

Planning and Zoning Board Agenda

June 24, 2025

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: May 27, 2025 PZB Meeting and June 10, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: June 16, 2025 City Council meeting results: 969 Elmhurst Road Conditional Use; 30, 36, and 40 N. Des Plaines River Road Major Variation; and New PZB member

Administrative Decisions: None

Pending Applications:

1. **Address:** 1685 E. Oakton Street (*Continued from June 10, 2025*) **Case Number:** 25-025-CU

The petitioner requests amending the Conditional Use Ordinance Z-1-25 to permit the expansion of the existing building for an Auto Service Repair Use and Auto Body Repair Use.

PIN: 09-28-101-084-0000

Petitioner/Owner: Vechean Shamaon, Shamaon Properties LLC, 9219 N Ashland Ave, Niles, IL 60714

2. **Address:** 1645 S. Des Plaines River Road, Suite 4 **Case Number:** 25-032-CU

The petitioner requests a conditional use for a massage establishment in the C-3 General Commercial district.

PIN: 09-28-107-014-1007

Petitioner: Harmony In You LLC (Representative: Natalia Kukhareva, 2210 S. Goebbert Road, Apt. 330, Arlington Heights, IL 60045)

Owner: FCRS INC (Representative: Aleksander Pavlovic, 8548 W. Berwyn Avenue, Chciago, IL 60656)

3. **Address:** 581 E. Golf Road **Case Number:** 25-033-CU

The petitioner requests a conditional use for a childcare center in the C-3 General Commercial district.

PIN: 09-20-206-035-0000

Petitioner: Amy Fehrmann, 8401 W. Johanna Drive, Niles, IL 60714

Owner: Sadathulla Shareef, 1470 Kew Avenue, Hewlett, NY 11557

Adjournment

Next Agenda: Next meeting is Tuesday, July 8, 2025.

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.



**DES PLAINES PLANNING AND ZONING BOARD MEETING
MAY 27, 2025
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, May 27, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Catalano, Fowler, Zadrozny, Veremis, Szabo
Szabo
ABSENT: Weaver
ALSO PRESENT: Samantha Redman, Senior Planner
Jonathan Mendel, Assistant Director of Community &
Economic Development
Jeff Rogers, Director of Community & Economic
Development
Ryan Johnson, Assistant Director of Community &
Economic Development

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Fowler, seconded by Board Member Catalano to approve the meeting minutes of May 13, 2025.

AYES: Catalano, Fowler, Zadrozny, Veremis, Szabo
NAYS: None
ABSTAIN: None

*****MOTION CARRIED*****

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

General Communications: Assistant Director Jonathan Mendel detailed the proceedings of the May 19, 2025 City Council vote to reconsider 2200 E. Golf Rd Assisted Living Facility. He stated that the City Council approved a motion to reconsider and the reconsideration would be placed on the June 2, 2025 City Council agenda.

Administrative Decisions: Chairman Szabo stated for the record the minor variation denial decision at 641 Ash St. and asked if there were any PZB member comments. There were none.

Pending Applications:

Chairman Szabo introduced the case and item on the agenda.

Chairman Szabo stated the petitioner requests a continuance and Assistant Director Mendel stated the same.

Address: 555 Howard Rd

Case Number: 25-021-FPLAT

The petitioner requests a Final Plat of Subdivision to consolidate the existing two lots into one lot of record.

PINs: 09-30-400-002-0000; 09-30-400-032-0000

Petitioner/Owner: Doug Klein, 9525 W. Bryn Mawr Avenue, Rosemont, IL 60018

Chairman Szabo asked for a motion on the request to continue.

A motion was made by Member Catalano and seconded by Member Veremis to continue the request to the June 10, 2025 PZB meeting.

AYES: Catalano, Fowler, Zadrozny, Veremis, Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

Addresses: 9535, 9575, 9585, and 9600 East Golf Road

PZB Workshop

The Planning and Zoning Board will be hosting a workshop for a proposed development at the former Fisherman's Dude Ranch property on the south side of Golf Road just east of I-294. The property owner and developer, Napleton, proposes to develop an approximately 12-acre site with multi-family and townhouse residential buildings. The developer and team will provide an overview of their preliminary concepts, answer questions, and collect feedback about this development.

The workshop is for informational purposes only. No formal petition for development approvals will be considered, nor will any formal decisions or recommendations be made at this workshop. Details can be found at desplainesil.gov/workshops.

PINs: 09-16-201-011-0000, 09-16-201-014-0000, 09-16-201-013-0000, 09-16-201-016-0000, 09-16-201-015-0000, 09-16-201-003-0000, 09-15-100-033-0000, 09-15-100-032-0000, 09-15-100-035-0000

Applicant/Owner: EFN Des Plaines Property LLC, One Oakbrook Terr., Ste 600, Oakbrook Terrace, IL 60181

Chairman Szabo introduced the workshop item.

Senior Planner Sam Redman outlined the proposal and the mechanics of the workshop format, highlighting that this is not a regulatory process and not formal motions are required. Additionally, she outlined the methods the public can provide comments regarding this workshop proposal.

Rick Brandstatter (Petitioner's representative) introduced the project and the developer's team.

Nick Spoor, the Petitioner's architect, stated they work for Arcadis, the primary architecture firm for the project. He discussed the site's challenges such as its adjacency to Golf Road and the large pond within the site. They took advantage of these challenging conditions and turned them into features of the development. He outlined the location of the apartment style building and the townhouses. This site plan uses the pond as the primary amenity and locating much of the common amenities orientated to the pond such as the pool, walking paths, etc. Eighteen townhomes are planned facing the pond.

Nick Spoor described the site circulation design accommodating the Fire Department access throughout the site for both the townhomes and the apartment building.

Nick Spoor described the general floor plan designs for the apartment building and the eighteen 3-bedroom townhomes.

Rick Brandstatter described the target demographics for this project. 220 units planned with a selection of individual unit sizes. Tracy Cross performed a market analysis for this development related to the general surrounding regional market and the specific Des Plaines market. He described the household size/makeup, resident ages and household income demographics for both discrete market areas analyzed. The market analyses indicate that the market area and Des Plaines will easily accommodate and absorb the proposed development. Rents are projected to be about \$3 per square foot.

Nick Spoor described the specific exterior building design and materials for the apartment building and the townhomes and shared exterior material samples to the PZB. These samples were brick and fiber cement board. He then walked the PZB through the proposed designs on all the proposed buildings' exterior building elevations.

Steve Corcoran (Petitioner's Civil Engineer) outlined the traffic study and site access and circulation plans. He described the proposed access design in the context of Golf Road traffic management and ROW design. He stated they believe Golf Road can accommodate the proposed development and they have already submitted to IDOT for conceptual approval prior to formal construction permit review.

Laura Rosenbaum (Petitioner's Civil Engineer) described the proposed on-site and off-site improvements associated with this development. They are creating some public sidewalks and extending the curb and gutters along Golf Road connecting sidewalk east to Potter Road and improving the public street drainage on Golf Road. Laura then discussed their desire to connect to the private Aqua Illinois water and sewer system instead of the City of Des Plaines approximately 1,000 feet to the west at North East River Road. Then Laura outlined how the on-site stormwater management will be accommodated by raising the pond's high water line 1 foot

and using the existing creek directed outfall. Lastly, Laura stated that the southeast corner of the site is not classified as a wetland through consultation with the Army Corps of Engineers and MWRD. However, it is within the floodplain and they propose providing compensatory storage on-site and preserving the actual creek in the floodway.

Member Veremis asked if the project is for rent or for purchase condominiums and if all the development amenities will be available to all residents.

Mr. Brandstatter stated the entire development is planned as rentals and all residents of the development will have access to the on-site amenities.

Chairman Szabo asked if there were additional comments or questions from the PZB. There were none at this time, so Chair Szabo opened the meeting to public comment.

Abraham Lee (9403 Bay Colony Drive [unincorporated]) asked if there is a proposed sound wall with this development and if a sound study will be conducted.

Chairman Szabo stated he will have the Petitioner's team address this after the public comments.

Tiji Veltileattil (9660 Golf Road – Mobil gas station [unincorporated]) asked if the west driveway could be moved further east to make a 4-way traffic signaled intersection on Golf Road to improve access to his business on the northside of Golf Road.

Chairman Szabo stated improvements to Golf Road would require IDOT's review and decision and the Petitioner can further comment.

Henry Laznowski (9439 Bay Colony [unincorporated Cook County]) stated his neighborhood has parking problems and asked if there is enough parking on the proposed development. He stated they are having problems with unapproved parking occurring on their property from a nearby assembly use.

Larry Beanet (Bay Colony property manager [unincorporated Cook County]) will there be a wall or fence between the proposed development and their property. Tree contractors from working on the subject property accessed through Bay Colony without approval and didn't repair the dismantled fence used to access the subject property. Additionally, they asked if access between the properties be closed at the southeast corner of the property to prevent pedestrian movement between the properties to prevent trespassing.

Ann Parker (9452 Bay Colony [unincorporated Cook County]) asked about the proper stormwater management and nuisance pest management.

William David (Lake Maryann resident and owns units in Bay Colony [unincorporated Cook County]) concerned about the proposed west driveway to the proposed development is only a right-in/right-out from Golf Road.

Chairman Szabo stated that is correct and then asked about the depth of the pond. The developer team stated it is about 8-12 feet deep from the records they have. Chairman asked if there is any recreational boating on the pond and the size of the pool. There is no recreational boating and the size of the pool is not yet determined.

Member Veremis asked about the proposed timeline for development completion.

Rick Brandstatter stated if zoning entitlement occurs in 2025 then construction would begin in 2026 and 18-24 months of construction. The apartment building would be first and then the townhouses.

Member Veremis asked about the finished population for the development.

Rick Brandstatter stated there would be about 400 residents given the mix of unit sizes and target market demographics.

Rick Brandstatter addressed the questions from public comment. He stated there would be 230 parking spaces in the apartment building and the townhomes create 49 parking spaces given the garage parking, driveway parking and 'on-street' parking. This is 279 total on the site for the development's 220 units.

Member Fowler asked about the size of the proposed apartment

Nick Spoor stated the 1-bds are about 750 sqft-800 sq.ft., studios about 650-700 sqft and 2-bds about 1,000 sqft. Townhomes about 2,310 sqft.

Member Fowler asked if the townhomes could be about \$6,900/month rent given the aforementioned ~\$3/sqft rental rate. Brandstatter confirmed that might be true.

Chairman Szabo asked for the Petitioner to address the public questions.

Rick Brandstatter stated there are not planning to conduct a sound study, but with the apartment building's parking garage on the west side of the building it should provide some decent level of sound dampening.

Steve Corcoran stated that the right in/right out on the westside of the property is consistent with IDOT's needs on Golf Road.

Rick Brandstatter stated the parking is addressed and the fence maintenance and construction between the subject property and Bay Colony will be compliant. On-site stormwater management will be constructed in compliance with local, state and federal regulations and general civil engineering best practices. He reiterated the development phasing, pond aeration, no recreational boating, pond depth and development completion dates.

Chairman Szabo closed the workshop and further questions and comments can be reserved for the formal public hearing process.

Chairman Szabo

ADJOURNMENT

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

Sincerely,

Jonathan Mendel/Recording Secretary

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

DRAFT

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street



**DES PLAINES PLANNING AND ZONING BOARD MEETING
June 10, 2025
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, June 10, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Catalano, Fowler, Zadrozny, Szabo
ABSENT: Veremis & Weaver
ALSO PRESENT: Jonathan Stytz, Senior Planner
Jonathan Mendel, Assistant Director of Community & Economic Development (CED)
Jeff Rogers, Director of CED

A quorum was present.

APPROVAL OF MINUTES

Draft May 27, 2025 minutes were not provided for review but will be provided with the June 24, 2025 agenda.

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

GENERAL COMMUNICATIONS

Assistant Director Mendel detailed the City Council's review and approval of the June 2, 2025 reconsideration and approval of the preliminary PUD and Conditional Use for an Assisted Living Facility at 2200 E. Golf Road.

ADMINISTRATIVE DECISIONS

Chairman Szabo stated the Minor Variation approval for 1161 Hewitt Avenue.

PENDING APPLICATIONS

Chairman Szabo introduced the cases on the agenda and noted that the case for 1345 E. Prairie Avenue was formally withdrawn by the petitioner.

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

Address: 1685 E. Oakton Street *(Petitioner Requests Continuance)*

Case Number: 25-025-CU Amendment

The petitioner requests amending the Conditional Use Ordinance Z-1-25 to permit the expansion of the existing building for an Auto Service Repair Use and Auto Body Repair Use.

PIN: 09-28-101-084-0000

Petitioner/Owner: Vechean Shamaon, Shamaon Properties LLC, 9219 N Ashland Ave, Niles, IL 60714

Chairman Szabo stated the petitioner's request to continue this case and inquired when the petitioner would like to continue. Assistant Director Mendal responded that the requested meeting is June 24, 2025.

Chairman Szabo opened public comment. No members of the public came forward.

Chairman Szabo closed the public hearing and entertained a motion regarding the case.

Member Catalano motioned and Member Fowler seconded a motion to continue the case to the June 24, 2025 PZB meeting.

AYES: Catalano, Fowler, Zadrozny, Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

Address: 555 Howard Road *(Continued from May 27, 2025)*

Case Number: 25-021-FPLAT

The petitioner requests a Final Plat of Subdivision to consolidate the existing two lots into one lot of record.

PINs: 09-30-400-002-0000; 09-30-400-032-0000

Petitioner/Owner: Doug Klein, 9525 W. Bryn Mawr Avenue, Rosemont, IL 60018

Chairman Szabo swore in Doug Klien from Bridge Industrial.

Mr. Klien stated that Bridge Industrial owns the subject property, which was formerly utilized by NuWay Industries. They have demolished the former development on site for a new industrial development. They were informed by the city that they need to dedicate a portion of the property for use as Howard Avenue right-of-way and consolidate the two lots into one lot of record.

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

Chairman Szabo asked when the petitioner was before the PZB last. Senior Planner Stytz responded they were before the board back in August 2024 for the Tentative Plat approval.

Chairman Szabo asked if there were any other questions from the PZB. There were none.

Chairman Szabo asked staff for their presentation, which Senior Planner Stytz provided.

Issue: The petitioner is requesting a Final Plat of Subdivision to consolidate two lots into one lot of record.

Petitioner: Doug Klein, 9525 W. Bryn Mawr Avenue, Rosemont, IL 60018

Owner: Doug Klein, 9525 W. Bryn Mawr Avenue, Rosemont, IL 60018

Case Number: 25-021-FPLAT

PINs: 09-30-400-002-0000; 09-30-400-032-0000

Ward: #5, Alderman Thomas Merlin

Existing Zoning: M-2, General Manufacturing District
Existing Land Use: Vacant lot (former industrial building)

Surrounding Zoning: North: M-2, General Manufacturing District
 South: M-2, General Manufacturing District
 East: R-1, Single Family Residential District
 West: M-2, General Manufacturing District

Surrounding Land Use: North: Industrial buildings (Manufacturing)
 South: Industrial buildings (Manufacturing)
 East: Single Family Residences (Residential)
 West: Industrial building (Manufacturing)

Street Classification: Wolf Road is a minor arterial street under Illinois Department of Transportation (IDOT) jurisdiction and Howard Avenue is a local street under City of Des Plaines jurisdiction.

Comprehensive Plan: The Future Land Use map designates this property as industrial.

Project Description: *Overview*
 Petitioner Doug Klien, on behalf of Bridge Industrial, intends to consolidate the two existing parcels into one lot of record. The subject property is zoned M-2 General Manufacturing district and located at the southwest corner of the Wolf Road and Howard

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

Avenue intersection and is comprised of two lots totaling approximately 11.77-acres. Approximately 789 feet of the north portion of the property extends to the centerline of Howard Avenue before stair-stepping down outside of the Howard Avenue right-of-way. The subject property was improved with two main structures totaling 291,031 square feet and multiple surface parking lots with access to both Wolf Road and Howard Avenue as illustrated in the attached ALTA/NSPS Land Title Survey. However, the applicant applied for and received a demolition permit in March 2025 to remove all existing improvements on the subject property including underground utilities. The demolition is in process as illustrated in the attached Site and Context Photos.

Proposed Improvements

The proposal includes the redevelopment of the subject property for a new Class A industrial building with surface parking areas as noted in the attached Project Narrative. The petitioner indicates that the proposed development will be constructed as either a speculative building or as a built-to-suit for a potential tenant. While the exact building size of the future development has not been finalized, the proposal does include the installation of: (i) a new 225,606-square foot industrial building with 64 truck docks and two drive-in doors; (ii) new off-street parking areas consisting of 193 automotive stalls and 19 trucks stalls; (iii) two new underground detention vaults for stormwater run-off; and (iv) curb cut and ADA improvements for the Wolf Road/Howard Avenue intersection as detailed in the attached Excerpt of Final Engineering Plans.

FINAL PLAT OF SUBDIVISION

Request Description:

Overview

The proposal includes the consolidation of the two existing lots into one 11.77-acre lot. The attached Final Plat of Bridge Point Des Plaines Subdivision shows the location, boundary, and size of the proposed consolidated lot. The plat also notes the dedication of the existing 789-foot-long by 40-foot-wide northwest corner of the subject property to the City of Des Plaines to provide a full 80 feet of right-of-way for roadway purposes.

Building Lines and Easements

The subdivision plat shows the following easements and building lines: (i) a new 65-foot front building setback line along Wolf Road

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

where the proposed subdivision abuts the street; (ii) new 25-foot side building setback lines along the north and south side property lines of the proposed subdivision; (iii) a new 25-foot rear building setback line along the west boundary of the proposed subdivision; (iv) an 83-foot public utility easement and 82.5-foot perpetual right and easement for utilities across the northern portion of the subdivision; (v) a 10-foot ComEd easement along the west subdivision line; and (vi) a 15-foot public utility easement along the east subdivision line abutting Wolf Road.

Subdivision Process, Required Public Improvements

Chapter 13-3 of the Subdivision Regulations allows the City to require various right-of-way (ROW) improvements based on criteria such as traffic and effect on adjacent properties. Certain underground infrastructure is required to be installed to the standards required by Public Works and Engineering (PWE). Under Section 13-3-1, the developer is required to: (i) add new five-foot-wide sidewalk along both Wolf Road and Howard Avenue for the entire frontage of the proposed development; (ii) remove all old water services up to the city water main; and (iii) add a new looped public water main. The developer has provided PWE with an estimated cost of both private and public improvements totaling \$225,439, an amount for which PWE has approved as noted in the attached PWE Approval Letter.

PZB Procedure and Recommended Conditions:

Under Section 13-2-7 (Approval of Final Plat by Planning and Zoning Board) of the Subdivision Regulations, the PZB has the authority to recommend the City Council approve, approve with conditions, or deny the Final Plat of Subdivision request at 555 Howard Avenue. City Council has the final authority on the request.

Chairman Szabo opened public comment. No members of the public came forward.

Chairman Szabo closed the public hearing and entertained a motion regarding the case.

Member Zadrozny motioned and Member Catalano seconded a motion to recommend that the City Council approve the Final Plat of Subdivision without any conditions.

AYES:	Catalano, Fowler, Zadrozny, Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

Address: 1705 Pratt Ave

Case Number: 25-013-CU-V

The petitioner requests a conditional use and variations for a proposed public utility tower in the C-3 General Commercial District, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-333-020-006-0000

Petitioner/Owner: Commonwealth Edison Company (represented by Scott Saef, Sidley Austin LLP), 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, IL 60181

Chairman Szabo swore in Joseph Turnage of 102 Arthur, Mount Prospect, IL (External Affairs Manager for ComEd) and Scott Saef of 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, IL 60181 (Attorney for ComEd).

Mr. Saef provided an overview of the existing electrical substation development located on the subject property and noted that the subject property was rezoned from R-1 to C-3 in 2022 because a public utility is a permitted use in this district. He displayed an aerial photo showing the anticipated location for the proposed antenna support structure and briefly outlined the conditional use and major variation requests.

Mr. Saef defined and described the terms distribution automation and voltage optimization and the role they play in the electrical grid. He noted the purpose and operation of the proposed antenna support structure and how it helps to address current Illinois laws for public utility providers. The structure operates intermittently with low energy output by sending secure communications between ComEd facilities. He displayed examples of other antenna support structures in the general area and their respective heights in feet.

Mr. Ramirez displayed and described an aerial photo of the existing electrical system coverage describing the network of existing infrastructure. He explained how the proposed antenna support structure will help split the load between existing structures and thereby improve electrical service in Des Plaines.

Mr. Saef displayed the proposed site plan identifying the location of the proposed antenna support structure and noting site constraints preventing its relocation to comply with city codes. He discussed the antenna support structure height and how the proposed height is necessary in order for the antennas to perform properly. He outlined justification for the conditional use request and multiple major variation requests.

Mr. Saef outlined the subject site configuration and layout necessitating the need for the requested major variations. Additionally, he described the functional communications need for clear line of sight requiring the proposed 104 foot height versus the maximum allowed 50 foot in the underlying C-3 zoning district. Mr. Richardo Remerez described the proposed site landscaping and described their argument for the Conditional Use for the communications tower.

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

Chairman Szabo asked for questions of the petitioner from the PZB.

Member Catalano asked if photos in the packet are the subject site. Mr. Saef stated that the photos in question are taken about 100 feet to the west of the subject site and noted how the petitioner will mitigate the interference.

Member Fowler asked about the scale of the proposed tower height in comparison to the average utility pole. Mr. Saef stated typical local distribution utility poles are about 40 feet tall.

Member Catalano asked about the general height of the nearby billboards. Director Rogers stated they are about 80 feet to 100 feet tall maximum.

Member Catalano asked if the proposed tower could be disguised like a tree or similar, to mitigate the proposed tower's presence. Mr. Saef stated that a tree disguise or such would look odder and out of place in a ComEd substation than the proposed tower.

Member Zadrozny asked if there would be any impact on the homes surrounding. Mr. Saef stated the power is low and the radiation levels are low.

Chairman Szabo asked for additional PZB questions. There were none.

Chairman Szabo asked for the staff presentation, which Senior Planner Stytz provided.

Issue: The petitioner requests the following items to install a new 104-foot-tall antenna support structure in the C-3 General Commercial district adjacent to residential uses: (i) a conditional use to allow the proposed structure in the C-3 district as a secondary principal use; (ii) a major variation to reduce to required setback of the structure from the property line from 50 feet to 28 feet; (iii) a major variation to reduce to required setback of the structure from a residential district from 100 feet to 65 feet; (iv) a major variation to allow the structure to be located on the side of the principal structure instead of behind; and (v) a major variation to increase the allowable height of the structure from 50 feet to 104 feet.

Petitioner: Sidley Austin LLP (Representative: Scott Saef, 1 S. Dearborn Street, Chicago, IL 60603)

Owner: Commonwealth Edison Company (Representative: Shemeka Wesby, 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, IL 60181)

Case Number: #25-013-CU-V

PIN: 09-33-302-006-0000

Ward Number: #6, Alderman Mark Walsten

Existing Zoning: C-3, General Commercial

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street
Existing Land Uses:	Public Utility Substation (public utility)	

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

Surrounding Land Uses: North: Single Family Residences (residential)
 South: Single Family Residences (residential)
 East: Single Family Residences (residential)
 West: Shopping Center with Freestanding Restaurant (commercial)

Street Classification: Pratt Avenue and Sycamore Street are both local roads under City of Des Plaines jurisdiction.

Comprehensive Plan: The Comprehensive Plan illustrates this site as Transportation / Utilities / Communication / Other.

Property/Zoning History: Pursuant to City records, this property was annexed into the City in 1956 as a vacant piece of land. Since then, a public utility substation was constructed and later expanded to the size it is today. The subject property was originally zoned R-1 Single Family Residential. However, a map amendment request was approved by City Council on May 16, 2022 through Ordinance Z-10-22 to rezone the subject property to C-3 General Commercial. Later in 2022, a minor variation was approved to allow an 11-foot-tall solid fence with one-foot of barbed wire and four 16-foot-tall camera posts to be located on the property where a maximum eight-foot-tall fence is permitted.

CONDITIONAL USE

Request Description: *Overview*
 The petitioner requests installing an antenna support structure—referenced as “Structure” in the petitioner’s attached Project Narrative—as part of ComEd’s implementation of its multi-year “smart grid” initiative, which seeks to improve reliability of the electrical grid and increase voltage efficiencies along each distribution line. See the attached Project Narrative for additional details on the proposed antenna support structure facility itself and its use.

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

The subject property consists of one 1.36-acre parcel located at the southwest corner of the Pratt Avenue/Sycamore Street intersection as illustrated on the attached Plat of Survey. It is currently developed with a public utility substation with two outbuildings, gravel drive aisles, and an 11-foot-tall solid fence with one foot of barbed wire and four 16-foot-tall camera posts. The subject property borders single family residences on all sides except the west side which abuts railroad tracks and a commercial shopping center and stand-alone restaurant.

Use Classifications

The existing electrical substation is classified as a public utility use, as defined below, which serves as the principal use of the property. Pursuant to Section 12-7-3.K, a public utility use—with the functions explicitly noted in the definition—is permitted in the C-3 district.

PUBLIC UTILITIES: A building or portion thereof used for providing, monitoring, and housing utilities for public consumption or use. This term shall include, but not be limited to, operations providing water, sewer, gas, public works facilities, and other uses similar in nature and impact. "Public utilities" shall not include any use that is otherwise listed specifically in a zoning district as a permitted or conditional use (Section 12-13-3 of the Zoning Ordinance).

The proposed antenna support structure is not included within the definition of public utilities. Instead, the proposed structure is a Commercial Mobile Radio and Wireless Telecommunications Service Facility as defined below:

COMMERCIAL MOBILE RADIO AND WIRELESS TELECOMMUNICATIONS SERVICE FACILITY: An unmanned facility consisting of antennas, equipment, and equipment storage shelter used for the reception, switching, and/or transmission of wireless telecommunications including, but not limited to, paging, enhanced specialized mobile radio, personal communication services, cellular telephone, and similar technologies. A commercial mobile radio service facility may either be freestanding, roof mounted, or building mounted (Section 12-13-3 of the Zoning Ordinance).

The proposed freestanding antenna support structure is a secondary principal use since it's not part of the existing public utility use (principal use) but serves as a separate use providing communication between ComEd substations in the area.

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

Commercial Mobile Radio and Wireless Telecommunications Service Facility Regulations

The Commercial Mobile Radio and Wireless Telecommunications Service Facility use is regulated in Section 12-8-5 of the Zoning Ordinance by zoning district, property location, height, design, and operation to minimize adverse effects on surrounding developments.

- Zoning District: This use is only allowed in certain zoning districts either as a permitted use (“P”) or conditional use (“C”) as identified in the table. Zoning districts not listed below prohibit this use due to the intended uses of those zoning districts and potential adverse effects. The subject property is located in the C-3 district, which allows a freestanding facility serving as a secondary principal use, but only through a conditional use permit and approval from City Council.

Zoning District	Freestanding (Principal Use)	Freestanding (Secondary Principal Use)	Roof or Building Mounted
C-1 Neighborhood Shopping	Not Allowed	Not Allowed	C
C-2 Limited Office Commercial	Not Allowed	C	C
C-3 General Commercial	Not Allowed	C	P
C-4 Regional Shopping	Not Allowed	C	P
C-5 Central Business	Not Allowed	Not Allowed	P
M-1 Limited Manufacturing	C	P	P
M-2 General Manufacturing	C	P	P
M-3 Special Manufacturing	C	P	P
I-1 Institutional	Not Allowed	C	P
R-4 Central Core Residential	Not Allowed	Not Allowed	C

- Property Location: Freestanding facilities serving as a secondary principal use are required to be located behind the rear of the principal building and meet the following setback requirements:
 - o Minimum 50-foot setback from all property lines; and
 - o Minimum 100-foot setback from all residential districts.
- Height: Freestanding facilities within commercially zoned districts are limited to 50 feet in height.

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

- Design: These facilities must be designed to be compatible with neighboring buildings and uses, screened, and painted to blend or match with the host building or the environment.
- Operation: These facilities must be fully automated and unmanned except for the completion of periodic maintenance.

Antenna Support Structure Proposal

The petitioner proposes the antenna support structure between the existing control building and the substation electrical control equipment building and accessible from the two existing access points on Sycamore Street and roadway surface throughout the site as illustrated on the Site Plan. The attached Monopole Elevation Exhibit shows the overall height of the proposed structure along with details related to the proposed antennas.

The proposal also includes the addition of landscaping along Sycamore Street as illustrated in the attached Landscape Plan. It includes the addition of: (i) three new parkway landscape beds consisting of wood mulch groundcover and mixture of shrubs, ornamental grasses, and perennials; and (ii) six new wood mulch rings around existing parkway trees. All shrubs and perennials will not exceed three feet in height in conformance with Section 12-10-7 of the Zoning Ordinance. The proposed ornamental grasses will be four feet in height but have been approved by the Public Works and Engineering (PWE) department. Staff have added a condition of approval to require the landscaping to be installed in accordance with the attached Landscape Plan with flexibility to allow certain deviations as approved by the Zoning Administrator.

The table below analyzes how the proposed antenna support structure aligns with Section 12-8-5 of the Zoning Ordinance.

Antenna Support Structure		
Standard	Requirement	Proposed
Minimum Setback from Site Property Lines	50 FT	North: 28 FT* East: 75 FT
Minimum Setback from Residential Districts	100 FT	North: 65 FT* East: 105 FT
Location in Relation to Principal Building	Rear of principal bldg.	Side of principal bldg.*
Maximum Height	50 FT	104 FT*

****Indicates that a major variation is required.***

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

MAJOR VARIATIONS

Request Description:

Overview

As noted above, the proposed antenna support structure will require multiple major variations related to its location and height:

- Structure Setback from Property Lines: The proposed structure exceeds the minimum 50-foot-setback requirement from the east property line but is positioned only 28 feet away from the north property line resulting in a 22-foot (44%) deficit in the property line setback standard.
- Structure Setback from Residential Districts: The proposed structure would be positioned 65 feet from the surrounding residential district—as measured from the proposed structure to the centerlines of the adjoining streets—which results in a 35-foot (35 percent) deficit of the residential district setback standard.
- Structure Location in Relation to the Principal Structure: The proposed structure will be positioned to the side of the principal structure (i.e., the control room) on the subject property instead of behind the principal structure as required.
- Structure Height: The proposed structure height of 104 feet more than doubles the maximum height of 50 feet for these types of facilities in commercially zoned districts.

Request Considerations

In their assessment of these requests, the PZB should review the following considerations for the proposed antenna support structure:

- Consideration of Existing Conditions: The subject property has been developed and operated as an electrical substation for many years. The attached Existing Conditions Photos show that multiple tall electrical poles and cables are currently installed on the premises to distribute power throughout the area. The proposed antenna support structure is similar in nature and appearance to the existing equipment and utility poles in the immediate area, which arguably does not further impact the neighboring properties than the existing electrical substation.
- Consideration of Purpose and Operation of the Structure: The attached Project Narrative and the attached Petitioner Responses for Standards provide more in-depth information on the purpose and design of the structure in addition to justification and rationale for the requested major variations.

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

The PZB may ask for clarification on the specific design and location requirements for these types of structures as part of their overall consideration of these requests.

- Consideration of Alternatives: An alternative location of the proposed structure could be pursued to address the location-specified variation requests. However, viable alternative locations are limited based on the current development and layout of the subject property in addition to the required close proximity of the structure to the control building. Similarly, while a reduction in height of the structure could be pursued, reducing the structure height to 50 feet may limit or prevent effective operation of the proposed antenna support structure.

Standards for Conditional Use: 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. For its rationale, the Board may use the responses provided as written, modify them, 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 antenna support structure as presented is classified as a Commercial Mobile Radio and Wireless Telecommunications Service Facility use. This use is listed as a conditional use as specified in Section 12-8-5.G of the Zoning Ordinance for properties in the C-3 District.

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

Comment: The Future Land Use Map of the 2019 Comprehensive Plan designates this property as Transportation/Utilities/Communication/Other, land use designation with a specific focus on highways, commuter rail, and electrical distribution (i.e., electrical substations). The proposed antenna support structure would align with the Comprehensive Plan and further improve the existing substation currently operating on site.

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

Comment: The proposed antenna support structure is designed for function instead of appearance and, by its nature, is not harmonious or appropriate in appearance to surrounding residences. However, it complements the existing built environment of the substation and existing active railroad right-of-way abutting the subject property's west property line. While the proposal does add a new structure to the substation's premises, the overall design and location of the electrical substation itself will not change.

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

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

Comment: Similar to the existing electrical substation, the proposed antenna support structure would not be hazardous or disturbing in its placement or operation. The existing tall fence enclosure has generally helped minimize any perceived hazardous or disturbing effects on neighboring uses. In addition, the proposed parkway landscaping along Sycamore Street will further soften the transition between the existing electrical substation/proposed antenna support structure and neighboring 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, agencies responsible for establishing the Conditional Use shall provide adequately any such services:

Comment: The existing electrical substation is adequately served by essential public facilities and services, which will not change with the installation of the proposed antenna support structure. Staff do not have concerns that this antenna support structure will impact the essential public facilities and services currently serving the subject 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 existing electrical substation provides utility services to the City that directly benefit the City as a whole. The proposed antenna support structure intends to further improve the efficiency of utility services provided by this electrical substation.

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: Commercial Mobile Radio and Wireless Telecommunications Service Facilities by nature are designed to be automated, unmanned, and operate with little to no noise or traffic. The petitioner confirms that the proposed antenna support structure will be unmanned, unlit, and noiseless. Aside from periodic maintenance of the proposed antenna support structure, there is no anticipated increase in the amount of traffic accessing the site. In addition, these types of facilities in the City are required to be painted in a “single color, having a flat, matte, non-gloss, nonfluorescent finish” to blend or match with the host building (i.e., control building) or its environment (i.e., electrical substation) pursuant to Section 12-8-5 of the Zoning Ordinance, thus reducing any potential glare impacts. There are no perceived impacts in relation to smoke fumes or odors associated with the operation of the proposed antenna support structure as confirmed by the petitioner.

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:

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

Comment: The existing vehicular access to the electrical substation is sufficient for its operation and the proposed antenna support structure. Given that there is no change in the existing access points/circulation throughout the site and no anticipated interference from the proposed antenna support structure, staff do not have concerns related to traffic interferences on the surrounding streets.

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 has already been developed with the electrical substation and void of any natural, scenic, or historic features of major importance. The proposed antenna support structure will not result in any further loss of these features.

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

Comment: Aside from the major variations for location and height, the proposed antenna support structure will comply with all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

Standards for Variation: The following is a discussion of standards for variations from Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed use would satisfy the standards as provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

1. 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: It can be argued that Commercial Mobile Radio and Wireless Telecommunications Service Facilities, including facilities like the proposed antenna support structure, can be difficult to design and locate on many properties given that the nature of their function and specifications do not often align with setback and height standards, except on larger properties with limited existing development and additional space for their placement. In cases like the subject property, factors such as short lot boundaries, smaller lot sizes, and more expansive developments equate to limited space for these types of structures and often variation requests. Staff feel that these factors are present on the subject property and provide a hardship or practical difficulty preventing the petitioner from complying with all appropriate standards.

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.

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

Comment: The 1.34-acre subject property is not unique in size. However, it is an irregular quadrilateral in shape reducing in width from 210 feet at the north boundary to 133 feet at the south boundary, which is unique and could partially be the cause for the variation requests. While the northern portion of the subject property—where the antenna support structure is proposed—is wider overall than the southern portion, it also contains both the existing control building and accessory structure on the site, which limits viable areas for the antenna support structure to be placed. To add to this, existing transformers and other electrical equipment bisect the northern portion of the lot further reducing available space. Thus, the unique property characteristics and existing development substantially limit the location of the proposed antenna support structure making it difficult to comply with all requirements in the Zoning Ordinance.

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 location, dimensions, and size are not the result of a known action by the current owner or their predecessors, the existing development and its layout can be directly attributed to the current property owner. That said, the existing electrical substation was developed several decades ago prior to the current Illinois laws for improvements such as the proposed antenna support structure, so it can be argued that while the existing development is directly caused by the current property owner it was not possible for the current property owner to have known when originally constructing the electrical substation that the improvements such as the proposed antenna support structure would be required in the future. Nonetheless, see the attached Petitioner's Project Narrative and Responses to Standards.

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: While it can be argued that the existing electrical substation could still operate as it does today without the approval of the proposed antenna support structure, denial of the requested variations would essentially prevent the installation of the antenna support structure, which could impact the overall efficiency of the electrical substation and prevent the property owner from abiding by the Illinois statutes referred to the attached Petitioner's Project Narrative and Responses to Standards. As newer technology becomes available and laws are put in place to require its implementation in existing public utility facilities, it is important to consider the critical role that public utility facilities play in our communities and the need to allow the latest technological advances to be installed so these facilities can continue to efficiently provide necessary services.

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.**

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

Comment: Granting the requested variations would not be classified as a special privilege for the property owner as the subject property provides a critical service to the community. Not only that but the proposed antenna support structure will help to improve the communication between other substations in the area to reduce outages and optimize electrical distribution.

- 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 Future Land Use Map in the Comprehensive Plan denotes the subject property as the Transportation/Utilities/Communication/Other use type, which focuses on public utility facilities such as the existing electrical substation on the subject property. The proposed antenna support structure represents a form of development that complements the existing electrical substation while also providing improvements to the electrical distribution system.

- 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: The *Request Considerations* section above summarizes some considerations that could be made regarding the location and height of the proposed antenna support structure. The property characteristics do substantially limit alternate locations for the antenna support structure and the 50-foot height restriction could limit the antenna support structure's ability to effectively communicate with other substations, which is its sole purpose. Nonetheless, the PZB may ask why 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 variation requests for location and height would be the minimum measure of relief needed to allow the antenna support structure to be installed as specified. The proposed antenna support structure will need to follow all other portions of Sections 12-8-5 of the Zoning Ordinance.

PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) and Section 12-3-6.G.2.b (Procedure for Review and Decision for Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the requests. Consideration of the requests should be based on a review of the information presented by the petitioner and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) and Section 12-3-6.H (Standards for Variations) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

Conditions of Approval:

1. Landscaping must be installed in conformance with the approved Landscape Plan. Minor changes can be approved by the Zoning Administrator provided that the quantity of plantings does not decrease.
2. At time of the building permit process, the antenna support structure plans may be modified as necessary to comply with all local and state requirements, provided that the total height (including the antenna) is not increased in size and its setbacks are not decreased in distance.

Chairman Szabo asked for staff questions from the PZB.

Member Catalano asked if the petitioner could add commercial cell antennas on this tower. Mr. Saef stated that they do not plan or intend to install commercial cell antennas on the proposed tower.

Chairman Szabo opened public comment. No members of the public came forward.

Chairman Szabo closed the public hearing and entertained a motion regarding the case.

A motion was made by Member Catalano and seconded by Member Fowler to recommend approval of the conditional use to the City Council, with the two conditions drafted by staff and a third condition that no commercial cell antennas would be permitted on the proposed tower.

AYES: Catalano, Fowler, Zadrozny, Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

A motion was made by Member Catalano and seconded by Member Zadrozny to approve the proposed major variations to the City Council.

AYES: Catalano, Fowler, Zadrozny, Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

900 S. Des Plaines River Road – Appeal of ZA 3/20/25 minor variation approval with condition

Chairman Szabo swore-in the Chris Hedberg and Aaron Parks of Waldman Engineering Consultants, Inc. at 4300 Commerce Court, Suite 310 Lisle, IL 605432.

Chris Hedberg outlined, in detail, their original 2024 structural repair permit request and subsequent permit amendment and why they are appealing the Zoning Administrator’s 3/20/25 decision to approve the requested minor variation.

Chris Hedberg stated the applicant believed the existing building is non-conforming and built prior to the codification of the building materials regulations in City Code Section 12-3-11. He further stated that the proposed and installed textured fiber cement board material would be sufficiently in character with the subject property and surrounding neighborhood.

Chairman Szabo asked how many columns. Mr. Hedberg stated there are 23 columns and the columns are 10” by 10” and to encase the inner 5” column would require existing brick cutting and modification. Therefore, most of the high project cost is labor.

Member Catalano asked about the detail of the appeal request and if it is only regarding the exterior finish texture of the fiber cement boards. Director Jeff Rogers noted he will summarize the concerns in his report.

Chairman Szabo asked if the metal clad columns are original to the building. Mr. Hedberg stated the metal clad columns are original to the subject property.

Chairman Szabo asked for the staff presentation, which Director Jeff Rogers provided, outlining the background and reasoning for the staff analysis of the minor variation request.

Issue: Appeal of March 20, 2025 Minor Variation Administrative Decision Approval with condition

Petitioner: Julie McKenzie, McKenzie Management Inc., 2720 S. Des Plaines River Road, Suite 214, Des Plaines, IL 60018

Owner: Thacker House Condominium, 900 S. Des Plaines River Road, IL 60018

Case Number: 25-022-APPEAL

PIN: 09-20-206-035-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: R-4, Central Core Residential District

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU
Existing Land Use:

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment
Multi-family building

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

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

Surrounding Land Use: North: Multi-family building
South: Multi-family building
East: Cook County Forest Preserve
West: Multi-family building

Comprehensive Plan: “Multi-Family Residential” is the use illustrated in the Comprehensive Plan.

Zoning/Property History: Based on aerial imagery, the subject property was developed in the early 1970s.

Project Background:

The following is a summary of events and actions leading to this appeal request:

- February 2024 – Petitioner submitted a permit application to repair the subject property’s twenty-three ground floor exterior structural columns. In April and May 2024, the permit was approved conditionally requiring the use of masonry exterior finish on the columns in accordance with exhibits provided by the petitioner. See the attached exhibit depicting the proposed masonry. See the attached Petitioner’s April and May 2024 Permit Plans.
- November 2024 – Petitioner requested changes to the approved permit requesting textured wood grained fiber cement board as the exterior finish material for the columns. See the attached November 2024 amended permit plans. Pursuant to Section 12-3-11 (Building Design Review), fiber cement board is not a permitted ground floor exterior finish material for the subject property. Assistant Director Mendel met with the petitioner’s representative and proposed using fiber cement board with a smooth exterior finish to match the existing smooth exterior finish of the metal cladding to be replaced as part of the planned repair. Although fiber cement board for this repair would require a minor variation regardless of the texture or appearance, the Zoning Administrator is able to grant this variation with conditions, such as allowing a specific type of material like the smooth exterior finish material.
- Between November 2024 and February 2025 – Petitioner conducted repairs and finished the repair using textured wood grained exterior finished fiber cement panel without permit approval by the City.

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

- February 24, 2025 – Petitioner submitted a Minor Variation application requesting a variation to keep the already installed wood grain finished fiber cement board. Please see the attached Petitioner’s Minor Variation Application Variation Standards Responses.
- March 20, 2025 – The Zoning Administrator and staff reviewed the Minor Variation request and approved the request to use fiber cement board as the exterior finish material on the subject columns with the condition that the Petitioner use fiber cement board with a smooth exterior finish instead of the wood grain exterior finish. This condition of approval was included because the smooth finished fiber cement board would most directly simulate the smooth exterior finish of the original metal cladding of the columns without appearing out of harmony with the character of the immediate neighborhood. No other wood or woodgrain finishes exist on the building. See the attached March 20, 2025 Minor Variation Decision sheet.

Request Description: As permitted by Sec. 12-3-9 - Appeals of the City Code, the Petitioner has appealed the Zoning Administrator’s March 20, 2025 Minor Variation decision to approve with the condition regarding a smooth finish. As outlined in the Petitioner’s attached Appeal Request Letter, they assert that replacement or modification of the existing cladding would constitute an additional financial hardship and overly burden the property owners who are seeking to make the necessary structural repairs to protect both the building and the health, safety, and welfare of the occupants.

Zoning Administrator decision analysis under Standards for Variation – March 20, 2025
Minor Variation approval with conditions

The following is a discussion of standards for zoning amendments from Section 12-3-4.H of the Zoning Ordinance. Rationale for how a variation from the terms of this title shall not be granted unless the reviewing authority makes specific written findings of fact directly based on the standards and conditions imposed by this section and any conditions imposed by the reviewing authority, to the extent each may be applicable.

- 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.**

Zoning Administrator decision analysis: Granting the Minor Variation permitted the fiber cement board finish in lieu of the previously approved brick on the twenty-three columns was predicated on selecting a fiber cement board material that would be indistinguishable outside the property compared to the previous columns’ smooth finished metal cladding exterior. The request was to permit fiber cement board with an exterior woodgrain finish. However, upon review, the Zoning Administrator determined a hardship existed, thereby adding a condition of approval for the minor variation that the cement fiber board exterior material must have a smooth finish exterior to mimic the original metal

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

cladding's smooth exterior finish. There are no woodgrain exterior finishes on the remainder of the building's structural elements and this material may be out of character with the remainder of the building.

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.

Zoning Administrator decision analysis: Granting the Minor Variation occurred due to the unique nature of the unknown material failure of the twenty-three columns' materials.

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.

Zoning Administrator decision analysis: Granting the Minor Variation accounted for the fact that the materials composing the twenty-three structural columns' exteriors were part of the building's original construction and not self-created by the current owners.

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.

Zoning Administrator decision analysis: Granting the Minor Variation with the condition of approval accepted the fact that the strict application of the building materials regulation could deny the petitioner substantial rights in their effort to repair critical structural portions of the building while also maintaining the subject building's exterior façade aesthetics and the longstanding character of this immediate neighborhood.

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.

Zoning Administrator decision analysis: Granting the Minor Variation with condition of approval understood the proposed construction work's structural necessity and conceded the need and appropriateness of using fiber cement board to finish the columns' repairs, but required that the cost-effective materials mimic the smooth exterior finish of the columns' metal cladding, if the brick approved in May 2024 would not be used.

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton 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.**

Zoning Administrator decision analysis: Granting the Minor Variation allowed a non-permitted building material, with the condition of approval that a specific smooth finish fiber cement board exterior material be used that would be harmonious with the regulation's general and specific purpose. Requiring a smooth exterior finished fiber cement board versus the proposed and installed wood grain finished materials reinforced the subject property's harmony with its immediate surroundings and the existing building's finishes.

- 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.**

Zoning Administrator decision analysis: Granting the Minor Variation with the condition of approval accepted the alleged hardship existed necessitating the use of fiber cement board, but with a smooth exterior finish.

- 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.**

Zoning Administrator decision analysis: Granting the Minor Variation with the condition of approval provided the minimum measure of relief necessary to alleviate the alleged hardship. In order to protect the safety of the subject property's occupants due to the failing material composing the 23 structural columns, permitting the use of cost effective fiber cement board on the columns' exterior alleviated the hardship related to complying with the strict application of Section 12-3-11 (Building Design Review), but requiring a smooth exterior finish on the fiber cement board would maintain the subject property's compatibility with the neighborhood character.

PZB Procedure and Recommended Conditions:

Pursuant to Section 12-3-9.D.3.b of the City Code, the Planning and Zoning Board may affirm or reverse, wholly or in part, or modify the order of the Zoning Administrator's March 20, 2025 decision to approve the Minor Variation with the condition of approval.

Chairman Szabo asked for PZB questions to staff or the Petitioner. There were none at this time.

Chairman Szabo asked for public comment.

Steve Afliger (resident of 900 S. Des Plaines River Rd – Subject property) outlined his position on the cost of being a resident of the building and the costs of the complying with the 3/20/25 decision.

Case No. 25-021-FPLAT	Final Plat of Subdivision	555 Howard Avenue
Case No. 25-013-CU-V	Conditional Use and Major Variations	1705 Pratt Avenue
Case No. 25-022-APPEAL	Appeal	900 S. Des Plaines River Road
Case No. 25-025-CU	Conditional Use Amendment	1685 E. Oakton Street

Greg Falara (900 S. Des Plaines River Rd. Condo Board President) stated the installed materials are not readily visible outside the property, are positive for the building and recommends approval.

Member Catalano asked if the appeal is just about the woodgrain finish. Director Rogers stated the issue is only regarding the minor variation approval condition. Mr. Hedberg stated the proposed material is readily available in stock at many normal locations.

Member Catalano asked if the fiber cement panels are easy to replace. Mr. Hedberg stated repairs could be the entire foot section if damaged.

Member Fowler suggested the petitioner buy more to supplement to do future repairs.

Member Catalano asked about the cost of using smooth finish panels. Mr. Hedberg using the smooth finished would be about \$20,000.

Chairman Szabo asked how the fiber cement board panels are adhered. Mr. Hedberg stated they are nailed to a wood frame surrounding the structural column.

Chairman Szabo asked for a motion.

Member Catalano stated the proposed material is inconsequential and should not affect the character of the subject property and the surrounding neighborhood.

A motion was made by Member Catalano and seconded by Member Zadrozny to reverse the Zoning Administrator's 3/20/25 Minor Variation approval—with the condition requiring smooth finished fiber cement board—by striking the condition of approval.

AYES:	Catalano, Fowler, Zadrozny, Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

Additional Discussion

Chairman Szabo asked about voting for a PZB Vice Chairman could occur this evening.

Director Rogers stated today's four member quorum is sufficient to approve a motion to appoint a Vice Chairman or vote to take this action at the next meeting. Ideally, the full PZB would be seated to make this decision, but it's not required.

Chairman Szabo stated it would be good to take this action this evening and asked for motion to appoint a Vice Chairman of the PZB.

Case No. 25-021-FPLAT
Case No. 25-013-CU-V
Case No. 25-022-APPEAL
Case No. 25-025-CU

Final Plat of Subdivision
Conditional Use and Major Variations
Appeal
Conditional Use Amendment

555 Howard Avenue
1705 Pratt Avenue
900 S. Des Plaines River Road
1685 E. Oakton Street

A motion was made by Member Fowler and seconded by Member Zadrozny to appoint Member Joseph Catalano as Vice Chairman of the City of Des Plaines Planning and Zoning Board

AYES: Catalano, Fowler, Zadrozny, Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

ADJOURNMENT

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

Sincerely,
Jonathan Mendel, CED Assistant Director/Recording Secretary
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: June 20, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, AICP, Director of Community and Economic Development *JR*

Cc: Jonathan Mendel, AICP, Assistant Director of Community and Economic Development *JM*

Subject: Consideration of a request for a recommendation of approval of Conditional Uses for an Auto Service Repair Use and Auto Body Repair Use at 1685 E. Oakton Street

Issue: The petitioner requests amending two existing conditional use permits for auto service repair use and auto body repair use in the C-3 General Commercial zoning district under Section 12-7-3.K of the Zoning Ordinance to accommodate a building addition and various site plan modifications.

Petitioner: Vechean Shamoan, 9219 N. Ashland Avenue, Niles, IL 60714

Owner: Shamaon Properties, LLC, 9219 N. Ashland Avenue, Niles, IL 60714

Case Number: 25-025-CU

PIN: 09-28-101-084-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: C-3, General Commercial District

Existing Land Use: Vacant (former auto service repair and motor vehicle sales uses)

Surrounding Zoning: North: C-3, General Commercial District
South: R-2, Two Family Residential District
East: C-3 General Commercial District
West: C-3 General Commercial District

Surrounding Land Use: North: Tavern (Commercial); Trade Contractor (Commercial)
South: Duplex (Residential)
East: Multi-Tenant Shopping Center (Commercial)
West: Multi-Tenant Shopping Center (Commercial)

Street Classification: Oakton Street is classified as a minor arterial road and Orchard Street is classified as a local road, both under City of Des Plaines jurisdiction.

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

Zoning/Property History: *Property Background*

Based on City records, the subject property was developed around 1961 and originally utilized as a gas station. On November 6, 2017, City Council approved conditional uses for motor vehicle sales and auto service repair uses via Ordinance Z-27-17 to allow the business Des Plaines Auto Sales & Repair to operate on the subject property. This approval was conditioned upon the following provisions:

- All drive aisles must remain clear of vehicles and other obstructions;
- The parking lot must be striped in accordance with the Site Plan; and
- No body work is conducted on the subject property.

On February 3, 2025, City Council approved conditional uses for auto service repair and auto body repair uses via Ordinance Z-1-25 to allow the business, Car Mix, to operate on the subject property. This approval was conditioned upon the following provisions:

- Gravel area in the enclosure located at the rear of the Subject Property must be paved with a dust-free hard surface in conformance with all City of Des Plaines regulations prior to using the enclosure for the Proposed Uses;
- Motor vehicle sales is prohibited on the Subject Property at all times and for all reasons; and
- The parking area located on the Subject Property must be restriped in accordance with all City of Des Plaines regulations and all drive aisles must be kept clear of any obstructions at all times.

Previous Code Enforcement Issues

Prior to the current owner's acquisition of the subject property, the prior business had numerous code enforcement issues related to the auto service repair and motor vehicle sales uses operating on the property including:

- Overparking the lot where vehicles were not parked in striped spaces, drive aisles were blocked, and site circulation was severely impacted;
- Parking vehicles related to the business operations on public street adjacent to the property and in the adjacent residential neighborhood;
- Landscape bed maintenance throughout the subject property; and
- Rubbish and debris throughout the subject property.

The previous business owner was evicted from the subject property due to the issues identified above, and the property was subsequently sold to the petitioner.

CONDITIONAL USES

Request Summary:

Overview

The subject property consists of one 13,521-square-foot parcel located in the C-3 General Commercial district at the southwest corner of the Oakton Street/Orchard Street intersection. Prior to the February 2025 ordinance, the property was composed of an off-street parking area and 2,045-square-foot, one-story commercial building with three service bays, office area, restroom, mechanical room, and stock room as illustrated on the attached Site and Floor Plan. The rear of the subject property includes a non-paved area accessible from the south building elevation. A prior fence has been removed by the petitioner.

As originally proposed and approved in February 2025 via Ordinance Z-1-25, the petitioner proposes to operate both an auto service repair use and auto body repair use simultaneously on the subject property. Both uses, as defined below, require a separate conditional use permit pursuant to Section 12-7-3.K of the Zoning Ordinance prior to their operation on the subject property:

AUTO SERVICE REPAIR: A building, property, or activity the principal use of which is the repair or replacement of parts, oils, coolants, lubricants, tires, and other similar services. "Auto service repair", shall include, but is not limited to, muffler shops, oil change shops, car care centers, tire centers and other uses similar in nature and impact.

AUTO BODY REPAIR: A building, property, or activity the principal use of which is automotive body repair or auto detailing other than those types of repairs permitted at automobile filling stations and auto service repair establishments.

The petitioner is requesting new conditional uses to accommodate a proposed building addition to the rear of the building comprised of approximately 360 square feet and expansion of the previously approved uses into this new building floor area.

As noted in the attached Project Narrative, the petitioner intends to utilize one of the existing service bays for mechanical repairs (i.e., auto service repair), one bay for auto body repair (i.e., frame machine), and one bay for a paint finishing (i.e., spray booth). The new building addition would include a tire balance machine, tire mounting machine, A/C recharge machine, and work bench. The existing rear enclosure will be utilized for the storage of damaged vehicles waiting to be serviced to ensure all vehicles are kept on the subject property before and after servicing. The petitioner has noted that his business will repair tires but will not sell or replace tires on vehicles. The proposed business will operate Monday through Friday from 8 a.m. to 6 p.m. and will be closed on the weekends. The petitioner and one employee will be onsite at all times with additional employees added in the future as necessary.

Floor Plan and Elevations

The attached Site and Floor Plan details the dimensions and uses of the individual rooms of the existing building. The interior rooms of the building will generally remain the same with some adjustments as necessary to meet the applicable building and fire codes. The existing restroom and compressor room on the east building elevation will be converted into a single, accessible restroom accessed from inside the building. The petitioner intends to improve the exterior of the building improvements with various new façade improvements.

Off-Streeting Parking

Pursuant to Section 12-9-7, automotive repair shops, including auto service repair and auto body repair uses, require a minimum of one off-street parking space per service bay plus one space for every 200 square feet of accessory retail. There are three service bays which will be utilized, and the petitioner does not intend to have accessory retail on site at this time. As such, a total of six off-street parking spaces including one accessible space are required. The attached Site and Floor Plan illustrates that 16 off-street parking spaces—including one accessible space—are proposed for the subject property, which meets this standard. In addition, if accessory retail were to be added in the proposed 268-square-foot office/reception area in the future, the proposed number of off-street parking spaces would accommodate the additional two spaces required. All off-street parking spaces on site are oriented 90-degrees and designed to comply with all standards in Sections

12-9-6 and 12-9-8 of the Zoning Ordinance.

Access and Circulation

The subject property currently contains two separate access points after a curb cut directly to Oakton Street was recently closed. The access point on Orchard Street is located in close proximity to the Oakton/Orchard street intersection. The closure of the Oakton Street curb cut should improve safety and inform visitors to the site of the intended entry point. New landscape beds are proposed to further differentiate the access point from parking stalls as shown on the attached Landscape Plan. The applicant has indicated his intention to utilize low-rise landscaping along the north property line and within the sight-triangle at access points and will consider taller evergreen landscaping at the west end of the north parking row.

The original two-way travel access from the alley into the subject property has been converted into a one-way southbound aisle exiting into the alley. The primary access drive aisle is proposed to comply with the minimum drive aisle width for two-way and one-way travel where required, as noted in Section 12-9-6 of the Zoning Ordinance.

Additionally, the original tandem parking spaces along the north property line have been removed and replaced with a single row of parking spaces providing ample access and circulation between the access points, service bays, and parking spaces.

Landscaping and Screening

The subject property previously contained some landscape beds along the north and east parking space rows. However, it does not fully comply with the landscaping and screening standards in Chapter 10 of the Zoning Ordinance. Since the initial conditional use approval, the applicant has expanded the landscaping areas and closed one of the two curb cuts. The proposed plan would comply with the minimum landscaping requirements of the Code.

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: Both the auto service repair and auto body repair uses are a Conditional Use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 District.

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

Comment: The Comprehensive Plan designates this property as commercial and strives to foster growth and retention of existing commercial businesses in Des Plaines. This property is positioned along the Oakton Street corridor and is surrounded on all sides by commercial development with the exception of the south side, which abuts two-family residential. The approval of a new commercial uses at the subject property generally falls within the general principles and goals of the Comprehensive Plan.

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 subject property has been utilized for auto service uses in the past and was most recently vacated by an auto service repair and motor vehicle sales business. This is consistent with other auto-oriented commercial uses currently operating along the Oakton Street corridor. However, the PZB and City Council may also consider future plans for the Oakton Street corridor in its determination of the conditional use requests for additional auto-oriented uses in this corridor.

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

Comment: Given that the subject property was recently utilized for auto-oriented uses, there is no indication that this proposal would be any more hazardous or disturbing to neighboring uses than another auto-oriented use. Aside from tow-truck deliveries of vehicles in need of service, all of the proposed auto service operations will be conducted within the building reducing any hazardous or distributing effects on neighboring properties. Much of the circulation and operational movements outside the building will occur in front of the building at the entrance to the three service bays, an area shielded by buildings on the west and south sides and separated by streets on the north and east sides. While this proposal does include the use of a frame machine and spray booth, the petitioner will need to comply with all applicable building and fire codes to ensure safety and nuisance standards are met. The petitioner has also stated that they will not be selling or replacing tires and will not have a space dedicated to or utilized for tire storage. However, staff have received complaints from neighboring residents regarding the past conditions on the subject property, so operational conditions have been suggested by staff to minimize adverse effects that are often attributed to auto-oriented 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 previous auto service repair and motor vehicle sales uses on this site were adequately served by essential public facilities and services. While the proposal replaces the previous motor vehicle sales use with an auto body repair use, staff do not have concerns that this will impact the essential public facilities and services that are currently serving the subject 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: As noted in the *Zoning/Property History* section above, the previous auto service repair and motor vehicle sales uses did create a burden on public facilities and the conditions on site were arguably detrimental to the economic well-being of the community requiring code enforcement action. While there is no indication that the new user and proposed auto service repair and auto body repair uses will have the same effect on public facilities and the community as a whole, PZB and City Council should consider whether the uses are feasible for the subject property given its size and location in the Oakton corridor.

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: Auto-oriented uses do by their nature involve activities, processes, materials, equipment, and conditions of operation that can be considered detrimental to any persons, property, or the general welfare by many different means. The two separate auto-oriented uses—similar to the two auto-oriented uses before them—can be expected to result in increased vehicular traffic to and from the site throughout the day, which can impact surrounding thoroughfares. The tools and machinery utilized for operations of both uses create noise, fumes, odors, or a combination thereof, which may impact neighboring properties depending on business operations and proper disposal or venting of resulting byproducts. In particular, the paint booth requires certain venting requirements and can, based on its design and location, create negative

effects to neighboring property owners that were not present when the previous uses were in operation.

It is anticipated that all auto-oriented service will be conducted inside the building and tire storage will not be present on the subject property. However, the proposed vehicle storage at the rear of the property and the resulting byproducts from work done inside the building could create negative effects on the neighboring properties, in which the PZB and City Council should consider. That said, the applicant intends to comply with all requirements of the Code relating to the design and operation of the paint booth including the location and manner of air handling and exhaust.

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 subject property as recently modified includes two access points, one two-way access to the side street and one to the public alley. The proposal includes improvements redesign the parking and drive aisle layout to provide more adequate space for circulation and operation of the proposed auto-oriented uses. These improvements help correct the operational issues associated with the prior tenant on the site. However, as staff have noted, the nature in which business operations are conducted on site is imperative to ensure conditions on site are maintained in a compliant manner, permitting adequate access, circulation, and parking on the site and reduce traffic interferences.

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 proposal would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance as the building and site were already developed for similar uses. Furthermore, the proposal does include additional landscaping and screening improvements that will help soften the transition between the commercial lot itself and the neighboring residential lots to the south.

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

Comment: This proposal is anticipated to meet all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

PZB Procedure and Recommended Condition: Pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use requests. If the PZB chooses to recommend approval of the requests, staff recommends the following conditions (which include several conditions from the original conditional use ordinance which have not yet been completed on the property).

Recommended Conditions of Approval:

1. The gravel area in the rear enclosure shall be paved with a dust-free hard surface in conformance with all City of Des Plaines regulations prior to the use of this space.
2. No motor vehicle sales are permitted on the subject property at any time for any reason.
3. The parking area must be restriped in accordance with all City of Des Plaines regulations. All drive aisles must be kept clear of any obstructions at all times.

Attachments:

Attachment 1:	Ordinance Z-1-25
Attachment 2:	Location/Zoning Map
Attachment 3:	Site and Context Photos
Attachment 4:	Plat of Survey
Attachment 5:	Project Narrative
Attachment 6:	Petitioner's Responses to Standards for Conditional Uses
Attachment 7:	Existing Site Plan
Attachment 8:	Proposed Site Plan with Addition
Attachment 9:	Site and Floor Plan
Attachment 10:	Rendering
Attachment 11:	Site Details
Attachment 12:	Landscaping Plan
Attachment 13:	Sample Landscaping Materials

OFFICE OF RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

**AN ORDINANCE APPROVING CONDITIONAL USE PERMITS FOR AN
AUTO SERVICE REPAIR USE AND AUTO BODY REPAIR USE AT
1685 E OAKTON STREET, DES PLAINES, IL (CASE# 25-001-CU)**

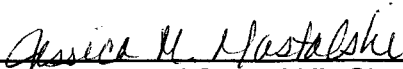
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, JESSICA M. MASTALSKI, do hereby certify that I am the qualified and acting MUNICIPAL CLERK* of the City of Des Plaines, Cook County, Illinois, and that as such, I am the officer duly designated by law to keep the minutes, ordinances, resolutions and proceedings of the City Council of the City of Des Plaines.

I further certify that the attached and foregoing copy Ordinance Z-1-25, AN ORDINANCE APPROVING CONDITIONAL USE PERMITS FOR AN AUTO SERVICE REPAIR USE AND AUTO BODY REPAIR USE AT 1685 E OAKTON STREET, DES PLAINES, IL (CASE# 25-001-CU) is a true and correct COPY OF THE RECORDS of the City of Des Plaines.

IN WITNESS WHEREOF, I hereunto affix my signature and impress hereon the corporate seal of the said City of Des Plaines, Cook County, Illinois, this 24th day of February, 2025.



JESSICA M. MASTALSKI, City Clerk

By: 

Laura Fast, Deputy City Clerk
City of Des Plaines, County of Cook

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

CITY OF DES PLAINES

ORDINANCE Z - 1 - 25

AN ORDINANCE APPROVING CONDITIONAL USE PERMITS FOR AN AUTO SERVICE REPAIR USE AND AUTO BODY REPAIR USE AT 1685 E. OAKTON STREET, DES PLAINES, ILLINOIS (Case#25-001-CU).

WHEREAS, Chicago Title Land Trust, as successor Trustee, under that certain Trust Agreement dated November 6, 2001 and known as Trust #128422 ("**Owner**") is the owner of the 0.31-acre, single lot of record, parcel of real property commonly known as 1685 E. Oakton Street, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District ("**C- 3 District**") and is currently improved with a single-story commercial building, surface parking area, and rear fenced area ("**Existing Development**"); and

WHEREAS, Vechean Shamoan ("**Petitioner**") proposes to operate an auto service repair use and auto body repair use on the Subject Property (collectively, the "**Proposed Uses**"); and

WHEREAS, in order to use the Subject Property for the Proposed Uses, the Petitioner intends to install certain landscaping and screening improvements on the Property, remove the existing tandem parking spaces along the north lot line of the Subject Property and replace them with a single row of parking spaces ("**Proposed Improvements**"); and

WHEREAS, the "Des Plaines Zoning Ordinance of 1998," as amended ("**Zoning Ordinance**"), is codified as Title 12 of the City Code of the City of Des Plaines ("**City Code**"); and

WHEREAS, pursuant to Section 12-7-3.K of the Zoning Ordinance, the Proposed Uses are only allowed in the C-3 District with a conditional use permit; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the Petitioner, with the consent of the Owner, has filed an application with the Department for the approval of the following: (i) a conditional use for an auto service repair use; and (ii) a conditional use for an auto body repair use (collectively, the "**Requested Conditional Use Permits**"); and

WHEREAS, within fifteen 15 days after the receipt thereof, the Petitioner's application was referred by the Department of Community and Economic Development 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 to consider the Conditional Use Permit was held on January 14, 2025, pursuant to publication in the *Des Plaines Journal* on December 25, 2024; and

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

WHEREAS, on January 14, 2025, the PZB voted by a vote of 6-0 to recommend approval of the Requested Conditional Use Permits, subject to certain conditions; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on January 15, 2025, summarizing the testimony and evidence received by the PZB and stating its approval and recommendation; and

WHEREAS, the Petitioner made representations to the PZB with respect to the Requested Conditional Use Permits, which representations are hereby found by the City Council to be material and upon which the City Council relies in approving the Requested Conditional Use Permits; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits and PUD amendments set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated January 23, 2025, and has determined that it is in the best interest of the City and the public to approve the Requested Conditional Use Permits 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 the approval of the Requested Conditional Use Permits.

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

LOTS 1, 2, 3, AND 4 IN BLOCK 2 IN WHITES RIVERVIEW ADDITION IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 09-28-101-084-0000

Commonly known as: 1685 E. Oakton Street, Des Plaines, Illinois.

SECTION 3. APPROVAL OF REQUESTED CONDITIONAL USE PERMITS.

Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in

Section 4 of this Ordinance, the Requested Conditional Use Permits to allow the operation of an auto service repair use and auto body repair use on the Subject Property are hereby approved. The Requested Conditional Use Permits are 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 approvals granted in Section 3 of this Ordinance shall be, and are hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions of this Section 4:

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Subject Property, including the Proposed Uses and the Proposed Improvements, by the Petitioner and Owner must comply with all applicable City codes, ordinances, and standards, including, without limitation, Sections 3.4-8, "Limitations on Conditional Uses," and 3.4-9, "Effect of Approval," of the Zoning 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.** The development, use, and maintenance of the Subject Property, including the Proposed Uses and Proposed Improvements, must be conducted in strict compliance with the following plans:

1. The Project Narrative, prepared by the Petitioner, consisting of one page, and undated, a copy of which is attached to and, by this reference, made a part of this Ordinance as ***Exhibit A***;

2. The Site Plan, prepared by the Petitioner, consisting of one page, and undated, a copy of which is attached to and, by this reference, made a part of this Ordinance as ***Exhibit B***; and

3. The Landscaping Plan, prepared by the Petitioner, consisting of one page, and undated, a copy of which is attached to and, by this reference, made a part of this Ordinance as ***Exhibit C***;

4. The Elevations North and South, prepared by the Petitioner, consisting of one page, and undated, a copy of which is attached to and, by this reference, made a part of this Ordinance as ***Exhibit D***; and

5. The Elevations East and West, prepared by the Petitioner, consisting of one page, and undated, a copy of which is attached to and, by this reference, made a part of this Ordinance as ***Exhibit E***.

C. Additional Conditions. The development, use, and maintenance of the Subject Property, including the Proposed Uses and Proposed Improvements, is subject to the following additional conditions:

1. The gravel area in the enclosure located at the rear of the Subject Property must be paved with a dust-free hard surface in conformance with all City of Des Plaines regulations prior to the using the enclosure for the Proposed Uses.

2. Motor vehicle sales are prohibited on the Subject Property at all times and for all reasons.

3. The parking area located on the Subject Property must be restriped in accordance with all City of Des Plaines regulations and all drive aisles must be kept clear of any obstructions at all times.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS.

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than \$75.00 or more than \$750.00 for each offense. Each and every day that a violation of

this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner or the Owner fails to develop or maintain the Subject Property in accordance with the requirements of the Zoning Ordinance, this Ordinance, and the Prior Approvals, as amended by this Ordinance, this Ordinance and the Prior Approvals 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 such 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 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 the 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 agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner and to the Owner.

SECTION 6. BINDING EFFECT; 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 the Owner of their respective parcels. Nothing in this Ordinance shall be deemed to allow the Owner 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 7. 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.

SECTION 8. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after the occurrence of the following:

- A. its passage, approval and publication in pamphlet form as provided by law;
- B. the filing with the City Clerk by the Petitioner, 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 executed by Petitioner and Owner. 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 F***; and
- C. 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.
- D. 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 8.B 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.

[SIGNATURE PAGE FOLLOWS]

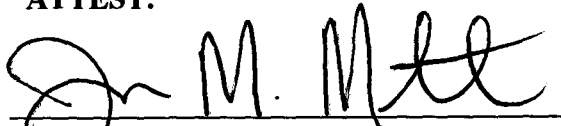
PASSED this 3rd day of February, 2025.

APPROVED this 3rd day of February, 2025.

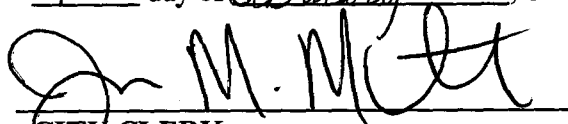
VOTE: AYES 5 NAYS 0 ABSENT 2 Abstain 1


MAYOR

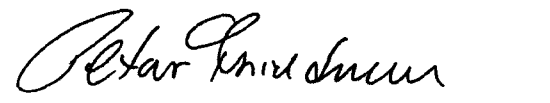
ATTEST:


CITY CLERK

Published in pamphlet form this
4th day of February, 2025.


CITY CLERK

Approved as to form:


Peter M. Friedman, General Counsel

DP-Ordinance Approving CUP for Auto Service Repair and Auto Body Repair at 1685 E. Oakton Street

CITY OF DES PLAINES

ORDINANCE Z-1-25

**AN ORDINANCE APPROVING CONDITIONAL USE PERMITS FOR AN AUTO
SERVICE REPAIR USE AND AUTO BODY REPAIR USE AT
1685 E OAKTON STREET, DES PLAINES, IL (CASE# 25-001-CU)**

ADOPTED ON FEBRUARY 3, 2025

**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 4th day of February 2025.**

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 February 3, 2025 the Corporate Authorities of such municipality passed and approved Ordinance Z-1-25, AN ORDINANCE APPROVING CONDITIONAL USE PERMITS FOR AN AUTO SERVICE REPAIR USE AND AUTO BODY REPAIR USE AT 1685 E OAKTON STREET, DES PLAINES, IL (CASE# 25-001-CU) provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance Z-1-25 was posted in the municipal building commencing on February 4, 2025 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 4th day of February 2025.

(SEAL)

Jessica M. Mastalski
Jessica M. Mastalski, City Clerk

By: Laura Fast
Laura Fast, Deputy City Clerk

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

**Project Narrative
1685 E. Oakton Ave
Des Plaines, IL 60018**

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

RE: Special Use Application
1685 E. Oakton Ave
Des Plaines, IL 60018

Enclosed please find the application for a Condition Use in order to establish an auto body and auto service repair shop . The property in question is Zoned C-3 and currently improved with an auto repair shop. The lot in question consists of 13,573 square feet. There is no current business operating at the subject location. The applicant is under contract to purchase the property, and hopes to revitalize the space with new business for Des Plaines.

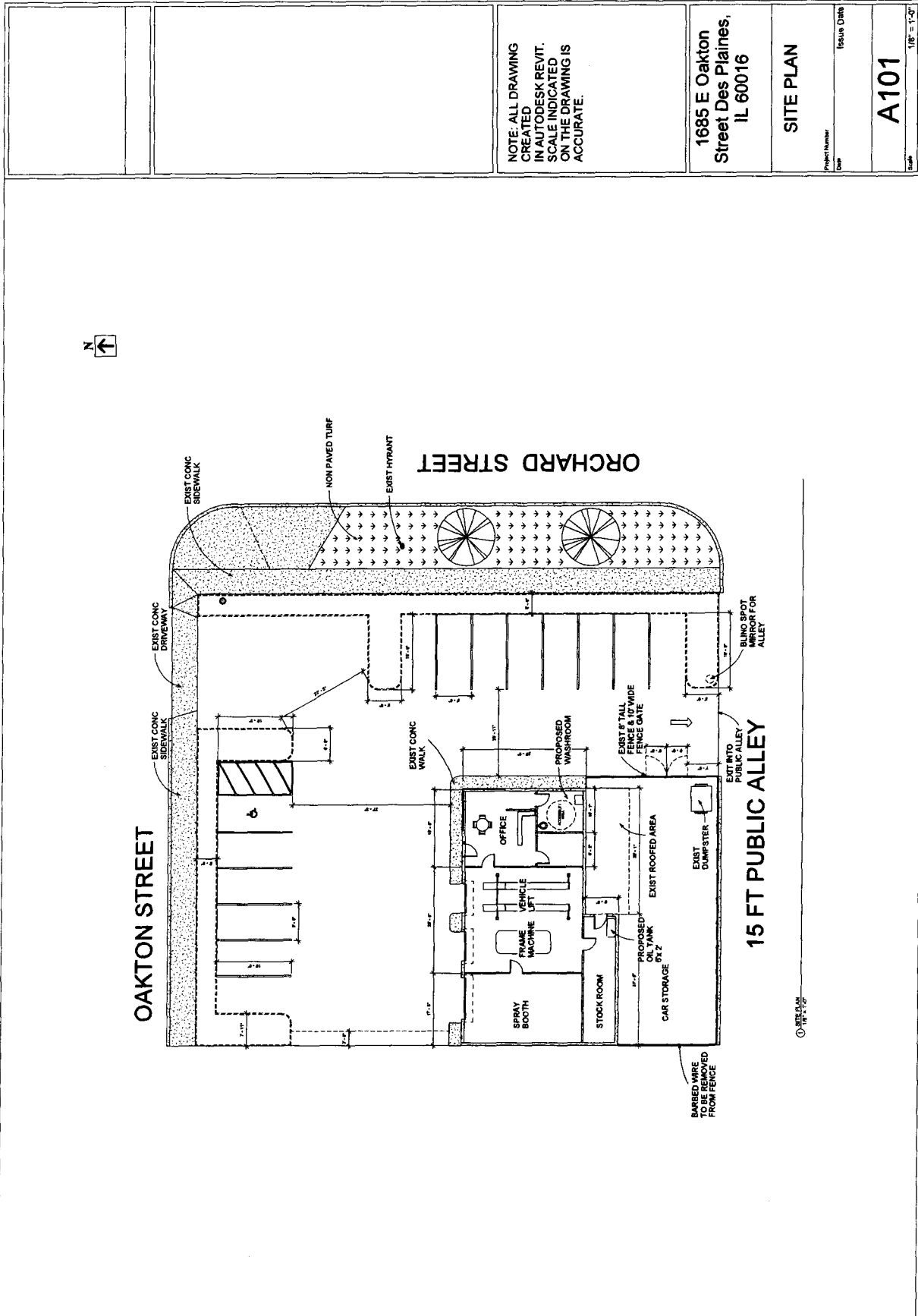
The applicant is proposing to develop the auto service repair and auto body repair shop. The current property consists of three (3) bays for auto repair. The Applicant intends to use one bay for for a frame machine (for auto body repair), one bay for a spray booth (for auto body repair), and one bay for mechanical repairs.

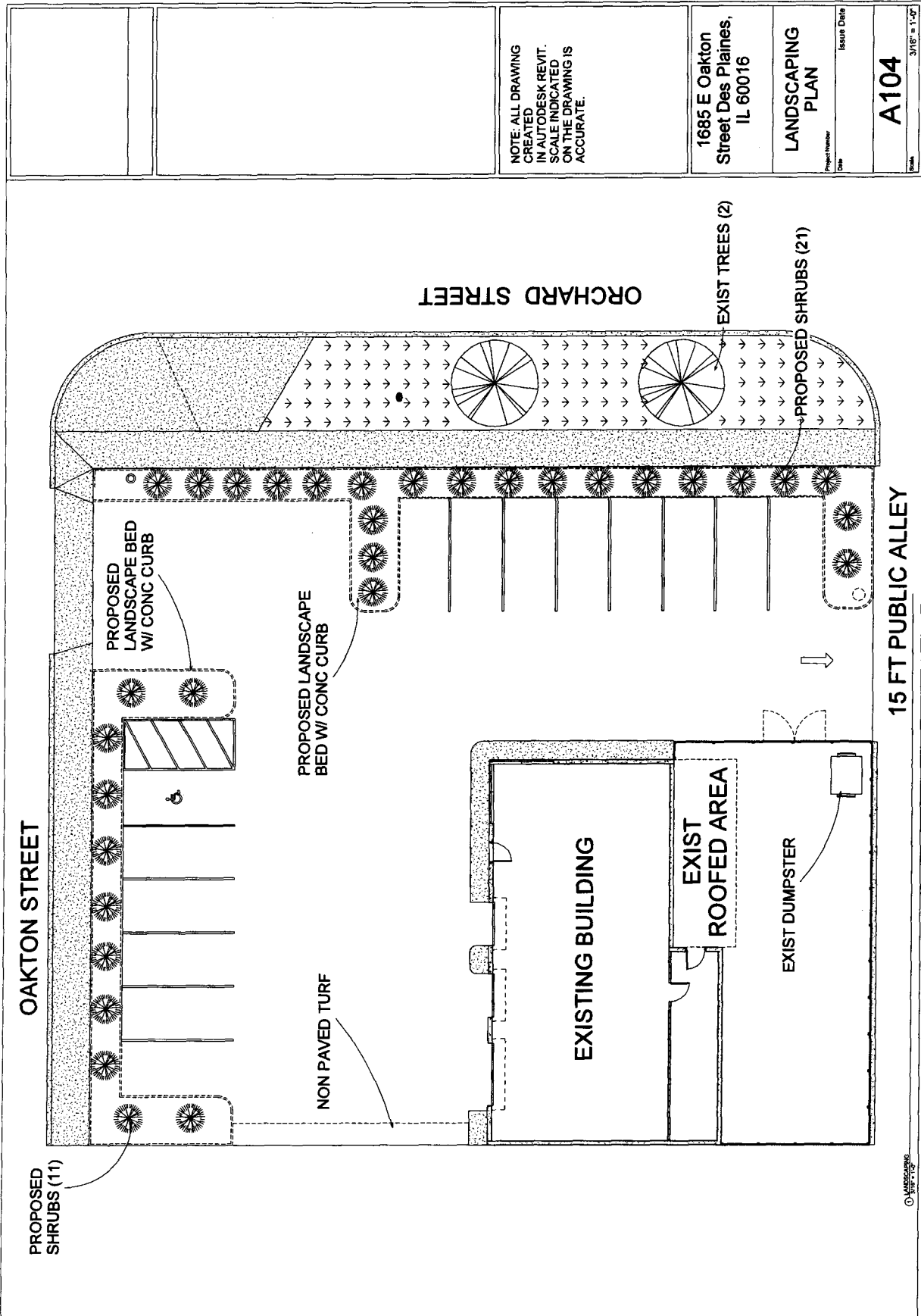
In addition, the Applicant will be adding storage space to the rear of the property to accommodate any and all overflow for accident damaged vehicles and storage of vehicles. This addition shall ensure both that the front of the property facing Oakton consistently looks clean and orderly, and that the existence of this repair shop will not add undue traffic to Oakton. The cars will all be moved around and stored on site.

The hours of operation will be Monday – Friday, 8 am to 6 pm. The Applicant will always be on site during business hours, as head of both the mechanic and auto body repair services. Applicant anticipates one (1) employee on site with him to start, with additional employees to be retained as the business grows.

The Applicant has an extensive career in the auto body and mechanical repair industry. He began his career in 1999, and in 2005 opened his own auto repair/auto body repair shop in Chicago (“Car Fix”). He owned and operated this shop until 2020 when it was sold. During that time he also served as a vendor to Chicago Public Schools, Northeastern University, and PBS Channel 11 news, for purposes of making all necessary automotive repairs. He has had consistently positive relationships with his neighbors, always keeping his repair shop tidy, and engaging with a positive attitude with those around him. We have included letters of support from his previous neighbors to that effect.

The Applicant looks forward to further discussing his plans with the City and creating a new business opportunity in the City of Des Plaines.





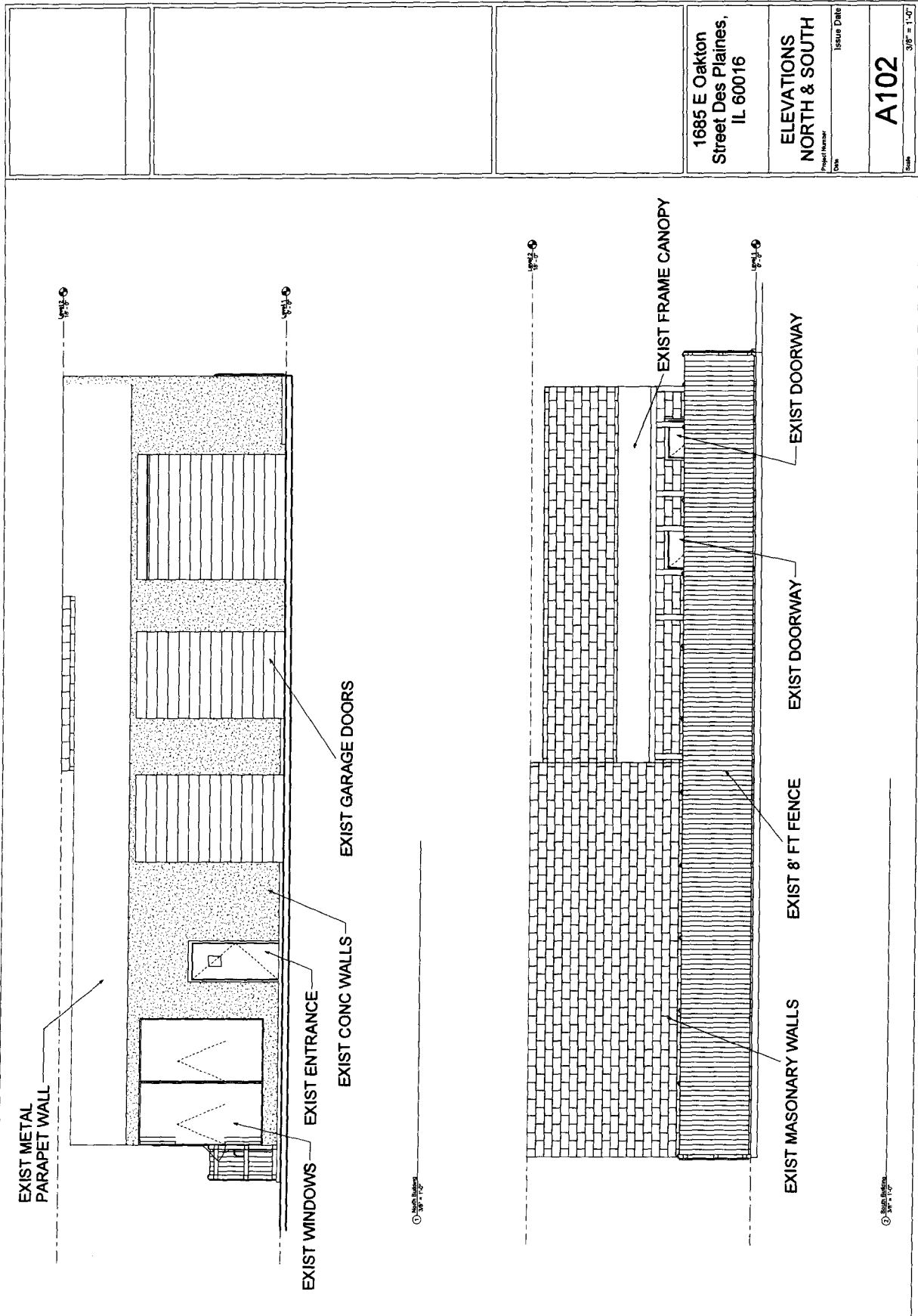
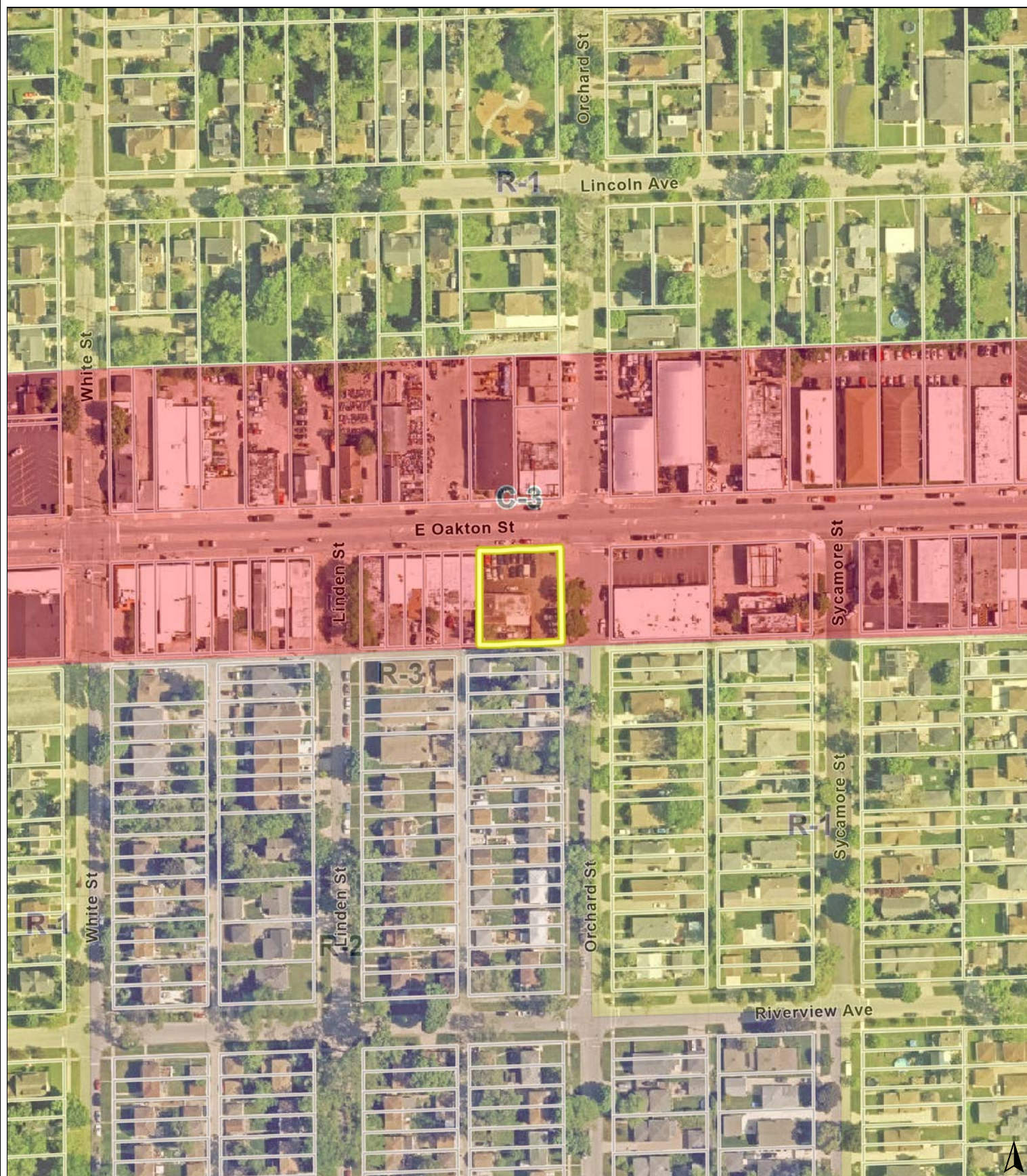


Exhibit D

Exhibit E



0 250 500
ft

Print Date: 1/8/2025

Notes

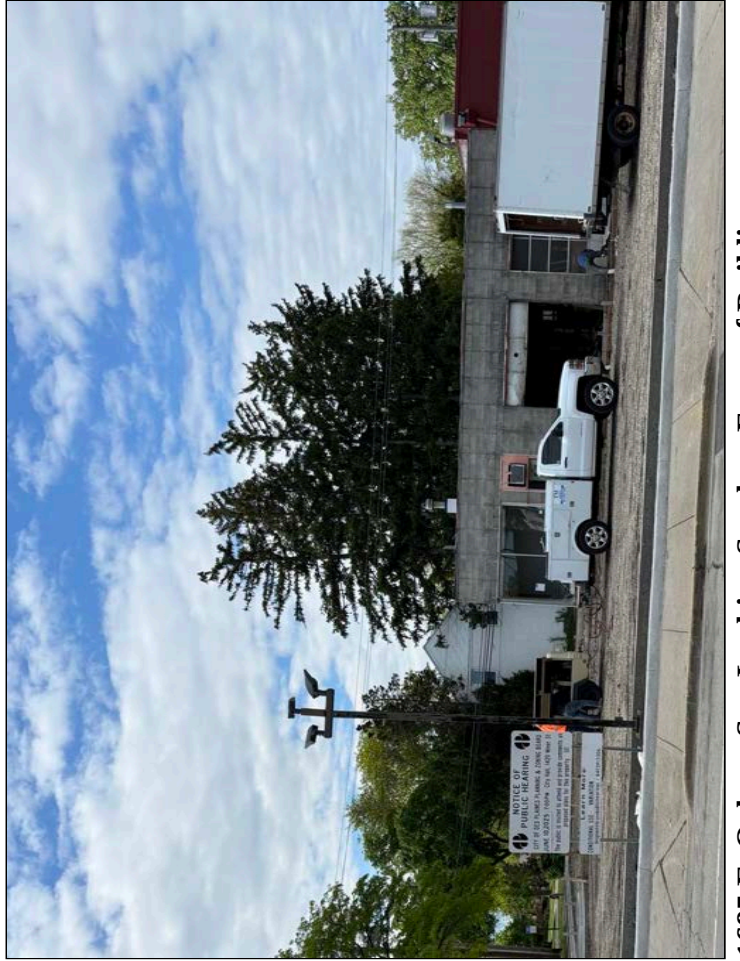
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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



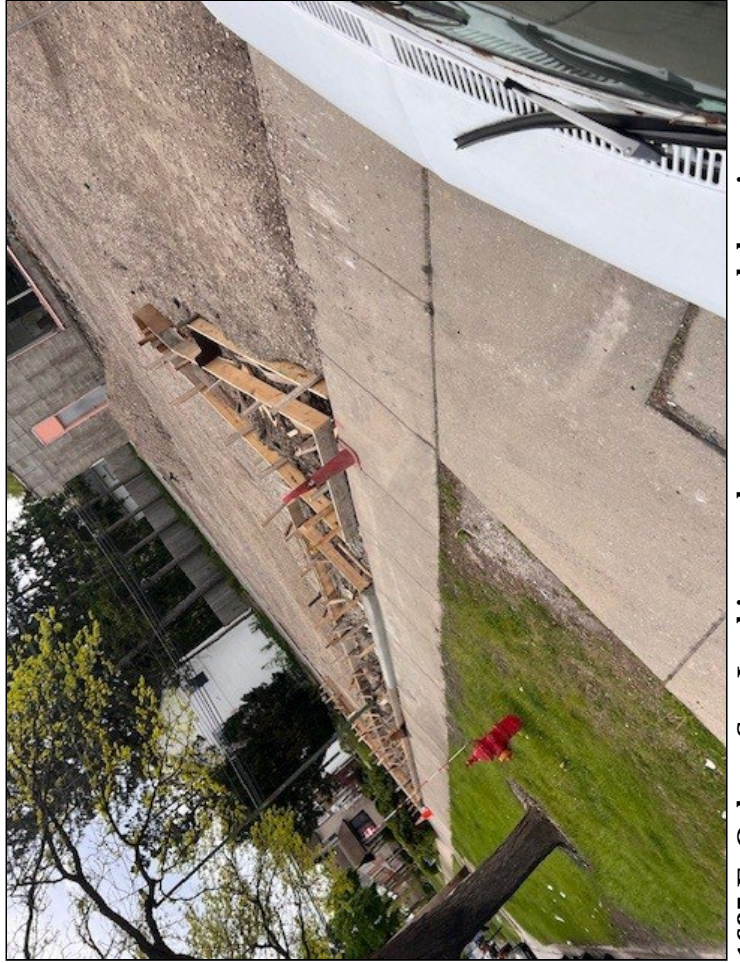
1685 E. Oakton St – Public Notice Sign & Front of Property



1685 E. Oakton St – Looking South at Parking Lot



1685 E. Oakton St – Looking South at Front of Building



1685 E. Oakton St – Looking southeast at new curb locations



A. P. SURVEYING COMPANY, PC.

LICENSE No. 184-003309

PROFESSIONAL DESIGN FIRM - LAND SURVEYING CORPORATION

2121 PARKVIEW COURT
WILMETTE, ILLINOIS 60091
TEL: (847) 853-9364
FAX: (847) 853-9391
APSURVEYING@YAHOO.COM

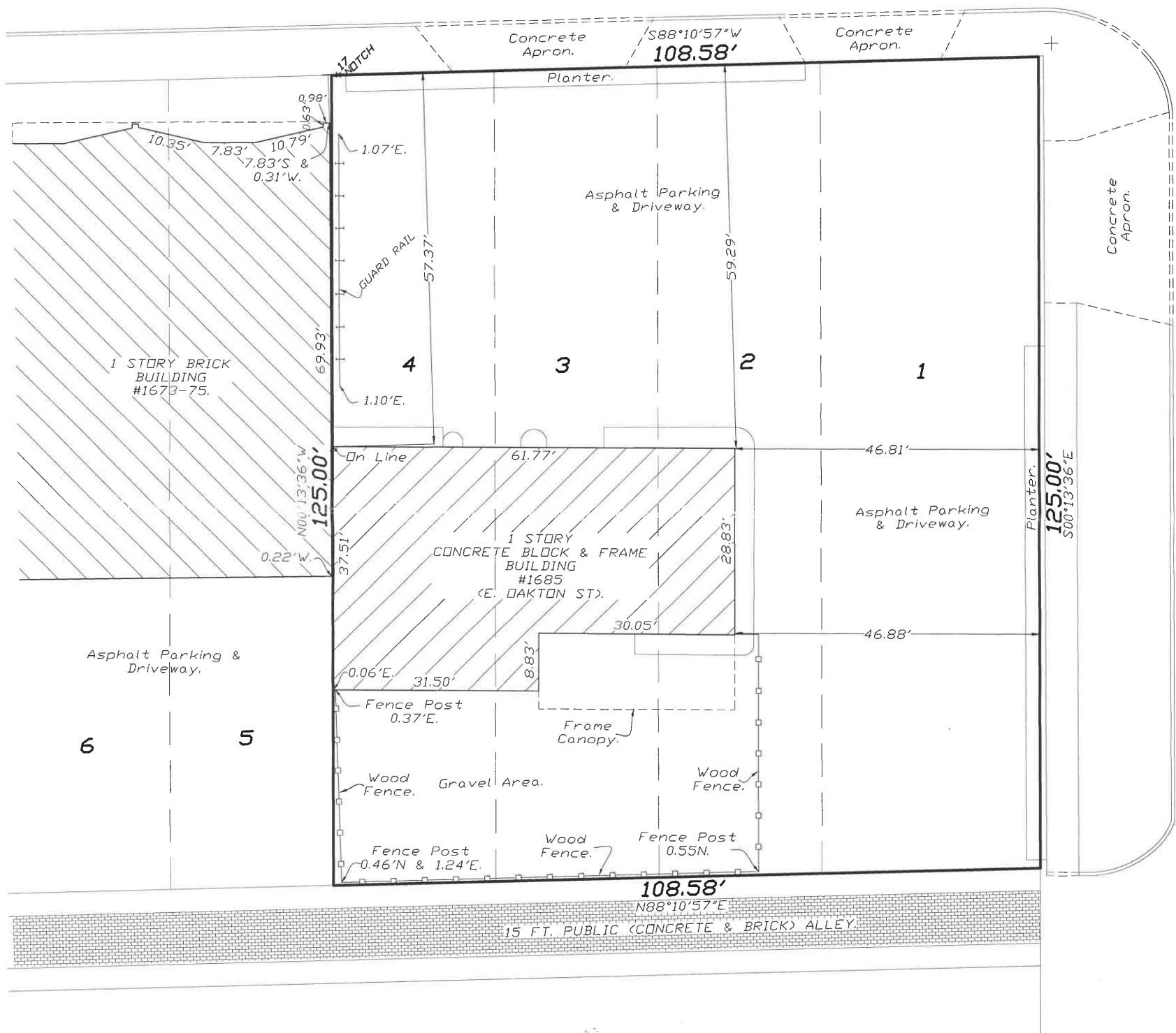
PLAT OF SURVEY OF

LOTS 1, 2, 3 AND 4 IN BLOCK 2 IN WHITES RIVERVIEW ADDITION IN THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1685 EAST OAKTON STREET, DES PLAINES, ILLINOIS. 60018

PERMANENT INDEX NUMBER(S): 09-28-101-084-0000

E. OAKTON ST.



ORCHARD ST.

MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENTS REQUEST. THE BEARING BASIS, AND COORDINATE DATUM IF USED IS NAD 83 SPC IL. EAST ZONE. TITLE COMMITMENT NO. 24006650 WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 23-9637-L
Scale: 1 inch = 16 feet.
Date: November 7, 2024
Ordered by: KOLPAK LAW GROUP
ATTORNEYS AT LAW



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DISTANCES ARE MARKED IN FEET AND DECIMAL PART THEREOF. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
County of Cook

We, A. P. SURVEYING COMPANY, PC. do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Hylton E. Donaldson

PROF. IL. LAND SURVEYOR No. 2819
License Expiration: November 30, 2024.

**Project Narrative
1685 E. Oakton Ave
Des Plaines, IL 60018**

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

RE: Special Use Application
1685 E. Oakton Ave
Des Plaines, IL 60018

Enclosed please find the application for a Condition Use in order to build an additional room on the back of the building, located at the above mentioned address. The property, zoned C-3, currently has an approved conditional use for a body shop and mechanic services. The lot consists of 13,573 square feet. There is a current business application subject to approval.

The applicant is proposing to build an additional 28' 9" x 12' room (345 ft²) consisting of brick walls and a metal roof. The current property consists of three (3) bays for auto repair. The Applicant intends to use one bay for for a frame machine (for auto body repair), one bay for a spray booth (for auto body repair), and one bay for mechanical repairs.

The applicant was approved to add storage space to the rear of the property to accommodate any and all overflow for accident damaged vehicles and storage of vehicles. This addition shall ensure both that the front of the property facing Oakton consistently looks clean and orderly, and that the existence of this repair shop will not add undue traffic to Oakton. The cars will all be moved around and stored on site.

The hours of operation will be Monday – Friday, 8 am to 6 pm. The Applicant will always be on site during business hours, as head of both the mechanic and auto body repair services. Applicant anticipates one (1) employee on site with him to start, with additional employees to be retained as the business grows.

The Applicant has an extensive career in the auto body and mechanical repair industry. He began his career in 1999, and in 2005 opened his own auto repair/auto body repair shop in Chicago ("Car Fix"). He owned and operated this shop until 2020 when it was sold. During that time he also served as a vendor to Chicago Public Schools, Northeastern University, and PBS Channel 11 news, for purposes of making all necessary automotive repairs. He has had consistently positive relationships with his neighbors, always keeping his repair shop tidy, and engaging with a positive attitude with those around him. We have included letters of support from his previous neighbors to that effect.

The Applicant looks forward to further discussing his plans with the City and creating a new business opportunity in the City of 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;

The current property is zoned C-3 which allows for an auto service repair shop and auto body repair shop so long as a condition use permit is issued, pursuant to the Commercial Districts Use Matrix in Chapter 7 Section 12-7-3 of the Des Plaines Zoning Ordinance.

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

The comprehensive plan states in part that "Commercial structures should be encouraged to locate at or near the property line, with parking provided in the rear or to the side..." The Applicant shall have parking on the side and rear of the property, prioritizing a pedestrian environment. The Applicant is also further open to working with the City to establish street trees, additional lighting, and street furniture in accordance with the recommendations in the Plan to revitalize the Oakton Street Corridor.

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;

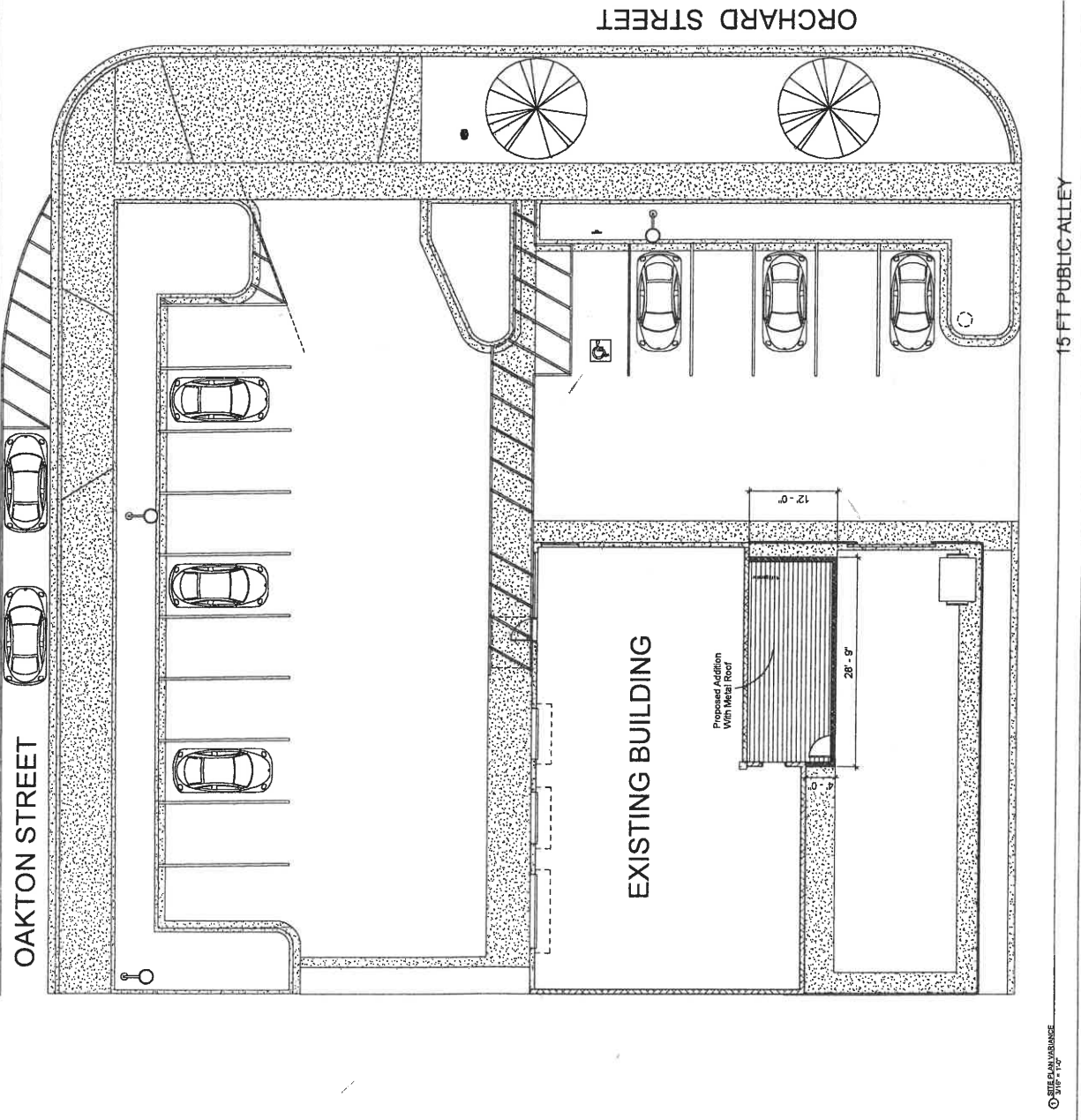
The property is located on a commercial corridor of Oakton Avenue. It is surrounded by a demolition contractor, another auto body repair shop, strip malls, and its previous use was an auto body shop. This portion of Oakton supports purely commercial business, and several of an automotive or industrious character. This use squarely fits within that described character.

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

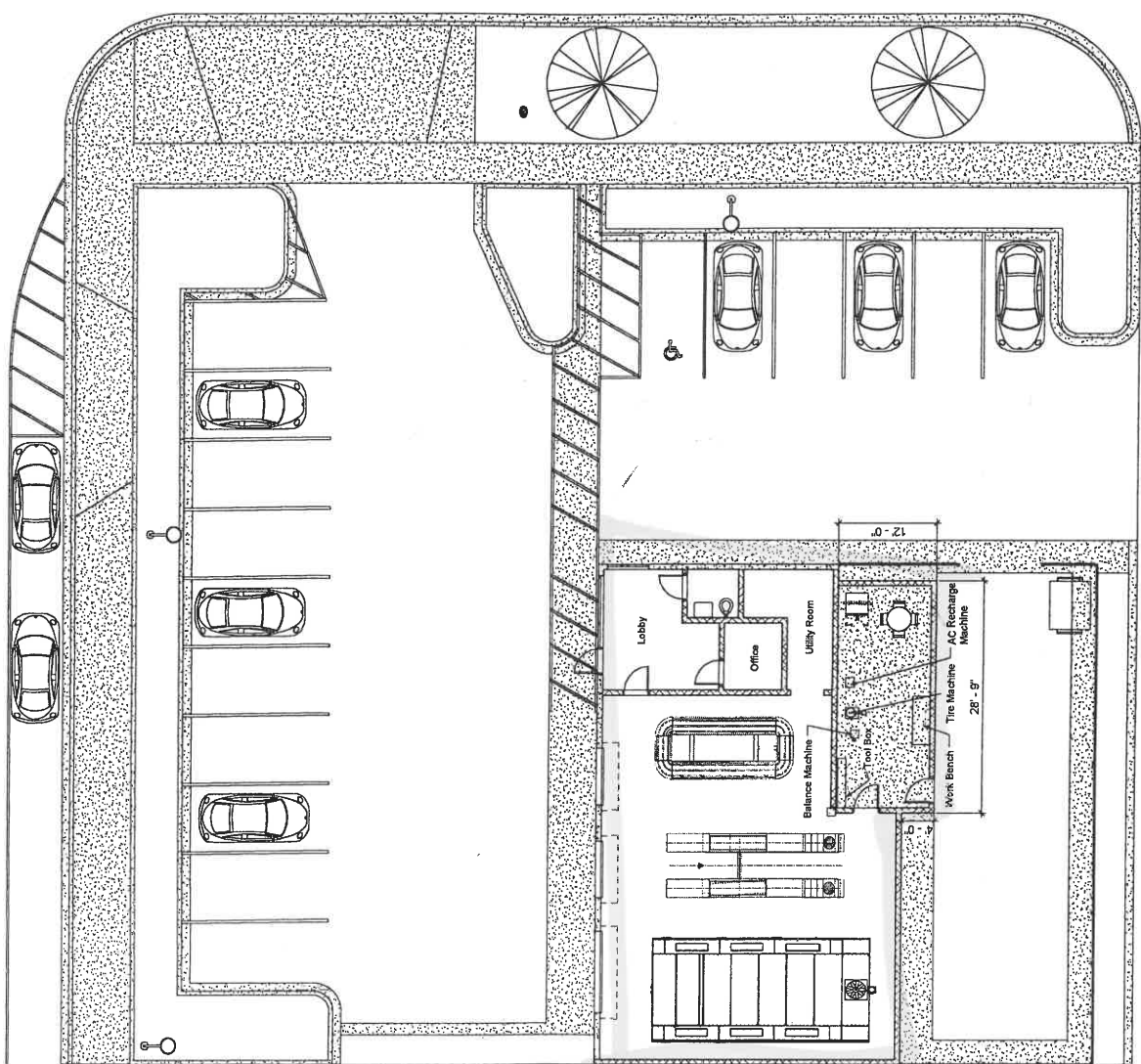
All work conducted on the cars - both auto body repairs and mechanical repairs - shall be conducted within the confines of the building on site, so as not to be a noise nuisance to the surrounding neighbors. The Applicant will also utilize the rear of the building for vehicle storage storage, so as not to create a visual nuisance. In addition, the neighbor directly across the street is a bar, so during the busiest times for the bar (evening), this shop will be closed.

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 use proposed is a continuation of a use previously established at the subject property. As such, the property is already outfitted the required systems to accommodate it. Applicant is further open to working with the City in order to update the applicable systems in order to ensure a proper and safe auto repair shop, and be in full compliance with Des Plaines requirements.
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 addition of this business will provide an additional service to the community, by a well versed business owner, and provide additional tax revenue. Therefore it will be a positive addition to the economic welfare. The business can operate with the property as is, no further requirements are needed from Des Plaines, save the conditional use permit.
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 work conducted to the cars will be done within the confines of the building on site. As such, the building will contain any noise pollution created by the business. The business will further store all cars on site, which will reduce traffic created by the business.
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 property is located on the Corner of Oakton and Orchard. There is driveway access, large enough to accommodate both entrance and exits, on Oakton Ave. The Applicant also is including a storage space on his property to store additional cars. The property is also large enough to accommodate a tow truck pick up and drop off fully on the property itself, without interfering with traffic on Oakton. The property is also on a squarely commercial corridor, where traffic is regular and is meant to accommodate business 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
There is no such type of feature at the subject property. There is a current building standing at the property, which the property owner intends to retain.
10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested
The Applicant confirms that the property and proposed business so complies with title specific regulations. The C-3 zoning provides for an auto repair and auto body shop of this kind, with the approval of a conditional use permit.

NOTES - Existing Conditions as of June 10th 2025 - Previously approved additions that still need to be made are indicated. - Concrete walk in the front of the building has been casted with a slope not exceeding 1:48 and shall be even with new pavement. - The front entrance is to have a tapered threshold.	THIS DRAWING WAS CREATED IN AUTODESK REVIT. THE SCALE IS INDICATED BELOW AND IS SUBJECT TO THE ACCURACY OF THE PROGRAM.	1685 E Oakton Street Des Plaines, IL 60016	Site Plan Variance Addition	Date	6/12/2025	2	Scale	3/16" = 1'-0"

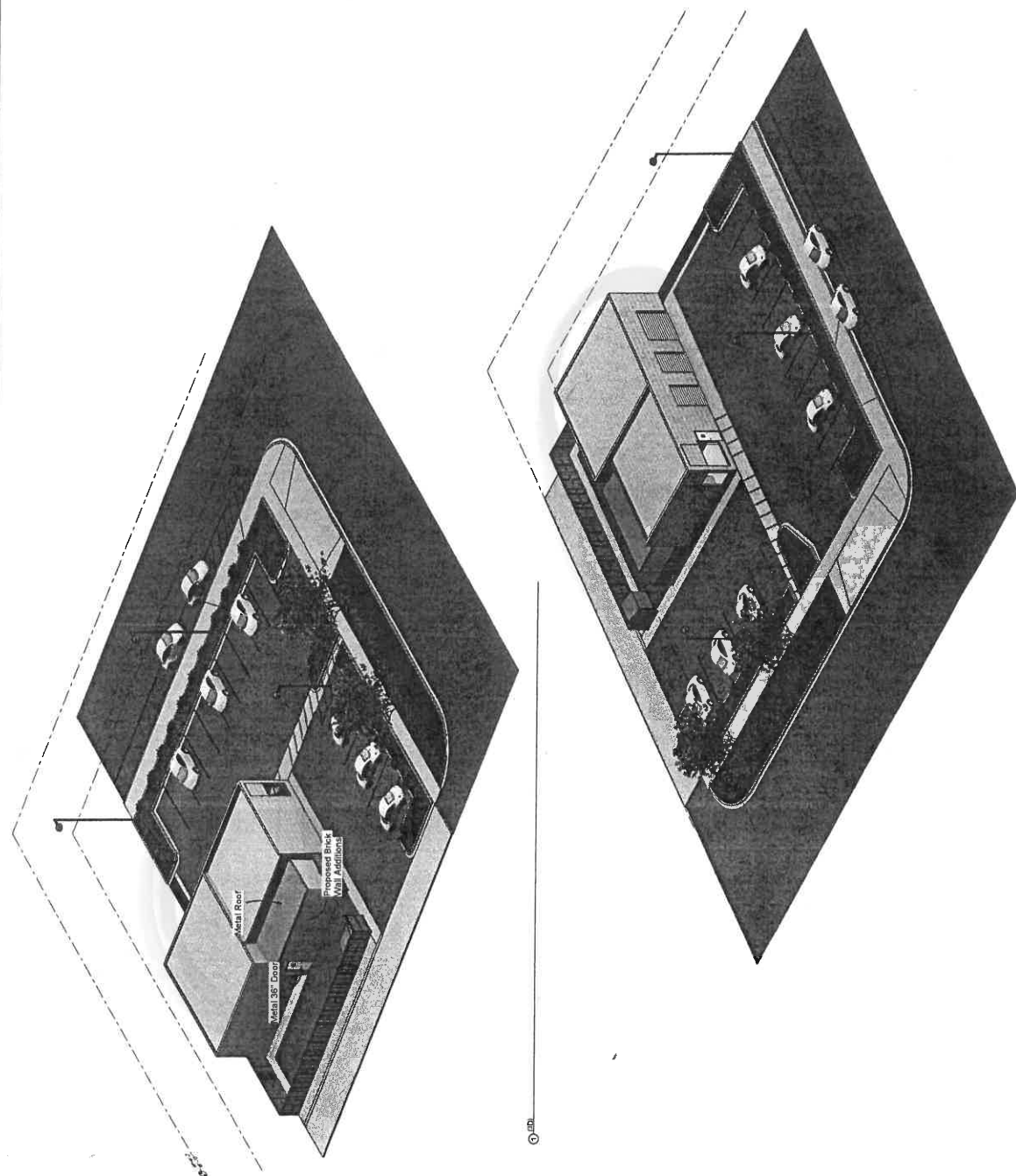


NOTES - Existing Conditions as of June 10th 2025 - Previously approved additions that still need to be made are indicated. - Concrete walk in the front of the building has been casted with a slope not exceeding 1:48 and shall be even with new pavement. - The front entrance is to have a tapered threshold.	THIS DRAWING WAS CREATED IN AUTODESK REVIT. THE SCALE IS INDICATED BELOW AND IS SUBJECT TO THE ACCURACY OF THE PROGRAM.	1685 E Oakton Street Des Plaines, IL 60016	Floor Plan Variance Addition	Date 6/12/2025	3/16" = 1'-0"
				5	6/12/2025 4:28:48 PM



**See Architectural
Plans for Additional
Dimensions**

① FLOOR PLAN
3/16" = 1'-0"



NOTES

- Existing Conditions as of June 10th 2025
- Previously approved additions that still need to be made are indicated.
- Concrete walk in the front of the building has been casted with a slope not exceeding 1:48 and shall be even with new pavement.
- The front entrance is to have a tapered threshold.

THIS DRAWING WAS CREATED IN AUTODESK REVIT. THE SCALE IS INDICATED BELOW AND IS SUBJECT TO THE ACCURACY OF THE PROGRAM.

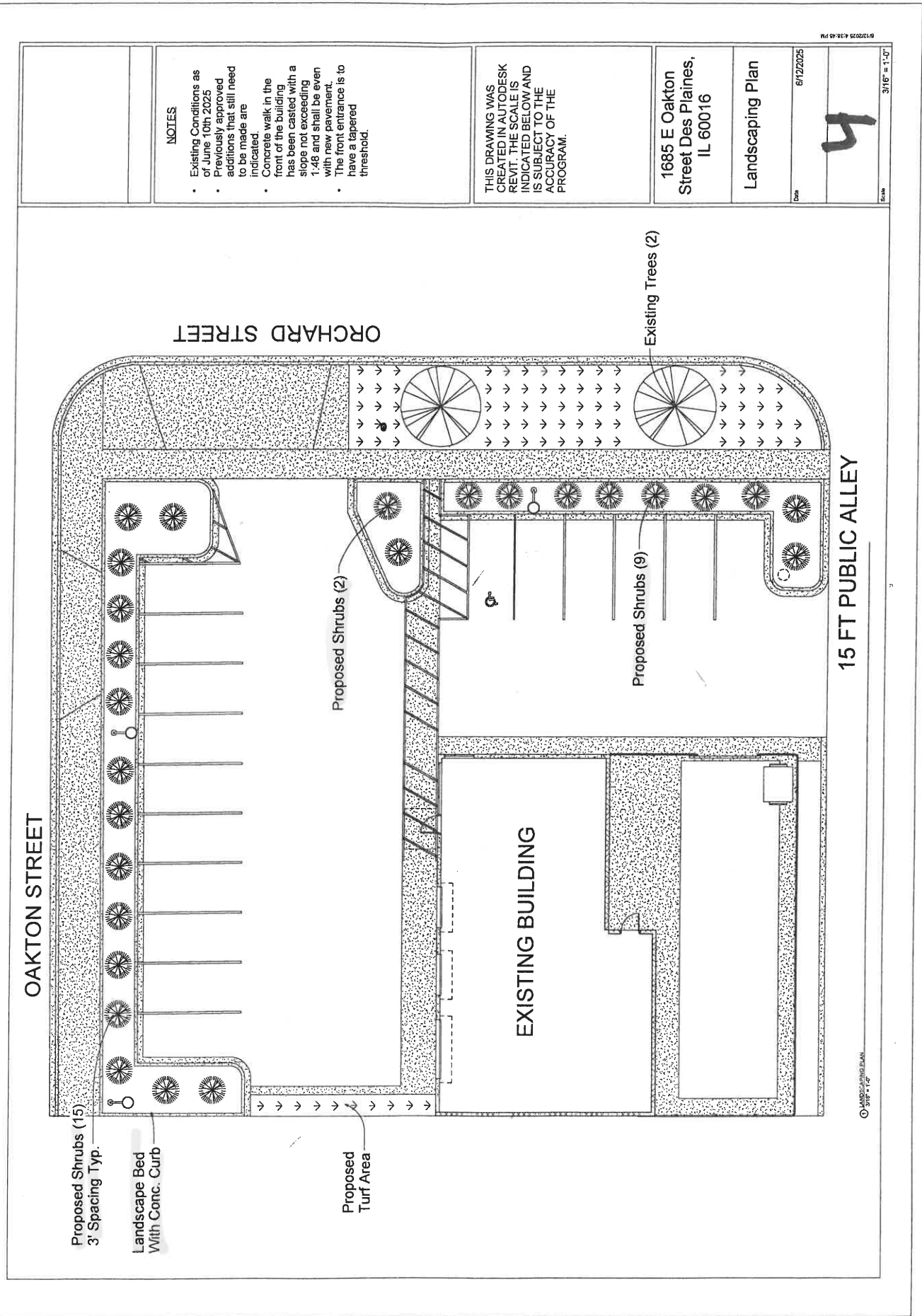
1685 E Oakton
Street Des Plaines,
IL 60016

Oakton Renders

Date 6/12/2025

Scale

© 2025 Revit



Proposed Landscaping Materials





**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: June 19, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Jonathan Mendel, AICP, Assistant Director of Community and Economic Development JM

Subject: Consideration of a Conditional Use for a Massage Establishment at 1645 S. Des Plaines River Road, Suite 4

Issue: The petitioner requests a conditional use for a massage establishment in the C-3 district at 1645 S. Des Plaines River Road, Suite 4.

Petitioner: Harmony in You LLC (Representative: Natalia Kukhareva, 2210 S. Goebbert Road, Apt. 330, Arlington Heights, IL 60005)

Owner: FCRS INC (Representative: Aleksandar Pavlovic, 8548 W. Berwyn Avenue, Chicago, IL 60656)

Case Number: #25-032-CU

PIN: 09-28-107-014-1007

Ward Number: #2, Alderman Colt Moylan

Existing Zoning: C-3, General Commercial

Existing Land Use: Multi-Tenant Office Building

Surrounding Zoning: North: C-3, General Commercial and R-3, Townhouse Residential Districts
South: I-1, Institutional District
East: R-1, Single Family Residential District
West: C-3, General Commercial District

Surrounding Land Uses: North: Convenience Mart Fueling Station (commercial); Condominiums (residential)
South: Vacant Lot
East: Forest Preserve District (recreational)
West: Restaurant (commercial)

Street Classification:	Des Plaines River Road is a local road under City of Des Plaines jurisdiction.
Comprehensive Plan:	The Comprehensive Plan illustrates this site as Commercial.
Property/Zoning History:	Pursuant to historical aerals, this property was developed as a single family residence. Around 1981, the property was redeveloped into a multi-tenant office building ¹ and has been utilized as such since then. There have been no recent entitlements associated with the subject property.

CONDITIONAL USE

Request Description:	<i>Overview</i> The petitioner requests a conditional use to operate a massage establishment on the subject property as described in the attached Project Narrative. A massage establishment, as defined below, is a conditional use in the C-3 district and requires a license as defined in Title 4, Chapter 13 of the Municipal Code prior to its operation. MESSAGE ESTABLISHMENT: Any establishment having a fixed place of business where any person, firm, association or corporation engages in, or carries on, or permits to be engaged in or carried on any of the activities mentioned in this chapter. The subject property consists of one 1.55-acre parcel located east of Des Plaines River Road near the Des Plaines River Road/Oakton Street intersection as illustrated on the attached Plat of Survey. It is currently developed with a multi-tenant office building, as defined below, with 24 separate tenant spaces and off-street parking area. OFFICE BUILDING, MULTI-TENANT: A permanent building (i) that contains at least three tenants and (ii) at least 67% of which is used by office use businesses. Ancillary uses allowed within an office building include: brewpub, commercial indoor recreation uses, class A and B restaurants and specialty food stores and other uses listed as permitted within the Commercial District Use Matrix in subsection 7.3.k of this title. This land use shall follow the off street parking requirement of office unless otherwise stated in this title. The proposed massage establishment would operate in Suite 4, which is located on the west side of the building near Des Plaines River Road and is accessible via a portion of public walkway along Des Plaines River Road and portion of private walkway on the subject property. <i>Proposed Operations</i> Massage establishments must be licensed by both the city and State of Illinois and are required to maintain a clean, safe, and professional environment at all times. Based on the attached Project Narrative, the massage establishment will include a staff of up to three licensed specialists providing the following services: (i) aesthetic facial skincare; (ii) eyebrow and eyelash care; (iii) trichologist consultation; (iv) body wraps; and (v) medical manicure and pedicure. This use would operate on an appointment-only basis Monday through Sunday from 10 A.M. to 8:00 P.M., which complies with the specific hours of operation restriction in Section 4-13-9.N of the Municipal Code.
-----------------------------	---

¹ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved May 13, 2025.

Proposed Floor Plan

Suite 4 is a single level space totaling 625 square feet in gross floor area. The petitioner intends to divide the space to accommodate separate reception and waiting areas, three treatment rooms, a single-stall restroom, and separate break room area as illustrated in the attached Architectural Plans. Multiple partition walls will be added to the interior of the suite to frame the treatment rooms and break room, but no changes to the size or location of the suite are proposed.

Massage establishments must comply with the facility requirements in Section 4-13-8 of the Municipal Code such as providing separate changing rooms with lockers at all times and a single stall restroom for each gender when both male and female individuals are on the premises on the same time. The floor plan in the attached Architectural Plans identifies one single-stall restroom and does not identify separate locker room spaces. As such, the floor plan may need to be revised accordingly to meet these standards.

Access and Circulation

The subject property is currently accessible by a single, one-way drive aisle located directly south of the existing building that traverses counter clockwise throughout the site as illustrated in the attached Site Plan. There is a 22-foot-wide drive aisle located at the rear of the subject property and a 12-foot-wide drive aisle along the north and south of the building, all of which meet the minimum drive aisle width for one-way travel pursuant to Section 12-9-6 of the Zoning Ordinance and are not subject to change as part of this request.

Off-Street Parking

The subject property contains 86 off-street parking spaces including four accessible spaces that are on first-come-first-serve basis as noted in the attached Project Narrative. As noted in the definition above, multi-tenant office buildings are required to adhere to the minimum off-street parking space requirement for offices as identified in Section 12-9-7 of the Zoning Ordinance. Offices require a minimum of one off-street parking space for every 250 square feet of gross floor area excluding floor area devoted primarily to storage areas (up to ten percent of the total combined floor area), food preparation areas, bathrooms, mechanical rooms, hallways, stairwells and elevators.

Based on the floor area definition, a minimum of three off-street parking spaces including one accessible space are required for Suite 4, which is satisfied by the existing parking on the subject property as illustrated on the attached Site Plan. Further, the petitioner notes in the attached Project Narrative that services will be provided on an appointment-only basis and the appointments will be spaced appropriately to reduce client overlap, further reducing the parking need.

It is important to note that there was not sufficient floor plan information for the remainder of the building to exclude the areas specified above from the parking calculation. At roughly 29,100 square feet for the entire multi-tenant office building, a minimum of 116 off-street parking spaces would be required for the subject property. However, pursuant to Section 12-9-2 of the Zoning Ordinance, no additional parking is required since the use of the building as a multi-tenant office building will not change with the proposed conditional use.

Standards for Conditional Use: 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. For its rationale, the Board may use the responses provided as written, modify them, 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 business operations are associated with a massage establishment as defined in Title 4, Chapter 13 of the Municipal Code. A massage establishment is denoted as a conditional use in Section 12-7-3.K of the Zoning Ordinance.

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

Comment: The Future Land Use Map of the 2019 Comprehensive Plan designates this property as a commercial land use designation with a specific focus on serving the needs of local residents. The proposed massage establishment is a commercial use that would align with the Comprehensive Plan and help fill some of the existing vacancy on the subject property.

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 massage establishment will be located within an established brick multi-tenant office building that is harmonious and appropriate in appearance to surrounding commercial development in the immediate area. The subject property contains landscaping improvements throughout the site—especially along the pedestrian path to the proposed location of the massage establishment in Suite 4—which further complement the neighboring development. None of the existing exterior building and site improvements are subject to change as part of this request.

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

Comment: Chapter 13 of the Municipal Code provides specific regulations for massage establishments to receive and maintain a business registration and license from the city, in addition to any state licenses. Prior to issuance of a license, fingerprints are required to be provided to the city by each applicant and all massage therapists and other employees must abide by facility and operating requirements that promote a clean, safe, and professional environment at all times. City health inspections are required to occur at least twice a year of facilities to ensure all requirements are maintained. Hours of operation are limited to between six o'clock A.M. and nine o'clock P.M. pursuant to Section 4-13-9.N of the Municipal Code.

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

Comment: The existing multi-tenant office building is currently served by a one-way drive aisle with two separate curb cuts on Des Plaines River Road, which is sufficient for its use and complies with Section 12-9-6 of the Zoning Ordinance. Staff do not have concerns that the operation of the proposed massage establishment in an existing tenant space will impact the essential public facilities and services currently serving the subject 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 existing multi-tenant office building consisting of 24 suites has provided additional commercial space for new businesses that can result in improvement of the city's economy and commercial sector. The proposed massage establishment furthers this beneficial impact on 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 activities of the proposed massage establishment will take place within the suite, reducing any noise, smoke fumes, glare, or odors associated with the proposed services. In addition, the massage establishment will operate on an appointment-only basis with scheduling considerations to minimize overlap between clients, which will generate minimal traffic—especially in relation to the existing vehicle traffic generated by existing uses in the building—and meet the intentions of this standard.

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 existing vehicular access to the subject property is sufficient for its operation and the proposed massage establishment use. Given that there is no change in the existing access points/circulation throughout the site, staff do not have concerns related to traffic interferences on the surrounding streets.

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 has already been developed with the multi-tenant office building. The proposed massage establishment is located within the existing development and will not result in a loss of any existing natural, scenic, or historic features.

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

Comment: The proposed massage establishment will comply with all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the request. Consideration of the request should be based on a review of the information presented by the petitioner and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

Conditions of Approval:

1. Prior to operation of the massage establishment on the subject property, a business registration and required permits must be issued by the Community and Economic Development department.
2. At time of the building permit process, plans may be modified as necessary to comply with all local and state requirements for massage establishments and applicable Zoning Ordinance requirements.
3. No permanent makeup or any other activities defined under “body art establishment” in Section 12-13-3 of the Zoning Ordinance may be conducted on this property without prior approval of the City.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: Plat of Survey
- Attachment 5: Project Narrative
- Attachment 6: Petitioner’s Responses to Standards
- Attachment 7: Site Plan
- Attachment 8: Architectural Plans

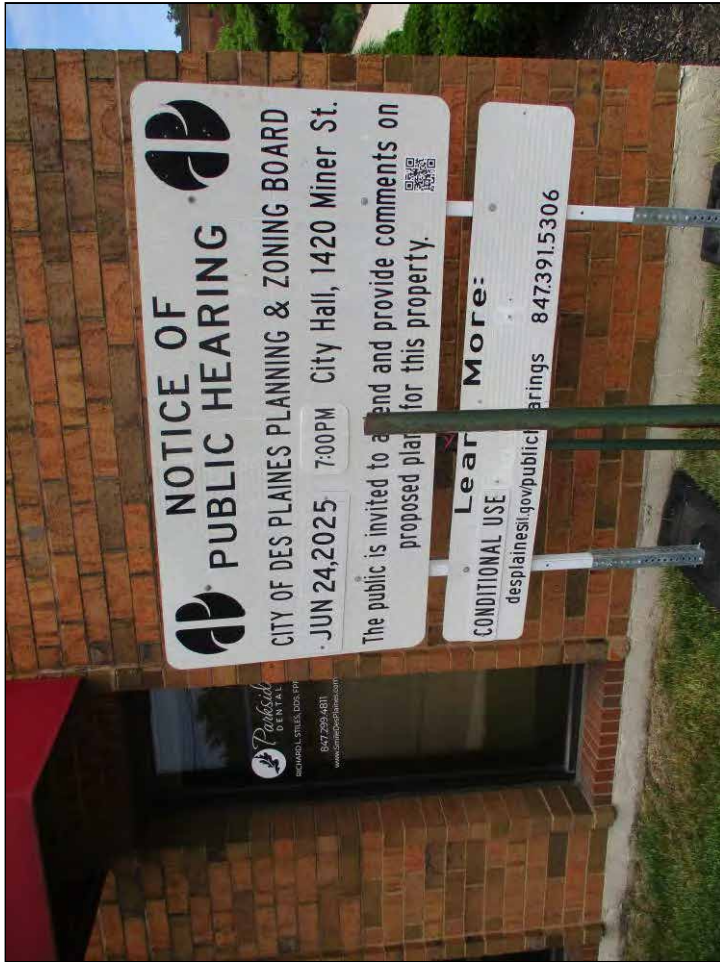


0 250 500
ft

Print Date: 6/20/2025

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.



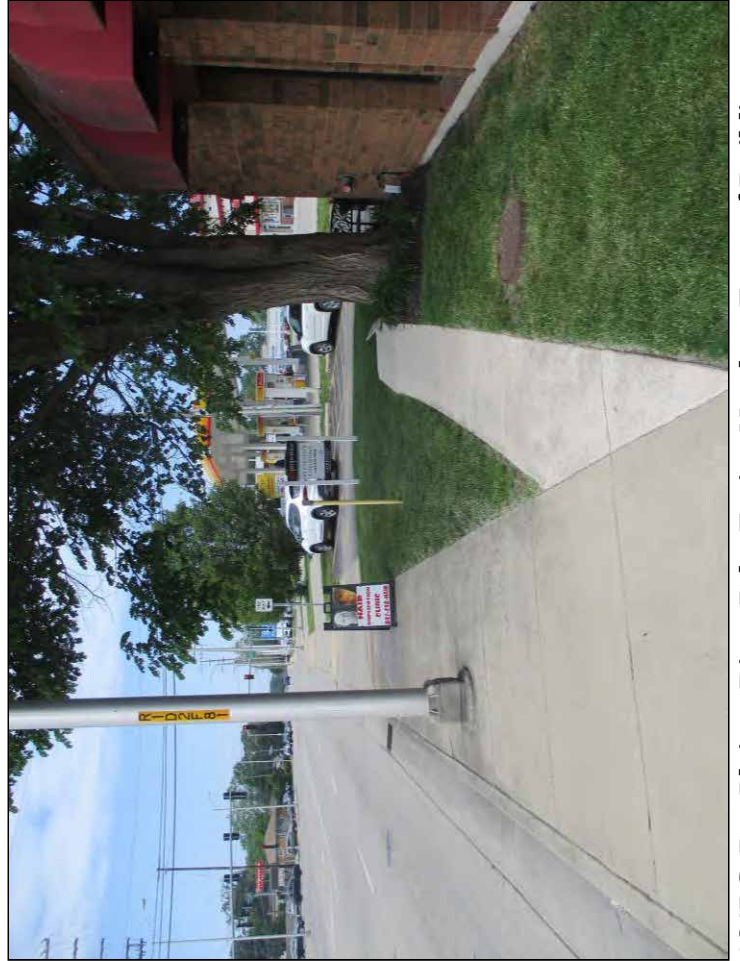
1645 S. Des Plaines River Rd – Public Notice Sign



1645 S. Des Plaines River Rd – Facing North at Front of Property



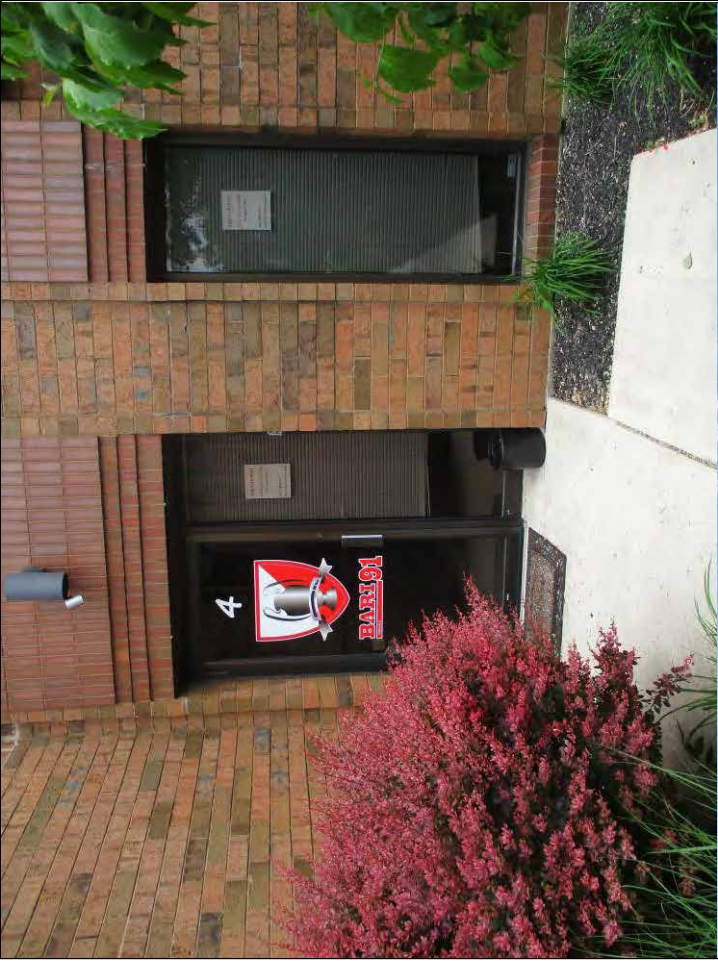
1645 S. Des Plaines River Rd – Facing South at Front Building



1645 S. Des Plaines River Rd – Facing North at Front of Building



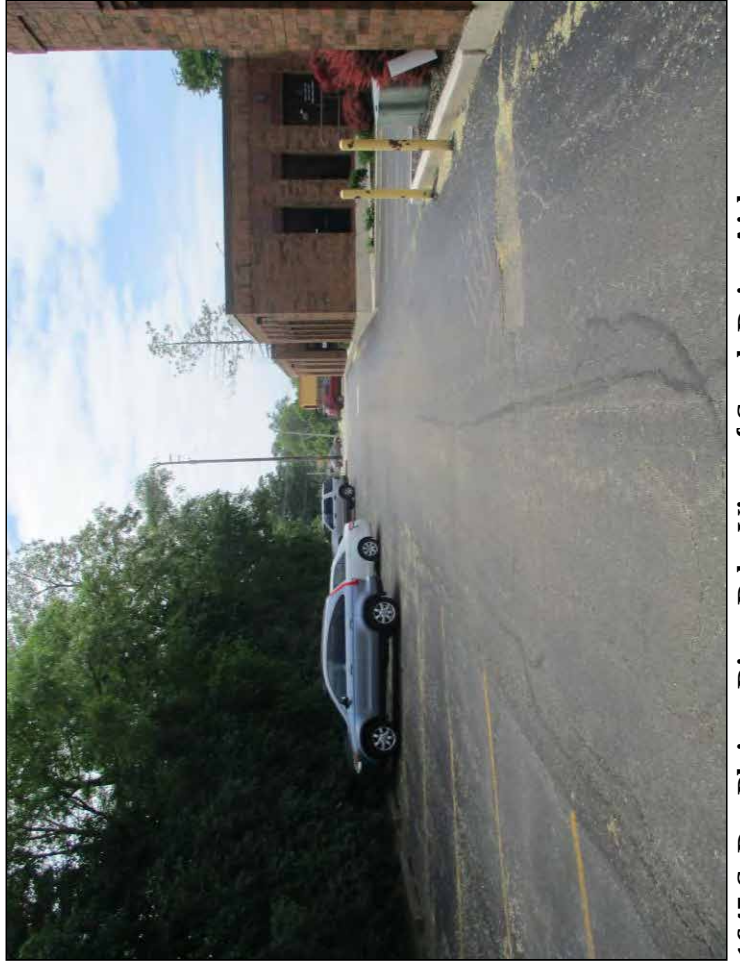
1645 S. Des Plaines River Rd – View of Entry Walk to Suite 4



1645 S. Des Plaines River Rd– View of Entry Door to Suite 4



1645 S. Des Plaines River Rd – View of North Drive Aisle



1645 S. Des Plaines River Rd – View of South Drive Aisle

1645 S River Rd
Des Plaines, IL 60018
Office Property For Sale • 31,732 SF

Attachment 3

Office Space / Illinois / Des Plaines / 1645 S River Rd, Des Plaines, IL 60018



Page 9 of 34

PROPERTY FACTS



PROPERTY FACTS

Unit Size
No. Units
Total Building Size
Property Type
Property Subtype
Building Class

1,000 - 2,000 SF
5
31,732 SF
Office
Office/Residential
C

Floors
Typical Floor Size
Year Built
Lot Size
Parking Ratio

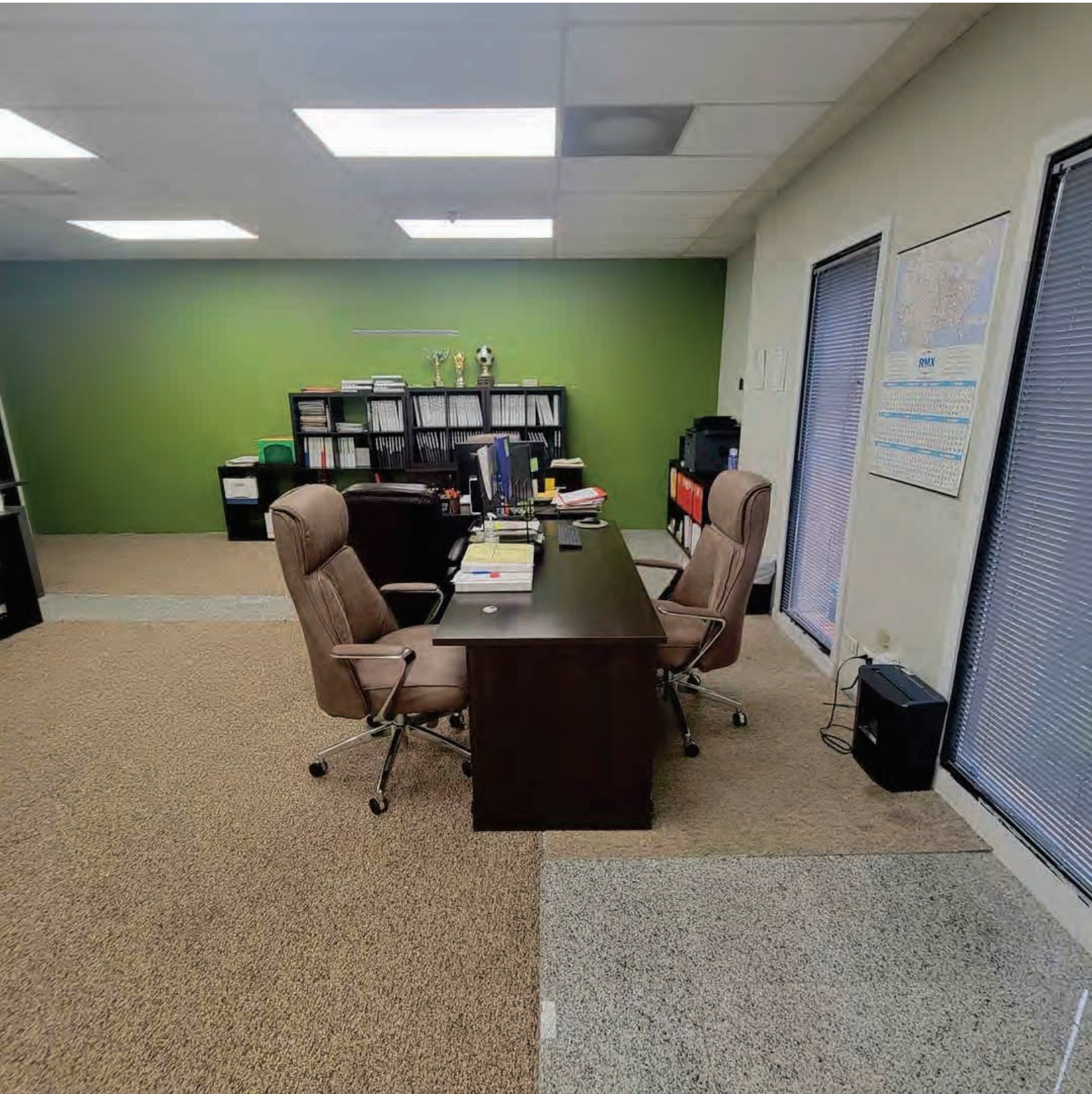
1
27,924 SF
1978
1.62 AC
4.3/1,000 SF

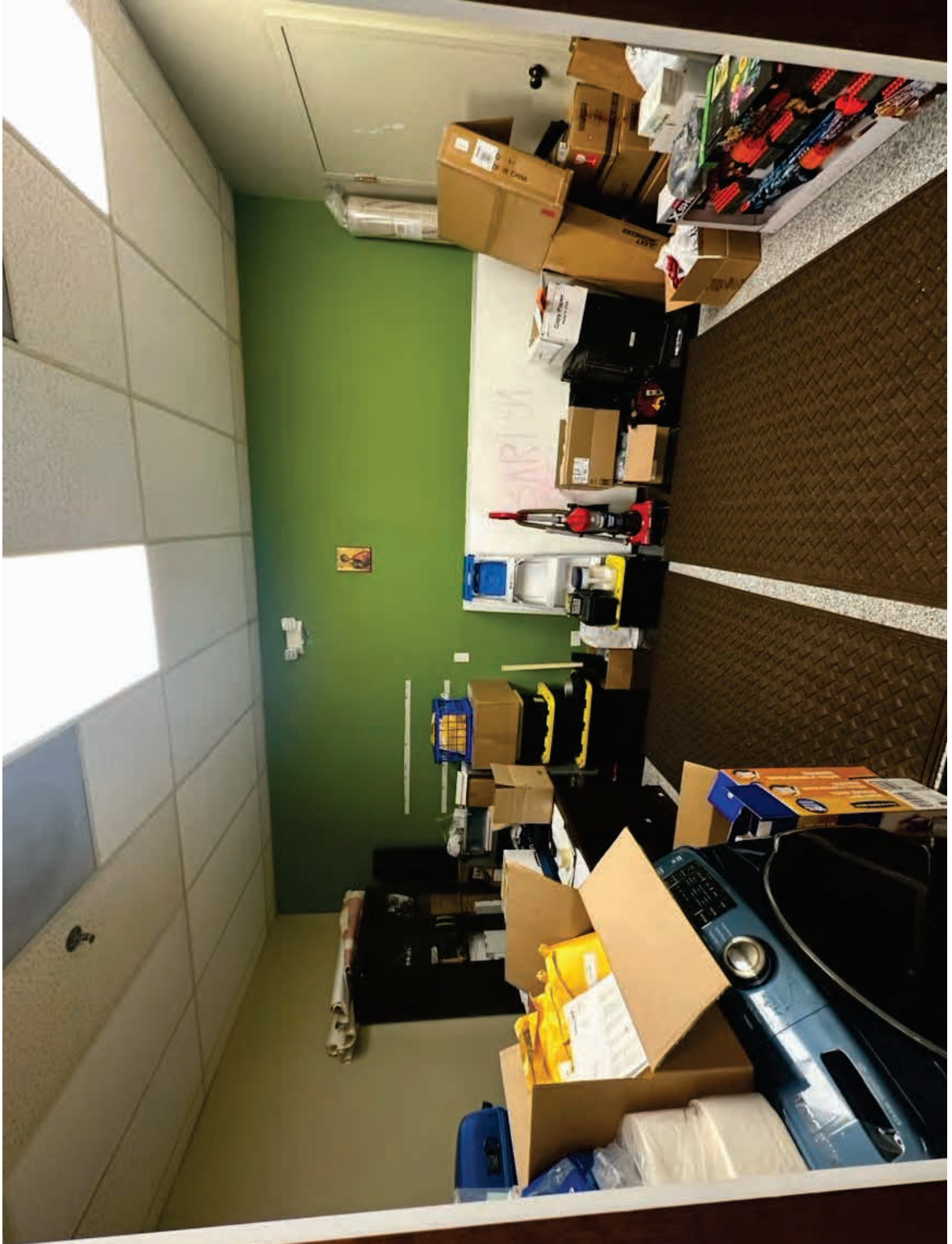




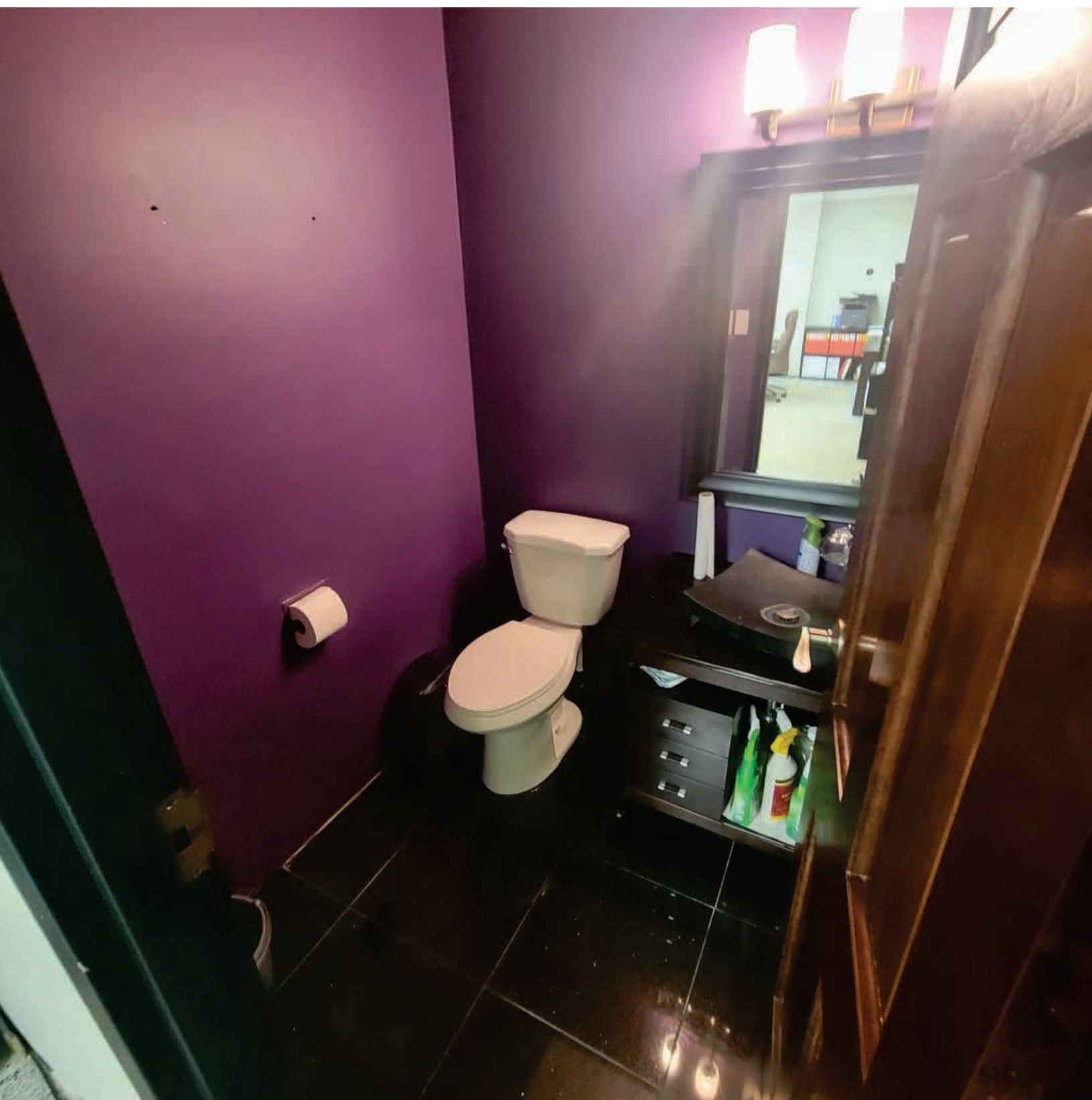












A hand-drawn survey map of a property. The map shows a large area with a hatched section labeled "One Story Brick Building". The property is bounded by a "ROAD" on the left and a "River" on the right. The river is labeled "edge of water 200.0". The property is divided into three parcels: "Parcel 1", "Parcel 2", and "Parcel 3". Various dimensions are marked along the boundaries and within the parcels. The dimensions are as follows:

- Top boundary: 392.65
- Right boundary: 40.03, 19.65, 49.13, 53.5, 31.44, 53.6, 39.42, 39.96
- Bottom boundary: 335.40
- Left boundary (along road): 90.46, 17.43, 31.12, 35.73, 19.92, 40.59, 53.98, 19.17, 29.15, 31.19, 25.68, 29.19, 29.74, 31.88, 25.68, 59.37, 25.43, 41.95, 33.54, 33.45, 30.75, 53.6, 53.2
- Internal dimensions: 76.04, 69.75, 65.24, 29.97, 54.76, 8.0, 31.0, 40.38, 106.03, 32.38

The map also includes a "COPY" label in the bottom left corner and a "River" label in the bottom right corner.

FILE COPY

VEY SERVICE, INC. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED
EREON DRAWN CORRECTLY SHOWS THE RELATION OF BUILDING AND OTHER STRUCTURES TO THE
S INDICATED HEREON; THAT THE WALLS OF SAID BUILDING ARE PLUMB AND THAT THERE ARE
G BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES

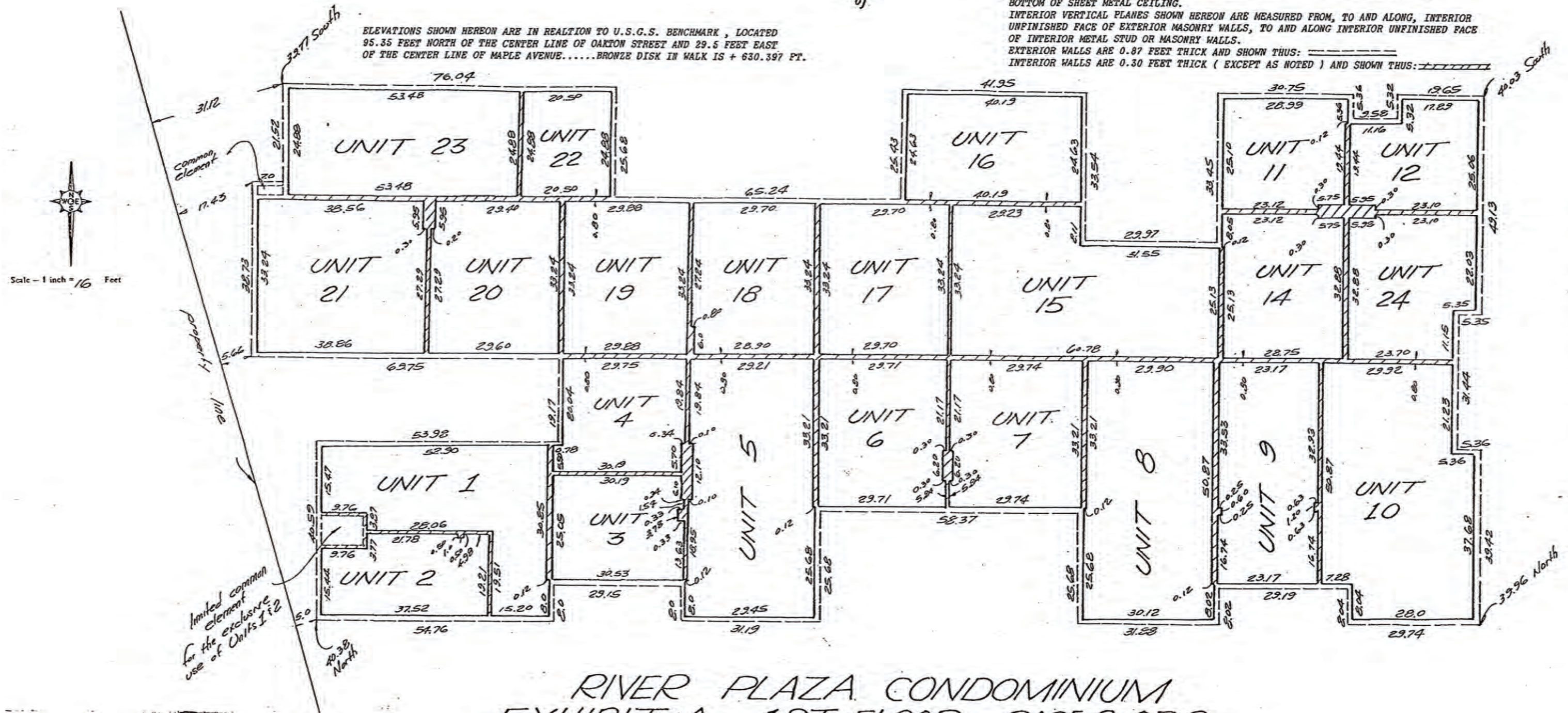
JUNE A.D. 1980
VEYOR, NO. 1575
Y SERVICE, INC.

PLAT OF SURVEY

of

ELEVATIONS SHOWN HEREON ARE IN REALTION TO U.S.G.S. BENCHMARK, LOCATED 95.35 FEET NORTH OF THE CENTER LINE OF OAKTON STREET AND 29.5 FEET EAST OF THE CENTER LINE OF MAPLE AVENUE.....BRONZE DISK IN WALK IS + 630.397 FT.

HORIZONTAL PLANES SHOWN HEREON ARE MEASURED FROM TOP OF CONCRETE FLOOR TO BOTTOM OF SHEET METAL CEILING.
INTERIOR VERTICAL PLANES SHOWN HEREON ARE MEASURED FROM, TO AND ALONG, INTERIOR UNFINISHED FACE OF EXTERIOR MASONRY WALLS, TO AND ALONG INTERIOR UNFINISHED FACE OF INTERIOR METAL STUD OR MASONRY WALLS.
EXTERIOR WALLS ARE 0.87 FEET THICK AND SHOWN THUS: 
INTERIOR WALLS ARE 0.30 FEET THICK (EXCEPT AS NOTED) AND SHOWN THUS: 



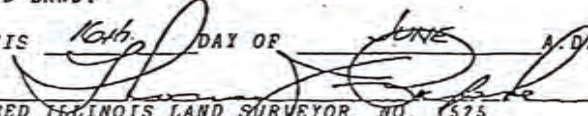
RIVER PLAZA CONDOMINIUM EXHIBIT A - 1ST FLOOR - PAGE 2 OF 2

Prepared By:
Jens K. Doe Survey Service, Inc.
7456 N. Harlem Avenue
Chicago, Illinois 60648
phone 775-0530
Order No. 80490

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

WE, JENS K. DOE SURVEY SERVICE, INC. DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN CORRECTLY SHOWS THE RELATION OF BUILDING AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND AS INDICATED HEREON; THAT THE WALLS OF SAID BUILDING ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND.

DATED THIS 10th DAY OF JUNE A.D. 1980

BY: 
REGISTERED ILLINOIS LAND SURVEYOR, NO. 1575

Project Narrative for Harmony in You Beauty Salon

Harmony in You is a full-service beauty and wellness salon dedicated to providing superior facial and body skincare treatments in a relaxing and welcoming environment. We aim to enhance the well-being of our clients by offering customized services that cater to their individual needs. Our mission is to ensure that clients leave feeling rejuvenated, confident, and at peace.

Business Overview

Harmony in You offers a range of high-quality skincare services performed by licensed professionals. The services we provide are designed to improve both the appearance and health of our clients' skin and bodies. We strive to maintain an atmosphere that promotes relaxation with a focus on using the latest industry trends, techniques, and high-quality products at affordable prices.

Services Offered

Aesthetic Facial Skincare:

Cleansing, exfoliating, hydrating, and anti-aging facials customized for different skin types and concerns. These services aim to improve skin texture, clarity, and overall appearance.

Skincare with Advanced Machine Techniques:

- **Ultrasound Therapy:** Uses sound waves to penetrate deep into the skin, improving circulation and product absorption.
- **Microcurrent Therapy:** Gentle electrical stimulation that tones facial muscles and reduces the appearance of fine lines.
- **Electroporation:** A needle-free technique that uses electric pulses to deliver active ingredients deep into the skin.

Eyebrow and Eyelash Care:

Includes eyebrow shaping, tinting, and eyelash lifting and tinting to enhance the natural look of brows and lashes.

Trichologist Consultation:

A scalp health consultation and evaluation to provide personalized recommendations for hair and scalp care. Services may include non-medical scalp treatments using specialized products and techniques.

Body Skin Care with Machines:

- **Endospheres Therapy:** A non-invasive treatment that uses micro-vibration and compression to reduce cellulite and improve skin tone.
- **Body Microcurrent:** Tightens and firms the skin using low-level electrical currents.

Body Wraps:

Detoxifying and hydrating body wraps using specialized creams and materials to improve skin tone and texture.

Medical Manicure and Pedicure:

A specialized treatment that focuses on nail and foot health, ideal for individuals with diabetic concerns or foot conditions requiring expert care.

Hours of Operation

The salon will operate by appointment only, with the following hours of operation:

- Monday to Sunday: 10:00 AM to 8:00 PM

Staffing

The salon will employ the following licensed professionals, each working part-time and on a rotation schedule:

- Licensed Esthetician/Trichologist

- Body Contouring Specialist
- Medical Manicure and Pedicure Specialist

Each specialist will work according to a predetermined schedule, which will vary based on individual needs and client demand. At any given time, a maximum of three staff members may be present. All staff members are highly trained and certified in their respective areas of expertise, ensuring top-quality service for our clients.

Parking

The building at 1645 S River Rd provides 86 shared parking spaces, including accessible parking. Parking is on a first-come, first-served basis, but because the salon operates strictly by appointment and limits capacity to three clients at a time, parking demand remains minimal. To further support parking availability, appointments will be spaced appropriately to reduce client overlap.

Harmony in You seeks to provide a premier beauty and wellness experience in a comfortable, tranquil setting. We believe our services will meet the growing demand for high-quality skincare treatments in the area, and we are confident that our professional approach will contribute positively to the local economy.

Revised on 06/11/2025

STANDARDS FOR CONDITIONAL USES

1645 S River Rd Unit 4

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

The property at 1645 S River Rd Unit 4 is located within a commercial zoning district that allows beauty salons by right. However, due to the inclusion of massage services (endosphere treatments, vacuum-roller massage, microcurrents), a conditional use permit is required for this type of operation. This conditional use aligns with the zoning district's intention to accommodate wellness and personal care businesses.

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

The proposed beauty salon at 1645 S River Rd Unit 4 is consistent with the objectives of the City of Des Plaines' comprehensive plan, which supports the growth of wellness and personal care businesses. This development will contribute to the economic vitality of the area and promote community health and well-being.

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 beauty salon will have a professional and modern design. The interior space will adhere to high standards of cleanliness and comfort, while the exterior will remain consistent with the general visual character of the building, ensuring no disruptive visual impact.

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

The services provided by the salon, including endosphere treatments, vacuum-roller massage and microcurrents, are non-invasive and are not hazardous. These treatments are therapeutic and do not produce noise, fumes, or other disturbances. The business will operate in a calm

and controlled environment, ensuring there is no disruption to neighboring businesses or residences.

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 property at 1645 S River Rd Unit 4 will be well-served by existing infrastructure, including easy access to local highways and streets, and sufficient public services such as police, fire protection, drainage, water, and sewer. No additional services are required to accommodate the proposed salon services, as the necessary facilities are already in place to support the business.

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 operations at 1645 S River Rd Unit 4 will not impose additional demands on public services. The business will operate within existing infrastructure, and the services provided will support local commerce by attracting customers and creating jobs. The salon will be an economic asset to the community, contributing to the vitality of the area without requiring further public investment.

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 nature of body contouring, endosphere treatments, vacuum-roller massage, and microcurrents is non-disruptive. These services are therapeutic and do not generate excessive noise, traffic, fumes, glare, or odors. The spa will be designed to be a relaxing, quiet environment for clients, ensuring that the business will not disturb neighboring properties.

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 beauty salon at 1645 S River Rd, Unit 4, will have convenient vehicular access and ample parking available for clients. The building offers a total of 86 parking spaces, including accessible parking, which exceeds the City of Des Plaines' requirements of 1 space for every 250 square feet of gross floor area for a multi-tenant office building. Parking is available on a first-come, first-served basis, with no spaces assigned to individual units. Clients are free to use any available parking space on site. The site's access points and internal layout are designed to support smooth traffic flow and circulation, minimizing congestion and ensuring there is no disruption to traffic on nearby public roads.

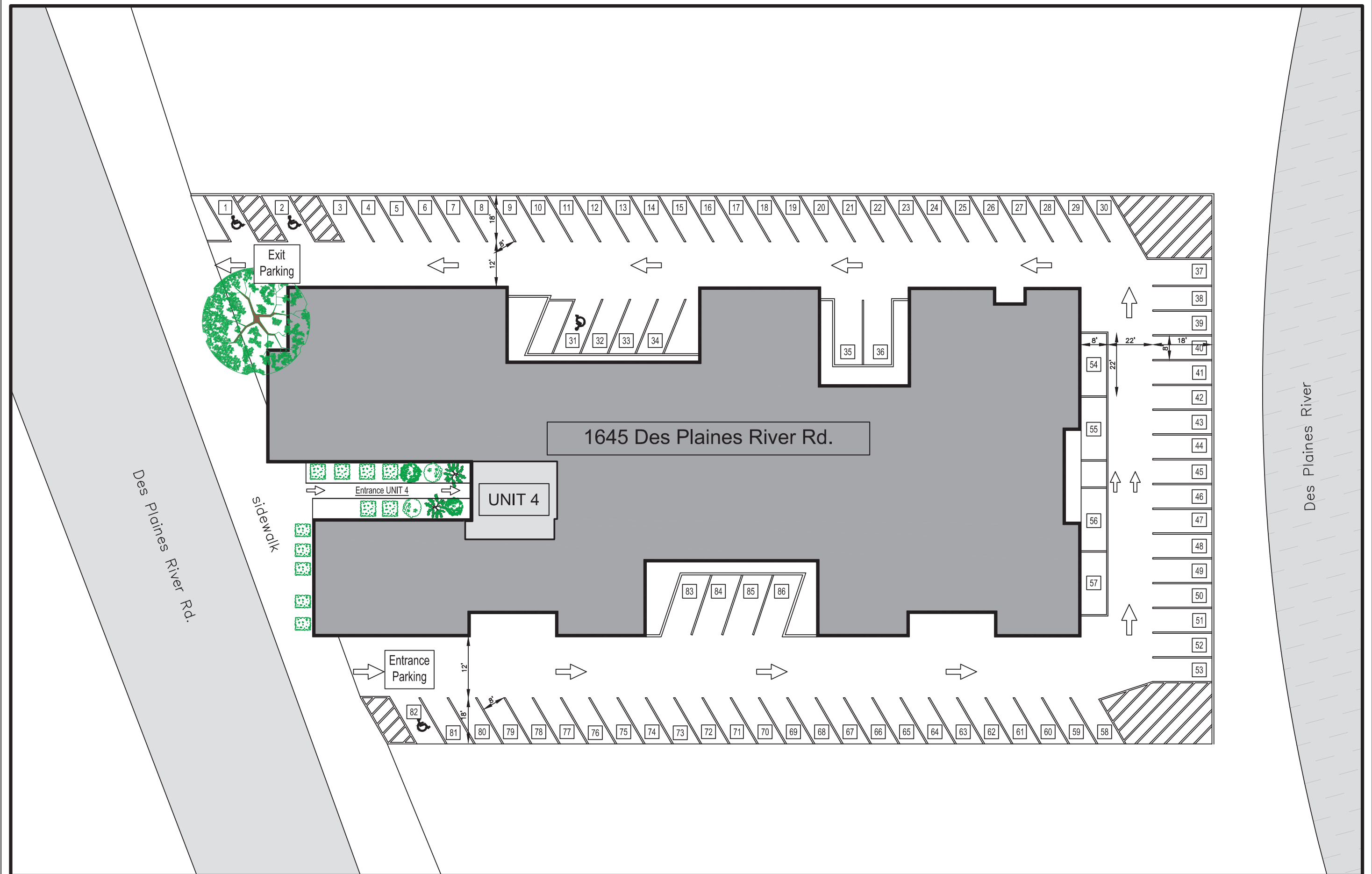
Revised on 06/11/2025

9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance:

The property at 1645 S River Rd Unit 4 does not contain any natural, scenic, or historic features of significant importance. The proposed beauty salon will not affect any valuable environmental or historical assets and will operate within an existing commercial space, ensuring no negative impact on these types of features.

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

The beauty salon at 1645 S River Rd Unit 4 complies with all city regulations governing personal care services and wellness facilities. This includes adhering to building codes, health and safety standards, and any specific operational requirements for massage and therapeutic services. The spa will operate fully within the framework set by the city's zoning and business regulations.



GENERAL PLAN	SHT. 01	OF 01	PROJECT NO.	1645 Des Plaines River Rd	NOTES:	
	SCALE 1:350	DRAWN BY	DATE: 06/05/2025			

BEAUTY SALON - DES PLAINES, IL

INTERIOR TENANT IMPROVEMENT

1645 S River Rd, Unit 4, Des Plaines, IL 60018

OWNER
FORMA, INC.
ARCHITECT

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL LAWS, CODES AND ORDINANCES.
2. CONTRACTORS ARE REQUIRED TO VISIT THE SITE PRIOR TO SUBMITTING BID TO VERIFY ALL EXISTING CONDITIONS AND PROMPTLY NOTIFY ARCHITECT OF ANY AND ALL DEVIATIONS FROM CONTRACT DOCUMENTS AND SPECIFICATIONS TO ENSURE COMPLETE UNDERSTANDING OF THE TOTAL SCOPE OF THE WORK.
3. ALL SUBCONTRACTORS MUST ESTABLISH BID PRICES ACCORDING TO COMPLETE SET OF CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL BID PRICES MUST BE ESTABLISHED BY VERIFYING ALL EXISTING BUILDING CONDITIONS. NO ADDITIONAL MONETARY COMPENSATION WILL BE CONSIDERED FOR FAILURE TO EXAMINE AND VERIFY EXISTING CONDITIONS IN ORDER TO COMPLETE THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
4. IF THE SUBCONTRACTORS REQUIRE WORK NOT ADDRESSED IN THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ADDENDA, WHICH IS NECESSARY TO PRODUCE THE INTENDED COMPLETED JOB, SUCH WORK SHALL BE REPORTED TO THE ARCHITECT PRIOR TO SUBMITTING BID. OTHERWISE, SUCH WORK (WITH THE EXCEPTION OF WORK REQUIRED BY CONCEALED EXISTING CONDITIONS) SHALL BE CONSIDERED INCLUDED IN THE BID.
5. CONTRACTORS SHALL INCLUDE IN THE BASE BID ALL PATCHING AND REPAIR OF ALL EXISTING CONSTRUCTION AFFECTED BY THE NEW CONSTRUCTION AND THE REVISIONS TO THE EXISTING CONSTRUCTION.
6. THE CONTRACT AMOUNT SHALL PROVIDE FOR A COMPLETED JOB, IF THERE IS ANY QUESTION ABOUT WHETHER AN ITEM IS TO BE INCLUDED IN THE CONTRACT, THE ARCHITECT SHALL BE CONSULTED PRIOR TO BID SUBMITTAL.
7. THE CONTRACTORS SHALL PROVIDE CODE COMPLIANT, COMPLETE WORKING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS COMMENSURATE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS SHALL SCHEDULE AND PERFORM A PRE-ROUGHIN WALK THRU WITH THE ARCHITECT TO CONFIRM ALL LIGHTING, RECEPTACLE, FIXTURE AND VENT LOCATIONS.
8. CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF ALL MODIFICATIONS TO EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNER AND ADJACENT PROPERTY OWNERS.
9. THE CONTRACTORS SHALL PROVIDE THE OWNER WITH CERTIFICATES OF COMPREHENSIVE AND LIABILITY INSURANCE COVERAGE APPROPRIATE TO THE SCOPE FO THE PROJECT.
10. THE CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACORS SHALL BE RESPONSIBLE FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THIS CONTRACT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST CONSTRUCTION INDUSTRY STANDARDS.
11. CONTRACTORS SHALL PROVIDE FOR ALL SITE DEMOLITIONS AND DEBRIS REMOVAL REQUIRED TO PERFORM NEW CONSTRUCTION WHILE ADEQUATELY MAINTAINING THE PREMISES, AND THE ADJACENT PREMISES TO ENSURE NORMAL OCCUPANCY AND SECURITY.
12. ALL MATERIALS, WORKMANSHIP AND LABOR SHALL BE GUARANTEED FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM THE DATE OF OWNER ACCEPTANCE OF THE COMPLETED WORK.
13. THE CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR ALL FABRICATED ITEMS FOR THE ARCHITECT'S APPROVAL, IN THE FORM OF 3 BLACKLINES. THE ARCHITECT SHALL RETURN SAID SUBMITTAL WITHIN 2 WEEKS AFTER RECEIPT.
14. ALL INTERIOR DIMENSIONS ARE FROM THE FACE OF GYPSUM BOARD TO THE FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
15. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WORK SHOWN OR CALLED OUT IN ONE AND NOT THE OTHER IS TO BE EXECUTED AS IF IT WERE IN BOTH. IN CASE OF CONFLICT IN DRAWINGS AND/OR SPECIFICATIONS, THE MORE EXPENSIVE CONDITION SHALL GOVERN FOR PRICING PURPOSES, AND THE ARCHITECT SHALL BE NOTIFIED TO RESOLVE THE DISCREPANCY BEFORE CONTRACTS ARE AWARDED.
16. NO CHANGE ORDERS WILL BE EXECUTED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
17. CONTRACTORS SHALL COMPLY WITH ALL LAWS, ORDINANCES AND CODES GOVERNING THEIR WORK. CONTRACTORS SHALL PAY ALL SALES TAX.
18. THE CONTRACTORS SHALL OBTAIN AND PAY FOR ANY PERMITS AND FEES REQUIRED TO PERFORM THE WORK.
19. CONTRACTORS INSTALLING PIPES, DUCTS AND CONDUIT WILL BE REQUIRED TO DO ALL CUTTING AND PATCHING IN CONNECTION WITH THEIR WORK AND SHALL MAINTAIN FIRE RATES OF THE PENETRATED ASSEMBLIES.
20. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND SAFETY OF HIS OWN MATERIALS AND WORK, AND FOR PROPERLY REMOVING HIS RUBBISH FROM THE JOB SITE.
21. THE OWNER WILL ASSUME NO RESPONSIBILITY FOR THE COST OF CHANGES OR EXTRA WORK NECESSARY ON ACCOUNT OF FAILURES OF TRADES TO COORDINATE THEIR WORK DURING CONSTRUCTION.
22. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL.
23. ALL DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO SIMILAR SITUATIONS ON THE PROJECT UNLESS A DIFFERENT DETAIL OR SECTION IS SHOWN.
24. THE CONTRACTORS SHALL CONSTRUCT 6-FT. CHAIN LINK FENCE AROUND AREAS UNDER CONSTRUCTION AS REQUIRED TO ENSURE GENERAL PUBLIC AND PERSONAL SAFETY, AND NORMAL OPERATION OF THE ADJACENT FACILITIES.
25. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE LAY-OUT OF THEIR WORK AS COORDINGATED BY THE GENERAL CONTRACTOR. CONFIRM ALL LAYOUTS WITH THE ARCHITECT. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
26. ALL WORK UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH CITY OF DES PLAINES BUILDING CODE, WITH ALL ADDENDA AND CITY OF DES PLAINES ZONING CODE AND ARCHITECT'S GENERAL CONDITIONS, AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 INCLUDING ALL ADDENDA, REVISIONS OR UPDATED ISSUES AND SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS.
27. FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQUIRED BY THE CODE.
28. CONTRACTORS SHALL ENCLOSE, BEHIND FINISHED WALL SURFACES, ALL PLUMBING, MECHANICAL DUCTWORK, ELECTRICAL WIRING AND CONDUITS IN ALL LIVING SPACES AND HABITABLE ROOMS.
29. SHORE EXISTING STRUCTURES AS REQUIRED DURING ALL WORK.
30. DO NOT PERFORM ANY EXCAVATION AT THE SITE BEFORE CALLING JULIE DIG AT 1-800-892-0123 OR APPROVED BY EQUAL.
31. A COPY OF APPROVED PLANS SHALL BE KEPT AT THE SITE OF THE BUILDING OR WORK AT THE TIME OF THE INSPECTION.

CONTRACTOR'S NOTES

THESE DRAWINGS ARE SCOPE DOCUMENTS INDICATING THE GENERAL PROJECT DESIGN CONCEPT, DIMENSIONS OF THE PROJECT, MAJOR ARCHITECTURAL ELEMENTS, AND BASIC ORGANIZATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS OR WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR(S) SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROPOSED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK AND SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT, AND MAKES NO WARRANTY SAID OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS. ALL CHANGES WITH REGARD TO THE SCOPE OF THESE DOCUMENTS SHALL BE FINALIZED WITH THE ARCHITECT AND OWNER AND COMMUNICATED IN WRITING TO THE CONTRACTOR(S).

THE AGREEMENT BETWEEN THE ARCHITECT AND ANY OTHER PARTY INVOLVED WITH THIS STRUCTURE DOES NOT INCLUDE ON-SITE INSPECTIONS AND OBSERVATION, AND DUE TO THE FACT THAT THE ARCHITECT HAS COMPLETED ONLY WORKING DRAWINGS FOR THIS STRUCTURE, THE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR CONSTRUCTION, CONSTRUCTION METHODS, OR SAFETY PRECAUTIONS USED BY CONTRACTOR(S).

GENERAL CONTRACTOR SHALL ENSURE THAT ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FINISH CONSTRUCTION METHODS & MATERIALS CONFORM TO THE STANDARDS SET FORTH BY THE LANDLORD. GENERAL CONTRACTOR SHALL ENSURE THAT ALL EXISTING BUILDING WARRANTIES ARE MAINTAINED BY USING LANDLORD APPROVED CONTRACTORS WHERE REQUIRED.

FIRE PREVENTION NOTES

VERIFY THAT AT LEAST ONE (1) RAPID ENTRY KEY BOX FOR THIS TENANT SPACE IS PRESENT. IF NOT, LANDLORD SHALL PROVIDE ONE MOUNTED NO HIGHER THAN 6'-0" ABOVE FINISHED FLOOR IN A LOCATION TO BE DETERMINED BY THE LOCAL FIRE PREVENTION BUREAU.

GENERAL CONTRACTOR SHALL INSTALL A MINIMUM OF TWO (2) FIRE EXTINGUISHERS WITHIN THIS TENANT SPACE. THE SIZE, TYPE, QUANTITY, LOCATION, AND MOUNTING REQUIREMENTS FOR FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE PREVENTION BUREAU IN FIELD. SEE LOCATIONS SHOWN IN ELECTRICAL DRAWINGS.

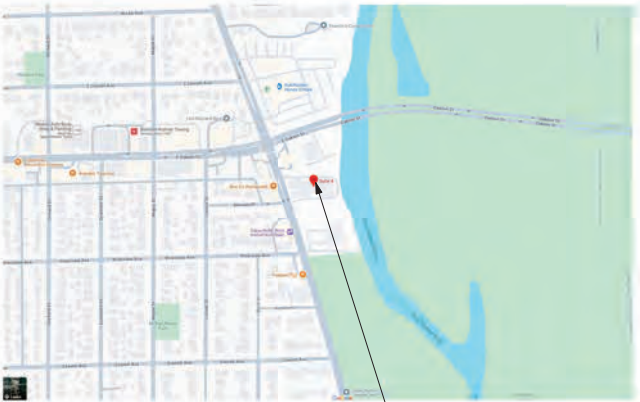
ALL PENETRATIONS THROUGH FLOORS/WALLS TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, IN, 46992 OR OTHER APPROVED EQUAL.

ISSUED FOR SPECIAL USE APPROVAL 05-12-25



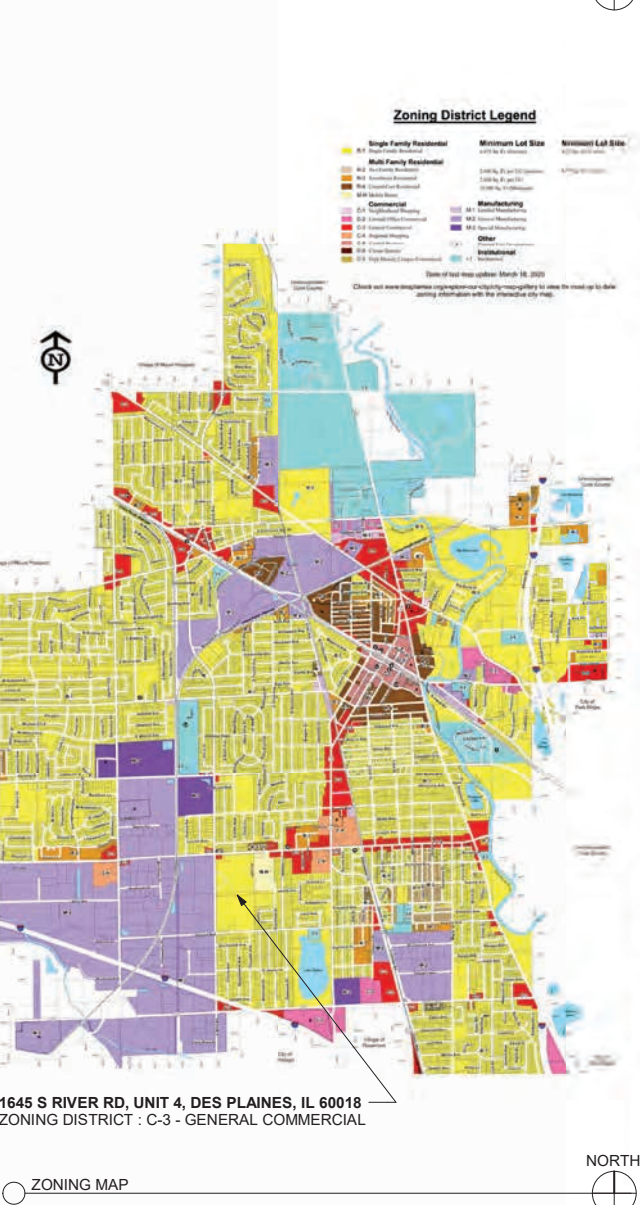
BUILDING EXTERIOR

VILLAGE OF DES PLAINES BUILDING CODES						
2015 INTERNATIONAL BUILDING CODE						
2014 NATIONAL ELECTRIC CODE						
ILLINOIS PLUMBING CODE, LATEST EDITION AS MANDATED BY THE STATE OF ILLINOIS						
ILLINOIS ENERGY CODE, AS ADOPTED BY ILLINOIS CAPITOL DEVELOPMENT BOARD						
2015 INTERNATIONAL FIRE CODE						
2015 INTERNATIONAL MECHANICAL CODE						
2015 INTERNATIONAL FUEL GAS CODE						
ILLINOIS ACCESSIBILITY CODE, LATEST EDITION AS MANDATED BY THE STATE OF ILLINOIS						
DES PLAINES ZONING ORDINANCE WITH STATE AND LOCAL ADOPTED CODES						
2015 IBC CODE ANALYSIS - EXISTING BUILDING						
TENANT SPACE WITH PROPOSED BUSINESS GROUP-B, PER 2015 IBC TABLE 1004.1.2. TENANT SPACE 752.66 SF INCLUDES BUSINESS OCCUPANCY LOAD PER EACH ROOM WITH TOTAL OF 752.66/100SF = 7 OCC (SEE EGRESS OCCUPANT LOAD TABLE SHEET A2.1)						
TYPE OF CONSTRUCTION	SECTION 6 TABLE 601	EXIST. II-B				
MINIMUM NUMBER OF EXITS	SECTION 10 TABLE 106.3.2	EXISTING EXIT LEES THAN 50 OCC		EXISTING (1) EXITS PROVIDED		
MAXIMUM TRAVEL DISTANCE	SECTION 10 TABLE 1017.2	300 FT.		THE BUILDING IS SPRINKLERED		
MINIMUM WIDTH OF EXITS	SECTION 1005	36" DOOR		SEE PLANS		
SWING OF EXITS	SECTION 1010.1.2.1	SWING WITH DIRECTION OF EGRESS (OUT)		SEE PLANS		
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY, PER 2015 IBC, TABLE 803.13						
	SPRINKLERED			NON-SPRINKLERED		
GROUP	VERTICAL EXITS	CORRIDORS	ROOMS	VERTICAL EXITS	CORRIDORS	ROOMS
BUSINESS	B	B	B	A	B	C
WALL AND CEILING FINISH CLASSIFICATION CLASS A : FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450 CLASS B : FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450 CLASS C : FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450						
2014 ILLINOIS PLUMBING CODE / 2015 IBC ANALYSIS						
BUSINESS OFFICE OCCUPANTS, PER IPC SEC.890.810: BUSINESS = 752.66 SF / 100 SF PER OCCUPANT = 7 OCCUPANTS						
TOTAL 7 OCCUPANTS WITH 3 MALE AND 4 FEMALE						
	CODE REQUIRED			BUILDING PROVIDED		
WC	1(UNISEX), 1(FEMALE)			1 WC (MALE)(FEMALE)		
URINALS	1(UNISEX) OPTIONAL			NO URINAL		
LAVATORIES	1(UNISEX), 1(FEMALE)			1 LAV (MALE)(FEMALE)		
SHOWER	NOT REQUIRED			NO SHOWER		
DRINKING FOUNTAIN	1 BOTTLED WATER DISPENSER			1 BOTTLED WATER DISPENSER		
SERVICE SINK	1 SERVICE SINK			0 SERVICE SINK		
PER IPC SEC 890.810 b)(1)(A)). THE SUITE WILL NOT HAVE MORE THAN 5 EMPLOYEES AT ONE TIME AND EXISTING UNISEX TOILET IS SUFFICIENT.						



1645 S River Rd, Unit 4, Des Plaines, IL 60018

SITE MAP



1645 S RIVER RD, UNIT 4, DES PLAINES, IL 60018
ZONING DISTRICT : C-3 - GENERAL COMMERCIAL

ZONING MAP

SCOPE OF WORK

- 1.0 INTERIOR TENANT IMPROVEMENT OF COMMERCIAL LEASE SPACE ON GRADE LEVEL.
- 2.0 NEW WORK INCLUDES NEW INTERIOR PARTITIONS TO CREATE SALON 3 ROOMS AND BREAK ROOM. THE EXISTING TOILET ROOM IS TO REMAIN EXISTING.
- 3.0 THE HVAC SYSTEM IN THE SUITE IS EXISTING.
- 4.0 THERE WILL BE 4 SINKS ADDED AND TIED TO EXITING WATER AND SANITARY LINES.
- 5.0 THE ELECTRICAL SERVICE IN THE SUITE IS EXISTING WITH FEW ADDED RECEPTACLES AND LIGHTS, TIED TO EXISTING PANEL IN THE SUITE

INDEX TO DRAWING LIST

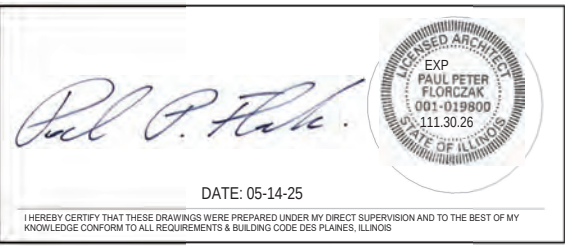
SHEET NUMBER	SHEET NAME
1	T1.0 COVER PAGE, CODE REVIEW, GENERAL NOTES
2	T1.1 STRUCTURAL AND MATERIAL GENERAL NOTES AND SPECIFICATIONS, ADA SIGNAGE
3	A2.0 FLOOR PLAN, FLOOR PLAN NOTES, OCCUPANCY SCHEDULE
4	A2.1 CEILING PLAN, CEILING PLAN NOTES
5	A3.0 VIEWS, DOOR SCHEDULE
6	A3.1 ROOM FINISH SCHEDULE, DETAILS

MATERIAL LEGEND

EARTH	EXISTING MASONRY
GRANULAR FILL	STEEL
CONCRETE	BATT INSULATION
FACE BRICK	RIGID INSULATION
C.M.U.	GYPSUM BOARD

SYMBOL LEGEND

ELEVATION MARKING	#	ELEVATION - SEE SHEET A8.1
REVISION	# A.1 #	
LARGE SCALE DETAIL	#	PARTITION TYPE - SEE SHEET A8.0
DETAIL	#	DOOR MARK - SEE DOOR SCHEDULE
SHEET NUMBER	#	WINDOW MARK - SEE WINDOW SCHEDULE
SECTION	#	DEMOLITION KEYNOTE
SHEET NUMBER	#	
WALL SECTION	L= # V= #	LIGHTING & VENTILATION AMOUNTS (SEE WINDOW SCHEDULE)
SHEET NUMBER	#	SMOKE DETECTOR
	#	CARBON MONOXIDE DETECTOR



Forma, Inc. expressly reserves its common law copyright and other properly rights in these plans. These plans are not to be reproduced, changed or copied in any form whatsoever, nor are they to be assigned to any third party without the written consent of Forma, Inc.

BEAUTY SALON

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
001-019800

ISSUED FOR SPECIAL
USE APPROVAL

05-12-2025

JOB #

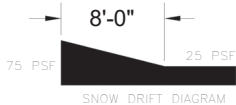
25016

1 T1.0

DESIGN AND LOADING:

STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE LIVE LOADS USED IN DESIGN ARE AS FOLLOWS:

SNOW:	15 PSF+DRIFTING SNOW
WIND:	20 PSF (M/WFRS) 25/30 PSF (COMPONENTS AND CLADDING) ± 40 PSF BALCONIES / CANOPIES
COMMON STAIRS:	100 PSF
UNIT STAIRS:	40 PSF
TYP. CORRIDOR FLOOR:	80 PSF+15 PSF PARTITIONS
TYP. OPERATING ROOM FLOOR:	60 PSF+15 PSF PARTITIONS
TYP. PATIENT ROOM FLOOR:	40 PSF+15 PSF PARTITIONS
EXITWAYS:	100 PSF
BALCONIES:	100 PSF
CANOPIES:	75 PSF
HANDRAILS:	50 PLF (AT TOP OF HANDRAIL) VERT. & HORIZ. SIMULTANEOUSLY. 200 LB CONCENTRATED LOAD (ANY DIRECTION)



FOUNDATIONS:

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 3,000 P.S.F. (TO BE VERIFIED BY TESTING AGENCY), IF THE SOIL BEARING PRESSURE CAN NOT BE MET CONTACT ARCHITECT IN WRITING.
2. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.
3. ALL COMPACTED FILL SHALL BE PLACED IN LAYERS AS RECOMMENDED BY SOILS ENGINEER.
4. ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED. ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS AS RECOMMENDED BY SOILS ENGINEER. SLAB REQUIRES DAMPROOFING MIN 5MIL POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 6". PER IRC 1805.2.1
5. PLACE BACKFILL EQUALLY ON BOTH SIDES OF FOUNDATION WALLS OR GRADE BEAMS.
6. CONTACT THE ARCHITECT IMMEDIATELY IN THE EVENT THAT SOILS CONDITIONS ENCOUNTERED VARY.

CONCRETE AND REINFORCING:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318) AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), LATEST EDITIONS.
2. ALL NORMAL WEIGHT CONCRETE (145 P.C.F.) SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:
FOOTINGS: 4000 PSI
FOUNDATION WALLS: 4000 PSI
SLABS-ON-GRADE: 4000 PSI
3. CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE.
4. TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 OF ACI-301 SPECIFICATION OR PER ARCHITECTURAL SPECIFICATIONS.
5. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306. HOT WEATHER CONCRETE SHALL BE DONE IN ACCORDANCE WITH ACI-305.
6. REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 315 AND 315R, LATEST EDITION.
7. WELDING OF REINFORCING BARS WILL ONLY BE ALLOWED WHEN SHOWN ON THE STRUCTURAL DRAWINGS. IN NO INSTANCE SHALL WELDING BE DONE AT THE BEND OF A BAR, NOR SHALL THERE BE ANY TACK WELDING DONE BETWEEN CROSSING BARS. WHEN WELDING IS SHOWN, PROCEDURES SHALL BE IN ACCORDANCE WITH RECOMMEND PRACTICE FOR WELDING REINFORCEMENT STEEL. METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION", AWS D12.1-75.
8. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN ON THE PLANS AND DETAILS. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK.
9. FOUNDATION WALLS AND GRADE BEAMS SHALL HAVE A MINIMUM OF TWO (2) #5 BARS TOP AND BOTTOM CONTINUOUS, UNLESS OTHERWISE SHOWN OR NOTED.
10. PLACE TWO (2) #5 BARS (EACH FACE) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE, UNLESS OTHERWISE SHOWN OR NOTED.
11. CORNERS OR SPLICE BARS SHALL BE PROVIDED IN ACCORDANCE WITH ACI STANDARDS 315 AND 315R, LATEST EDITION. CORNER BARS SHALL BE PROVIDED AT WALL CORNERS, EQUAL TO THE HORIZONTAL WALL REINFORCEMENT.
12. MINIMUM LAP OF REINFORCEMENT BARS SHALL BE EQUIVALENT TO A CLASS 'B' SPLICE, UNLESS OTHERWISE NOTED.
13. CONTROL JOINTS FOR SLABS-ON-GRADE SHALL BE IN A SQUARE PATTERN AND BE NOT MORE THAN 20 FT. ON CENTER, UNLESS NOTED OTHERWISE ON PLAN.
14. GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK, AND SHALL ASSUME FULL RESPONSIBILITY FOR THEIR PROPER LOCATION BEFORE PLACING CONCRETE. PITCH CONCRETE SLABS AS REQUIRED TO ALL FLOOR DRAINS.
15. NO STRUCTURAL CONCRETE SHALL BE POURED UNTIL THE CONCRETE DESIGN MIXES, THE CONCRETE PLACEMENT PROCEDURE IS REVIEWED BY THE ENGINEER.
16. NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK, UNLESS COATED TO PREVENT ALUMINUM REACTION. THIS INCLUDES PUMPING THROUGH ALUMINUM PIPE.
17. ELECTRICAL CONDUIT MUST BE PLACED ABOVE THE BOTTOM REINFORCEMENT AND BELOW THE TOP REINFORCEMENT. ELECTRICAL CONDUIT EMBEDDED IN SLABS SHALL NOT BE LARGER THAN 1/3 OF THE SLAB THICKNESS AND SHALL NOT BE SPACED CLOSER THAN THREE CONDUIT DIAMETERS.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, AND THE AISC "CODE OF STANDARD PRACTICE". STRUCTURAL STEEL SHALL ALSO MEET REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
2. STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS (UNLESS OTHERWISE NOTED):
STRUCTURAL W-SHAPES: A-992 (50 KSI)
STRUCTURAL M.S.H.P.C.M.C.L-SHAPES & ts: A-992 (36 KSI)
STRUCTURAL TUBING: A-500 GRADE B (46 KSI)
STRUCTURAL PIPE: A-53 (35 KSI)
3. TYPICAL CONNECTIONS FOR STEEL BEAMS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS, UNLESS OTHERWISE SHOWN. ALL FIELD CONNECTIONS, EXCEPT WHERE SHOWN WELDED, SHALL BE BOLTED WITH 3/4" DIAMETER HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325-N OR GREATER, UNLESS OTHERWISE NOTED. CONNECTIONS SHALL BE DESIGNED FOR 60% OF THE TOTAL ALLOWABLE UNIFORM LOAD DERIVED FROM THE AISC MANUALS TABLE OF "UNIFORM LOAD CONSTANTS" FOR NON-COMPISITE BEAMS.
4. ALL COPED BEAMS TO BE DESIGNED IN ACCORDANCE WITH APPENDIX 'B' OF THE AISC MANUAL "ENGINEERING FOR STEEL CONSTRUCTION" PROVIDE REINFORCING AS REQUIRED. ALL RE-ENTRANT CORNERS TO BE SHAPED, NOTCH-FREE, TO A RADIUS OF AT LEAST 1/2 INCH.
5. SINGLE PLATE FRAMING CONNECTIONS MAY BE USED IF DESIGNED ACCORDING TO APPENDIX B OF THE AISC MANUAL "DETAILING FOR STEEL CONSTRUCTION", LATEST EDITION. BEAM END REACTIONS SHALL BE DETERMINED AS SPECIFIED ABOVE.
6. ALL WELDING ELECTRODES SHALL BE E-70XX. ALL SHOP AND FIELD WELDING SHALL BE MADE IN ACCORDANCE WITH A.W.S. D1.1, LATEST EDITION "CODE FOR WELDING IN BUILDING CONSTRUCTION", AND SHALL BE MADE BY QUALIFIED "CERTIFIED" WELDERS.
7. PROVIDE GOVERNMENT ANCHORS FOR BEAM BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGE IS NOT SPECIFIED.
8. ALL STRUCTURAL STEEL EXPOSED TO THE ELEMENTS SHALL RECEIVE ONE COAT OF APPROVED SHOP PAINT, IN ADDITION TO FIELD PAINT AS SPECIFIED IN THE ARCHITECTURAL SPECIFICATIONS. ALL EXTERIOR STEEL (INCLUDING CONNECTIONS) SHALL CONFORM TO 22(13-148.010) (b) OF THE CHICAGO BUILDING CODE.
9. PROVIDE HARDENED WASHERS OVER ALL LONG SLOTTED HOLES IN AN OUTER PLY. PROVIDE 5/16" MINIMUM THICKNESS PLATE WASHERS WITH STANDARD HOLES OVER ALL LONG SLOTTED HOLES IN AN OUTER PLY - SUCH PLATE WASHERS TO COMPLETELY COVER THE SLOT AFTER INSTALLATION.
10. PROVIDE MINIMUM WELD SIZE PER AISC 1.17.2.
11. STEEL STAIRS (BY OTHERS) DESIGN AND DETAILING SHALL BE PERFORMED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS. CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.

WOOD:

1. MINIMUM LUMBER STRESS GRADES SHALL BE AS FOLLOWS: DOUGLAS FIR LARCH NO.1 OR SOUTHERN PINE NO.1 MEDIUM GRAIN.
2. MOISTURE CONTENT SHALL NOT BE GREATER THAN 19%.
3. PROVIDE 1"x4" OR METAL CROSS BRIDGING NOT OVER 8 FEET ON CENTER FOR ALL WOOD JOISTS.
4. PROVIDE SOLID BLOCKING ON THE SAME DIMENSIONS AS THE JOISTS BETWEEN JOISTS AT SUPPORTS.
5. LAMINATED MEMBERS TO BE DETAILED AND FABRICATED IN ACCORDANCE WITH U.S. COMMERCIAL STANDARD PS 96-86, LATEST EDITION, "STRUCTURAL GLUED LAMINATED TIMBER". ALL ALLOWABLE UNIT STRESSES FOR LAMINATED MEMBERS.
2300 PSI
6. LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) SHALL HAVE PROPERTIES EQUAL TO OR BETTER THAN THOSE PUBLISHED BY TRUSS JOIST MACMILLAN CORPORATION. CONTRACTOR SHALL SUBMIT MANUFACTURERS SPECIFICATIONS FOR APPROVAL IF OTHER THAN TRUSS JOIST MACMILLAN.
7. PLYWOOD SHOWN FOR FLOOR DECKS, ROOF DECKS AND WALL SHEATHING SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARD PS-1, LATEST EDITION, FOR STRUCTURAL 1 GRADE MATERIAL.
8. WOOD TRUSSES, SHOP DRAWINGS AND CALCULATIONS BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS SHALL BE SUBMITTED FOR REVIEW AND SHALL CONTAIN THE FOLLOWING INFORMATION FOR EACH TYPE AND SIZE OF TRUSS TO BE PROVIDED:

DETAIL OF TRUSS SHOWING SIZE OF MEMBERS
SPECIES AND WORKING STRESS OF LUMBER USED
LOADING CONDITIONS USED IN DESIGN
CALCULATED FORCES FOR EACH MEMBER
CONNECTOR SIZES AND LOCATIONS
DEFLECTIONS FOR THE APPLIED AND COMPOUNDING LOADS

9. TRUSSES SHALL BE ALPINE SYSTEM 42 OR SYSTEM 44 OR APPROVED EQUAL. ALL LUMBER IN TRUSSES SHALL BE SOUTHERN PINE NO.1, DENSE (MINIMUM).
10. TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING SUPERIMPOSED LOADS:
ROOF TRUSSES:
TOP CHORD DEAD LOAD = 10 PSF
SNOW LOAD = 25 PSF + DRIFT
BOTTOM CH DEAD LOAD = 5 PSF
DECK TRUSSES:
TOP CHORD DEAD LOAD = 35 PSF
LIVE LOAD = 100 PSF
BOTTOM CH DEAD LOAD = 5 PSF
FLOOR TRUSSES:
TOP CHORD DEAD LOAD = 25 PSF
LIVE LOAD = 40 PSF
BOTTOM CH DEAD LOAD = 5 PSF
EXITWAY TRUSSES:
TOP CHORD DEAD LOAD = 10 PSF
LIVE LOAD = 100 PSF
BOTTOM CH DEAD LOAD = 5 PSF

11. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AS REQUIRED TO INSURE PROPER ALIGNMENT AND STABILITY OF TRUSSES DURING CONSTRUCTION PER THE TRUSS PLATE INSTITUTE'S PUBLICATION BWT-76, "BRACING WOOD TRUSSES- COMMENTARY AND RECOMMENDATIONS".
12. PROVIDE FLOOR AND ROOF TRUSS BRIDGING AS REQUIRED BY MANUFACTURER. PROVIDE ADDITIONAL BRIDGING OF ROOF TRUSSES AS REQUIRED FOR LATERAL BRACING UNDER SERVICE LOADS. NOTE THAT ROOF DECK DOES NOT ATTACH DIRECTLY TO ROOF TRUSSES.
13. GALVANIZED OR COATED CONNECTORS SHALL BE USED FOR ALL OUTDOOR WOOD INSTALLATIONS.
14. ALL EXTERIOR EXPOSED WOOD SHALL BE TREATED AS PER ARCHITECTURAL SPECIFICATIONS.
15. MINIMUM NAILED CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE GIVEN IN APPENDIX M OF THE BOCA BASIC BUILDING CODE 1978.
16. PROVIDE SOLID BRIDGING FOR TAPERED 2X6S @ 6'-0" O.C. (MAX.)
17. VERIFY WEIGHT & LOCATION OF MECHANICAL UNITS AND SKYLIGHTS WITH MECHANICAL & ARCHITECTURAL DRAWINGS.
18. DEFLECTION CRITERIA OF INDIVIDUAL MEMBERS SHALL BE AS FOLLOWS:
LIVE LOAD DEFLECTION: L/480 MAX.
DEAD LOAD DEFLECTION: L/240 MAX.
19. DEFLECTION CRITERIA, ACCUMULATED TOTAL LOAD OF ALL MEMBERS= L/360. PROVIDE CAMBER IN TRUSS GIRDERS EQUAL TO CALCULATED LOAD DESIGN.
20. TRUSS GIRDER DESIGN CONCENTRATED LOADS PLUS UNIFORM LOADS ARE SHOWN AS LOAD DIAGRAMS. IF MULTIPLE PLY TRUSSES ARE USED, THEY MUST BE DESIGNED COMPOSITELY SUCH THAT ALL LOADS ARE EQUALLY SUPPORTED BY ALL PILES.
21. TRUSS SUPPLIER TO SUBMIT CONNECTION DETAILS FOR ALL HEADERS AND MEMBERS WHICH FRAME INTO TRUSSES. DETAILS TO INCLUDE REQUIRED NAIL QUANTITIES.

MASONRY:

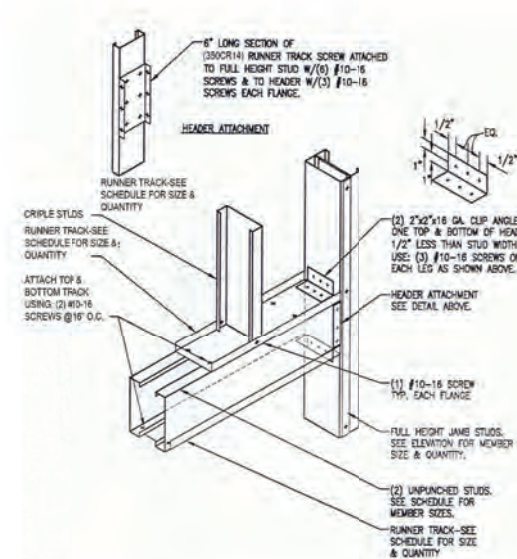
1. ALL REINFORCED UNREINFORCED CONCRETE BLOCK DESIGN AND CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR MASONRY, AMERICAN CONCRETE INSTITUTE, LATEST EDITION.
2. MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING ASTM SPECIFICATIONS:
FACE BRICK: 5500 PSI PER UNIT
HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C-90, GRADE N1
2500 PSI MINIMUM COMPRESSIVE STRENGTH ON NET AREA
SOLID LOAD BEARING CONCRETE BLOCK: ASTM C-145, GRADE N1
2500 PSI MINIMUM COMPRESSIVE STRENGTH ON GROSS AREA
MORTAR: ASTM C-270, TYPE 'N'- MINIMUM COMPRESSIVE STRENGTH = 2500 PSI AT 28 DAYS.
GROUT: ASTM C-476 - MINIMUM COMPRESSIVE STRENGTH = 2500 PSI AT 28 DAYS.
3. ALL MASONRY WALLS OR WYTHES OF MULTI WYTHES WALLS SHALL ACHIEVE A MINIMUM fm = 1500 PSI.
4. ALL MASONRY UNITS, IN ALL COURSING TYPES, SHALL BE FABRICATED AND LAID SUCH THAT WEB SHELLS ARE FULLY ALIGNED.
5. ALL MORTAR SHALL BE PORTLAND CEMENT - LIME MIXED.
MASONRY REINFORCEMENT STEEL: ASTM A-615, GRADE 60.
MASONRY JOINT REINFORCEMENT: ASTM A-82, GALVANIZED PRIOR TO DELIVERY OF MASONRY UNITS TO THE JOB SITE, FURNISH THE OWNER WITH AFFIDAVITS FROM AN APPROVED TESTING LABORATORY CERTIFYING THAT ALL UNITS CONFORM TO THEIR RESPECTIVE ASTM REQUIREMENTS.
6. GROUT ALL CAVITIES CONTAINING REINFORCEMENT IN LIFTS NOT TO EXCEED 4'-0".
7. MORTAR SHALL TESTED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH ASTM C-780. TWO SETS OF THREE MORTAR CUBES SHALL BE TAKEN AT RANDOM FOR EACH DAY OF MASONRY WORK. TEST ONE CUBE OF EACH SET AT 7 DAYS AND 28 DAYS. TEST THE THIRD CUBE AT 56 DAYS ONLY IF REQUIRED BY THE ARCHITECT.
8. PROVIDE STANDARD DUR-O-WALL OR EQUIVALENT REINFORCEMENT AT EVERY SECOND BLOCK COURSE IN ALL WALLS UNLESS NOTED OTHERWISE.
9. CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX, EXCEPT WHEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER. NO ANTIFREEZE COMPOUNDS SHALL BE USED TO LOWER THE MORTARS FREEZING POINT.
10. NO EXTERIOR MASONRY SHALL LAID WHEN THE OUTSIDE AIR TEMPERATURE IS LESS THAN 40 DEGREES F., UNLESS THE RECOMMENDATIONS SPECIFIED BY THE INTERNATIONAL MASONRY INDUSTRY ALL WEATHER SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION ARE STRICTLY FOLLOWED.
11. MASONRY WALLS SHALL BE BRACED TO WITHSTAND A MINIMUM HORIZONTAL LOAD OF 20 PSF DURING THEIR ERECTION UNTIL THEIR DESIGN SUPPORTS ARE IN PLACE.
12. ALL EMBEDDED STEEL SHALL HAVE ADJUSTABLE MASONRY ANCHORS SPACED NOT GREATER THAN 16" VERTICALLY, AND 32" HORIZONTALLY, UNLESS OTHERWISE NOTED.
13. WALLS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO CONFORM TO THE AFOREMENTIONED REQUIREMENTS. SEE THE ARCHITECTS DRAWINGS FOR NON-STRUCTURAL MASONRY WALLS.
14. CONTINUOUS ENGINEERING INSPECTION WAS ASSUMED, AS DEFINED BY THE REFERENCED STANDARD.
15. MISCELLANEOUS UNTELS - STEEL UNTELS FOR MASONRY OPENINGS NOT SHOWN ON DRAWINGS SHALL CONFORM TO THE FOLLOWING:

OPENING TO 4'-0 1-L3-1/2 3-1/2 X 5/16 PER 4" OF WALL THICKNESS.
OPENINGS 4'-0 TO 10'-0" W8 X 18 + 5/16" PLATE.
ALL SUCH UNTELS TO BEAR 8" MINIMUM ON A 16" X 16" SOLID GROUTED BEARING POCKET EACH END

MISCELLANEOUS:

1. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BY THE GENERAL CONTRACTOR, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. HANDRAIL (BY OTHERS) DESIGN AND DETAILING SHALL BE PERFORMED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS. CALCULATIONS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.
3. ALL EXISTING DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
4. DO NOT SCALE DRAWINGS.

STRUCTURAL STEEL STUDS:

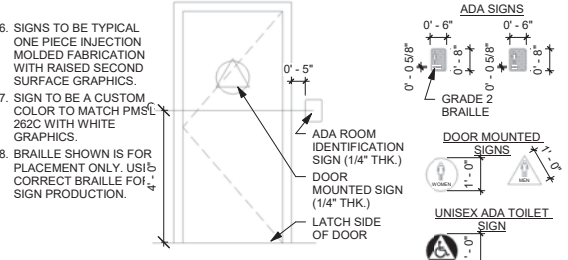


STRUCTURAL STEEL STUD SCHEDULE:

CLEAR OPENING	STUDS	RUNNING TRACK
5'-0" OR LESS	(2) 60CSJ20	(2) 350CR16
OVER 7'-6" THRU 9'-6"	(2) 60CSJ16	(2) 350CR14

NOTES:

1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE ON WALL ADJACENT DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM DOOR AND WALL IN COLOR AND CONTRAST.
3. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
4. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SANS-SERIF UPPERCASE CHARACTERS. A.D.A. SIGNAGE ACCOMPANIED BY GRADE 2 BRAILLE.
5. REGULATORY SIGNS TO BE TYPICALLY ADA COMPLIANT TACTILE 3-D PLAQUES PER CODE REQUIREMENTS.



FOR PROPOSED SINGLE USE TOILET ROOMS, USE A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON AND GEOTERICALLY INSCRIBED WITHIN THE CIRCLE AND WITHIN THE 12" DIAMETER. SHALL BE PROVIDED AT ENTRANCES TO UNISEX TOILET AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. TACTILE EXIT SIGNS SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE AND CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION

ADA SIGNAGE

AC	AR	AS	AT	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

BEAUTY SALON



ISSUED FOR SPECIAL USE APPROVAL

05-12-2025

JOB #

25016

2 T1.1

FIRE RATED WALL PENETRATION

ALL DEMISING 1HR RATED WALLS SHALL BE PROTECTED AT PENETRATIONS. PROVIDE AT PIPE PENETRATIONS FIRE CAULKING BY 3M FIRE SEALANT, MODEL CP 25WB+.

WALL TYPE LEGEND : SEE FULL WALL TYPE DESCRIPTIONS ON SHT. A3.1

B4 PARTITION (NON-RATED FULL HEIGHT)
METAL STUD WIDTH 3-5/8" - (5/8" TYPE 'X' DRYWALL) - OVERALL DIM 4-7/8"

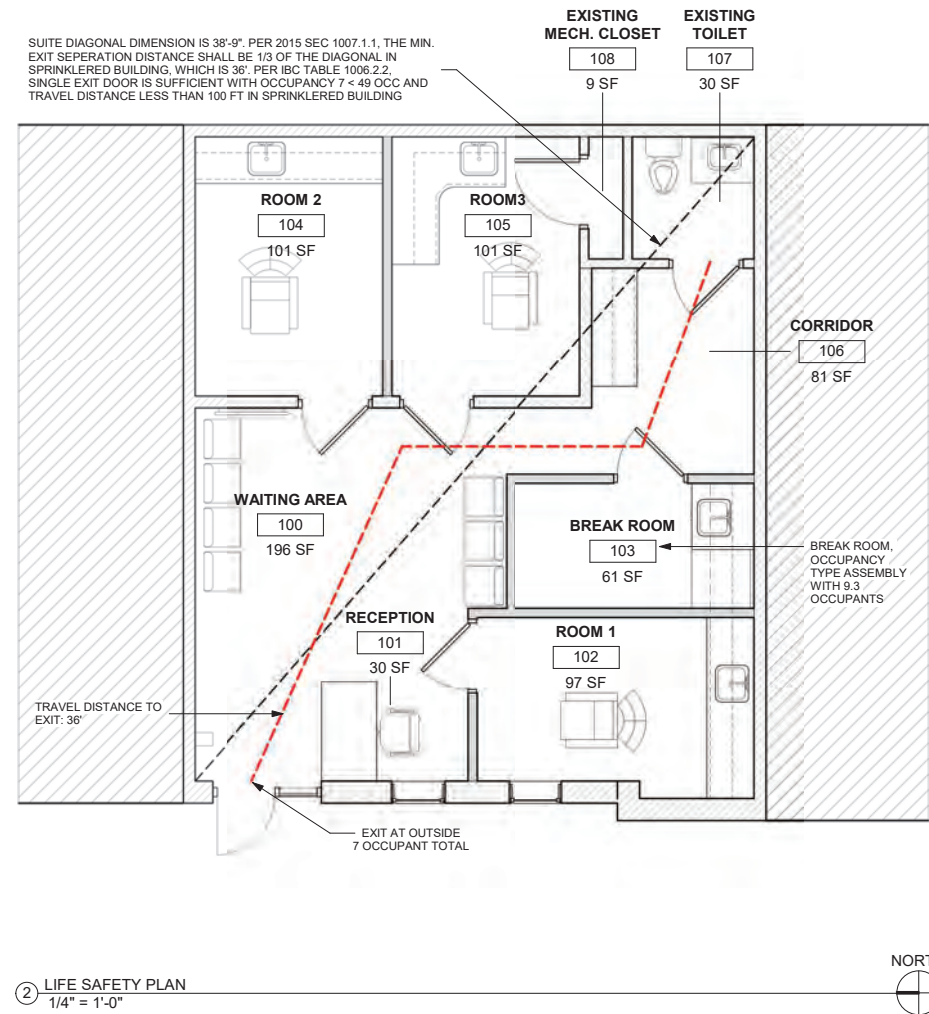
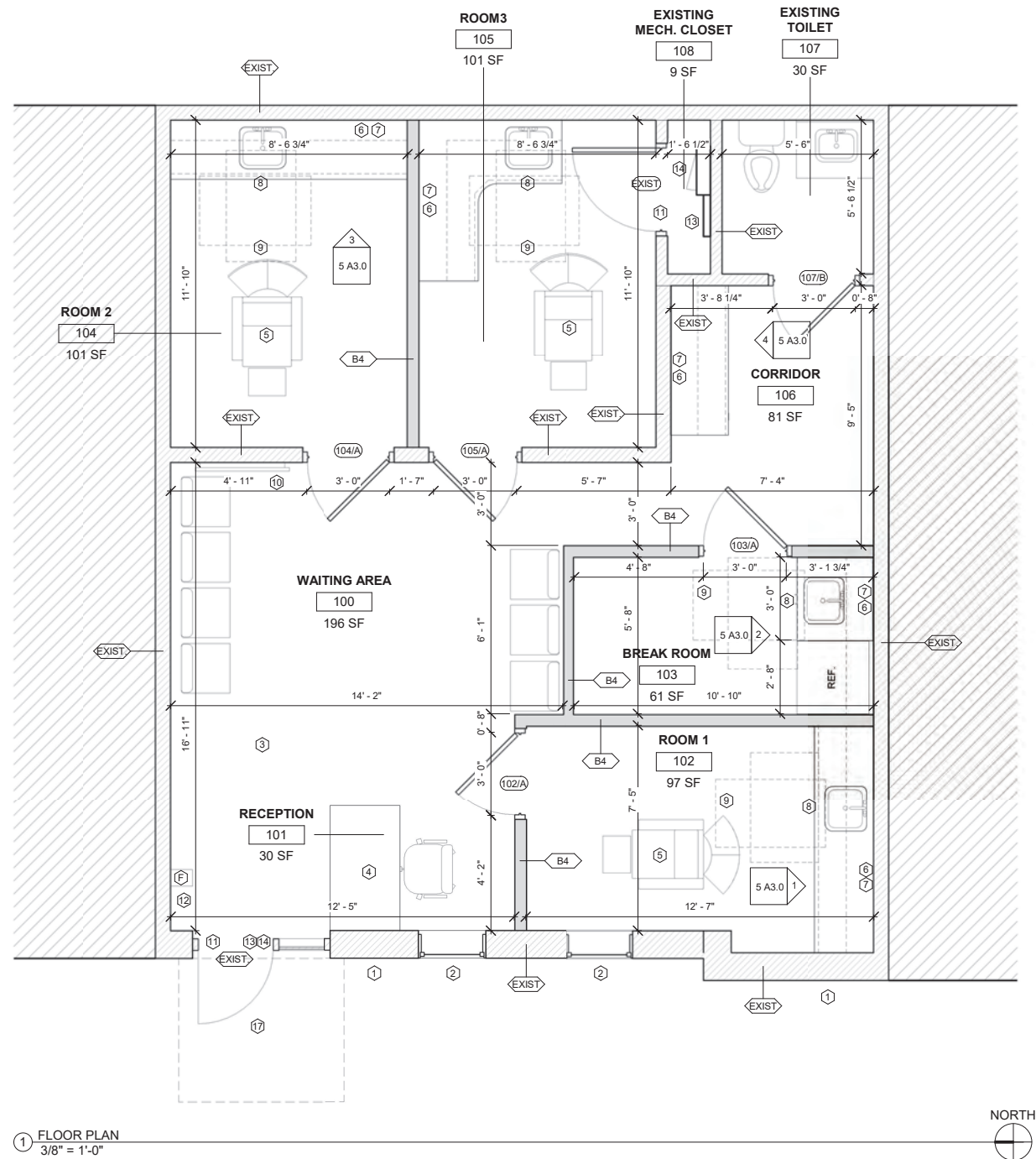
-PROVIDE ROCKWOOL SOUND INSULATION AT TOILETS, OPERATORY ROOMS, MECHANICAL ROOM AND ABOVE ACT SYSTEM.

-ALL EXTERIOR WALLS TO RECEIVE MIN R15 BATT INSULATION. 5/8" DRYWALL TO BE INSTALLED OVER MIN 6 MIL VAPOR BARRIER AT EXTERIOR WALLS

FLOOR PLAN NOTES

TEMPERED GLASS IN ALL DOORS AND SIDELITES AND AS REQUIRED BY CODE.
PROVIDE KEYLESS HARDWARE IN DIRECTION OF EGRESS.
INTERIOR FINISHES SHALL BE CLASS 1, 0-25 FSR.
THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS AND ADA/ADAAG REQUIREMENTS PER 2015 IAC CH 11B
ALL DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOOR REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE THESE OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. IBC 1010.1.9.2 & 2015 IAC

MAXIMUM WATER TEMPERATURE TO BE 110 F AND ALL EXPOSED PIPES AND SURFACES SHALL BE WRAPPED WHEN A HEAT HAZARD EXISTS.
TOILET SEATS SHALL BE OPEN FRONT AND SHALL BE MADE OF ANTIMICROBEAL PLASTIC MATERIAL.
PROVIDE WOOD BLOCKING IN ALL WALLS TO RECEIVE MILLWORK, RESTROOM SINKS AND WALL MOUNTED SINKS, CABINETS AND WALL CABINETS, HAND DRYERS, PLUMBING FIXTURES AS NEEDED, TYP.
ALL THRESHOLDS AT DOORS SHALL BE 1/2" HIGH MAXIMUM WITH SLOPE.

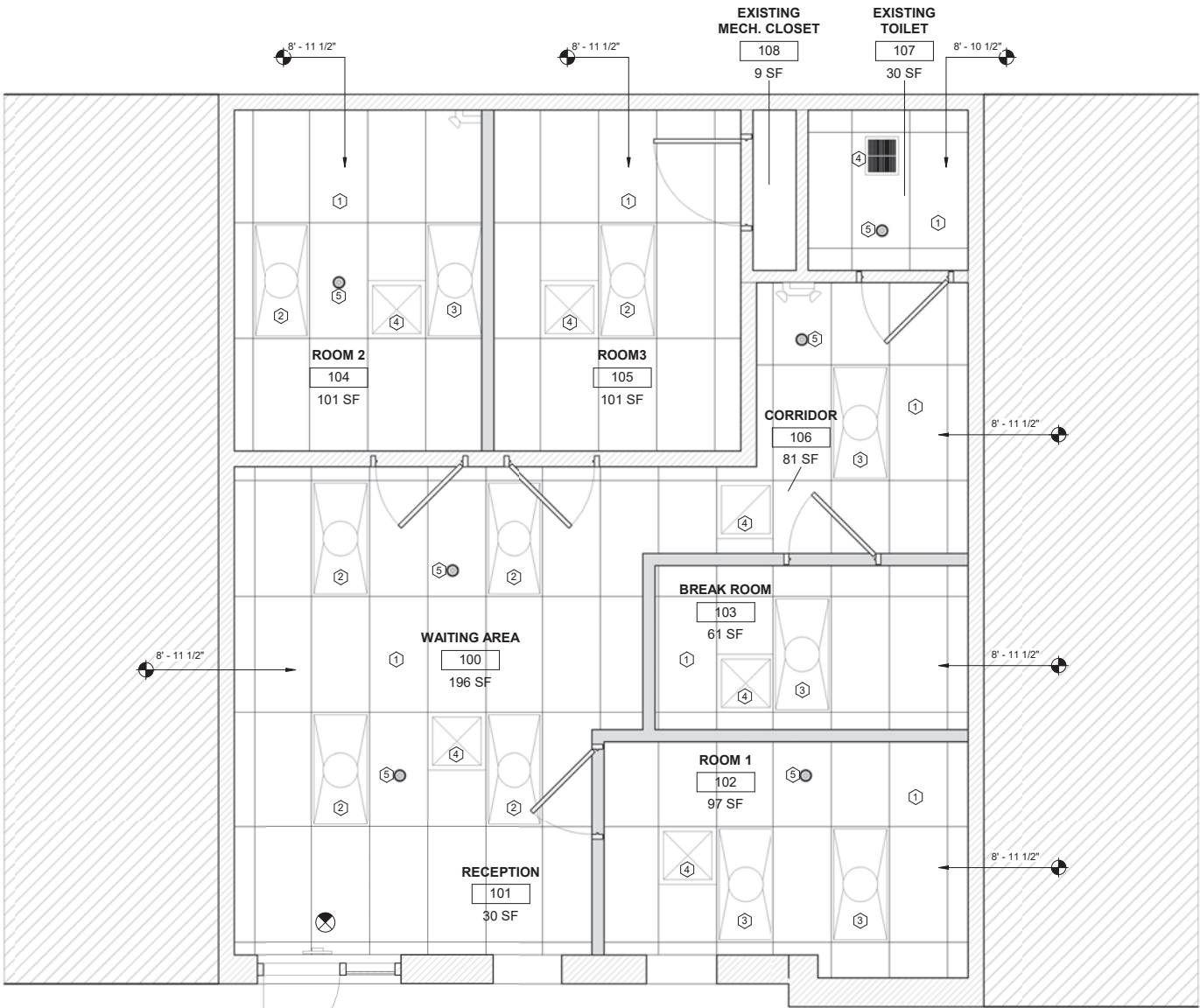


KEYNOTES - FLOOR PLAN

- CONFIRM EXISTING EXTERIOR WALL IS NOT DAMAGED. REPAIR AS NEEDED, AS APPROVED BY OWNER.
- EXISTING STOREFRONT WINDOWS AND DOORS TO REMAIN UNLESS OTHERWISE NOTED. CONFIRM PROPER FUNCTION, TYP. REPAIR AS NEEDED, TYP.
- ELECTRICAL AND LOW-VOLTAGE CONTRACTORS SHALL VERIFY ALL REQUIREMENTS WITH TENANT PRIOR TO BID AND ROUGH-IN. THIS SHALL INCLUDE BUT NOT BE LIMITED TO RECEPTACLE LOCATIONS AND MOUNTING HEIGHTS, INDEPENDENT GROUNDING REQUIREMENTS, DEDICATED CIRCUIT LOCATIONS, DATA/PHONE CONNECTIONS AND TV CONNECTIONS.
- PLASTIC LAMINATE COUNTERTOP @ 30" A.F.F. MAX.
- ADJUSTABLE AND SWIVEL CHAIR
- PLASTIC LAMINATE COUNTER AND STEEL SINK (AS SHOWN ON PLAN) WITH BASE AND WALL CABINETS. T/COUNTER @ 34" A.F.F. MAX. AND T/WALL CABINETS @ 8'-0" A.F.F.
- WALL MOUNTED CABINETS. CONFIRM TO PROVIDE IN-WALL 16GA 8" FLAT STEEL STRAP BACKING, TYP. ALL MOUNTED EQUIPMENT AND MILLWORK.
- PROVIDE ADA-APPROVED COVERING ON ALL EXPOSED PIPES.
- PROVIDE A CLEAR FLOOR SPACE 30" BY 48" POSITIONED FOR A FORWARD APPROACH PROVIDING KNEE AND TOE CLEARANCES AT ALL SINKS IN OPERATORIES OR AS NEEDED, PROVIDE PARALLEL APPROACH CLEARANCE AS NOTED IN THE PLAN, PER CBC11B-305.5.
- WALL-MOUNTED TELEVISION @ 96" A.F.F. OR AS APPROVED BY TENANT. T.V. AND BRACKET PROVIDED BY TENANT. BACKING AND BRACKET INSTALLATION BY GENERAL CONTRACTOR. RECEPTACLE, CABLE, AND DATA CONNECTIONS BY ELECTRICAL AND LOW-VOLTAGE CONTRACTORS. VERIFY EXACT QUANTITIES AND LOCATIONS IN THE FIELD. PROVIDE 2"x10" BACKING CENTERED AT 84" A.F.F. AT LEAST 32" LONG FOR 50" TV. SEE ELECTRICAL DRAWINGS.
- ALL EXISTING DOORS TO BE VERIFIED FOR PROPER HARDWARE FUNCTION. DOOR FINISH SHALL MATCH THE REST OF THE DOORS.
- EXISTING FIRE EXTINGUISHER - MIN 10 LB TYPE UL RATING, 4A60BC, LOCATE MAX 75 FT APART.
- EXISTING ELECTRICAL PANEL 100A, 20 BREAKERS. CONFIRM TO PROVIDE MIN 36"x36" CLEAR SPACE TO ACCESS PANEL. SEE ELECTRICAL DRAWINGS.
- EXISTING SUITE 100AMP ELECTRICAL PANEL WITH SERVICE METER
- PROVIDE MIN. 60" CLEAR LEVEL LANDING AT PRIMARY ENTRY AND EXIT DOORS.

MEANS OF EGRESS - OCCUPANT LOAD CHART PER ROOM						
ROOM #	ROOM NAME	OCCUPANCY TYPE	OCCUPANT LOAD FACTOR	ROOM AREA	TOTAL LOAD PER ROOM	REMARKS
100	WAITING ROOM	ASSEMBLY	7 NET / FIXED SEATS	196	7	FIXED SEATING
101	RECEPTION	OFFICE	150 GROSS	30	0.2	
102	ROOM 1	OUTPATIENT AREAS	150 GROSS	97	0.6	
103	BREAK ROOM	ASSEMBLY	15 NET	61	4	
104	ROOM 2	OUTPATIENT AREAS	150 GROSS	102	0.6	
105	ROOM 3	OUTPATIENT AREAS	150 GROSS	105	0.7	
106	CORRIDOR		N/A	81	0.0	
107	EXIST. TOILET		N/A	30	0.0	
108	EXIST. MECH. CLOSET	ACCESSORY STOR.	300 GROSS	9	0.0	
SCOPE OF WORK AREA OCCUPANT LOAD					13.1 OCCUPANTS	

CEILING SYMBOL LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING-MOUNTED LIGHT 2' x 4' LAY-IN LED FIXTURE WITH PRISMATIC LENS. SEE ELECTRICAL DRAWINGS.		CEILING-MOUNTED LIGHT 20" DIA FLUSH FIXTURE. SEE ELECTRICAL DRAWINGS.		WALL-MOUNTED LIGHT EMERGENCY LIGHT WITH BATTERY BACK-UP. SEE ELECTRICAL DRAWINGS.
	CEILING-MOUNTED LIGHT 2' x 2' LAY-IN LED FIXTURE WITH PRISMATIC LENS. SEE ELECTRICAL DRAWINGS.		CEILING-MOUNTED LIGHT 18" DIA FLUSH FIXTURE. SEE ELECTRICAL DRAWINGS.		CEILING-MOUNTED EXIT SIGN LIGHTED EXIT SIGN. SEE ELECTRICAL DRAWINGS.
	CEILING-MOUNTED LIGHT PENDANT LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.		CEILING-MOUNTED GRILLE 2' x 2' RETURN AIR GRILLE. SEE MECHANICAL DRAWINGS.		WALL-MOUNTED LIGHT LIGHTED MIRROR. SEE ELECTRICAL DRAWINGS.
	CEILING-MOUNTED LIGHT 4" RECESSED CAN LIGHT. SEE ELECTRICAL DRAWINGS.		CEILING-MOUNTED DIFFUSER 2' x 2' SUPPLY AIR DIFFUSER. SEE MECHANICAL DRAWINGS.		UNDER CABINET-MOUNTED LIGHT LED TAPE. SEE ELECTRICAL DRAWINGS.



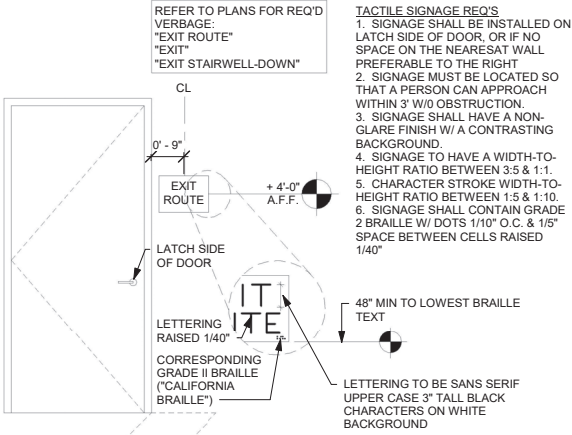
CEILING MATERIAL LEGEND	
SYMBOL	DESCRIPTION
	ACOUSTIC CEILING TILE ARMSTRONG CEILING TILE 2X4 SECOND LOOK (2X2). SUSPENDED IN METAL "T" GRID
	GYPSON BOARD GYPSUM BOARD CEILING ON STEEL STUD FRAMING. SEE ROOM FINISH SCHEDULE FOR FINISHING DETAILS.

KEYNOTES - CEILING PLAN

- USE EXISTING TILES REPLACE AS NEEDED WITH NEW ARMSTRONG CEILING TILE 2' X 4' SECOND LOOK (2X2) AND ACOUSTIC SYSTEM. OPTIONAL MANUFACTURER CERTAINTED ALSO ALLOWED. SEE CEILING PLAN FOR CEILING HEIGHTS. SEE SUSPENDED ACOUSTIC CEILING DETAILS, SHT. 3.2.
- EXISTING 2' X 4' TROFFER LIGHTS. SEE ELECTRICAL DRAWINGS.
- RELOCATED 2' X 4' TROFFER LIGHTS. SEE ELECTRICAL DRAWINGS.
- CEILING HVAC SYSTEM DIFFUSERS TO REMAIN
- EXISTING SPRINKLER HEAD TO REMAIN.

NOTE : SUPPLIER TO CONFIRM LOCATION AND MOUNTING OF LIGHTS WITH TENANT. SEE ELEC. DRAWINGS FOR MOUNTING DETAILS. CONFIRM IN THE FIELD LOCATION OF EXISTING TRUSS SYSTEM.

NOTE: SUPPLIER TO CONFIRM LOCATION AND MOUNTING OF LIGHTS WITH TENANT. SEE ELEC. DRAWINGS FOR MOUNTING DETAILS. CONFIRM IN THE FIELD LOCATION OF EXISTING TRUSS SYSTEM.



TACTILE "EXIT ROUTE" SIGNAGE

CITY OF REDDING PERMIT NOTE:
THE TACTILE WALL SIGNAGE SHALL BE INSTALLED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. TACTILE EXIT SIGNS SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE AND CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION

1 CEILING PLAN
3/8" = 1'-0"



DOOR SCHEDULE

DOOR NUMBER	DESCRIPTION	DOOR					LOUVER					FRAME					H.W. SET NO.	REMARKS
		WIDTH	HEIGHT	THICK	MATL	TYPE	FINISH	WIDTH	HEIGHT	RATING	LABEL	MATL	TYPE	JAMB	HEAD	SILL		
EXIST	EXISTING FRONT ENTRY DOOR	3'-0"	7'-0"	1 3/4"	ALUM	EX	ALUM	-	-	N.A.	N.A.	ALUM	EX	EX	EX	EX	EX	EXIST. DOOR HDWR SHALL BE VERIFIED FOR PROPER FUNCTION.
102	ROOM 1	3'-0"	6'-8"	1 3/4"	WD	A	CLEAR	-	-	N.A.	N.A.	HM	B	18/A3.0	19/A3.0	20/A3.0	1	
103	BREAK ROOM	3'-0"	6'-8"	1 3/4"	WD	A	CLEAR	-	-	N.A.	N.A.	HM	B	18/A3.0	19/A3.0	20/A3.0	1	
104	ROOM 2	3'-0"	6'-8"	1 3/4"	WD	A	CLEAR	-	-	N.A.	N.A.	HM	B	18/A3.0	19/A3.0	20/A3.0	1	
105	ROOM 3	3'-0"	6'-8"	1 3/4"	WD	A	CLEAR	-	-	N.A.	N.A.	HM	B	18/A3.0	19/A3.0	20/A3.0	1	
EXIST	EXISTING MECH. CLOSET	3'-0"	6'-8"	1 3/4"	WD	EX	CLEAR	-	-	N.A.	N.A.	HM	EX	EX	EX	EX	EX	EXIST. DOOR HDWR SHALL BE VERIFIED
107	EXISTING TOILET	3'-0"	6'-8"	1 3/4"	WD	A	CLEAR	-	-	N.A.	N.A.	HM	B	18/A3.0	19/A3.0	20/A3.0	2	

GENERAL DOOR NOTES

- ALL EGRESS SIDE OF EXIT DOORS TO OPERATE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THUMBTURN DEADBOLTS ARE PROHIBITED; LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE.
- DOOR CONTRACTOR TO VERIFY DOOR & FRAME SIZE IN THE FIELD.
- ALL CLOSERS TO HAVE BACKCHECK. THE MANUAL FORCE REQUIRED TO OPERATE DOOR SHALL NOT EXCEED (5) FIVE LBS.
- TEMPERED SAFETY GLASS PER SPECIFICATIONS & CODE. ALL GLAZED DOORS AND ANY GLAZED PANELS MORE THAN 12" ADJACENT TO ANY DOOR, WHEREIN THE SILL OF SUCH GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR, SHALL HAVE SAFETY GLAZING.
- TACTILE WARNINGS ON ALL DOORS TO HAZARDOUS AREAS: DOORS THAT LEAD TO AREAS THAT MIGHT PROVE DANGEROUS TO A PERSON WHO IS VISUALLY IMPAIRED SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL OR OTHER OPERATING HARDWARE.
- ALL EXTERIOR DOORS TO RECEIVE WEATHER STRIPPING
- PROVIDE PADLOCKS FOR TRASH ENCLOSURE AND ROOF HATCHES.
- ALL HOLLOW METAL DOORS AND FRAMES TO RECEIVE PAINT TO MATCH ADJACENT WALLS.
- ALL FIRE DOORS SHALL COMPLY WITH NFPA 80 AND OTHER CODES.
- ALL DOORS TO HAVE PASSAGE LATCH SET UNLESS OTHERWISE INDICATED.
- ALL PAINTED DOORS TO HAVE COLOR APPROVED BY OWNER. TYP. PLEASE ASSUME COLOR 'CHARCOAL' FOR ALL INTERIOR DOORS, TYP. UNLESS NOTED OTHERWISE

- DOOR SUPPLIER COORDINATE WITH GENERAL CONTRACTOR AND OWNER THE LOCK FUNCTION FOR EACH DOOR
- OPERATING PRESSURE FOR DOORS PER ILLINOIS ACCESSIBLE CODES SHALL NOT EXCEED:
-INTERIOR DOORS = 5#
-EXTERIOR DOORS = 5#
CALL SHUHAM BUILDERS FOR HOLLOW METAL FRAMES AND WOOD DOORS AT 1-773-286-0123
CALL STARTECH GLASS FOR ALUMINUM DOORS AND FRAMELESS GLASS OPENINGS AT 1-773-745-0800

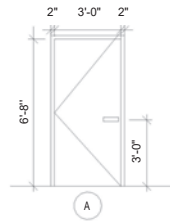
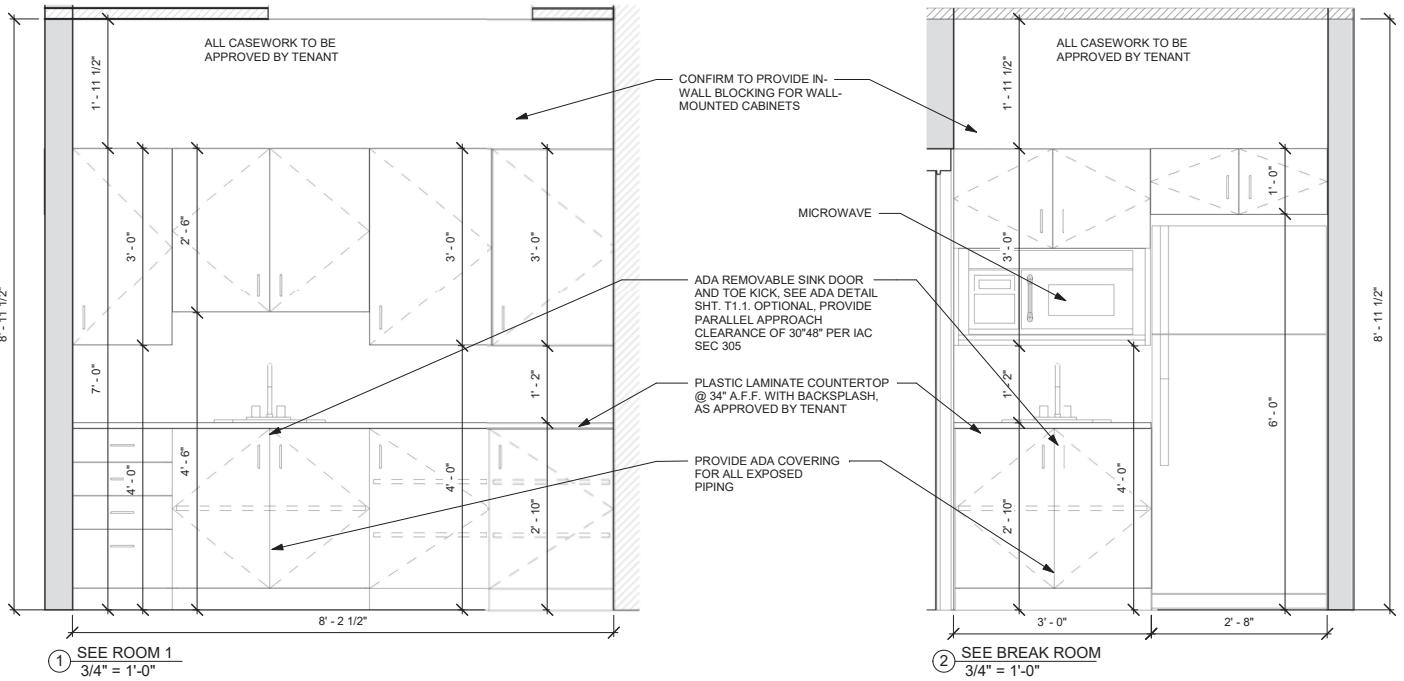
HARDWARE NOTES

- ALL DOOR HARDWARE TO MATCH HARDWARE OF ADJOINING TENANT.
- CONSTRUCTION CORE TO BE REMOVED AT STORE TURNOVER.
- DOOR HARDWARE SHALL BE MOUNTED AT NOT LESS THAN 36" AND NOT MORE THAN 48" A.F.F. PROVIDE PICTOGRAMS AND CHARACTERS AS INDICATED.
- DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF (1/2") INCH IN HEIGHT AND SHALL HAVE A 1:2 BEVEL.
- PROVIDE CUT SHEETS OF ALL HARDWARE FOR APPROVAL.
- ALL DOOR HARDWARE TO BE SCHLAGE OR EQUAL UNLESS OTHERWISE NOTED; ALL LOCKSETS TO HAVE LEVER TYPE HANDLE USE HEAVY DUTY COMMERCIAL.
- DOOR TO REMAIN LOCKED AT ALL TIMES DURING CONSTRUCTION.
- ALL DOOR HARDWARE TO BE BRUSHED ALUMINUM/SILVER FINISH US26D UNLESS OTHERWISE NOTED.
- ALL CLOSERS ARE LCN OR EQUAL W/ HOLDERS. DOOR CLOSERS SHALL MEET FORCE AND SWEEP PERIOD REQUIREMENTS.
- DOOR CLOSERS @ STOREFRONT TO MATCH STOREFRONT SYSTEM.
- PAINT ALL HOLLOW METAL DOORS AND FRAMES TO MATCH ADJACENT WALLS. VERIFY W/ LANDLORD REQUIRED FINISH FOR EXTERIOR SIDE OF EXIT DOOR. ALUMINUM DOORS TO MATCH STOREFRONT FRAMING SYSTEMS.
- HARDWARE MANUFACTURER TO COORDINATE ALL HARDWARE WITH CONTRACTOR.
- GENERAL CONTRACTOR CONTACT THE OWNER FOR MASTER KEYING THE TENANT SPACE AND THE NEED OF MASTER KEY.

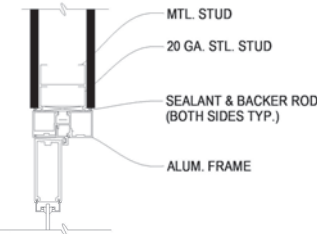
100/A	DOOR TYPE ROOM NUMBER	T1	TEMPERED INSULATED GLASS 3/4", EXTERIOR
A	1/2 CLEAR GLASS	C-L	FIRE-RATED DOOR W/ LABEL TYPE
T	TEMPERED GLASS 1/4", INTERIOR	T2	TEMPERED GLASS 1/2", INTERIOR

H.W. SCHEDULE

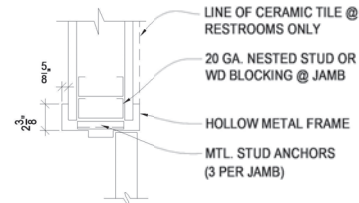
SET NO.	DESCRIPTION
#1	1 ADA LOCKSET W/ PASSAGE FUNCTION, BY SCHLAGE OR SIM RHODES LEVER FUNCTION 1 1/2 PAIR BUTT HINGES SILENCERS 1 FLOOR OR WALL STOP
26 D FINISH	
#2	1 ADA LOCKSET W/ PRIVACY FUNCTION, BY SCHLAGE OR SIM RHODES LEVER FUNCTION 1 1/2 PAIR BUTT HINGES SILENCERS 1 FLOOR OR WALL STOP
26 D FINISH	



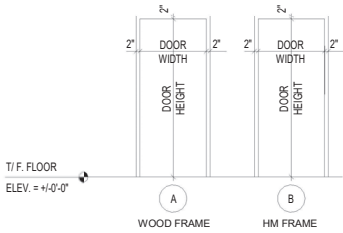
1 DOOR TYPES
SCALE: 1/4" = 1'-0"



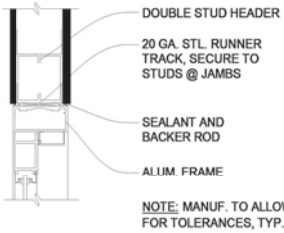
15 ALUMINUM JAMB DETAIL
1-1/2" = 1'-0"



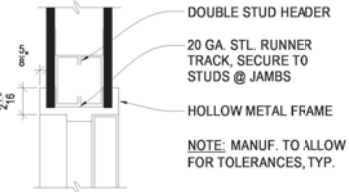
18 HOLLOW METAL FRAME JAMB DETAIL
1-1/2" = 1'-0"



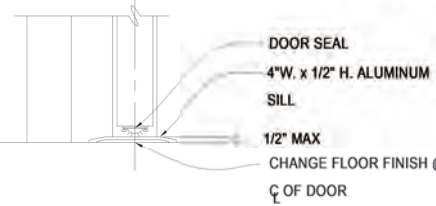
2 FRAME TYPES
SCALE: 1/4" = 1'-0"



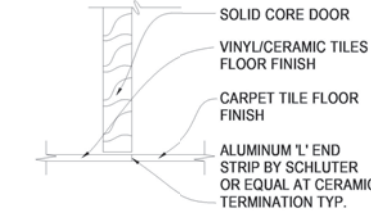
16 ALUMINUM HEAD DETAIL
1-1/2" = 1'-0"



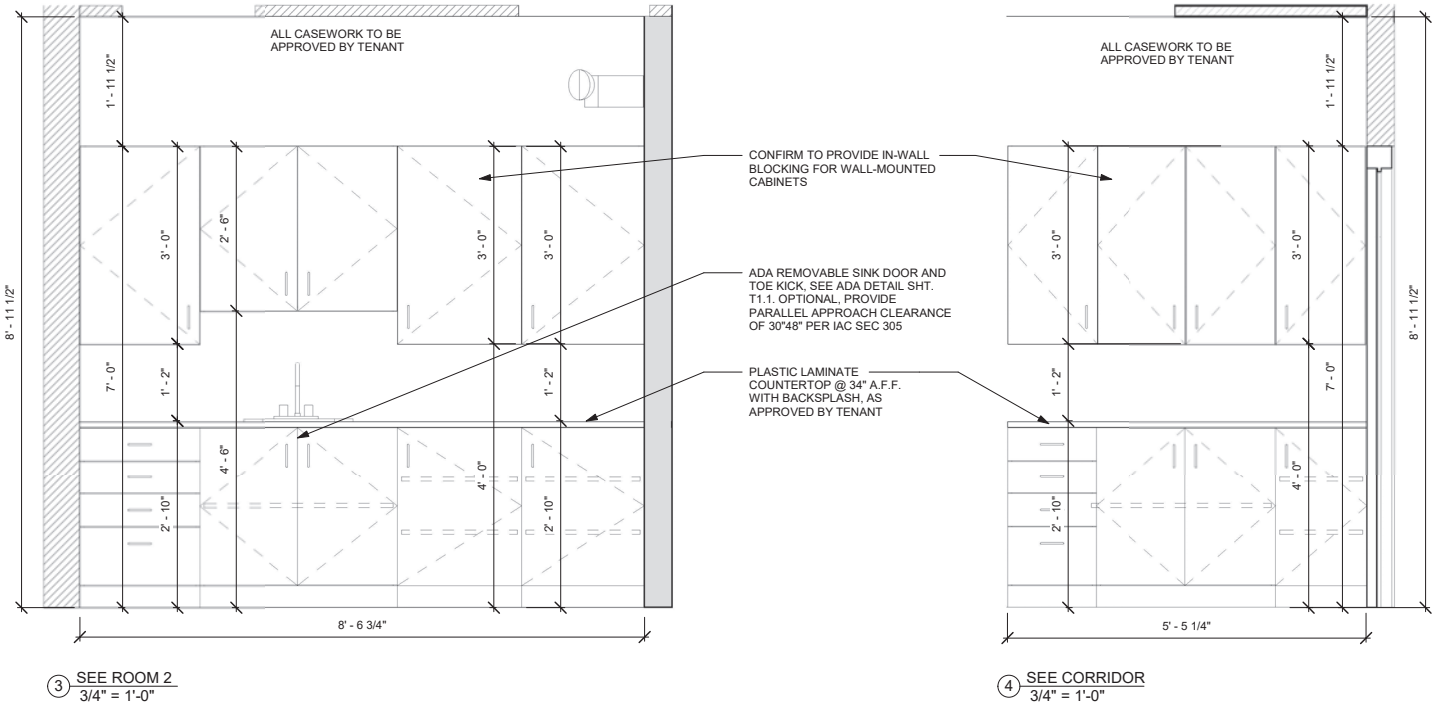
19 HOLLOW METAL FRAME HEAD DETAIL
1-1/2" = 1'-0"



17 HM / ALUM SILL DETAIL - AT EXTERIOR
1-1/2" = 1'-0"



20 WOOD / HM SILL DETAIL - AT INTERIOR
1-1/2" = 1'-0"



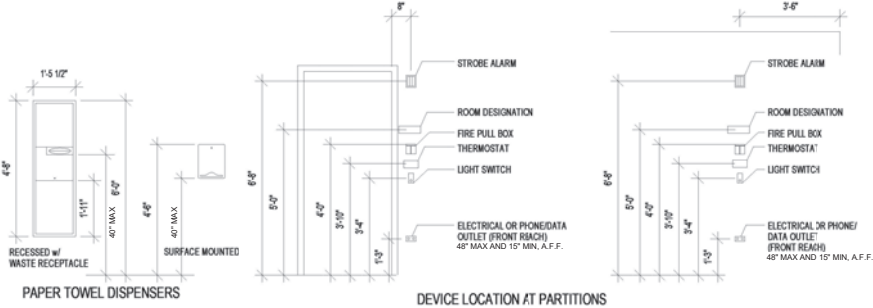
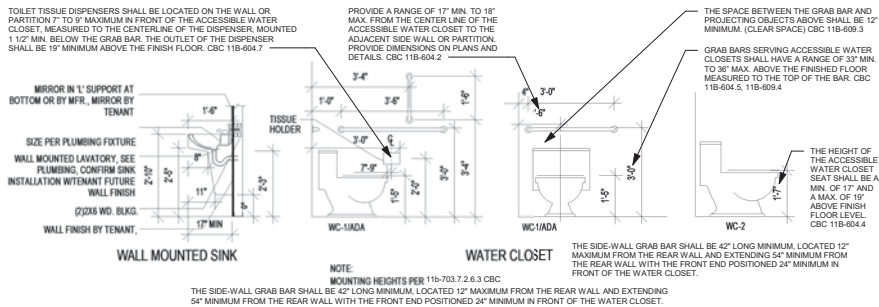
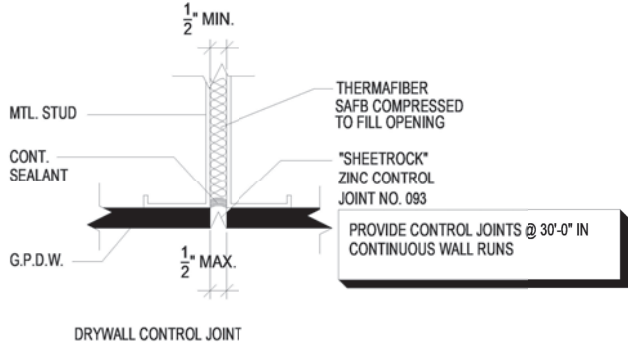
3 SEE ROOM 2
3/4" = 1'-0"

4 SEE CORRIDOR
3/4" = 1'-0"

ROOM FINISH SCHEDULE									
VERIFY ALL FINISHES W/ OWNER & WORK ORDER									
ROOM #	ROOM NAME	FLOOR	BASE	WALLS		CEILINGS			REMARKS
				MATL.	FINISH	MATL.	FINISH	HEIGHT	
100	WAITING ROOM	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
101	RECEPTION	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
102	ROOM 1	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
103	BREAK ROOM	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
104	ROOM 2	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
105	ROOM 3	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
106	CORRIDOR	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
107	EXISTING TOILET	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
108	EXISTING MECH. CLOSET	CT-EX	CB-EX	GB	PT	ACT	FF	EX	EXISTING CERAMIC TILE, EXISTING ACOUSTIC TILE
ITEM	ACT	VCT			CT			CB	VB
MFG									
STYLE	ACOUSTICAL CEILING TILES	VINYL COMPOSITE TILE			CERAMIC TILE			CERAMIC BASE	4" RUBBER COVE
COLOR									BLACK
DIMS									
INSTALL									
GROUT									
QTY									
ABBREVIATIONS:									
GB - GYPSUM BOARD		PT - PAINT		AT - ACOUSTIC TILE		FF - FACTORY FINISH		WT - WALL TILE	
								EX - EXISTING	

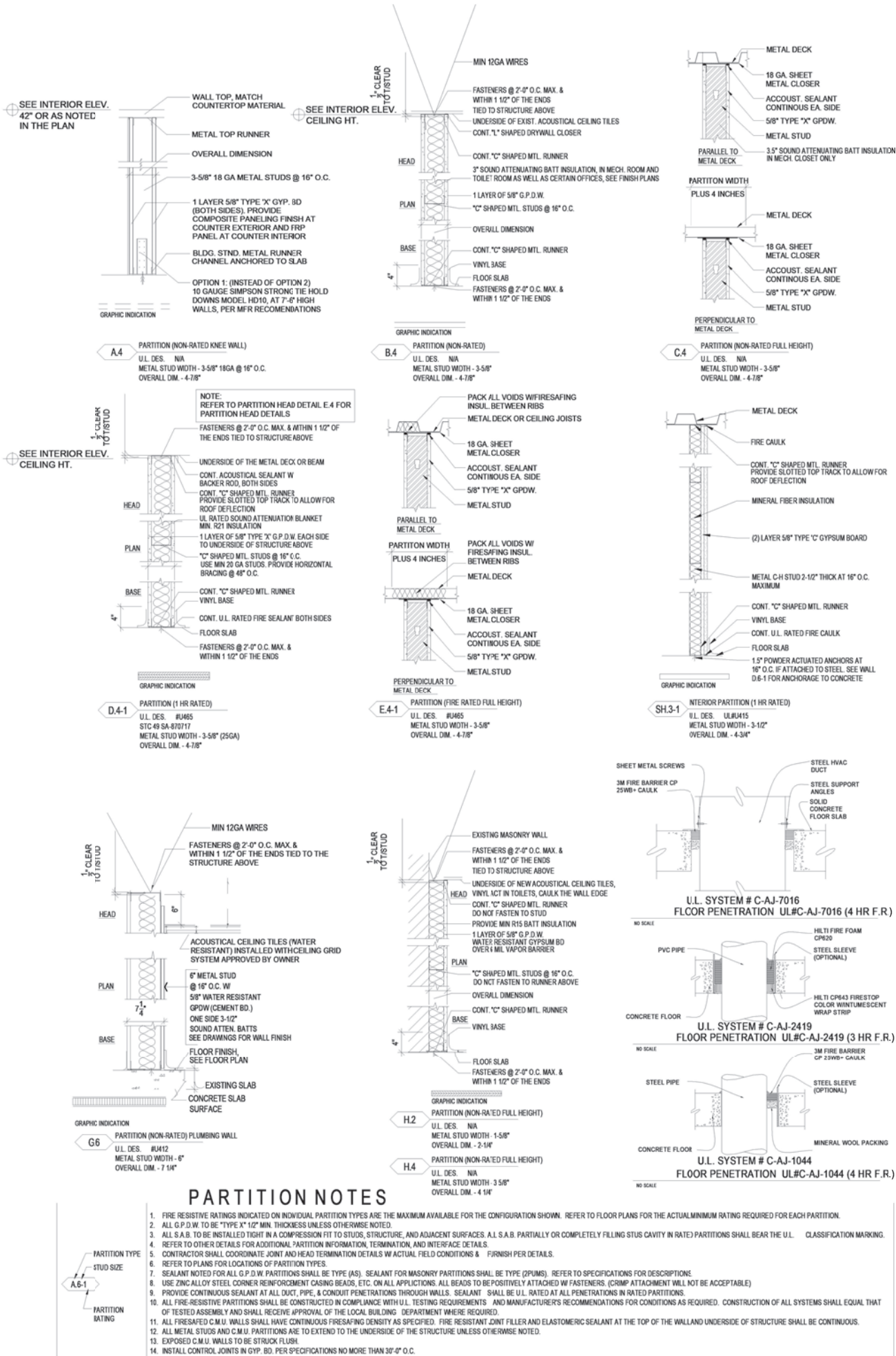
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY, PER IBC TABLE 803.13, IBC 2018					
GROUP	SPRINKLERED			NON-SPRINKLERED	
	VERTICAL EXITS	CORRIDORS	ROOMS	VERTICAL EXITS	ROOMS
BUSINESS	B	B	B	A	C

WALL AND CEILING FINISH CLASSIFICATION
 CLASS A : FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450
 CLASS B : FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
 CLASS C : FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450



- WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 48\"
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- DISPENSERS IN RESTROOMS (EXAMPLE: SOAP, HAND-TOWELS, SANITARY NAPKIN, TOILET SEAT COVERS, AUTO-DRYERS, WASTE RECEPTACLES) SHALL NOT EXCEED 40\"
- ELECTRICAL RECEPTACLE OUTLETS (30 AMPS. OR LESS) SHALL NOT BE LOCATED MORE THAN 48\"

ADA MOUNTING HEIGHTS



MEMORANDUM

Date: June 19, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Jonathan Mendel, AICP, Assistant Director of Community and Economic Development 

Subject: Consideration of a Conditional Use for a Childcare Center at 581 E. Golf Road

Issue: The petitioner requests a conditional use for a childcare center in the C-3 district at 581 E. Golf Road.

Petitioner: Amy Fehrmann, 8401 W. Johanna Drive, Niles, IL 60714

Owner: Sadathulla Shareef, 1470 Kew Avenue, Hewlett, NY, 11557

Case Number: #25-033-CU

PINs: 09-07-418-036-0000 and 09-07-418-007-0000

Ward Number: #7, Alderman Patsy Smith

Existing Zoning: C-3, General Commercial

Existing Land Use: Office Building

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

Surrounding Land Uses: North: Single Family Residences (residential)
South: Office (commercial)
East: Vacant lot
West: Childcare Center (commercial)

Street Classifications: Golf Road and Wolf Road are *other principal arterial* roads and Broadway Street is a *local* road, all under Illinois Department of Transportation (IDOT) jurisdiction.

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

Property/Zoning History: Based on city records, the subject property was annexed into the city in 1927 as vacant pieces of land. Pursuant to historical aerials, around 1961 the property was developed as an office building, and has been utilized as such since that time¹. There have been no recent entitlements associated with the subject property.

CONDITIONAL USE

Request Description: *Overview*
The petitioner requests a conditional use to operate a childcare center on the subject properties as described in the attached Project Narrative. A childcare center, as defined below, is a conditional use in the C-3 district.

CENTER, CHILDCARE: Any place other than a family home in which persons receive childcare services during any part of a day not exceeding thirteen (13) hours in any twenty four (24) hour period.

The subject property consists of one 26,000-square foot parcel located at the southeast corner of the Cumberland Circle where Golf Road, Wolf Road, Broadway Street, and State Street converge at a roundabout. It is currently developed with a single-tenant office building with an off-street parking area as illustrated on the attached Plat of Survey. The proposed childcare center would utilize the entire footprint of the existing building with two main entry points, one along the north elevation facing Golf Road and the other along the east elevation facing the alley and off-street parking area.

Proposed Operations
Childcare centers must be licensed by the State of Illinois and are required to meet specific health, life safety, and building codes at all times. Based on the attached Project Narrative, this use would operate year-round Monday through Friday from 6:30 A.M. to 6:00 P.M.—which complies with the specific hours of operation restriction in Section 12-8-7 of the Zoning Ordinance—and be closed on weekends and major national holidays. The childcare center will also conduct a seasonal school-age program during the summer and school breaks.

A total of up to 130 children and 18 staff members will be present on site at the childcare center with classrooms divided by age and development level. Note that the number of children per age group can vary. See the attached Project Narrative for additional information.

Current Proposed Childcare Center Enrollment	
Age Group	Maximum Number of Children
Infants (6 weeks to 14 months)	Up to 12
Toddlers (15 to 23 months)	Up to 15 per room (2 rooms)
Twos (24 to 35 months)	Up to 16 per group
Preschool (3 to 5 years)	Up to 20 per group
School-Age Program (5 to 12 years)	Up to 30 (during non-school hours & seasonal breaks)

*Number of children in each age group subject to change.

¹ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved June 13, 2025.

Architectural Plans and Indoor Activity Area

The existing building is a single level with a full basement totaling 8,628 square feet in gross floor area. The petitioner does not propose to utilize the basement level but will divide the first level space as denoted in the table below and illustrated in the attached Architectural Plans. Aside from the addition of exterior doors for each proposed classroom area—as required by the city’s adopted building codes—no changes are proposed to the building’s exterior.

Pursuant to Section 12-8-7 of the Zoning Ordinance, a minimum indoor activity area of 35 square feet per child is required exclusive of areas for administrative uses, restrooms, hallways, storage, and kitchen areas. The occupancy for children in each room has been reflected in the table to meet this requirement exactly with the exception of the infant-only classroom, which provides 55 square feet (an additional 20 square feet) for each child.

Current Proposed Classroom Spaces*		
Age Group²	Floor Area	Number of Children³
Infants	661 SF	12
Infants / Toddlers	498 SF	14
Twos / Preschool (P-2)	580 SF	16
Twos / Preschool (P-2)	701 SF	20
5 years to 12 years	1,054 SF	30
Toddlers / Twos (T-2)	514 SF	14
Twos / Preschool (P-2)	704 SF	20
Totals	4,712 SF	126 children
Other Proposed Spaces*		
Use of Space	Floor Area	Building Location
Multiple-Stall Restroom	88 SF	Between the T-2 and P-2 Classrooms
Office	220 SF	Near North Entry
Office	142 SF	Near North Entry
Consultation Room	124 SF	NW Corner of Building
Elevator	50 SF	North Corridor
2 Single-Stall Restrooms	52 SF each	North Corridor
Multiple-Stall Restroom	86 SF	Between two P-2 Classrooms
Break Room	219 SF	SW Corner of Building
Kitchen	272 SF	SW Corner of Building
Laundry	74 SF	SW Corner of Building
Single-Stall Restroom	38 SF	SW Corner of Building
Total Area	1,491 SF	

*Room areas and use of rooms subject to change to meet City and DCFS regulations.

² The same classroom may be utilized by different age groups separately or utilized by certain age groups simultaneously based on Illinois Department of Children and Family Services (DCFS) regulations.

³ The number of children in each classroom may vary based on age group and applicable DCFS regulations.

Site Plan and Outdoor Activity Area

The attached Site Plan illustrates the proposed changes to the subject property to accommodate the proposed use, including the addition of a 4,323-square-foot outdoor activity area, which will be enclosed by a three-foot-tall wood picket fence and be improved with synthetic turf, play zones, and structures as described in the attached Project Narrative. An outdoor activity area must be a minimum size of 75 square feet per child that could be outdoors at one time. As such, the size of the proposed outdoor activity area allows up to 57 children to utilize the space at given time.

Access and Circulation

The subject property is currently accessed by two separate 20-foot-wide public alleys—one off Broadway Street at its south and one off Golf Road at its east as illustrated in the attached Site Plan—which are not subject to change as part of this request. There is an existing row of 10 off-street parking spaces that are directly accessed from the east alley and a separate two-row 15 space off-street parking area directly accessible from the south alley, both of which are proposed to be re-stripped resulting in four new off-street parking spaces.

As illustrated on the attached Site Plan and described in the attached Project Narrative, drop-up/pick-up operations for the childcare center will consist of a single, one-way vehicle path starting on the south alley accessed via northbound Broadway Street and ending on the east alley at Golf Road. Parents will be able to park vehicles in the parking lot adjacent to the building and the parking row along the east alley to ensure that both alleys remain clear for drop-off/pick-up operations.

Off-Street Parking

Pursuant to Section 12-9-7 of the Zoning Ordinance, childcare centers must provide a minimum of one space for every 15 children under care plus one space for every employee. Based on the proposed child enrollment of up to 130 and a staff of up to 18 employees, a total of 27 off-street parking spaces—including a minimum of two accessible spaces—are required. While the subject property currently contains 25 off-street parking spaces including two accessible spaces, the petitioner's proposed parking space additions increase the total off-street parking space count to 29 spaces—including two accessible spaces—which complies with this requirement. All parking spaces will need to comply with the specifications of Sections 12-9-6 and 12-9-8 of the Zoning Ordinance.

Landscaping and Screening

As illustrated on the attached Site Plan, the subject property currently contains a mature tree and some shrub areas on many street-and alley-facing portions of the building, excluding the portion of the east building elevation that abuts the off-street parking area. The petitioner proposes maintaining these shrub areas while also adding: (i) shrub areas along the southwestern portion of building facing Broadway Street and the Cumberland Circle; and (ii) infill landscape areas in between window wells on the southeast and east building elevations. An eight-foot-wide area located between the outdoor activity area and the west property line is noted on the attached Site Plan as a lawn area. However, to assist with screening and to soften the transition between the proposed wood picket and Cumberland Circle roundabout, staff have added a condition requiring that this area is improved with shrubs and perennials.

Standards for Conditional Use: 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. For its rationale, the Board may use the responses provided as written, modify them, or adopt its own.

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

Comment: A childcare center is listed as a conditional use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 District.

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

Comment: The Future Land Use Map of the 2019 Comprehensive Plan designates this property as a *Higher Density Urban Mix with Residential* land use designation, which focuses on more dense commercial developments with a residential component. While it can be argued that the proposed childcare use is a more intensive commercial use, it does not fully align with this land use designation. However, the Comprehensive Plan does also seek to promote uses that serve the needs of the community, which the proposed childcare use does fit. Nonetheless, the PZB should decide.

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 childcare center will be located within an established stone and brick office building that is generally harmonious and appropriate in appearance to surrounding commercial and residential development in the immediate area. The subject property currently contains minimal landscaping improvements which the petitioner is proposing to maintain and expand upon to better screen the proposed childcare center use from neighboring development.

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

Comment: Childcare centers are regulated by multiple licensing, facility, and operational standards that ensure it is not hazardous or disturbing to surrounding uses. While a component of this use includes an outdoor activity area for recreation, the recreation area faces away from residences and the remainder of the activities of this use will take place inside the building itself minimizing perceived adverse effects. In addition, drop-up/pick-up operations will be designed to utilize the existing alleys and off-street parking on the subject property to minimize adverse effects on 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 adequately served by essential public facilities and services, which will not change with the operation of the childcare center on site. Staff do not have concerns that this use will impact the essential public facilities and services currently serving the subject 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 existing vacant building is currently not providing any economic benefit to the city as a whole. However, the new childcare center will repurpose the building and provide services to the city without excessive additional requirements for public facilities and services.

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: Childcare centers can create adverse effects during drop-up/pick-up activities during hours of operation. However, the proposed circulation and staggered drop-up/pick-up times will help minimize these adverse effects during peak traffic hours. Outside drop-off/pick-up periods, perceived adverse effects from this use are minimal if present at all. The outdoor activity area is located on the west side of the site opposite the neighboring residences and its use will be staggered between multiple classrooms during the day to regulate the number of children outside and minimize overall noise from this activity.

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 existing vehicular access to the subject property is sufficient for the childcare center use and will not be adjusted. In addition, drop-up/pick-up operations will occur on private property accessible by utilizing the existing alley and street connections. The proposed parking layout will require vehicles reversing along the east lot line to circulate using the alley. While not ideal, the conditions currently exist.

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 has already been developed with the office building and the proposed use will occupy the existing building without further development or any new loss of these features.

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

Comment: The proposed childcare center will comply with all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

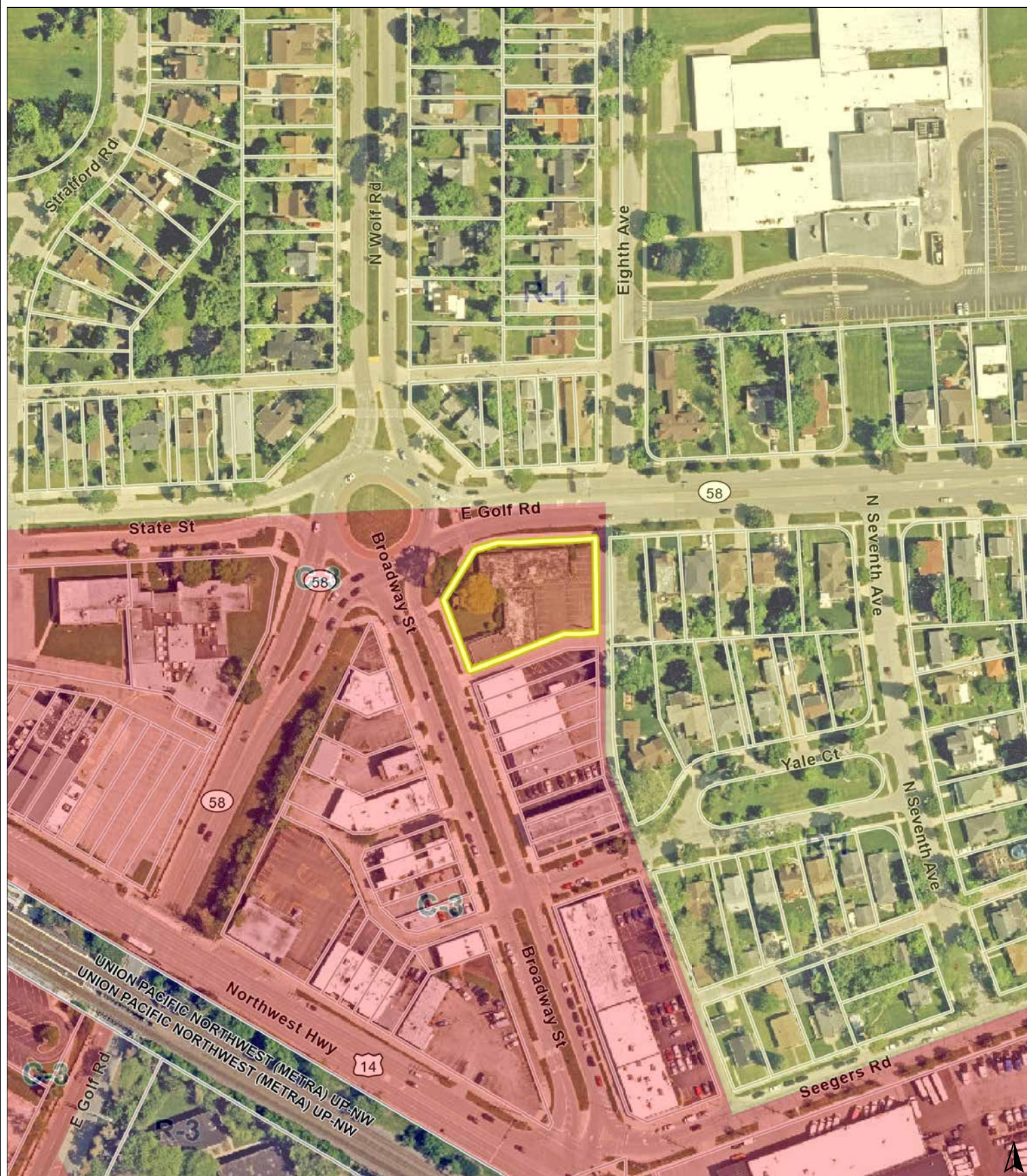
PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the request. Consideration of the request should be based on a review of the information presented by the petitioner and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

Conditions of Approval:

1. At time of the building permit process, the plans may be modified as necessary to comply with all local and state requirements for childcare centers and applicable Zoning Ordinance requirements.
2. This use shall not obstruct any public rights-of-way during operations. No pick-up, drop-off, or queuing may occur along Golf Road.
3. Prior to issuance of business registration, a minimum eight-foot-wide landscape area containing shrubs and perennials must be installed between the outdoor activity area and the west property line.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: Plat of Survey
- Attachment 5: Project Narrative
- Attachment 6: Petitioner's Responses to Standards
- Attachment 7: Site Plan
- Attachment 8: Architectural Plans



0 250 500
ft

Print Date: 6/20/2025

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.



581 E. Golf Rd – Public Notice Sign



581 E. Golf Rd – Facing North at Front of Property



581 E. Golf Rd – Facing East at Area for Proposed Outdoor Space



581 E. Golf Rd – Facing East at Side of Property & Front Bldg. Entry



581 E. Golf Rd – View of East Alley from Golf Road



581 E. Golf Rd– View of South Alley Facing Broadway Street



581 E. Golf Rd – View of Rear Parking Area & Rear Bldg. Entry



581 E. Golf Rd – View of Rear Parking Area from South Alley



1. Easterly view of western border of subject property at southeast corner of Golf Road and Broadway Street; observe former medical office building (subject building).



2. East/southeasterly view of Northwest corner of subject property/subject building; observe sign for "Fahey Medical center."



3. West/southwesterly view of northeast corner of subject property.



4. Northwesterly view of southeast corner of subject property; observe parking lot off east side of subject building.



5. Westerly view from southeasterly corner of subject property; observe alley on southern adjoining property.



6. Northeasterly view of southwest corner of subject property/subject building, previously utilized by Cumberland Pharmacy.



7. Southeasterly view of commercial buildings on south adjoining properties across alley.



8. Southwesterly view of mixed-use building and parking lot on southwest adjoining properties across Broadway Street.



9. Southwesterly view of day care facility on west adjoining property across Broadway Street.



10. Northwesterly view of Cumberland Circle roundabout on northwest adjoining property across intersection of Golf Road and Broadway Street.



11. Northeasterly view of single-family homes on north adjoining properties across Golf Road.



12. East/southeasterly view of residential building with detached garage on east adjoining property across alley.



13. Main reception desk inside subject building.



14. Waiting room room inside subject building.



15. 1' x 1' tongue and groove ceiling tiles inside subject building; typical.



16. Typical examination room inside subject building.



17. 1' x 1' tongue and groove ceiling tiles above 2' x 4' drop ceiling tiles inside subject building; sporadic.



18. East-west hallway inside north end of subject building.



19. Office/examination room inside north end of subject building; typical.



20. North-south hallway inside east end of subject building.



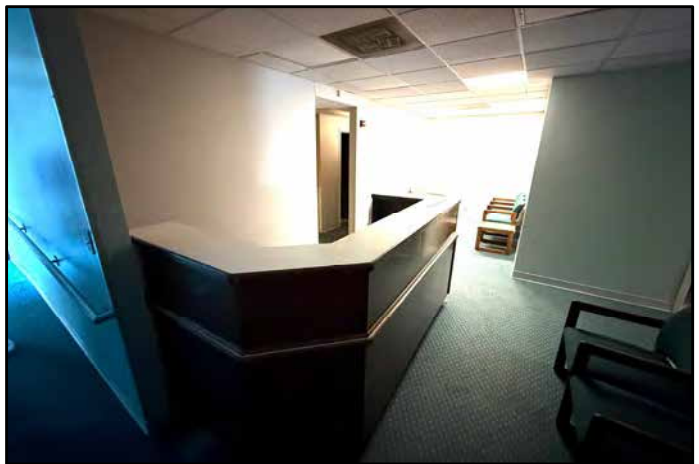
21. Former x-ray room inside southeast corner of subject building.



22. Missing 1' x 1' tongue and groove ceiling tiles and exposed damaged drywall above former X-ray room.



23. Former lab inside subject building.



24. Reception desk inside southwest corner of subject building.



25. Basement hallway inside subject building; observe removed floor tiles.



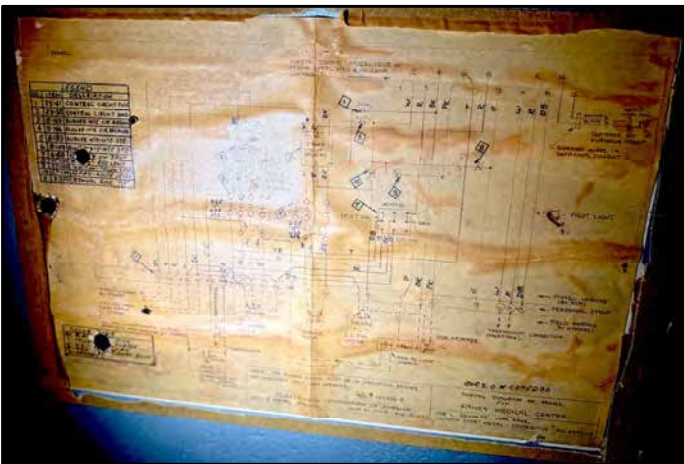
26. Activity room inside basement; observe removed floor tiles.



27. Peeling paint on ductwork inside basement; isolated.



28. Suspect former boiler room inside basement.

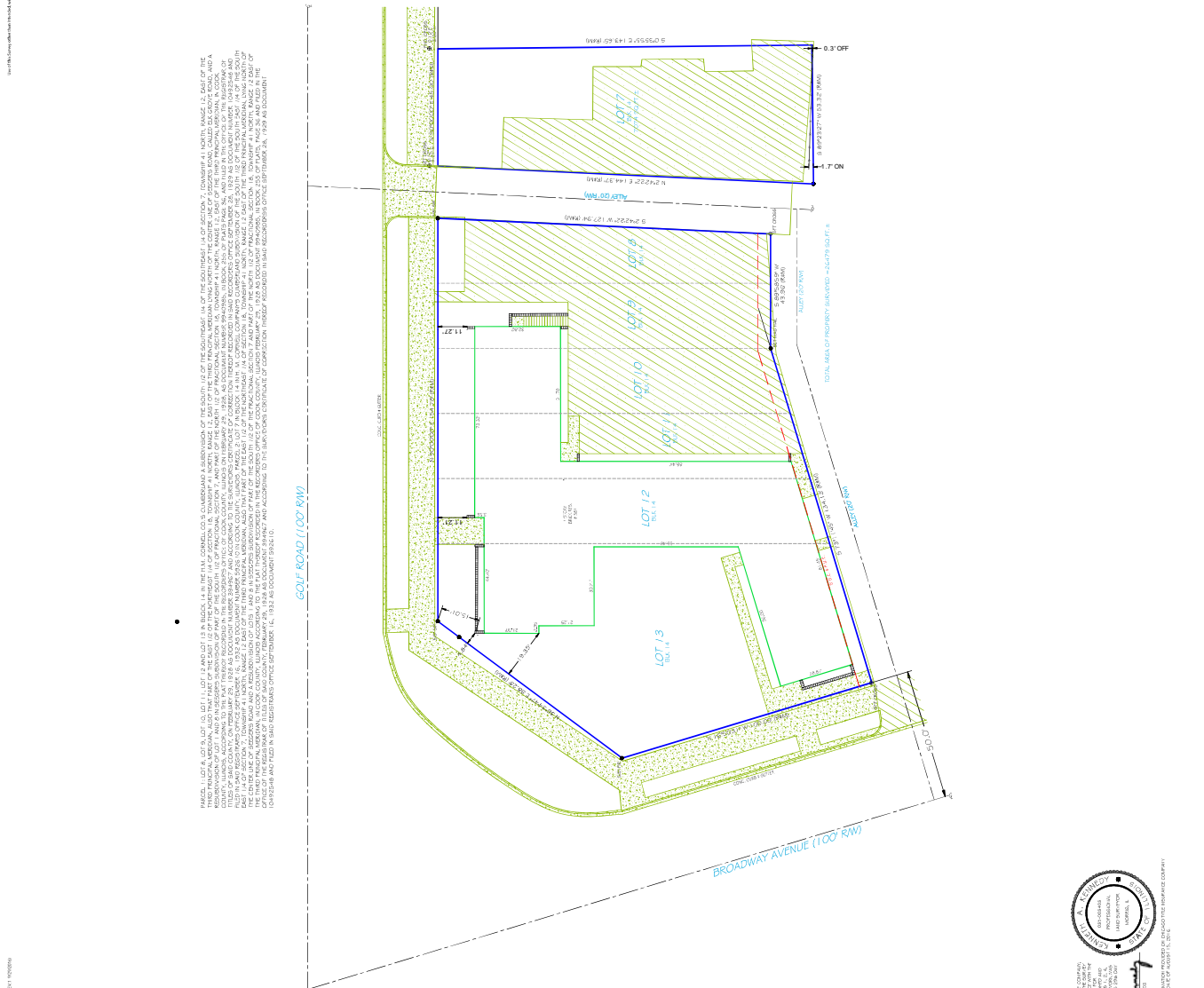


29. Electrical drawing on panel box inside suspect former boiler room, dated August 18, 1957.



30. Hydraulic oil reservoir tank for elevator inside basement.

ation of this

[illegible]



SEE ME GROW AND LEARN INFANT AND CHILD DEVELOPMENT CENTER

Project Narrative - Conditional Use Permit Application

Proposed Development at 581 E. Golf Road, Des Plaines, IL 60016

Date: June 19, 2025

SEE ME GROW AND LEARN INFANT AND CHILD DEVELOPMENT CENTER

Project Narrative - Conditional Use Permit Application

Proposed Development at 581 E. Golf Road, Des Plaines, IL 60016

Date: June 19, 2025

Business Overview

See Me Grow and Learn Infant and Child Development Center is a licensed early childhood education facility committed to providing high-quality care and education for children ages 6 weeks to 12 years. We offer a nurturing, play-based environment that promotes cognitive, emotional, social, and physical development through age-appropriate curriculum and individualized attention.

As part of our expansion, we are seeking a Conditional Use Permit for the development and operation of a childcare center at 581 E. Golf Road in Des Plaines, Illinois. This location will serve as our new flagship site, replacing our current facility at 1345 E. Golf Road, just four minutes up the road. The proximity allows for an easy and convenient adjustment for our existing families and staff. The new location will increase our licensed capacity to serve approximately 130 children to meet the growing demand for high-quality early childhood education.

Hours and Days of Operation

- Days of Operation: Monday through Friday
- Hours of Operation: 6:30 AM - 6:00 PM
- Closed: Weekends and major national holidays

The center operates year-round, including a seasonal school-age program during the summer and school breaks.

The proposed facility will be licensed for approximately 130 children, with classrooms organized as follows:

- Classroom 100 (Twos through Preschool): up to 20 children
- Classroom 102 (Toddlers through Twos): up to 16 children
- Classroom 110 (Ages 5 through 12): up to 30 children
- Classrooms 113 and 114 (Twos through Preschool): up to 20 children
- Classroom 121 (Infants through Toddlers): up to 12 children
- Classroom 122 (Infants): up to 12 children

Child-to-teacher ratios will follow DCFS licensing requirements:

- Infants: 1:4
- Toddlers: 1:5
- Twos: 1:8
- Ages 3-5: 1:10
- School-age (5+): 1:20

Staffing Plan

To ensure compliance with state regulations and to deliver a high-quality program, the center will employ a team of qualified childcare professionals. Upon full enrollment, staffing will include:

- 2 Full-Time Directors (each certified in Food Management)
- Up to 16 Teachers and Assistant Teachers (full-time and part-time as needed)

The maximum number of employees on-site at any one time will not exceed 18 individuals.

All staff will meet or exceed DCFS qualifications and be trained in CPR/First Aid. Additionally, all employees will be food handler certified, and the directors will hold Food Manager Certifications to oversee food service operations.

Outdoor Playground and Safety Measures

The outdoor playground area totals 3,750 square feet, meeting the requirement of 75 square feet per child. To maintain safe play and licensing standards, the playground will serve no more than 50 children at one time.

For safety measures:

- Children under the age of two will have a dedicated play space separate from older children and will not be mixed with them.
- The sun protection structure within the Infant/Toddler playground is a wooden structure measuring 12x12 with a metal roof that peaks at 10.5 feet.
- The fencing for the playground will be a 3-foot wood picket fence.
- Oversized bushes are being removed from the playground area to provide additional usable play space for the children. Even with the removal, the property still exceeds the required 35 percent foundation landscaping coverage due to the abundance of existing

shrubs surrounding the building, which will be maintained and trimmed as needed.

- The 8-foot landscape buffer along the east property line will be maintained as a grassy area.

Parking and Traffic Flow

The site at 581 E. Golf Road includes 29 parking spaces, which exceeds the City's parking requirement for our use. As a result, 600 E. Golf Road is not included in this Conditional Use request and will remain as-is.

- Dead-end spaces will be reserved for staff to promote safety.
- Parents will park in designated spaces off the alley and escort their child along the striped walking path directly to their child's classroom using the building entrance at the corner of the parking lot.

Basement and Additional Details

The basement has undergone demolition including removal of floors, drywall, and insulation. It will not be used for daycare purposes, and we are not requesting occupancy for this level. The basement will be upgraded with a new sprinkler system as part of the overall life safety improvements to the building.

All classrooms on the main level will have direct exterior exits to fresh air for emergency egress. We will continue to coordinate with Building and Fire Department representatives to ensure full compliance with safety codes.

Community Benefit and Compatibility

This development will help address the significant need for high-quality childcare services in Des Plaines and provide a trusted, enriching program for working families. The proposed use aligns with the City's vision of supporting educational and family services and will revitalize an existing commercial site with a mission-driven development that adds long-term value to the community.

Conclusion

The Conditional Use for See Me Grow and Learn Infant and Child Development Center at 581 E. Golf Road has been thoughtfully planned to meet regulatory standards, serve community needs, and support family well-being. With licensed professionals, a sound operational model, and an enriching educational environment, we respectfully request approval to proceed with this much-needed project. The close proximity to our current location ensures a seamless transition for our existing families and staff, maintaining continuity of care and educational excellence.



June 18, 2025

Response to Standards for Conditional Use Permit

See Me Grow and Learn Infant and Child Development Center

581 E. Golf Road, Des Plaines, IL 60016

Prepared by: Amy Fehrman

1. Zoning Compliance

The proposed daycare center is listed as a conditional use in the C-3 commercial district. Our application aligns with the permitted uses outlined in the Des Plaines zoning ordinance, ensuring compliance with district requirements.

2. Comprehensive Plan Alignment

This project aligns with the goals of the City's Comprehensive Plan by promoting accessible childcare services, supporting working families, and enhancing community development. The center will provide safe, high-quality care in a convenient location, serving local demand.

3. Compatibility with Surroundings

The facility will be designed and maintained to fit harmoniously within the surrounding commercial and residential mix. Our exterior improvements, signage, and landscaping will reflect the intended character of the neighborhood and enhance the streetscape.

4. Impact on Neighboring Uses

Our operations will not generate disturbances. Structured indoor programming and supervised outdoor play during designated hours will ensure noise levels remain minimal and contained within the fenced playground area.

5. Availability of Public Services

The site is served by all essential public utilities and services, including water, sewer, fire and police protection, and waste management. The project requires no additional public infrastructure investment and will operate efficiently within current service levels.

6. Economic Impact

The daycare will generate local employment and support working families in Des Plaines. It will not create excessive demands on public services and instead contributes positively to the local economy and workforce stability.

7. Public Health and Safety

Our operations do not involve hazardous materials or processes. All activities will occur in accordance with state licensing standards, with appropriate ventilation, waste disposal, and child-safe materials to ensure a safe and healthy environment.

8. Traffic and Access

The proposed site includes a revised traffic and access plan designed to maximize safety and minimize congestion. Vehicle flow will operate in a one-way pattern: entering from Broadway Street (northbound) and exiting onto Golf Road with right-turn-only movement. The rear parking lot will be re-stripped to designate short-term spaces for parent pick-up/drop-off, accessible parking, and staff-only zones. Staff will be assigned to use the dead-end parking spaces and parents will be assigned to the parking spaces off the alley-way and use the outlined walkways for safety.

9. Environmental Preservation

No natural, scenic, or historic features of significance will be affected by the proposed use. The site is already developed and the proposed improvements will enhance the visual and environmental quality of the area.

10. Compliance with Additional Regulations

The proposed daycare will comply with all applicable local regulations, including zoning, building codes, and Illinois DCFS standards. This includes providing required indoor and outdoor space per child, safety measures, and staffing ratios consistent with licensing requirements.

PARCEL 1: LOT 8, LOT 9, LOT 10, LOT 11, LOT 12 AND LOT 13 IN BLOCK 14 IN THE H.M. CORNELL CO.'S CUMBERLAND A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CENTER LINE OF SEEGER'S ROAD, CALLED ELK GROVE ROAD, AND A RESUBDIVISION OF LOT 1 AND 8 IN SEEGER'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 7, AND PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 29, 1928 AS DOCUMENT NUMBER 9940985, IN BOOK 255 OF PLATS PAGE 36, AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, ON FEBRUARY 29, 1928 AS DOCUMENT NUMBER 394967 AND ACCORDING TO THE SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF RECORDED IN SAID RECORDER'S OFFICE SEPTEMBER 28, 1929 AS DOCUMENT NUMBER 10492548 AND FILED IN SAID REGISTRAR'S OFFICE SEPTEMBER 16, 1932 AS DOCUMENT NUMBER 592610 N COOK COUNTY, ILLINOIS. PARCEL 2: LOT 7 IN BLOCK 14 IN H. M. CORNELL COMPANY'S CUMBERLAND SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF SEEGER'S ROAD AND A RESUBDIVISION OF LOTS 1 AND 8 IN SEEGER'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE FRACTIONAL SECTION 7 AND PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS FEBRUARY 29, 1928 AS DOCUMENT 9940985, IN BOOK 255 OF PLATS, PAGE 36 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY, FEBRUARY 29, 1928 AS DOCUMENT 394967 AND ACCORDING TO THE SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF RECORDED IN SAID RECORDER'S OFFICE SEPTEMBER 28, 1929 AS DOCUMENT 10492548 AND FILED IN SAID REGISTRAR'S OFFICE SEPTEMBER 16, 1932 AS DOCUMENT 592610.

GOLF ROAD (100' R/W)

BROADWAY AVENUE (100' R/W)

FOUNDATION PLANTING SUMMARY

TOTAL BUILDING PERIMETER 590 LINEAR FEET
35% REQUIRED PLANTING 206.5 LINEAR FEET REQUIRED

NORTH ELEVATION EAST PLANTER 71'-4" LIN FT
NORTH ELEVATION WEST PLANTER 32'-4" LIN FT
EAST ELEVATION NORTH WING 32'-0" LIN FT
EAST ELEVATION MIDDLE WING 30'-0" LIN FT - NEW
SOUTH ELEVATION WEST WING 81'-4" LIN FT
SOUTH ELEVATION NORTH WING 12'-0" LIN FT - NEW
WEST ELEVATION NORTH WING 21'-0" LIN FT
WEST ELEVATION SOUTH WING 19'-0" LIN FT

TOTAL FOUNDATION PLANTING 299'-0" LIN FT

PARKING CALCULATION

TITLE 12 - CHAPTER 9 REQUIRED PARKING - DAYCARE
1 FOR EACH 15 CHILDREN + 1 FOR EACH EMPLOYEE

CLASSROOM SUMMARY

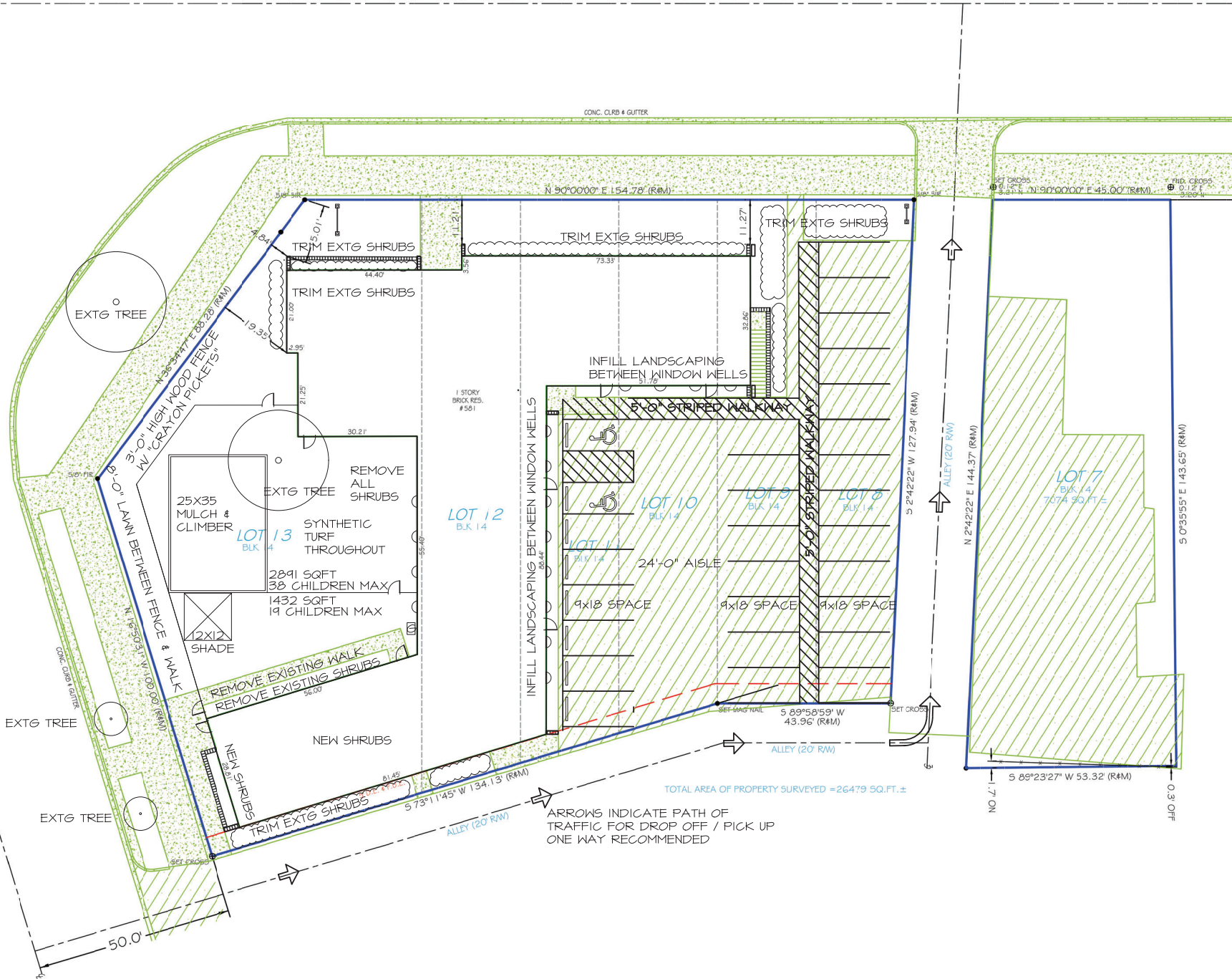
ROOM #	AGE GROUP	SQUARE FEET	SQFT / STUDENT	NUMBER OF STUDENTS
100	P THRU 2	713	35	20
102	T THRU 2	528	35	15
110	5 THRU 12	1054	35	30
113	P THRU 2	703	35	20
114	P THRU 2	643	35	18
121	I THRU T	536	35	15
122	INFANT	661	55	12

TOTAL 130

130 STUDENTS / 15 = 8.666 = 9 SPACES REQUIRED

EMPLOYEES - MAXIMUM STAFF = 18

27 SPACES REQUIRED 29 SPACES PROVIDED



SITE PLAN

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

L.B. HERBST & ASSOCIATES, INC.

ARCHITECTURE - PLANNING

994 COUNTRYSIDE LANE
CAROL STREAM, IL. 60188

(630) 781-2142
ROY@LBHERBST.COM

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND DO TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES FOR:

DES PLAINES, IL

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 28) AND THE ILLINOIS ACCESSIBILITY CODE (11 ILL. CODE 400).

XX/XX/XXXX

LEROY B. HERBST III
PRESIDENT
PROFESSIONAL DESIGN FIRM #04-002222 EXPIRES 04/30/2025

THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
© L.B. HERBST & ASSOCIATES, INC. 2024



KEY PLAN



NOTES

THIS BAR ONE INCH WHEN IN SCALE

NO.	ISSUE	DATE
4		
3		
2	SPECIAL USE RESPONSE	6-13-25
1	SPECIAL USE	5-15-25

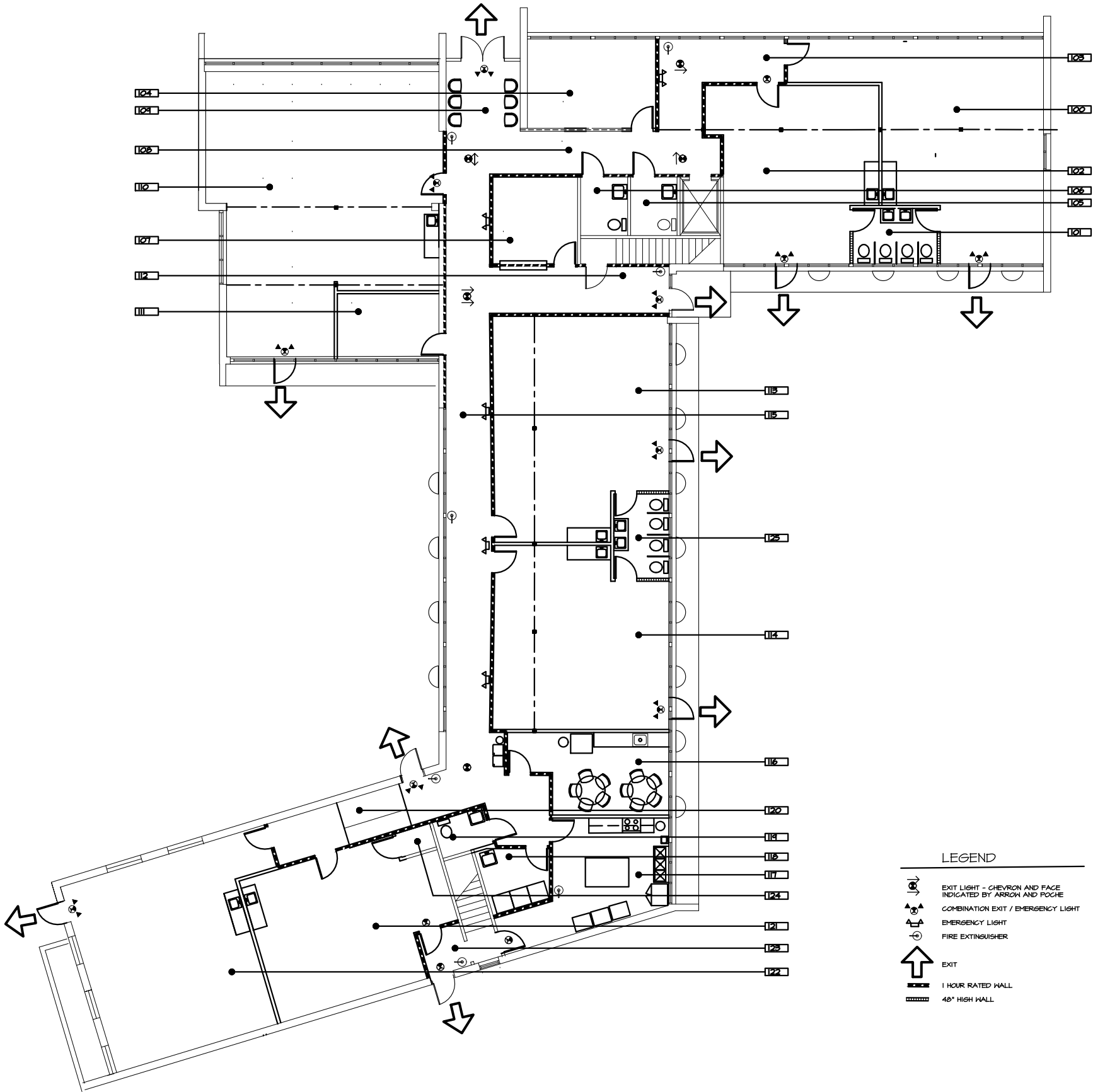
A BUILDOUT FOR:
SEE ME GROW & LEARN DAYCARE
581 EAST GOLF
DES PLAINES, ILLINOIS

DRAWING TITLE
SITE PLAN
X

SCALE	NOTED	
PLOTFILE	xxxxxx	JOB NO. 25020
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	C-1
		OF SHEETS

BUILDING DATA	
111B	BUILDING CONSTRUCTION TYPE
E	E OCCUPANCY - DAY CARE PER 308.6.1
8,610	SQUARE FOOTAGE
10	EXITS (3 EXISTING, 7 NEW)
6	FIRE EXTINGUISHERS PROVIDED
YES	FIRE SPRINKLERS (BASEMENT ONLY)
YES	FIRE ALARM SYSTEM

PARKING CALCULATION				
#	ROOM NAME	SF	SF/OCC	OCC
100	CLASSROOM 1	713	35	20
101	RESTROOM 100/102	89	-	-
102	CLASSROOM 2	528	35	15
103	CORRIDOR	350	-	-
104	OFFICE	218	100	3
105	RESTROOM	52	-	-
106	RESTROOM	52	-	-
107	ADMIN OFFICE	140	100	2
108	CORRIDOR	330	-	-
109	WAITING	99	100	1
110	CLASSROOM 3	1076	35	30
111	CONSULTATION ROOM	126	100	2
112	CORRIDOR	159	-	-
113	CLASSROOM 4	700	35	20
114	CLASSROOM 5	577	35	16
115	CORRIDOR	500	-	-
116	BREAK ROOM	217	100	3
117	KITCHEN	270	100	3
118	LAUNDRY	76	100	1
119	RESTROOM	38	-	-
120	CORRIDOR	120	-	-
121	CLASSROOM 6	498	35	14
122	CLASSROOM 7	661	55	12
123	STAIR 2 VESTIBULE	56	-	-
124	BUILDING MECHANICAL	17	-	-
125	RESTROOM 113/114	89	-	-
TOTAL OCCUPANTS				142



LIFE SAFETY PLAN

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

L.B. HERBST & ASSOCIATES, INC.

ARCHITECTURE - PLANNING

944 COUNTRYSIDE LANE
CAROL STREAM, IL 60188

(630) 781-2142
ROY@LHERBST.COM

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND DO TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES FOR:

DES PLAINES, IL

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. CODE 902).

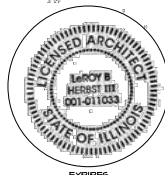
LaRoy B. Herbst III

PRESIDENT

PROFESSIONAL DESIGN FIRM #184-002222

THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

L.B. HERBST & ASSOCIATES, INC., 2024



NOTE

THIS BAR ONE INCH WHEN IN SCALE

ROOM KEY

- 100 CLASSROOM 1
- 101 RESTROOM 100/102
- 102 CLASSROOM 2
- 103 CORRIDOR
- 104 OFFICE
- 105 RESTROOM
- 106 RESTROOM
- 107 ADMIN OFFICE
- 108 CORRIDOR
- 109 WAITING
- 110 CLASSROOM 3
- 111 CONSULTATION ROOM
- 112 CORRIDOR
- 113 CLASSROOM 4
- 114 CLASSROOM 5
- 115 CORRIDOR
- 116 BREAK ROOM
- 117 KITCHEN
- 118 LAUNDRY
- 119 RESTROOM
- 120 CORRIDOR
- 121 CLASSROOM 6
- 122 CLASSROOM 7
- 123 STAIR 2 VESTIBULE
- 124 BUILDING MECHANICAL
- 125 RESTROOM 113/114

NO.	ISSUE	DATE
5		
4		
3		
2	SPECIAL USE RESPONSE	6-13-25
1	SPECIAL USE	5-15-25

A BUILDOUT FOR:

SEE ME GROW & LEARN DAYCARE

581 EAST GOLF
DES PLAINES, ILLINOIS

DRAWING TITLE

LIFE SAFETY PLAN

X

SCALE	NOTED	
PLOTFILE	xxxxxxx	JOB NO. 25020
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	
Page 22 of 27		A-1
		OF SHEETS

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND DO TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES FOR:

DES PLAINES, IL

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (11 ILCS 400).



 **XX/XX/XXXX** DATE

LEROY B. HERBST III
PRESIDENT
PROFESSIONAL DESIGN FIRM #184-002222 EXPIRES 04/30/2025

THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
© L.B. HERBST & ASSOCIATES, INC., 2024.

NOTE

THIS BAR ONE INCH WHEN IN SCALE

ROOM KEY

- 100 CLASSROOM 1
- 101 RESTROOM 100/102
- 102 CLASSROOM 2
- 103 CORRIDOR
- 104 OFFICE
- 105 RESTROOM
- 106 RESTROOM
- 107 ADMIN OFFICE
- 108 CORRIDOR
- 109 WAITING
- 110 CLASSROOM 3
- 111 CONSULTATION ROOM
- 112 CORRIDOR
- 113 CLASSROOM 4
- 114 CLASSROOM 5
- 115 CORRIDOR
- 116 BREAK ROOM
- 117 KITCHEN
- 118 LAUNDRY
- 119 RESTROOM
- 120 CORRIDOR
- 121 CLASSROOM 6
- 122 CLASSROOM 7
- 123 STAIR2 VESTIBULE
- 124 BUILDING MECHANICAL
- 125 RESTROOM 113/114

4		
3		
2	SPECIAL USE RESPONSE	6-13-25
1	SPECIAL USE	5-15-25
NO.	ISSUE	DATE

A BUILDOUT FOR:

SEE ME GROW & LEARN DAYCARE

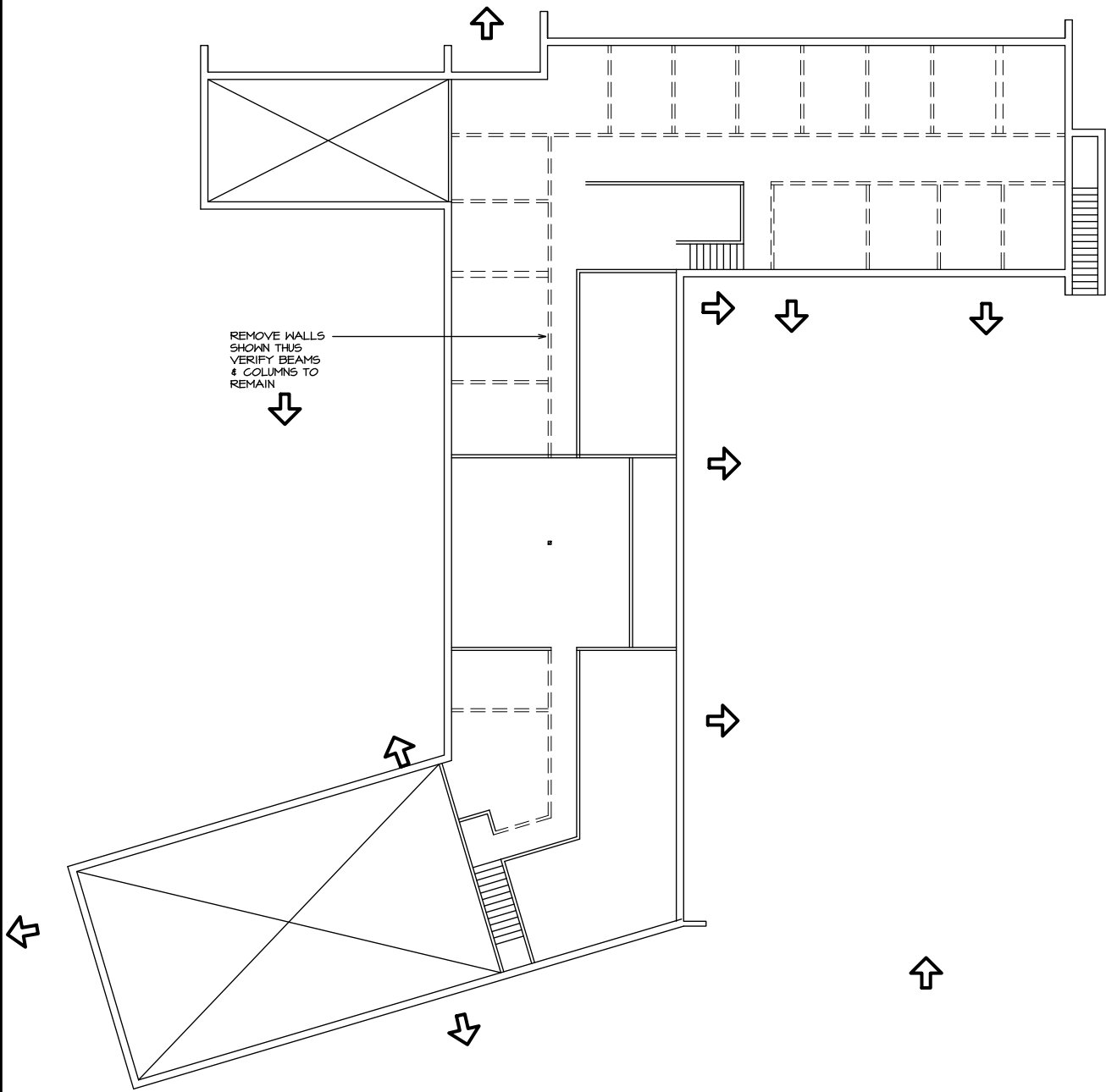
581 EAST GOLF
DES PLAINES, ILLINOIS

DRAWING TITLE

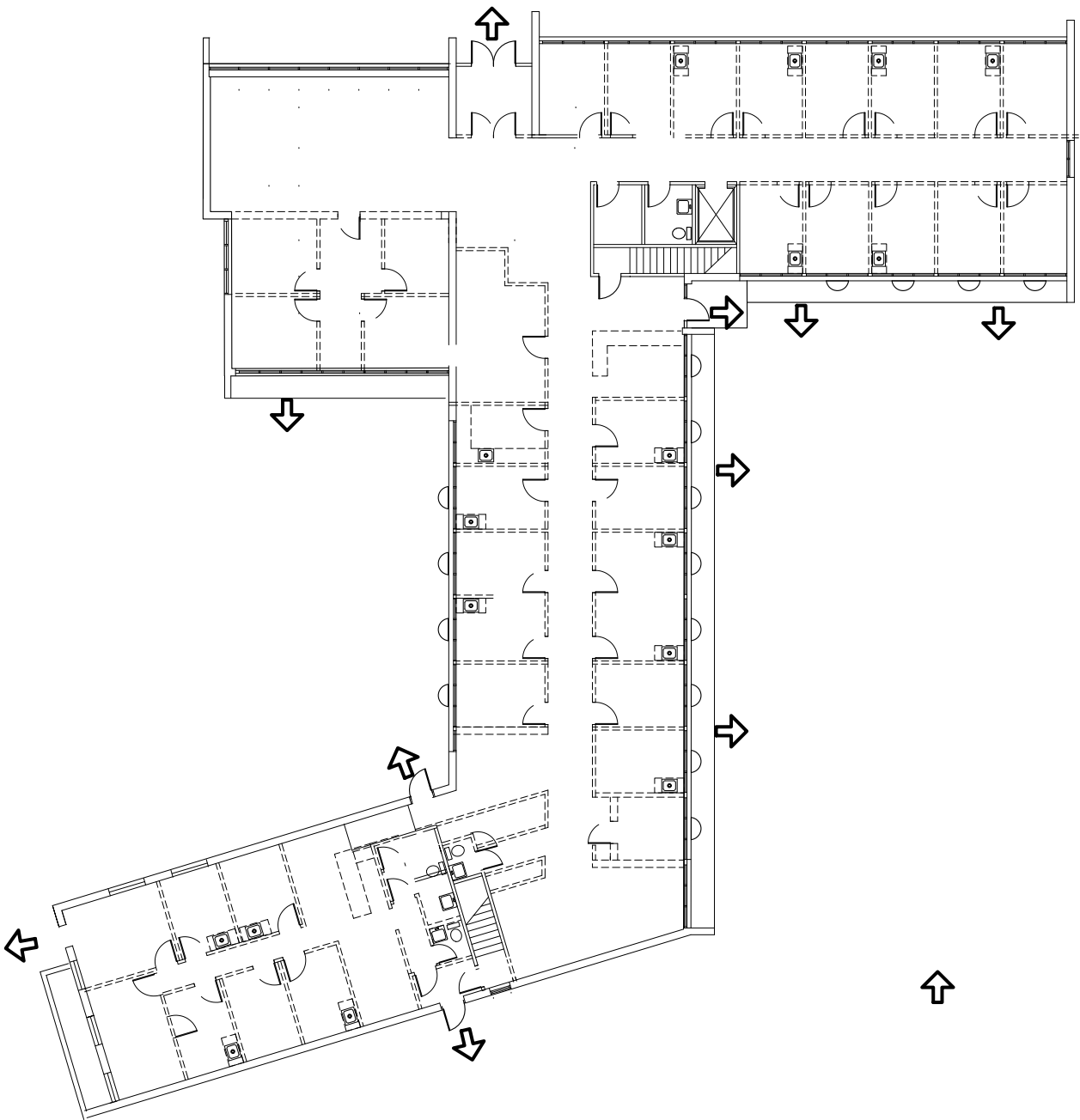
1ST FLOOR DEMOLITION PLAN

X

SCALE	NOTED	
PLOTFILE	xxxxxxx	JOB NO. 25020
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	
Page 23 of 27		A-2
OF		SHEETS



 **BASEMENT DEMOLITION PLAN**
SCALE: 3/32" = 1'-0"



 **1ST FLOOR DEMOLITION PLAN**
SCALE: 3/32" = 1'-0"

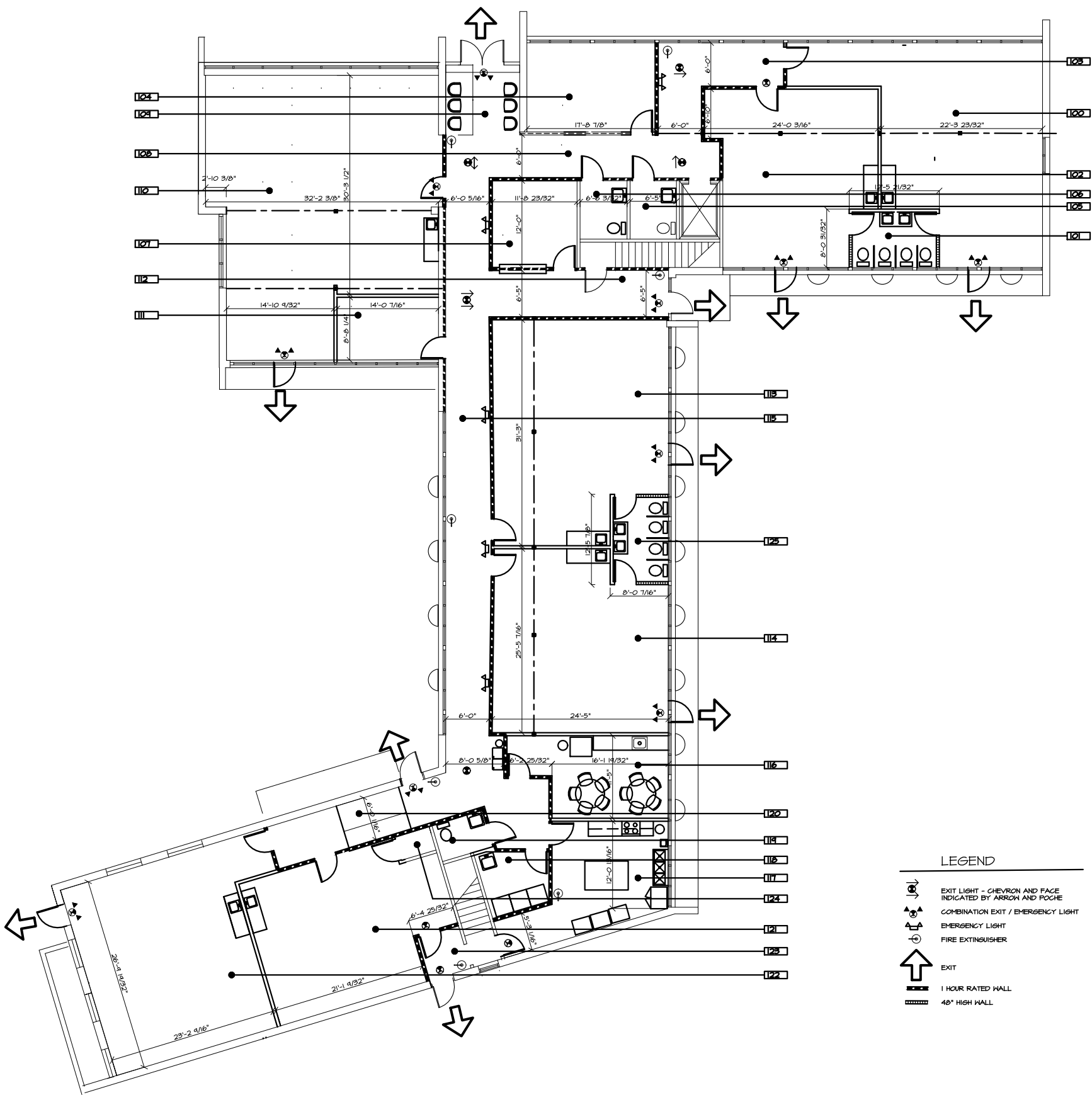
DEFERRED SUBMITTALS

FIRE ALARMS TO BE DESIGN / BUILD WITH SHOP DRAWING SUBMITTAL BY THE CONTRACTOR UNDER SEPARATE REVIEW ENTIRE BUILDING TO HAVE NEW ADDRESSABLE ALARM SYSTEM

FIRE SPRINKLERS TO BE DESIGN / BUILD WITH SHOP DRAWING SUBMITTAL BY THE CONTRACTOR UNDER SEPARATE REVIEW THE BASEMENT SHALL BE FULLY SPRINKLERED. THE 1ST FLOOR IS A GROUP E OCCUPANCY WITH A 8610 SQUARE FIRE AREA - SPRINKLERS NOT REQUIRED

PLUMBING FIXTURES			
DAY CARE SQUARE FOOTAGE = 8,051 SQUARE FEET FLOOR AREA PER PERSON = 70 SQ.FT.			
TOTAL OCCUPANTS = 115 DISTRIBUTION = 57 WOMEN - 57 MEN			
FIXTURE	WOMEN REQUIRED	MEN REQUIRED	TOTAL REQUIRED
TOILET	4	4	8
LAVATORY	4	4	8
UNISEX WASHROOMS	FIXTURES PROVIDED		
TOILET	3		
LAVATORY	3		
CLASSROOMS	FIXTURES CHILDREN'S FIXTURES PROVIDED		
TOILET	8		
LAVATORY	4		
CLASSROOMS	FIXTURES FIXTURES PROVIDED		
TOILET	-		
LAVATORY	6		
1ST FLOOR TOTAL FIXTURES	TOTAL FIXTURES PROVIDED		
TOILET	11		
LAVATORY	7		
SINKS	6		
MISCELLANEOUS	1 PROVIDED (HI-LO TYPE)		
WATER COOLER	1 PROVIDED		
SERVICE SINK	1 PROVIDED (WARMING KITCHEN)		
3 COMP SINK	1 PROVIDED (WARMING KITCHEN)		
HAND SINK	1 PROVIDED		
BREAK ROOM SINK	1 PROVIDED		

PARKING CALCULATION				
TITLE 12 - CHAPTER 9 REQUIRED PARKING - DAYCARE 1 FOR EACH 15 CHILDREN + 1 FOR EACH EMPLOYEE				
CLASSROOM SUMMARY				
ROOM #	AGE GROUP	SQUARE FEET	SQFT / STUDENT	NUMBER OF STUDENTS
100	P THRU 2	704	35	20
102	T THRU 2	514	35	14
110	5 THRU 12	1054	35	30
113	P THRU 2	701	35	20
114	P THRU 2	580	35	16
121	I THRU T	498	35	14
122	INFANT	661	55	12
TOTAL				130
130 STUDENTS / 15 = 8.666 = 9 SPACES REQUIRED				
EMPLOYEES - MAXIMUM STAFF = 18				
27 SPACES REQUIRED				
39 SPACES PROVIDED				



FIRST FLOOR DIMENSION PLAN

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

L.B. HERBST &
ASSOCIATES, INC.

ARCHITECTURE - PLANNING

944 COUNTRYSIDE LANE
CAROL STREAM, IL 60188

(630) 781-2142
ROY@LHERBST.COM

I HEREBY CERTIFY THAT THESE PLANS
AND SPECIFICATIONS WERE PREPARED
UNDER MY DIRECT SUPERVISION AND
DO TO THE BEST OF MY KNOWLEDGE
COMPLY WITH THE CODES AND
ORDINANCES FOR:

DES PLAINES, IL

I HAVE PREPARED, OR CAUSED TO BE
PREPARED UNDER MY DIRECT SUPERVISION,
THE ATTACHED PLANS AND SPECIFICATIONS
AND STATE THAT, TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND TO THE EXTENT
OF MY CONTRACTUAL OBLIGATION, THEY ARE
IN COMPLIANCE WITH THE ENVIRONMENTAL
BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS
ACCESSIBILITY CODE (11 ILCS 1002).

XX/XX/XXXX
DATE

LEROY B. HERBST III
PRESIDENT
PROFESSIONAL DESIGN FIRM #184-002222 EXPIRES 04/30/2025

THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF
L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR
IN PART WITHOUT WRITTEN PERMISSION.
© L.B. HERBST & ASSOCIATES, INC., 2024.



NOTE

THIS BAR ONE INCH WHEN IN SCALE

ROOM KEY

- 100 CLASSROOM 1
- 101 RESTROOM 100/102
- 102 CLASSROOM 2
- 103 CORRIDOR
- 104 OFFICE
- 105 RESTROOM
- 106 RESTROOM
- 107 ADMIN OFFICE
- 108 CORRIDOR
- 109 WAITING
- 110 CLASSROOM 3
- 111 CONSULTATION ROOM
- 112 CORRIDOR
- 113 CLASSROOM 4
- 114 CLASSROOM 5
- 115 CORRIDOR
- 116 BREAK ROOM
- 117 KITCHEN
- 118 LAUNDRY
- 119 RESTROOM
- 120 CORRIDOR
- 121 CLASSROOM 6
- 122 CLASSROOM 7
- 123 STAIR2 VESTIBULE
- 124 BUILDING MECHANICAL
- 125 RESTROOM 113/114

NO.	ISSUE	DATE
5		
4		
3		
2	SPECIAL USE RESPONSE	6-13-25
1	SPECIAL USE	5-15-25

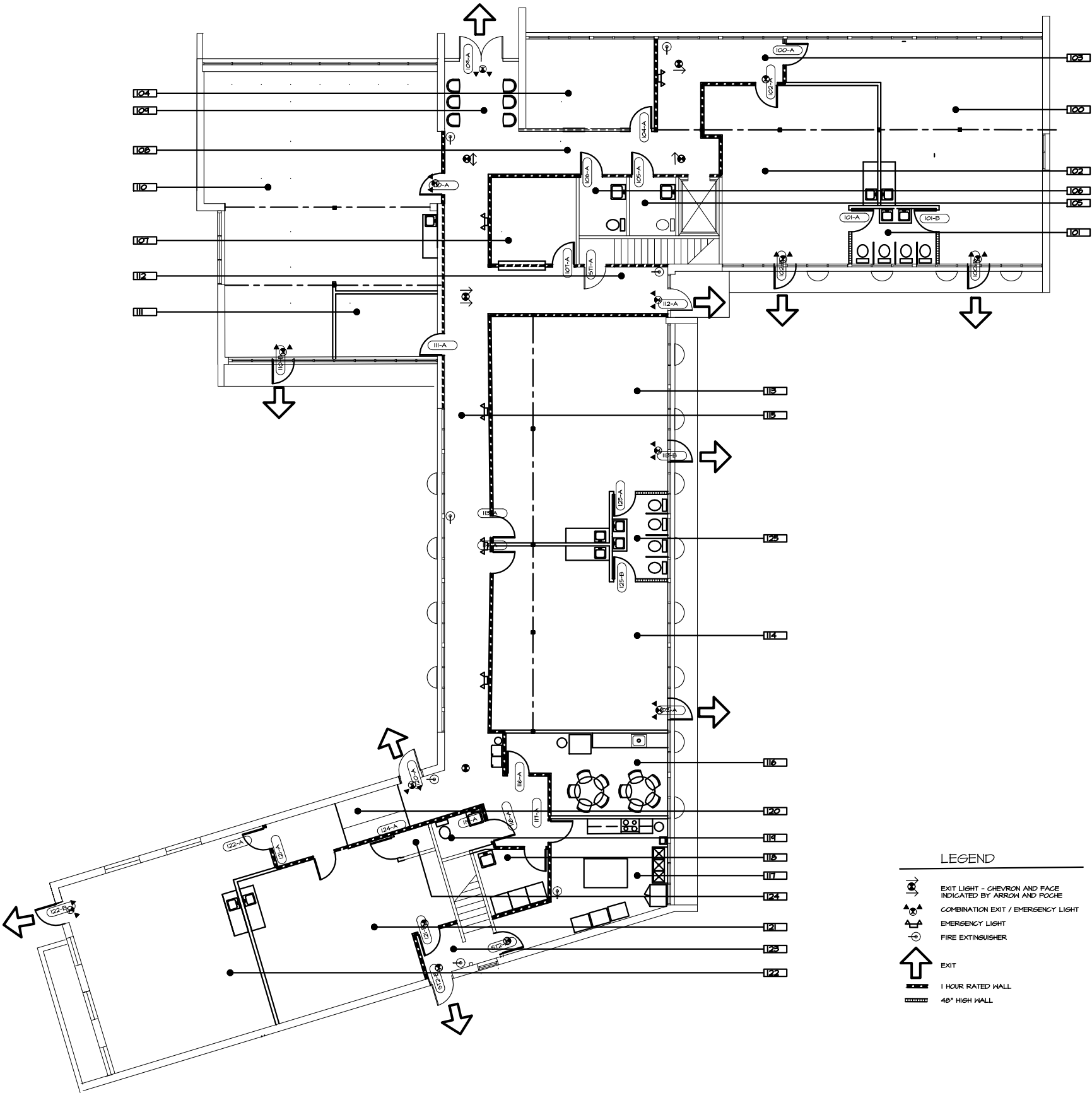
A BUILDOUT FOR:
**SEE ME GROW & LEARN
DAYCARE**
581 EAST GOLF
DES PLAINES, ILLINOIS

DRAWING TITLE
**FLOOR PLAN
X**

SCALE	NOTED	
PLOTFILE	xxxxxx	JOB NO. 25020
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	
Page 24 of 27		A-3 OF SHEETS

PLUMBING FIXTURES			
DAY CARE SQUARE FOOTAGE = 8,051 SQUARE FEET FLOOR AREA PER PERSON = 70 SQ.FT.			
TOTAL OCCUPANTS = 115 DISTRIBUTION = 57 WOMEN - 57 MEN			
FIXTURE	WOMEN REQUIRED	MEN REQUIRED	TOTAL REQUIRED
TOILET	4	4	8
LAVATORY	4	4	8
UNISEX WASHROOMS	FIXTURES PROVIDED		
TOILET	3		
LAVATORY	3		
CLASSROOMS	FIXTURES PROVIDED		
CHILDREN'S FIXTURES			
TOILET	8		
LAVATORY	4		
CLASSROOMS	FIXTURES PROVIDED		
FIXTURES			
TOILET	-		
LAVATORY	6		
1ST FLOOR TOTAL FIXTURES	TOTALFIXTURES PROVIDED		
TOILET	11		
LAVATORY	7		
SINKS	6		
MISCELLANEOUS	1 PROVIDED (HI-LO TYPE)		
WATER COOLER	1 PROVIDED		
SERVICE SINK	1 PROVIDED (WARMING KITCHEN)		
3 COMP SINK	1 PROVIDED (WARMING KITCHEN)		
HAND SINK	1 PROVIDED		
BREAK ROOM SINK			

PARKING CALCULATION				
TITLE 12 - CHAPTER 9 REQUIRED PARKING - DAYCARE 1 FOR EACH 15 CHILDREN + 1 FOR EACH EMPLOYEE				
CLASSROOM SUMMARY				
ROOM #	AGE GROUP	SQUARE FEET	SQFT / STUDENT	NUMBER OF STUDENTS
100	P THRU 2	713	35	20
102	T THRU 2	528	35	15
110	5 THRU 12	1054	35	30
113	P THRU 2	703	35	20
114	P THRU 2	643	35	18
121	I THRU T	536	35	15
122	INFANT	661	55	12
				TOTAL 130
				130 STUDENTS / 15 = 8.666 = 9 SPACES REQUIRED
EMPLOYEES - MAXIMUM STAFF = 18				
27 SPACES REQUIRED				



FIRST FLOOR ANNOTATION PLAN
SCALE: 1/8" = 1'-0"

**L.B. HERBST &
ASSOCIATES, INC.**
ARCHITECTURE - PLANNING
944 COUNTRYSIDE LANE
CAROL STREAM, IL 60188
(630) 781-2142
ROY@LHERBST.COM

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION AND DO TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES FOR:
DES PLAINES, IL
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (11 ILCS 100.002).
LEROY B. HERBST III
PRESIDENT
PROFESSIONAL DESIGN FIRM #184-002222
DATE
XX/XX/XXXX
EXPIRES 04/30/2025
THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
© L.B. HERBST & ASSOCIATES, INC., 2024.

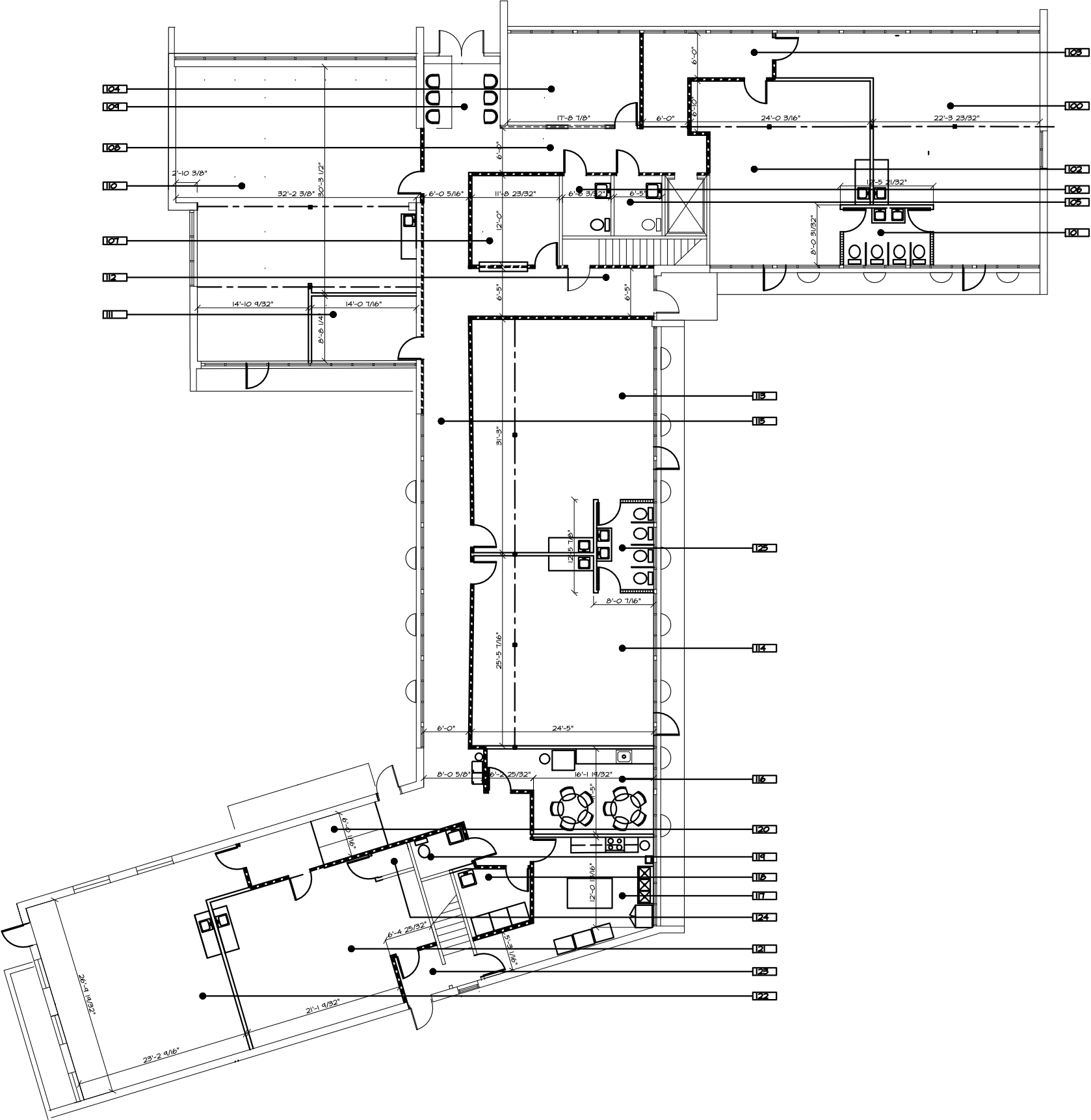
NOTE
THIS BAR ONE INCH WHEN IN SCALE

ROOM KEY		
100	CLASSROOM 1	
101	RESTROOM 100/102	
102	CLASSROOM 2	
103	CORRIDOR	
104	OFFICE	
105	RESTROOM	
106	RESTROOM	
107	ADMIN OFFICE	
108	CORRIDOR	
109	WAITING	
110	CLASSROOM 3	
111	CONSULTATION ROOM	
112	CORRIDOR	
113	CLASSROOM 4	
114	CLASSROOM 5	
115	CORRIDOR	
116	BREAK ROOM	
117	KITCHEN	
118	LAUNDRY	
119	RESTROOM	
120	CORRIDOR	
121	CLASSROOM 6	
122	CLASSROOM 7	
123	STAIR2 VESTIBULE	
124	BUILDING MECHANICAL	
125	RESTROOM 113/114	

NO.	ISSUE	DATE
5		
4		
3		
2	SPECIAL USE RESPONSE	6-13-25
1	SPECIAL USE	5-15-25

A BUILDOUT FOR:
**SEE ME GROW & LEARN
DAYCARE**
581 EAST GOLF
DES PLAINES, ILLINOIS

DRAWING TITLE		
FLOOR PLAN X		
SCALE	NOTED	
PLOTFILE	xxxxxxx	JOB NO. 25020
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	
Page 25 of 27		A-4 OF SHEETS



FIRST FLOOR DIMENSION PLAN

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

**L.B. HERBST &
ASSOCIATES, INC.**

ARCHITECTURE - PLANNING

**944 COUNTRYSIDE LANE
CAROL STREAM, IL 60188**

**(630) 781-2142
ROY@LHERBST.COM**

I HEREBY CERTIFY THAT THESE PLANS
AND SPECIFICATIONS WERE PREPARED
UNDER MY DIRECT SUPERVISION AND
DO TO THE BEST OF MY KNOWLEDGE
CONFORM WITH THE CODES AND
ORDINANCES FOR:

DES PLAINES, IL

I HAVE PREPARED, OR CAUSED TO BE
PREPARED UNDER MY DIRECT SUPERVISION,
THE ATTACHED PLANS AND SPECIFICATIONS
AND STATE THAT, TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND TO THE EXTENT
OF MY CONTRACTUAL OBLIGATION, THEY ARE
IN COMPLIANCE WITH THE ENVIRONMENTAL
BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS
ACCESSIBILITY CODE (71 ILCS 400).

DES PLAINES, IL

LEROY B. HERBST III

PRESIDENT

PROFESSIONAL DESIGN FIRM #184-002222

EXPIRES 04/30/2025

**THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF
L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR
IN PART WITHOUT WRITTEN PERMISSION.**

L.B. HERBST & ASSOCIATES, INC. © 2024



NOTE

THIS BAR ONE INCH WHEN IN SCALE

ROOM KEY

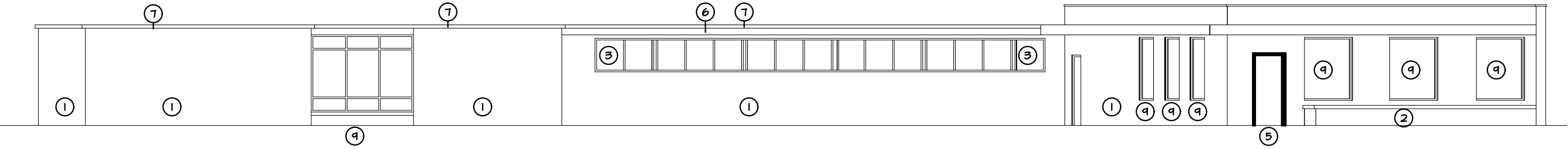
- 100 CLASSROOM 1
- 101 RESTROOM 100/102
- 102 CLASSROOM 2
- 103 CORRIDOR
- 104 OFFICE
- 105 RESTROOM
- 106 RESTROOM
- 107 ADMIN OFFICE
- 108 CORRIDOR
- 109 WAITING
- 110 CLASSROOM 3
- 111 CONSULTATION ROOM
- 112 CORRIDOR
- 113 CLASSROOM 4
- 114 CLASSROOM 5
- 115 CORRIDOR
- 116 BREAK ROOM
- 117 KITCHEN
- 118 LAUNDRY
- 119 RESTROOM
- 120 CORRIDOR
- 121 CLASSROOM 6
- 122 CLASSROOM 7
- 123 STAIR2 VESTIBULE
- 124 BUILDING MECHANICAL
- 125 RESTROOM 113/114

NO.	ISSUE	DATE
5		
4		
3		
2	SPECIAL USE RESPONSE	6-13-25
1	SPECIAL USE	5-15-25

A BUILDOUT FOR:
**SEE ME GROW & LEARN
DAYCARE**
581 EAST GOLF
DES PLAINES, ILLINOIS

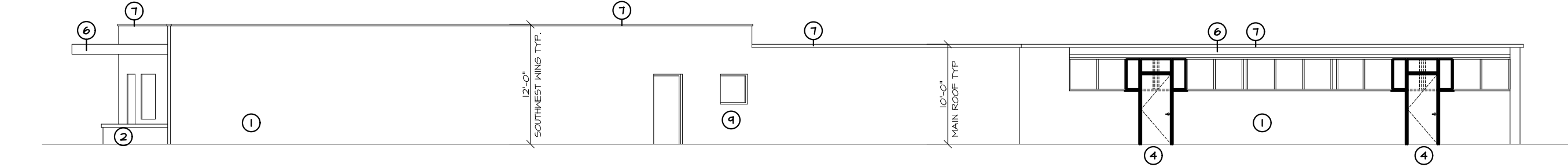
DRAWING TITLE
**FRAMING PLAN
X**

SCALE	NOTED	
PLOTFILE	xxxxxxx	JOB NO. 25020
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	
Page 26 of 27		A-5 OF SHEETS



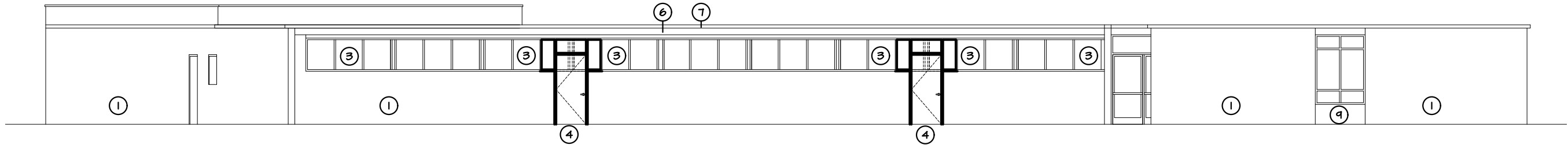
WEST ELEVATION

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



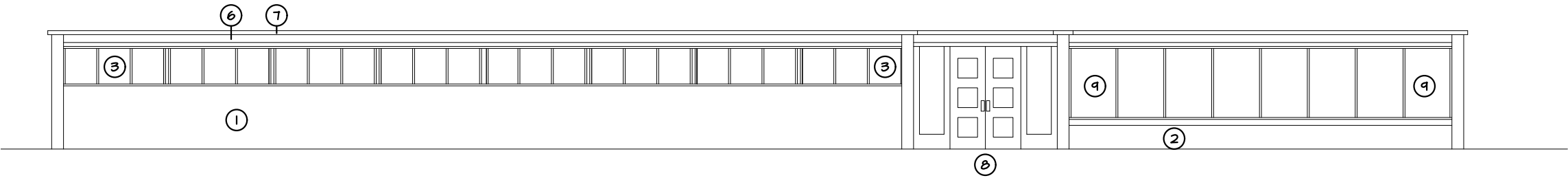
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

LEGEND

- 1 EXISTING FACE BRICK
- 2 EXISTING BRICK PLANTER
- 3 NEW WINDOWS TO REPLACE EXISTING
- 4 NEW DOOR AND WINDOWS
- 5 NEW DOOR & INFILL - VIF
- 6 EXISTING WOOD FASCIA
- 7 EXISTING ALUMINUM GUTTER
- 8 EXISTING ENTRY DOOR & SIDELITES
- 9 EXISTING WINDOWS TO REMAIN

Attachment 8

L.B. HERBST &
ASSOCIATES, INC.

ARCHITECTURE - PLANNING
944 COUNTRYSIDE LANE
CAROL STREAM, IL 60186
(630) 781-2142
ROY@LBHERBST.COM

I HEREBY CERTIFY THAT THESE PLANS
AND SPECIFICATIONS WERE PREPARED
UNDER MY DIRECT SUPERVISION AND
DO TO THE BEST OF MY KNOWLEDGE
COMPLY WITH THE CODES AND
ORDINANCES FOR:

DES PLAINES, IL

I HAVE PREPARED, OR CAUSED TO BE
PREPARED UNDER MY DIRECT SUPERVISION,
THE ATTACHED PLANS AND SPECIFICATIONS
AND STATE THAT, TO THE BEST OF MY
KNOWLEDGE AND BELIEF AND TO THE EXTENT
OF MY CONTRACTUAL OBLIGATION, THEY ARE
IN COMPLIANCE WITH THE ENVIRONMENTAL
BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS
ACCESSIBILITY CODE (11 ILCS 400).

LEROY B. HERBST III

PRESIDENT
PROFESSIONAL DESIGN FIRM #184-002222 EXPIRES 04/30/2025

THE IDEAS AND DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF
L.B. HERBST AND ASSOCIATES, INC. AND MAY NOT BE COPIED IN WHOLE OR
IN PART WITHOUT WRITTEN PERMISSION.
© L.B. HERBST & ASSOCIATES, INC., 2024.



KEY PLAN



NOTES

THIS BAR ONE INCH WHEN IN SCALE

4		
3		
2	SPECIAL USE RESPONSE	6-13-25
1	SPECIAL USE	5-15-25
NO.	ISSUE	DATE

A BUILDOUT FOR:
**SEE ME GROW & LEARN
DAYCARE**
581 EAST GOLF
DES PLAINES, ILLINOIS

DRAWING TITLE
**ELEVATIONS
X**

SCALE	NOTED	
PLOTFILE	xxxxxxx	JOB NO. 25020
DRAWN	LHIII	SHEET NUMBER
CHECKED	LHIII	
Page 27 of 27		A-6 OF SHEETS