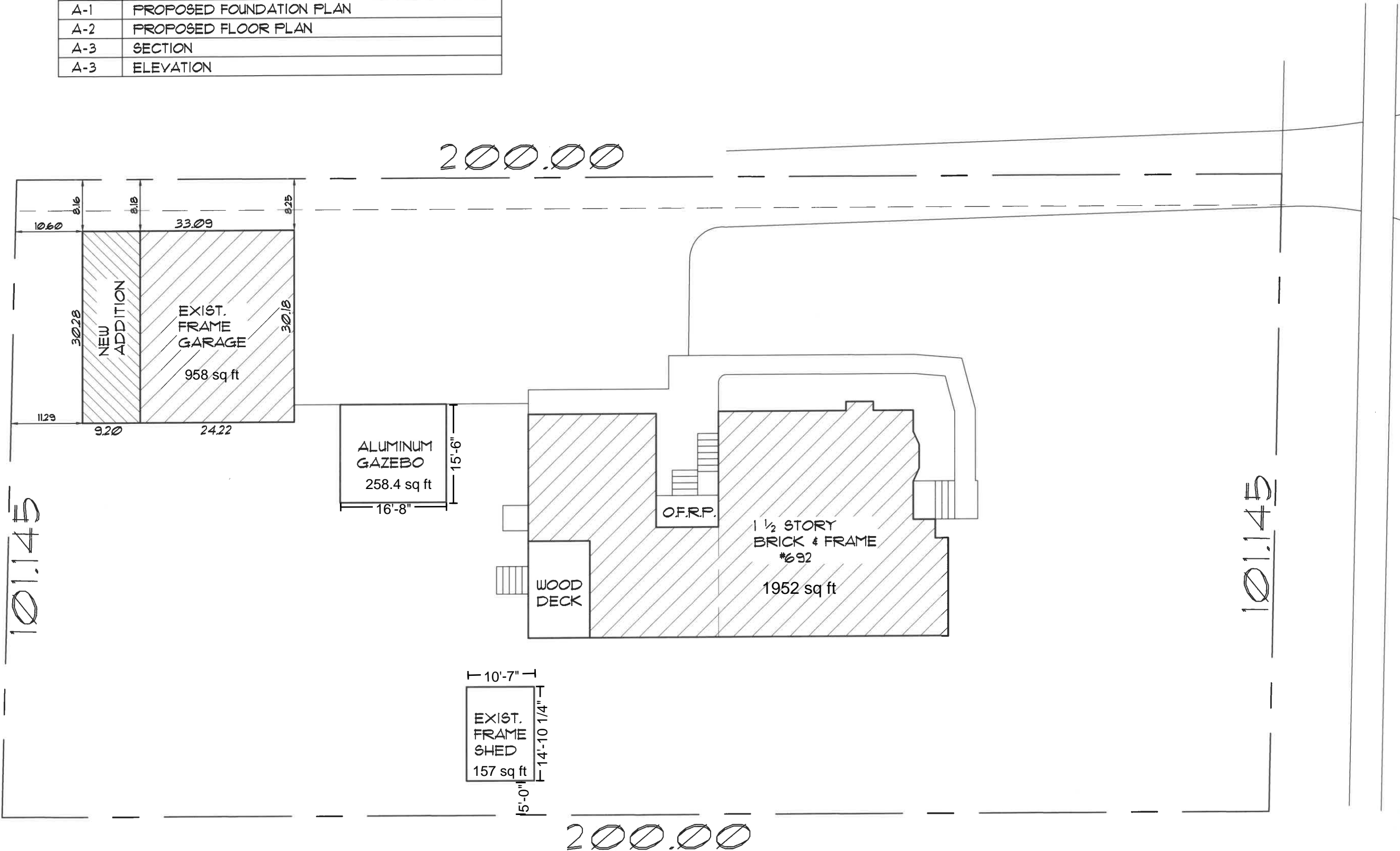
240 COUNTRY LANE  
GLENVIEW, IL 60025  
PHONE : 847-486-8731

amurzanski@outlook.com



# NEW ADDITION TO THE EXISTING GARAGE 692 W. OAKTON ST, DES PLAINES, IL 60018

DRAWING LIST	
DWG. NO.	DRAWING TITLE
T-1	SITE PLAN
A-1	PROPOSED FOUNDATION PLAN
A-2	PROPOSED FLOOR PLAN
A-3	SECTION
A-3	ELEVATION



OAKTON ST.

Project:

NEW ADDITION  
TO THE EXISTING GARAGE

Address:

692 W. OAKTON ST,  
DES PLAINES, IL 60018

Sheet Title:

SIDE PLAN

Date:

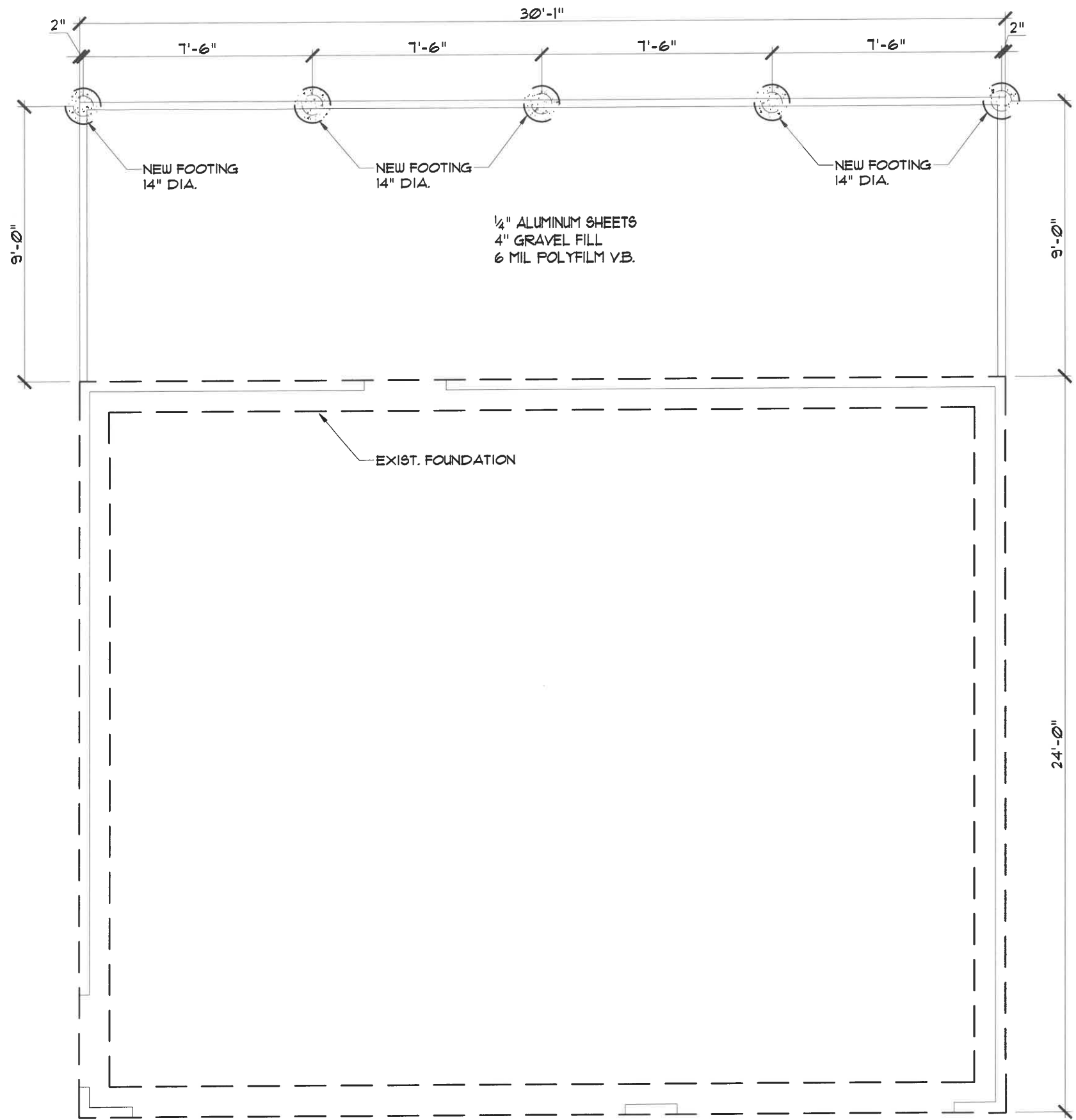
02/04/24

Proj. No:

865.24

Sheet No:

**T-1**



Project:

NEW ADDITION  
TO THE EXISTING GARAGE

Address:

692 W. OAKTON ST,  
DES PLAINES, IL 60018

Sheet Title:

PROPOSED FOUNDATION  
PLAN

Date:

02/04/24

Proj. No:

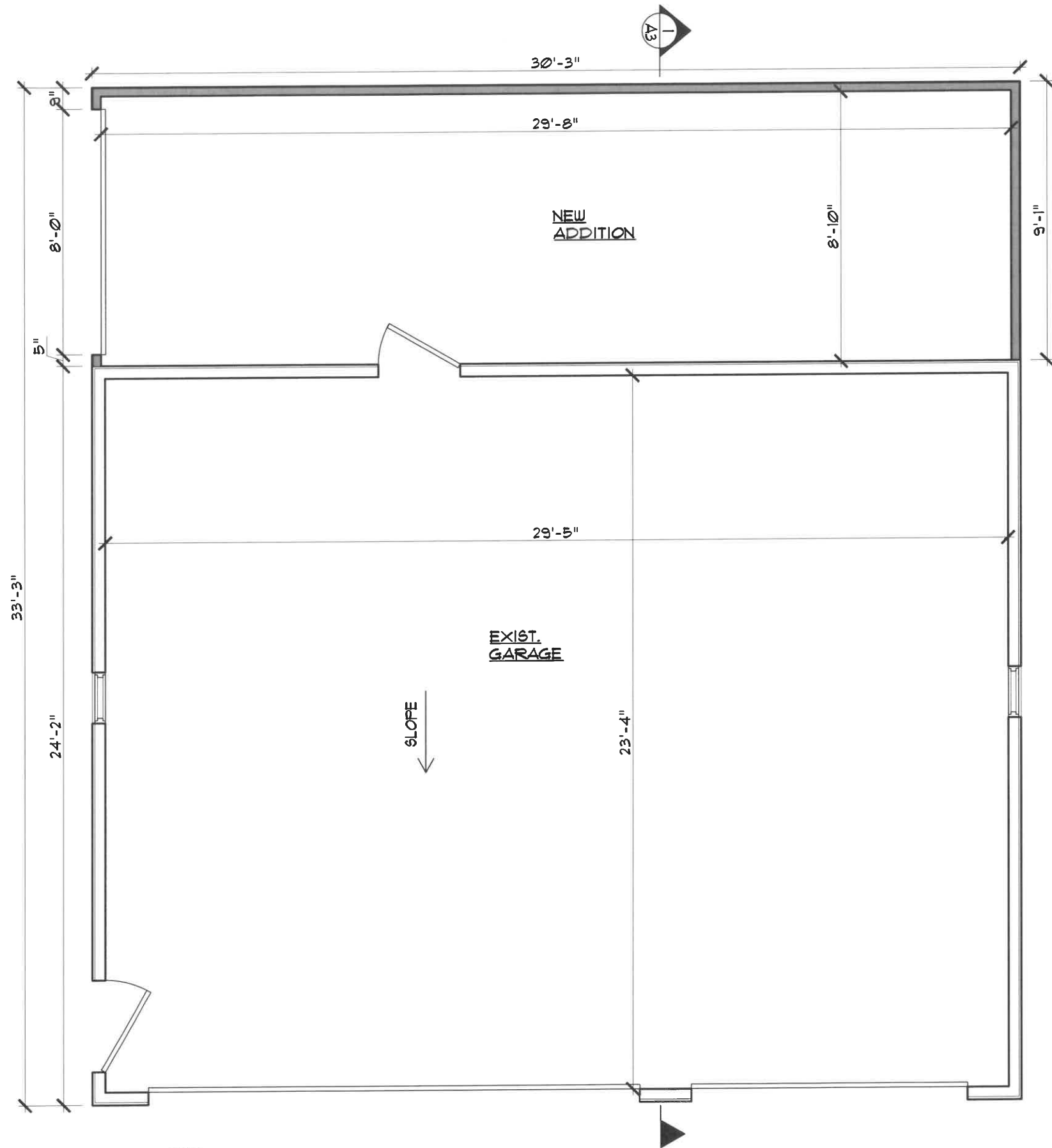
865.24

Sheet No:


**A-1**



**FOUNDATION PLAN**



**WALL SYMBOLS**


 NEW 2x4 ALUMINUM WALL STUDS @16" O.C.  
 W/ 1/2 CDX PLYWOOD SHEETING OR OSB  
 SIDES (UNLESS NOTED OTHERWISE)


**FLOOR PLAN**  
 north SCALE: 1/4" = 1'-0"

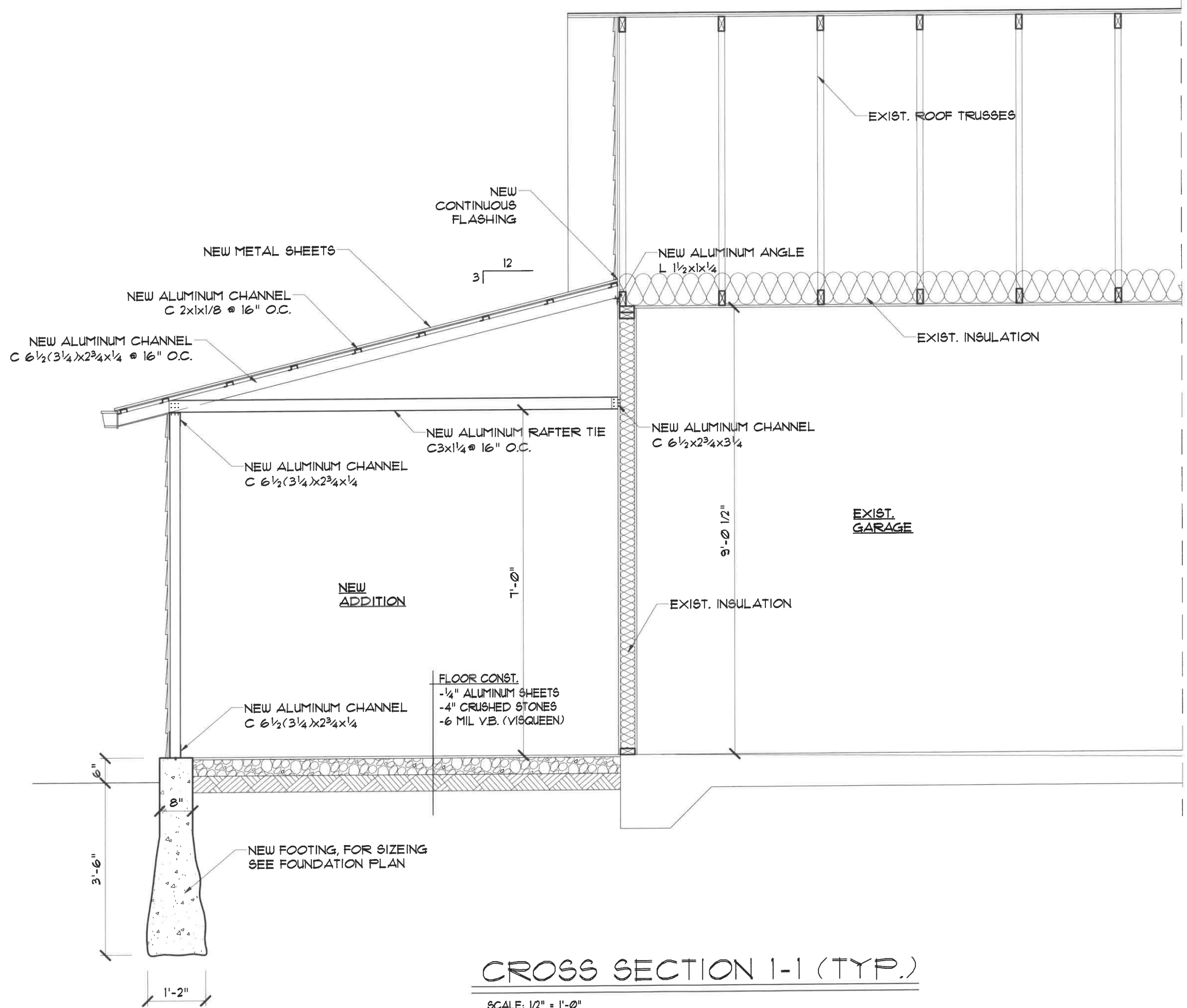
Project:  
 NEW ADDITION  
 TO THE EXISTING GARAGE

Address:  
 692 W. OAKTON ST,  
 DES PLAINES, IL 60018

Sheet Title:  
 PROPOSED FLOOR PLAN

Date: 02/04/24  
 Proj. No: 865.24

Sheet No:  
**A-2**



**CROSS SECTION 1-1 (TYP.)**

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

Project:  
NEW ADDITION  
TO THE EXISTING GARAGE

Address:  
692 W. OAKTON ST,  
DES PLAINES, IL 60018

Sheet Title:  
SECTION

Date:  
02/04/24

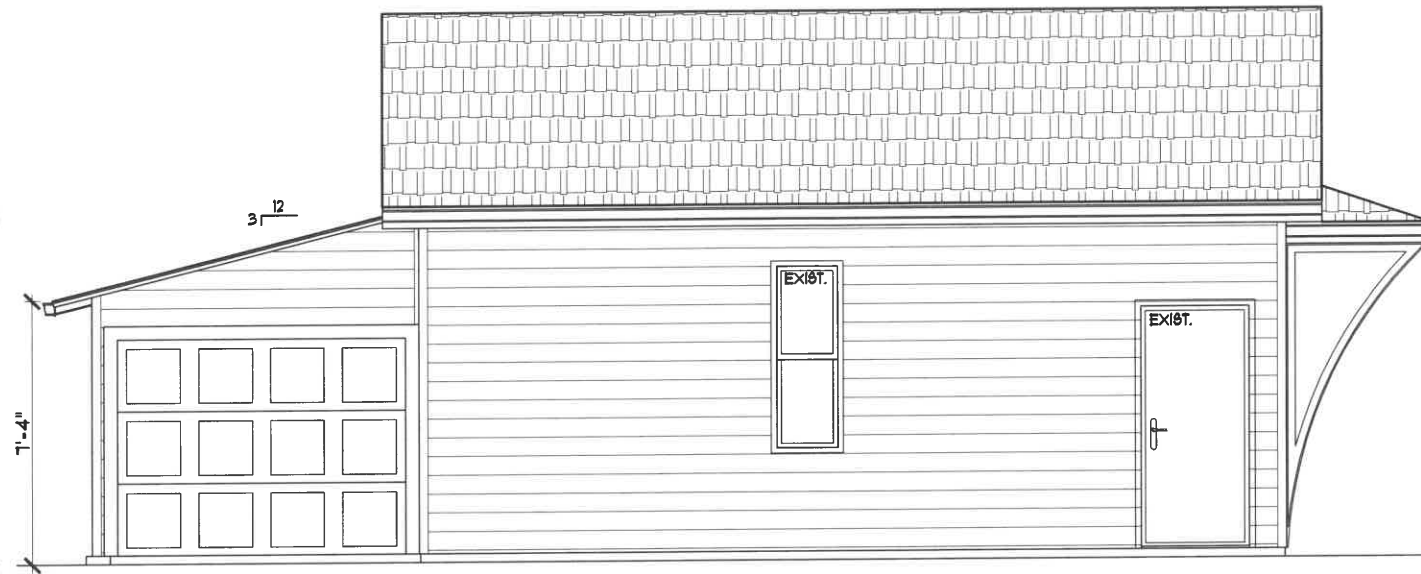
Proj.  
No: 865.24

Sheet No:  
**A-3**



SOUTH GARAGE ELEVATION

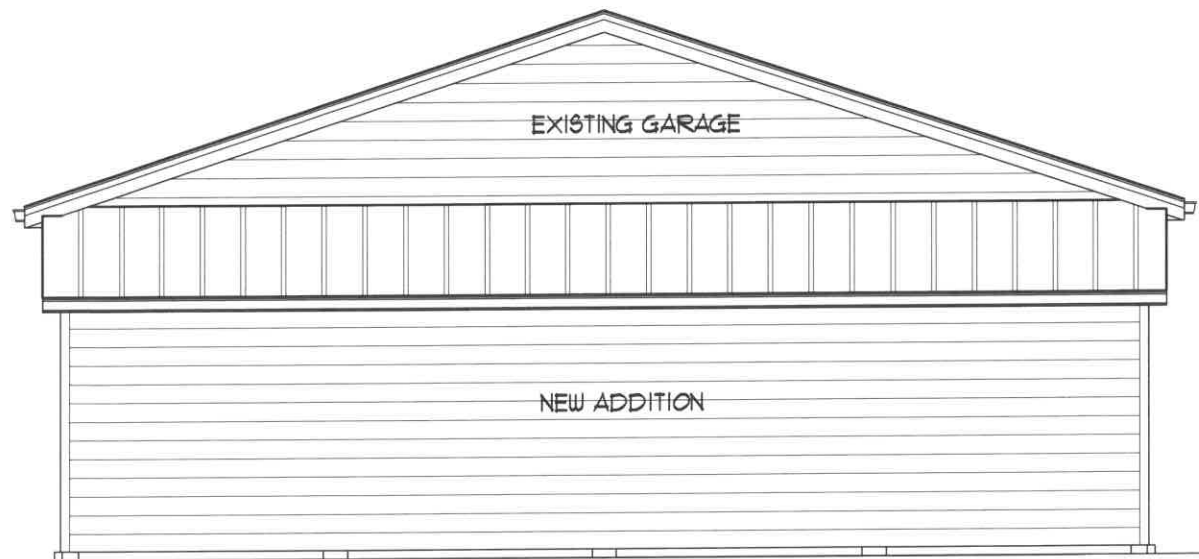
SCALE: 3/16" = 1'-0"



NEW ADDITION

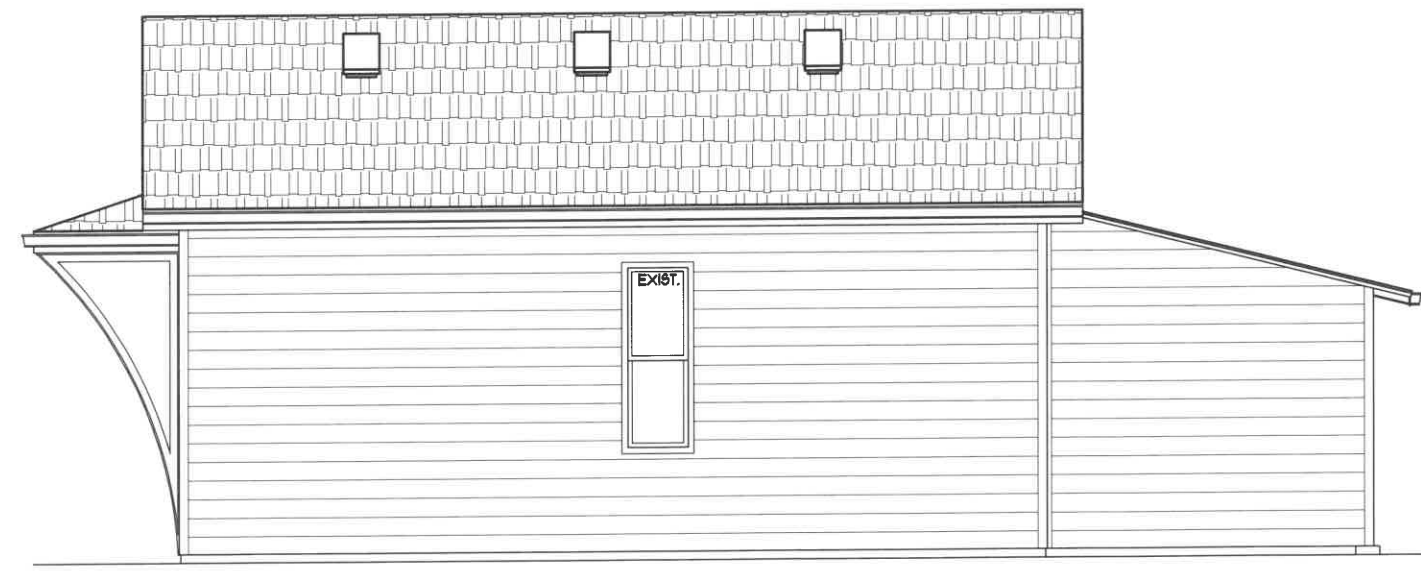
WEST GARAGE ELEVATION

SCALE: 3/16" = 1'-0"



NORTH GARAGE ELEVATION

SCALE: 3/16" = 1'-0"



NEW ADDITION

EAST GARAGE ELEVATION

SCALE: 3/16" = 1'-0"

Project:

NEW ADDITION  
TO THE EXISTING GARAGE

Address:

692 W. OAKTON ST,  
DES PLAINES, IL 60018

Sheet Title:

ELEVATION

Date:

02/04/24

Proj. No:

865.24

Sheet No:

A-4



MEMORANDUM

Date: February 9, 2024  
To: Planning and Zoning Board (PZB)  
From: Jeff Rogers, Director of Community & Economic Development *JR*  
Subject: Consideration of a Conditional Use for a Trade Contractor Use and Motor Vehicle Sales Use at 1628 Rand Road, Case 24-004-CU (1<sup>st</sup> Ward)

**Issue:** The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

**Owner:** Art Investment, LLC, 2020 Berry Lane, Des Plaines, IL 60018  
**Petitioner:** Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018  
**Case Number:** 24-004-CU  
**Real Estate Index Number:** 09-16-104-022-0000  
**Ward:** #1, Alderman Mark A. Lysakowski  
**Existing Zoning:** C-3, General Commercial District  
**Existing Land Use:** Multi-tenant commercial building including a trade contractor granite countertop business and cabinet business  
**Surrounding Zoning:** North: R-1, Single Family Residential District  
South: C-3, General Commercial District  
East: C-1, Neighborhood Shopping / R-1, Single Family Residential Districts  
West: C-3, General Commercial District  
**Surrounding Land Use:** North: Single-Family Residences  
South: Columbus Foods & Liquors, Vazquez Dental, Castro Hand Car Wash, and 7-Eleven/Mobil (Commercial)  
East: A Mother’s Touch Learning Academy (Commercial)  
West: Our Lady of Fatima Center (Commercial)

**Street Classification:** Rand Road is classified as a Minor Arterial road and Grove Avenue is classified as a Local street.

**Comprehensive Plan:** The Comprehensive Plan designates this site as Commercial.

**Project Description:** The petitioner, Urszula Topolewicz, has requested Conditional Use Permits to amend an existing trade contractor use and operate a proposed motor vehicle sales use, both at 1628 Rand Road. In accordance with the proposed motor vehicles sales use, the applicant would perform vehicle maintenance and detailing of vehicles offered for sale.

The subject property is located within the C-3 General Commercial district. Both a trade contractor use and a motor vehicle sales use are a conditional use in the C-3 zoning district. The subject property contains a multi-tenant building with an off-street surface parking area on the west side of the property with additional on-street parking east of the property along Grove Avenue, each as depicted on the attached Plat of Survey. The subject property is located along Rand Road at the northwest corner of the Rand Road/Grove Lane intersection. The subject property is currently accessed by three curb cuts, two from Rand Road and one from Grove Lane. The subject property lies entirely within the 1% annual chance floodplain (Zone AE).

#### Prior Approvals

In 2021, the applicant received approval of a conditional use permit via Ordinance Z-36-21 for a Trade Contractor use upon the subject property. Among various conditions, the Ordinance included a restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” A copy of this Ordinance is attached for reference.

In 2022, the applicant received approval of several zoning variations relating to ground signage and wall signage via Ordinance Z-27-22. The signage associated with this Ordinance has since been installed, including wall signage for two businesses and an electronic message board (EMB) sign. In accordance with the proposed scope of work at this time, the face of one of the existing wall signs would be removed and replaced with new signage for the proposed motor vehicle sales business.

Concurrently in 2022, the applicant requested an amendment to Ordinance Z-36-21 to strike the restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” The request proceeded through the Planning & Zoning Board to the City Council as draft Ordinance Z-27-22 but was tabled by the City Council in September 2022 with instruction to the applicant to address various engineering concerns. A proposed solution to the floodplain restrictions has not yet been provided, the tabled Ordinance has not yet been scheduled for consideration by the City Council, and the condition from Ordinance Z-36-21 restricting outdoor storage remains in effect.

#### Existing Violations

Several violations of the Municipal Code currently present upon the property would need to be rectified before a business registration for the proposed motor

vehicle sales use could be approved. Also, these violations would need to be rectified to avoid additional enforcement action. The current violations include the following:

- a. An existing storage container upon the property is in violation of the accessory use requirements and floodplain requirements of the Municipal Code and must be removed from the premises.
- b. There exist two outdoor displays of fabricated goods in violation of the floodplain requirements and the requirements of Ordinance Z-36-21. If outdoor display is proposed, said display must be authorized in accordance with this conditional use request and installed in a manner which complies with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.
- c. There presently exists temporary outdoor storage from time-to-time of raw materials or fabricated goods in violation of the floodplain requirements and Ordinance Z-36-21. If outdoor storage is proposed, said storage must be authorized in accordance with this conditional use request and installed in a manner which complies with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.

#### Current Proposal

The applicant has provided an executive summary, a floor plan for the proposed motor vehicle sales use, and a proposed site plan with additional details regarding the interior layout of the modified tenant spaces. The draft motion included in this report includes conditions which would need to be rectified before the proposed motor vehicle sales use could commence.

Various dimensions noted within the applicant's narrative and on the proposed plans are not depicted to scale. The area of the building depicted on the proposed site plan scales to approximately 12,425 square feet where the applicant notes in their narrative that the building area is approximately 15,300 square feet.

The trade contractor use would occupy the north and east areas of the existing building. This area scales to approximately 8,915 square feet but is noted as 11,400 square feet on the applicant's site plan.

The proposed motor vehicle sales use including accessory detailing and repair/service uses would occupy the southwest area of the existing building. This area scales to approximately 3,480 square feet but is noted as 3,900 square feet on the applicant's site plan.

The applicant has indicated that vehicles would be displayed within the proposed showroom, however this space is not current accessible via any overhead vehicle doors and the note on the plan indicating a "main double door" at the southwest corner of the building is presently improved with a single door and glass side panels. A building permit would be required for any modifications to this entry which would involve replacement or modification to the existing door and window system. The plan(s) submitted in accordance with this permit should demonstrate that the display of vehicles within the showroom would maintain accessible routes through the showroom floor area.



The proposed parking layout would introduce new parking stalls along the east side of a drive aisle west of the existing off-street public parking stalls. The proposed drive aisle would not comply with the minimum aisle widths for two-way traffic. If the proposed site plan alterations and land use are supported, the drive aisle should be required to be widened to a minimum of 22.0 feet south of the southernmost parking stall. A site plan and design which complies with all applicable codes and ordinances of the City would be required and a building permit would be needed before any parking lot improvements could commence.

#### Required Parking

The following parking regulations apply to this request pursuant to Section 12-9-7 of the City of Des Plaines Municipal Code:

- One parking stall for every 500 square feet of showroom and office floor area for motor vehicle sales (2,350 square feet = 6 stalls);
- One parking stall for each 20 vehicle stalls within the showroom for motor vehicle sales (850 square feet = 1 stall);
- One parking stall for every 20 vehicles displayed for sale outdoors upon the premises (11 vehicles outdoors = 11 stalls); and
- Zero parking stalls for the trade contractor use.

In accordance with minimum off-street parking provisions, 18 off-street parking stalls would be required, including one accessible parking stall. The applicant proposes 23 off-street parking stalls. The subject property is adjacent to an additional 13 public on-street parking stalls within the Grove Lane right-of-way. The proposed 11 motor vehicle sales use shall not be permitted to display or store vehicles for sale within the public right-of-way.

#### Hours of Operation

The existing Granite Place & Quartz LLC business operates from 9 a.m. to 5 p.m., Monday through Friday, from 9 a.m. to 3 p.m. on Saturday, and is closed on Sunday.

The proposed motor vehicle sales use would operate from 9 a.m. to 9 p.m., Monday through Saturday and would be closed on Sunday.

Please see the attached applicant's Project Narrative for more details.

### **Compliance with the Comprehensive Plan**

The proposed project, including the proposed the site improvements, address various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- **Future Land Use Plan:**
  - This property is designated as Commercial on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial uses.
  - The subject property is located along the defined Rand Road commercial corridor with single-family residences to the north, multi-family residences to the east, and commercial development to the east, south, and west. The subject property contains a multi-tenant building located between established commercial developments along Rand Road. The request would

assist in the retention of a new commercial business at this location and provide additional retail goods and services for the residents of Des Plaines.

- **Landscaping and Screening:**

- The Comprehensive Plan seeks to encourage and actively pursue beautification opportunities and efforts, including the installation of landscaping, street furniture, lighting, and other amenities, to establish a more attractive shopping environment and achieve stronger corridor identity in Des Plaines.
- The existing site contains landscaping along the south of the property and foundation landscaping adjacent to the east building footprint.
- The applicant proposes to relocate an existing privacy fence from its current location along the front lot line to a point north of the new row of parking along the west end of the site.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments and enhancing commercial corridors throughout Des Plaines.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in 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 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 uses are classified as a Trade Contractor use and a motor vehicle sales use, respectively. Both a Trade Contractor and Motor Vehicle Sales are a Conditional Use in the C-3 zoning district.

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

*Comment:* The proposed Trade Contractor use and motor vehicle sales use provide both retail- and service-oriented uses that primarily serve day-to-day needs of local residents by increasing commercial opportunities for residents in Des Plaines. Additionally, the subject property is located near the River Road & Rand Road commercial corridors, which are major corridors in Des Plaines.

**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 existing Trade Contractor use and proposed motor vehicle sales use are designed, constructed, operated, and maintained to be harmonious and appropriate in appearance to surrounding commercial uses. The proposal includes enhancements to the site as a whole including modifications to the parking area.

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

*Comment:* The proposed Trade Contractor use and motor vehicle sales use would not be hazardous or distributing to neighboring uses as all activities including the fabrication of materials will take place inside the building except for potential storage within the extents of a privacy fence and outdoor display of vehicles for sale within the parking lot. Refer to the suggested conditions of approval for additional avenues for ensuring safety and harmony with the neighboring uses.

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

**adequately any such services:**

*Comment:* The subject property is served adequately by essential public facilities and services since it is currently accessible by two streets and three total curb cuts as well as necessary public utilities. The proposed uses will not affect the existing public facilities and services for this property.

**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 uses will not create excessive additional requirements at the public expense and will not be detrimental to economic well-being of the community.

**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 petitioner is proposing outdoor storage and display of raw materials and finished products. If such storage and display is to be considered, such storage and display must be conducted in accordance with the requirements of Title 14 of the Code. Storage or display of material below the base flood elevation (BFE) cannot be permitted. Refer to the suggested conditions of approval for additional avenues for ensuring compliance with applicable regulations.

**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 site plan introduces new parking areas which would potentially increase traffic volume at the existing west curb cut. The design of the western curb cut would need to be modified to accommodate a two-way drive aisle with a minimum width of 22.0 feet. An alternate site plan with parking along the west of the west parking row would connect the two parking areas and allow for circulation within the site without the need to leave the site onto Rand Road to access the west drive aisle. A suggested condition of approval requires a modified site plan to confirm all requirements are met and safe, efficient circulation is provided.

**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 currently developed and improved with a building and surface parking area. The proposed uses will not lead to the loss or damage of natural, scenic, or historic features of major importance on this property.

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

*Comment:* There exist several open violations upon the property related to an existing illegal nonconforming accessory storage unit use and outdoor display/storage of goods. Provided the storage unit is removed and outdoor storage and display is conducted in accordance with the requirements of all applicable codes and ordinances, a modified plan for display and storage could meet the regulations of the Zoning Ordinance.

**Recommendation:** Staff recommends approval of the Conditional Use Permit for a trade contractor use and motor vehicle use at 1628 Rand Road as amended based upon 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 City of Des Plaines Municipal Code with the following conditions:

1. The petitioner shall implement all site improvements shown on the proposed undated site plan, with the following revisions:

- a. Dimensions and floor areas shall be depicted in accordance with an accurate engineering scale (1:10, 1:20, 1:30, etc.).
  - b. The drive aisle and apron for the west drive aisle shall be modified to provide a minimum width of 22.0 feet.
  - c. Proposed parking spaces shall be modified to be compliant with Section 12-9-6 of the Zoning Ordinance.
2. The applicant shall provide plans and specifications for review and secure permits for all site work governed by city codes and ordinances (pavement, exterior doors/window systems, mechanical/electrical/plumbing/structural, civil engineering, etc.). All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances.
  3. No materials shall be stored outside of the extents of the proposed privacy fence enclosure.
  4. All outdoor storage or displays shall be permissible only in full compliance with the requirements of Title 14 of the Municipal Code including raising of stored materials above the base flood elevation (BFE).
  5. Display and storage of vehicles or materials shall be permissible in designated areas on private property only and shall not be permissible within required drive aisles or customer parking stalls, or within the public right-of-way. All motor vehicles stored on the site must be operable and stored on a dust-free, hard surface.
  6. The existing storage container upon the property shall be removed prior to the issuance of permits or business registrations for the proposed scope of work.
  7. The applicant shall coordinate with the City regarding the assignment of unique unit addresses for the two tenant spaces comprising the existing building upon the property.
  8. No more than eleven motor vehicles may be displayed for sale on the Subject Property at one time. Through signs, striping, or combination, these eleven spaces should be identified and reserved. Adding additional motor vehicle sales spaces would require an amendment to the Conditional Use Permits. Sufficient parking spaces to meet the minimum off-street parking requirements for the Proposed Uses must be provided on the Subject Property at all times.

**Planning and Zoning Board Procedure:** Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use requests for a trade contractor use and motor vehicle sales use at 1628 Rand Road. The City Council has final authority on the proposal.

**Attachments:**

- Attachment 1: Ordinance Z-36-21
- Attachment 2: Draft Ordinance Z-26-22
- Attachment 3: Ordinance Z-27-22
- Attachment 4: Location Map
- Attachment 5: Site and Context Photos
- Attachment 6: Plat of Survey
- Attachment 7: Project Narrative
- Attachment 8: Petitioner’s Responses to Standards
- Attachment 9: Site Plan
- Attachment 10: Floor Plan

**CITY OF DES PLAINES**

**ORDINANCE Z - 36 - 21**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE CONTRACTOR ESTABLISHMENT AT 1628 RAND ROAD, DES PLAINES, ILLINOIS.**

---

**WHEREAS**, Peter Topolewick ("**Petitioner**") is the lessee of the property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**"); and

**WHEREAS**, the Subject Property is located in the C-3 General Commercial District of the City ("**C-3 District**"); and

**WHEREAS**, the Subject Property is improved with an one-story single-tenant commercial building ("**Building**"); and

**WHEREAS**, the Petitioner desires to locate a trade contractor establishment on the Subject Property; and

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

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

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

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

**WHEREAS**, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on May 11, 2021 pursuant to notice published in the *Des Plaines Journal* on April 21, 2021; and

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

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

**WHEREAS**, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on May 12, 2021, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 5-0, to approve the Petitioner's application for the Conditional Use Permit subject to certain terms and conditions; and

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

**WHEREAS**, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated April 30, 2021, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's application in accordance with the provisions of this Ordinance;

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

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

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

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as: 1628 Rand Road, Des Plaines, Illinois.

**SECTION 3. CONDITIONAL USE PERMIT.** Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner a Conditional Use Permit to allow the operation of a trade contractor

establishment on the Subject Property. The Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

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

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

B. **Compliance with Plans.** Except for minor changes and site work approved by the City Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans as may be amended to comply with Section 4.C of this Ordinance:

1. That certain "Project Narrative" prepared by Petitioner, consisting of one sheet, and undated, attached to and by this reference made a part of this Ordinance as **Exhibit A**; and

2. That certain "Site Plan/Floor Plan" submitted by the Petitioner, consisting of one sheet, and undated, attached to and by this reference made a part of, this Ordinance as **Exhibit B**.

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

1. The Petitioner must revise the Site Plan to include landscape details in conformance with Section 12-10 of the Zoning Ordinance within 60 days of City Council approval of this Ordinance.

2. That an eight-foot-tall wood privacy fence must be installed along the north property line of the Subject Property in conformance with Section 12-8-2 of the Zoning Ordinance within 60 days of City Council approval of this Ordinance.

3. Storage of commercial vehicles or materials within the required drive aisles or customer parking spaces is prohibited at all times on the Subject Property.

4. Outdoor storage of raw materials or fabricated goods is prohibited at all times on the Subject Property.

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

**SECTION 6. NONCOMPLIANCE.**

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of



this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

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

**SECTION 7. EFFECTIVE DATE.**

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

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;
3. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement

and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's and Owner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit C**; and

4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.
- B. In the event that the Petitioner and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

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

[SIGNITURE PAGE FOLLOWS]


PASSED this 7<sup>th</sup> day of June, 2021.

APPROVED this 7<sup>th</sup> day of June, 2021.


VOTE: AYES 6 NAYS 0 ABSENT 1

  
\_\_\_\_\_  
MAYOR

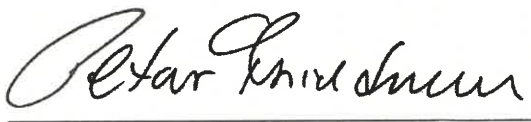
ATTEST:

  
\_\_\_\_\_  
CITY CLERK

Published in pamphlet form this  
8<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
CITY CLERK

Approved as to form:

  
\_\_\_\_\_  
Peter M. Friedman, General Counsel

DP-Ordinance Approving a Conditional Use Permit (CUP) at 1628 Rand Road for a Trade Contractor Use

# HGM

## House Of Granite & Marble . Co

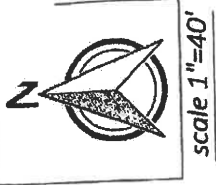
5136 N Pearl St.  
Schiller Park Il 60176  
Tel:( 847) 928-1111  
Fax: (847) 928-1138

Website: [www.houseofgranite.com](http://www.houseofgranite.com)  
Email: [houseofgranite@hotmail.com](mailto:houseofgranite@hotmail.com)

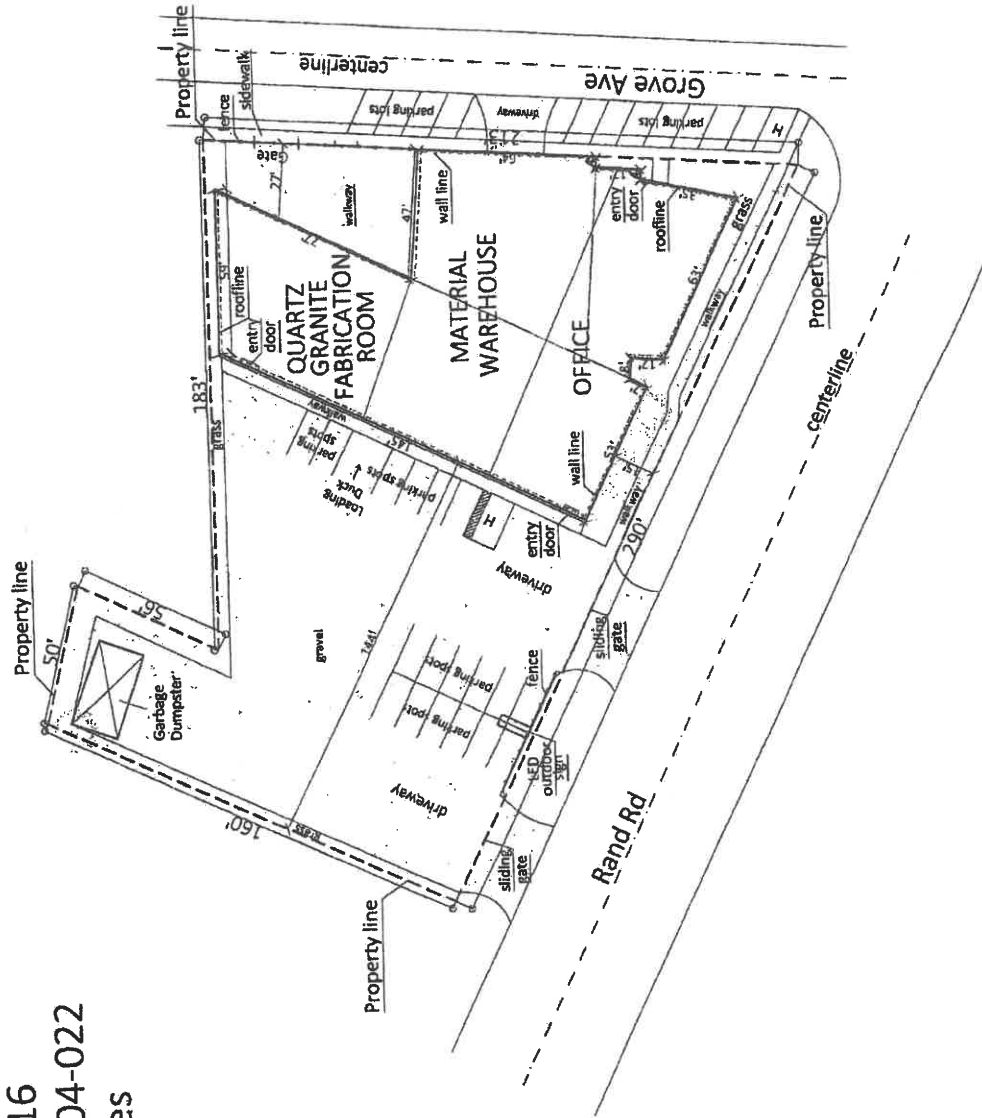
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We are Company since 2002 in market at one location pass 19 years . We sell or kind of stone granite, quartz ,marble qurtzite kitchen cabinets, sinks, faucets ,counter tops vanity's , shower glass all brands . We important stuff all over the world . Our goal is keep nice clean store showroom ,warehouse , fabrication counter tops close to the people . We currently have our location at Schiller Park 10000.00 sq ft .We want move our businesses to Des Plains to bigger location and more parking spaces . We are open 6 Days a week store from 8:30 AM to 6:00 PM and warehouse and fabrication from 7:15 AM to 6:00 PM .Our team is 12 people same times more is the pants at the session . We want duet nice improvement to this location .

Sincerely  
Peter Topolewicz



**SITE PLAN**  
 1628 Rand Rd  
 Des Plaines IL 60016  
 Parcel ID: 09-16-104-022  
 Lot area: 0.95 Acres



**UNCONDITIONAL AGREEMENT AND CONSENT**

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

**WHEREAS**, Peter Topolewick ("**Petitioner**") applied to the City of Des Plaines for a conditional use permit to allow a trade contractor establishment ("**Conditional Use Permit**") on that certain property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**") pursuant to Section 12-7-3.E.3 and 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended; and

**WHEREAS**, Ordinance No. Z-36-21 adopted by the City Council of the City of Des Plaines on June 7, 2021 ("**Ordinance**"), grants approval of the Conditional Use Permit, subject to certain conditions; and

**WHEREAS**, at the time Ordinance No. Z-36-21 was adopted, the Subject Property was owned by Elliott Kratz, who subsequently passed away prior to the execution of this Unconditional Agreement and Consent; and

**WHEREAS**, ART Investment, LLC, an Illinois limited liability company ("**Owner**"), subsequently acquired fee title to the Subject Property and agrees and acknowledges that the Property is subject to the terms, conditions, and restrictions of Ordinance Z-36-21; and

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

**NOW, THEREFORE**, the Petitioner and the Owner do hereby agree and covenant as follows:

1. Petitioner and Owner hereby unconditionally agree to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-36-21, adopted by the City Council on June 7, 2021.
2. Petitioner and Owner acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner or Owner against damage or injury of any kind and at any time.
3. Petitioner and Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or

any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.

4. Petitioner agrees to and do hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.
5. Petitioner hereby agrees to pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

By: Victoria M Baumann

**SUBSCRIBED** and **SWORN** to  
before me this 22nd day of  
November, 2021.

Victoria M Baumann  
Notary Public

**PETER TOPOLEWICK**

By: [Signature]

Its: PRESIDENT



ATTEST:

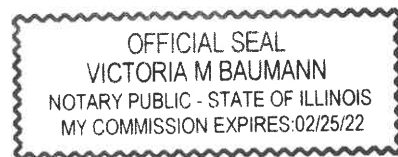
By: Victoria M Baumann

**SUBSCRIBED** and **SWORN** to  
before me this 22nd day of  
November, 2021.

Victoria M Baumann  
Notary Public

**ART INVESTMENT, LLC**

Its: Member / Manager



{00121938.1}

2

CITY OF DES PLAINES

ORDINANCE Z-36-21

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE  
CONTRACTOR ESTABLISHMENT AT 1628 RAND ROAD, DES PLAINES, ILLINOIS

ADOPTED ON JUNE 7, 2021  
BY THE CITY COUNCIL  
OF THE  
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines,  
Cook County, Illinois, on this 8th day of June, 2021.





**CITY OF DES PLAINES**

**ORDINANCE Z - 26 - 22**

**AN ORDINANCE GRANTING AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW OUTDOOR DISPLAY AND STORAGE OF PRODUCTS RELATED TO THE TRADE CONTRACTOR USE LOCATED AT 1628 RAND ROAD, DES PLAINES, ILLINOIS.**

**WHEREAS**, Granite Place & Quartz, LLC and Cabinet Land Kitchen & Bath Corporation (collectively, the "***Petitioner***") are the lessees of the property commonly known as 1628 Rand Road, Des Plaines, Illinois ("***Subject Property***"); and

**WHEREAS**, the Subject Property is located in the C-3 General Commercial District of the City ("***C-3 District***"); and

**WHEREAS**, on June 7, 2021, the City Council adopted Ordinance Z-36-21 ("***Conditional Use Ordinance***"), approving a conditional use permit to allow a trade contractor use on the Subject Property ("***Conditional Use Permit***"); and

**WHEREAS**, the Conditional Use Ordinance prohibits the storage of products outdoors on the Subject Property; and

**WHEREAS**, the Petitioner desires to store and display products on the Subject Property; and

**WHEREAS**, the Petitioner submitted an application to the City of Des Plaines Department of Community and Economic Development ("***Department***") to amend the Conditional Use Permit to allow the outdoor storage and display of products on the Subject Property in accordance with Section 12-7-3 of the Zoning Ordinance ("***Amended Conditional Use Permit***"), in accordance with Section 12-3-4 of the Zoning Ordinance; and

**WHEREAS**, the Subject Property is owned by Art Investment, LLC ("***Owner***"), which has consented to the Petitioner's application; and

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

**WHEREAS**, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on July 26, 2022 pursuant to notice published in the *Des Plaines Journal* on July 6, 2022; and

**WHEREAS**, notice of the public hearing was mailed to all property owners within 500 feet of the Subject Property; and

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

**WHEREAS**, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on July 27, 2022, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 4-0, to approve the Petitioner's application for the Amended Conditional Use Permit, subject to certain terms and conditions; and

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

**WHEREAS**, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated August 25, 2022, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's application in accordance with the provisions of this Ordinance;

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

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

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

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as: 1628 Rand Road, Des Plaines, Illinois.

**SECTION 3. AMENDED CONDITIONAL USE PERMIT.** Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner an Amended Conditional Use Permit to allow the outdoor display and storage of products on Subject Property, in accordance with Section 12-7-3 of the Zoning Ordinance. The Amended Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

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

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Subject Property, by the Petitioner must comply with all applicable City codes and ordinances, including, without limitation, the Conditional Use Ordinance, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans.** Except for minor changes and site work approved by the City Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans as may be amended to comply with Section 4.C of this Ordinance: that certain "Final Site Plan" prepared by the Owner, consisting of one sheet, with a latest revision date of February 22, 2022, attached to and by this reference made a part of this Ordinance as **Exhibit A** ("*Site Plan*"); and

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

1. All proposed improvements shown on the Site Plan must be constructed in full compliance with all applicable codes and ordinances. Plans and drawings may require modification in order to comply with current City codes and ordinances; and

2. No outdoor display or storage of products is allowed on the Subject Property unless the location of the outdoor display and storage of products complies with the City of Des Plaines Flood Control Regulations set forth in Title 14 of the City Code.

**SECTION 5. RECORDATION; NON-TRANSFERABILITY.** The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall inure solely to the benefit of Petitioner. Nothing in this Ordinance shall be deemed to allow the Petitioner to transfer any of the rights or interests granted herein to any other person or entity without the prior approval of the City Council by a duly adopted amendment to this Ordinance.

**SECTION 6. NONCOMPLIANCE.**

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

terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner or Owner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Ordinance as amended by this Ordinance, the Amended Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation of the Amended Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner and Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner and Owner.

**SECTION 7. EFFECTIVE DATE.**

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

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;

3. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's and Owner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit B**; and

4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

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

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

[SIGNATURE PAGE FOLLOWS]

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**VOTE:** AYES \_\_\_\_ NAYS \_\_\_\_ ABSENT \_\_\_\_

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**MAYOR**

**ATTEST:**

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**CITY CLERK**

Published in pamphlet form this  
\_\_\_\_ day of \_\_\_\_\_, 2022.

Approved as to form:

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**CITY CLERK**

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**Peter M. Friedman, General Counsel**



ATTEST:

**GRANITE PLACE & QUARTZ, LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

**CABINET LAND KITCHEN & BATH CORPORATION**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST:

**ART INVESTMENT, LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

CITY OF DES PLAINES

ORDINANCE Z - 27 - 22

**AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V).**

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WHEREAS, Granite Place & Quartz, LLC and Cabinet Land Kitchen & Bath Corporation (collectively, the "**Petitioner**") are the lessees of that certain property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("**C-3 District**"); and

WHEREAS, pursuant to Section 12-11-6.B of the Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**"): (i) the total sign area permitted on any street-facing building elevation may not exceed 125 square feet; (ii) the animated face of an electronic message board sign must be at least 250 feet from a residence located in the R-1, R-2, or R-3 Districts; and (iii) electronic message boards may not exceed 50 percent of the total sign area; and

WHEREAS, the Petitioner has installed wall signs on the Subject Property with the total sign area of 236 square feet, in violation of Section 12-11-6.B of the Zoning Ordinance; and

WHEREAS, the Petitioner proposes to install an electronic message board sign in an existing pole sign structure that would: (i) would be located 189.5 feet from the nearest residence in the R-1 District; and (ii) consist of 100 percent of the sign area, in violation of Section 12-11-6.B of the Zoning Ordinance; and

WHEREAS, the Petitioner submitted an application to the City of Des Plaines to the Department of Community and Economic Development ("**Department**") for major variations from Section 12-11-6.B of the Zoning Ordinance to: (i) increase the maximum wall sign area from 125 square feet to 236 square feet ("**Wall Sign Area Variation**"); (ii) decrease the required distance between the animated face of an electronic message board sign and a residence in the R-1 District from 250 feet to 189.5 feet ("**Residential Separation Variation**"); and (iii) increase the maximum permitted sign area for the electronic message board sign from 50 percent to 100 percent ("**EMB Sign Area Variation**") (collectively, the "**Variations**"); and

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

WHEREAS, within 90 days after the date of the Petitioner's application, a public hearing

was held by the PZB on July 26, 2022, pursuant to publication of notice in the *Des Plaines Journal* on July 6, 2022; and

**WHEREAS**, notice of the public hearing was mailed to all owners of property located within 500 feet of the Subject Property; and

**WHEREAS**, during the public hearing, the PZB heard testimony and received evidence with respect to the Petitioner's application for the Variations; and

**WHEREAS**, on July 26, 2022, the PZB voted on the following motions: (i) the motion to recommend approval the Wall Sign Area Variation passed by a vote of 4-0; (ii) the motion to recommend approval of the Residential Separation Variation passed by a vote of 3-1; and (iii) the motion to recommend approval of the EMB Sign Area Variation failed to pass by a vote of 2-2; and

**WHEREAS**, on July 27, 2022, the PZB filed a written report with the City Council summarizing the testimony received by the PZB and the PZB's recommendations; and

**WHEREAS**, the Petitioner made representations to the PZB with respect to the requested Variations, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting the Variations subject to certain terms and conditions; and

**WHEREAS**, the City Council has studied the written report of the PZB, the applicable standards set forth in the Zoning Ordinance, and the Staff Memorandum dated August 25, 2022, including its exhibits, which form part of the basis for this Ordinance;

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

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

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

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH,

RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as 1628 Rand Road, Des Plaines, Illinois.

**SECTION 3. VARIATIONS.**

A. Wall Sign Area Variation. The City Council finds that the Wall Sign Area Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the Wall Sign Area Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Wall Sign Area Variation for the Subject Property to the Petitioner.

B. Residential Separation Variation. The City Council finds that the Residential Separation Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the Residential Separation Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Residential Separation Variation for the Subject Property to the Petitioner.

C. EMB Sign Area Variation. The City Council finds that the EMB Sign Area Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the EMB Sign Area Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the EMB Sign Area Variation for the Subject Property to the Petitioner.

**SECTION 4. CONDITIONS.** The Variations granted in Section 3 of this Ordinance shall be, and are expressly subject to and contingent upon the conditions, restrictions, and limitations set forth in this Section 4. The development, use, and maintenance of the Subject Property shall be in strict compliance with the “Sign Photos and Renderings” consisting of 11 sheets, submitted by the Petitioner, and undated, copies of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit A**, except for minor changes and site work approved by the Director of the Department of Community and Economic Development in accordance with applicable City codes, ordinances, and standards.

**SECTION 5. EFFECT.** This Ordinance authorizes the use and development of the Subject Property in accordance with the terms and conditions of this Ordinance and shall prevail against other ordinances of the City to the extent that any might conflict. The terms and conditions of this Ordinance shall be binding upon Petitioner, its grantees, assigns and successors in interest to the Subject Property.

**SECTION 6. LIMITATIONS.** The Variations shall be valid for not more than 12 months prior to the issuance of a building permit and the commencement of construction in accordance with the terms and conditions of this Ordinance. The Zoning Administrator may extend the Variations if the Petitioner requests an extension in accordance with Section 12-3-6.L of the Zoning Ordinance.

**SECTION 7. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law; provided, however, that this Ordinance shall not take effect unless and until a true and correct copy of this Ordinance is executed by the Owner of the Subject Property or such other party in interest consenting to and agreeing to be bound by the terms and conditions contained within this

Ordinance. Such execution shall take place within 60 days after the passage and approval of this Ordinance or within such extension of time as may be granted by the City Council by motion and delivered directly to the City Clerk.

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

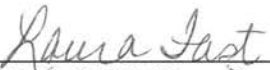
PASSED this 19<sup>th</sup> day of September, 2022.

APPROVED this 19<sup>th</sup> day of September, 2022.

VOTE: Ayes 7 Nays 0 Absent 1

  
\_\_\_\_\_  
MAYOR


ATTEST:

  
\_\_\_\_\_  
CITY CLERK, Deputy

Published in pamphlet form this 20<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
CITY CLERK, Deputy

Approved as to form:

  
\_\_\_\_\_  
Peter M. Friedman, General Counsel

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

Dated: \_\_\_\_\_

\_\_\_\_\_  
(Signature)

CITY OF DES PLAINES

ORDINANCE Z-27-22

AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V)

ADOPTED ON SEPTEMBER 19, 2022  
BY THE CITY COUNCIL  
OF THE  
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines, Cook County, Illinois, on this 20th day of September, 2022.

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

**CERTIFICATE**


I, Jessica M. Mastalski, certify that I am the duly elected and acting Municipal Clerk of the City of Des Plaines, Cook County, Illinois.

I further certify that on September 19, 2022, the Corporate Authorities of such municipality passed and approved Ordinance Z-27-22, AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V) provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance Z-27-22 was posted in the municipal building commencing on September 20, 2022 and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Des Plaines, Illinois, this 20<sup>th</sup> day of September, 2022.

(SEAL)

  
\_\_\_\_\_  
Jessica M. Mastalski, City Clerk

By:   
\_\_\_\_\_  
Laura Fast, Deputy Clerk

\*Per the provisions of 65 ILCS 5/3.1-20-5  
Of the Illinois Compiled Statutes (2006)





EXISTING WOOD FRAME IS TIED INTO THE WALL WITH  $\frac{3}{4}$ " (THICK) AND 8' (LONG) KWIK BOLT LONG THREAD CARBON STEEL EXPANSION ANCHORS.

MATERIAL: ALU PANEL 12.5 MM INSTALL TO EXISTING GREEN WOOD FRAME.

DIMENSIONS: 24' X 3'







VINYL WRAP OVER EXISTING FRONT FASCIA BOARD.

MATERIAL: VINYL STICKER

DIMENSIONS: 82' X 2'









Outdoor LED Programmable sign

16mm Pixel Pitch

Cabinet Size 73" by 144"

Viewable Area 70.5" by 141.5"

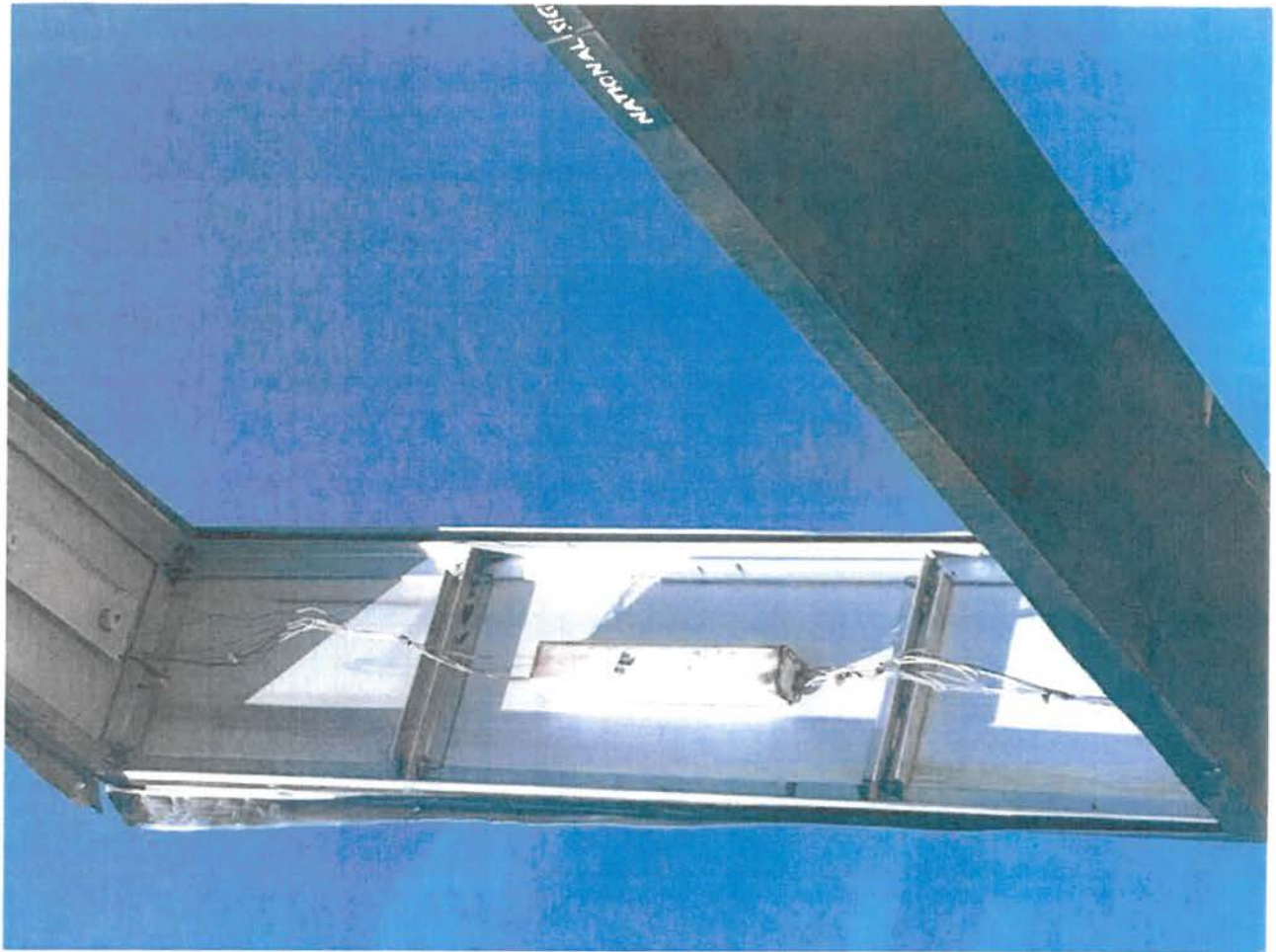
Brightness adjustable and includes Auto Dimmer

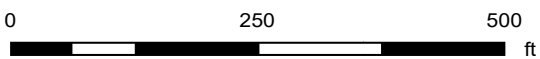
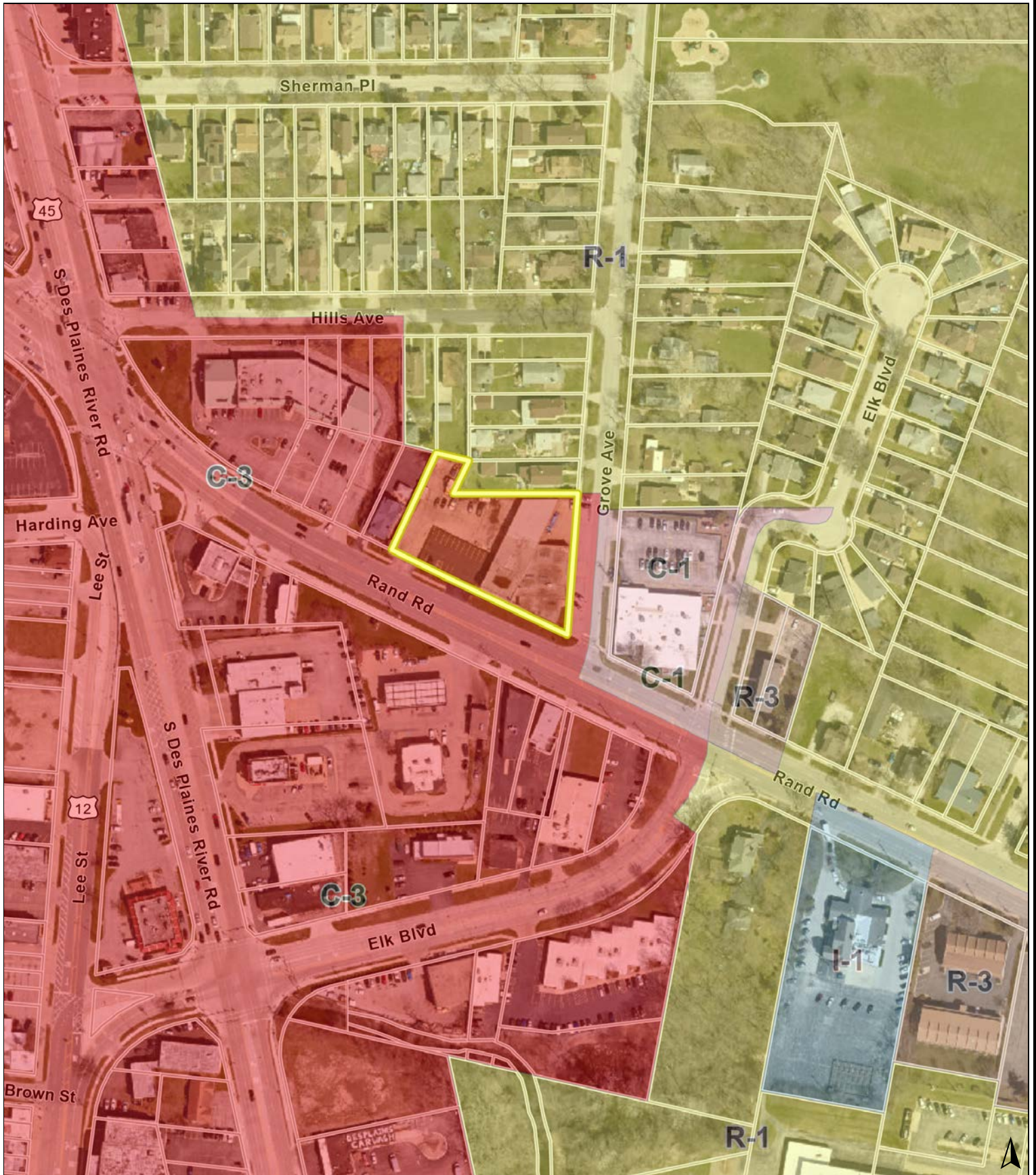
Install to **existing** Electric contraction











Print Date: 2/9/2024

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.



1628 Rand Road – Outdoor Display



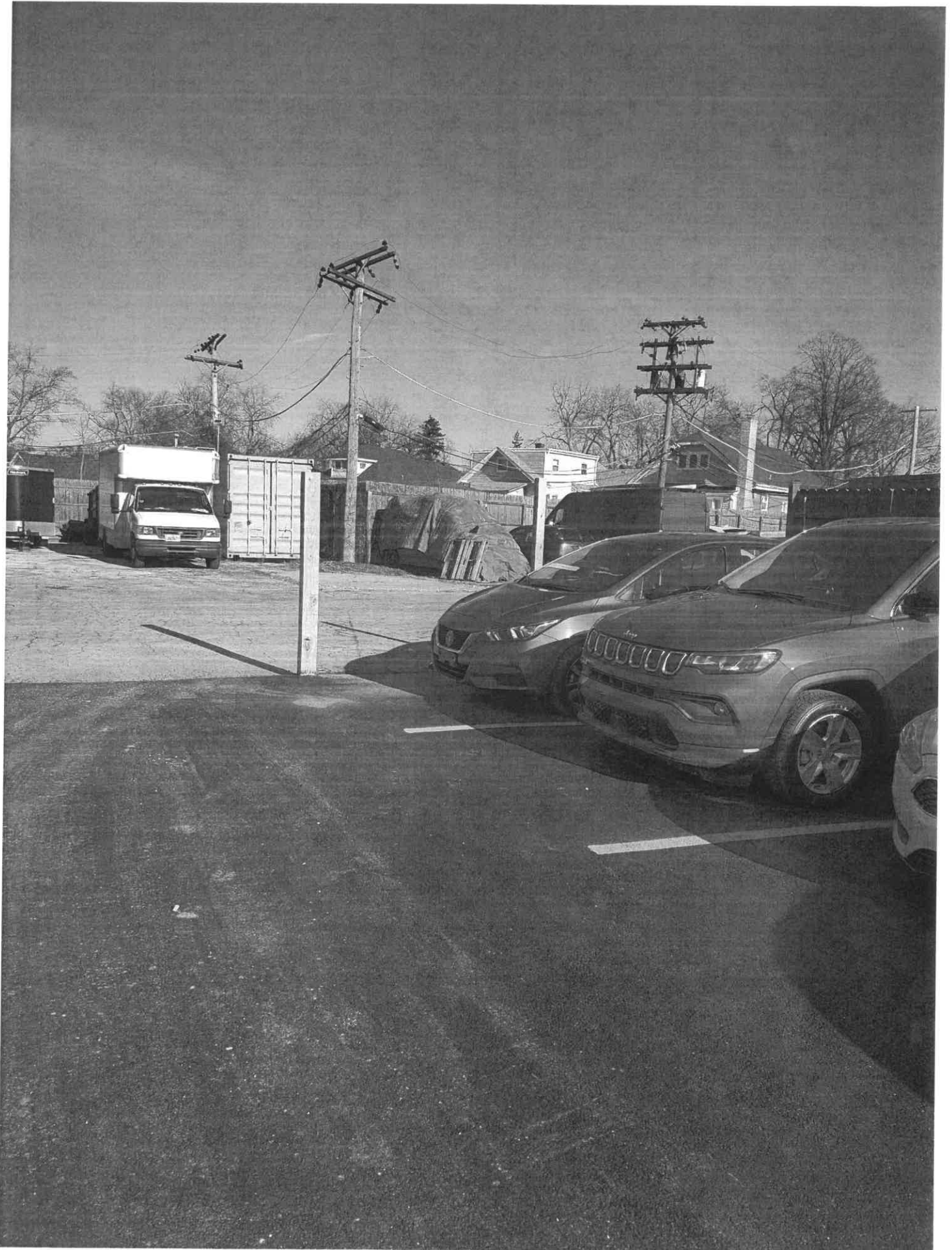
1628 Rand Road – Outdoor Display



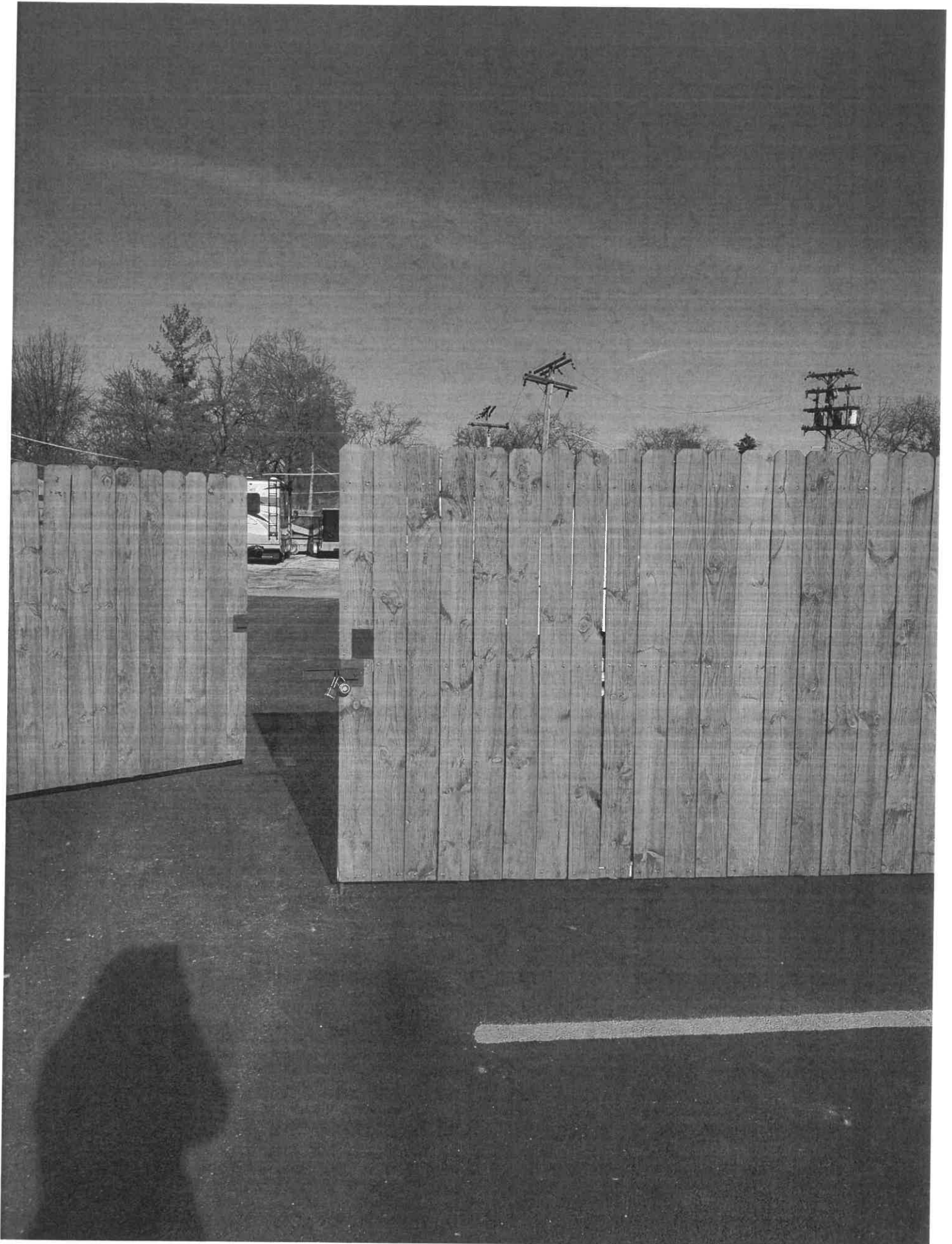
1628 Rand Road – Subject Property



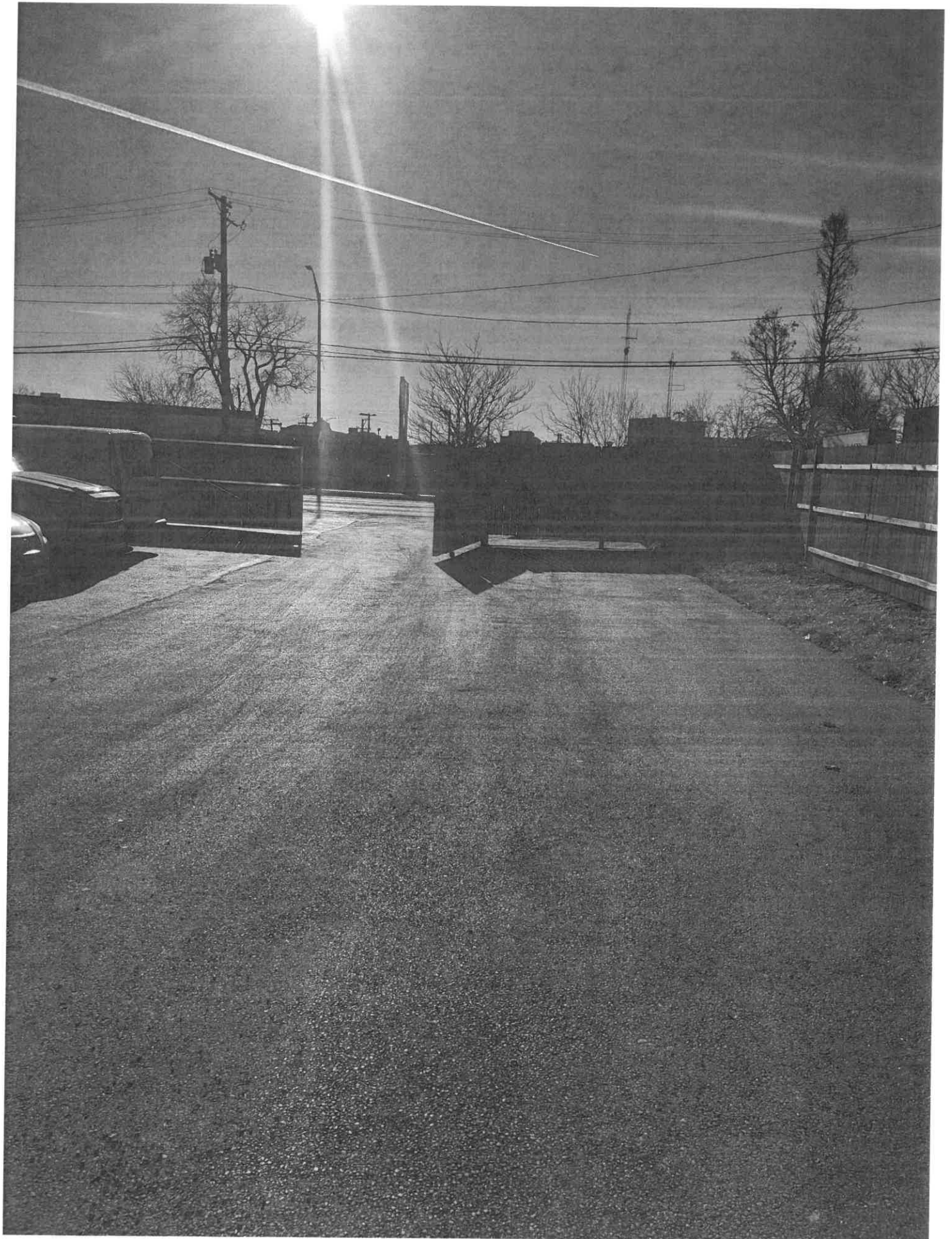
1628 Rand Road – Motor Vehicle Sales Entrance













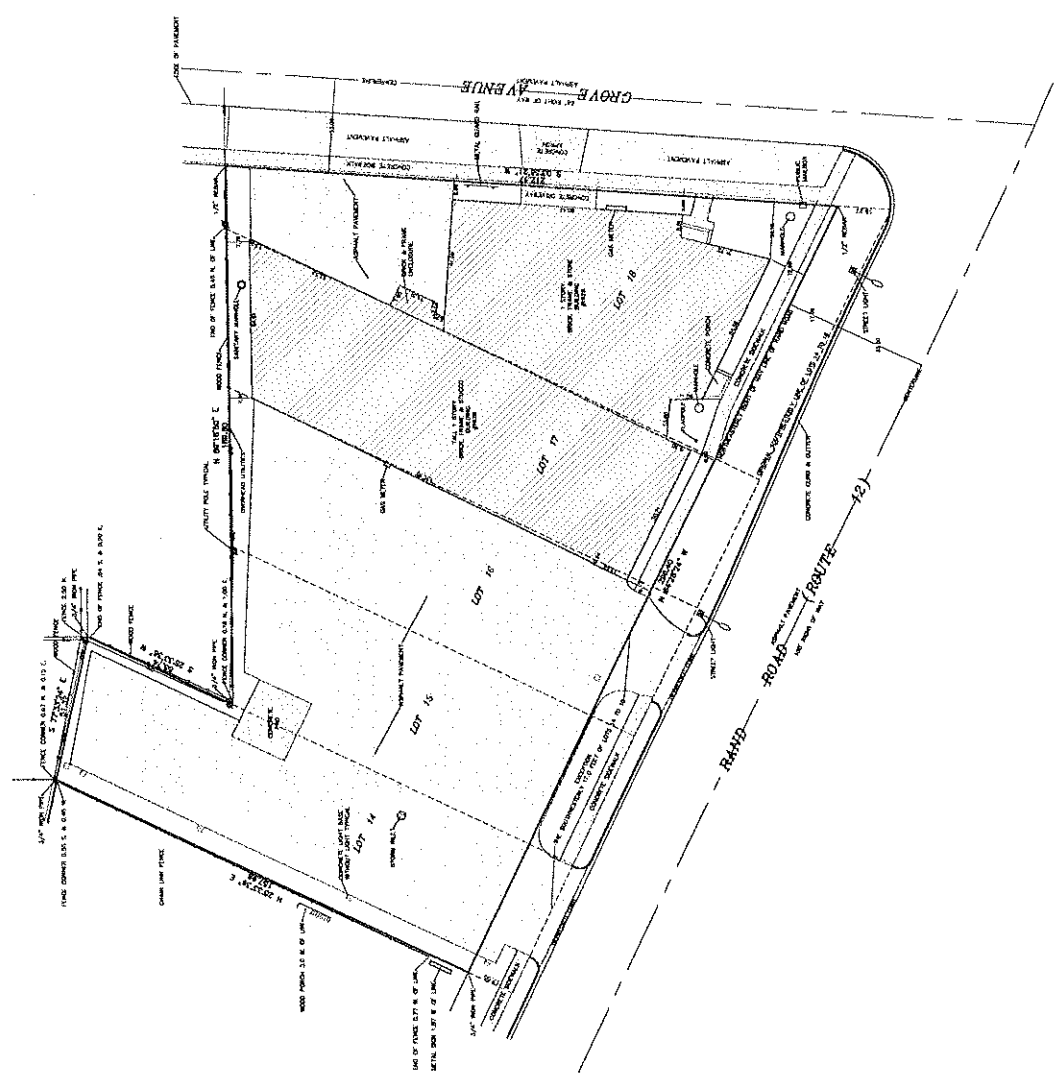
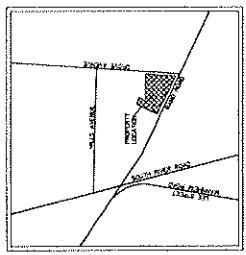
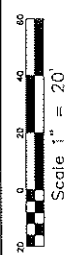


PREPARED BY:  
**J. R. ALTA/NSPS**  
 Surveyors  
 1000 ...  
 ...

BOUNDARY MARKING  
 (ASSUMED)

### ALTA/NSPS LAND TITLE SURVEY

LOCAL DESCRIPTION:  
 THIS IS A LAND TITLE SURVEY OF THE ...  
 ...  
 ...



ALTA/NSPS LAND TITLE SURVEY SHALL BE DEEMED TO BE A PROFESSIONAL SERVICE. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

THIS SURVEY IS BASED ON THE COMPARISON OF THE SURVEY DATA WITH THE RECORDS OF THE COUNTY RECORDS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY AREA AND HAS FOUND NO DISCREPANCIES BETWEEN THE SURVEY DATA AND THE RECORDS OF THE COUNTY RECORDS.



THE SURVEY IS MADE ONLY BY THE SURVEYOR'S SEAL.

## Project Narrative

The Petitioner, Urszula Topolewicz, as lessor of AutoDepot Car Sales LLC, is requesting an Amendment to the Conditional Use Permit to a Trade Contractor Use at 1628 Rand Road, Des Plaines, IL 60016, namely under Title 12 Chapter 7 Subjection 3 (12-7-3) and requesting an Amendment to the Conditional Use Permit for Trade Contractor use, at 1628 Rand Road, namely, Ordinance Z-36-21 regarding storage; specifically, the restriction of Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4.

The subject property is located within the C-3 General Commercial District and has been granted conditional use as a Trade Contractor in the C-3 zoning district (Z-36-21). The subject property contains a commercial building with and off-street surface parking area on the west side of the property and on-street parking area along Grove Ave on the east side of the property as shown on the Plat of Survey. (Attached as Exhibit A). The subject property is located along Rand Road at the northwest corner of the Rand/Grove Lane intersection. The property is currently accessed by three curb cuts, two off Rand Road and one off Grove Lane.

The existing one story building which is roughly 15,300 sq ft consists of two front customer entrances located on the southwest and southeast of the property. The proposed uses of the property is a used car dealership with minor service/repairs and car detail cleaning only for vehicles sold by the dealership. The detailing services will not be open to the general public only to customers who purchase vehicles from the dealership. The remainder of the building, 11,400 sq ft will continue to be leased to Granite Place & Quartz LLC. Granite Place & Quartz LLC will not have any changes and no further information is required as this was provided previously and in the Village record.

The Petitioner's request does not involve any changes/ modifications to the building that would require permits. If permits are required to simply move the fence and reface the sign Petitioner/ Owner will acquire the permits as per the Village instructions per 2015 IBC 105.2. However, please note that throughout several conversations with the Village representatives no permit requirements were raised. Again, if permits are required this should be advised and my client will obtain. As the owner of the property has done in the past, they will continue to obtain any permits required and continue to contribute to the beautification and safety of the surrounding residence.

The exterior changes to the property include moving the wooden gate from the front northwest end to the back northwest end of the property, as illustrated on the survey, to open more parking to the public. The gate will be moved to the back northwest end of the property and will separate the private backyard area from the public parking and car sale lot. The interior changes simply include the removal of the kitchen cabinets displays from the show room. The interior space being utilized by the car dealership is the same space utilized by the previous lessor of Cabinet Land Kitchen & Bath Co. The Petitioner does not believe the interior or exterior work require permits.

<b>Use</b>	<b>Total Area / Vehicles</b>	<b>Parking Requirement</b>	<b>Provided Parking</b>
Motor Vehicle Sales	Showroom: 850 sq ft Office space:, hallway, bathrooms 1,500 sq ft Warehouse space: \$1,550 sq ft Total sq ft – 3,900 sq ft	1 space per 500 square feet of showroom and office floor area, plus 1 space for every 20 vehicle display spaces (required off street parking spaces cannot be occupied by motor vehicles for sale or for lease)	11 spaces outside for motor vehicle display  3-4 spaces in interior showroom for motor vehicle display  11 plus 1 handicapped parking spaces for customers (total 12 spaces)  Off street parking is not included in the above numbers
Motor Vehicle Sales – Display Spaces	20 vehicles maximum	Spaces used for motor vehicle display may not be used to meet parking requirements	23 parking spaces noted on site plan; 11 for displayed vehicles and 13 for customers.
Trade Contractor	Showroom: 850 sq ft Office space, hallway, bathrooms: 1,500 sq ft Please see sight Plan	No parking required	23 parking spaces noted on site plan; 11 for displayed vehicles and 12 for customers.

As displayed on the Plat of Survey, Petitioner will only utilize roughly 3,900 sq ft of the interior of the property which includes Showroom: 850 sq ft; Office space: 1,500 sq ft and Warehouse space: \$1,550 sq ft. The remaining portion of the property will continue to be leased Granite Place & Quartz LLC., which is 11,400 sq ft as illustrated on the Site Plan. The interior will be used as office space and possibly display of up to four vehicles in the showroom area consisting of 1,500 sq ft . Along with 1,550 sq ft of warehouse space for car detailing which is separated from the office and showroom area. There will be no service bays. The minor repairs/detailing will be completed inside the warehouse.

AutoDepot Car Sales LLC will operate Monday to Saturday 9:00 am to 9:00pm. Sunday the business is closed. The existing business Granite Place & Quartz LLC. shall remain the same as  
Attachment 7

previously approved, the operating hours are Monday to Friday 9:00 am to 5:00 pm; Saturday 9:00 am to 3:00 pm; Sunday closed. Granite Place & Quartz LLC has its own overhead warehouse door for egress and ingress. The existing back yard will provide access to both warehouses. In addition each of the two businesses have separate entrances for customers which is displayed on the site plan enclosed. The business will have a minimum of two (2) employees and a maximum of four (4). The Petitioner will display maximum of 20 vehicles, including exterior and interior displays. As illustrated on the Plat of Survey, there will be 12 customer parking spaces one of which is handicapped. There are currently 11 exterior parking spaces designated for displayed vehicles for sale.

This was one of the specific variations requested and tabled due to the property being in a flood plain. All items held in the outdoor backyard are moveable, including but not limited to the granite racks and the cars. The items include vehicles and granite racks for the holding of granite slabs. See pictures attached which was previously provided to the city and PZB board in both 2021 and 2022. This area is fenced off and not accessible to the public. Please also note that only a small portion of this 0.96 acres lot is in a flood plain with only 1% chance of being equaled or exceeded in any given year.

As noted in the attached site plan, the property has been split off and separated into sections, including private and exclusive parking for customers. There is a separate section, closed off by a 8 foot fence for the business back yard, which has no access to the public nor views to the public or surrounding residence, thus creating no public nuisance, The back yard of the business is utilized for cars, incoming and outgoing orders, for storage of business products and basic functioning of business orders. The current Ordinance Z-36-21 is written, namely Section 4. ALL PRODUCTS ARE MOVEABLE. Products include cars and granite slabs ON RACKS. Conditions subparagraph C. 4, not only restricts the Petitioners ability to conduct regular/standard business but also places the current employees health and safety at risk as the current restrictions under Section 4. Conditions subparagraph C. 4 of the Z-36-21 Ordinance

The private yard will not be accessible to the public. The existing gate will be removed and a new swing gate will be installed, as illustrated on the Plat of Survey, separating the private yard from the public area. The private yard is closed off by an 8 foot fence. The fenced off private yard has no access or views to the public, thus creating no public nuisance. The private yard will be utilized for the ingress and egress of vehicles being sold or serviced by the dealership and by Granite Place & Quartz LLC.

As you are aware the finished product we produce such as, granite/quartz/marble and/or any stone are not light materials that may be moved easily from place to place. The unrealistic and unsafe restrictions referenced in Section 4. Conditions subparagraph C. 4 of Ordinance Z-36-21 are placing the employees of the Petitioner in an unhealthy and unsafe work environment, especially during the fall and winter seasons. The Petitioner should have access to their own, secured back yard to store business equipment as fits the time of the season and need of the business.

In order to continue to serve the residents of Des Plaines, ensure a safe working environment for the employees and continue to not be a nuisance to the surrounding residence, Ordinance Z-36-21 should be modified as follows: Section 4. Conditions subparagraph C. 4 shall be removed in its entirety. The restriction of Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4, is an additional restriction specifically for this property.

As there is no restriction/ stipulation in the City code regarding back yard storage, the Amendment to Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4 would be the best resolution for all parties involved, including the Village, Petitioner, future and current C-3 and the surrounding community and residence. However, if a Text Amendment is required (which should not be as this an addition instead of an amendment to the City Code), then Petitioner proposes the following addition (not per se amendment as back yards are not covered in the statute to 12-7.3 F.5 but an addition): the addition of subparagraph 5.d to the City Code is requested to 12.7.3 F12-7.3 .5 as follows: Back yard may be used for storage of finished products and/or fabricated product and/or movable products such as cars but without limitation as long as the back yard is enclosed with 8 foot wooden fencing and does not create a health hazard to the surrounding residence or violate FEMA. A text amendment was previously submitted and my clients request encompasses the same.

There is a separate section, closed off by a 8 foot fence for the business back yard, which has no access to the public nor views to the public or surrounding residence, thus creating no .public nuisance, The back yard of the business is utilized for incoming and outgoing orders, for storage of business products , cars and basic functioning of business orders. The current Ordinance Z-36-21 is written, namely Section 4. Conditions subparagraph C. 4, not only restricts the Petitioners ability to conduct regular/standard business but also places the current employees health and safety at risk as the current restrictions under Section 4. Conditions subparagraph C. 4 of the Z-36-21 Ordinance. Despite a small portion of the corner property that is in a flood zone, all items stored in my clients private back yard are moveable.



The new business, namely AutoDepot Car Sales LLC, will replace the current sign from Cabinet Land Kitchen & Bath Co. to AutoDepot Car Sales LLC. The size and dimensions of the sign will not be changed. Simply refacing the current sign.

Since roughly September the Petitioner has been attempting to work with the Village to obtain approval to operate a used car dealership; almost half a year. Note that a new/used car dealership previously operated in this same location from 1975 to 2015. The annual property taxes on the property are roughly \$113,000. The owner cannot keep paying taxes without rental income.

I request the Village take a look at their records for over 3 years on this property since my client purchased. The discrimination against my clients is more than apparent in addition to the lack of due diligence on the part of the Village. Either way, it's a reason to sue the Village for their actions towards my client and their financial consequences for the Villages incompetency, lack of due diligence or responsibility. My client has spent and lost A LOT of money due to the Villages incompetency, lack of consistency and discrimination.

Thank you for your time and consideration regarding this matter. Please also keep in mind all improvements and requests made by the Petitioner have been and will continue to be to enhance the safety, environment and productivity of the surrounding residence and the Des Plaines community as a whole. We are hoping this will not have to end in litigation against Des Plaines.



## 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, the conditional use request is for a used car dealership with minor service /repair center and detail cleaning.

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

Yes, the commercial/used car dealership, repair service and detail center use is in accordance with the objective of Chapters 2, 3, and 8 of the Des Plaines comprehensive plan. The business will retail showroom with minor repair service and detail center.

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 be designed, constructed, operated and maintained so as to be harmonious and appropriate with the existing C-3 commercial character of the general vicinity. The business will be commercial storefront with a warehouse , office space accessible to the public and car lot for the display of vehicles for sale.

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

The proposed conditional use is not hazardous or disturbing to existing neighboring uses. As other neighboring uses, the property will be a commercial storefront and car sale lot open to the public which will be serving the day to day needs of local residents.

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;

Yes, the proposed conditional use will be served adequately by essential public facilities and services. The property is currently connected to all public utilities (gas, water, sewer, etc) and is protected by police and fire services. The property has access to Rand Rd and provides parking for customers and employees.

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 for public facilities and services and will not be detrimental to the economic welfare. The property is already connected to all public utilities and is within the boundaries of police and fire services provided by the Village. There will be minimal to no additional requirements at public expense.

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 will be a showroom, car lot, offices and warehouse. The business will be open during normal business hours and the warehouse shall be used for storage. minor repairs and detail cleaning of cars which does not produce excessive noise, smoke, fumes, glare or odor. The business will not produce excessive production of traffic as the business is not a high traffic business and has large parking lot.

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 provides vehicular access to the property via Rand Rd. The property has also a large parking lot sufficient for both customers and employees, eliminating any need for customer or employees parking on public streets. The ingress and egress to the property does not create an interference with traffic.

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 destruction, loss, or damage of a historical scenic or historic feature of major importance. The property is not classified as historical per Village.

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

The proposed conditional use does comply with all additional regulations in this title specific to the conditional use being requested. Owner will also designate parking spaces for customers and employees as required and stipulated by the Village.

\*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" X 17"

NOTES:

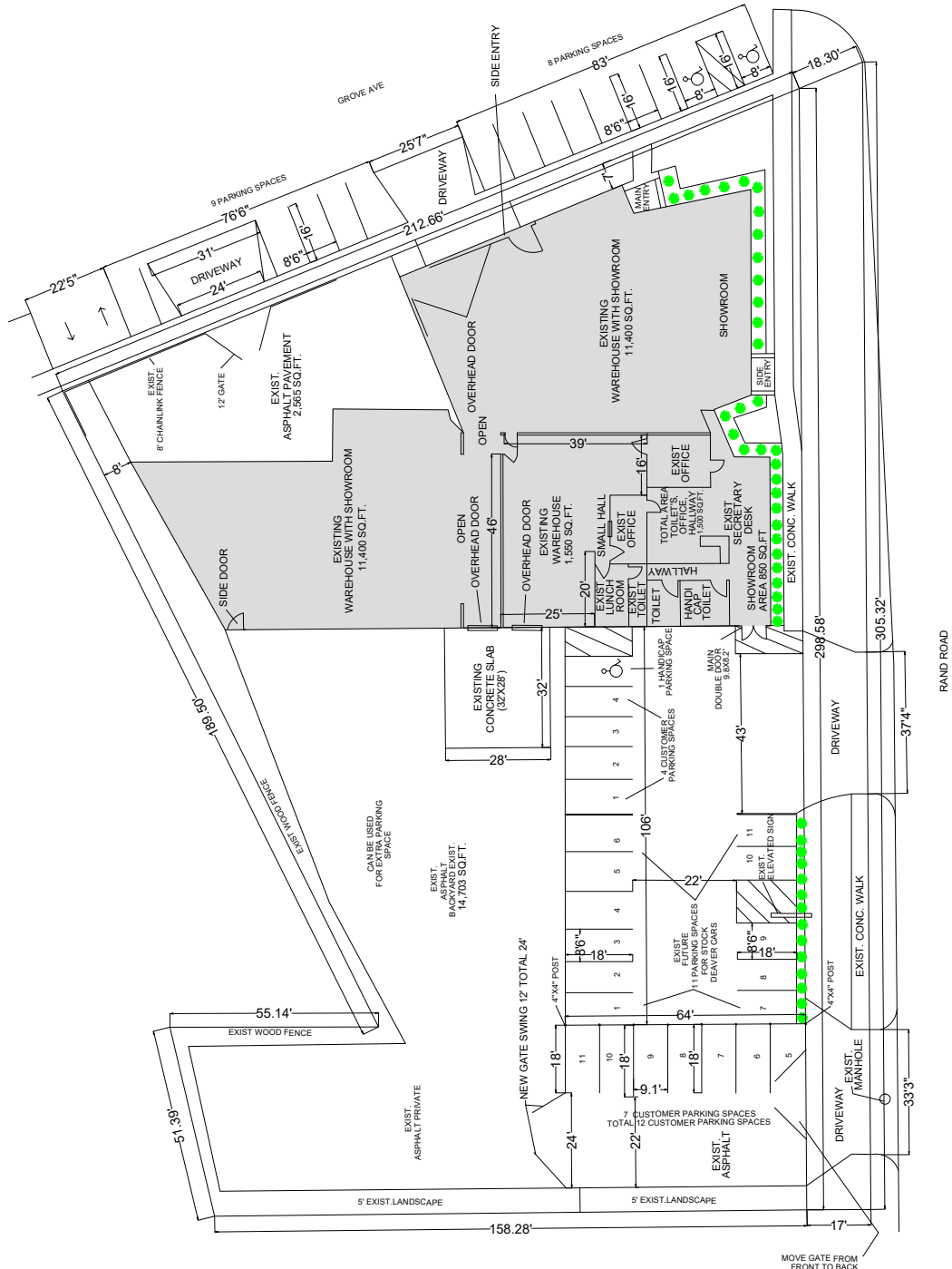
SITE PLAN

ADDRESS:  
1628 RAND RD  
DES PLAINES, IL 60016  
PARCEL ID: 09161040220000

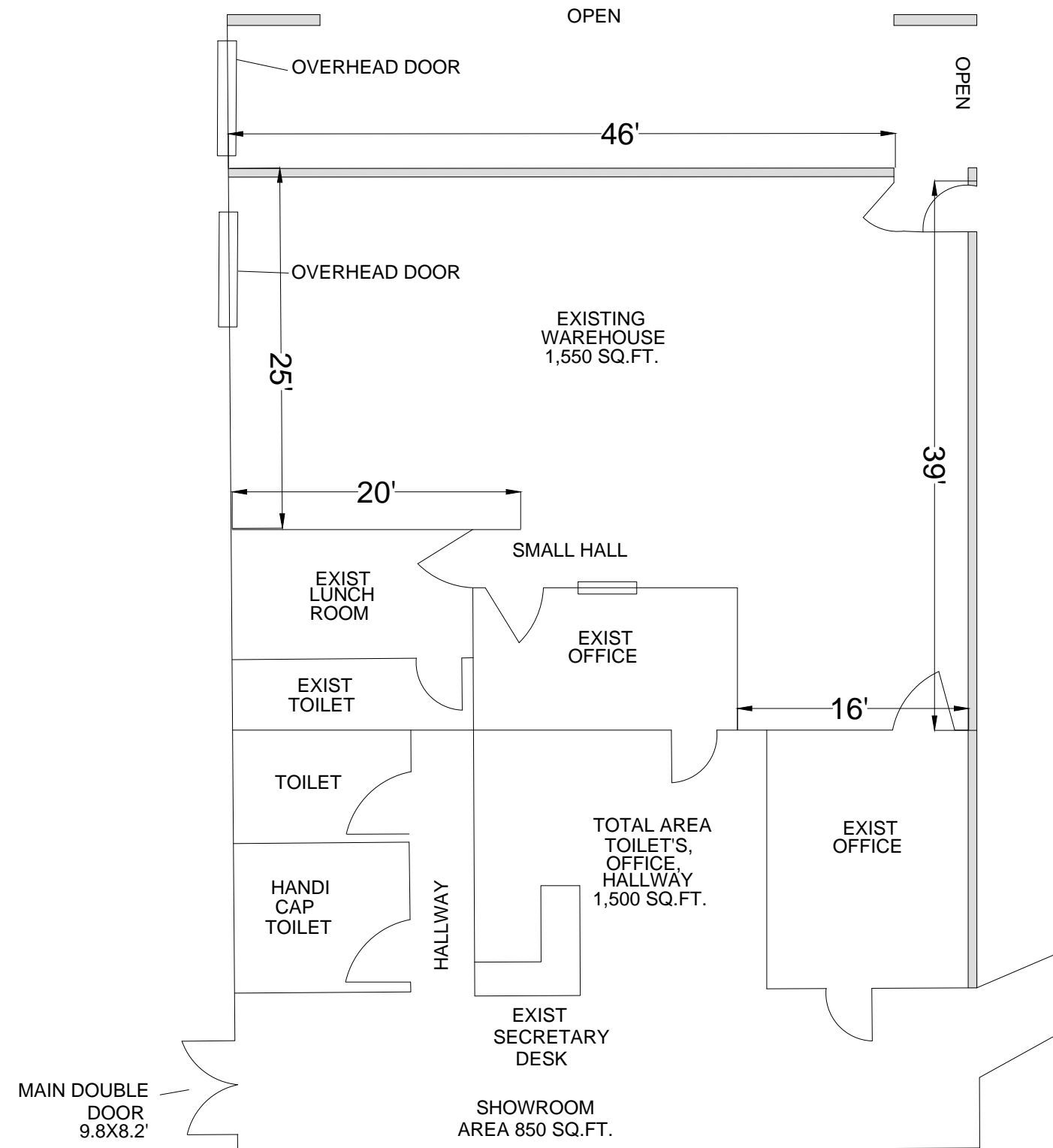
LOT AREA: 0.96 ACRES

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=30'



\*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"\*



NOTES:

FLOOR PLAN

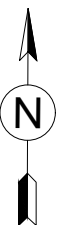
**ADDRESS:**  
1628 RAND RD  
DES PLAINES, IL 60016

PARCEL ID: 09161040220000

FLOOR AREA: 3,900 SQ.FT.

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=10'





COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: February 9, 2024
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: Jeff Rogers, Director of Community and Economic Development JR
Subject: Orchards at O'Hare Development – Case #24-007-FPUD-CU LASR: Approval of a Major Change to a Final Planned Unit Development (PUD), with Exceptions, and an Amendment to a Conditional Use for a Localized Alternative Sign Regulation (LASR) at 2991-3025 Mannheim Road, 3401 Orchard Place, and 1620-1630 W. Higgins Road

Issue: The petitioner is requesting the following: (i) a Major Change to a Final PUD for an existing commercial development to develop an electric vehicle (EV) charging area on Lot 7 of Orchards at O'Hare; and (ii) an amendment to the conditional use for a Localized Alternative Sign Regulation (LASR) under Section 12-11-8 of the Zoning Ordinance.

Petitioner: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173
Owners: Orchards Lot 5, LLC; Orchards Lot 6, LLC; Orchards Lot 7, LLC; Prominence O'Hare, LLC; and DP Higgins, LLC (Manager: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173)
Case Number: 24-007-FPUD-CU LASR
PINs: 09-33-305-018-0000, -019, -020, -023, -024, -025
Ward: #6, Alderman Mark Walsten
Existing Zoning: C-3, General Commercial District
Existing Land Uses: Hotel (commercial) with attached restaurant under construction (commercial), Convenience Mart Fueling Station with accessory food and beverage (commercial), Multi-Tenant Commercial Building (commercial), and Class B restaurant with EV charging lot under construction (commercial)
Surrounding Zoning: North: C-3, General Commercial District (City of Des Plaines)
South: Commercial (D) (Village of Rosemont)

East: C-2, Limited Office Commercial District / C-3 General Commercial District (City of Des Plaines)  
West: C-3 General Commercial District (City of Des Plaines) / Commercial (D) (Village of Rosemont)

**Surrounding Land Use:** North: I-90 Tollway, Commercial restaurants and retail development under construction  
South: Class B Restaurant in City of Des Plaines (Commercial); Two Hotels and Class A Restaurant in Village of Rosemont (Commercial)  
East: Railroad; then Multi-tenant Office Building (Commercial)  
West: Hotel (Commercial) in Village of Rosemont

**Street Classification:** Mannheim and Higgins Roads are arterial roads under Illinois Department of Transportation (IDOT) jurisdiction.

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

**Zoning/Property History:** Based on City records, the eight lots comprising the subject property were annexed into the City in 1956 as vacant lots. A portion of the subject property was originally utilized as an office and warehouse building until 2010 when the building was demolished and the site was utilized as parking lot.

On August 1, 2016 via Ordinance Z-18-16, City Council approved a Final PUD with a height exception and a Final Plat of Subdivision consisting of a hotel (Lot 3), a freestanding Class A restaurant (Lot 5), an automotive service station with two food services (Lots 6 and 8), and a car wash (Lot 7). Out of the eight-lot subdivision, Lots 1, 2, and 4 were not included in the original PUD. Ordinance Z-18-16 required certain conditions, among others, related to signs and any future adjustments to the approved PUD. All signs on the PUD would require a LASR through Section 12-11-8 of the Zoning Ordinance, and any proposed changes to uses within the PUD would be a major change requiring City Council approval pursuant to Section 12-3-5.G of the Zoning Ordinance. As such, in 2017 the petitioner applied for a conditional use for a LASR, which was approved by City Council on June 18, 2018 through Ordinance Z-18-18. The LASR request included a variety of different wall, monument, pole, directional, and canopy signs. Lots 3, 6, and 8 were developed and improved with the approved signs. However, Lots 5 and 7 have not yet been developed.

In 2019, the petitioner requested to amend both the original PUD and LASR sign plan approvals was submitted to develop Lot 1 of the subdivision with a one-story commercial building with two tenant spaces, a drive-through, and separate surface parking area. These proposed amendments were approved by City Council on April 1, 2019 through Ordinance Z-5-19, and all associated improvements have been completed on Lot 1.

The most recent application associated with this property was in 2023, where the petitioner requested to amend both the original PUD and LASR sign plan approvals was submitted to develop Lot 5 of the subdivision with a one-story, Class B restaurant, a drive-through, surface off-street parking area, and a separate off-street EV parking lot, which was approved by City Council on October 2, 2023 through Ordinance Z-28-23.



**Development Summary:** The Orchard’s at O’Hare Petitioner, Rehan Zaid, which is an owner and authorized agent for all of the ownership entities within the Orchards at O’Hare campus, is proposing a major change to the existing PUD to develop Lot 7 of the PUD with an EV charging space lot instead of the originally approved car wash use. Lot 7 is 34,681 square feet in size, located on the north of the PUD behind the BP automotive fuel station, and is currently an unimproved lot with two partially paved curb-cut areas.

There are no proposed changes to the dimensions or size of Lot 7. Instead, the petitioner looks to develop the existing site with EV charging parking spaces as illustrated on the attached Site Plan for Lot 7. The subject property will be improved with 20 DC chargers that each provide service for two parking stalls, accommodating 40 users at one time. The charging stations are open 24/7 with an anticipated charging time of approximately 20-30 minutes per vehicle.

### **MAJOR CHANGE TO PUD**

**Request Summary:**

*Overview*

The petitioner is requesting a Major Change to PUD to allow for the construction of EV charging parking spaces on Lot 7 of Orchards at O’Hare. The current PUD (originally approved in 2016) permitted a Class A—or primarily sit-down service—restaurant, as well as the hotel, gasoline fueling station with two food services, a car wash, and the two-unit commercial building approved in 2019 for Lot 1. Last year, a major change to the PUD was approved to replace the Class A restaurant with a Class B – or primarily take out or drive-through – restaurant and Tesla EV charging spaces.

The current request proposes another major change to the PUD to allow BP Pulse EV charging spaces on Lot 7 instead of the originally approved car wash use. While the EV charging spaces—classified under *Convenience Mart Fueling or Charging Station* definition—are permitted in the C-3 General Commercial district, this use differs from the originally approved use of Lot 7, requiring the request for a major change to the PUD.

As such, the petitioner now proposes:

- Construction of 40 EV charging off-street parking spaces, including two accessible EV charging spaces, which may serve businesses on the campus; and
- Construction of water, electric, gas, communication, and sanitary utilities for Lot 7 and necessary connections.

*Site Access*

There are currently two means of access to Lot 7: to the north from Mannheim Road through Lot 6, and to the south from Higgins Road (via local street Orchard Place) through Lot 3. Neither the access points on Lot 3 nor Lot 6 are subject to change as part of this request. The proposed lot configuration will utilize the existing access points while also providing a single 22- to 24-foot-wide, two-way travel drive aisle through Lot 7. The drive aisle for Lot 7 provides access to all proposed EV charging spaces and a paved connection between Lots 3 and 6 as shown on the attached Fire Truck Turning Radius diagram. The drive aisles meet the width standards for fire truck access and have been approved by the Fire Prevention Bureau.

### *Site Adjustments*

The current development of Lot 6 partially encroaches onto Lot 7 given the current site configuration. An existing trash enclosure serving the convenience mart fueling station on Lot 6 is located fully on Lot 7 along with a paved access area off the drive-through lane for Dunkin Donuts. There is no proposal to relocate the trash enclosure and pavement area fully onto Lot 6, so staff has added a condition that an easement is established and maintained in perpetuity of the life of the PUD for the access and use of the trash enclosure by Lot 6. The proposal also includes the widening of the existing drive-through lane to 12 feet and addition of a 12-foot-wide drive-through escape lane located directly north of the convenience mart building in conformance with Section 12-9-6 of the Zoning Ordinance.

In addition, a new paved walkway and crosswalk will be added on Lot 6 to provide direct pedestrian access between the new EV charging spaces on Lot 7 and the existing convenience mart building on Lot 6. The new walkway will be positioned so it is easily accessible from the two proposed accessible EV charging spaces on Lot 7 to the front of the convenience mart. Additional landscape areas will be installed on either side of the paved walkway portion on Lot 6 as shown on the attached Landscape Plans and described in more detail in the *Landscape Improvements* section below.

### *Landscaping Improvements*

The original approving ordinance for the Orchards at O'Hare PUD—Ordinance Z-18-18—includes a landscape plan for Lot 7 of the PUD. However, the proposal includes amending the proposed landscaping for the lot to accommodate the EV charging spaces. The attached Landscape Plan for Lot 7 illustrates landscape beds around existing and proposed ground signs as well as designated perimeter and interior parking lot landscaping areas required in Section 12-10-8 of the Zoning Ordinance.

The landscape plan also notes the installation of additional landscaping on the northeastern portion of Lot 6 directly north of the convenience mart building to provide more screening along the proposed pedestrian walkway connecting Lot 7 with Lot 6 and separating the existing paved convenience mart fueling area and the proposed EV charging space pavement area.

### *PUD Exceptions*

The proposed Lot 7 landscape plan does provide perimeter and interior parking lot landscaping throughout Lot 7. However, the plan does not fully meet the width and planting requirements for the perimeter and interior parking areas pursuant to Section 12-10-8 of the Zoning Ordinance, each requiring a PUD exception. Section 12-3-5.C.6 allows a PUD exception for the general design of the PUD when the governing body finds that the PUD is designed to “offer more architectural features, enhanced landscaping and extra open space” and not be “detrimental to or endanger the public health, safety, morals, comfort or general welfare.” The PZB may assess how the proposal means this requirement and if the PUD exception is warranted. Note that staff has added a condition that an easement is established and maintained in perpetuity of the life of the PUD for the new landscape area on Lot 6, which are both under the control of the petitioner.

**CONDITIONAL USE LASR**

**Request Summary:**

*Overview of Existing LASR Sign Plan*

The existing LASR sign plan for the Orchard’s at O’Hare development has been amended multiple times since its approval in 2018 through Ordinance Z-18-18. The table below summarizes the signs included in the original LASR, the approved amendments since then, and the proposed amendment to be considered. See the attached Amended LASR Sign Plan for Lot 7 for more information.

Version	Z-18-18	Z-5-19	Z-28-23	<b><i>Proposal</i></b>
Lot 1 Signs	<i>Not included in original LASR sign plan</i>	<ul style="list-style-type: none"> <li>• 2 wall signs each for restaurant and commercial space</li> <li>• 3 directional signs</li> <li>• 2 drive-through menu board signs</li> <li>• 1 multi-tenant monument sign</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> <li>• 2 <i>New monument tenant panel signs for hotel restaurants and freestanding Class B restaurant</i></li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> <li>• <i>New monument tenant panel sign for EV Charging use</i></li> </ul>
Lot 3 Signs	<ul style="list-style-type: none"> <li>• 6 wall signs for hotel;</li> <li>• 1 EMB pole sign;</li> <li>• 4 directional signs</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> </ul>	<ul style="list-style-type: none"> <li>• 6 <i>new wall signs for hotel restaurants</i></li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> </ul>
Lot 5 Signs	<ul style="list-style-type: none"> <li>• 3 multi-tenant monument signs</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> <li>• 3 <i>new monument tenant panel signs for hotel restaurants and freestanding Class B restaurant</i></li> <li>• 11 <i>new wall signs</i></li> <li>• 4 <i>new directional signs</i></li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> <li>• 1 <i>new monument tenant panel sign for EV Charging use</i></li> </ul>
Lot 6 Signs	<ul style="list-style-type: none"> <li>• 1 multi-tenant monument sign</li> <li>• 2 canopy signs</li> <li>• 4 wall signs for convenience mart</li> <li>• 1 drive-through menu board sign</li> <li>• 3 directional signs</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> <li>• 3 <i>new monument tenant panel signs for hotel restaurants and freestanding Class B restaurant</i></li> <li>• 1 <i>new canopy sign</i></li> <li>• 1 <i>new drive-through menu board sign</i></li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> </ul>
Lot 7 Signs	<ul style="list-style-type: none"> <li>• 2 wall signs for car wash</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of signs previously approved</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Revise to 6 canopy signs and 2 monument signs</i></li> </ul>

*Proposed Sign Plans*

The proposal includes a request to amend the existing LASR for the Orchards at O’Hare PUD based on the proposed use of Lot 7. As noted in the table above, the original 2018 LASR sign plan approved wall signs and multi-tenant monument sign panel for a car wash. However, with the change from this use to an EV charging lot, the LASR will need to be amended to reflect the new proposed signs for BP Pulse. The petitioner intends to retain all previously approved signs and update the existing multi-tenant panel monument signs with the new EV charging use. The current request to amend the LASR sign plan is summarized below and illustrated in the attached Amended LASR Sign Plan for Lot 7.

- **Multi-Tenant Monument Signs:** The existing PUD currently contains two 17-foot-tall, 138-square-foot multi-tenant monument signs—one of which located on Lot 1 and the other on Lot 5. The request proposes to install one multi-tenant panel sign for BP Pulse in each of the existing signs without any changes to the sign structure or location.
- **Lot 7 (BP Pulse) Sign Plan:** The proposal includes the addition of two monument signs and six canopy signs, one on each side of the front of the three proposed canopy structures, which are summarized in the table below. Note that there are no specific ground or building signs for the EV charging spaces. However, pavement markings will be provided to indicate all EV charging spaces. The existing directional sign for the Dunkin Donuts drive-through located on this lot will be retained and improved with the installation of required landscaping around its base pursuant to Section 12-11-4.G of the Zoning Ordinance.

Sign ID	Sign Type	Sign Locations	Sign Area*
S1	Monument	<ul style="list-style-type: none"> <li>• Northwest Lot Entrance</li> <li>• Southeast Lot Entrance</li> </ul>	34 SF each (68 SF total)
S2	Canopy	<ul style="list-style-type: none"> <li>• Northwest (front) elevation of Canopy 1</li> <li>• Northwest (front) elevation of Canopy 2</li> <li>• Southeast (front) elevation of Canopy 3</li> </ul>	8 SF each (24 SF total)
S3	Canopy	<ul style="list-style-type: none"> <li>• Northeast (front) elevation of Canopy 1</li> <li>• Northeast (front) elevation of Canopy 2</li> <li>• Southwest (front) elevation of Canopy 3</li> </ul>	18 SF each (54 SF total)
Total Sign Area (Lot 7):			146 SF

\*Sign areas rounded to the nearest whole number.

**PUD Findings of Fact:**

The following is a discussion of standards for PUDs from Section 12-3-5 of the Zoning Ordinance. Rationale for how the proposal addresses the standards is provided in the attached petitioner responses to standards.

Although staff has not provided a comment on each individual standard, in general the Major Change to PUD is supported by the Comprehensive Plan and other City goals to support economic development at this site, in this general area of Des Plaines, and in the city overall. The newly proposed uses are complementary to the existing uses already established and are logical considering the development's proximity to O'Hare Airport. The Board may use staff's rationale, the petitioner's provided responses, or can modify 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.A of this title:**

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in 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 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 development includes signs in a quantity and size that require a LASR. A LASR is a Conditional Use, as specified in Section 12-11-8 of the Zoning Ordinance for multi-building commercial developments.

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 redevelopment of Lot 7 of the Orchards at O’Hare PUD requires the installation of appropriate signs to direct motorists and pedestrians to/from and throughout the site. The Comprehensive Plan strives to increase commercial development along major corridors like Mannheim Road as well as increase wayfinding for motorists and pedestrians alike. The proposed sign plan includes updates to existing site-wide multi-tenant monument signs to adequately identify each proposed use in this development and reduce the number of individual ground signs in the development. A great deal of building-mounted signs are proposed throughout the development. However, it can be argued that many of these signs provide proper wayfinding for motorists and pedestrians as they access the site.

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 proposed Conditional Use for a Localized Alternative Sign Regulation requests additional signage to assist in the identification of each EV charging user to help both motorists and pedestrians navigate the property. The proposed development is similar to existing commercial developments in the area— especially the multi-building commercial development on the southeast corner of Mannheim and Pratt— and the proposed signs are generally harmonious to these surrounding developments.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_.

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

*Comment:* Many of the proposed signs are not hazardous or disturbing to the existing neighboring uses as a majority of all signs are directed towards public streets or other commercial properties. All signs will meet all required performance standards as outlined in Section 12-11-6(B) of the Zoning Ordinance.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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- 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 signs will improve wayfinding services throughout the site for motorists and pedestrians alike.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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- 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.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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- 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.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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- 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 motorists and pedestrians.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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- 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 is already developed.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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

*Comment:* All signs will comply with setback, landscaping, and performance standards in the Ordinance.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**PZB Procedure and Recommended Condition:** Given the separate conditional use for LASR and major change to final PUD requests, the PZB should take two motions. First, pursuant to Section 12-3-5 of the Zoning Ordinance, the PZB may vote to *recommend* approval, approval with conditions, or denial of the amended Final PUD. The request includes exceptions for:

- Perimeter parking lot landscaping, illustrated in the attached plans, that does not meet the minimum perimeter landscape bed width requirements of Section 12-10-8.B.
- Interior parking lot landscaping, illustrated in the attached plans, that does not meet the minimum size and landscape material requirements of Section 12-10-8.A.

In regard to the conditional use LASR request, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use pursuant to Section 12-11-8 of the Zoning Ordinance. If the PZB chooses to recommend approval of the LASR, as amended, staff recommends the following conditions.

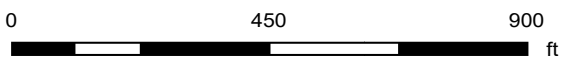
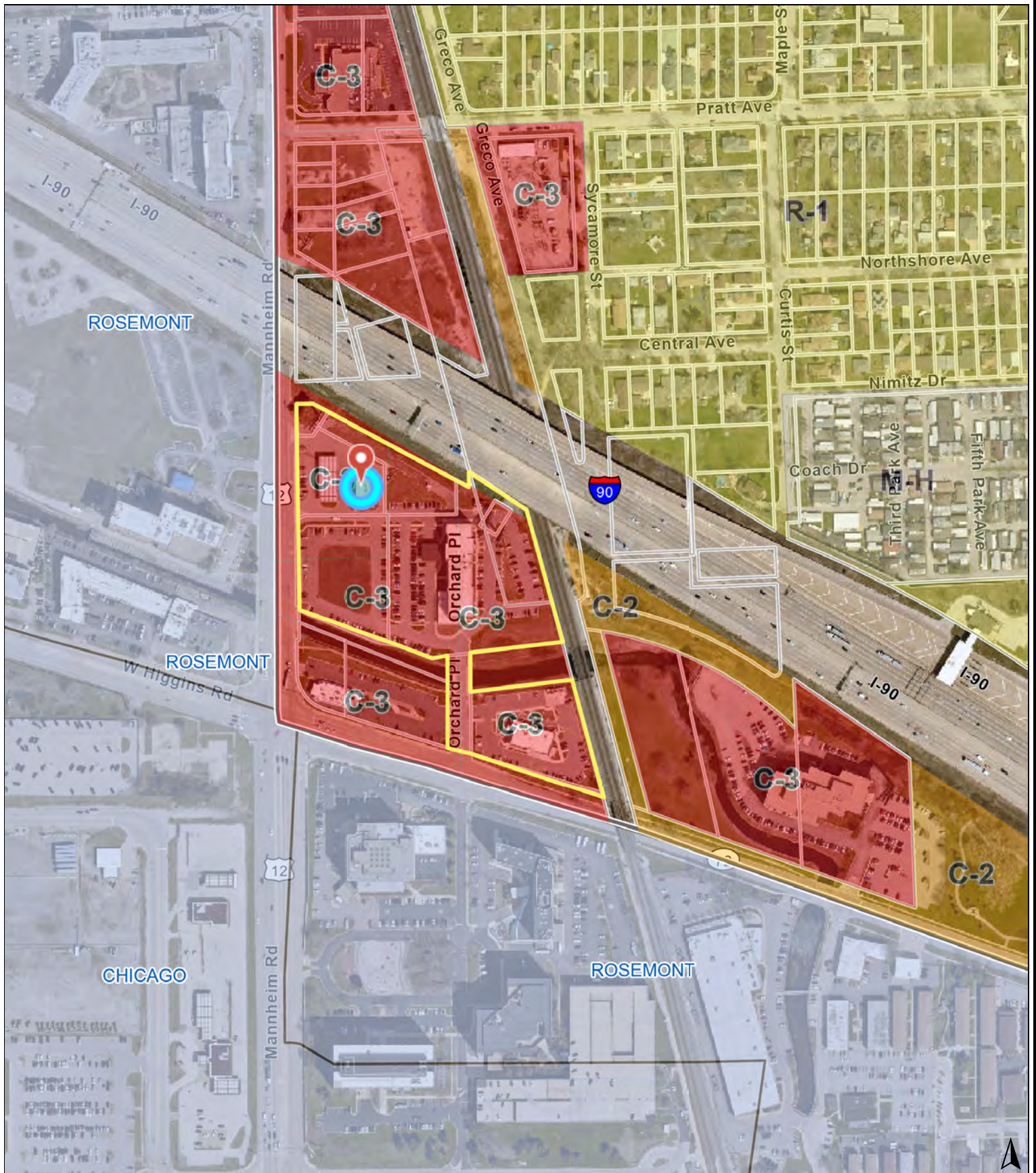
**Recommended Conditions of Approval:**

1. That the off-site 12-inch yellow striping area on Lot 6 on the attached Site Plan is revised to illustrate and label the drive-through and drive-through escape lane details, including one-way travel striping, prior to the City Council meeting.
2. Structural design plans shall be provided for all signage at time of building permit.
3. That a separate easement is established, executed, and maintained in perpetuity for the access and maintenance of the trash enclosure on Lot 7 and landscape area on Lot 6. The landscaping plan must be revised to illustrate all proposed landscaping to be installed on Lot 6 in conformance with all applicable City of Des Plaines codes.

**Attachments:**

- Attachment 1: Location/Zoning Map
- Attachment 2: Site and Context Photos
- Attachment 3: Boundary and Topographic Survey of Lot 7
- Attachment 4: Site Condition Photos of Lot 7
- Attachment 5: Aerial Exhibit of Lot 7
- Attachment 6: Petitioner's Responses to Standards for Conditional Uses and PUDs
- Attachment 7: Business Narrative
- Attachment 8: Site Plan for Lot 7
- Attachment 9: Engineering Plans for Lot 5
- Attachment 10: Amended PUD Plat (includes PUD Site Plan)
- Attachment 11: Landscape Plan for Lot 7
- Attachment 12: Photometric Plan for Lot 7
- Attachment 13: Canopy Specifications for BP Pulse
- Attachment 14: Public Works and Engineering Memo
- Attachment 15: Fire Truck Turning Exhibit for Lot 7
- Attachment 16: Amended LASR Sign Plan for Lot 7





Print Date: 9/7/2023

Notes

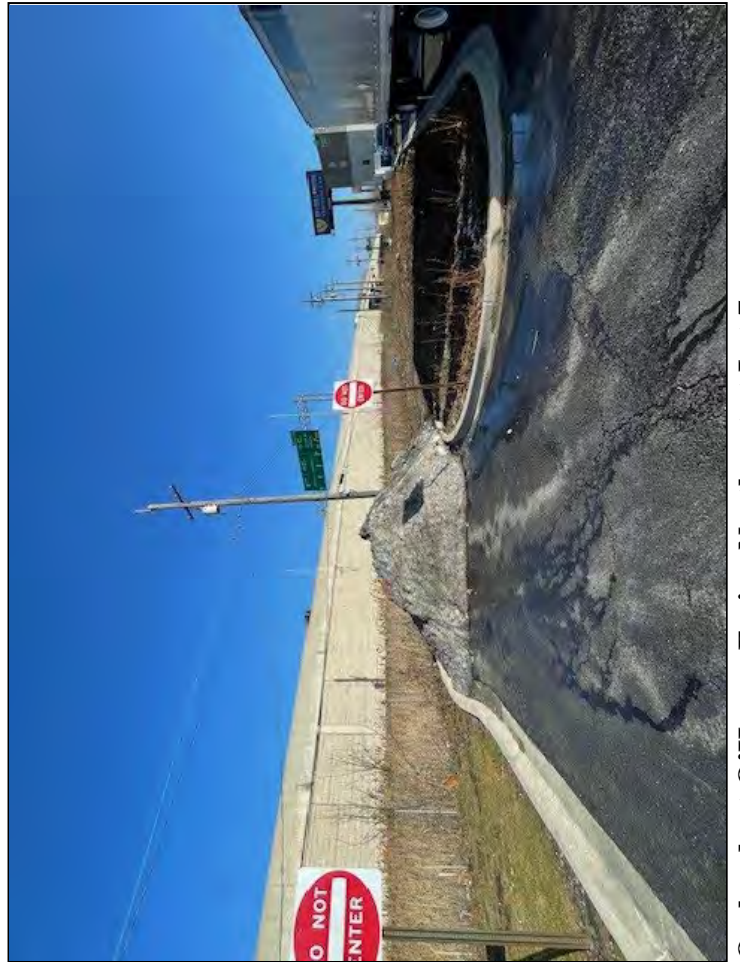
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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



Orchards at O'Hare – Public Notice & Front of Lots 5 and 6



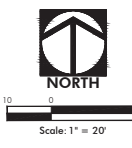
Orchards at O'Hare – Public Notice & Front of Lot 1



Orchards at O'Hare – Facing Northeast at Lot 7



Orchards at O'Hare – Facing Northwest at Lot 7

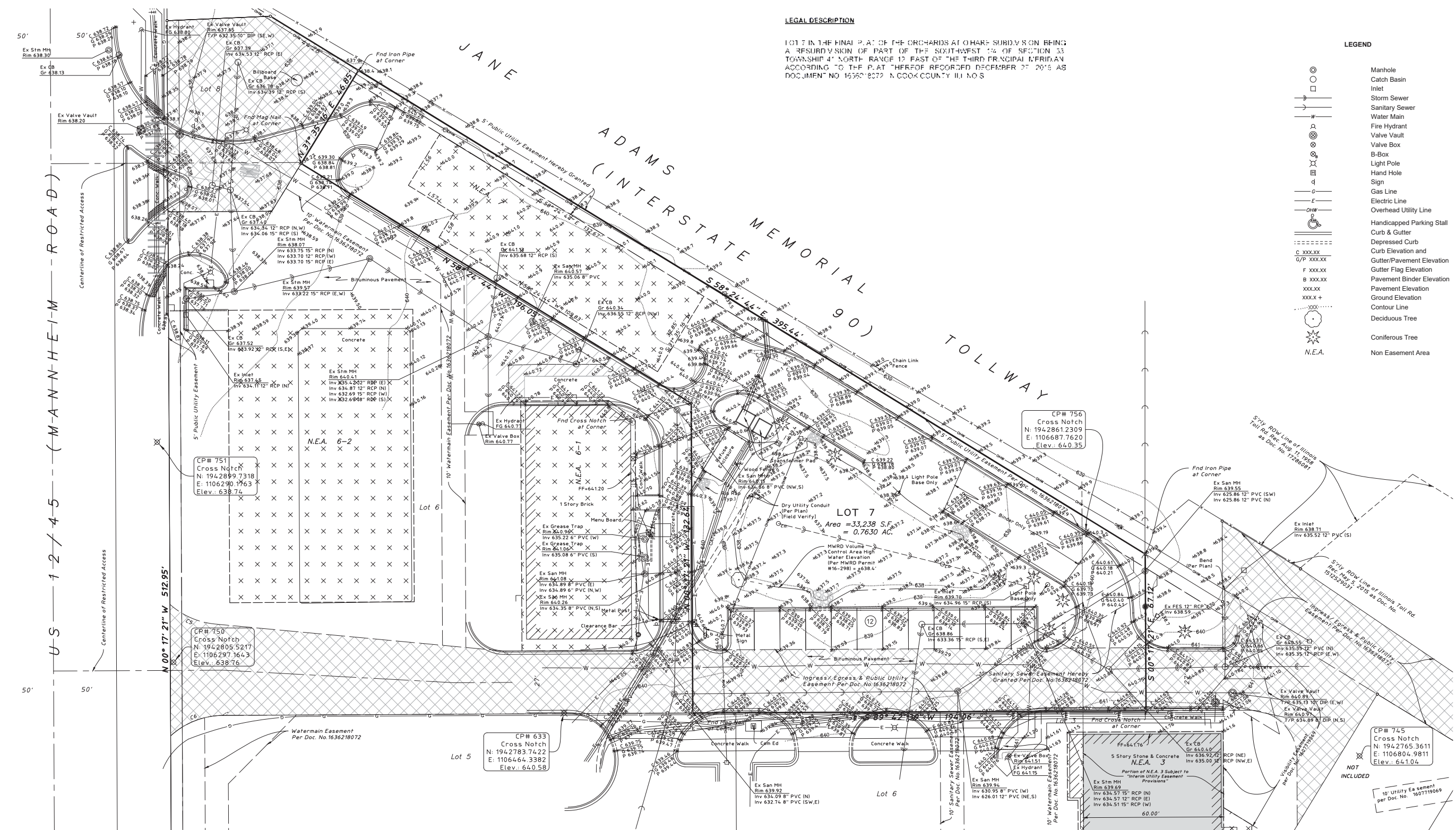


**LEGAL DESCRIPTION**

LOT 7 IN THE FINAL P.L. OF THE ORCHARDS AT OHARE SUBDIVISION BEING A RESURVEYING OF PART OF THE SOUTH-WEST 1/4 OF SECTION 33 TOWNSHIP 41 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE P.L. THEREOF RECORDED DECEMBER 27 2015 AS DOCUMENT NO. 15350-2072 A COOK COUNTY ILL. N.O.S.

**LEGEND**

- Manhole
- Catch Basin
- Inlet
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Sign
- Gas Line
- Electric Line
- Overhead Utility Line
- Handicapped Parking Stall
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Gutter/Pavement Elevation
- Gutter/Flag Elevation
- Pavement Binder Elevation
- Pavement Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Non Easement Area



CP# 751  
Cross Notch  
N: 1942809.7318  
E: 1106290.1763  
Elev.: 638.74

CP# 750  
Cross Notch  
N: 1942805.5217  
E: 1106297.1643  
Elev.: 638.76

CP# 633  
Cross Notch  
N: 1942783.7422  
E: 1106464.3382  
Elev.: 640.58

CP# 756  
Cross Notch  
N: 1942861.2309  
E: 1106687.7620  
Elev.: 640.35

CP# 745  
Cross Notch  
N: 1942765.3611  
E: 1106804.9811  
Elev.: 641.04

- Surveyor's Notes:**
- Field work was completed on September 5, 2023.
  - The horizontal coordinates and basis of bearing shown herein are based on NAD 83-2011 Illinois East Zone 1201 State Plane Coordinates as referenced from Kane Company's RTK Network.
  - The basis of bearing shown herein is based on the Final Plat of The Orchards at Ohare Subdivision recorded on December 27, 2015 as Doc. No. 15350-2072.
  - The vertical datum referenced herein is based on NAVD 88 (Geoid 12A) as referenced from Kane Company's RTK Network.
  - Utility information shown herein is based upon field measurements, and also records information from field data sheets to that which a utility line can be measured. This survey does not take the possibility of the avoidance of other utilities into consideration. Records shown herein are based upon data of record from both public and private sources. The completeness and accuracy of these records cannot be guaranteed except for those items that can be tied by field measurement. Prior to any excavation contact with ILL. 1-800-652-0123.

Benchmark	
<b>Site Benchmark</b>	
CP # 633 (see survey)	Description: Cross Notch Elevation: 640.58 NAVD 88 (Geoid 12A)
CP # 745 (see survey)	Description: Cross Notch Elevation: 641.04 NAVD 88 (Geoid 12A)
CP # 750 (see survey)	Description: Cross Notch Elevation: 638.76 NAVD 88 (Geoid 12A)



State of Illinois  
County of Cook  
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.  
Surveying Firm:  
By:   
Illinois Professional Land Surveyor No. 3695

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • 630-394-6600 Fax: 630-394-6606  
Illinois Professional Design Firm License No. 184-0003152  
www.haegerengineering.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**ORCHARDS AT OHARE**  
**DESPLAIN, ILLINOIS**

Project Manager: TAS  
Drafter: TSK  
Date: 2023-09-12  
Project No. 15180  
Sheet 1

# The Orchards *At* O'hare

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DES PLAINES

LOT 7

PHOTOS OF EXISTING SITE  
CONDITIONS (10/15/2023)

01/08/2024 SUBMITTAL



01\_Looking East from Mannheim Road



02\_Looking East from Western Drive Aisle



03\_Looking East from Western Drive Aisle



04\_Looking NE from Area North of Mart





05\_Looking NE from Area North of Mart



06\_Looking East from Area North of Mart Drive Thru



07\_Looking NE from NE Corner of Mart



08\_Looking West from NE Corner of Mart



09\_LookingNE from Area North of Trash Enclosure



10\_Looking SE from Existing Transformers



11\_Looking East from East side of Mart Drive Thru

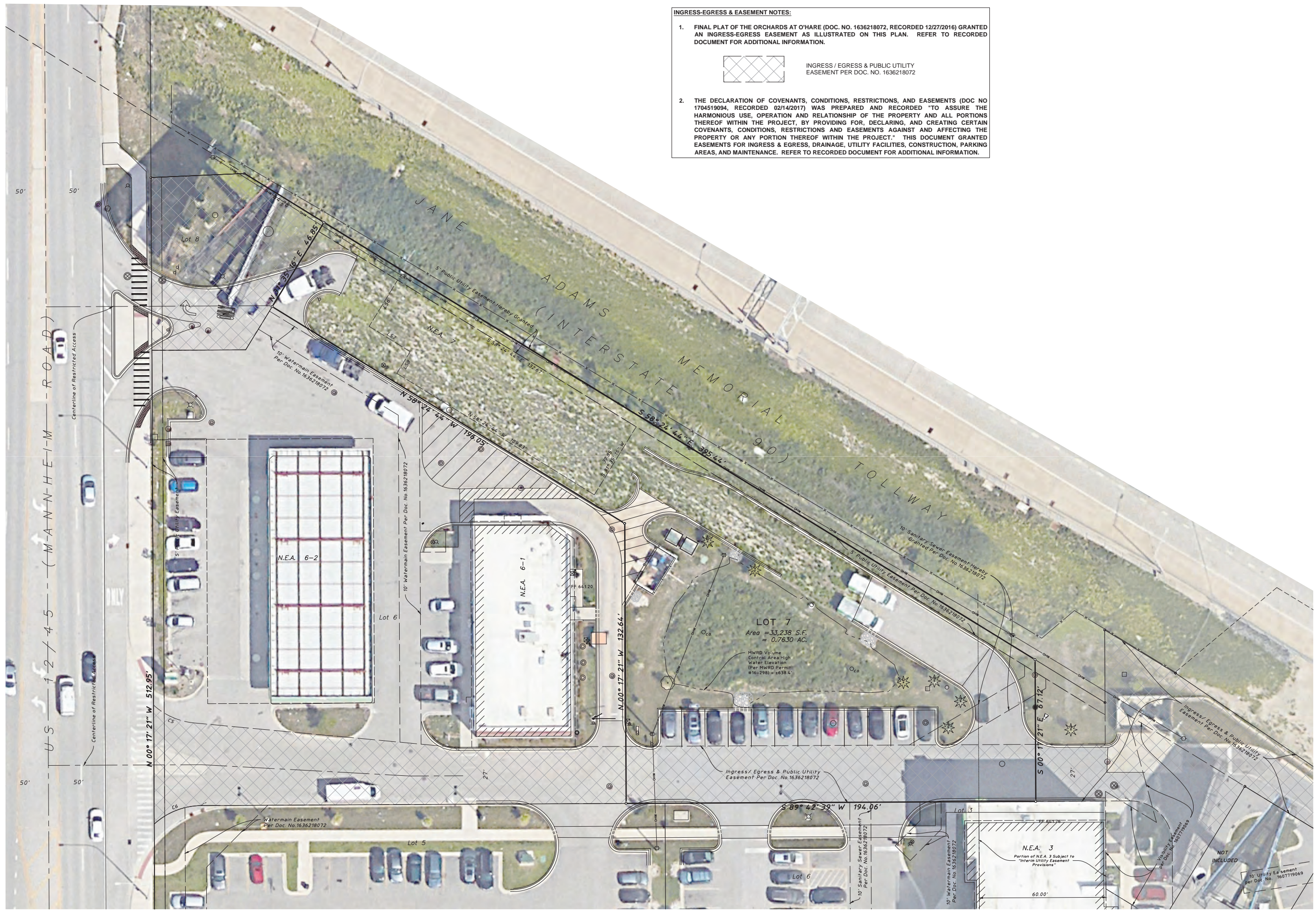



12\_Looking NE from South Side of Mart

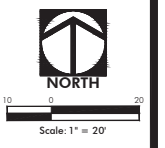




13\_Looking NW From North Side of Hotel



- INGRESS-EGRESS & EASEMENT NOTES:**
1. FINAL PLAT OF THE ORCHARDS AT O'HARE (DOC. NO. 1636218072, RECORDED 12/27/2016) GRANTED AN INGRESS-EGRESS EASEMENT AS ILLUSTRATED ON THIS PLAN. REFER TO RECORDED DOCUMENT FOR ADDITIONAL INFORMATION.
- 
INGRESS / EGRESS & PUBLIC UTILITY EASEMENT PER DOC. NO. 1636218072
2. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS (DOC NO 1704519094, RECORDED 02/14/2017) WAS PREPARED AND RECORDED "TO ASSURE THE HARMONIOUS USE, OPERATION AND RELATIONSHIP OF THE PROPERTY AND ALL PORTIONS THEREOF WITHIN THE PROJECT, BY PROVIDING FOR, DECLARING, AND CREATING CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AGAINST AND AFFECTING THE PROPERTY OR ANY PORTION THEREOF WITHIN THE PROJECT." THIS DOCUMENT GRANTED EASEMENTS FOR INGRESS & EGRESS, DRAINAGE, UTILITY FACILITIES, CONSTRUCTION, PARKING AREAS, AND MAINTENANCE. REFER TO RECORDED DOCUMENT FOR ADDITIONAL INFORMATION.



Per City Review & Comment  
Date  
Revision

No.

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • 616-847-394-6608 Fax: 847-394-6608  
Illinois Professional Design Firm License No. 184-0003152  
www.haegerengineering.com

**LOT 7**  
**EXISTING CONDITIONS AERIAL**  
**ORCHARDS AT O'HARE**  
**PUD AMENDMENT**  
CITY OF BENS PLAINES, COOK COUNTY, ILLINOIS

Project Manager: T A S  
Engineer: P A C  
Date: 01/08/2024  
Project No. 15-180  
Sheet 1 / 1

**ORCHARDS AT O'HARE  
Lot 7 PUD Amendment  
Standards for Planned Unit Developments  
01/08/2024 Submittal**

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

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

*The proposed plan is consistent with the stated purpose of the PUD regulations. The PUD for the Orchards at O'Hare was established in 2018 (Ordinance Z-18-16) and amended in 2019 to incorporate the redevelopment of Lot 1 (Ordinance Z-5-19). The original LASR was approved in 2018 (Ordinance Z-18-18) and amended in 2019 for Lot 1 with the above referenced Ordinance Z-5-19.*

Both the PUD & LASR was further amended with Ordinance Z-28-23 [Major Change to a Final Planned Unit Development (PUD), with Exceptions, and an Amendment to a Conditional Use for a Localized Alternative Sign Regulation (LASR)]

*The proposed amendment to the existing PUD for Lot 7 consists of the following that maintains the same access and internal vehicular circulation previously approved considering the elimination of the car wash:*

- 1. Eliminate the previously approved car wash & 12 vacuum spaces and replace it with 40 EV Charging Spaces and continuous 2-way drive aisle. This increased the number of parking spaces from 12 spaces on Lot 7 to 40 EV Charging spaces. [Total increase of 28 stalls]*
- 2. Eliminate above ground stormwater management area and replace with underground storage under the drive aisle*
- 3. Provide two (2) HC Stalls with direct access to the existing mart building*
- 4. Modify the proposed engineering, site lighting, landscaping, and signage to account for the modified site plan.*
- 5. Modify the LASR for Lot 7 to reflect the elimination of the previously approved car wash.*

*The modified site plan is consistent with similar uses within the existing PUD.*

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

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

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

*The proposed changes are consistent with the PUD regulations approved for the site. There is a departure from the landscaping requirements as follows:*

- A. Parking Lot Landscaping (12-10-8), There are 4 trees less than the requirement for parking lot trees. The locations for trees are limited due to the lines and infrastructure of the electrical requirements of the charging stations.*
- B. The screening is handled as best possible based upon the electrical clearance requirements and the drainage of the site.*

***Providing the proposed forty (40) EV Charging Parking Spaces are in the public interest as there is a demand for these, especially considering the proximity to O'Hare, car rental areas and adjacent roadways with high traffic volumes.***

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

***The proposed plan does make adequate provision for the above in that the site plan modifications provide for adequate internal circulation. The amendment will not increase the burden on public services when compared to the previously approved PUD. The modifications to the site lighting is consistent with the previously approved PUD.***

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

***The proposed site modifications are compatible with the existing use on the property and consistent with the previously approved PUD.***

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

***The amendment to the PUD for Lot 7 will allow for the completion of this area for the PUD. The proposed EV Charging Parking Spaces will bring additional customers to the site that will use other amenities that include gas station, hotel and restaurants.***

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

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

**ORCHARDS AT O'HARE – LOT 7 PUD AMENDMENT**  
**Standards for Conditional Uses**  
**01/08/2024 Submittal**

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

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

**The amendment to Lot 7 of the previously approved PUD with underlying zoning of C-3 General Commercial District allows (per Table 3 of 12-7-3) Commercial Parking Lots. The proposed EV Charging Parking Spaces are allowed per 12-9-6(E).**

**Note:**

**Refer to “Orchards at O’Hare – LASR Amendment Standards for Conditional Use for additional information.”**

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

**Based on the fact the conditional use [{"Commercial Parking Lot"}] is listed in the specific zoning district, it is assumed to be in accordance with the Comprehensive Plan objectives.**

**Note:**

**Refer to “Orchards at O’Hare – LASR Amendment Standards for Conditional Use for additional information.”**

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 amendment to the existing PUD for Lot 7 consists of the following that maintains the same access and internal vehicular circulation previously approved considering the elimination of the car wash:***

- 1. Eliminate the previously approved car wash & 12 vacuum spaces and replace it with 40 EV Charging Spaces and continuous 2-way drive aisle. This increased the number of parking spaces from 12 spaces on Lot 7 to 40 EV Charging spaces. [Total increase of 28 stalls]***
- 2. Eliminate above ground stormwater management area and replace with underground storage under the drive aisle***
- 3. Provide two (2) HC Stalls with direct access to the existing mart building***
- 4. Modify the proposed engineering, site lighting, landscaping, and signage to account for the modified site plan.***
- 5. Modify the LASR for Lot 7 to reflect the elimination of the previously approved car wash.***

**ORCHARDS AT O'HARE – LOT 7 PUD AMENDMENT**  
**Standards for Conditional Uses**  
**01/08/2024 Submittal**

*The modified site plan is consistent with similar uses within the existing PUD.*

**Note:**

Refer to "Orchards at O'Hare – LASR Amendment Standards for Conditional Use for additional information."

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

**The Lot 7 PUD Amendment is not anticipated to be hazardous or disturbing to the existing neighboring uses that include:**

- **West:** City of Rosemont – Commercial
- **South:** City of Rosemont – Commercial
- **East:** Railroad and C-2/C-3
- **North:** I-90 Tollway & C-3 PUD

**Note:**

Refer to "Orchards at O'Hare – LASR Amendment Standards for Conditional Use for additional information."

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 existing PUD is serviced by public facilities and services. The proposed amendment to the previously approved PUD will have no effect on essential public facilities and services.**

**Note:**

Refer to "Orchards at O'Hare – LASR Amendment Standards for Conditional Use for additional information."

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 amendment to the previously approved PUD will not create a burden on public facilities, nor would they be a detriment to the economic well-being of the community. The completion of the development on Lot 7 will enhance the economic welfare of the community as the current Lot 7 functions as a vacant land, stormwater management area and 12 parking spaces.**

**Note:**

Refer to "Orchards at O'Hare – LASR Amendment Standards for Conditional Use for additional information."

**ORCHARDS AT O'HARE – LOT 7 PUD AMENDMENT**  
**Standards for Conditional Uses**  
**01/08/2024 Submittal**

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 amendment to the PUD as described above that includes a Commercial Parking Lot with EV Charging Spaces will not create excessive production of traffic, noise, smoke, fumes, glare or odors.**

**Note:**

**Refer to “Orchards at O’Hare – LASR Amendment Standards for Conditional Use for additional information.”**

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 approved PUD included a car wash and accounted for the resulting traffic from the car wash. The proposed amendment to the PUD as described above does not create an interference with traffic on surrounding public thoroughfares.**

**Note:**

**Refer to “Orchards at O’Hare – LASR Amendment Standards for Conditional Use for additional information.”**

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 amendment to the previously approved PUD would not cause the destruction, loss, or damage of any natural, scenic, or historic features of major importance. The completion of the development on Lot 7 will enhance the appearance from its present state.**

**Note:**

**Refer to “Orchards at O’Hare – LASR Amendment Standards for Conditional Use for additional information.”**

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

**To the best of our knowledge, the proposed amendment to the previously approved PUD complies with the regulations noted.**

**Note:**

**Refer to “Orchards at O’Hare – LASR Amendment Standards for Conditional Use for additional information.”**

January 8, 2024

Re: BP Pulse, ORD EV Charging Station Hub  
Project Narrative  
Lot 7 of Orchards at O'Hare - 2991 Mannheim Road  
Des Plaines, IL 60018

On behalf of BP Pulse, the lessee in the above referenced application, we are providing a Project Narrative for use in the Planned Utility Development (PUD) application related to the installation of electric vehicle charging equipment for the above referenced property owned by Orchards Lot 7, LLC, an Illinois limited liability company.

The property is located at 3041 Orchard Place (Lot 7), Des Plaines, IL 60018 (also known as 2991 Mannheim Road) and is currently zoned as C-3 General Commercial within a Planned Unit Development Overlay. The existing use is a planned development that includes a convenience store with fuel station, hotel, and quick serve restaurant with drive-thru. No changes to the existing zoning or dimensional requirements are proposed with this application.

BP Pulse charging station hub sites are defined as having 4 or more EV chargers in a single property location. These sites are located when and where the customer needs them, i.e. near public transport and shopping centers. bp pulse points with single or multiple chargers installed on existing bp owned or bp dealer forecourts.

BP Pulse promotes EV adoption through charging with the next generation of EV charging units at speeds of up to 7 times faster than what is available in the market today. This application proposes to add these Electric Vehicle (EV) Charging units in the existing parking lot as shown on the attached plans. This application is meant to be an amenity feature for the existing business use, as customers for all retail tenants on the property would benefit from the direct current fast charge EV dispensers that are proposed. EV adoption in every city across the United States is expected to increase rapidly over the next three (3) years and BP Pulse is offering the most advanced charging technology available. This site has efficiently located space near the center of the property for associated equipment that powers these dispenser units at a high KW output.

This is a private investment proposal to build a sustainable and long-term EV charging business that will offer inclusive and open access for the general public. The site will provide a total of 20 DC Fast Charging units that provide service for two parking stalls each. Therefore, a total of 40 customers are able to charge their vehicles at any given time. Of the 40 parking stalls available, two are dedicated to provide ADA accessibility for those in need. The site operates without the need for continual onsite management as all dispenser units are operated with automation control. However, BP Pulse will provide on-site maintenance and upkeep through a 3<sup>rd</sup> party vendor to be selected. This vendor will provide trash pickup and haul-off as well as other needs as identified. The schedule of onsite maintenance is anticipated to be once every few days or more often, depending on the need.



The site will be open to public use on a 24-hour basis with an anticipated charging time of up to approximately 20-30 minutes per vehicle. Initiation of the chargers are provided through a specific BP app that is downloaded by the customer through BP's website. The app provides the QR code that is used to start the charging process. These chargers are compatible and accessible to all fast-charge capable EVs and are not proprietary to a single brand.

Security measures for the site will be provided through 24-hour monitored CCTV cameras placed strategically throughout the site as well as through other measures, such as emergency call buttons in the event of an immediate response need. Emergency call buttons are directed to a 911 operator who provides the immediate response. Signage will also be placed throughout the site to remind customers to avoid loud noises, loitering, vehicle tow warnings and other notifications as needed.

Discussions with ComEd indicate that they can provide the available power capacity. ComEd can guarantee the available power for 1-1.5 years and the available power can be reserved once the new service application is submitted.

*20 DC Fast Chargers:*

4 rectification units (450A FLA per unit) = 1800 Amps

12 Stand-Alone units (500A FLA per unit) = 600A

Total EV charging load = 7800A X 480 X 1.732 = **6484.80KW**

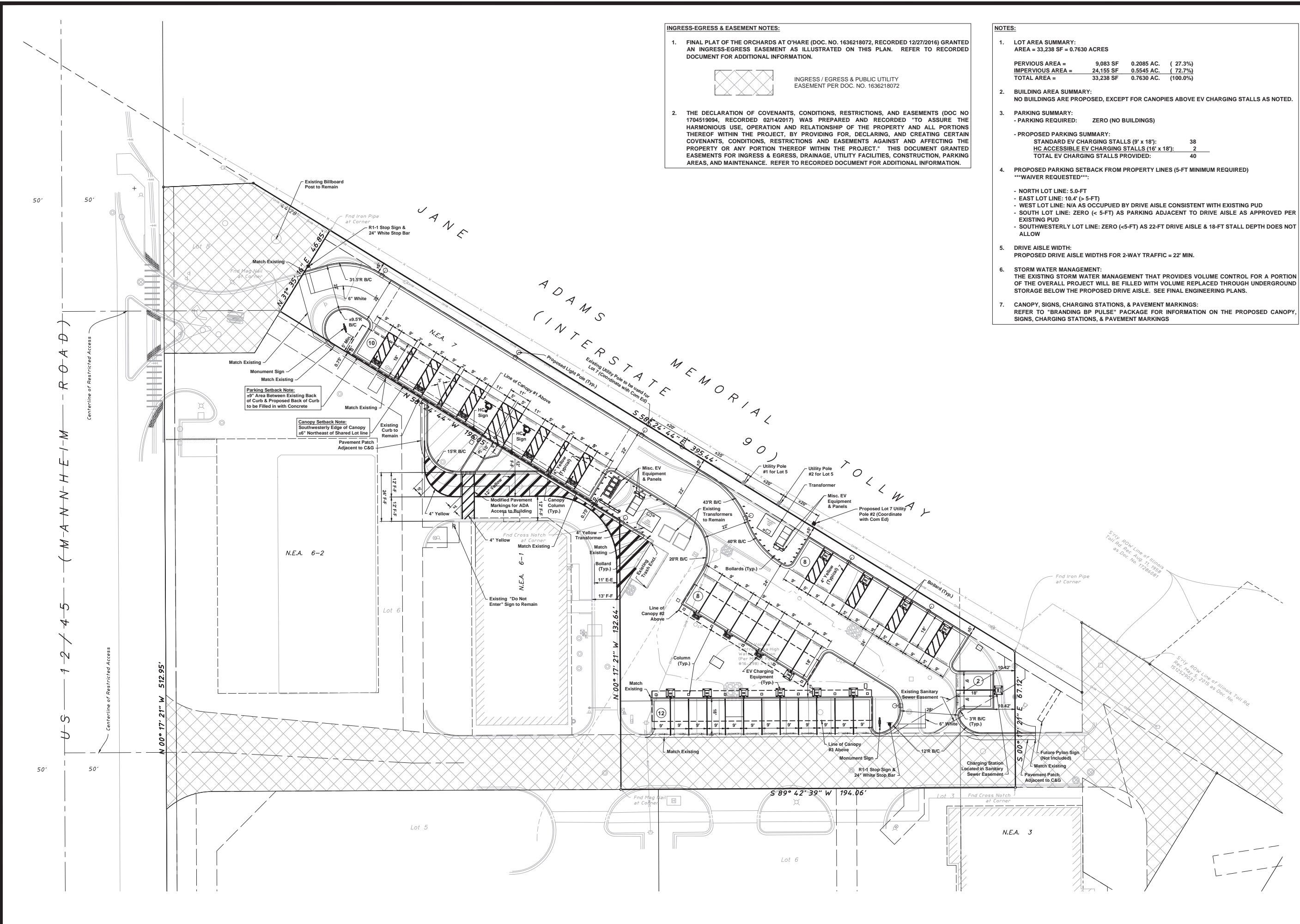
*Estimated Site Lighting Load:*

9 site lights x 1A x 277V = **2493 W**

27 canopy lights x 17W x 27 = **569W**


BP Pulse has developed national design standards based on industry best practice, property owner requirements and customer focus groups. All of the proposed facilities adequately safeguard the health, safety, and welfare of the occupants of the adjoining and surrounding properties and will not impair the supply of light and air to adjacent properties. These facilities will not unreasonably increase street congestion as they are meant for existing customers of the existing buildings on the property. There is no increase in fire danger or general public safety with the installation and use of the proposed equipment and the proposed scope of work will not impact property values negatively on the subject property or those surrounding it.

Please see attached plans and supplemental information in support of these points.



**INGRESS-EGRESS & EASEMENT NOTES:**

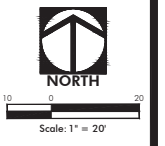
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 INGRESS / EGRESS & PUBLIC UTILITY EASEMENT PER DOC. NO. 1636218072

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**NOTES:**

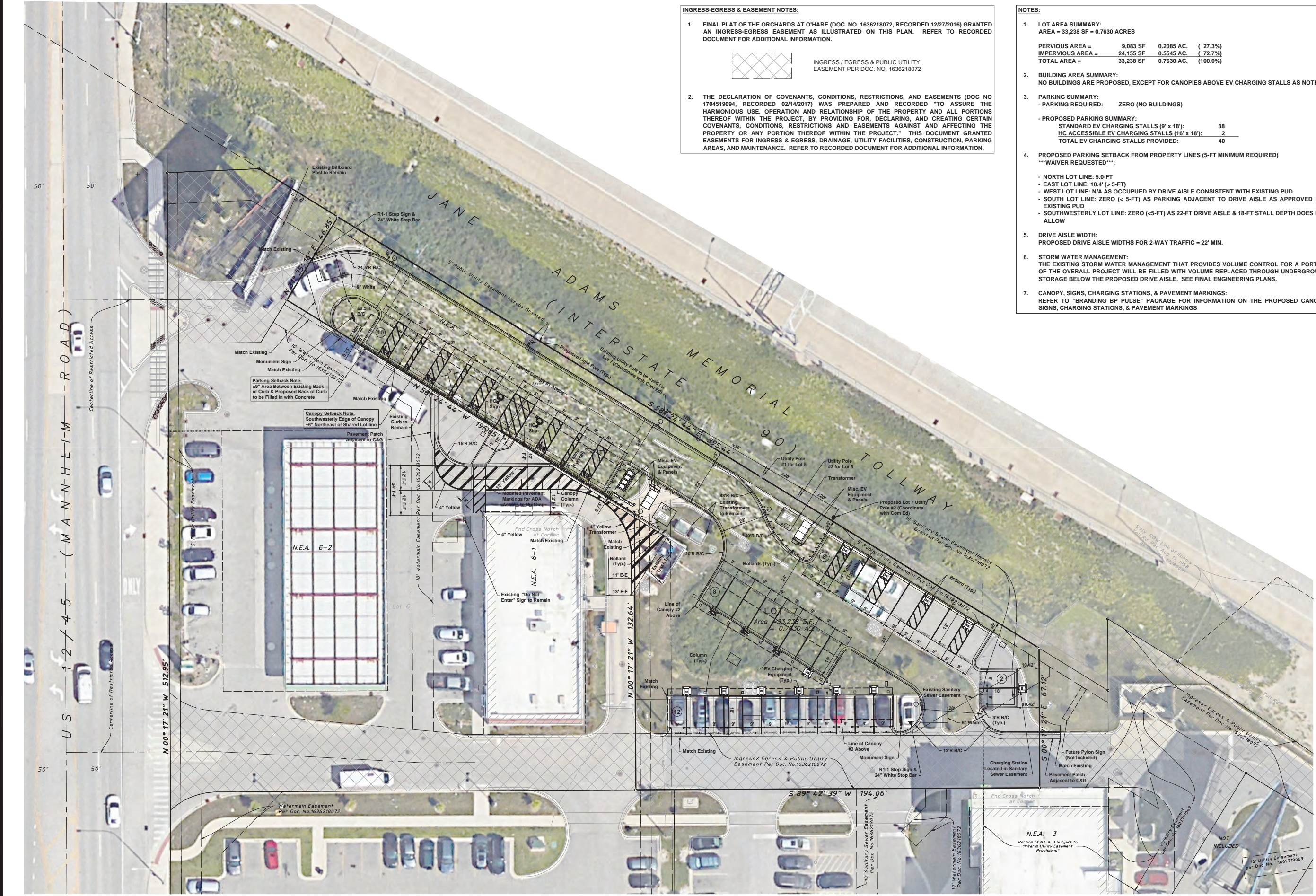
- LOT AREA SUMMARY:**  
 AREA = 33,238 SF = 0.7630 ACRES  
 PERVIOUS AREA = 9,083 SF 0.2085 AC. ( 27.3%)  
 IMPERVIOUS AREA = 24,155 SF 0.5545 AC. ( 72.7%)  
 TOTAL AREA = 33,238 SF 0.7630 AC. (100.0%)
- BUILDING AREA SUMMARY:**  
 NO BUILDINGS ARE PROPOSED, EXCEPT FOR CANOPIES ABOVE EV CHARGING STALLS AS NOTED.
- PARKING SUMMARY:**  
 - PARKING REQUIRED: ZERO (NO BUILDINGS)  
 - PROPOSED PARKING SUMMARY:  
 STANDARD EV CHARGING STALLS (9' x 18'): 38  
 HC ACCESSIBLE EV CHARGING STALLS (16' x 18'): 2  
 TOTAL EV CHARGING STALLS PROVIDED: 40
- PROPOSED PARKING SETBACK FROM PROPERTY LINES (5-FT MINIMUM REQUIRED)**  
 \*\*\*WAIVER REQUESTED\*\*\*:  
 - NORTH LOT LINE: 5.0-FT  
 - EAST LOT LINE: 10.4' (> 5-FT)  
 - WEST LOT LINE: N/A AS OCCUPIED BY DRIVE AISLE CONSISTENT WITH EXISTING PUD  
 - SOUTH LOT LINE: ZERO (< 5-FT) AS PARKING ADJACENT TO DRIVE AISLE AS APPROVED PER EXISTING PUD  
 - SOUTHWESTERLY LOT LINE: ZERO (<5-FT) AS 22-FT DRIVE AISLE & 18-FT STALL DEPTH DOES NOT ALLOW
- DRIVE AISLE WIDTH:**  
 PROPOSED DRIVE AISLE WIDTHS FOR 2-WAY TRAFFIC = 22' MIN.
- STORM WATER MANAGEMENT:**  
 THE EXISTING STORM WATER MANAGEMENT THAT PROVIDES VOLUME CONTROL FOR A PORTION OF THE OVERALL PROJECT WILL BE FILLED WITH VOLUME REPLACED THROUGH UNDERGROUND STORAGE BELOW THE PROPOSED DRIVE AISLE. SEE FINAL ENGINEERING PLANS.
- CANOPY, SIGNS, CHARGING STATIONS, & PAVEMENT MARKINGS:**  
 REFER TO "BRANDING BP PULSE" PACKAGE FOR INFORMATION ON THE PROPOSED CANOPY, SIGNS, CHARGING STATIONS, & PAVEMENT MARKINGS



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**LOT 7 - SITE PLAN**  
**[40 EV CHARGING SPACES (38 + 2 HC)]**  
**ORCHARDS AT O'HARE**  
**PUD AMENDMENT**  
 CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
 Date: 01/08/2024  
 Project No. 15-180  
 Sheet 1 / 1



**INGRESS-EGRESS & EASEMENT NOTES:**

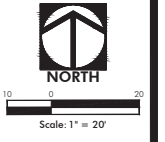
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- CANOPY, SIGNS, CHARGING STATIONS, & PAVEMENT MARKINGS:**  
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**LOT 7 - SITE PLAN (AERIAL)**  
**[40 EV CHARGING SPACES (38 + 2 HC)]**  
**ORCHARDS AT O'HARE**  
**PUD AMENDMENT**  
 CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: T A S  
 Engineer: P A C  
 Date: 01/08/2024  
 Project No. 15-180  
 Sheet 1 / 1

**MISCELLANEOUS NOTES:**

- ALL CURB & GUTTER IS B6.12 CURB & GUTTER UNLESS NOTED OTHERWISE
- THE CITY OF DES PLAINES SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ANY REQUIRED SITE INSPECTIONS.
- PARKING LOT LIGHTING SHALL BE LED (3000K). REFER TO SITE LIGHTING PLANS FOR ADDITIONAL INFORMATION.
- ALL EXCAVATED MATERIAL IS TO BE REMOVED DAILY.

**MWRD FLOODPLAIN NOTES:**

- BASE FLOOD ELEVATION (B.F.E.) [VARIES 635.70 TO 636.15]
  - 635.70 AT EAST PROPERTY LINE
  - 636.15 AT STORM DISCHARGE/WEST PROPERTY LINE
- FLOOD PROTECTION ELEVATION (F.P.E.) [VARIES 637.70 TO 638.15]
  - [F.P.E. = B.F.E. + 2.0]
  - 637.70 AT EAST PROPERTY LINE
  - 638.15 AT STORM DISCHARGE/WEST PROPERTY LINE
- SANITARY MANHOLE NOTE:
  - ALL PROPOSED OR ADJUSTED SANITARY MANHOLES WITH AN ELEVATION BELOW 638.15 SHALL HAVE BOLTED-DOWN LIDS

**MWRD SEASONALLY HIGH GROUND WATER NOTE:**

PER THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY ECS (PROJECT NO. 16-8991-C11), DATED 08/19/2016, UPDATED 03/05/2017, BASED ON THE RESULTS OF OUR PREVIOUS AND CURRENT EXPLORATIONS AND SOIL COLOR CHANGE, LONG-TERM STATIC GROUNDWATER AT THE PROJECT SITE IS ESTIMATED TO BE LOCATED AT A DEPTH OF APPROXIMATELY 10 TO 13 FEET BELOW EXISTING GRADE (E.G. APPROXIMATELY ±625 FEET TO ±627 FEET). FOR THE PURPOSES OF THE MWRD WMO, THE 627-FEET ELEVATION HAS BEEN ASSUMED FOR CALCULATION AND PERMITTING PURPOSES. IN THE EVENT THAT DIFFERENT GROUNDWATER CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED.

**ENGINEERED BARRIER NOTE:**

ALL DISTURBED AREA SHALL INCLUDE AN ENGINEERED BARRIER CONSISTING OF ASPHALT, CONCRETE, OR 36" OF CLEAN TACO COMPLIANT FILL MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER, ENGINEER AND ENVIRONMENTAL CONSULTANT WITH DOCUMENTATION IN REGARD TO WHERE THE INCOMING LANDSCAPING & FILL MATERIAL MATERIALS ORIGINATED FROM, TRIP TICKETS/MANIFESTS, TOTAL VOLUME, AND ANALYTICAL RESULTS CERTIFYING THAT IT IS CLEAN (ONE TARGET COMPOUND LIST (TCL) SAMPLE FOR EVERY 500 YARDS THAT CAME ON-SITE). THE DOCUMENTATION AND TESTING OF THE MATERIAL SHALL BE INCLUDED IN THE CONTRACT. THE CONTACT INFORMATION FOR THE OWNER'S ENVIRONMENTAL CONSULTANT IS:

BILL LENNON  
ENVIRONMENTAL GROUP SERVICES LTD.  
557 WEST POLK STREET, SUITE 201  
CHICAGO, ILLINOIS 60607  
T: 312.447.1200 X315  
C: 312.656.6877  
E: BILL@EGSL.COM  
W: EGSL.COM

**BENCHMARKS:**

**Source Benchmark:**

City of Des Plaines Benchmark # 80

Description: Concrete monument

Location: Monument set in concrete on East side of River Road North of Devon Avenue 24' East of edge of pavement of River Road and 48' South of entrance to # 3000 River Road.

Elevation: 632.52 (NAVD 88)

**Site Benchmark:**

CP # 633 (see survey)  
Description: Cross Notch  
Elevation: 640.58 NAVD 88 (Geoid 12A)

CP # 745 (see survey)  
Description: Cross Notch  
Elevation: 641.04 NAVD 88 (Geoid 12A)

CP # 750 (see survey)  
Description: Cross Notch  
Elevation: 638.76 NAVD 88 (Geoid 12A)

# BP PULSE EV CHARGING PROGRAM

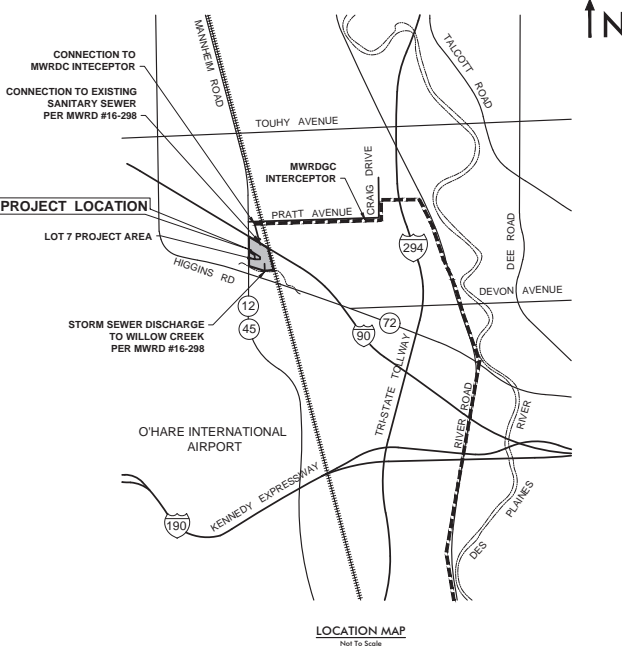
## SITE IMPROVEMENT PLANS

### LOT 7 ORCHARD'S AT O'HARE (2991 MANNHEIM ROAD)

### SECTION 33 TOWNSHIP 41 NORTH RANGE 12 EAST

### DES PLAINES, ILLINOIS

### COOK COUNTY



INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C3.0	EXISTING CONDITIONS PLAN
C4.0	DEMOLITION PLAN
C5.0	GEOMETRY / PAVING PLAN
C6.0	UTILITY PLAN
C7.0	GRADING PLAN
C8.0	SE/SC & CONSTRUCTION MANAGEMENT PLAN
C9.0	CITY OF DES PLAINES DETAILS
C9.1	MISCELLANEOUS DETAILS
C9.2	EROSION CONTROL & MISC. DETAILS
C9.3	ADS STORMTECH DETAILS - BED 1 (WEST)
C9.4	ADS STORMTECH DETAILS - BED 1 (WEST)
C9.5	ADS STORMTECH DETAILS - BED 2 (EAST)
C9.6	ADS STORMTECH DETAILS - BED 2 (EAST)

INDEX TO MWRD EXHIBITS	
NO.	DESCRIPTION
M1	LOT 7 - EXISTING CONDITIONS (PER MWRD #16-298)
M2	LOT 7 - PROPOSED CONDITIONS (LOT 7 DEVELOPMENT)
M3	MWRD DRAINAGE EXHIBIT (6.406 AC DETENTION SERVICE AREA PER #16-298)

Existing Symbol	LEGEND	Proposed Symbol
⊙	Storm Sewer Manhole	●
○	Catch Basin	●
□	Inlet	□
○	Sanitary Manhole	●
○	Clean Out	●
○	30"Ø Nyloplast Catch Basin	●
→	Storm Sewer	→
→	Sanitary Sewer	→
→	Combined Sewer	→
→	Water Main	→
→	Underdrain	→
→	Roof Drain	→
→	Fire Hydrant	→
→	Valve Vault	→
→	B-Box	→
→	Well Head	→
→	Sprinkler	→
→	Light Pole	→
→	Light Pole With Mast Arm	→
→	Traffic Signal	→
→	Traffic Signal With Mast Arm	→
→	Hand Hole	→
→	Fence	→
→	Guardrail	→
→	Flagpole	→
→	Pipe Bollard	→
→	Sign	→
→	Gas Valve	→
→	Gas Meter	→
→	Gas Line	→
→	Electric Line	→
→	Overhead Utility Line	→
→	Cable Television Line	→
→	Electric Manhole	→
→	Electric Meter	→
→	Guy Wire	→
→	Utility Pole	→
→	Telephone Manhole	→
→	Telephone Line	→
→	Curb & Gutter	→
→	Reverse Pitch Curb & Gutter	→
→	Depressed Curb	→
→	Retaining Wall	→
→	Curb Elevation and Gutter/Pavement Elevation	→
→	Pavement Elevation	→
→	Ground Elevation	→
→	Contour Line	→
→	Deciduous Tree	→
→	Coniferous Tree	→
→	Treeline	→

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

☎ (708) 588-4055  
✉ WMOJobStart@mwrdd.org



BP PRODUCTS  
ORD - ELECTRIC VEHICLE  
CHARGING PROGRAM  
2991 MANNHEIM RD  
DES PLAINES, IL 60018

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SEAL

UDDO A. WEAVER  
062-0554-17  
LICENSED PROFESSIONAL ENGINEER  
OF THE STATE OF ILLINOIS

EXPIRES 11-30-25

REV.	DATE	DESCRIPTION
1	2/7/2024	Per City Review

PROJECT INFORMATION	
JOB #	23.0316 (15180-LOT 7)
DATE	01/08/2024
DRAWN BY:	TAS
CHECKED BY:	CJB

SHEET TITLE

**TITLE SHEET**

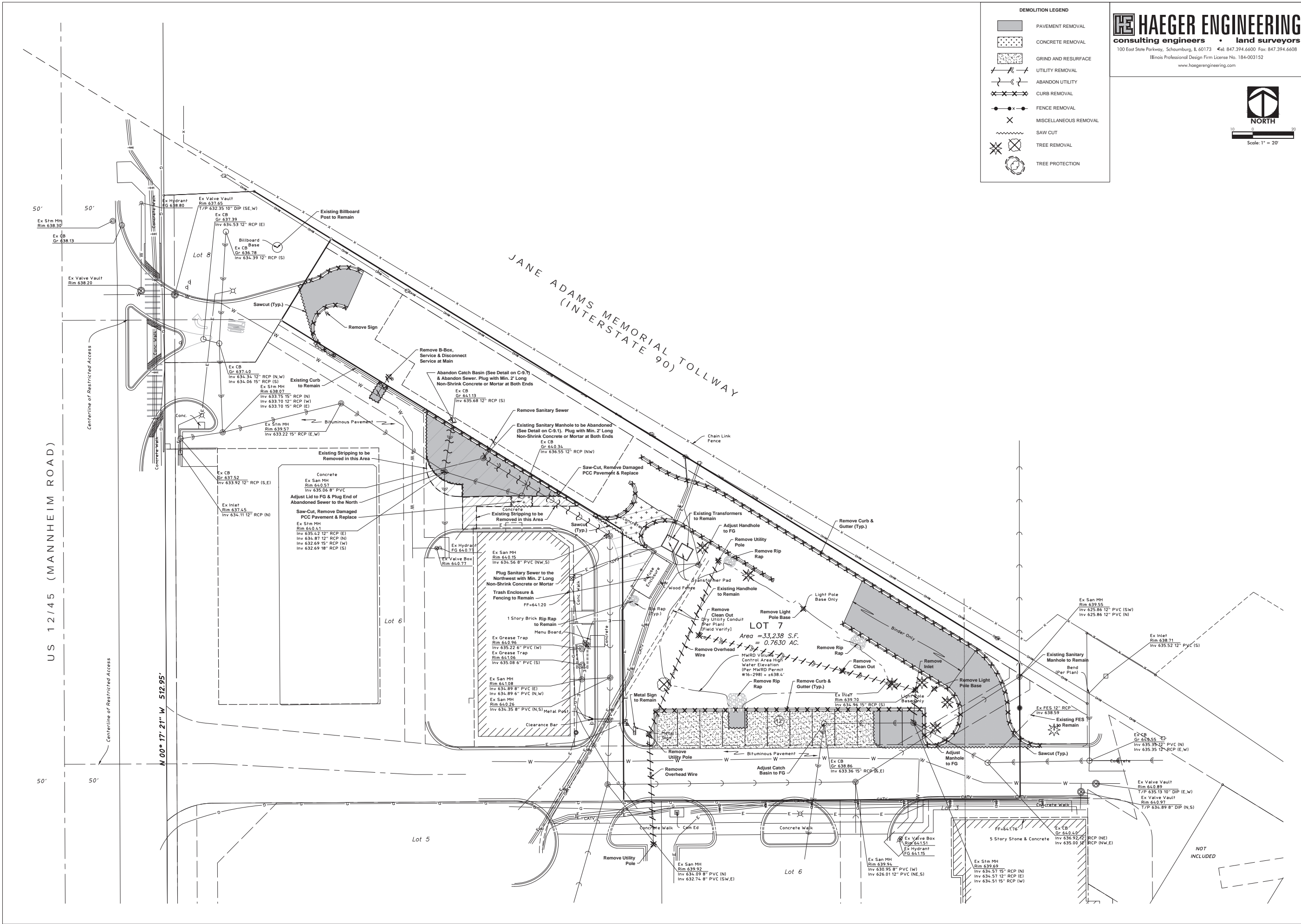
SHEET NUMBER

**C-1.0**

Drawing: 2301015180-MWRD-Eng-01-08-2024-BP-Plan-15180-LOT 7-Map-C1-TITLE  
User: UDDO  
Last Modified: Feb. 08, 2024 - 20:15  
Plot Date/Time: Feb. 08, 2024 - 20:17



Drawing: 11/2015/101020/haeger/Haeger Engineering/US 12/45 (Mannheim) Lot 7  
 User: JMD  
 Last Modified: Feb. 06, 2015  
 Plot Date/Time: Feb. 06, 2015



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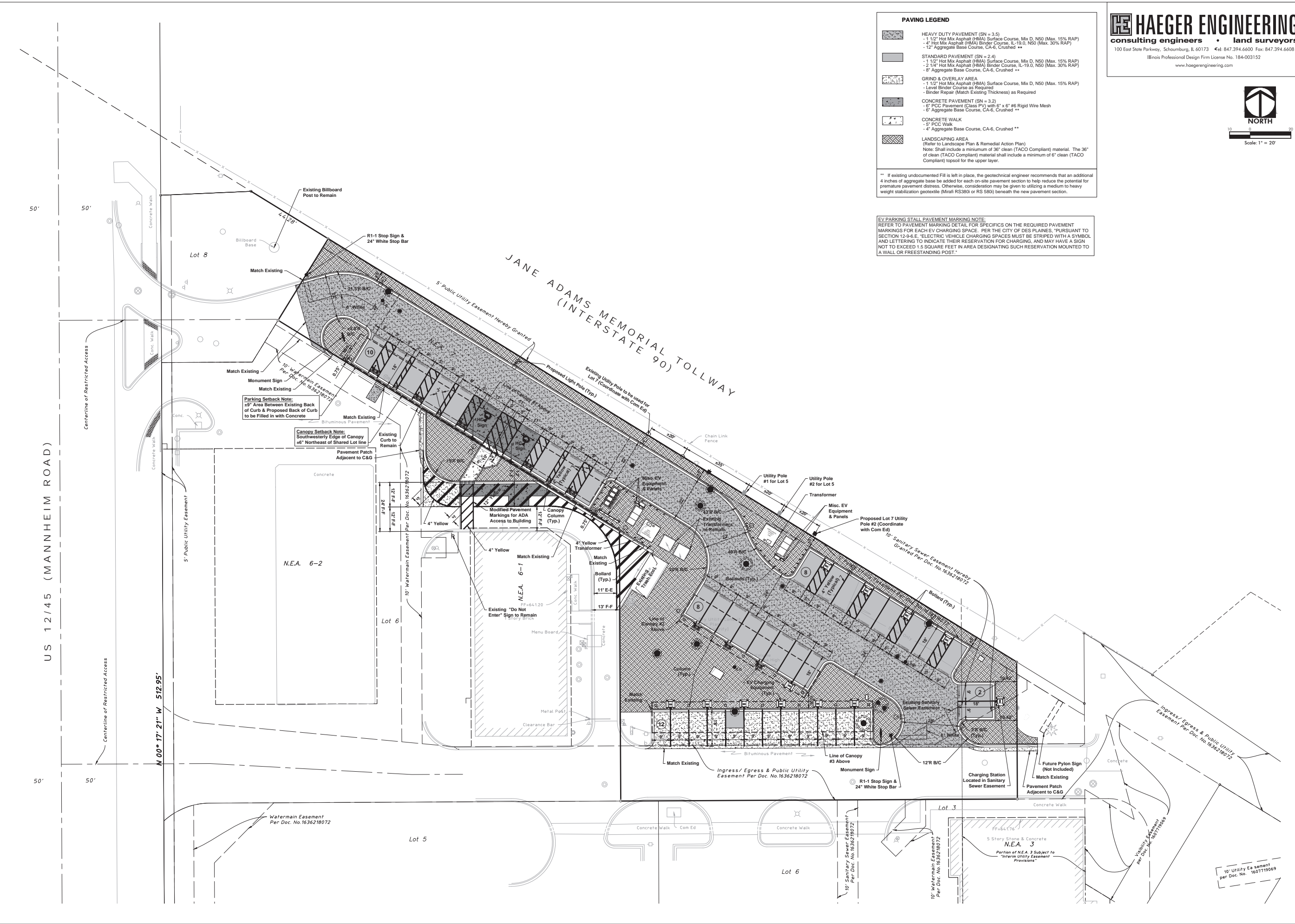
PROJECT INFORMATION

JOB #	23.0316 (15180) LOT 7
DATE	01/08/2024
DRAWN BY:	TAS
CHECKED BY:	CJB

SHEET TITLE  
**DEMOLITION PLAN**  
 SHEET NUMBER

**C-4.0**

Drawing: I:\2024\101501820\manning\final\Engineering\Lot 8 Plan\101501820.dwg Lot 8 C-5.0.dwg  
 User: MDC  
 User Modified: Feb 07, 24 - 14:40  
 Plot Date/Time: Feb 07, 24 - 11:52:06



**PAVING LEGEND**

- HEAVY DUTY PAVEMENT (SN = 3.5)
  - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, NSD (Max. 15% RAP)
  - 4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, NSD (Max. 30% RAP)
  - 12" Aggregate Base Course, CA-6, Crushed \*\*
- STANDARD PAVEMENT (SN = 2.4)
  - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, NSD (Max. 15% RAP)
  - 2 1/4" Hot Mix Asphalt (HMA) Binder Course, IL-19.0, NSD (Max. 30% RAP)
  - 8" Aggregate Base Course, CA-6, Crushed \*\*
- GRIND & OVERLAY AREA
  - 1 1/2" Hot Mix Asphalt (HMA) Surface Course, Mix D, NSD (Max. 15% RAP)
  - Level Binder Course as Required
  - Binder Repair (Match Existing Thickness) as Required
- CONCRETE PAVEMENT (SN = 3.2)
  - 6" PCC Pavement (Class PV) with 6" x 6" #6 Rigid Wire Mesh
  - 6" Aggregate Base Course, CA-6, Crushed \*\*
- CONCRETE WALK
  - 5" PCC Walk
  - 4" Aggregate Base Course, CA-6, Crushed \*\*
- LANDSCAPING AREA  
(Refer to Landscape Plan & Remedial Action Plan)  
Note: Shall include a minimum of 36" clean (TACO Compliant) material. The 36" of clean (TACO Compliant) material shall include a minimum of 6" clean (TACO Compliant) topsoil for the upper layer.

\*\* If existing undocumented Fill is left in place, the geotechnical engineer recommends that an additional 4 inches of aggregate base be added for each on-site pavement section to help reduce the potential for premature pavement distress. Otherwise, consideration may be given to utilizing a medium to heavy weight stabilization geotextile (Mirafi RS380 or RS 580) beneath the new pavement section.

**EV PARKING STALL PAVEMENT MARKING NOTE:**  
 REFER TO PAVEMENT MARKING DETAIL FOR SPECIFICS ON THE REQUIRED PAVEMENT MARKINGS FOR EACH EV CHARGING SPACE. PER THE CITY OF DES PLAINES, PURSUANT TO SECTION 12-9-6.E, "ELECTRIC VEHICLE CHARGING SPACES MUST BE STRIPED WITH A SYMBOL AND LETTERING TO INDICATE THEIR RESERVATION FOR CHARGING, AND MAY HAVE A SIGN NOT TO EXCEED 1.5 SQUARE FEET IN AREA DESIGNATING SUCH RESERVATION MOUNTED TO A WALL OR FREESTANDING POST."

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 ORD - ELECTRIC VEHICLE CHARGING PROGRAM  
 2991 MANNHEIM RD  
 DES PLAINES, IL 60018

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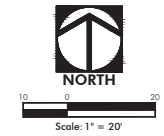
EXPIRES 11-30-25

REV	DATE	DESCRIPTION
1	2/7/2024	Per City Review

**PROJECT INFORMATION**  
 JOB # 23.0316 (15180-LOT 7)  
 DATE 01/08/2024  
 DRAWN BY: TAS  
 CHECKED BY: CJB

**SHEET TITLE**  
 GEOMETRY / PAVING PLAN

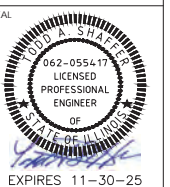
**SHEET NUMBER**  
 C-5.0



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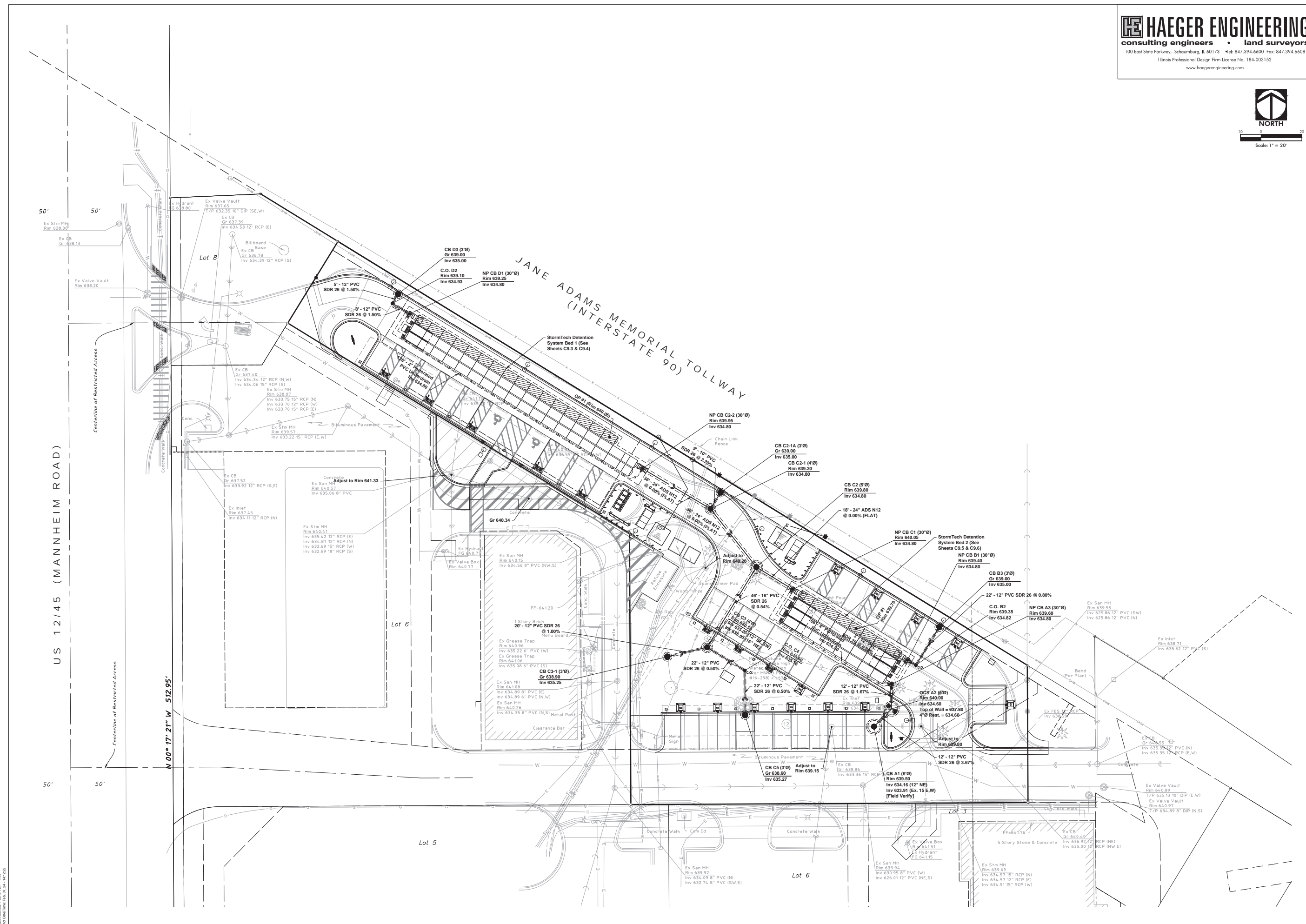


EXPIRES 11-30-25

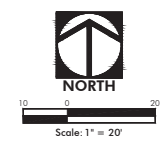
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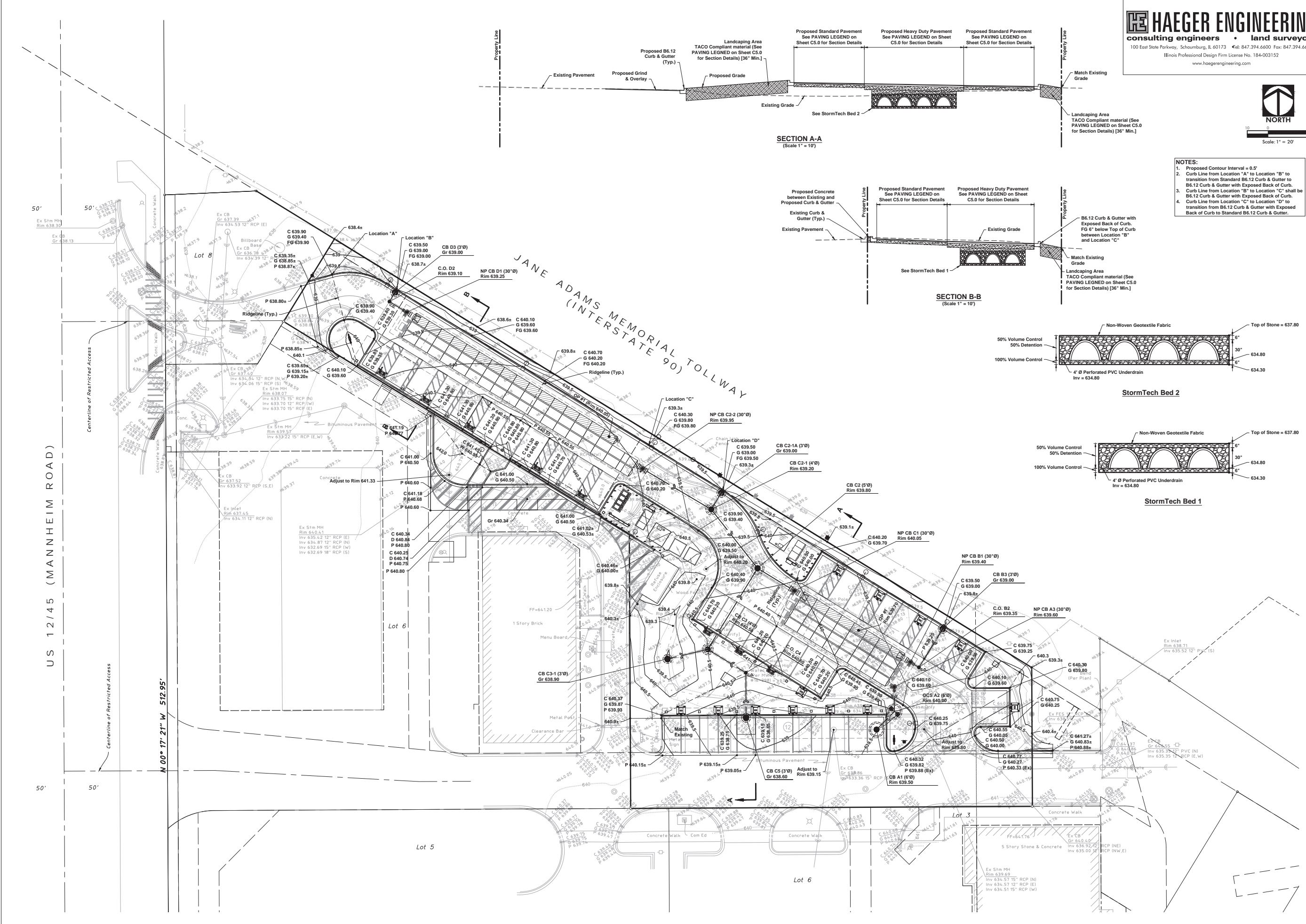
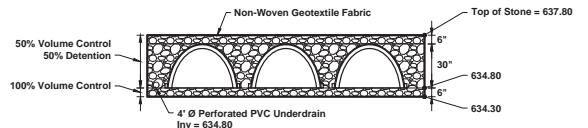
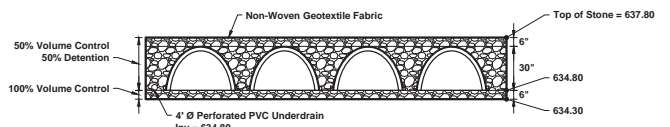
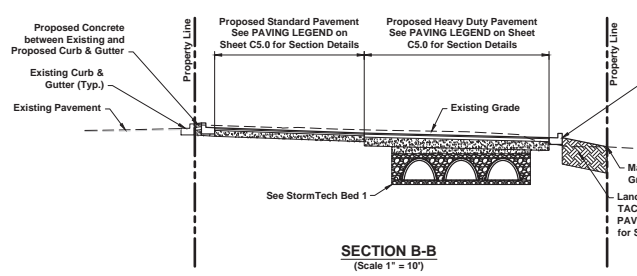
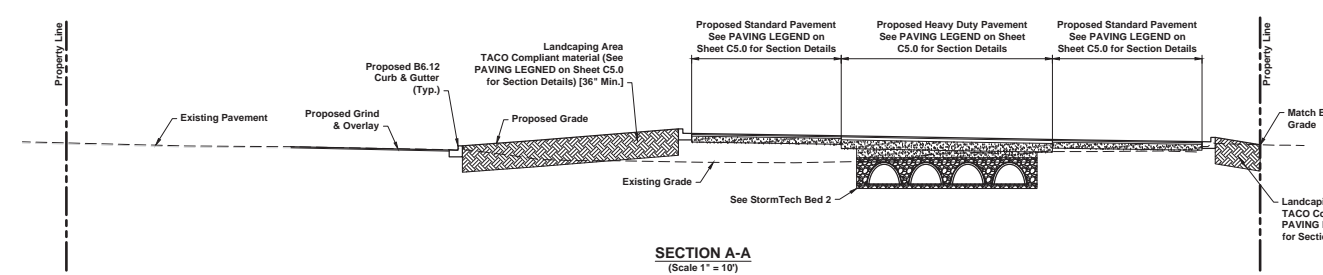
SHEET TITLE  
**UTILITY PLAN**  
 SHEET NUMBER  
**C-6.0**







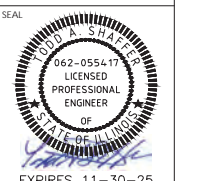
- NOTES:**
- Proposed Contour Interval = 0.5'
  - Curb Line from Location "A" to Location "B" to transition from Standard B6.12 Curb & Gutter to B6.12 Curb & Gutter with Exposed Back of Curb.
  - Curb Line from Location "B" to Location "C" shall be B6.12 Curb & Gutter with Exposed Back of Curb.
  - Curb Line from Location "C" to Location "D" to transition from B6.12 Curb & Gutter with Exposed Back of Curb to Standard B6.12 Curb & Gutter.



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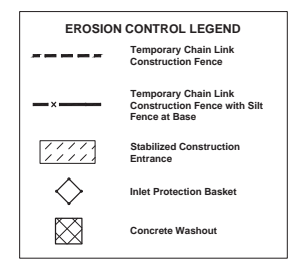
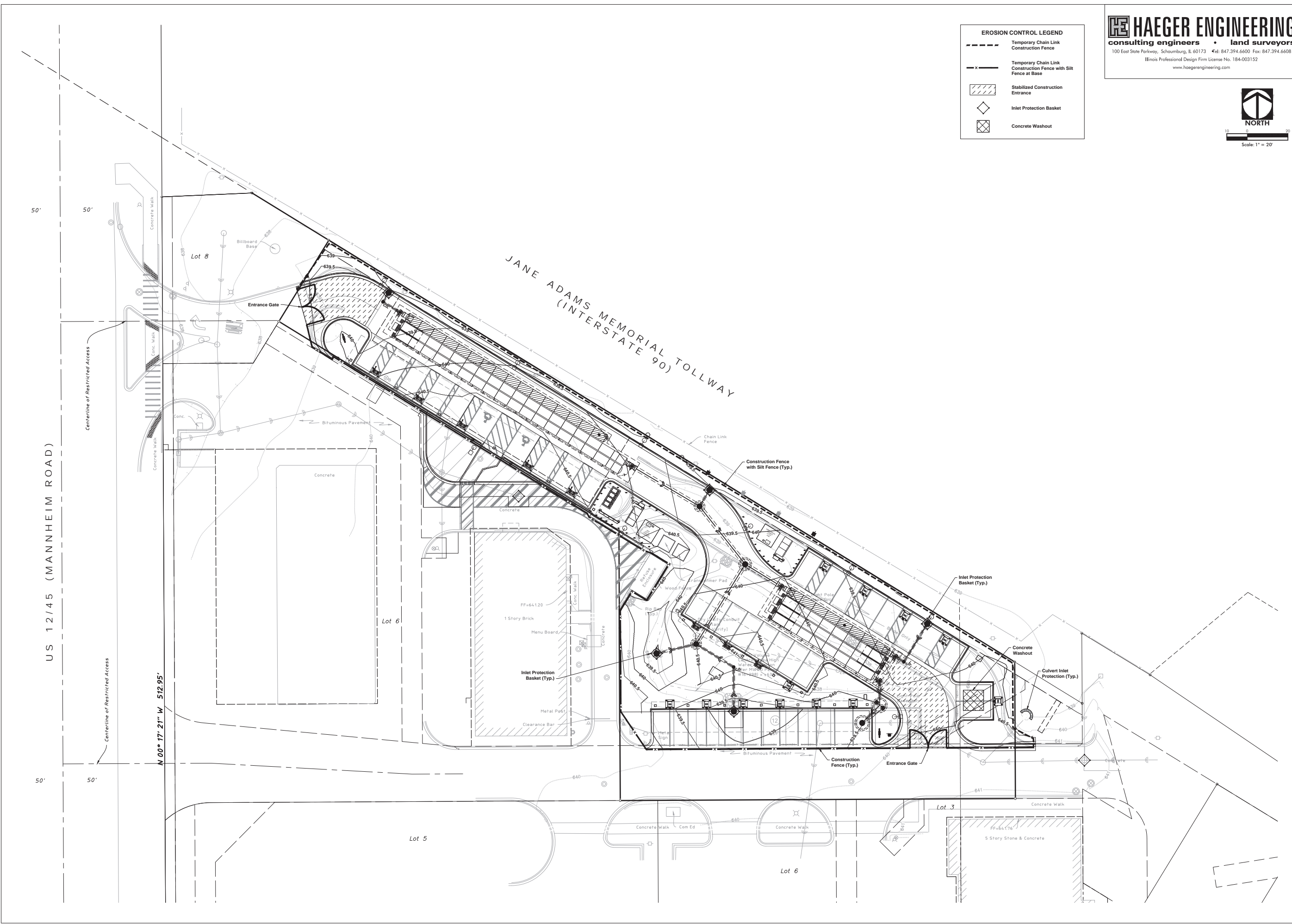
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PROJECT INFORMATION	
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DRAWN BY:	TAS
CHECKED BY:	CJB

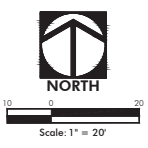
SHEET TITLE  
**GRADING PLAN**

SHEET NUMBER  
**C-7.0**

Drawing: 15101101102020mannheimfinal Engineering: US 12/45 (MANNHEIM RD) Lot 7 and CUBS  
 Date: 01/06/2024  
 User: MANNHEIM Final: 07/24/24 14:00  
 Plot Date/Time: 07/24/24 14:00



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PROJECT INFORMATION

JOB #	23.0316 (15180-LOT 7)
DATE	01/06/2024
DRAWN BY:	TAS
CHECKED BY:	CUB

SHEET TITLE  
**SE / SC & CONSTRUCTION MANAGEMENT PLAN**

SHEET NUMBER  
**C-8.0**



**PROJECT INFORMATION**

ENGINEERED PRODUCT MANAGER	
ADS SALES REP.	
PROJECT NO.	

**ADS**  
Advanced Drainage Systems, Inc.

**ADS**  
SiteAssist<sup>SM</sup>  
FOR STORMTECH  
INSTALLATION INSTRUCTIONS  
VISIT OUR APP

**ORCHARDS AT O'HARE\_BED 1**  
DES PLAINES, IL, USA

**SC-740 STORMTECH CHAMBER SPECIFICATIONS**

- CHAMBERS SHALL BE STORMTECH SC-740.
- CHAMBERS SHALL BE ARCH SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED BY THE AASHTO LIFT 3 BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LOGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 800 LBS/FT<sup>2</sup>. THE ASC IS DEFINED IN SECTION 2.4 OF ASTM F2418. AND 4) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE OVERTURNING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
  - THE STRUCTURAL EVALUATION SHALL BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.30 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LIFT 3 BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

**IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM**

- STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740SC-750 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONE/CROTHER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 1" (25 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE #4 (20-30 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

**NOTES FOR CONSTRUCTION EQUIPMENT**

- STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740SC-750 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310SC-740SC-750 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310SC-740SC-750 CONSTRUCTION GUIDE".
- FULL 30" (600 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

**USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.**

CONTACT STORMTECH AT 1-888-882-2394 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR HEIGHT (LIMIT) FOR CONSTRUCTION EQUIPMENT.

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 <sup>1</sup> A-1, A-2, A-3 OR AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER CROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 25,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

**PLEASE NOTE:**

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

**NOTES:**

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LOGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 800 LBS/FT<sup>2</sup>. THE ASC IS DEFINED IN SECTION 2.4 OF ASTM F2418. AND 4) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

**ORCHARDS AT O'HARE\_BED 1**  
DES PLAINES, IL, USA

**PROPOSED LAYOUT**

NO.	DESCRIPTION	PROPOSED ELEVATIONS	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT	MAX FLOW
02	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)					
03	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED W/ TRAFFIC)				0.10'	
04	STONE BELOW	MINIMUM ALLOWABLE GRADE (TOP OF ROAD CONCRETE PAVEMENT)					
05	STONE BELOW	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)					
06	STONE BELOW	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)					
07	STONE BELOW	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)					
08	PERIMETER STONE (INCLUDED)	TOP OF STONE					
09	COVER STONE (INCLUDED)	TOP OF STONE					
10	SYSTEM PERIMETER (B)	TOP OF STONE					
11	SYSTEM PERIMETER (B)	TOP OF STONE					
12	SYSTEM PERIMETER (B)	TOP OF STONE					
13	SYSTEM PERIMETER (B)	TOP OF STONE					
14	SYSTEM PERIMETER (B)	TOP OF STONE					
15	SYSTEM PERIMETER (B)	TOP OF STONE					
16	SYSTEM PERIMETER (B)	TOP OF STONE					
17	SYSTEM PERIMETER (B)	TOP OF STONE					
18	SYSTEM PERIMETER (B)	TOP OF STONE					
19	SYSTEM PERIMETER (B)	TOP OF STONE					
20	SYSTEM PERIMETER (B)	TOP OF STONE					
21	SYSTEM PERIMETER (B)	TOP OF STONE					
22	SYSTEM PERIMETER (B)	TOP OF STONE					
23	SYSTEM PERIMETER (B)	TOP OF STONE					
24	SYSTEM PERIMETER (B)	TOP OF STONE					
25	SYSTEM PERIMETER (B)	TOP OF STONE					
26	SYSTEM PERIMETER (B)	TOP OF STONE					
27	SYSTEM PERIMETER (B)	TOP OF STONE					
28	SYSTEM PERIMETER (B)	TOP OF STONE					
29	SYSTEM PERIMETER (B)	TOP OF STONE					
30	SYSTEM PERIMETER (B)	TOP OF STONE					
31	SYSTEM PERIMETER (B)	TOP OF STONE					
32	SYSTEM PERIMETER (B)	TOP OF STONE					
33	SYSTEM PERIMETER (B)	TOP OF STONE					
34	SYSTEM PERIMETER (B)	TOP OF STONE					
35	SYSTEM PERIMETER (B)	TOP OF STONE					
36	SYSTEM PERIMETER (B)	TOP OF STONE					
37	SYSTEM PERIMETER (B)	TOP OF STONE					
38	SYSTEM PERIMETER (B)	TOP OF STONE					
39	SYSTEM PERIMETER (B)	TOP OF STONE					
40	SYSTEM PERIMETER (B)	TOP OF STONE					
41	SYSTEM PERIMETER (B)	TOP OF STONE					
42	SYSTEM PERIMETER (B)	TOP OF STONE					
43	SYSTEM PERIMETER (B)	TOP OF STONE					
44	SYSTEM PERIMETER (B)	TOP OF STONE					
45	SYSTEM PERIMETER (B)	TOP OF STONE					
46	SYSTEM PERIMETER (B)	TOP OF STONE					
47	SYSTEM PERIMETER (B)	TOP OF STONE					
48	SYSTEM PERIMETER (B)	TOP OF STONE					
49	SYSTEM PERIMETER (B)	TOP OF STONE					
50	SYSTEM PERIMETER (B)	TOP OF STONE					

**VOLUME CONTROL (BEDS 1 & 2): 2810 CF**  
**DETENTION STORAGE (BEDS 1 & 2): 2166 CF**

**NOTES:**

- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #632 FOR MANHOLE SIZING GUIDANCE.
- DEPTH TO THE JUNCTION OF THE CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS. IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST DRAWINGS TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSTANT SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

**ORCHARDS AT O'HARE\_BED 1**  
DES PLAINES, IL, USA

**SC-740 ISOLATOR ROW PLUS DETAIL**

**SC-740 6" (150 mm) INSPECTION PORT DETAIL**

**INSPECTION & MAINTENANCE**

**STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT**

- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH DRAIN COVER
- IF SEDIMENT IS AT OR ABOVE 1" (25 mm) ABOVE THE ISOLATOR ROW PLUS, PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

**STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS**

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 40° (1 ft) OR MORE IS PREFERRED.
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN.
- RECORD IS AT OR ABOVE 1" (25 mm) ABOVE THE ISOLATOR ROW PLUS, PROCEED TO STEP 3. IF NOT, PROCEED TO STEP 1.

**STEP 3) REPLACE ALL COVERS, GRATINGS, FILTERS, AND LOGS. RECORD OBSERVATIONS AND ACTIONS.**

**STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**

**NOTES:**

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

Drawing: 151015101000 Stormwater Engineering - Stormwater Chamber System  
 User: JRD  
 Date: 06/24/2015  
 File: Stormwater Bed 1 - 2015.dwg

**BP PRODUCTS**  
**ORD - ELECTRIC VEHICLE CHARGING PROGRAM**  
 2991 MANNHEIM RD  
 DES PLAINES, IL 60018

PROCESSED BY: CORE STATES ENERGY  
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**CORE STATES ENERGY**  
 4240 East Juniper Street, Suite 402  
 Ontario, CA 91761  
 Phone: (909) 467-8940  
 Email: info@core-energy.com



REV	DATE	DESCRIPTION
1	2/7/2024	Per City Review

**PROJECT INFORMATION**

JOB #: 23.0316 (15180-LOT 7)  
 DATE: 12/29/2023  
 DRAWN BY: TAB  
 CHECKED BY: CUB

**SHEET TITLE**

**ADS STORMTECH DETAILS - BED 1**

**SHEET NUMBER**

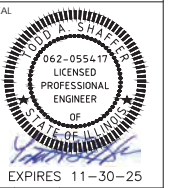
**C-9.3**



**BP PRODUCTS**  
**ORD - ELECTRIC VEHICLE**  
**CHARGING PROGRAM**  
 2991 MANNHEIM RD  
 DES PLAINES, IL 60018

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 EXTENSION OF USE TO ANY OTHER  
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**CORE STATES ENERGY**  
 4240 East Jolanda Street, Suite 402  
 Ontario, CA 91761  
 Phone: (909) 467-8940  
 info@corestatesenergy.com



REV	DATE	DESCRIPTION
1	2/7/2024	Per City Review

PROJECT INFORMATION  
 JOB # 23.0316 (15180-LOT 7)  
 DATE 12/29/2023  
 DRAWN BY: TAS  
 CHECKED BY: CJB

SHEET TITLE  
**ADS STORMTECH DETAILS - BED 1**  
 SHEET NUMBER

**C-9.4**

### SC-740 TECHNICAL SPECIFICATION

NTS

90.7" (2304 mm) ACTUAL LENGTH  
 85.4" (2169 mm) INSTALLED LENGTH  
 BUILD ROW IN THIS DIRECTION  
 OVERLAP NEXT CHAMBER HERE (COVER SMALL CORRUGATION)  
 START END

29.3" (744 mm)  
 45.9" (1166 mm)  
 12.2" (310 mm)  
 51.0" (1295 mm)

**NOMINAL CHAMBER SPECIFICATIONS**  
 SIZE (W X H X INSTALL LENGTH) 51.0" X 30.0" X 90.4" 11299 mm X 762 mm X 2319 mm  
 CHAMBER STORAGE 40.9 CUBIC FEET 11.26 m³  
 MINIMUM INSTALLED STORAGE\* 74.9 CUBIC FEET 21.32 m³  
 WEIGHT 75.9 lbs. (34.4 kg)

\*ASSUMES 8" (152 mm) STONE ABOVE, BELOW AND BETWEEN CHAMBERS

PRE-FAB STUBS AT BOTTOM OF END CAP WITH FLAMP END WITH "90"  
 PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "0"  
 PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "1"  
 PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EP007 / SC740EP007PC	6" (152 mm)	10.6" (271 mm)	14.5" (368 mm)	0.3" (7.6 mm)
SC740EP008 / SC740EP008PC	6" (152 mm)	12.2" (310 mm)	18.5" (470 mm)	0.3" (7.6 mm)
SC740EP009 / SC740EP009PC	6" (152 mm)	12.2" (310 mm)	9.8" (250 mm)	0.3" (7.6 mm)
SC740EP010 / SC740EP010PC	6" (152 mm)	12.2" (310 mm)	14.5" (368 mm)	0.3" (7.6 mm)
SC740EP011 / SC740EP011PC	6" (152 mm)	12.2" (310 mm)	18.5" (470 mm)	0.3" (7.6 mm)
SC740EP012 / SC740EP012PC	12" (305 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EP013 / SC740EP013PC	12" (305 mm)	14.7" (373 mm)	9.8" (250 mm)	1.2" (30 mm)
SC740EP014 / SC740EP014PC	15" (375 mm)	18.4" (467 mm)	3.0" (76 mm)	1.3" (33 mm)
SC740EP015 / SC740EP015PC	15" (375 mm)	18.4" (467 mm)	3.0" (76 mm)	1.3" (33 mm)
SC740EP016 / SC740EP016PC	18" (457 mm)	18.5" (470 mm)	3.0" (76 mm)	1.8" (45 mm)
SC740EP017 / SC740EP017PC	18" (457 mm)	18.5" (470 mm)	3.0" (76 mm)	1.8" (45 mm)
SC740EP018 / SC740EP018PC	24" (609 mm)	18.5" (470 mm)	3.0" (76 mm)	3.1" (78 mm)

ALL STUBS, EXCEPT FOR THE SC740EEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2894.  
 \*FOR THE SC740EEZ THE 24" (609 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUBS SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

ORCHARDS AT OHARE, BED 1  
 DES PLAINES, IL, USA  
 DRAWN: AC  
 DATE: [ ]  
 PRODUCT # [ ]  
 DESCRIPTION [ ]  
 CHECKED: NA

StormTech  
 Chamber System  
 4640 TRILUMIN BLVD  
 HILLIARD, OH 43026  
 (614) 885-2894

SHEET  
**5 OF 6**

### NYLOPLAST DRAIN BASIN

NTS

INTEGRATED DUCTILE IRON FRAME & GRATE/SOLID TO MATCH BASIN O.D.  
 12" (305 mm) MIN WIDTH  
 18" (457 mm) MIN WIDTH  
 AASHTO H-20 CONCRETE SLAB  
 8" (203 mm) MIN THICKNESS  
 TRAFFIC LOADS, CONCRETE DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED GIVING CONSIDERATION FOR LOCAL SOIL CONDITIONS, TRAFFIC LOADING & OTHER APPLICABLE DESIGN FACTORS.  
 ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS  
 VARIABLE SLUMP DEPTH ACCORDING TO PLANS  
 8" (152 mm) MIN ON 8-24" (200-600 mm)  
 10" (254 mm) MIN ON 30" (750 mm)  
 4" (102 mm) MIN ON 8-24" (200-600 mm)  
 6" (152 mm) MIN ON 30" (750 mm)  
 VARIOUS TYPES OF INLET AND OUTLET ADAPTERS AVAILABLE:  
 4-30" (100-750 mm) FOR CORRUGATED HDPE  
 WATER TIGHT JOINT (CORRUGATED HDPE SHOWN)  
 BACKFILL MATERIAL BELOW AND TO SIDES OF STRUCTURE SHALL BE ASTM D695 CLASS I OR II CRUSHED STONE OR GRAVEL, AND BE PLACED UNIFORMLY IN 12" (305 mm) LIFTS AND COMPACTED TO MIN OF 90%

**NOTES**  
 1. 8-30" (200-750 mm) GRATE/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 15-30-05  
 2. 15-30" (375-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 15-30-05  
 3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS  
 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2122 FOR CORRUGATED HDPE, ADS & HANCOCK DUAL WALL & 309-39 PVC  
 5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, VISIT WWW.NYLOPLAST.COM  
 6. TO ORDER CALL: 800-821-6716

A	PART #	GRATE/SOLID COVER OPTIONS
6"	289AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
10"	291AG	PEDESTRIAN LIGHT DUTY STANDARD LIGHT DUTY SOLID LIGHT DUTY
12"	291AG	PEDESTRIAN AASHTO H-15 STANDARD AASHTO H-20 SOLID AASHTO H-20
15"	291AG	PEDESTRIAN AASHTO H-12 STANDARD AASHTO H-20 SOLID AASHTO H-20
18"	291AG	PEDESTRIAN AASHTO H-18 STANDARD AASHTO H-20 SOLID AASHTO H-20
24"	282AG	PEDESTRIAN AASHTO H-15 STANDARD AASHTO H-20 SOLID AASHTO H-20
30"	283AG	PEDESTRIAN AASHTO H-25 STANDARD AASHTO H-25 SOLID AASHTO H-25

ORCHARDS AT OHARE, BED 1  
 DES PLAINES, IL, USA  
 DRAWN: AC  
 DATE: [ ]  
 PRODUCT # [ ]  
 DESCRIPTION [ ]  
 CHECKED: NA

Nyloplast  
 4640 TRILUMIN BLVD  
 HILLIARD, OH 43026  
 (614) 885-2894

SHEET  
**6 OF 6**

### Project: Orchards at O'Hare - Lot 7 (Bed 1)

Chamber Model - SC-740  
 Units - Imperial  
 Number of Chambers - 52  
 Number of End Caps - 36 %  
 Voids in the Stone (porosity) - 634.30 ft  
 Base of Stone Elevation - 6 in  
 Amount of Stone Above Chambers - 6 in  
 Amount of Stone Below Chambers - 6 in  
 Area of system - 2,069 sf

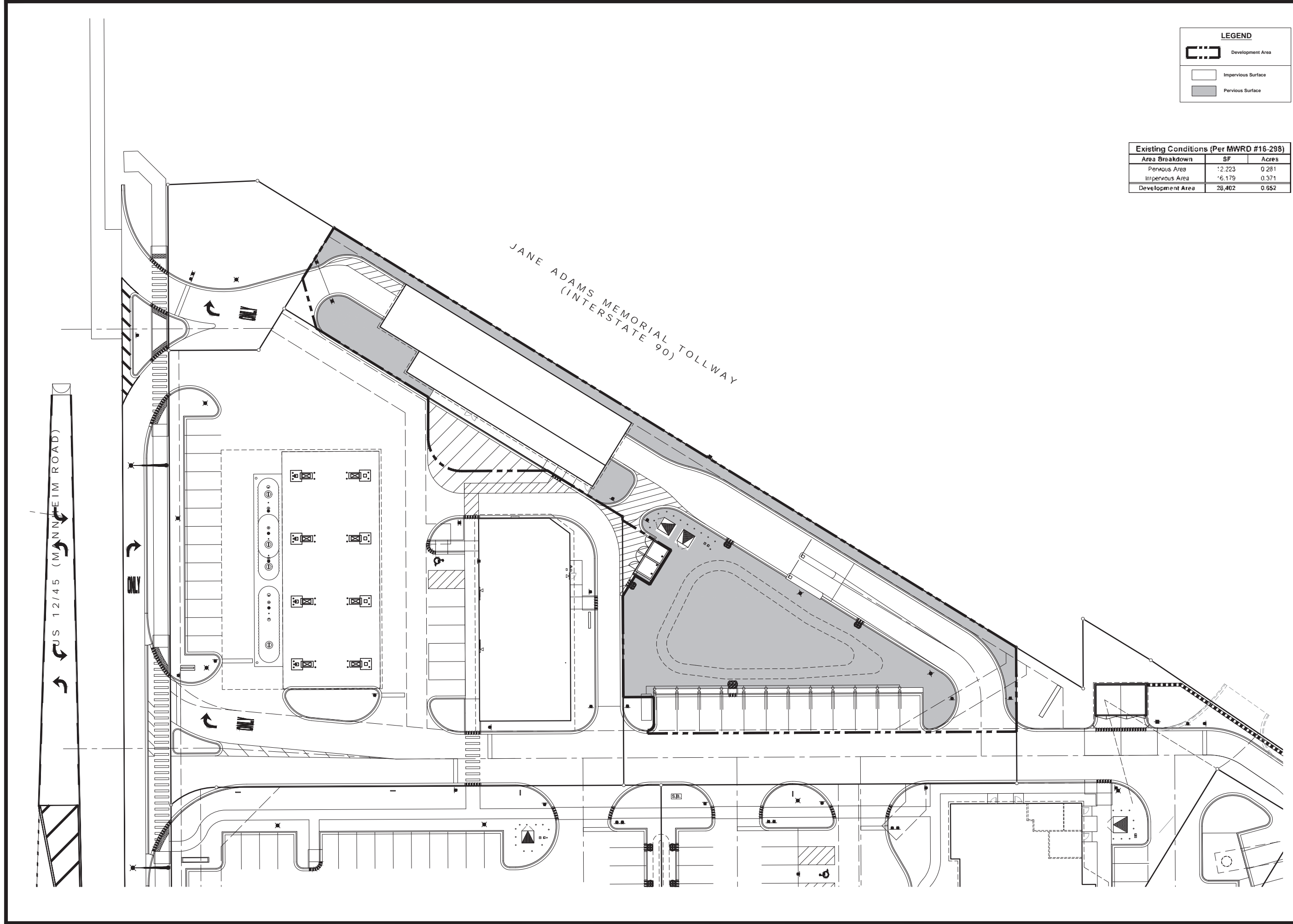
ADS StormTech

### StormTech SC-740 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Chamber & Stone (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)	VC	Detention	Notes
42	0.00	0.00	62.07	62.07	4136.18	637.80	2,254	1,882	50% VC; 50% Detention Storage
41	0.00	0.00	62.07	62.07	4074.11	637.72	2,223	1,851	50% VC; 50% Detention Storage
40	0.00	0.00	62.07	62.07	4012.04	637.63	2,192	1,820	50% VC; 50% Detention Storage
39	0.00	0.00	62.07	62.07	3949.97	637.55	2,161	1,789	50% VC; 50% Detention Storage
38	0.00	0.00	62.07	62.07	3887.90	637.47	2,130	1,758	50% VC; 50% Detention Storage
37	0.00	0.00	62.07	62.07	3825.83	637.38	2,099	1,727	50% VC; 50% Detention Storage
36	0.05	2.86	61.04	63.90	3763.76	637.30	2,068	1,696	50% VC; 50% Detention Storage
35	0.16	-8.47	59.02	67.49	3699.86	637.22	2,036	1,664	50% VC; 50% Detention Storage
34	0.28	14.66	56.79	71.45	3632.37	637.13	2,002	1,630	50% VC; 50% Detention Storage
33	0.60	31.41	50.76	82.17	3560.92	637.05	1,967	1,594	50% VC; 50% Detention Storage
32	0.80	41.69	47.06	88.75	3478.75	636.97	1,926	1,553	50% VC; 50% Detention Storage
31	0.95	49.43	44.27	93.71	3390.00	636.88	1,881	1,509	50% VC; 50% Detention Storage
30	1.07	55.87	41.96	97.83	3296.29	636.80	1,834	1,462	50% VC; 50% Detention Storage
29	1.18	61.39	39.97	101.36	3198.46	636.72	1,785	1,413	50% VC; 50% Detention Storage
28	1.27	65.81	38.38	104.19	3097.10	636.63	1,735	1,362	50% VC; 50% Detention Storage
27	1.36	70.46	36.70	107.16	2992.91	636.55	1,683	1,310	50% VC; 50% Detention Storage
26	1.45	75.61	34.85	110.46	2885.75	636.47	1,629	1,257	50% VC; 50% Detention Storage
25	1.52	79.29	33.53	112.81	2775.28	636.38	1,574	1,201	50% VC; 50% Detention Storage
24	1.58	82.28	32.45	114.73	2662.47	636.30	1,517	1,145	50% VC; 50% Detention Storage
23	1.64	85.40	31.33	116.73	2547.74	636.22	1,460	1,088	50% VC; 50% Detention Storage
22	1.70	88.37	30.26	118.63	2431.02	636.13	1,402	1,029	50% VC; 50% Detention Storage
21	1.75	91.15	29.26	120.41	2312.39	636.05	1,342	970	50% VC; 50% Detention Storage
20	1.80	93.75	28.32	122.07	2191.98	635.97	1,282	910	50% VC; 50% Detention Storage
19	1.85	96.46	27.34	123.80	2069.91	635.88	1,221	849	50% VC; 50% Detention Storage
18	1.89	98.44	26.63	125.07	1946.11	635.80	1,159	787	50% VC; 50% Detention Storage
17	1.93	100.57	25.87	126.43	1821.04	635.72	1,097	724	50% VC; 50% Detention Storage
16	1.97	102.70	25.10	127.80	1694.60	635.63	1,034	661	50% VC; 50% Detention Storage
15	2.01	104.52	24.44	128.96	1566.80	635.55	970	597	50% VC; 50% Detention Storage
14	2.04	106.34	23.79	130.13	1437.84	635.47	905	533	50% VC; 50% Detention Storage
13	2.07	107.90	23.23	131.12	1307.72	635.38	840	468	50% VC; 50% Detention Storage
12	2.10	109.46	22.67	132.12	1176.59	635.30	775	402	50% VC; 50% Detention Storage
11	2.13	110.85	22.16	133.02	1044.47	635.22	708	336	50% VC; 50% Detention Storage
10	2.15	112.00	21.75	133.75	911.45	635.13	642	270	50% VC; 50% Detention Storage
9	2.18	113.21	21.32	134.52	777.70	635.05	575	203	50% VC; 50% Detention Storage
8	2.20	114.31	20.92	135.23	643.18	634.97	508	135	50% VC; 50% Detention Storage
7	2.21	114.78	20.75	135.53	507.95	634.88	440	68	50% VC; 50% Detention Storage
6	0.00	0.00	62.07	62.07	372.42	634.80	372	0	100% VC
5	0.00	0.00	62.07	62.07	310.35	634.72	310	0	100% VC
4	0.00	0.00	62.07	62.07	248.28	634.63	248	0	100% VC
3	0.00	0.00	62.07	62.07	186.21	634.55	186	0	100% VC
2	0.00	0.00	62.07	62.07	124.14	634.47	124	0	100% VC
1	0.00	0.00	62.07	62.07	62.07	634.38	62	0	100% VC

VOLUME CONTROL SUMMARY:		
BED-1	2,254 CF	0.05175 AC-FT
BED-2	1,509 CF	0.03465 AC-FT
TOTAL	3,764 CF	0.08640 AC-FT

DETENTION SUMMARY:		
BED-1	1,882 CF	0.04320 AC-FT
BED-2	1,250 CF	0.02869 AC-FT
TOTAL	3,132 CF	0.07189 AC-FT

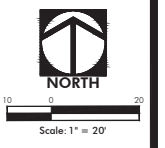


**LEGEND**

- Development Area
- Impervious Surface
- Pervious Surface

**Existing Conditions (Per MWRD #16-298)**

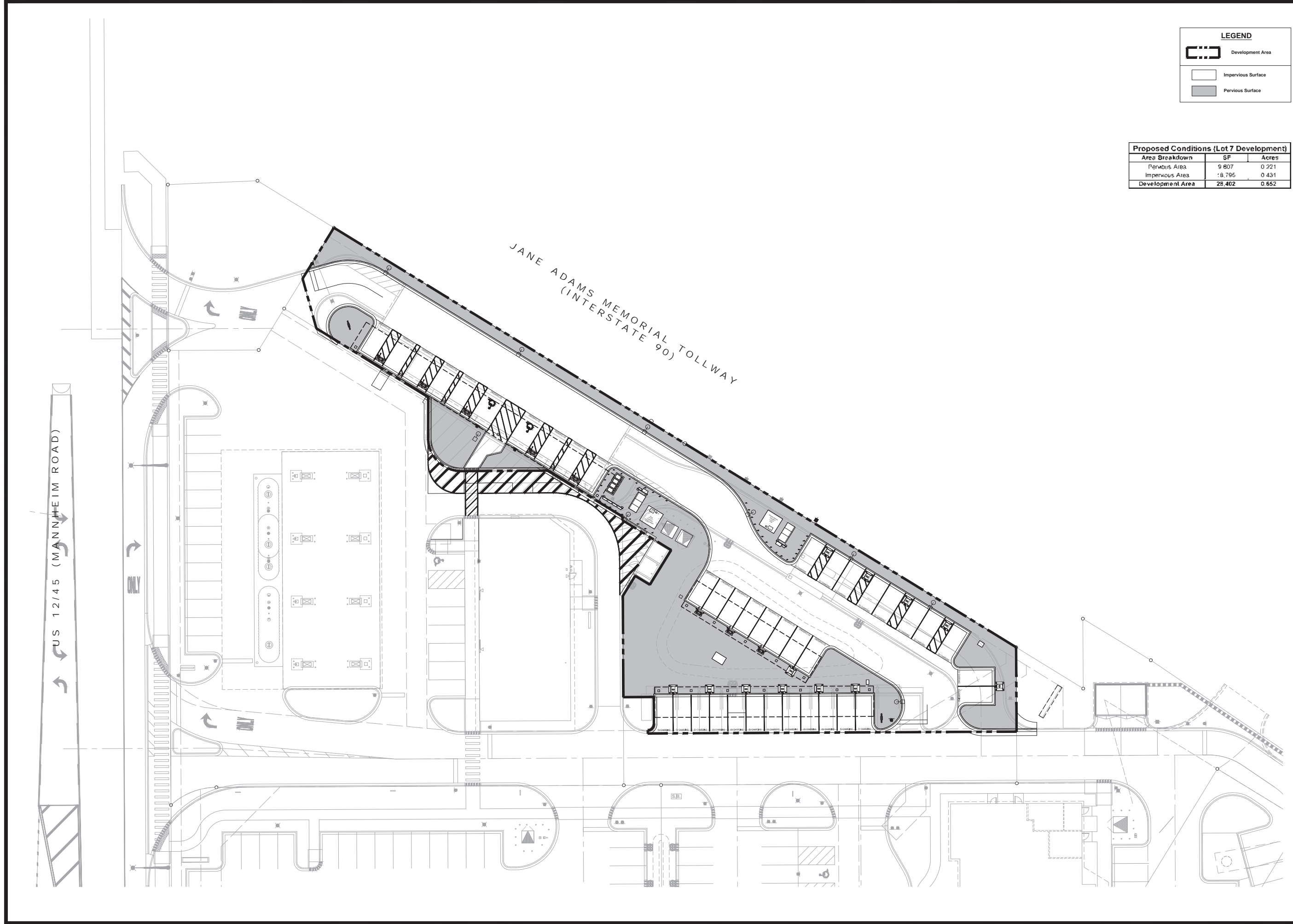
Area Breakdown	SF	Acres
Pervious Area	12,223	0.281
Impervious Area	*6,179	0.371
Development Area	28,402	0.652



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 www.haegerengineering.com

**EXISTING CONDITIONS**  
**(PER MWRD #16-298)**  
**LOT 7 - ORCHARDS AT O'HARE**  
**BP PULSE EV CHARGING PROGRAM**  
 DES PLAINES, ILLINOIS

Project Manager: T A S  
 Engineer: C J B  
 Date: 02/07/2024  
 Project No. 15-180  
 Sheet **M1** / M3

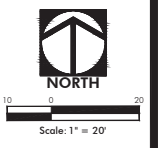


**LEGEND**

	Development Area
	Impervious Surface
	Pervious Surface

**Proposed Conditions (Lot 7 Development)**

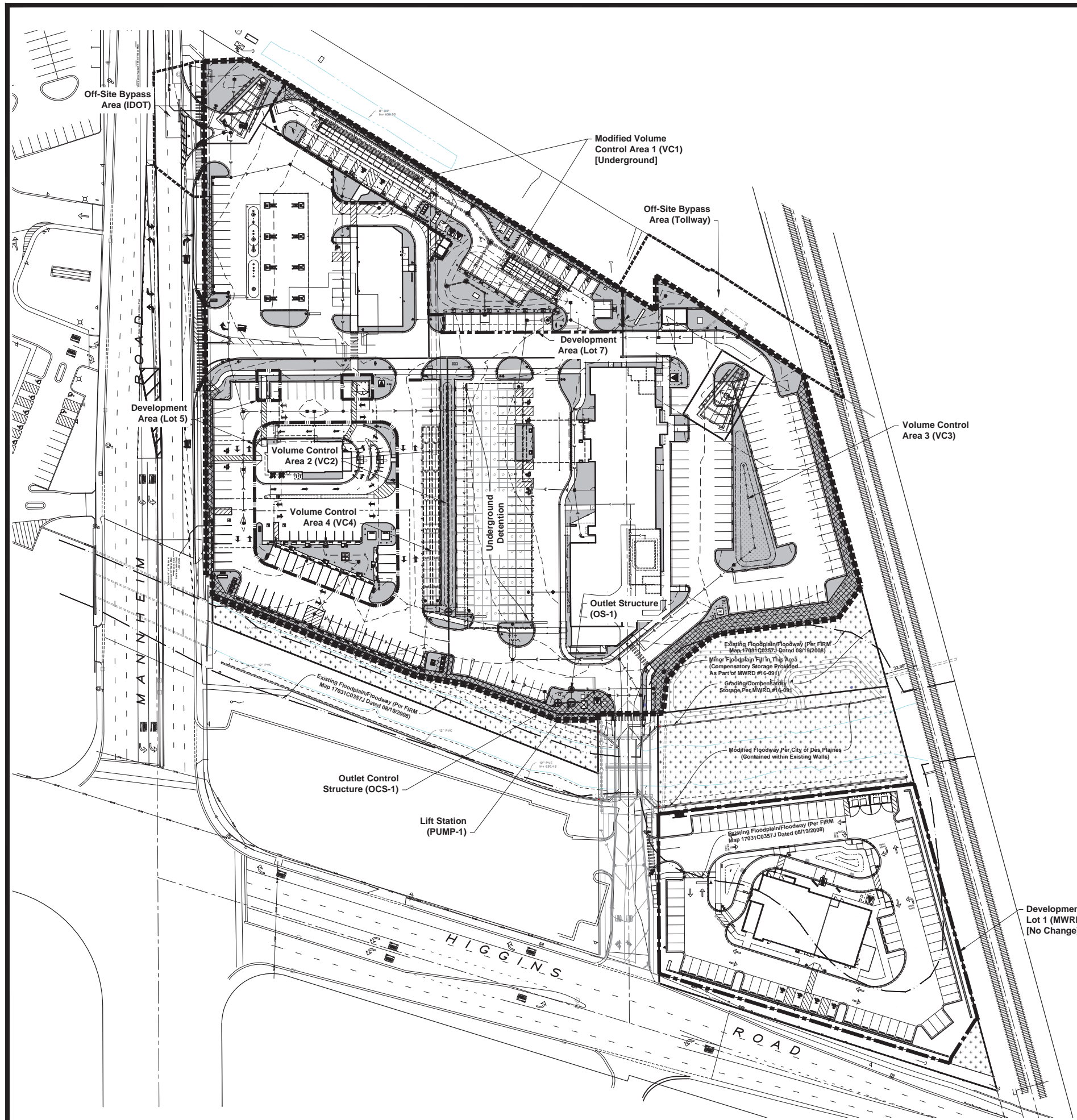
Area Breakdown	SF	Acres
Pervious Area	9,607	0.221
Impervious Area	18,795	0.431
Development Area	28,402	0.652



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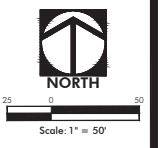
**PROPOSED CONDITIONS  
 (LOT 7 DEVELOPMENT)**  
**LOT 7 - ORCHARDS AT O'HARE**  
**BP PULSE EV CHARGING PROGRAM**  
 DES PLAINES, ILLINOIS

Project Manager: T A S  
 Engineer: C J B  
 Date: 02/07/2024  
 Project No. 15-180  
 Sheet **M2** / M3



**LEGEND**

- Development Area (per MWRD #16-298)
- Development Area (Lot 7)
- Development Area per (Lot 5)
- Unrestricted Area
- Off-Site Bypass Area
- Schedule L Area (per MWRD #16-298)
- Impervious Surface
- Pervious Surface



**Per MWRD #16-298**

Drainage Area Breakdown		Surface Breakdown		
Drainage Area	Size (Acres)	CN Value	Impervious Area (sf)	Type "D" Open Space (sf)
Restricted Area (Site)	5.962	95.2	218,653	41,033
Restricted Area (Billboard)	0.085	95.2	3,151	572
Unrestricted Area	0.359	80.2	133	15,487
<b>Development Area</b>	<b>6.406</b>	<b>84.3</b>	<b>221,937</b>	<b>57,082</b>
Off-Site Bypass Area (IDOT)	0.134	88.0	5,850	0
Off-Site Bypass Area (Tollway)	0.212	80.0	0	9,232
<b>Off-Site Bypass Area Total</b>	<b>0.346</b>	<b>87.0</b>	<b>5,850</b>	<b>9,232</b>
<b>Schedule L Area</b>	<b>2.682</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Total Area</b>	<b>9.038</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

**Post Lot 7 Development**

Drainage Area Breakdown		Surface Breakdown		
Drainage Area	Size (Acres)	CN Value	Impervious Area (sf)	Type "D" Open Space (sf)
Restricted Area (Site)	5.564	95.1	217,848	41,535
Restricted Area (Billboard)	0.085	95.2	3,151	572
Unrestricted Area	0.356	80.2	133	15,390
<b>Development Area</b>	<b>6.406</b>	<b>94.3</b>	<b>221,132</b>	<b>57,897</b>

**Post Lot 7 Development vs Per MWRD #16-298**

Drainage Area Breakdown		Surface Breakdown		
Drainage Area	Size (Acres)	CN Value	Impervious Area (sf)	Type "D" Open Space (sf)
Restricted Area (Site)	0.002	N/A	-805	902
Restricted Area (Billboard)	0.000	N/A	0	0
Unrestricted Area	-0.002	N/A	0	-57
<b>Development Area</b>	<b>0.000</b>	<b>N/A</b>	<b>-805</b>	<b>805</b>

SEE BELOW FOR REVISIONS

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**MWRD DRAINAGE EXHIBIT**  
 (6-406 AC DETENTION SERVICE AREA PER #16-298)  
**THE ORCHARDS**  
**AT O'HARE**  
 DES PLAINES, ILLINOIS

Project Manager: T A S  
 Engineer: C J B  
 Date: 02/05/2024  
 Project No. 15-180  
 Sheet **M3** / M3

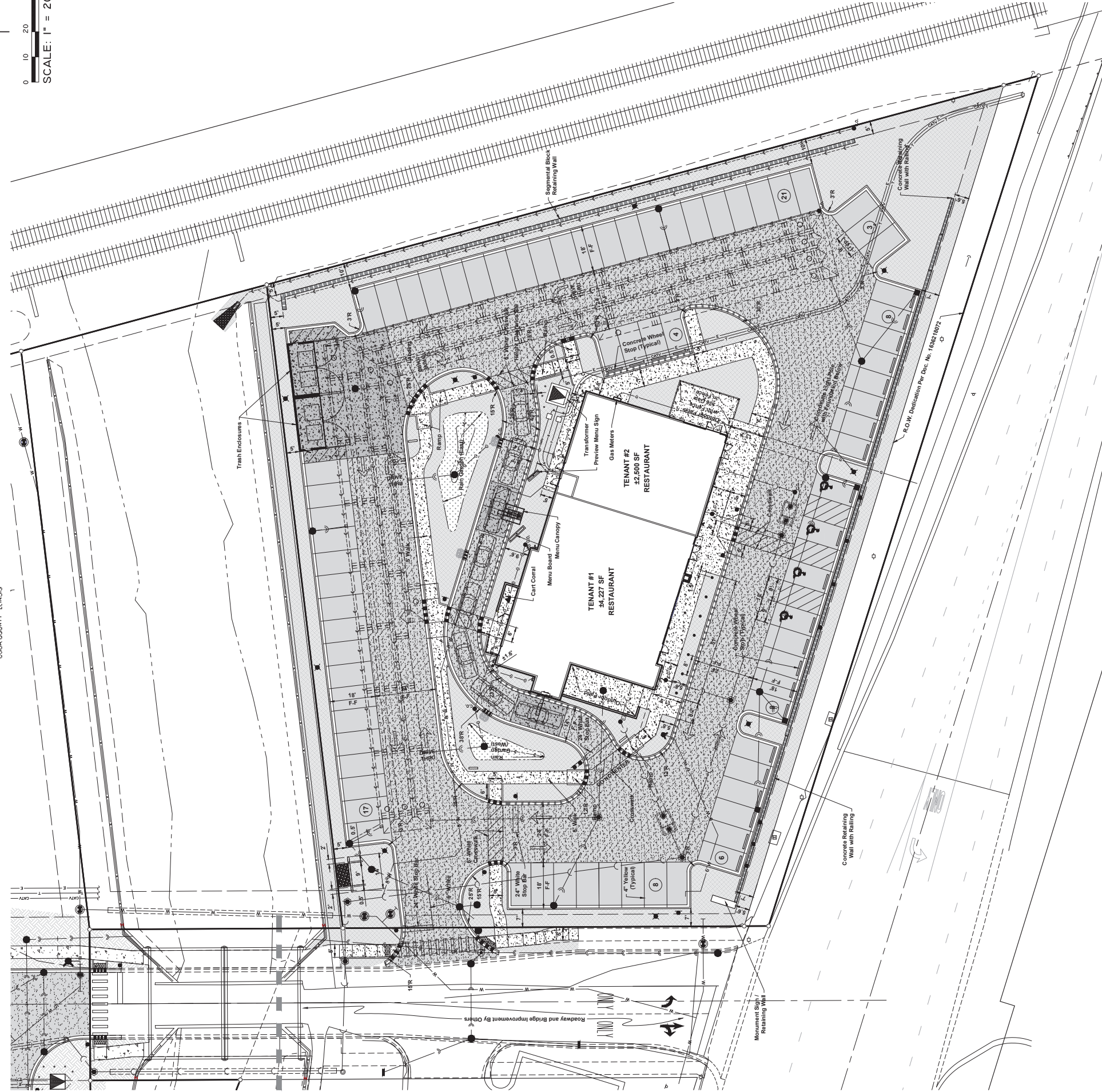
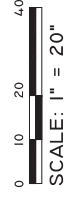




AMENDED PLANNED UNIT DEVELOPMENT PLAT

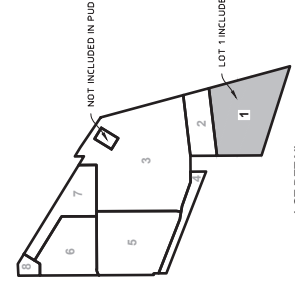
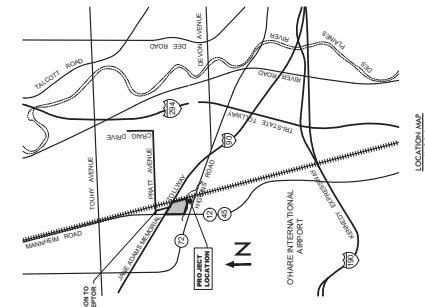
LOT 1 - THE ORCHARDS AT O'HARE

LEGAL DESCRIPTION  
 LOT 1, PART OF THE ORCHARDS AT O'HARE, SUBDIVISION BINS: A  
 LOT 1, PART OF THE ORCHARDS AT O'HARE, SUBDIVISION BINS: A1  
 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE  
 "PLAT" THEREOF RECORDED DECEMBER 27, 2016 AS DOCUMENT NO. 1538218072 IN  
 COOK COUNTY, ILLINOIS



**LEGEND**

Description	Existing Symbol	Proposed Symbol
Storm Sewer Manhole	⊙	⊙
Catch Basin	□	□
Inlet	○	○
Sanitary Manhole	○	○
Clean Out	○	○
Storm Sewer	—	—
Sanitary Sewer	—	—
Combined Sewer	—	—
Water Main	—	—
Underdrain	—	—
Roof Drain	—	—
Fire Hydrant	—	—
Valve Vault	—	—
Valve Box	—	—
B-Box	—	—
Wet Head	—	—
Sprinkler	—	—
Light Pole	—	—
Light Pole With Mast Arm	—	—
Cable Television Line	—	—
Traffic Signal With Mast Arm	—	—
Hand Hole	—	—
Fence	—	—
Guardrail	—	—
Flagpole	—	—
Pipe Bollard	—	—
Sign	—	—
Gas Valve	—	—
Gas Meter	—	—
Gas Line	—	—
Electric Line	—	—
Overhead Utility Line	—	—
Cable Television Line	—	—
Electric Manhole	—	—
Electric Meter	—	—
City Wire	—	—
Utility Pole	—	—
Telephone Manhole	—	—
Telephone Line	—	—
Curb & Gutter	—	—
Reverse Pitch Curb & Gutter	—	—
Depressed Curb	—	—
Special B6.12 Curb & Gutter	—	—
Retaining Wall	—	—



**Lot 1 Parking Analysis & Lot Area**

Building Use	Square Footage	Parking Ratio	Required Parking
Class A Restaurant #1 (West)	4,227	1/100	42.3
Class A Restaurant #2 (East)	2,500	1/100	25
<b>Total Required Parking</b>			<b>67.3</b>

**Total Parking Provided**

Standard Parking Stalls (9' x 18')	H-C Stalls (18' x 18', 16' x 18' Min.)	Total
71	4	75
<b>Total</b>		<b>75</b>

Lot Area	Square Footage	Acres
Lot 1 Area	65,241	1.4977

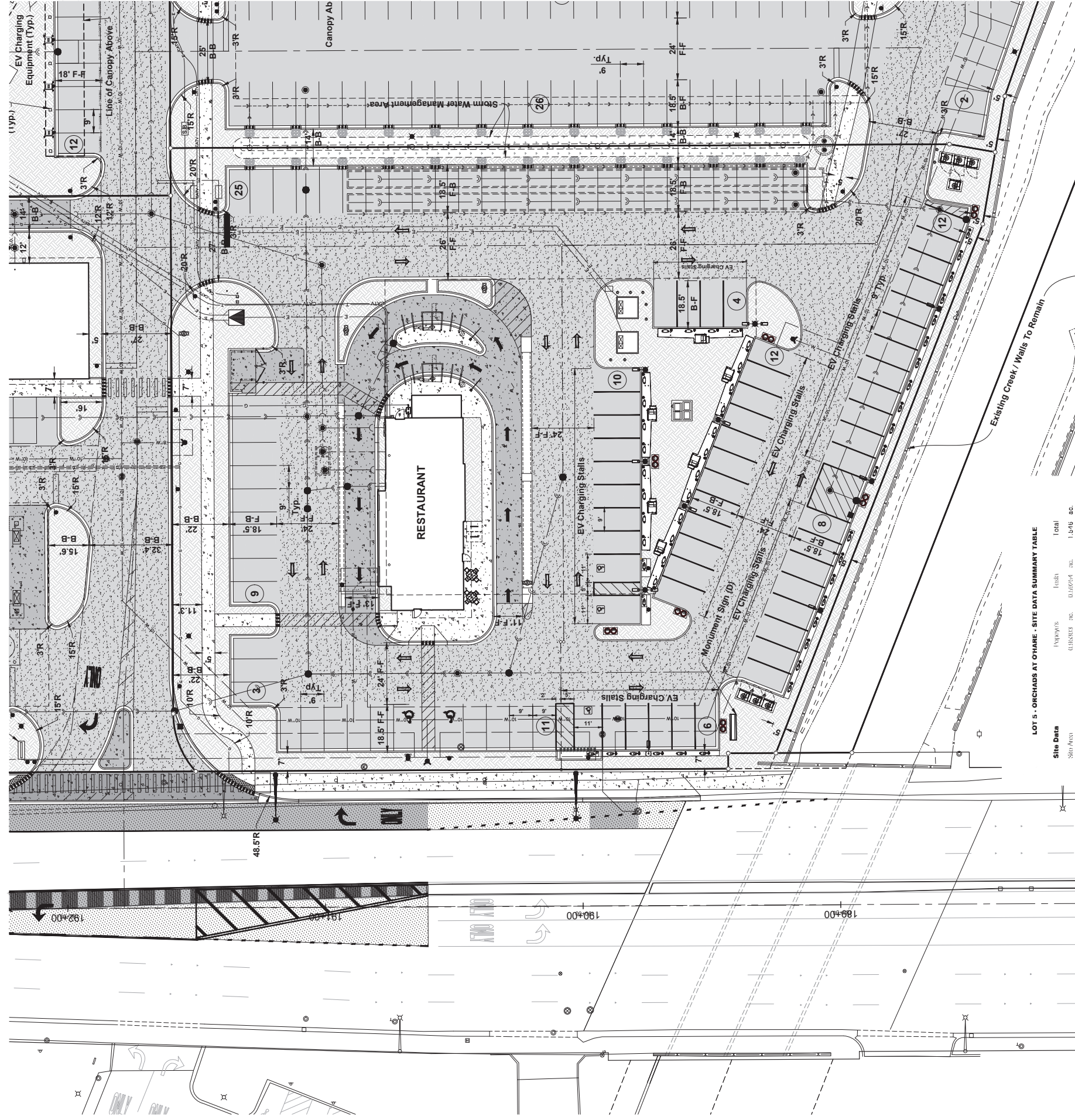
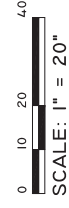
Project No: 15-180\_LOT 1  
 Date: 07-17-2023  
 Surveyor: J.W.G.  
 Engineer: T.A.S.

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AMENDED PLANNED UNIT DEVELOPMENT PLAT

LOT 5 - THE ORCHARDS AT O'HARE

LEGAL DESCRIPTION  
S. IN THE FINAL PLAT OF THE ORCHARDS AT O'HARE, SUBDIVISION BINS A-4, LOTS 1 THROUGH 12, PART OF THE SOUTH-WEST CORNER OF SECTION 41, NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 27, 2016 AS DOCUMENT NO. 1538218072 IN COOK COUNTY, ILLINOIS.



LOT 5 - ORCHARDS AT O'HARE - SITE DATA SUMMARY TABLE

Site Data	Proposed	Existing	Total
Site Area	6,888.83 sq. ft.	0.00 sq. ft.	6,888.83 sq. ft.
Building Footprint Area (8 stories)	41,244 sq. ft.	29,811 sq. ft.	71,055 sq. ft.
Building Footprint Area (Net)	2,523 sq. ft.	0 sq. ft.	2,523 sq. ft.
Impervious Area (Net)	4,134 sq. ft.	0 sq. ft.	4,134 sq. ft.
Impervious Area (Total)	4,134 sq. ft.	0 sq. ft.	4,134 sq. ft.
Impervious Area (%)	59.9%	0%	59.9%
Impervious Area (Total) (%)	59.9%	0%	59.9%

Area Breakdown	Proposed	Existing	Total
Roof Area	17,410 sq. ft.	0 sq. ft.	17,410 sq. ft.
Impervious Area	29,811 sq. ft.	0 sq. ft.	29,811 sq. ft.
Total Area	41,244 sq. ft.	0 sq. ft.	41,244 sq. ft.

No. of Buildings	Total
Total No. of Buildings	1

Building Use	Description
Class (Replacement with Drive thru)	Class (Replacement with Drive thru)

Building Height	Proposed
Maximum Building Height	48' 0" max.
Proposed Building Height	17'-0" at highest point

Employee Summary	No. of Employees
No. of Employees	17

Hours of Operation	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours of Operation	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am	10am - 12am

Drive Thru Stacking Requirements	Proposed
Stacking	1 per Waiting Area
Stacking	10 Spaces from Drive thru to the Truck by Window

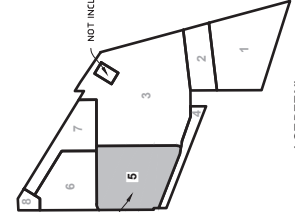
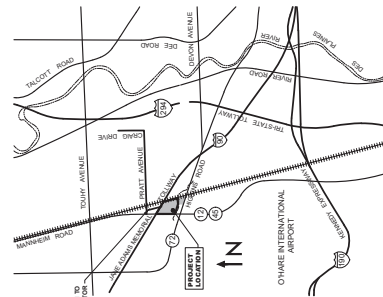
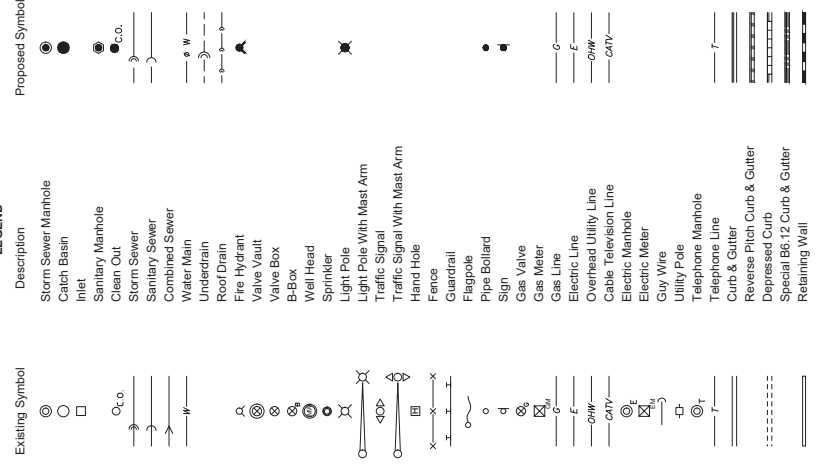
Parking Summary	Proposed
Required Number of Stalls	18
Standard	46
Accessory	4
Total	50

Note: Required parking for 17 employees was calculated using the floor area method.

Net Floor Area	Total
Net Floor Area	683 sq. ft.
Net Floor Area	177

No. of Stalls	Total
No. of Stalls	24
Accessory	46
Total	70

No. of Employees	Total
No. of Employees	17



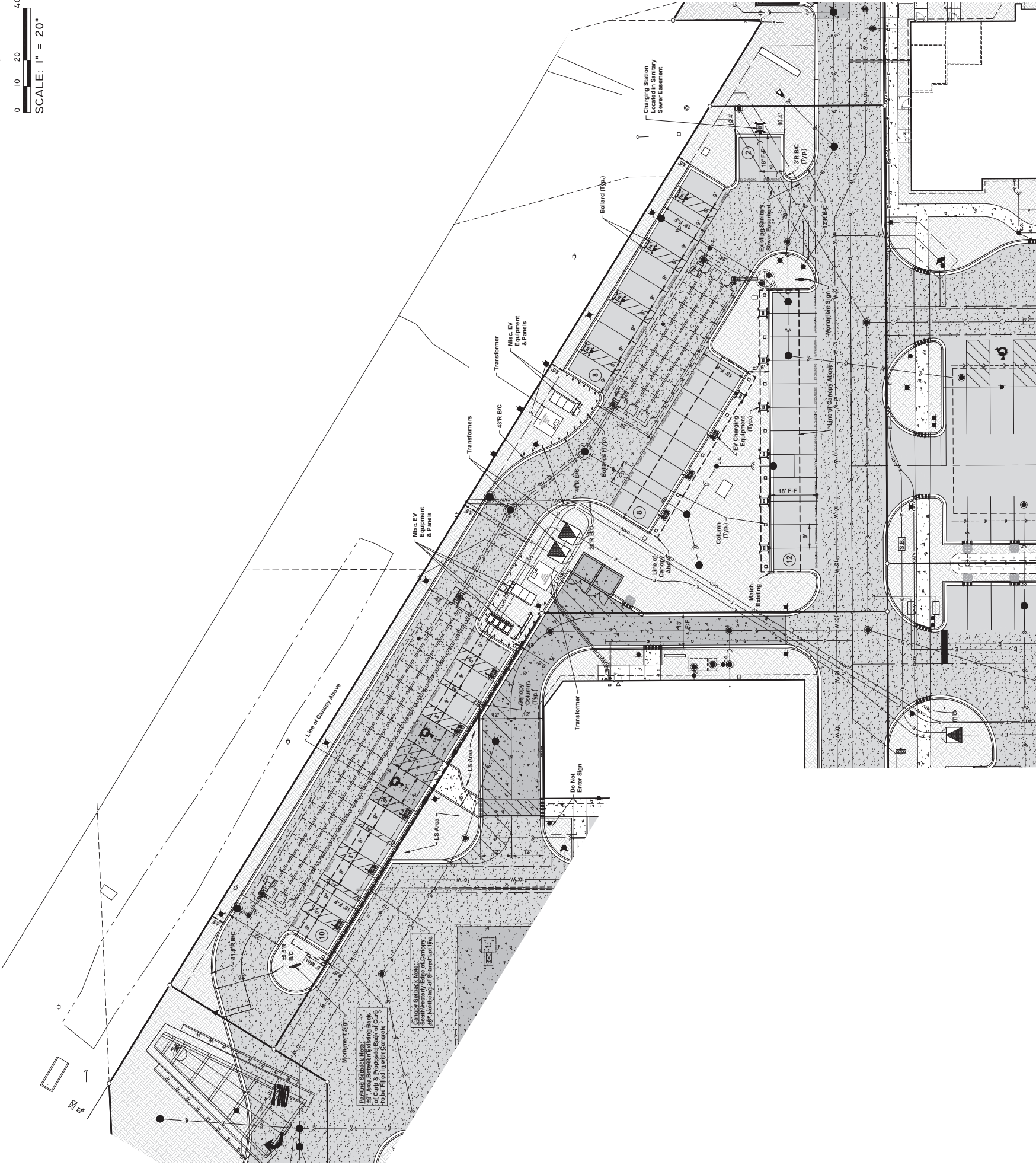
Project No: 15-180\_LOT 5  
 Date: 07-17-2023  
 Surveyor: JWG  
 Engineer: T.A.S.

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AMENDED PLANNED UNIT DEVELOPMENT PLAT

# LOT 7 - THE ORCHARDS AT O'HARE

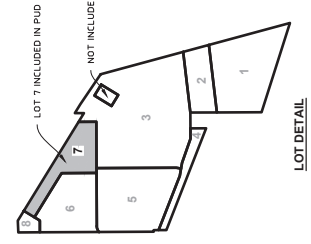
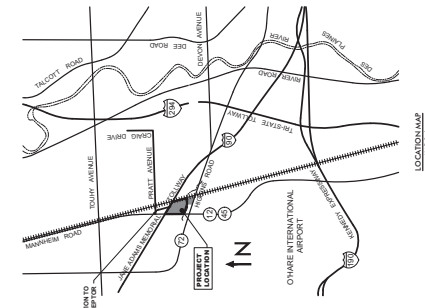
**LEGAL DESCRIPTION:**  
 ALL OF THE CORNERS OF CHASE SUBDIVISION, BEING A  
 SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4  
 TOWNSHIP 14S, RANGE 12E, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
 P.L.A. THEREOF RECORDED 25:148787 IN COOK COUNTY, ILLINOIS.



Existing Symbol	Description	Proposed Symbol
⊙	Storm Sewer Manhole	⊙
□	Catch Basin	⊙
○	Sanitary Manhole	⊙
○	Clean Out	⊙
—	Storm Sewer	—
—	Sanitary Sewer	—
—	Combined Sewer	—
—	Water Main	—
—	Underdrain	—
—	Rock Drain	—
—	Fire Hydrant	—
—	Valve Vault	—
—	Valve Box	—
—	B-Box	—
—	Well Head	—
—	Sprinkler	—
—	Light Pole	—
—	Light Pole With Mast Arm	—
—	Traffic Signal	—
—	Traffic Signal With Mast Arm	—
—	Hand Hole	—
—	Fence	—
—	Guardrail	—
—	Flagpole	—
—	Pipe Bollard	—
—	Sign	—
—	Gas Valve	—
—	Gas Meter	—
—	Gas Line	—
—	Electric Line	—
—	Overhead Utility Line	—
—	Cable Television Line	—
—	Electric Manhole	—
—	Electric Meter	—
—	City Wire	—
—	Utility Pole	—
—	Telephone Manhole	—
—	Telephone Line	—
—	Curb & Gutter	—
—	Reverse Pitch Curb & Gutter	—
—	Depressed Curb	—
—	Special B6.12 Curb & Gutter	—
—	Retaining Wall	—

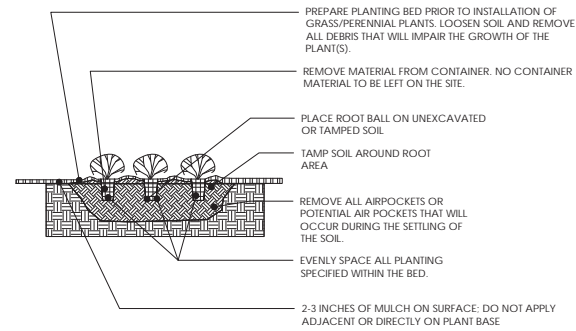
**NOTES:**

- LOT AREA SUMMARY:**  
 AREA = 33,238 SF = 0.7630 ACRES  
 PERVIOUS AREA = 9,083 SF 0.2085 AC. ( 27.3%)  
 IMPERVIOUS AREA = 24,155 SF 0.5545 AC. ( 72.7%)  
 TOTAL AREA = 33,238 SF 0.7630 AC. (100.0%)
- BUILDING AREA SUMMARY:**  
 NO BUILDINGS ARE PROPOSED, EXCEPT FOR CANOPIES ABOVE EV CHARGING STALLS AS NOTED.
- PARKING SUMMARY:** ZERO (NO BUILDINGS)  
 - PROPOSED PARKING SUMMARY:  
 STANDARD EV CHARGING STALLS (9' x 18'): 38  
 HC ACCESSIBLE EV CHARGING STALLS (16' x 18'): 2  
 TOTAL EV CHARGING STALLS PROVIDED: 40  
 - PROPOSED PARKING SETBACK FROM PROPERTY LINES (6-FT MINIMUM REQUIRED):  
 - "WAIVER REQUESTED"  
 - NORTH LOT LINE: 5.0-FT  
 - EAST LOT LINE: 10.4' (> 6-FT)  
 - WEST LOT LINE: N/A AS OCCUPIED BY DRIVE AISLE CONSISTENT WITH EXISTING PUD  
 - SOUTH LOT LINE: ZERO (6-5-FT) AS PARKING ADJACENT TO DRIVE AISLE AS APPROVED PER EXISTING PUD  
 - SOUTHWESTERLY LOT LINE: ZERO (6-5-FT) AS 22-FT DRIVE AISLE & 18-FT STALL DEPTH DOES NOT ALLOW
- DRIVE AISLE WIDTH:**  
 PROPOSED DRIVE AISLE WIDTHS FOR 2-WAY TRAFFIC = 25' MIN.



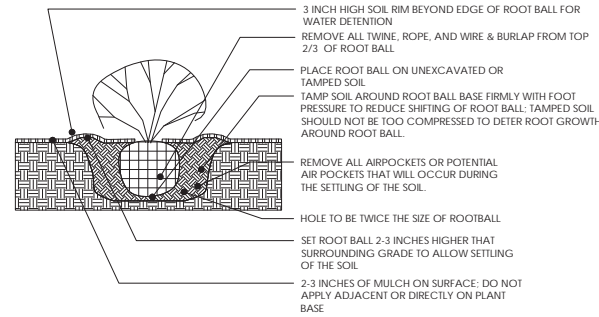
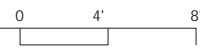
Project No: 15-180\_LOT 7  
 Date: 01-08-2024  
 Surveyor: J.W.G.  
 Engineer: T.A.S.

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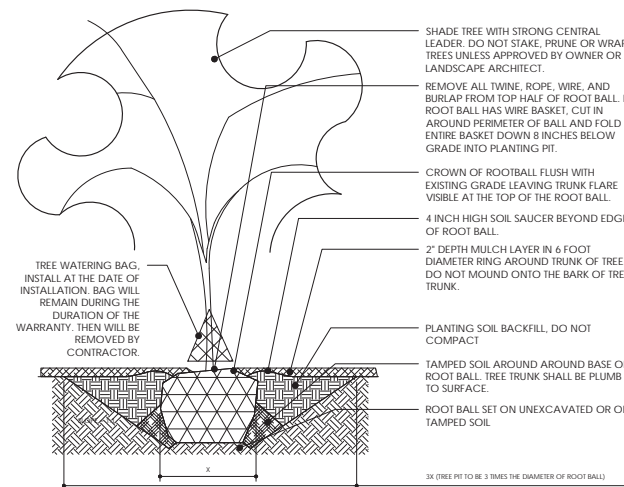
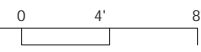
**PERENNIAL PLANTING DETAIL**

SCALE: 1/4"=1'-0"



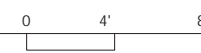
**SHRUB PLANTING DETAIL**

SCALE: 1/4"=1'-0"



**TREE PLANTING DETAIL**

SCALE: 1/4"=1'-0"



**GENERAL NOTES:**

- CONTRACTOR TO REVIEW SITE PRIOR TO WORK AND INSPECT ALL EXISTING CONDITIONS.
- IN CASE OF A DISCREPANCY, THE LANDSCAPE PLAN SUPERCEDES THE PLANTING SCHEDULE. THE PLANTING SCHEDULE IS FOR REFERENCE ONLY.
- TOPSOIL FOR THE PROJECT TO BE PLACED AT THE FINISH GRADES ON THE SITE. AMENDING SOIL WILL BE 12 INCHES IN PLANTING BEDS AND 6 INCHES IN LAWN AREAS.
- PLANTS WILL HAVE A ONE YEAR WARRANTY AFTER THE ACCEPTANCE OF THE INSTALLATION BY THE OWNER OR OWNER'S REPRESENTATIVE.
- A SURVEY AND SITE PLAN HAVE BEEN REFERENCED TO THIS DRAWING. PLEASE REVIEW THOSE INDIVIDUAL SHEETS FOR ADDITIONAL INFORMATION AND ACCURACY. DO NOT USE THE LANDSCAPE PLAN FOR SITE LAYOUT OR SURVEY REFERENCE. THE LANDSCAPE PLAN IS FOR PLANTING INFORMATION ONLY.

Scientific Name	Common Name	Qty	Size	Cond.	Notes
<b>Shade Trees</b>					
<i>Celtis occidentalis</i>	Hackberry	3	2-1/2" caliper	B&B	single stem
<i>Cercis canadensis</i>	Eastern Redbud	3	2-1/2" caliper	B&B	single stem
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	7	2-1/2" caliper	B&B	single stem
<i>Ginkgo biloba</i>	Ginkgo	4	2-1/2" caliper	B&B	single stem, male
<i>Taxodium distichum</i>	Bad Cypress	5	2-1/2" caliper	B&B	single stem
<i>Ulmus carpinifolia</i>	Elm	3	2-1/2" caliper	B&B	single stem
<b>Deciduous Shrubs</b>					
<i>Cornus sericea</i>	Redtwig Dogwood	108	24" height	B&B	Maintain at a 36" height
<i>Syringa meyeri</i>	Lilac	86	24" height	B&B	Maintain at a 36" height
<b>Evergreen Shrubs</b>					
<i>Thuja 'Smaragd'</i>	Smaragd Arborvitae	54	48" height	B&B	Screening
<i>Taxus x media</i>	Yew	11	24" height	B&B	Maintain at a 36" height
<b>Perennials and Grasses</b>					
<i>Heuchera 'Georgia Peach'</i>	Coralbells	15		1 gal.	
<i>Sporobolus heterolepis</i>	Prairie Dropseed	18		1 gal.	

**PLANT SCHEDULE**

**Area calculation**

Location	Area (SF)	Percentage
BP Pulse	33,238	100.00%
Site	0	0.00%
Building	0	0.00%
Vehicular Area	24,155	72.67%
Open Space	9,083	27.33%

**CODE REQUIREMENT MATRIX**

**Parking Lot Landscaping (12-10-8)**

	required	proposed
Interior Parking Lot Landscaping	1661.9	9083
	5.00%	27.33%

Trees required (1/100SF)	Required	Existing	Proposed
	17	0	10

**Perimeter Parking Lot Landscaping**

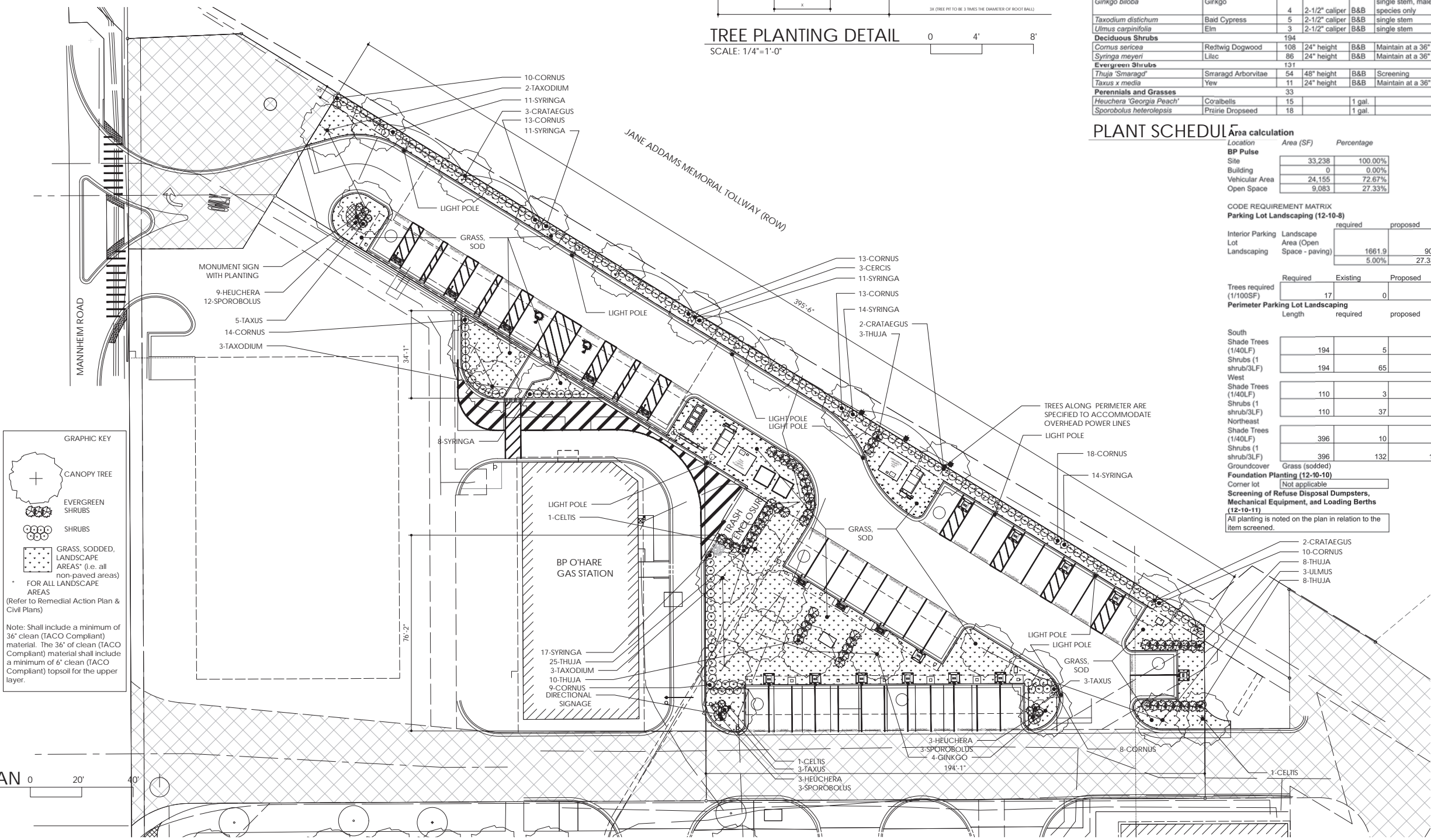
Length	required	proposed	
South	194	5	4
West	194	65	25
Northeast	110	3	3
Northwest	110	37	39

**Foundation Planting (12-10-10)**

Corner lot	Not applicable		
Shade Trees (1/40LF)	396	10	10
Shrubs (1 shrub/3LF)	396	132	138

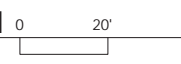
**Screening of Refuse Disposal Dumpsters, Mechanical Equipment, and Loading Berths (12-10-11)**

All planting is noted on the plan in relation to the item screened.



**LANDSCAPE PLAN**

SCALE: 1"=20'-0"



**BP PRODUCTS**  
ORD - ELECTRIC VEHICLE CHARGING PROGRAM  
2991 S MANNHEIM RD  
DES PLAINES, IL 60018

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**CORE STATES ENERGY**

4240 East Juniper Street, Suite 402  
Ontario, CA 91761  
Phone (909) 467-8940  
martin@core-eng.com



**NOT FOR CONSTRUCTION**

REV	DATE	DESCRIPTION
1	01/08/24	PERMIT
2	02/07/24	PERMIT

**PROJECT INFORMATION**

JOB # 23086  
DATE: 02/07/2024  
DRAWN BY: GWL  
CHECKED BY: GWL

**SHEET TITLE**

**LANDSCAPE PLAN**

**SHEET NUMBER**

**L-1.0**

DRAWING DESCRIPTION  
CANOPY STRUCTURAL  
NOTES AND PLANS

JOB LOCATION  
BP PULISE - CANOPY 1  
2905 WANNHEIM RD  
DES PLAINES, IL



CUSTOMER:	CORE STATES ENERGY
NO.	REVISIONS
DATE:	BY:
DESCRIPTION:	

M. KOVAL  
DRAWN BY:

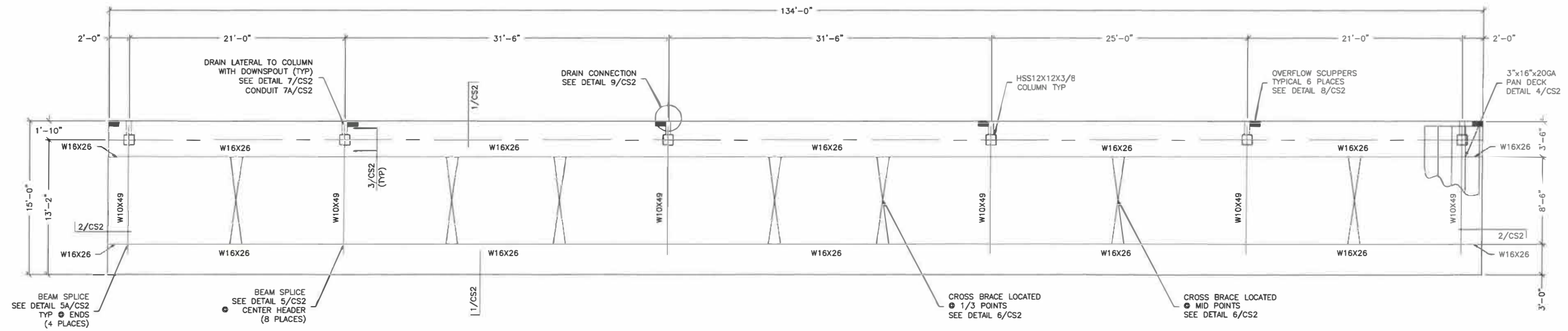
T. SADLER, PE  
CHECKED BY:

12-14-2023  
DATE:

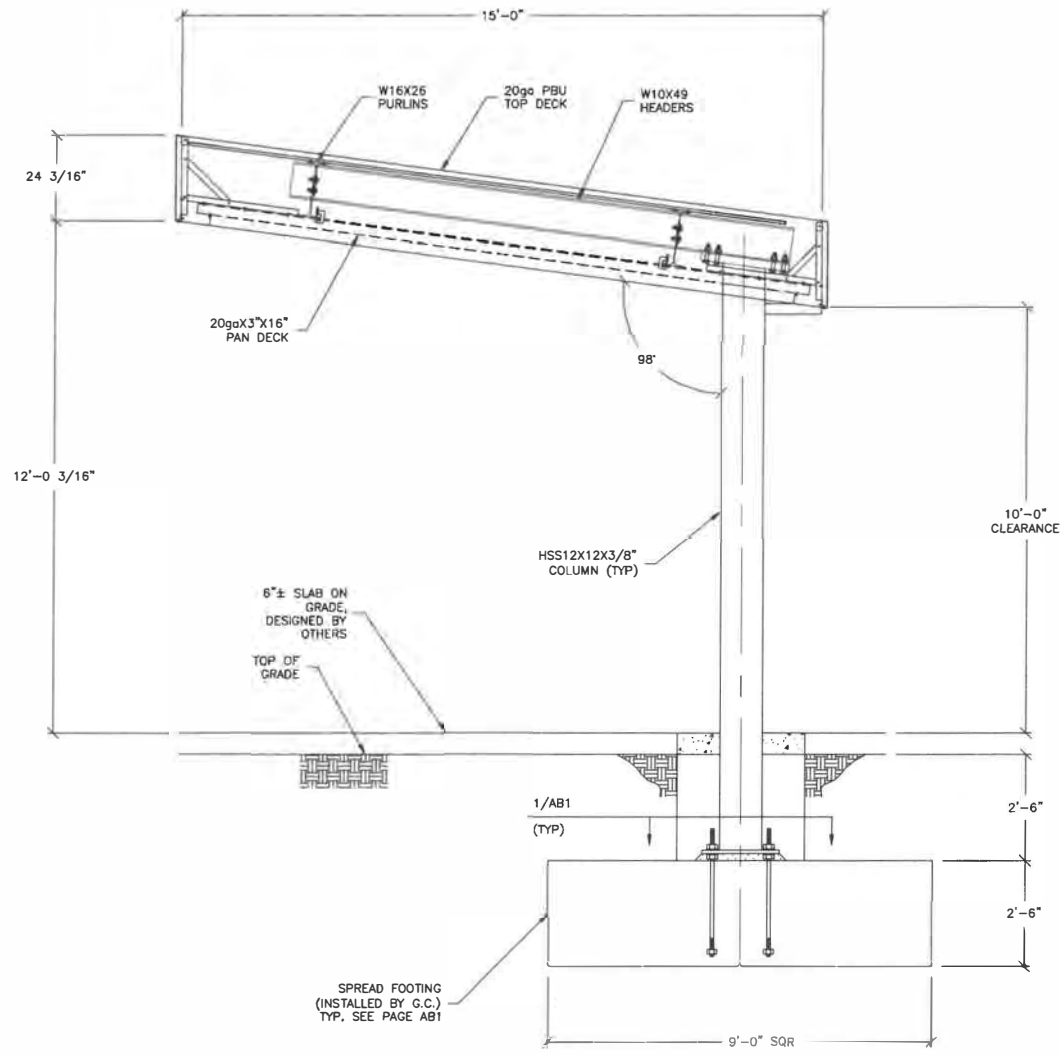
JOB NO.  
**23-3180R**

DWG. NO.  
**CS1**

OF 3 SHEETS



**FRAMING PLAN**  
SCALE: 3/16"=1'-0"



**SECTION/ELEVATION**  
SCALE: 1/2"=1'-0"

**CANOPY NOTES**

- GENERAL NOTES:**
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE.
  - OBSERVATION VISITS TO THE SITE BY THE DESIGN ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
  - DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN LIMITS OF DESIGN LOADS.
  - TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
- 1. BUILDING CODE:** 2018 INTERNATIONAL BUILDING CODE
- 2. USE GROUP:** M, CONSTRUCTION TYPE - IIB
- 3. DESIGN LOADS:**
- |                                      |   |
|--------------------------------------|---|
| A. ROOF LIVE LOAD:                   | 20 PSF (REDUCIBLE)                            |
| B. CANOPY DEAD LOAD:                 | 15.13 PSF                                     |
| C. GROUND SNOW LOAD Pg:              | 23.0 PSF                                      |
| FLAT ROOF SNOW LOAD P <sub>f</sub> : | 21.0 PSF                                      |
| RAIN ON SNOW SURCHARGE:              | 0 PSF IF P <sub>g</sub> >20                   |
| EXPOSURE FACTOR C <sub>e</sub> :     | 1.0   |
| IMPORTANCE FACTOR I <sub>s</sub> :   | 1.0   |
| THERMAL FACTOR C <sub>t</sub> :      | 1.2   |
| D. BASIC WIND SPEED:                 | V=110 MPH, V <sub>50</sub> =85 MPH            |
| BUILDING RISK CATEGORY:              | II  |
| EXPOSURE:                            | C   |
| COMPONENT & CLADDING:                | ASCE 7-16 CHAPTER 30                          |
| E. EARTHQUAKE DESIGN:                |   |
| IMPORTANCE FACTOR:                   | 1.0   |
| S <sub>s</sub> =0.115g:              | S <sub>0</sub> =0.125g                        |
| S <sub>1</sub> =0.062g:              | S <sub>1</sub> =0.099g                        |
| SITE CLASS:                          | D   |
| SEISMIC DESIGN CATEGORY:             | B   |
| SEISMIC FORCE RESISTING SYSTEM:      | G.2 STEEL ORDINARY CANTILEVERED COLUMN SYSTEM |
| DESIGN BASE SHEAR:                   | 0.6k  |
| SEISMIC RESPONSE COEFFICIENT:        | C <sub>s</sub> = 0.10                         |
| RESPONSE MODIFICATION FACTOR:        | R=1.25  |
| SEISMIC ANALYSIS PROCEDURE:          | EQUIVALENT LATERAL FORCE                      |
- 4. FOUNDATION DESIGN:**
- |                             |            |
|-----------------------------|------------|
| ALLOWABLE BEARING PRESSURE: | 1500 PSF   |
| LATERAL EARTH PRESSURE:     | 100 PSF/FT |

\*\*THE VALUES LISTED IN SECTION 4 REFLECT PRESUMPTIVE LOAD-BEARING VALUES FROM THE BUILDING CODE (TABLE 1806.2). JIMCO SALES AND MANUFACTURING HAS MADE NO INVESTIGATION INTO THE BUILDING SITE SOIL CONDITIONS, WHERE THE BUILDING OFFICIAL HAS REASON TO DOUBT THE CLASSIFICATION, STRENGTH OR COMPRESSIBILITY OF THE SOIL, THE BUILDING OFFICIAL MAY REQUIRE A GEOTECHNICAL INVESTIGATION PER IBC 1803.5.2.\*\*

ALL FOOTING SHALL BE PLACE ON UNDISTURBED NATURAL SOIL OR ON PROPERLY COMPACTED STRUCTURAL FILL. CONTRACTOR SHALL VERIFY THAT THE SOIL UNDER FOOTINGS ARE SUITABLE TO SUPPORT FOOTINGS. MUD, ORGANIC SILT, ORGANIC CLAYS, PEAT OR UNPREPARED FILL MAY NOT BE USED AS LOAD-BEARING.

JIMCO SALES AND MANUFACTURING RECOMMENDS THAT THE OWNER/CONTRACTOR RETAIN A LICENSED GEOTECHNICAL ENGINEER TO PROVIDE SITE SPECIFIC DESIGN VALUES OR TO VERIFY THE DESIGN VALUES LISTED IN SECTION 4. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS IN THE SOILS REPORT FOR SUBGRADE PREPARATION BELOW FOOTINGS.

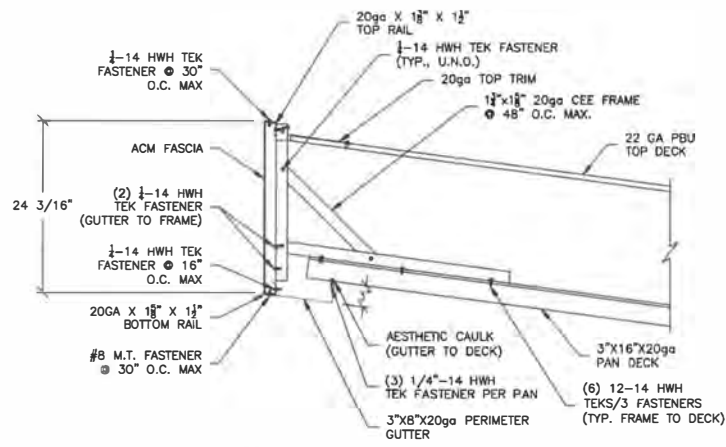
**SPECIAL INSPECTIONS FOR THE CANOPY**

- SPECIAL INSPECTIONS FOR THE CANOPY SHALL BE PROVIDED BY THE OWNER PER CHAPTER 17 OF THE IBC.
- THE FOLLOWING SYSTEMS ARE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF THE IBC CHAPTER 17.
- |                           |                 |
|---------------------------|-----------------|
| A. COLUMNS                | D. PURLIN BEAMS |
| B. COLUMN BASE PLATE      | E. BEAMS        |
| C. FOOTINGS UNLESS EXEMPT |                 |
- SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK.
- WELDING - PRIOR TO WELDING (TABLE NS.4-1, 360-16)
  - DURING WELDING (TABLE NS.4-2, 360-16)
  - AFTER WELDING (TABLE NS.4-3, 360-16)
  - NONDESTRUCTIVE TESTING (SECTION NS, 360-16)
- PER IBC 1705.2, SPECIAL INSPECTION IS NOT REQUIRED WHERE WELDING IS PERFORMED IN AN APPROVED SHOP. JIMCO SALES AND MANUFACTURING IS AN AISC APPROVED FABRICATOR (218031061-10NIT).
- BOLTING - PRIOR TO BOLTING (TABLE NS.6-1, AISC 360-16); NOT REQUIRED IF ONLY SNUG TIGHT JOINTS ARE SPECIFIED.
  - FOUNDATIONS - PER IBC 1705.3; EXCEPTION 1 - SPECIAL INSPECTION IS NOT REQUIRED FOR ISOLATED SPREAD CONCRETE FOOTINGS FULLY SUPPORTED ON EARTH OR ROCK. \*THIS EXCEPTION DOES NOT APPLY IN THE STATE OF NEVADA.\*
  - SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.8.
  - ANCHOR BOLTS - PERIODIC SPECIAL INSPECTION OF ANCHORS CAST IN CONCRETE REQUIRED PER IBC TABLE 1705.3 ITEM 3
  - STRUCTURAL OBSERVATIONS: NONE REQUIRED

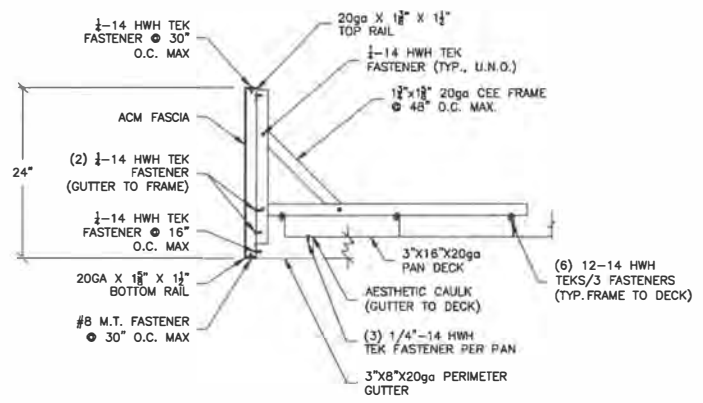
**SEISMIC FORCE RESISTING SYSTEM (SFRS)**

- REFER TO AISC 341-16 SECTION A4 AND ASCE 7-16.
- DESIGNATION OF SFRS: G.2. STEEL ORDINARY CANTILEVER COLUMN SYSTEMS (ASCE 7-16 TABLE 12.2-1) SEE AISC 341-16 SECTION E5 (OCCS).
- R = 1.25, C<sub>s</sub> = 0.10
- ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
- MEMBERS AND CONNECTIONS THAT ARE PART OF THE SFRS:
  - COLUMNS
  - COLUMN BASE CONNECTION
  - FOOTINGS
- PROTECTED ZONES: N/A
- SEE DETAILS AND NOTE FOR CONNECTION CONFIGURATIONS, MATERIALS SPECIFICATIONS AND SIZES.
- WELD FILLER MATERIALS FOR WELDS PART OF THE SFRS:
  - YIELD STRENGTH - 58 KSI MIN
  - TENSILE STRENGTH - 70 KSI MIN
  - ELONGATION - 22% MIN
  - CVN TOUGHNESS - 20 FT-LB MIN @ 0°F
- SEE DETAILS AND NOTES FOR OTHER WELDING REQUIREMENTS
- DEMAND CRITICAL WELDS - N/A
- LOWEST ANTICIPATED SERVICE TEMPERATURE - 0°F

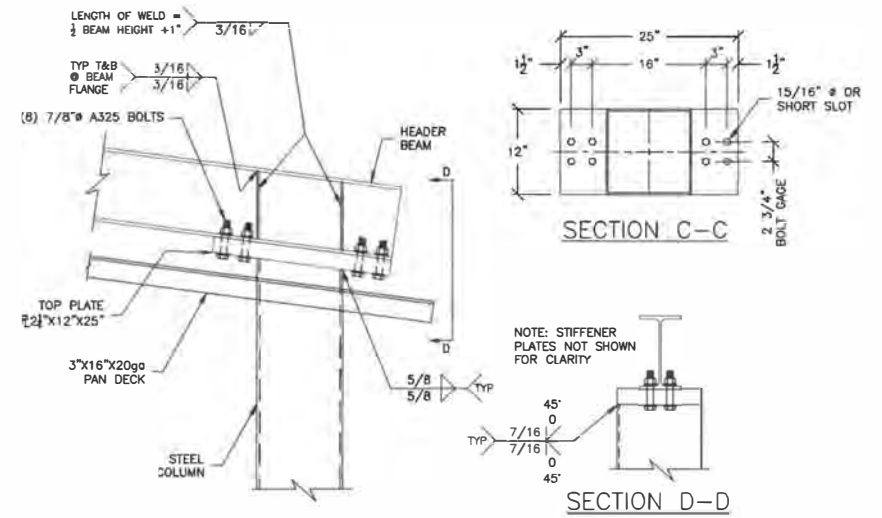
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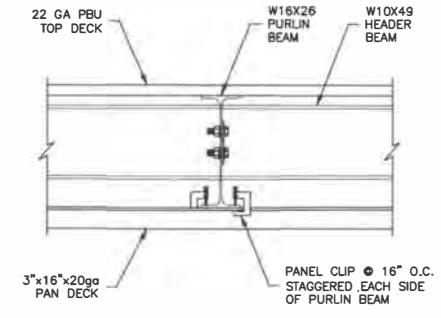
1 SIDE FASCIA DETAIL  
SCALE: 1"=1'-0"



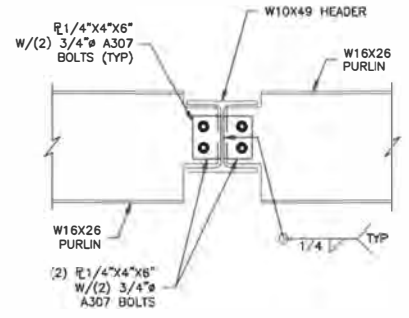
2 END FASCIA DETAIL  
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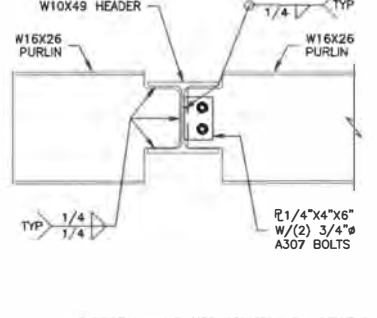
3 COLUMN/BEAM CONNECTION DETAIL  
SCALE: 1"=1'-0"



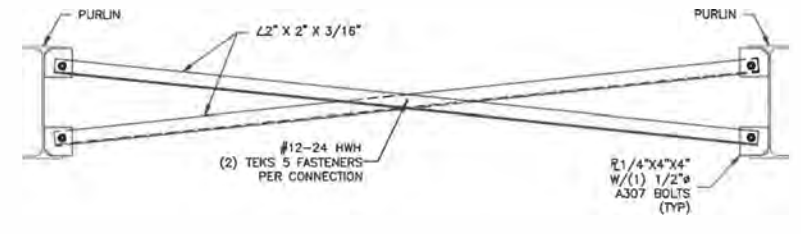
4 BEAM CONNECTION DETAIL  
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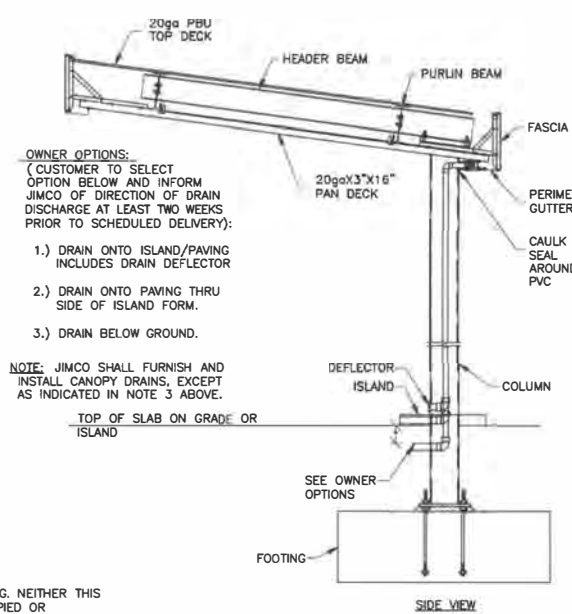
5 BEAM SPLICE DETAIL  
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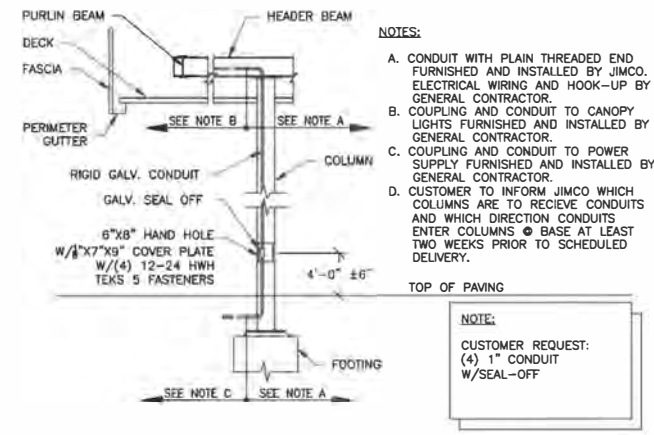
5A BEAM SPLICE DETAIL  
SCALE: 1"=1'-0"



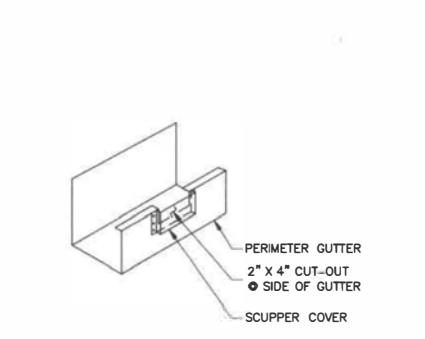
6 CROSS BRACE DETAIL  
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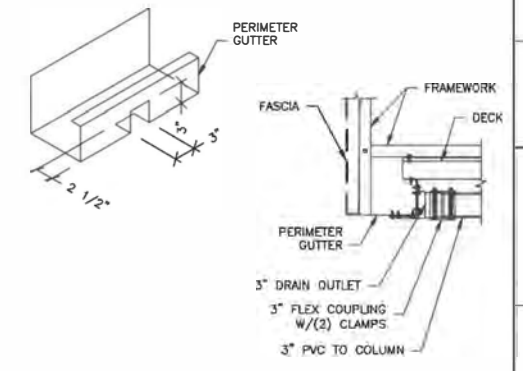
7 COLUMN DRAIN DETAIL  
SCALE: 3"=1'-0"



7A INTERNAL CONDUIT DETAIL  
SCALE: 3"=1'-0"



8 OVERFLOW SCUPPER DETAIL  
SCALE: 1"=1'-0"

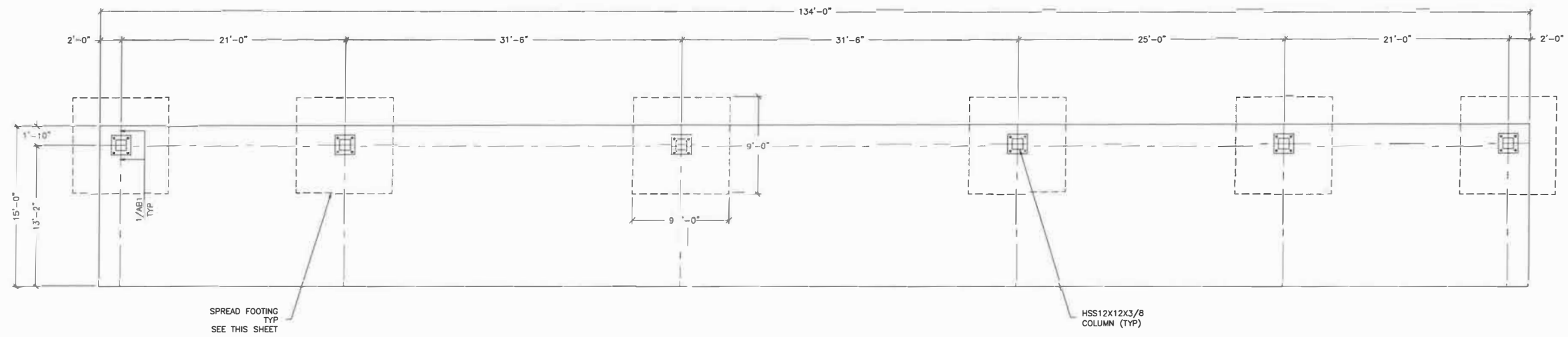


9 DRAIN CONNECTION DETAIL  
SCALE: 1"=1'-0"

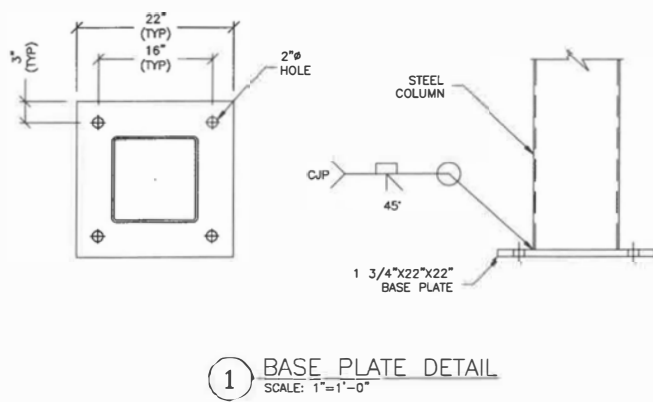
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CORE STATES ENERGY	REVISIONS	
	NO.	DESCRIPTION
CUSTOMER	DATE:	BY:

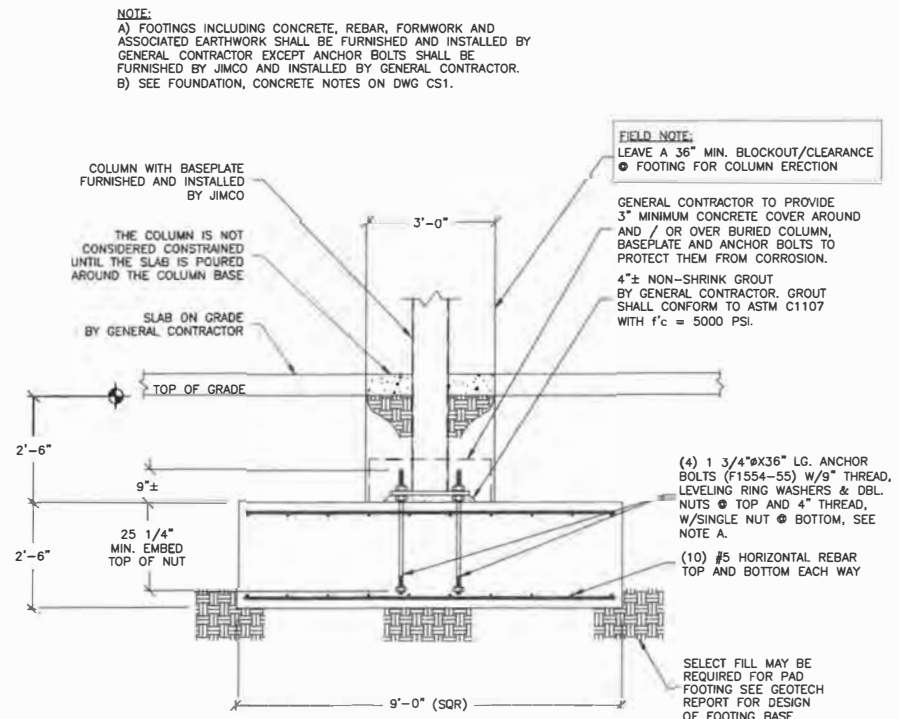
M. KOVAL DRAWN BY:	T. SADLER, PE CHECKED BY:	12-14-2023 DATE:
-----------------------	------------------------------	---------------------



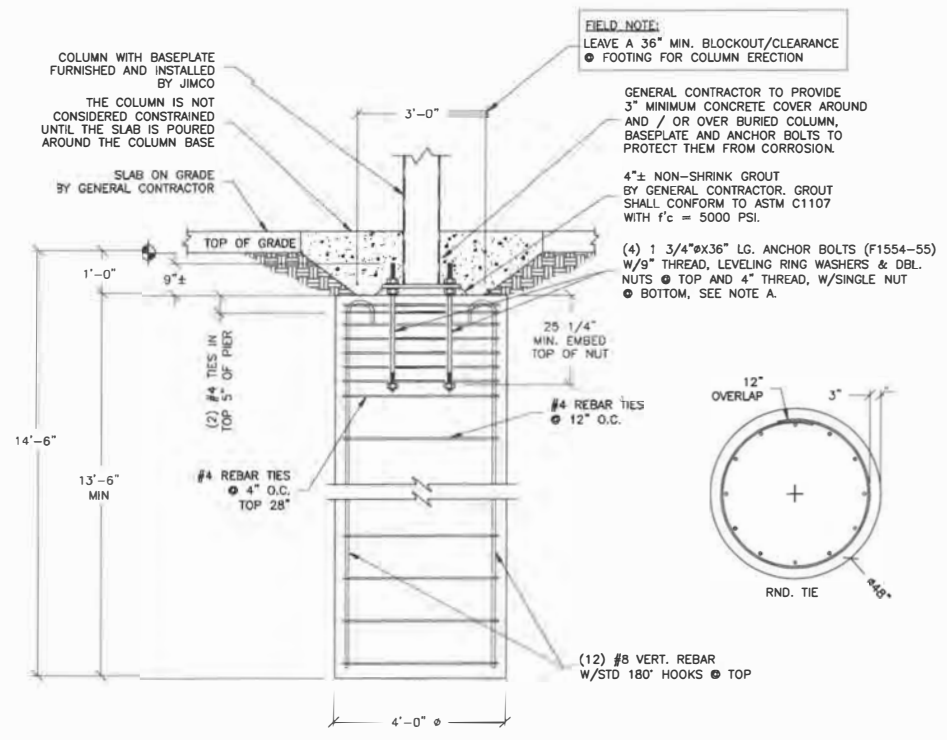
**FRAMING PLAN**  
SCALE: 3/16"=1'-0"



**1 BASE PLATE DETAIL**  
SCALE: 1"=1'-0"



**SPREAD FOOTING DETAIL**  
SCALE: 1/2"=1'-0"



**OPTIONAL PIER DETAIL**  
SCALE: 1/2"=1'-0"

**NOTE:**  
A) FOOTINGS INCLUDING CONCRETE, REBAR, FORMWORK AND ASSOCIATED EARTHWORK SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR EXCEPT ANCHOR BOLTS SHALL BE FURNISHED BY JIMCO AND INSTALLED BY GENERAL CONTRACTOR.  
B) SEE FOUNDATION, CONCRETE NOTES ON DWG CS1.

**FIELD NOTE:**  
LEAVE A 36" MIN. BLOCKOUT/CLEARANCE FOR FOOTING FOR COLUMN ERECTION

**FIELD NOTE:**  
LEAVE A 36" MIN. BLOCKOUT/CLEARANCE FOR FOOTING FOR COLUMN ERECTION

COLUMN WITH BASEPLATE FURNISHED AND INSTALLED BY JIMCO  
THE COLUMN IS NOT CONSIDERED CONSTRAINED UNTIL THE SLAB IS POURED AROUND THE COLUMN BASE

GENERAL CONTRACTOR TO PROVIDE 3" MINIMUM CONCRETE COVER AROUND AND / OR OVER BURIED COLUMN, BASEPLATE AND ANCHOR BOLTS TO PROTECT THEM FROM CORROSION.

GENERAL CONTRACTOR TO PROVIDE 3" MINIMUM CONCRETE COVER AROUND AND / OR OVER BURIED COLUMN, BASEPLATE AND ANCHOR BOLTS TO PROTECT THEM FROM CORROSION.  
4"± NON-SHRINK GROUT BY GENERAL CONTRACTOR. GROUT SHALL CONFORM TO ASTM C1107 WITH f'c = 5000 PSI.

4"± NON-SHRINK GROUT BY GENERAL CONTRACTOR. GROUT SHALL CONFORM TO ASTM C1107 WITH f'c = 5000 PSI.  
(4) 1 3/4" x 36" LG. ANCHOR BOLTS (F1554-55) W/9" THREAD, LEVELING RING WASHERS & DBL. NUTS @ TOP AND 4" THREAD, W/SINGLE NUT @ BOTTOM, SEE NOTE A.

(4) 1 3/4" x 36" LG. ANCHOR BOLTS (F1554-55) W/9" THREAD, LEVELING RING WASHERS & DBL. NUTS @ TOP AND 4" THREAD, W/SINGLE NUT @ BOTTOM, SEE NOTE A.

(10) #5 HORIZONTAL REBAR TOP AND BOTTOM EACH WAY

SELECT FILL MAY BE REQUIRED FOR PAD FOOTING SEE GEOTECH REPORT FOR DESIGN OF FOOTING BASE.

#4 REBAR TIES @ 12" O.C.

#4 REBAR TIES @ 4" O.C. TOP 28"

(12) #8 VERT. REBAR W/STD 180° HOOKS @ TOP

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DRAWING DESCRIPTION  
CANOPY FOUNDATION SECTIONS AND DETAILS

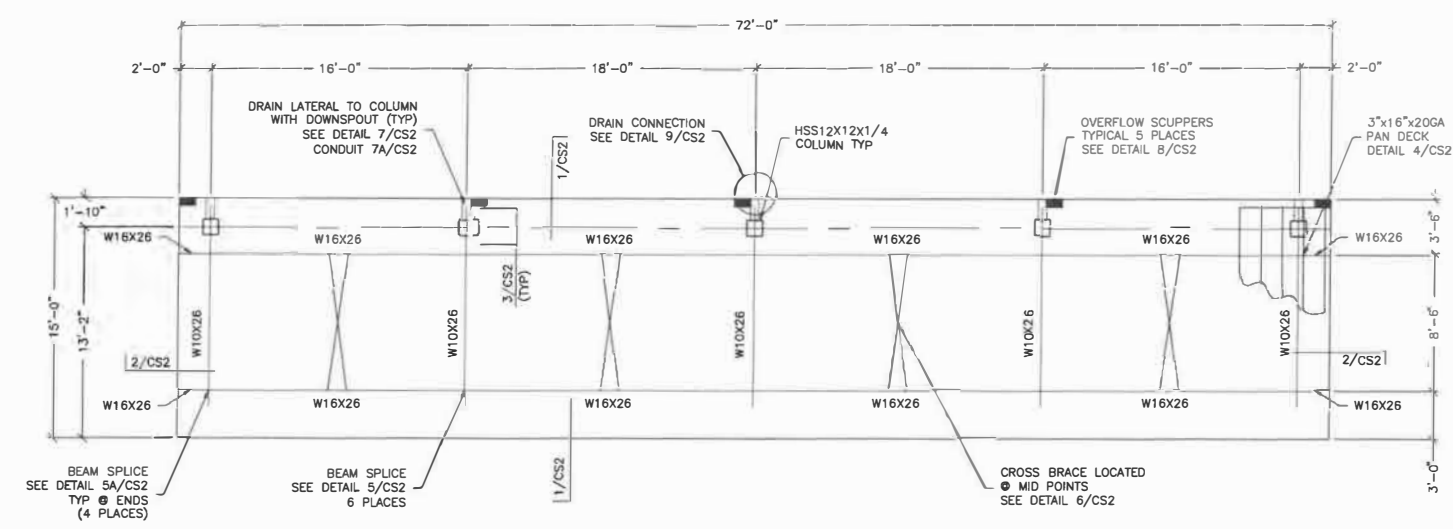
JOB LOCATION  
BP PULSE - CANOPY 1  
2995 MANNHEIM RD  
DES PLAINES, IL



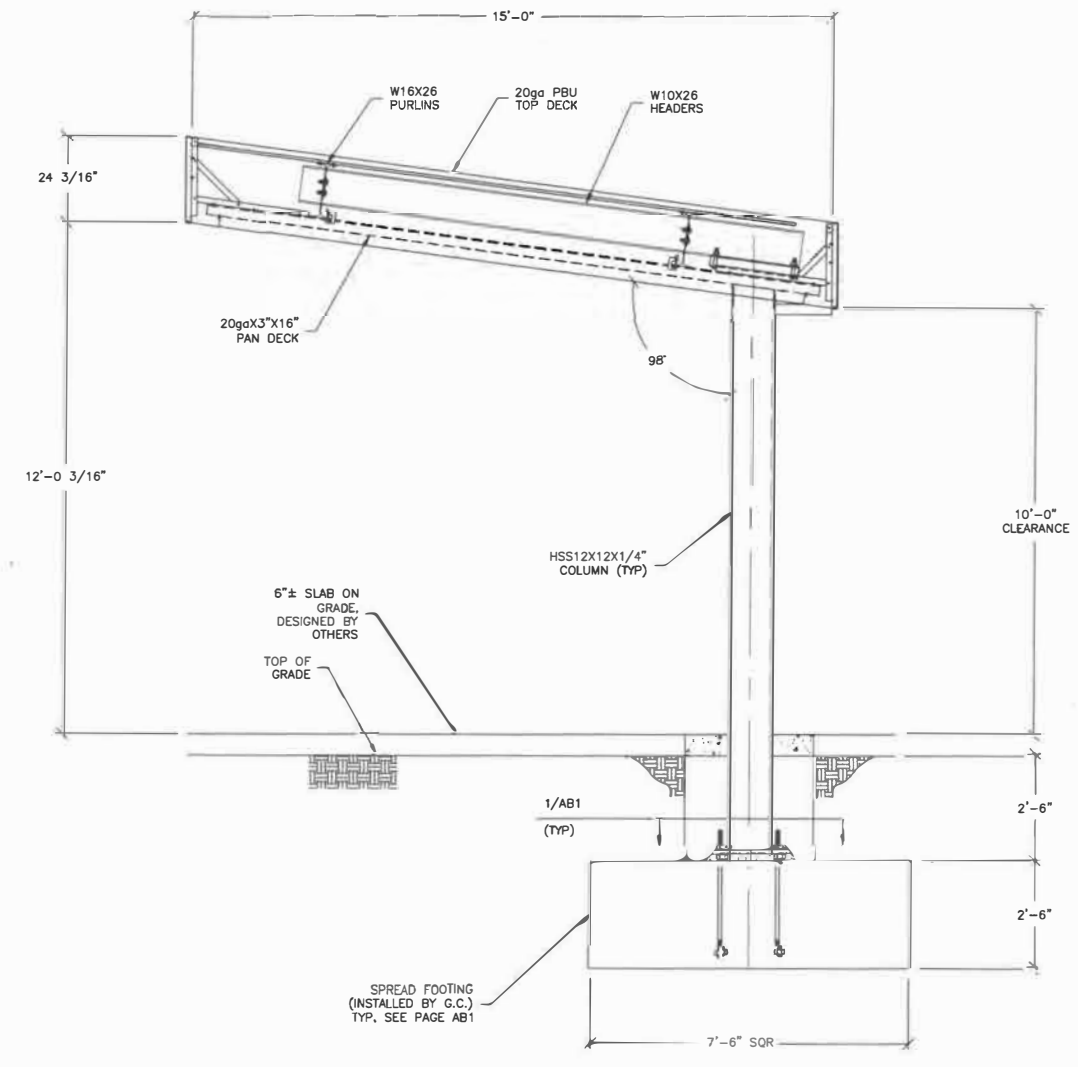
CUSTOMER	CORE STATES ENERGY
NO.	DESCRIPTION:
REVISIONS	
DATE:	BY:

M. KOVAL  
DRAWN BY:  
T. SADLER, PE  
CHECKED BY:  
8-14-2023  
DATE:

JOB NO.  
**23-3180R0**  
DWG. NO.  
**AB1**  
OF 3 SHEETS



**FRAMING PLAN**  
SCALE: 3/16"=1'-0"



**SECTION/ELEVATION**  
SCALE: 1/2"=1'-0"

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**SPECIAL INSPECTIONS FOR THE CANOPY**

SPECIAL INSPECTIONS FOR THE CANOPY SHALL BE PROVIDED BY THE OWNER PER CHAPTER 17 OF THE IBC.

THE FOLLOWING SYSTEMS ARE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF THE IBC CHAPTER 17.

- A. COLUMNS
- B. COLUMN BASE PLATE
- C. FOOTINGS UNLESS EXEMPT
- D. PURLIN BEAMS
- E. BEAMS

SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK.

- WELDING
  - 1. PRIOR TO WELDING (TABLE NS.4-1, 360-16)
  - 2. DURING WELDING (TABLE NS.4-2, 360-16)
  - 3. AFTER WELDING (TABLE NS.4-3, 360-16)
  - 4. NONDESTRUCTIVE TESTING (SECTION NS, 360-16)
- PER IBC 1705.2 SPECIAL INSPECTION IS NOT REQUIRED WHERE WELDING IS PERFORMED IN AN APPROVED SHOP, JIMCO SALES AND MANUFACTURING IS AN AISC APPROVED FABRICATOR (218031061-10NIT).
- BOLTING - PRIOR TO BOLTING (TABLE NS.6-1, AISC 360-16); NOT REQUIRED IF ONLY SNUG TIGHT JOINTS ARE SPECIFIED.
- FOUNDATIONS - PER IBC 1705.3; EXCEPTION 1 - SPECIAL INSPECTION IS NOT REQUIRED FOR ISOLATED SPREAD CONCRETE FOOTINGS FULLY SUPPORTED ON EARTH OR ROCK. \*THIS EXCEPTION DOES NOT APPLY IN THE STATE OF NEVADA.\* -SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.8.
- ANCHOR BOLTS - PERIODIC SPECIAL INSPECTION OF ANCHORS CAST IN CONCRETE REQUIRED PER IBC TABLE 1705.3, ITEM 3
- STRUCTURAL OBSERVATIONS: NONE REQUIRED

**SEISMIC FORCE RESISTING SYSTEM (SFRS)**

- A. REFER TO AISC 341-16 SECTION A4 AND ASCE 7-16
- B. DESIGNATION OF SFRS: G.2. STEEL ORDINARY CANTILEVER COLUMN SYSTEMS (ASCE 7-16 TABLE 12.2-1) SEE AISC 341-16 SECTION E5 (OCCS).
- C. R = 1.25, CS = 0.10
- D. ANALYSIS PROCEDURE - EQUIVALENT LATERAL FORCE
- E. MEMBERS AND CONNECTIONS THAT ARE PART OF THE SFRS:
  - 1. COLUMNS
  - 2. COLUMN BASE CONNECTION
  - 3. FOOTINGS
- F. PROTECTED ZONES: N/A
- G. SEE DETAILS AND NOTE FOR CONNECTION CONFIGURATIONS, MATERIALS SPECIFICATIONS AND SIZES.
- H. WELD FILLER MATERIALS FOR WELDS PART OF THE SFRS:
  - 1. YIELD STRENGTH - 58 KSI MIN
  - 2. TENSILE STRENGTH - 70 KSI MIN
  - 3. ELONGATION - 22% MIN
  - 4. CWN TOUGHNESS - 20 FT-LB MIN @ 0 F
- J. DEMAND CRITICAL WELDS - N/A
- K. LOWEST ANTICIPATED SERVICE TEMPERATURE - 0 F

**CANOPY NOTES**

**GENERAL NOTES:**

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE.
- OBSERVATION VISITS TO THE SITE BY THE DESIGN ENGINEER SHALL NEITHER BE CONSIDERED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN LIMITS OF DESIGN LOADS.
- TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.

1. BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE  
2. USE GROUP: M, CONSTRUCTION TYPE - IIB  
3. DESIGN LOADS:

A. ROOF LIVE LOAD:	20 PSF (REDUCIBLE)
B. CANOPY DEAD LOAD:	12.65 PSF
C. GROUND SNOW LOAD P <sub>g</sub> :	25.0 PSF
FLAT ROOF SNOW LOAD P <sub>f</sub> :	21.0 PSF
RAIN ON SNOW SURCHARGE:	0 PSF IF P <sub>g</sub> >20
EXPOSURE FACTOR C <sub>e</sub> :	1.0
IMPORTANCE FACTOR I <sub>s</sub> :	1.0
THERMAL FACTOR C <sub>t</sub> :	1.2
D. BASIC WIND SPEED:	V=110 MPH, V <sub>50yr</sub> =85 MPH
BUILDING RISK CATEGORY:	II
EXPOSURE:	C
E. EARTHQUAKE DESIGN:	ASCE 7-16 CHAPTER 30
IMPORTANCE FACTOR:	1.0
S <sub>s</sub> -0.116g	S <sub>0.2</sub> =0.126g
S <sub>1</sub> -0.082g	S <sub>0.5</sub> =0.099g
SITE CLASS:	D
SEISMIC DESIGN CATEGORY:	II
SEISMIC FORCE RESISTING SYSTEM:	G.2 STEEL ORDINARY CANTILEVERED COLUMN SYSTEM
DESIGN BASE SHEAR:	0.34k
SEISMIC RESPONSE COEFFICIENT:	C <sub>s</sub> = 0.10
RESPONSE MODIFICATION FACTOR:	R=1.25
SEISMIC ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE

4. FOUNDATION DESIGN:

ALLOWABLE BEARING PRESSURE:	1500 PSF
LATERAL EARTH PRESSURE:	100 PSF/FT

\*\*THE VALUES LISTED IN SECTION 4 REFLECT PRESUMPTIVE LOAD-BEARING VALUES FROM THE BUILDING CODE (TABLE 1806.2). JIMCO SALES AND MANUFACTURING HAS MADE NO INVESTIGATION INTO THE BUILDING SITE SOIL CONDITIONS. WHERE THE BUILDING OFFICIAL HAS REASON TO DOUBT THE CLASSIFICATION, STRENGTH OR COMPRESSIBILITY OF THE SOIL, THE BUILDING OFFICIAL MAY REQUIRE A GEOTECHNICAL INVESTIGATION PER IBC 1803.5.2.\*\*

ALL FOOTING SHALL BE PLACE ON UNDISTURBED NATURAL SOIL OR ON PROPERLY COMPACTED STRUCTURAL FILL. CONTRACTOR SHALL VERIFY THAT THE SOIL UNDER FOOTINGS ARE SUITABLE TO SUPPORT FOOTINGS. MUD, ORGANIC SILT, ORGANIC CLAYS, PEAT OR UNPREPARED FILL MAY NOT BE USED AS LOAD-BEARING.

JIMCO SALES AND MANUFACTURING RECOMMENDS THAT THE OWNER/CONTRACTOR RETAIN A LICENSED GEOTECHNICAL ENGINEER TO PROVIDE SITE SPECIFIC DESIGN VALUES OR TO VERIFY THE DESIGN VALUES LISTED IN SECTION 4. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS IN THE SOILS REPORT FOR SUBGRADE PREPARATION BELOW FOOTINGS.

5. CONCRETE AND REINFORCEMENT:

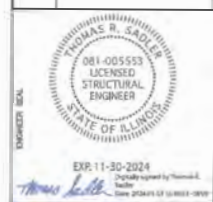
- CONCRETE FOOTINGS (EXPOSURE CLASSES FO, SO, WD, CO) TYPE II CEMENT COMPRESSIVE STRENGTH OF f<sub>c</sub> = 3000 p.s.i.
- SLAB ON GRADE (BY OTHERS)
- CONCRETE DESIGNED USING f<sub>c</sub> = 2500 p.s.i. OR ABOVE SHALL HAVE SPECIAL INSPECTIONS PERFORMED, UNLESS ISOLATED SPREAD FOOTINGS ARE UTILIZED. SEE SPECIAL INSPECTIONS FOR THE CANOPY CONCRETE NOTE.
- REBAR: ASTM A615 GRADE 60
- STIRRUPS AND TIES SHALL HAVE MINIMUM 4" HOOKS.
- MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT:
  - CONCRETE EXPOSED TO GROUND---3"
  - FORMED CONCRETE EXPOSED TO GROUND---2"
  - FORMED CONCRETE NOT EXPOSED TO GROUND-1 1/2"
- GROUT UNDER COLUMN BASE PLATES SHALL BE NON-SHRINK GROUT COMPLYING WITH ASTM C1107, f<sub>c</sub>=5000p.s.i. AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING TOP OF FOOTING ELEVATIONS AS REQUIRED FOR UNDERGROUND PLUMBING AND ELECTRICAL.

6. STRUCTURAL STEEL:

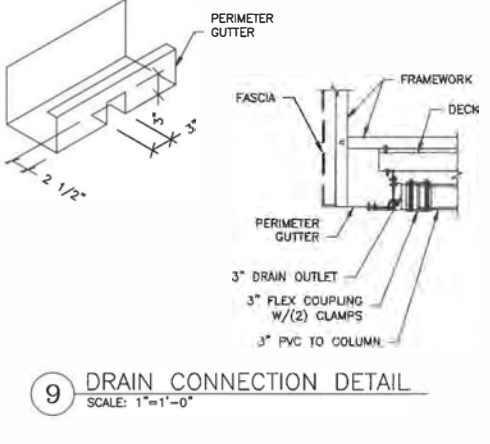
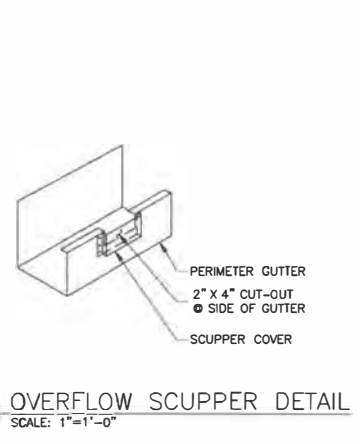
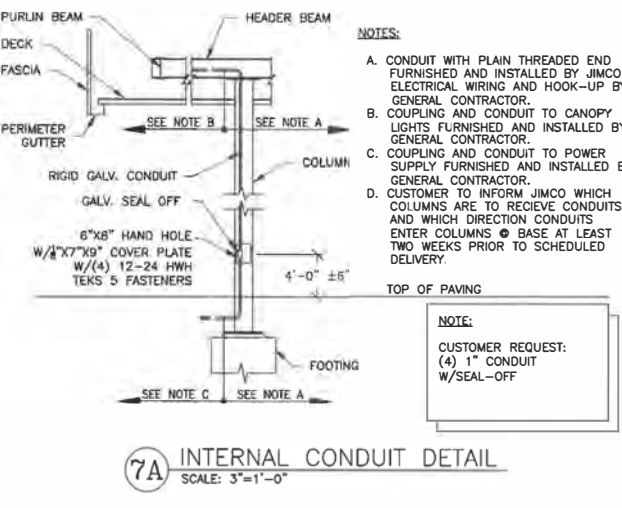
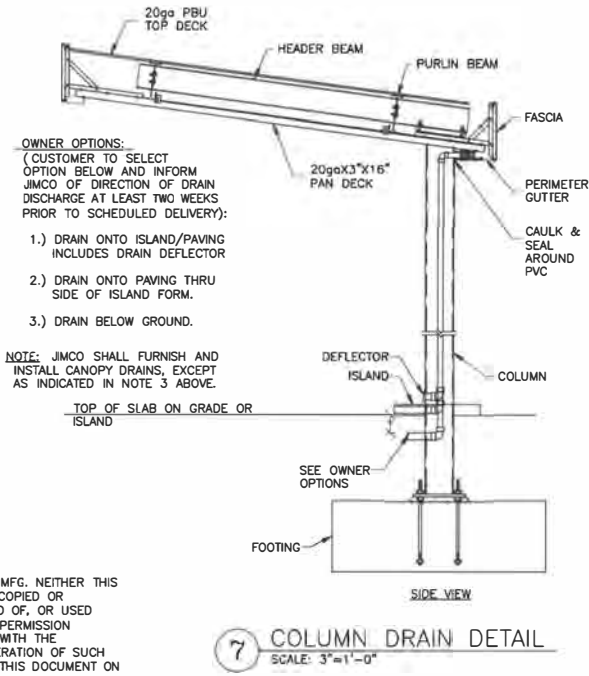
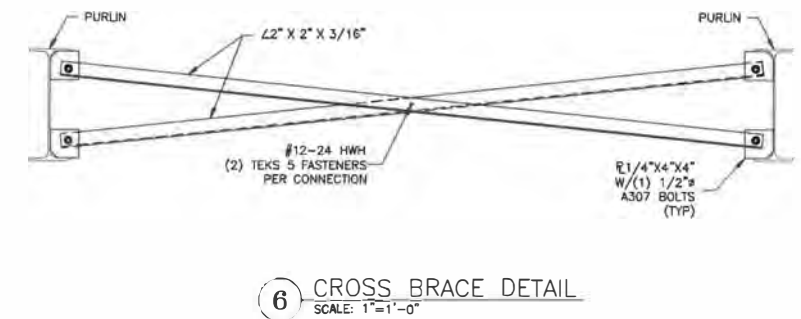
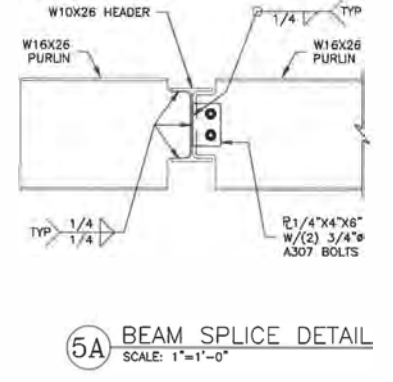
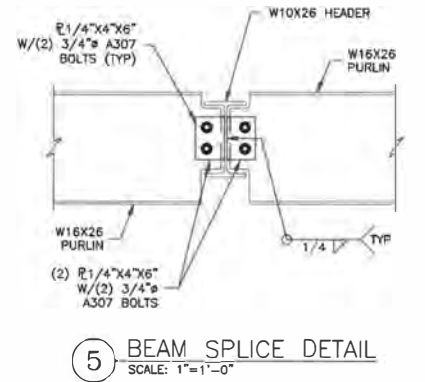
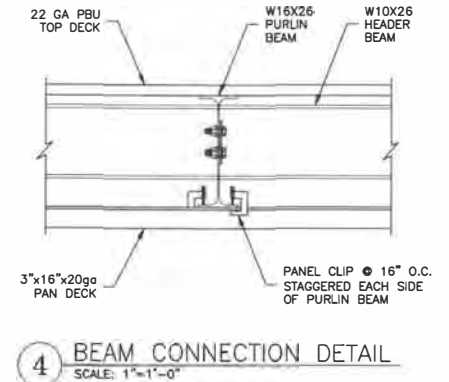
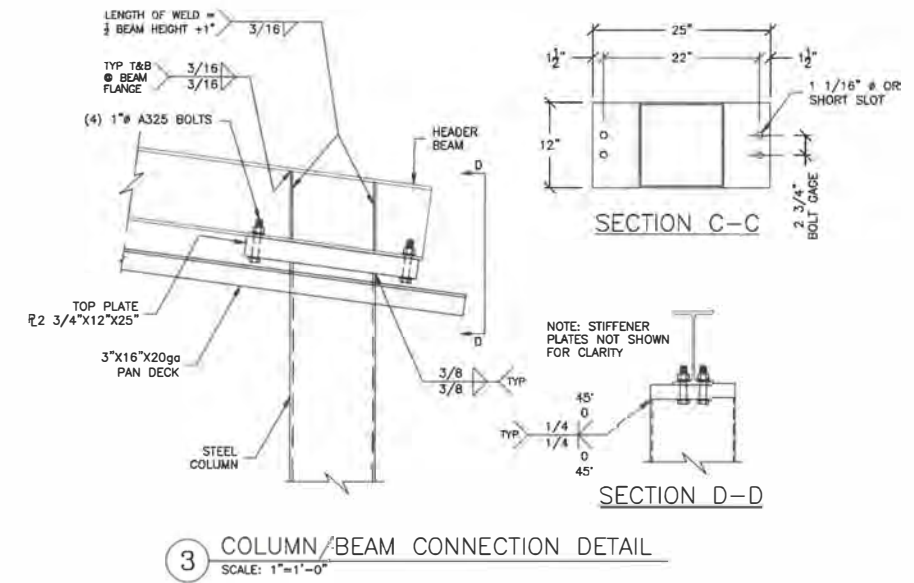
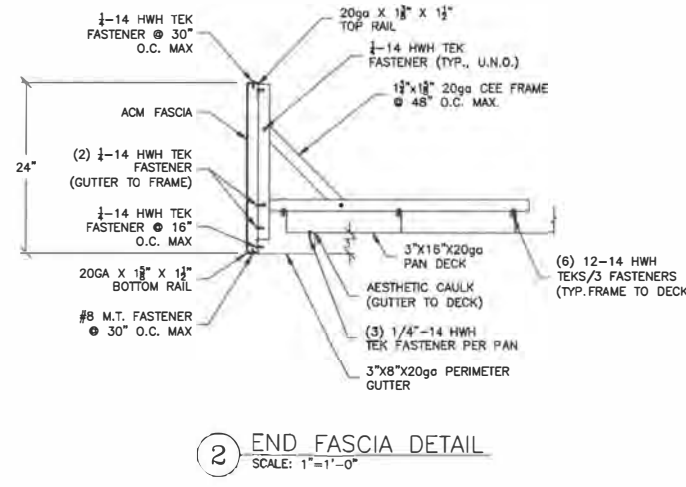
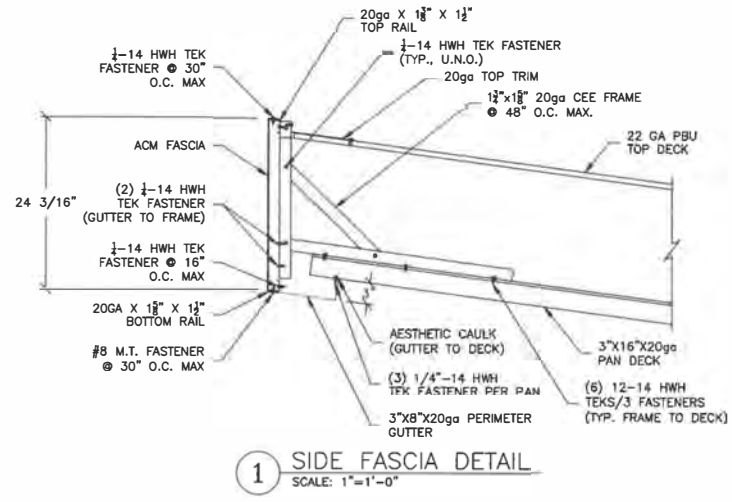
- ALL STRUCTURAL STEEL SHALL COMPLY WITH AISC "SPECIFICATION FOR THE DESIGN OF STRUCTURAL STEEL FOR BUILDINGS" 15TH EDITION.
- ASCE "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING SECTIONS: 4.4, 4.4.1, 4.2, AND 7.15.
- ASCE "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS".
- STRUCTURAL STEEL GRADES:
 

STEEL BEAMS ASTM A992 GRADE 50	F <sub>y</sub> = 50,000 psi
HSS SQUARE & RECTANGLES ASTM500 GRADE C	F <sub>y</sub> = 50,000 psi
HSS ROUND COLUMNS:	F <sub>y</sub> = 45,000 psi
PIPE ASTM A53 GRADE B	F <sub>y</sub> = 35,000 psi
BASE PLATES, CAP PLATES AND CAP PLATE STIFFENERS:	F <sub>y</sub> = 50,000 psi
ASTM A572 GRADE 50	F <sub>y</sub> = 50,000 psi
ANGLES ASTM A36	F <sub>y</sub> = 36,000 psi
- ALL BOLTED CONNECTIONS SHALL BE ASTM A307 BOLTS UNLESS OTHERWISE SPECIFIED (NO SPECIAL INSPECTION REQUIRED).
- ALL BOLTED CONNECTIONS SHALL BE "SNUG-TIGHT", UNLESS NOTED OTHERWISE IN ACCORDANCE WITH RCSC.
- METAL PAN DECK SHALL BE 20ga ASTM A653 GRADE 40

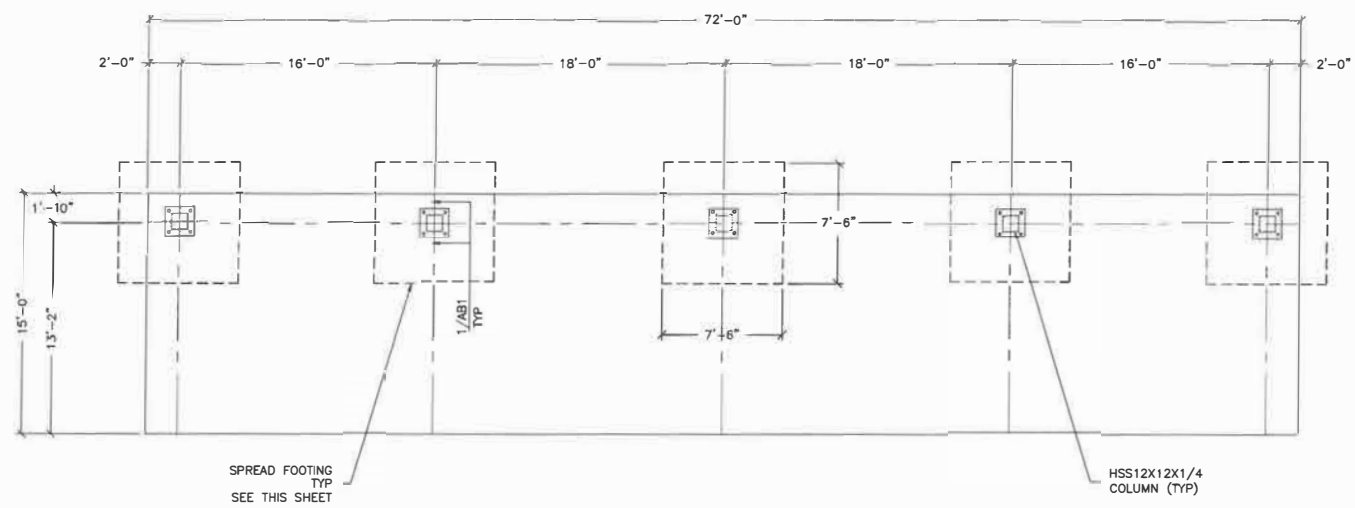
DRAWING DESCRIPTION	CANOPY STRUCTURAL NOTES AND PLANS
JOB LOCATION	BP PULSE - CANOPY 2 2905 KANHEIM RD DES PLAINES, IL
CORE STATES ENERGY	REVISIONS
CUSTOMER	NO. DESCRIPTION:
M. KOVAL DRAWN BY:	T. SADLER, PE CHECKED BY:
	DATE: 12-14-2023
JOB NO. <b>23-3181R0</b>	
DWG. NO. <b>CS1</b>	
OF 3 SHEETS	





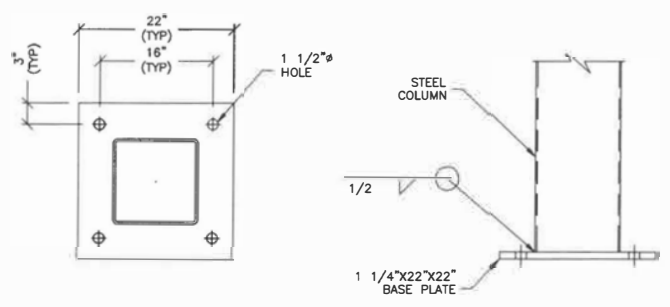


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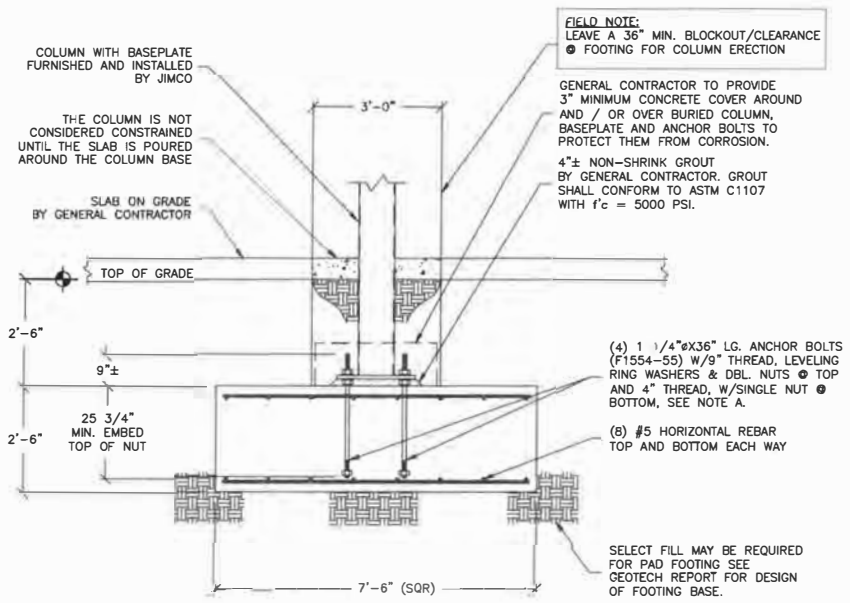


FRAMING PLAN  
SCALE: 3/16"=1'-0"

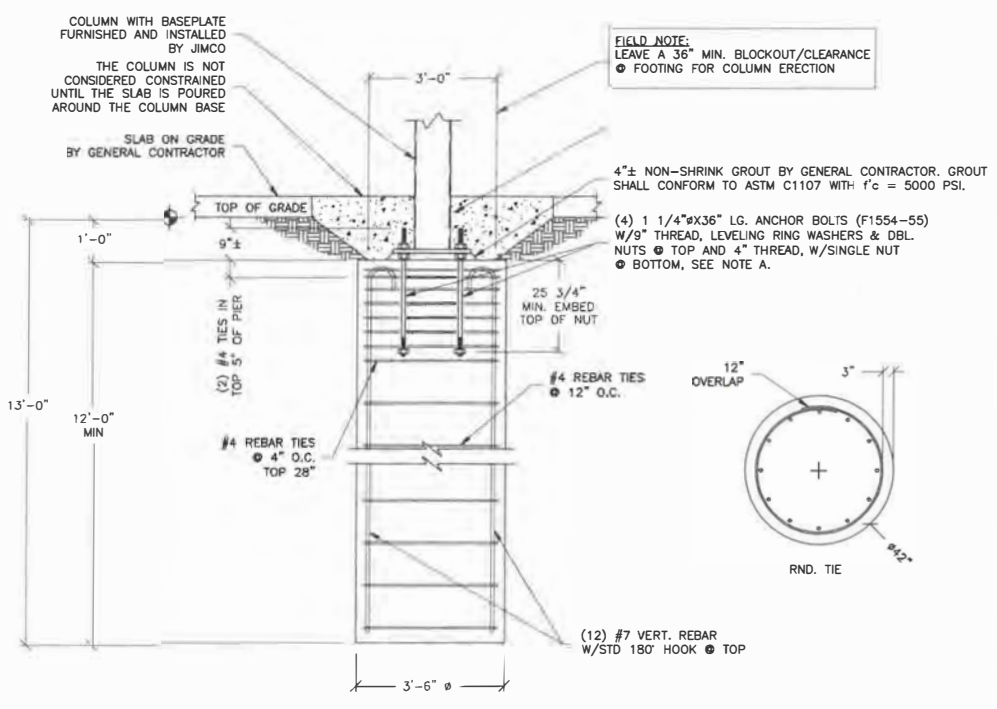
NOTE:  
A) FOOTINGS INCLUDING CONCRETE, REBAR, FORMWORK AND ASSOCIATED EARTHWORK SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR EXCEPT ANCHOR BOLTS SHALL BE FURNISHED BY JIMCO AND INSTALLED BY GENERAL CONTRACTOR.  
B) SEE FOUNDATION, CONCRETE NOTES ON DWG CS1.



1 BASE PLATE DETAIL  
SCALE: 1"=1'-0"



SPREAD FOOTING DETAIL  
SCALE: 1/2"=1'-0"



OPTIONAL PIER DETAIL  
SCALE: 1/2"=1'-0"

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DRAWING DESCRIPTION  
CANOPY FOUNDATION  
SECTIONS AND DETAILS

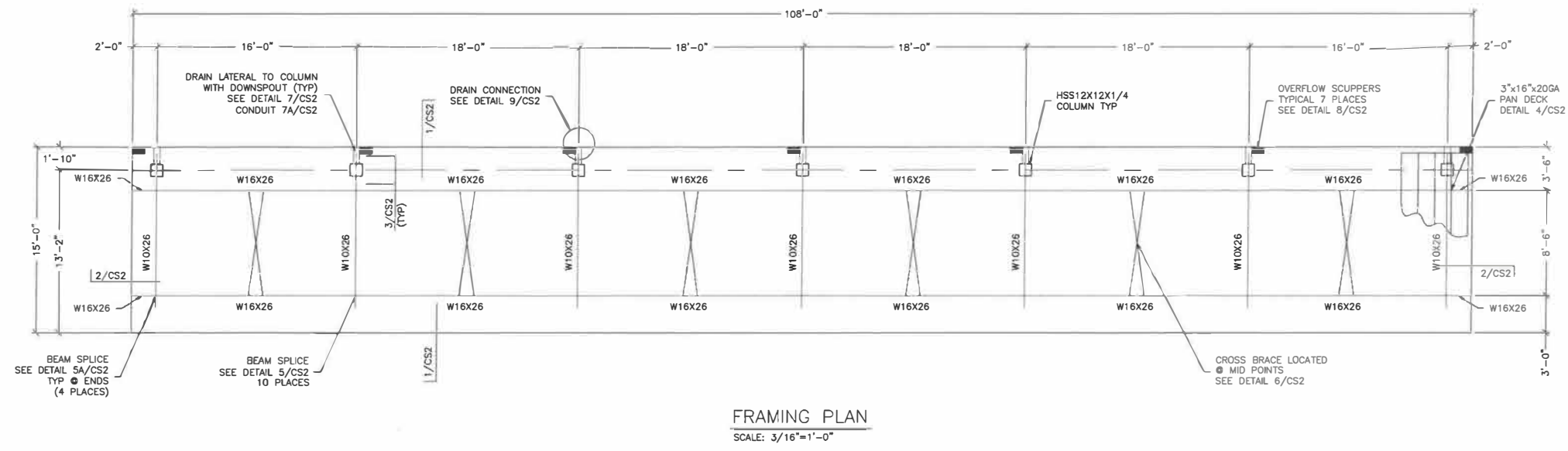
JOB LOCATION  
BP PULSE - CANOPY 2  
2995 MANNHEIM RD  
DES PLAINES, IL



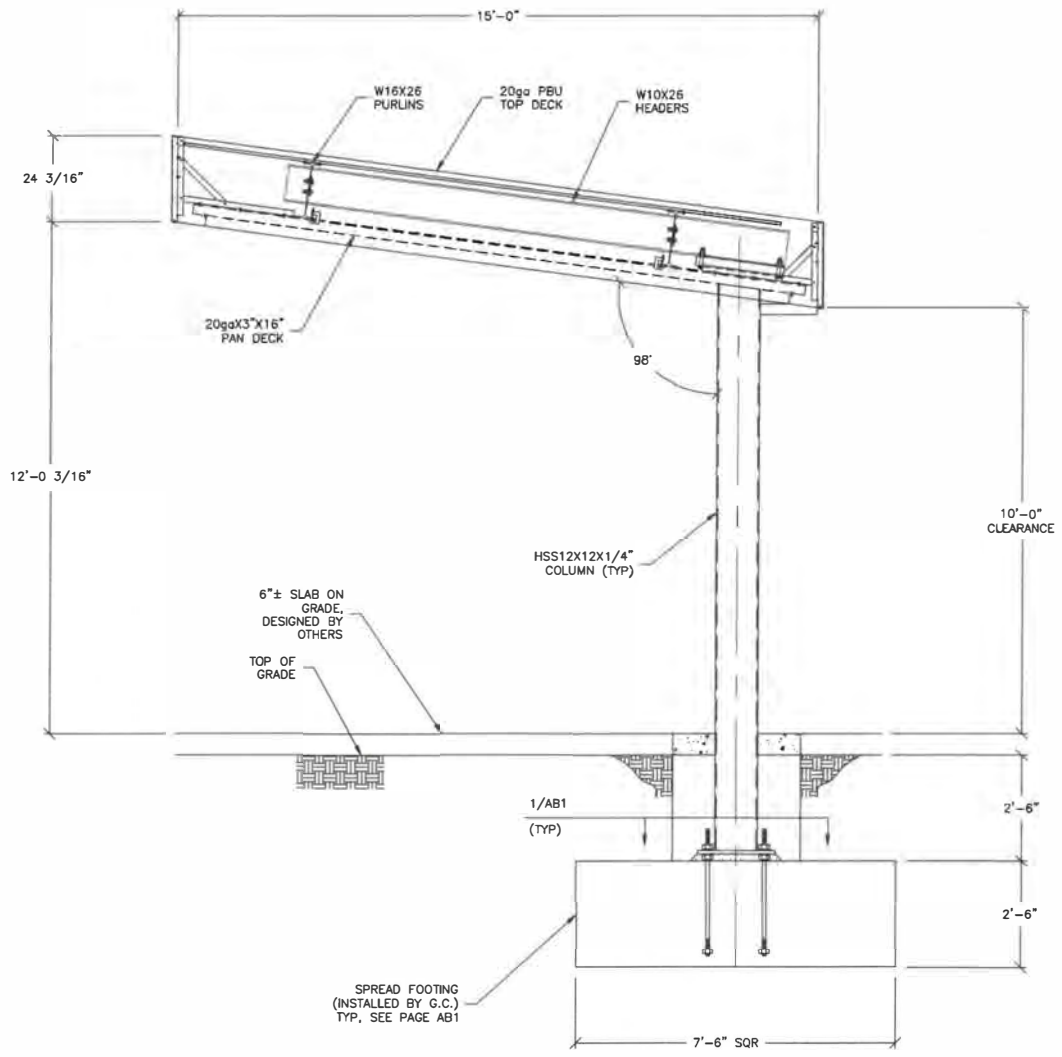
CUSTOMER	CORE STATES ENERGY
	NO. DESCRIPTION:
REVISIONS	DATE:
	BY:

M. KOVAL  
DRAWN BY:  
T. SADLER, PE  
CHECKED BY:  
12-14-2023  
DATE:

JOB NO.  
**23-3181R0**  
DWG. NO.  
**AB1**  
OF 3 SHEETS



**FRAMING PLAN**
  
 SCALE: 3/16"=1'-0"



**SECTION/ELEVATION**
  
 SCALE: 1/2"=1'-0"

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**CANOPY NOTES**

**GENERAL NOTES:**

A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE.

B. OBSERVATION VISITS TO THE SITE BY THE DESIGN ENGINEER SHALL NEITHER BE CONSIDERED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

C. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN LIMITS OF DESIGN LOADS.

D. TYPICAL DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.

1. BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE

2. USE GROUP: M, CONSTRUCTION TYPE - IIB

3. DESIGN LOADS:

A. ROOF LIVE LOAD: 20 PSF (REDUCIBLE)

B. CANOPY DEAD LOAD: 12.37 PSF

C. GROUND SNOW LOAD P<sub>g</sub>: 25.0 PSF

FLAT ROOF SNOW LOAD P<sub>f</sub>: 21.0 PSF

RAIN ON SNOW SURCHARGE: 0 PSF IF P<sub>g</sub>>20

EXPOSURE FACTOR C<sub>e</sub>: 1.0

IMPORTANCE FACTOR I<sub>s</sub>: 1.0

THERMAL FACTOR C<sub>t</sub>: 1.2

D. BASIC WIND SPEED V=110 MPH, V<sub>ostd</sub>=85 MPH

BUILDING RISK CATEGORY: II

EXPOSURE: C

COMPONENT & CLADDING: ASCE 7-16 CHAPTER 30

E. EARTHQUAKE DESIGN:

IMPORTANCE FACTOR: 1.0

S<sub>s</sub>=0.118g S<sub>ds</sub>=0.126g

S<sub>1</sub>=0.062g S<sub>ol</sub>=0.099g

SITE CLASS: D

SEISMIC DESIGN CATEGORY: B

SEISMIC FORCE RESISTING SYSTEM: G.2 STEEL ORDINARY CANTILEVERED COLUMN SYSTEM

DESIGN BASE SHEAR: 0.36k

SEISMIC RESPONSE COEFFICIENT: C<sub>s</sub> = 0.10

RESPONSE MODIFICATION FACTOR: R=2.5

SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

4. FOUNDATION DESIGN:

ALLOWABLE BEARING PRESSURE: 1500 PSF

LATERAL EARTH PRESSURE: 100 PSF/FT

\*\*THE VALUES LISTED IN SECTION 4 REFLECT PRESUMPTIVE LOAD-BEARING VALUES FROM THE BUILDING CODE (TABLE 1806.2). JIMCO SALES AND MANUFACTURING HAS MADE NO INVESTIGATION INTO THE BUILDING SITE SOIL CONDITIONS. WHERE THE BUILDING OFFICIAL HAS REASON TO DOUBT THE CLASSIFICATION, STRENGTH OR COMPRESSIBILITY OF THE SOIL, THE BUILDING OFFICIAL MAY REQUIRE A GEOTECHNICAL INVESTIGATION PER IBC 1803.5.2.\*\*

ALL FOOTING SHALL BE PLACED ON UNDISTURBED NATURAL SOIL OR ON PROPERLY COMPACTED STRUCTURAL FILL. CONTRACTOR SHALL VERIFY THAT THE SOIL UNDER FOOTINGS ARE SUITABLE TO SUPPORT FOOTINGS. MUD, ORGANIC SILT, ORGANIC CLAYS, PEAT OR UNPREPARED FILL MAY NOT BE USED AS LOAD-BEARING.

JIMCO SALES AND MANUFACTURING RECOMMENDS THAT THE OWNER/CONTRACTOR RETAIN A LICENSED GEOTECHNICAL ENGINEER TO PROVIDE SITE SPECIFIC DESIGN VALUES OR TO VERIFY THE DESIGN VALUES LISTED IN SECTION 4. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS IN THE SOILS REPORT FOR SUBGRADE PREPARATION BELOW FOOTINGS.

5. CONCRETE AND REINFORCEMENT:

A. CONCRETE FOOTINGS (EXPOSURE CLASSES FO, SO, WO, CO) TYPE II

CEMENT COMPRESSIVE STRENGTH OF F<sub>c</sub> = 3000 p.s.i.

B. SLAB ON GRADE (BY OTHERS)

C. CONCRETE DESIGNED USING F<sub>c</sub> = 2500 p.s.i. OR ABOVE SHALL HAVE SPECIAL INSPECTIONS PERFORMED, UNLESS ISOLATED SPREAD FOOTINGS ARE UTILIZED. SEE SPECIAL INSPECTIONS FOR THE CANOPY CONCRETE NOTE.

D. REBAR: ASTM A615 GRADE 60

E. STRUTS AND TIES SHALL HAVE MINIMUM 4" HOOKS.

F. MINIMUM CONCRETE PROTECTION FOR REINFORCEMENT: CONCRETE EXPOSED TO GROUND-----3" FORMED CONCRETE EXPOSED TO GROUND---2" FORMED CONCRETE NOT EXPOSED TO GROUND-1 1/2"

G. GROUT UNDER COLUMN BASE PLATES SHALL BE NON-SHRINK GROUT COMPLYING WITH ASTM C1107. F<sub>c</sub>=5000p.s.i. AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

H. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING TOP OF FOOTING ELEVATIONS AS REQUIRED FOR UNDERGROUND PLUMBING AND ELECTRICAL.

6. STRUCTURAL STEEL:

A. ALL STRUCTURAL STEEL SHALL COMPLY WITH AISC SPECIFICATION FOR THE DESIGN OF STRUCTURAL STEEL FOR BUILDINGS 15TH EDITION.

B. AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING SECTIONS: 4.4, 4.4.1, 4.4.2, AND 7.15.

C. AISC "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL MEMBERS"

D. STRUCTURAL STEEL GRADES:

STEEL BEAMS ASTM A992 GRADE 50 F<sub>y</sub> = 50,000 psi

HSS SQUARE & RECTANGLES ASTM500 GRADE C F<sub>y</sub> = 50,000 psi

HSS ROUND COLUMNS: F<sub>y</sub> = 46,000 psi

PIPE ASTM A53 GRADE B F<sub>y</sub> = 35,000 psi

BASE PLATES, CAP PLATES AND CAP PLATE STIFFENERS: F<sub>y</sub> = 50,000 psi

..... ASTM A572 GRADE 50 F<sub>y</sub> = 50,000 psi

ANGLES ASTM A36 F<sub>y</sub> = 36,000 psi

E. ALL BOLTED CONNECTIONS SHALL BE ASTM A307 BOLTS UNLESS OTHERWISE SPECIFIED (NO SPECIAL INSPECTION REQUIRED).

F. ALL BOLTED CONNECTIONS SHALL BE "SNUG-TIGHT", UNLESS NOTED OTHERWISE IN ACCORDANCE WITH RCSC.

G. METAL PAN DECK SHALL BE 20ga ASTM A653 GRADE 40.

**SPECIAL INSPECTIONS FOR THE CANOPY**

SPECIAL INSPECTIONS FOR THE CANOPY SHALL BE PROVIDED BY THE OWNER PER CHAPTER 17 OF THE IBC

THE FOLLOWING SYSTEMS ARE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF THE IBC CHAPTER 17:

A. COLUMNS D. PURLIN BEAMS

B. COLUMN BASE PLATE E. BEAMS

C. FOOTINGS UNLESS EXEMPT

SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

- WELDING
  - PRIOR TO WELDING (TABLE N5.4-1, 360-16)
  - DURING WELDING (TABLE N5.4-2, 360-16)
  - AFTER WELDING (TABLE N5.4-3, 360-16)
  - NONDESTRUCTIVE TESTING (SECTION N5, 360-16)
- PER IBC 1705.2, SPECIAL INSPECTION IS NOT REQUIRED WHERE WELDING IS PERFORMED IN AN APPROVED SHOP. JIMCO SALES AND MANUFACTURING IS AN AISC APPROVED FABRICATOR (218031061-10INT).
- BOLTING - PRIOR TO BOLTING (TABLE N5.6-1, AISC 360-16): NOT REQUIRED IF ONLY SNUG TIGHT JOINTS ARE SPECIFIED.
- FOUNDATIONS - PER IBC 1705.3; EXCEPTION 1 - SPECIAL INSPECTION IS NOT REQUIRED FOR ISOLATED SPREAD CONCRETE FOOTINGS FULLY SUPPORTED ON EARTH OR ROCK. \*THIS EXCEPTION DOES NOT APPLY IN THE STATE OF NEVADA.\*
  - \*SPECIAL INSPECTIONS SHALL BE PERFORMED DURING INSTALLATION AND TESTING OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS AS REQUIRED BY TABLE 1705.8.
- ANCHOR BOLTS - PERIODIC SPECIAL INSPECTION OF ANCHORS CAST IN CONCRETE REQUIRED PER IBC TABLE 1705.3, ITEM 3
- STRUCTURAL OBSERVATIONS: NONE REQUIRED

**SEISMIC FORCE RESISTING SYSTEM (SFRS)**

A. REFER TO AISC 341-16 SECTION A4 AND ASCE 7-16.

B. DESIGNATION OF SFRS: G.2. STEEL ORDINARY CANTILEVER COLUMN SYSTEMS (ASCE 7-16 TABLE 12.2-1) SEE AISC 341-16 SECTION E5 (OCCS).

C. R = 1.25, C<sub>s</sub> = 0.10

D. ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE

E. MEMBERS AND CONNECTIONS THAT ARE PART OF THE SFRS:

- COLUMNS
- COLUMN BASE CONNECTION
- FOOTINGS

F. PROTECTED ZONES: N/A

G. SEE DETAILS AND NOTE FOR CONNECTION CONFIGURATIONS, MATERIALS SPECIFICATIONS AND SIZES.

H. WELD FILLER MATERIALS FOR WELDS PART OF THE SFRS:

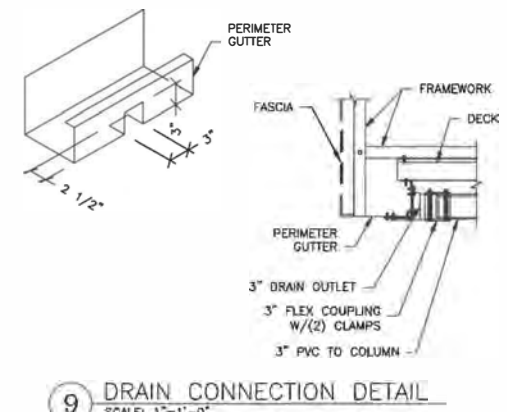
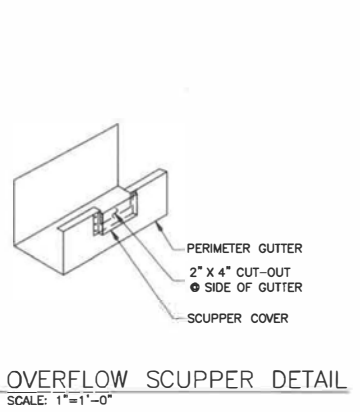
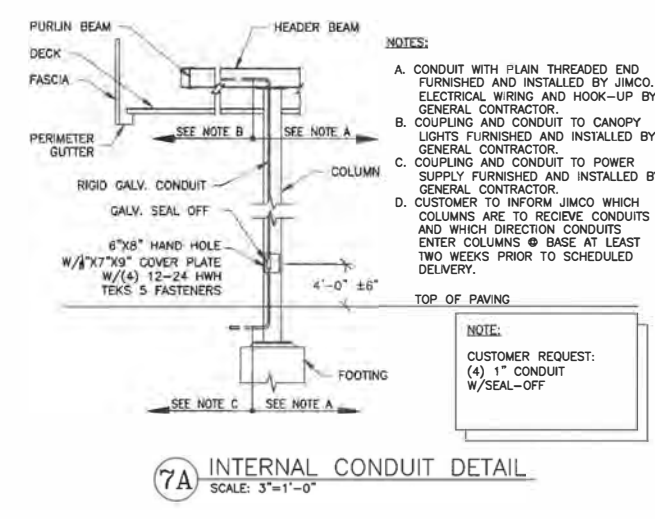
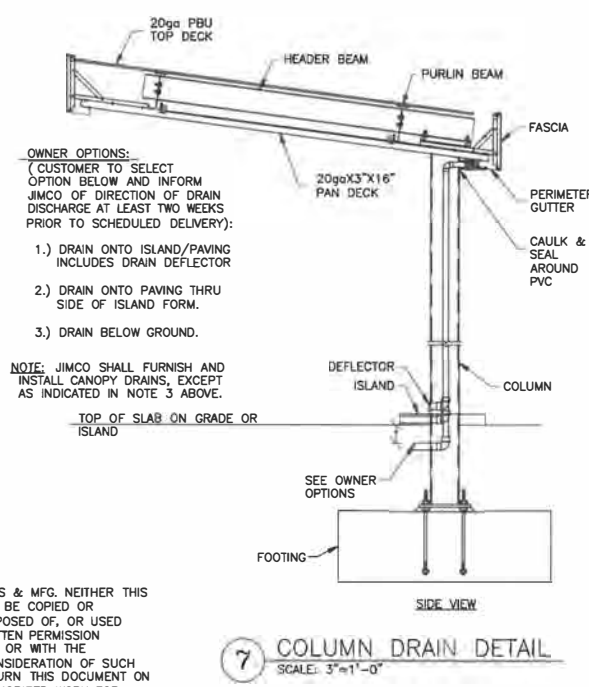
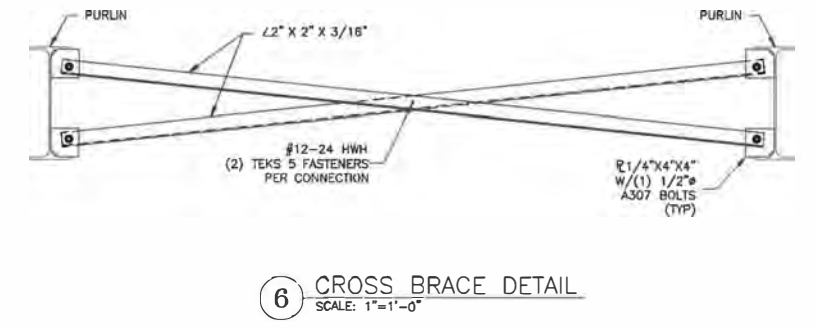
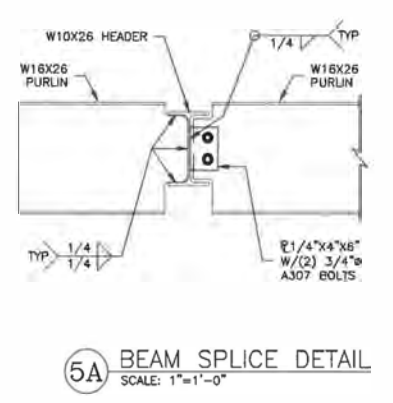
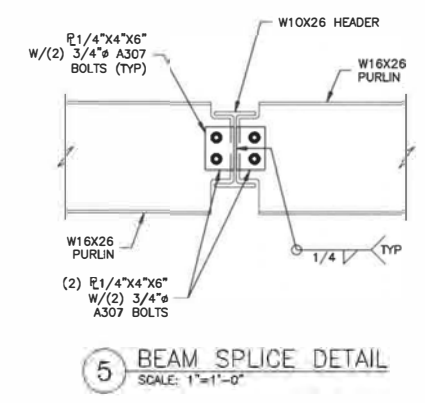
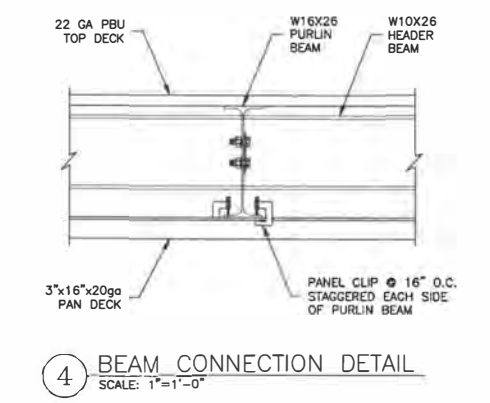
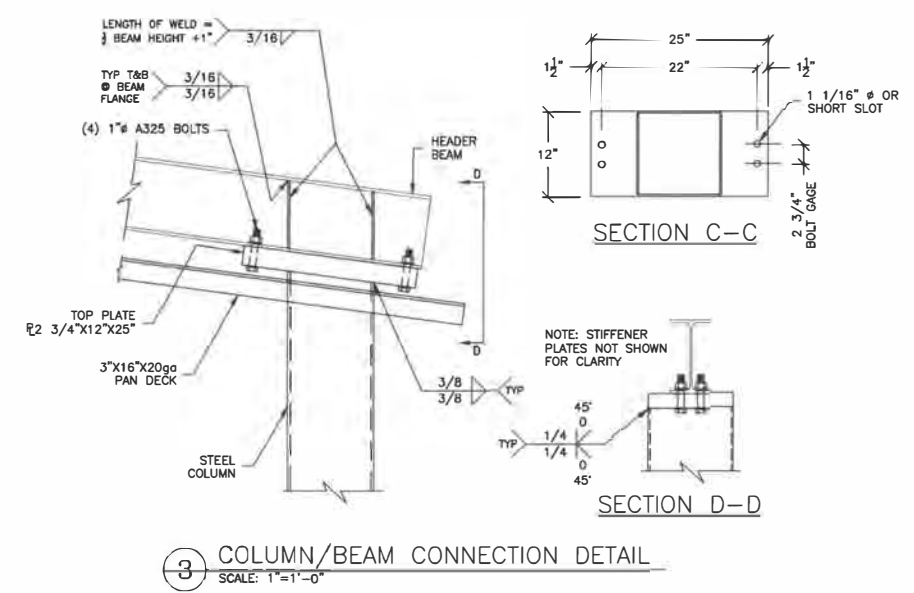
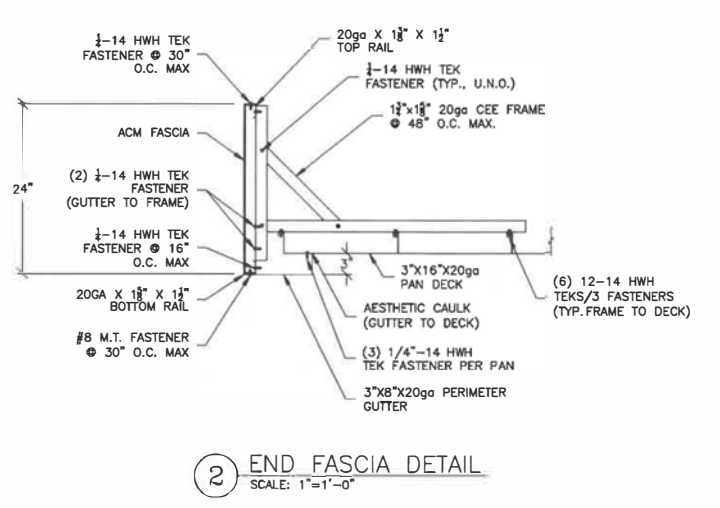
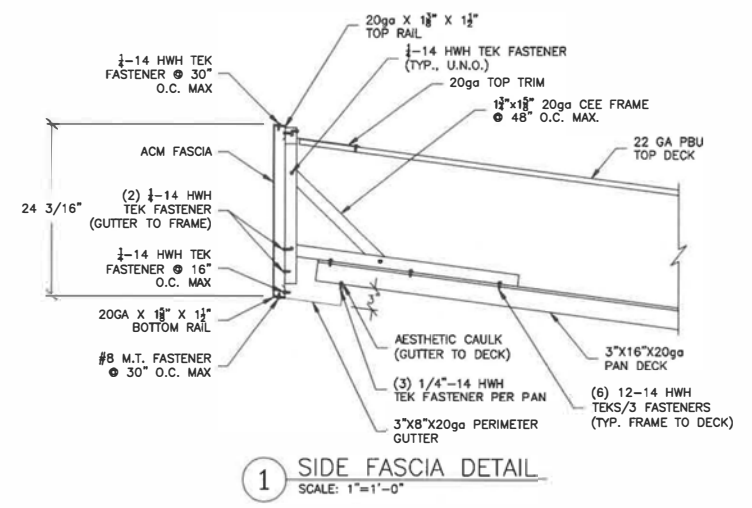
- YIELD STRENGTH - 58 KSI MIN
- TENSILE STRENGTH - 70 KSI MIN
- ELONGATION - 22% MIN
- CVN TOUGHNESS - 20 FT-LB MIN @ 0° F

SEE DETAILS AND NOTES FOR OTHER WELDING REQUIREMENTS

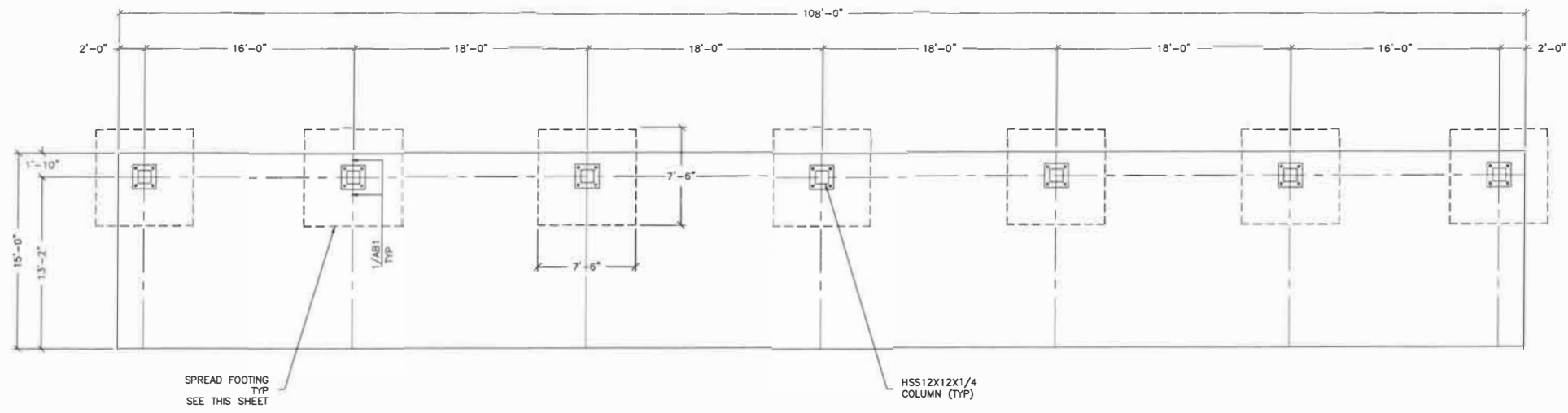
J. DEMAND CRITICAL WELDS - N/A

K. LOWEST ANTICIPATED SERVICE TEMPERATURE - 0° F

DRAWING DESCRIPTION	CANOPY STRUCTURAL NOTES AND PLANS	
	JOB LOCATION	
JOB LOCATION	BP PULSE CANOPY 3	
	2985 WALKER RD	
JOB LOCATION	DES PLAINES, IL	
		
CUSTOMER	CORE STATES ENERGY	
	REVISIONS	
CUSTOMER	NO.	DESCRIPTION:
	DATE:	BY:
NO.	DESCRIPTION:	DATE:
M. KOVAL	T. SADLER, PE	
DATE:	12-14-2023	
JOB NO. 23-3182R0		
DWG. NO. CS1		
OF 3 SHEETS		



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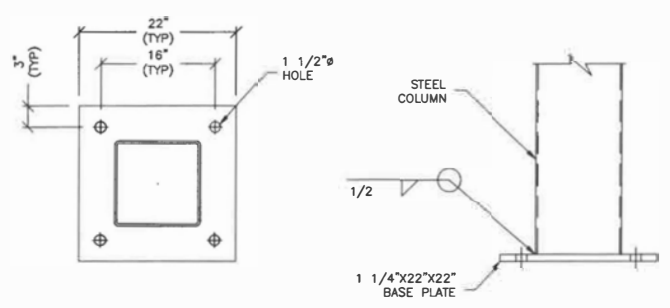
**FRAMING PLAN**  
SCALE: 3/16"=1'-0"

**NOTE:**  
A) FOOTINGS INCLUDING CONCRETE, REBAR, FORMWORK AND ASSOCIATED EARTHWORK SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR EXCEPT ANCHOR BOLTS SHALL BE FURNISHED BY JIMCO AND INSTALLED BY GENERAL CONTRACTOR.  
B) SEE FOUNDATION, CONCRETE NOTES ON DWG CS1.

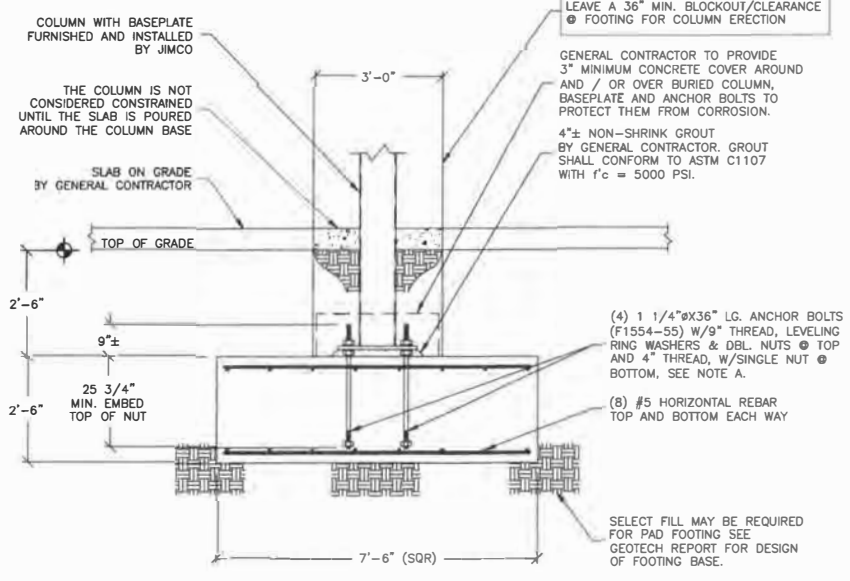
**FIELD NOTE:**  
LEAVE A 36" MIN. BLOCKOUT/CLEARANCE @ FOOTING FOR COLUMN ERECTION

**FIELD NOTE:**  
LEAVE A 36" MIN. BLOCKOUT/CLEARANCE @ FOOTING FOR COLUMN ERECTION

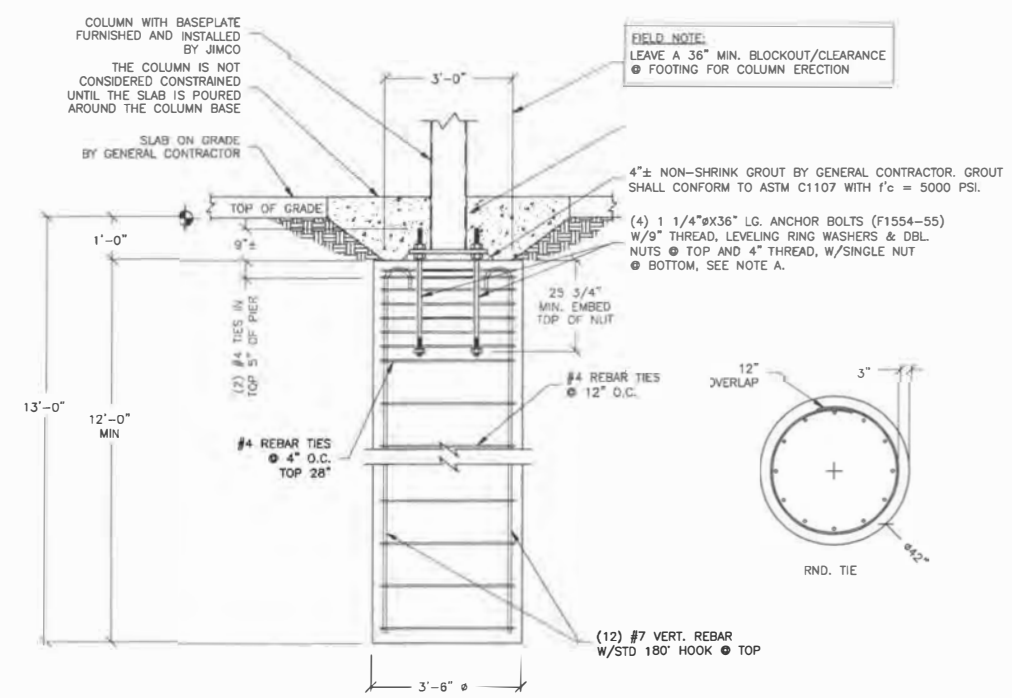
THE COLUMN IS NOT CONSIDERED CONSTRAINED UNTIL THE SLAB IS POURED AROUND THE COLUMN BASE



**1 BASE PLATE DETAIL**  
SCALE: 1"=1'-0"



**SPREAD FOOTING DETAIL**  
SCALE: 1/2"=1'-0"



**OPTIONAL PIER DETAIL**  
SCALE: 1/2"=1'-0"

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DRAWING DESCRIPTION  
CANOPY FOUNDATION SECTIONS AND DETAILS

JOB LOCATION  
BP PULSE CANOPY 3  
2895 WANNHEIM RD  
DES PLAINES, IL

THOMAS R. SADLER  
081-005553  
LICENSED STRUCTURAL ENGINEER  
STATE OF ILLINOIS  
EXP. 11-30-2026  
THOMAS R. SADLER  
Date: 2024-01-03 14:43:54

CUSTOMER: CORE STATES ENERGY  
NO. \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
DATE: \_\_\_\_\_

M. KOVAL  
DRAWN BY:  
T. SADLER, PE  
CHECKED BY:  
12-14-2023  
DATE:

JOB NO.  
**23-3182R0**  
DWG. NO.  
**AB1**  
OF 3 SHEETS



**BP PRODUCTS**  
**ORD - ELECTRIC VEHICLE**  
**CHARGING PROGRAM**  
 2991 MANNHEIM RD  
 DES PLAINES, IL 60018

DOCUMENT PREPARED BY:  
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**CORE STATES**  
**ENERGY**  
 4240 East Juniper Street, Suite 402  
 Ontario, CA 91761  
 Phone: (909) 467-8940  
 Email: info@core-eng.com

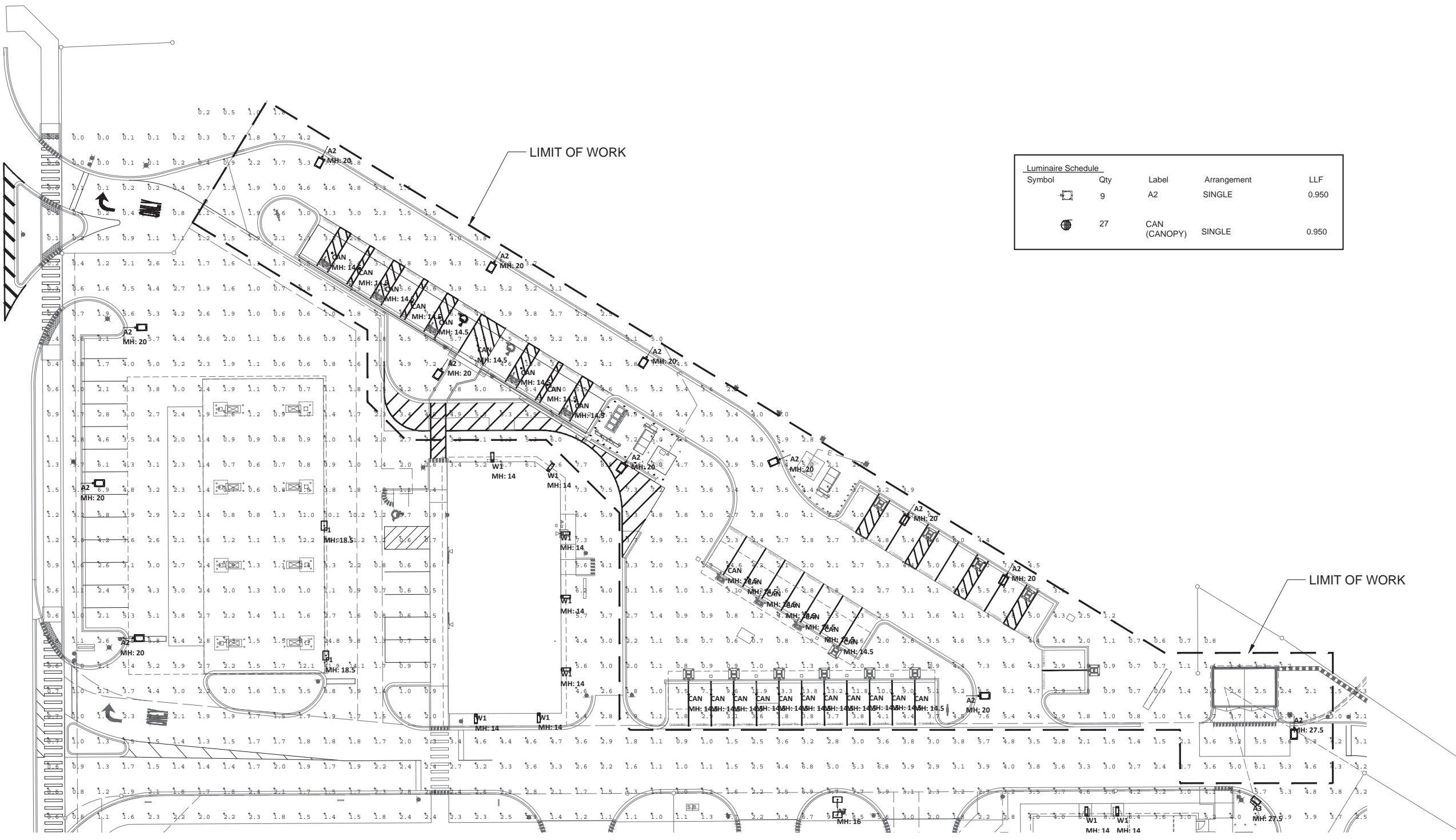


REV	DATE	DESCRIPTION
1	01/08/2024	CD90
2	02/07/2024	CITY REVIEW

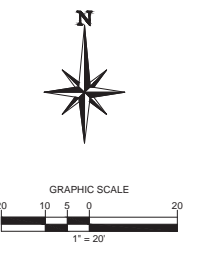
**PROJECT INFORMATION**  
 JOB # 23.0316  
 DATE 03/10/2023  
 DRAWN BY:  
 CHECKED BY:

**SHEET TITLE**  
 SITE  
 PHOTOMETRIC  
 PLAN

**SHEET NUMBER**  
 1 OF 1



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	LLF
	9	A2	SINGLE	0.950
	27	CAN (CANOPY)	SINGLE	0.950



**Note:**  
 This plan only represents the illumination required for the proposed work which is within the limit of work.

Drawing: 811-Plan-010 EV Charge 2023 (Issued) 03/10/2023 File Path: C:\Users\jclark\OneDrive\Documents\811-Plan-010 EV Charge 2023 (Issued) 03/10/2023.dwg  
 User: jclark Date: 03/10/2023 Time: 10:15  
 Plot Date/Time: 03/10/2023 10:15



**PUBLIC WORKS AND  
ENGINEERING DEPARTMENT**

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

**MEMORANDUM**

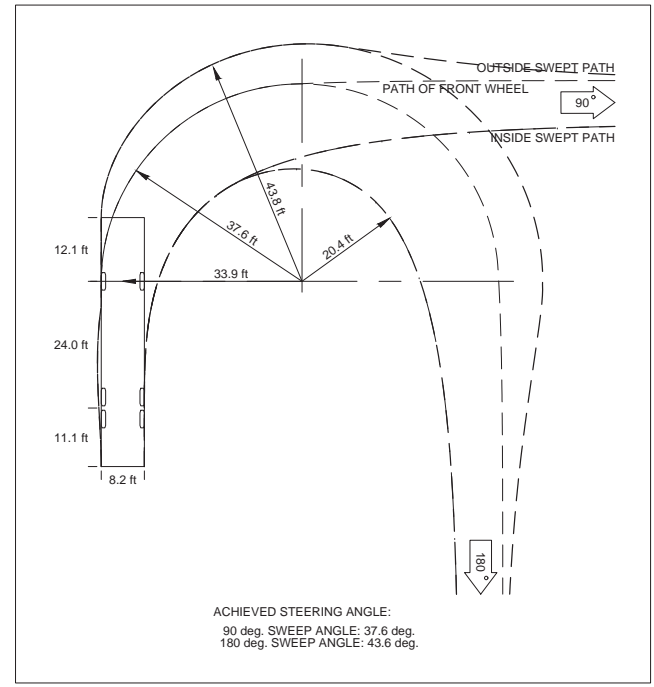
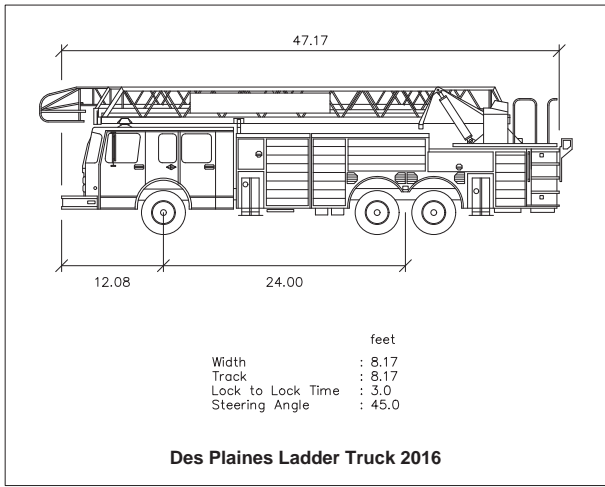
Date: January 29, 2024  
To: Jeff Rogers, Director of Community and Economic Development  
From: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering  
Cc: John La Berg, P.E., CFM, Civil Engineer  
Subject: 2991-3025 Mannheim Road – Orchards at O’Hare

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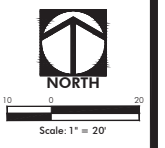
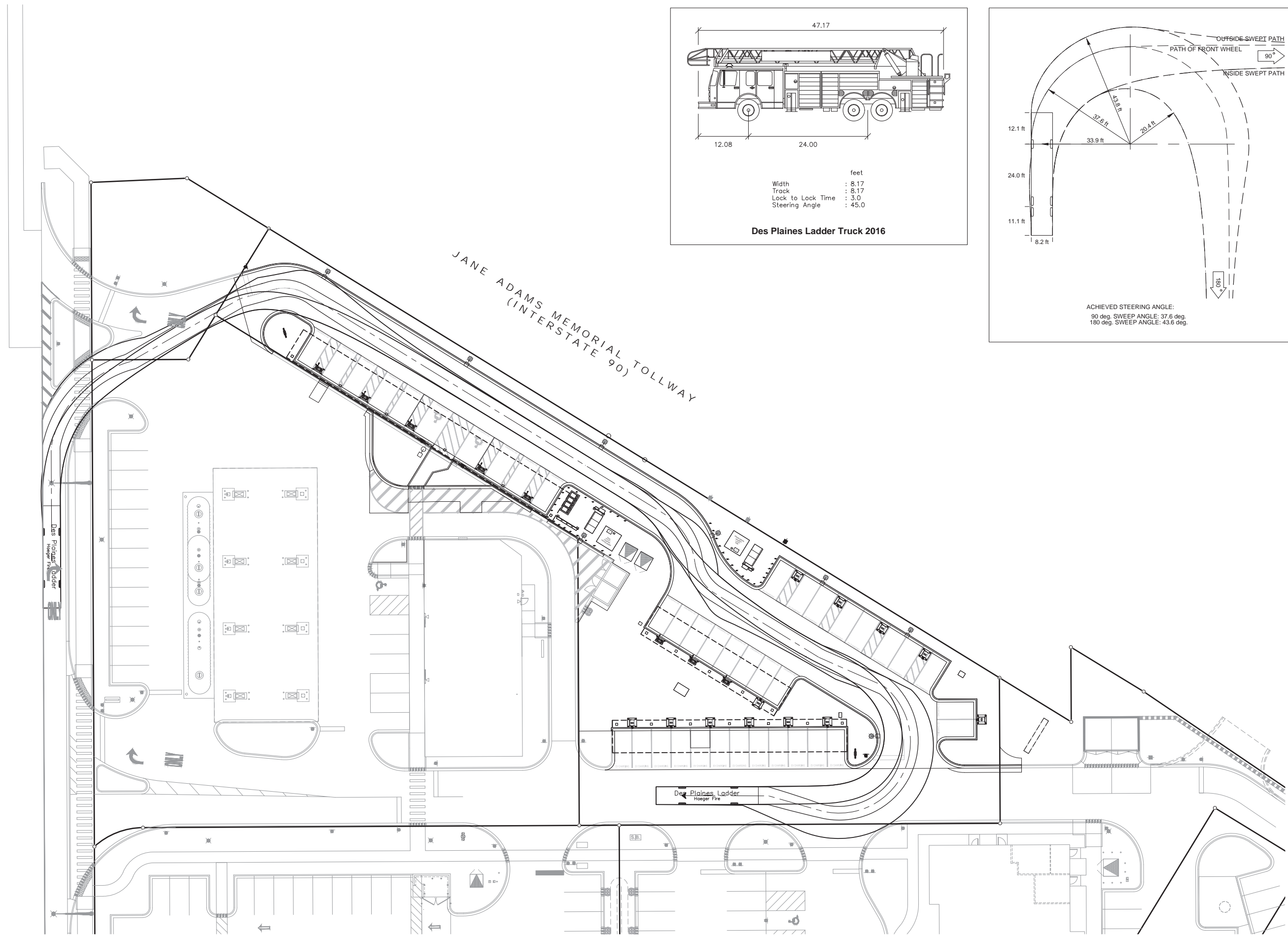
Public Works and Engineering has reviewed the subject final engineering plans and is approving them subject to the conditions below:

- All City permits will need to be obtained.
- All proposed improvements on the engineering plans must be installed in accordance to all City of Des Plaines codes.
- MWRD and IEPA permits will need to be obtained.

TPO/jl



US 12/45 (MANNHEIM ROAD)



Updated Site Plan Per City Comment  
Revision

02/07/2024  
Date

1  
No.

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • 847.394.6600 Fax: 847.394.6606  
Illinois Professional Design Firm License No. 184-0003152  
www.haegerengineering.com

**LOT 7 - FIRE TRUCK TURNING EXHIBIT**  
**ORCHARDS AT OHARE PUD AMENDMENT**  
CITY OF DES PLAINES, COOK COUNTY, ILLINOIS

Project Manager: T A S  
Engineer: C J B  
Date: 01/08/2024  
Project No. 15-180  
Sheet 1 / 1



# The Orchards *At* O'hare

---

**DES PLAINES**

LOT 7

AMENDMENT TO LOCALIZED ALTERNATIVE SIGN REGULATION (LASR)

01/08/2024

NOTE:

THIS REPLACES "LOT 7" OF THE PREVIOUSLY APPROVED LASR PER ORDINANCE Z-28-23 IN ITS ENTIRETY

# LOT 7

## BP PULSE (ORD)

### EV CHARGING STATION HUB PARCEL

- REPLACEMENT SIGNAGE TO INCLUDE:

1. Cover Sheet
2. Color Specifications
3. Site Map
4. Canopy Elevations
5. S1 - EV MID Sign
6. S2 - BP Helios Routed ACM Canopy Sign
7. S3 - BP Pulse Routed ACM Canopy Sign
8. Code Check



## BRANDBOOK

CLIENT: BP Products North America Inc.  
PROJECT: City of Des Plaines  
DATE: 1/08/24  
LOCATION: Cook County, Illinois

VARIANCE: NO

## TABLE OF CONTENTS

PAGE 1	Cover
PAGE 2	Color Specifications
PAGE 3	Site Map
PAGE 4	Canopy Elevations
PAGE 5	S1 - EV MID Sign
PAGE 6	S2 - BP Helios Routed ACM Canopy Sign
PAGE 7	S3 - BP Pulse Routed ACM Canopy Sign
PAGE 8	Code Check

## CONTACTS

Senior PgM: Christie Chandler  
Email: cchandler@blairimage.com  
Phone: (814) 502-9440

## DOCUMENT INFO

BLAIR PROJECT#: 110277  
SALES ORDER #: 86252-002  
DOC #: AD-BPL110277-0

## REVISIONS

REV	DATE	DESCRIPTION
0	1/08/24	INITIAL RELEASE



# bp pulse brand colours

The bp pulse primary colour palette is a complementary mix of blues and greens. It's designed to create stand out for bp pulse across all customer touch-points, whilst retaining the strong brand connection. Blue is redolent of electricity and clean energy. Green is synonymous with, and links strongly to, bp.

The secondary colour palette is simply black and white. White is the preferred colour for the body of EV charging units and sign structures to which the bp pulse branding is applied. Trim elements, screen frames, and visible fixings and cabinet hardware is preferred to be black. If white EV charger bodies are not available, black is the other acceptable colour. (See examples of charger branding later in this document.)

The bp pulse gradient is a linear version of the gradient in the bp pulse logo symbol. It is based on the primary brand colours - going from bp pulse blue through bp blue to bp pulse green. The reproduction should be bright and vibrant, and be to the supplied artwork only.

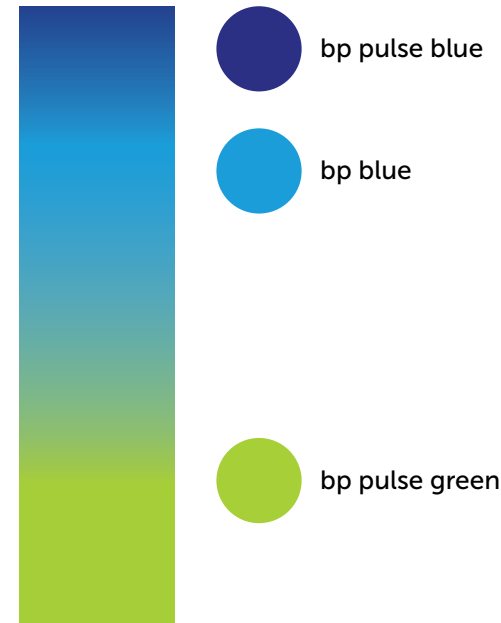
The bp pulse brand colours have been optimised for on screen use, so for CMYK printed versions on the gradient, used on the EV chargers and secondary signs, a different specification is used for the green in the gradient - Pantone 2292C, C52 M0 Y100 K0.



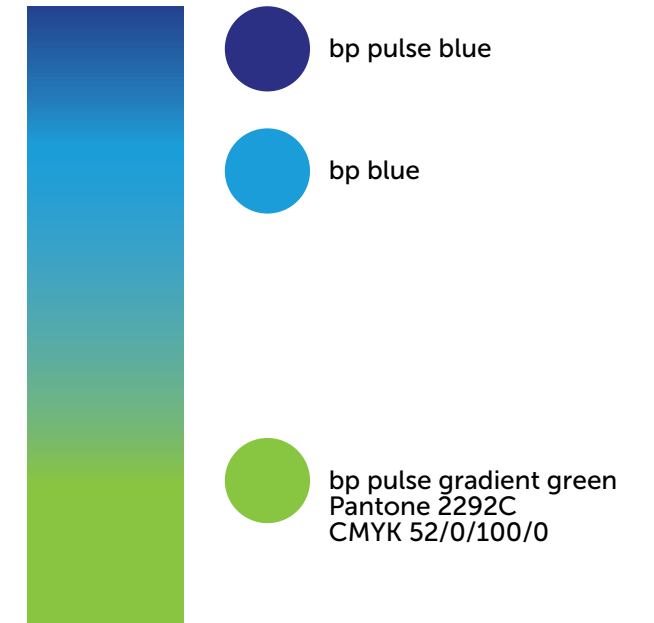
Primary bp pulse colour palette  
(Note that this is an RGB representation of the brand colours)



Secondary bp pulse colour palette



bp pulse gradient – RGB (Digital applications)



bp pulse gradient – CMYK (EV livery print applications)

## COLOR SPECIFICATIONS

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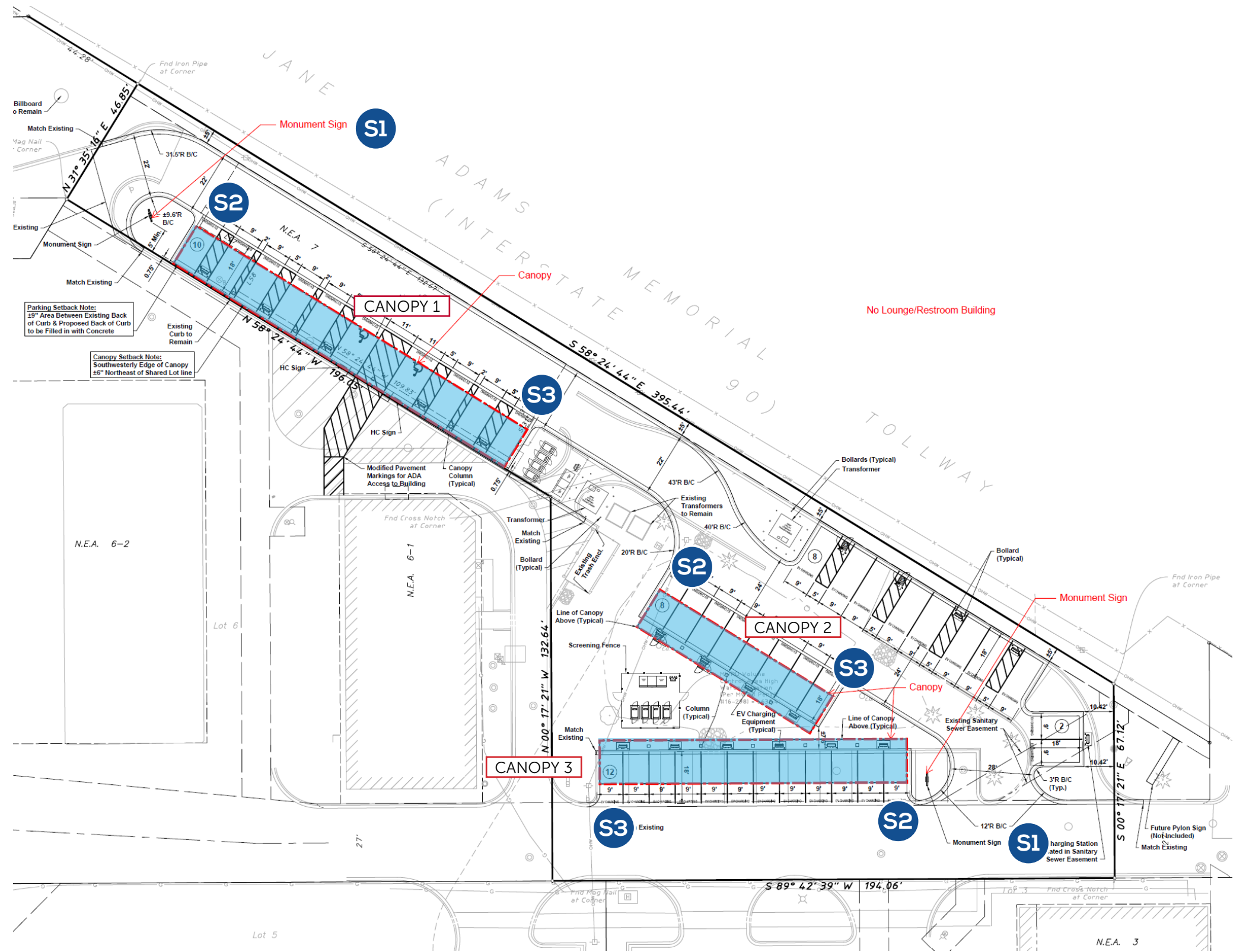
BP EV Hub  
City of Des Plaines  
Cook County, Illinois

Issue Date: 1/08/24		
Drawn By: A. Mills		
REV	DATE	DESCRIPTION
0	1/08/24	INITIAL RELEASE

Rev: 0  
Date: 1/08/24  
Doc #: AD-BPL110277-0  
Blair Project #: 110277  
Blair Sales Order #: 86252-002

Blair Image Elements  
5107 Kissell Avenue  
Altoona, PA 16601  
P: (814) 949.8287  
blairimage.com





SIGN ID	DESCRIPTION	QTY
S1	MONUMENT SIGN	2
S2	BP HELIOS ROUTED ACM CANOPY SIGN	3
S3	BP PULSE ROUTED ACM CANOPY SIGN	3

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SITE MAP



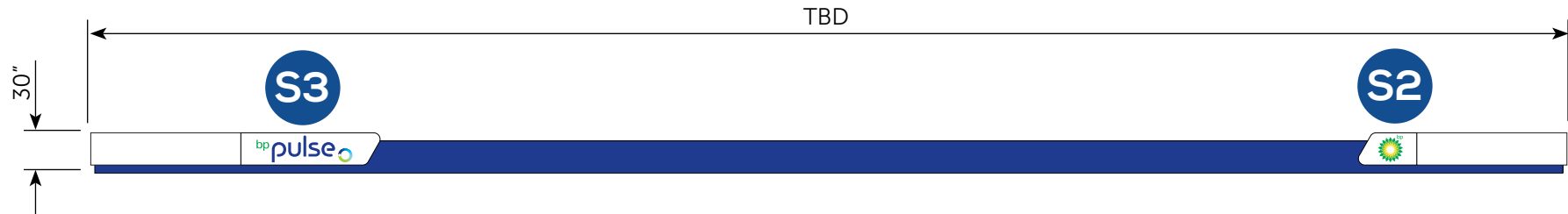
BP EV Hub  
City of Des Plaines  
Cook County, Illinois

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blairimage.com

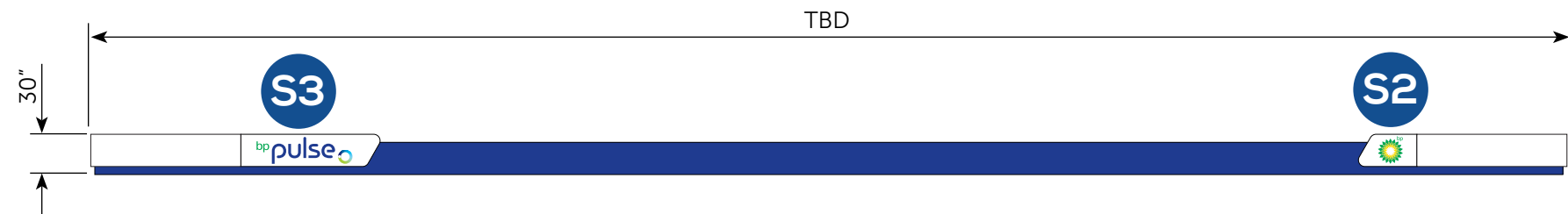




CANOPY 1 - FRONT ELEVATION



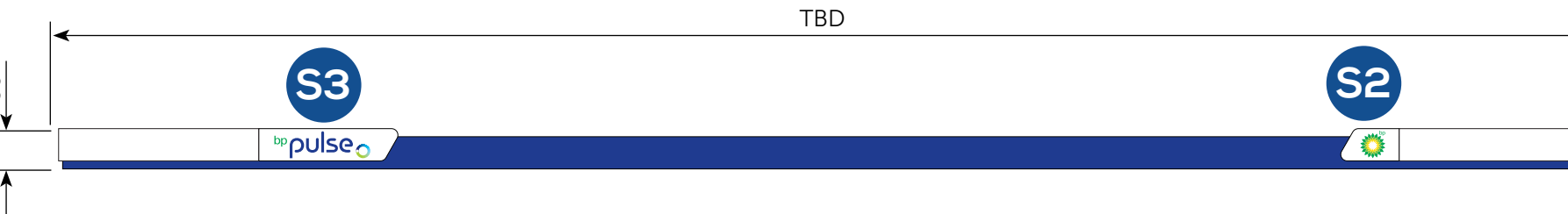
CANOPY 1 - REAR ELEVATION



CANOPY 2 - FRONT ELEVATION



CANOPY 2 - REAR ELEVATION



CANOPY 3 - FRONT ELEVATION



CANOPY 3 - REAR ELEVATION

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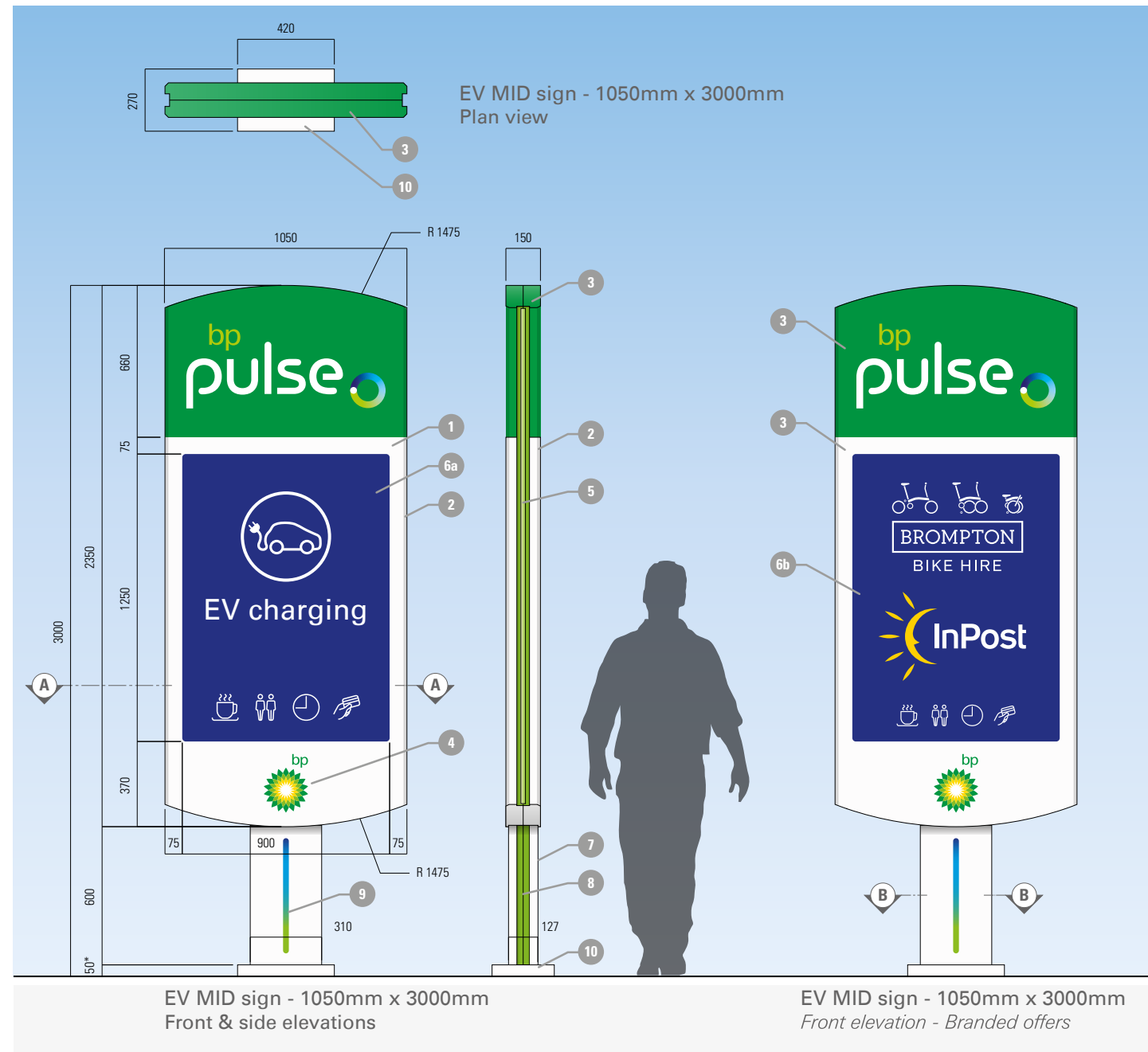
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Altoona, PA 16601  
P: (814) 949.8287  
blairimage.com





# 5. Charging site elements & additional signs

EV MID sign – 1050mm x 3000mm

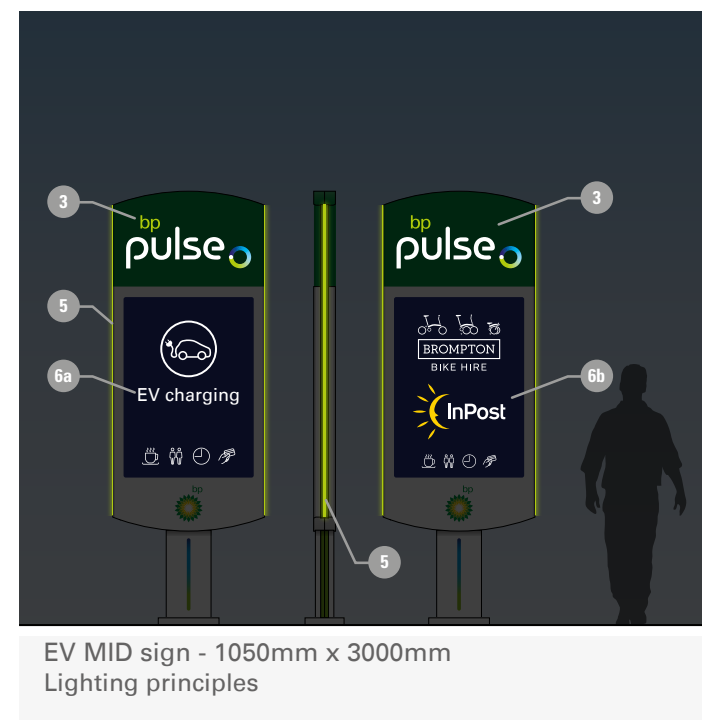
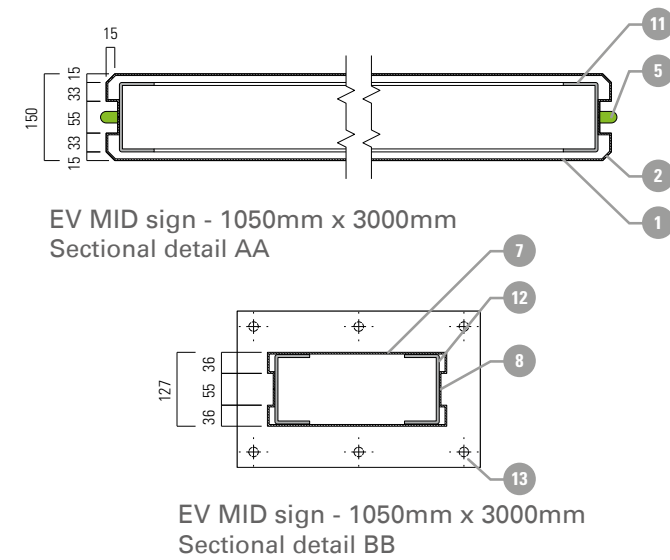


**FRONT ELEVATION**

**33.91 Sq. Ft.**

**TWO REQ'D**

Global EV Charging Site Design and Branding Toolkit



1. Sign face with curved top and bottom painted white.
2. 15mm x 15mm chamfered edges running down both sides of the sign.
3. bp pulse green top section with illuminated bp pulse logo.
4. Non-illuminated bp helios logo.
5. bp pulse green recess with bp pulse green LED laser light strip.
6. Non-illuminated bp pulse blue message field with illuminated offer graphic. For layout contact the Global Site Design team.
7. Leg cladding painted white. Groove detail down the side to match main sign body.
8. bp pulse green recess on leg cladding. Size shown is indicative minimum size. If a larger size is required, it should be the minimum for the required leg structure size.
9. bp pulse gradient strip on the front and back sides of the leg cladding.
10. Foot plate cladding painted white. Details and size to suit footing. Size shown indicative only.
11. Main sign structural frame. Details to allow even illumination to the bp pulse logo and message area.
12. Leg structure.
13. Footing plate as required.

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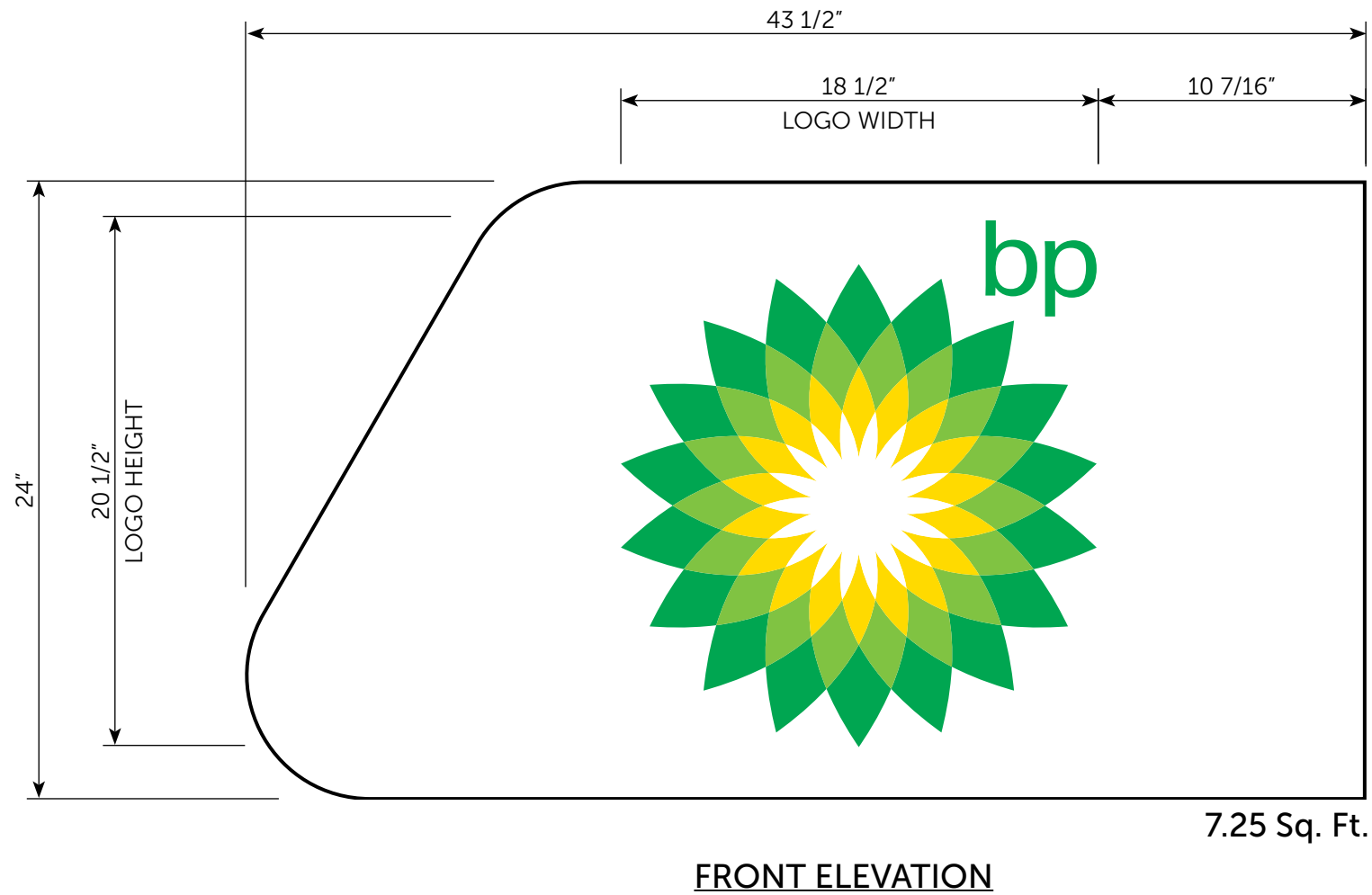
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Altoona, PA 16601  
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blairimage.com





**GENERAL SPECIFICATIONS:**

Materials:

Face Decoration:

Cabinet Depth:  
3"

Area:

Wind Load:  
n/a

**ELECTRICAL:**

Internal Illumination:  
White LED Modules

LED Power Supply:  
Remote Mount

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blairimage.com





**GENERAL SPECIFICATIONS:**

Materials:

Face Decoration:

Cabinet Depth:  
3"

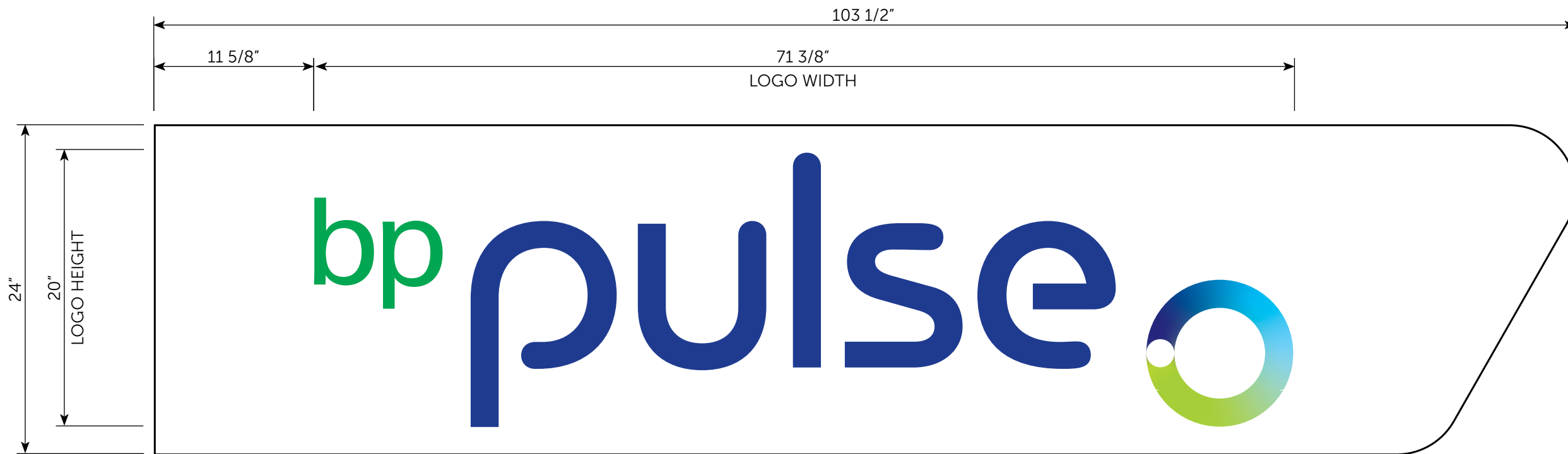
Area:

Wind Load:  
n/a

**ELECTRICAL:**

Internal Illumination:  
White LED Modules

LED Power Supply:  
Remote Mount



17.25 Sq. Ft.

FRONT ELEVATION

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