



**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.

Case No. 25-021
Workshop

Final Plat of Subdivision
Multi-Family Development – PUD 9535, 9575, 9585 & 9600 E. Golf Rd.
555 Howard Ave.

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