



Planning and Zoning Board Agenda

August 12, 2025

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: July 22, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: August 4, 2025 City Council meeting results: 581 E. Golf Road Conditional Use

Administrative Decisions: 25-043-V – 554 Arlington Ave – Minor Variation to replace an existing detached garage located 0 feet from the rear property line with a new detached garage in the same location, where a minimum 5-foot-setback is required – Approved

Pending Applications:

1. **Address:** 555 Howard Avenue

Case Number: 25-038-V

The petitioner requests major variations to reduce the minimum parking lot and parkway landscaping requirements for a future industrial warehouse use in the M-2 General Manufacturing district, and any other variations, waivers, and zoning relief as may be necessary.

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

Petitioner/Owner: Bridge Point Des Plaines LLC (Representative: Jonathan Pozerycki, 9525 W. Bryn Mawr Avenue, Suite 700, Rosemont, IL 60018)

2. **Addresses:** 1173 Elmhurst Road

Case Number: 25-040-CU

The petitioner requests a conditional use to allow a commercially zoned assembly use in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary. **Petitioner requested continuance to the August 26, 2025 PZB meeting.**

PIN: 08-24-102-013-0000

Petitioner/Owner: 1173 S. Elmhurst Rd LLC (Representative: Hukam Rawat, 1173 Elmhurst Road, Des Plaines, IL 60016)

3. **Address:** Citywide

Case Number: 25-042-TA

The petitioner requests text amendments to the Zoning Ordinance related to applicability of Section 12-3-11 Building Design Standards and permitted materials for single-family and two-family residential.

PIN: Citywide

Petitioner: City of Des Plaines

Owner: N/A

Adjournment

Next Agenda: Next meeting is Tuesday, August 26, 2025.

Persons with disabilities who require certain accommodations in order to observe or participate in a public meeting or have questions about the accessibility of the public meeting should contact the ADA Coordinator at least 48 hours (or two business days) in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 1420 Miner St., Des Plaines, IL; by telephone at (847) 391-5486; or by email at hr@desplainesil.gov. Notices of this meeting were posted in accordance with the requirements of 5 ILCS 120/1 et. Seq. (Open Meetings Act).

Case No. 25-029-CU
Case No. 25-034-CU
Case No. 25-036-TPLAT
& 731-737 Lee Street

Conditional Use
Conditional Use
Tentative Plat of Subdivision 570 E. Northwest Highway
1634 E. Oakton Road
728-760 Lee, 1371-1405 Prairie Avenue



**DES PLAINES PLANNING AND ZONING BOARD MEETING
July 22, 2025
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, July 22, 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: Veremis, Szabo, Catalano, Weaver, Fowler, & Fallico (after being sworn in)
ABSENT: Zadrozny
ALSO PRESENT: Jonathan Stytz, Senior Planner
Sam Redman, Senior Planner
Jeff Rogers, Director of CED

A quorum was present.

SWEARING IN NEW MEMBER

Chairman Szabo administered the oath of office to newly appointed member, A.J. Fallico.

APPROVAL OF MINUTES

The draft June 24, 2025 PZB minutes were reviewed by the PZB.

Member Fowler moved, and Member Catalano seconded, a motion to approve the June 24, 2025 PZB meeting minutes

AYES: Weaver, Fowler, Catalano, Szabo

NAYS: None

ABSTAIN: Fallico & Veremis

MOTION CARRIED

GENERAL COMMUNICATIONS

Chairman Szabo summarized general communications including approval by the City Council at their July 7, 2025 meeting of:

1. 1705 Pratt Ave Conditional Use and Major Variation
2. 555 Howard Avenue Final Plat of Subdivision
3. 969 Elmhurst Road Conditional Use; and
4. 550 Northwest Highway Conditional Use Transfer

Case No. 25-029-CU

Conditional Use

570 E. Northwest Highway

Case No. 25-034-CU

Conditional Use

1634 E. Oakton Road

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PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

ADMINISTRATIVE DECISIONS

None

PENDING APPLICATIONS

Chairman Szabo introduced the cases on the agenda.

Case Number: 25-029-CU

The petitioner is requesting a Conditional Use for a Body Art Establishment in the C-3 Zoning District at 570 E Northwest Highway, Unit 8.

Petitioner: Berny Morales, 2 Greenwood Ct. N, Buffalo Grove, IL 60089

Owner: Peter Kougias, 911 W. Haven Dr, Arlington Heights, IL 60005

Chairman Szabo swore-in the petitioner.

Mr. Bernie Morales, 2 Greenwood Court N, Buffalo Grove, IL was sworn. Mr. Morales summarized his request and professional qualifications. He proposes to operate a body art establishment by appointment only. The space would have two work stations. Parking is available both in front and in the rear of the tenant space. The space would have a public restroom. Mr. Morales would operate in accordance with health code requirements. Operations would typically be in the evenings.

Member Weaver inquired about the frequency of inspections from the State of Illinois.

Mr. Morales confirmed that State inspections would occur annually and each body art professional would be required to maintain OSHA certifications for safe handling of needles.

Member Catalano asked the applicant to confirm he would comply with the conditions of approval.

Mr. Morales confirmed no autoclave is proposed and that he would comply with the listed conditions.

Member Veremis asked how long the space had been vacant.

Mr. Morales believed it has been vacant for a while and listed several prior and existing tenants, including a thrift store and an office.

Member Veremis asked the applicant to describe the extent of work needed to complete the tenant space for occupancy.

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Mr. Morales noted there would be a limited amount of work to complete before the space would be ready for occupancy.

Chairman Szabo asked whether any other tenants had inquired about the proposed use.

Mr. Morales noted one of the other tenants operates a music store and studio and indicated support for the proposal. He wants the space to be a safe location to perform his artwork.

Chairman Szabo requested a summary of the case from City staff.

Senior Planner Samantha Redman summarized the case details and presented various exhibits including a zoning summary, photos of the subject property, and a summary of the City's requirements and limitations applicable to body art establishments. The proposed use in this location would comply with these requirements.

Ward Number: #7, Alderman Patsy Smith

Existing Zoning: C-3, General Commercial

Surrounding Zoning: North: C-3, General Commercial
South: R-3, Townhouse Residential
East: C-3, General Commercial
West: C-3, General Commercial

Surrounding Land Uses: North: Commercial buildings
South: Railroad and Multi-Family Residences
East: Commercial buildings
West: Commercial buildings

Street Classification: Northwest Highway is classified as a major road under the jurisdiction of the Illinois Department of Transportation (IDOT).

Comprehensive Plan: Higher Density Urban Mix with Residential is the recommended use for this property.

Property/Zoning History: This building was originally built in 1957 according to the Cook County Assessor. Tenants have consisted of primarily offices or small retail stores throughout the building's existence. The most recent tenant of the unit was a small thrift store/office and prior was an office for a building contractor company. Adjacent businesses include a variety of office uses.

Project Description: The petitioner, Berny Morales of Masterpiece Ink, requests a conditional use to allow a body art establishment at 570 E. Northwest Highway Unit 8. The property is a multi-tenant office building.

Proposed Use and Hours of Operation

The attached floor plan includes the 585 square foot area for this unit. There is a shared bathroom and hallway for the building tenants. The proposed hours of operation are 10 a.m. to 12 a.m. any

day of the week, by appointment only. The business will not offer walk-ins, unless an appointment time is available with an employee. Two employees are proposed for this business. No exterior modifications to the building are proposed. Interior improvements will consist of customer and staff seating and required equipment, with no structural alterations or heavy machinery proposed.

According to the petitioner's narrative, Illinois Department of Public Health (IDPH) has inspected the unit and stated it meets the requirements for a body art permit. No autoclave is proposed to be located on-site; instead, sharps and hazardous waste will be collected by a specialized medical and hazardous waste disposal company, consistent with standard practice for small tattoo operations. Most smaller, modern tattoo shops use pre-packed, single-use needles, tubes, and ink caps that arrive from the manufacturer pre-sterilized and dispose of the items in a specialized container to be picked up by the specialized disposal company. The location of the waste container is shown on the attached floor plan and the petitioner provided documentation demonstrating their active contract with a medical and hazardous waste disposal company.

Although the petitioner does not plan to install an autoclave, a suggested condition of approval has been included to address any future changes in operations. Due to potential concerns related to electrical load and ventilation in an older, multi-tenant building, installation of an autoclave would require coordination with the Building and Fire Departments and issuance of a building permit, along with written authorization from the property owner. However, as noted in the petitioner's narrative, they do not anticipate the need for such equipment during the life of the business.

All employees are required to complete bloodborne pathogen training that complies with OSHA standards in order to maintain their IDPH license. A training certificate has been provided and is included in the Petitioner's Narrative and Response to Standards attachment.

Body Art Establishment Regulations

Body art establishments are defined in Section 12-13-3 as, "an establishment licensed under the Illinois Department of Public Health that conducts physical body adornment activities," which may include piercing and tattooing. The proposed use for this location falls under this definition.

In 2020 the Zoning Ordinance was amended to define and regulate body art establishments. Body art establishments are only permitted within the C-3 zoning district with a conditional use and may not be located closer than one mile to any other similar establishment. This location is outside of the range of the other tattoo businesses in Des Plaines: High Class Studio, located at 633 Metropolitan Way and Serpent's Lair Tattoo at 1781 E. Oakton Street.

The original intent of requiring a conditional use for body art establishments was to provide limitations on the location of these businesses and the proximity to other body art establishments. For a body art establishment, the conditional use process allows the City to determine if a use is compatible with its neighborhood and, partnered with state licensing regulations, ensure a facility will provide safe and sanitary services. Although parking may be a consideration for this location and for this type of business, the length of time required for tattooing (according to the petitioner, a minimum of one hour per customer, with larger projects taking several hours) limits the amount of traffic and parking generated. Masterpiece Ink is proposing to be by appointment only.

In Illinois, tattooing is regulated by the Illinois Department of Public Health's Body Art Code.¹ This code requires all body art establishments to obtain registration with the state and regulates disinfection, sterilization, and disposal practices. All artists are required to have blood-borne pathogens certifications. Staff have confirmed the petitioner has an active contract with Stericycle to dispose of any used needles. No tattooing is permitted on anyone under the age of 18, and proof of ID is required.

Parking Requirements

Sixteen off-street parking spaces are located in the parking lot to the rear of the building for use by all tenants of the building. On-street parking spaces are also located along Northwest Highway and Broadway Avenue adjacent to the property. The available off-street parking meets zoning code requirements. Section 12-9-2 states, "if the building or structure was erected prior to the effective date [of the current Zoning Ordinance], additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use." The use of this unit prior to this tenant included office spaces and a retail establishment. Office, retail, and body art establishments all have the same parking ratio requiring 1 space per 250 square feet of floor area. Because of this provision in Section 12-9-2, the balance of require off-street parking remains the same for this new use.

Standards for Conditional Use

The following is a discussion of standards for conditional uses from Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

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

Comment: Body art establishments require a conditional use permit in the C-3 Zoning District.

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

Comment: The 2019 Comprehensive Plan illustrates this area to be used for Higher Density Urban Mix, due to its proximity to the Cumberland train station. Although this use does not include a mixture of uses, it does support the commercial component of "urban mix" and provides a use for a vacant storefront along this street, generating additional economic activity in this section of the City.

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

Comment: All uses will be located within an existing building; no changes to the appearance are proposed with the exception of signs for the business, which will be designed to meet requirements

¹ Illinois Department of Public Health. (n.d.). Body Art Establishments. Springfield, IL, USA. Retrieved from <https://dph.illinois.gov/topics-services/environmental-health-protection/body-art-establishments.html>

of the Zoning Ordinance. The existing storefront is harmonious with other similar buildings along Northwest Highway and Broadway Avenue.

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

Comment: As discussed in the Petitioner's Response to Standards, the business will operate by appointment only with no more than two customers at a time. On-street parking on Northwest Highway and parking in the parking lot adjacent to the alley is available, as well as public on-street spaces along Broadway Avenue. A limited amount of traffic will be generated, as the business is by appointment only with no walk-ins or retail operations. State licensing is required to operate a body art establishment, which the petitioner will maintain while operating as this use.

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

Comment: The existing building has been adequately served by essential public facilities and services. Staff has no concerns that the proposed use will not be adequately served with essential public facilities and services. The establishment will follow all local and state regulations regarding disinfection, cleanliness, and proper disposal of all needles and other substances related to the business.

6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

Comment: The proposed use would not create a burden on public facilities. This new business would be located within an existing, unoccupied portion of the building and provide additional commercial activity to this 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: As discussed in the Petitioner's Narrative and Response to Standards, the property will operate by appointment only, creating limited generation of traffic. No larger truck traffic will be generated by any uses. All proposed activities would take place inside the building reducing any noise, smoke fumes, light, glare, odors, or other concerns.

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: Access to the building will continue to be provided through the entrance on Northwest Highway. New traffic generated will be limited to appointments for the business; it is important to note that the zoning of this property allows for other uses permitted by right that could result in a greater amount of traffic/parking for the site, such as a restaurant or store. The existing street network can accommodate the limited amount of traffic for this new use.

Case No. 25-029-CU

Conditional Use

570 E. Northwest Highway

Case No. 25-034-CU

Conditional Use

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9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:

Comment: The subject property is within an existing building and thus would not result in the loss or damage of natural, scenic, or historic features. No new development is proposed for this site.

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

Comment: The proposed uses comply with all applicable requirements as stated in the Zoning Ordinance.

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

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

Recommend Conditions of Approval:

1. The Subject Property shall only be used for activities related to the Body Art Establishment between 10 a.m. and 12 a.m.
2. Any installation of an autoclave will require building permit and written authorization from property owner prior to issuance of building permit.
3. All requirements of Title 4 Chapter 20 – Body Art Establishments must be met for the life of this use in this location.

Chairman Szabo opened the hearing for public comment. Mr. David Ramirez, 465 Cornell Ave, Des Plaines, was sworn in. Mr. Ramirez supported the proposed use. He is a long-time customer and believes the use will contribute to the community.

Member Weaver moved, and Member Catalano seconded, a motion to recommend City Council approval of the requested Conditional Use subject to the three conditions as drafted by staff.

AYES: Weaver, Catalano, Fowler, Fallico, Veremis, Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

570 E. Northwest Highway

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Address: 1634 E. Oakton Street

Issue: The petitioner requests a conditional use for a trade contractor use on the subject property in the C-3 General Commercial district.

Case Number: 25-034-CU

Chairman Szabo sworn in Mr. Matthew Mlynski, 2439 Robincrest Lane, Glenview, Illinois. Mr. Mlynski summarized the proposed operations provided by the business and hours of operation and further described his business services and service areas.

Chairman Szabo inquired about the design of any proposed signage. Mr. Mlynski confirmed the proposed sign would be the same size as the existing signage.

Member Weaver asked about the applicant's intent to purchase or lease the property. Mr. Mlynski confirmed that they intend to purchase the property.

Member Fowler asked how many vehicles would be stored on the property and where. Mr. Mlynski confirmed that there would be approximately 6 vehicles stored on site in the building and the designated spaces at the rear of the property.

Member Fowler asked to confirm the extent of activity in the early morning. Mr. Mlynski confirmed that his intent is to mobilize and deploy crews into the field quickly and efficiently, which should minimize possibility of disruption to neighbors.

Chairman Szabo asked if some employees go straight to the day's job site. Mr. Mlynski stated some employees do go to the job site but mostly come to the business site first.

Member Veremis asked about the expected outdoor storage on the subject site. Mr. Mlynski stated that no materials will be stored on the site. Most materials are acquired each day for the job and the delivered to the job site.

Member Veremis asked whether Castro Automotive is still in operation. Mr. Mlynski could not confirm but mentioned he will be improving the property, which will be a benefit to the immediate neighborhood.

Chairman Szabo asked the applicant to confirm the design of required privacy fencing. Mr. Mlynski noted that the fence would be either wood or vinyl.

Chairman Szabo requested a summary of the case from City staff. Senior Planner Jonathan Stytz presented the staff analysis.

Ward Number: #2, Alderman Colt Moylan

Existing Zoning: C-3, General Commercial

Existing Land Use: Vacant building and non-paved area (former Auto Service Repair use)

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

Surrounding Land Uses: North: Single Family Residences (residential)
South: Retail Service Establishments (commercial)
East: Single Family Residences (residential)
West: Auto Body Establishment (commercial)

Street Classification: Oakton Street is classified as a minor arterial road under City of Des Plaines jurisdiction.

Comprehensive Plan: The Comprehensive Plan designates this site as *lower density urban mix with residential*.

Property/Zoning History: The subject property was annexed into the City in 1922 as farmland with a single family residence. Around 1972, the property was developed as a commercial lot with a single building and parking area and has been utilized as such since that time². 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 trade contractor use as described in the attached Project Narrative. A trade contractor, as defined below, is a conditional use in the C-3 district.

TRADE CONTRACTOR: A building or portion thereof where building and construction trade services are provided to the public. "Trade contractor" shall include, but will not be limited to, contractor offices, including landscaper's showrooms, construction supplies and storage including plumbing, heating, air conditioning, and building equipment, materials, sales, and other uses similar in nature and impact (Section 12-13-3 of the Zoning Ordinance).

The subject property consists of one 11,609-square foot interior lot located along the north side of Oakton Street near the Oakton Street/Linden Street intersection. It is currently developed with a single-tenant commercial building with an unimproved off-street parking area as illustrated on the attached Plat of Survey. The proposed trade contractor use would occupy the entire existing building with two main entry points, one pedestrian entrance along the south (front) elevation facing Oakton Street and three separate

² <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved July 16, 2025.

overhead vehicle/equipment doors along the north (rear) elevation facing the unimproved off-street parking area.

Proposed Operations

Based on the attached Project Narrative, this use would operate year-round Monday through Friday from 7:00 A.M. to 4:00 P.M. and on Saturdays from 7:30 A.M. to 2 P.M. providing landscaping installation and maintenance services in the summer months and snow removal in the winter months. During winter months, business operation times may fluctuate based on weather sometimes requiring access on site outside of normal business hours. However, the petitioner has noted that all preparation work for snow removal services will be completed during regular business hours and minimum truck traffic will leave and return to the subject property on a staggered basis.

Up to two office employees and eight crew workers will be on site at a given time during brief periods in the morning and afternoon and minimal site visits by customers and vendors will occur on the subject property annually. All debris and waste from jobsites will be disposed of off-site daily before returning to the subject property. See the attached Project Narrative for additional information.

Floor Plan and Elevations

The existing 2,720-square-foot one-story building consists of a front office, foyer, and restroom area totaling 574 square feet and a larger 1,620-square-foot garage area at the rear of the building with three overhead doors and two storage spaces accessible from the garage space as illustrated in the attached Floor Plan. While there are no proposed changes to the building's interior, the petitioner designates two-thirds of the existing garage area will be utilized as a flex space for storage of vehicles overnight and employee parking during the day. The remaining third of the garage area is proposed to store small equipment utilized for business operations and the refuse dumpster. The proposal does not include any changes to the exterior building façade.

Access and Circulation

There is currently one two-way travel access point from Oakton Street for the subject property, which will be maintained as part of this proposal without any changes. Section 12-9-6 of the Zoning Ordinance requires drive aisles to be a minimum of 22 feet in width for two-way travel and a minimum of 12 feet in width for one-way travel. The existing 19.97-foot-wide curb cut is less than 22 feet in width and there is not sufficient space to widen the curb cut to the

appropriate width. However, Section 12-5-6 of the Zoning Ordinance allows non-conforming structures—such as drive aisles—to remain as-is provided they comply with all standards in Sections 12-5-3 and 12-5-6 of the Ordinance, which includes any future repair and maintenance of the drive aisle areas.

To address circulation needs, the petitioner has provided five truck/trailer parking spaces at the far rear portion of the property and grouped passenger vehicle spaces near the rear of the building to provide the maximum amount of space for the maneuvering and circulation of trucks with trailers as illustrated on the attached Existing Conditions and Proposed Site Plan.

Off-Street Parking

Sections 12-9-7 and 12-9-8 of the Zoning Ordinance govern the number of off-street standard and accessible parking spaces required based on the property uses. While there is no minimum parking requirement for trade contractor uses, considerations should be made based on the anticipated number of employees and customers/vendors that would visit the subject property and the minimum area needed for the parking, access, and circulation of vehicles with trailers.

The attached Existing Conditions and Proposed Site Plan and attached Floor Plan illustrate that a total of nine off-street parking spaces will be provided on site: four passenger vehicle spaces—including one accessible space—and five truck/trailer spaces. The accessible space is proposed at the northwest corner of the building and is dimensioned to comply with Section 12-9-8 of the Zoning Ordinance. The remaining spaces comply with Section 12-9-6 of the Ordinance as required. Staff recommend a condition requiring the paving and striping of the new parking area at the rear of the building include appropriate signs to designate the location of all off-street spaces and to ensure that off-street spaces and drive aisles are not blocked at any time for any reason.

Outdoor Display and Storage of Products

The Zoning Ordinance allows trade contractor uses to display and store finished or prefabricated products (i.e., products ready for sale to an end user) outside pursuant to the restrictions in Section 12-7-3.F.5.d of the Zoning Ordinance. While the petitioner has noted that all products and materials utilized for its operations will be stored inside the building, staff recommend a condition that any outdoor display/storage of finished products follow these regulations.

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Landscaping and Screening

The existing property effectively has no site landscaping except for a small planting area in front of the building. Given that the subject property directly abuts residential properties to the north, a landscape buffer is required in conformance with Section 12-10-9 in the Zoning Ordinance. A C-3-zoned property abutting a residential district or use must provide a minimum five-foot-wide landscape buffer containing shade trees planted every 30 feet, a solid eight-foot-tall fence, and turf or other ground cover along 100 percent of the property boundaries that abut the residential district. The petitioner's attached Existing Conditions and Proposed Site Plan shows the proposed installation of a new fence and a landscape area with two shade trees and turf along the north property line to meet these standards. However, staff have added a condition requiring all landscaping improvements to be installed in accordance with Chapter 10 Landscaping and Screening of the Zoning Ordinance prior to the issuance of the business registration for this 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 services are classified under the trade contractor use, which is 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 a *lower density urban mix with residential* land use designation, which focuses on denser commercial developments with a residential component. While it can be argued that the proposed trade contractor 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 the establishment of new businesses, especially along major corridors like Oakton Street, which the proposed trade contractor 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 existing one-story brick building is similar in appearance to and complements the surrounding commercial buildings in the immediate area. The petitioner does not propose any changes to this structure but will install parking lot and landscaping improvements at the

rear of the subject property to further complement surrounding properties.

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

Comment: The proposed trade contractor use provides construction and landscaping maintenance services on specific jobsites with office-related work housed within the existing building on the subject property, neither of which will have hazardous or disturbing impacts surrounding properties. While a period of time in the mornings and evenings will be utilized to prepare and load/unload equipment and materials for jobs, these periods are short and are not anticipated to create adverse effects on surrounding properties.

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 use on this site was adequately served by essential public facilities and services. The proposal will pave the rear portion of the site for a new parking area as well as add a new catch basin and sewer line to Oakton Street, which will improve run-off from the subject property. Staff do not have concerns that this use 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: The previous auto service repair use did not create a burden on public facilities and was not detrimental to the economic well-being of the community. There is no indication that the repurposing of the subject property with a trade contractor will have negative economic impact on the community or create the need for additional City services provided that it operates according to all requirements in the C-3 district and appropriate screening improvements are installed.

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 for the trade contractor use that account for a majority of the noise, smoke fumes, glare, and odors will take place off-site at respective job sites. Traffic generated from these uses is minimal overall with peak volume in the morning and evening. A majority of all vehicles and equipment will be stored within the building overnight with some designated paved spaces outside for larger vehicles. In addition to landscaping screening, the trade contractor use will need to manage the parking and storage of vehicles and equipment to comply with all C-3 district requirements and to minimize any potential adverse effects on neighboring properties.

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 proposal utilizes the existing curb cut on the subject property and will employ staggered truck entrance and exit periods on the subject property so as to not increase any interferences with traffic on surrounding public thoroughfares. The existing drive aisle will be maintained as necessary and the new paved parking and circulation area at the rear of the building will assist in more efficient traffic movements on site and therefore less potential impacts on Oakton Street.

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. The building and site were already developed for a commercial use.

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

Comment: This proposal with the aforementioned adjustments will meet 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 aforementioned request.

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

Conditions of Approval:

1. The petitioner must pave and stripe the parking areas of the subject property in conformance with the Existing Conditions and Proposed Site Plan. Standard parking signs must be installed identifying the use for which the spaces are allocated and enforcing the use of parking spaces on the subject properties at all times.
2. Any outdoor display/storage of finished products shall follow all regulations in Section 12-7-3.F.5.d of the Zoning Ordinance at all times. Any products, materials, and items not classified as prefabricated or finished products must be stored inside the principal building or in an approved accessory structure.
3. No shipping containers shall be utilized on the subject property at any time for any reason. Any accessory structures must receive a building permit prior to installation on site.
4. Prior to business registration for the landscaping company, all landscaping improvements must be installed in compliance with Chapter 10 Landscaping and Screening of the Zoning Ordinance. If the dumpster is stored outside in the future, it shall be stored within an enclosure compliant with Section 12-10-11 of the Zoning Ordinance.

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5. Waste, debris, and other garbage accumulated through off-site operations for the trade contractor use shall be completely discarded prior to returning to the subject property each day. At no time shall waste, debris, and garbage be left outside on the subject property, except in designated dumpster containers.

Chairman Szabo welcomed questions from the PZB members for staff.

Member Fallico asked if there will be salt stored on site during the winter snow removal season. Mr. Mlynski stated it would likely be bagged salt and stored indoors.

Member Veremis noted the only site access is from Oakton Street. She asked whether the applicant had concerns about his drivers exiting the property. Mr. Mlynski noted this would likely be a concern for anyone who purchased the property.

Chairman Szabo opened the hearing for public comment. No public comments were made.

Member Catalano made a motion, which Member Fowler seconded, to recommend City Council approve the requested Conditional Use subject to the five conditions as drafted by staff.

AYES:	Weaver, Catalano, Fowler, Fallico, Veremis, Szabo
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

Address: 728, 734, 750, 760 Lee Street, 1371, 1373, 1381, 1383, 1395, 1397, 1403, 1405 Prairie Ave, and 731, 735, 737 Graceland Ave

Issue: The petitioner is requesting a Tentative Plat of Subdivision to resubdivide six lots of record (thirteen parcels) into two lots of record separated by an existing public alley right-of-way

Petitioner/Owner: Armita LLC, 4042 N. Pulaski, Chicago, IL 60641

Case Number: 25-036-TSUB

Attorney Rolando Acosta and Mr. Paul Dukach were sworn.

Attorney Acosta summarized the proposed consolidation of parcels through a subdivision.

Chairman Szabo asked staff to confirm whether a subdivision of the property was previously proposed.

Senior Planner Redman confirmed the prior request included a tentative subdivision plan.

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Chairman Szabo asked if the prior proposed subdivision was one large lot, which Senior Planner Redman confirmed.

Attorney Acosta clarified that the subdivision was actually two lots – one large and one small lot.

Member Fowler asked the applicant to confirm the proposed type of development.

Attorney Acosta stated the proposed development would be two mixed use buildings – one on each lot. The residential units are intended to be rentals at this time, but they may consider for-purchase units as an alternative in the future.

Member Fowler concerned that the development would be rental versus owner occupied.

Member Fallico asked whether commercial uses would be proposed on the ground floor.

Attorney Acosta confirmed that this would be the intent.

Chairman Szabo if the ground floor commercial spaces would be all four sides of each building.

Attorney Acosta stated that commercial spaces may be at the corners of Graceland/Prairie and Lee/Prairie. The Lee Street side may extend further south along the Lee Street frontage, but the Graceland Avenue frontage would likely stay closer to the corner with Prairie Avenue as the Graceland Avenue frontages are more residential in nature.

Member Veremis asked whether the proposed subdivision would include the alley.

Attorney Acosta confirmed the existing alley would remain public and the pavement would be replaced after utilities were buried.

Member Fowler asked whether a public workshop would occur.

Senior Planner Redman clarified that if a by-right mixed-use development were proposed and no significant entitlement requests were proposed, the City would likely not host any additional workshop specific to the development.

Chairman Szabo requested a summary of the case from staff.

Senior Planner Redman presented the staff report.

Ward: #2, Alderman Colt Moylan

Existing Zoning: C-5, Central Business District

Existing Land Use: Surface parking lot and undeveloped land

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Surrounding Zoning: North: C-5, Central Business District
South: C-5, Central Business District
East: R-4, Central Core Residential
West: C-5, Central Business District

Surrounding Land Use: North: Commercial buildings and Paroubek Park
South: Funeral home and commercial building
East: Commercial buildings
West: Multi-family residential buildings

Street Classification: Graceland Avenue and Lee Street are classified as major roads under the jurisdiction of the Illinois Department of Transportation (IDOT); Prairie Avenue is classified as a local road under the jurisdiction of the City of Des Plaines.

Comprehensive Plan: “Higher Density Urban Mix with Residential” is the use illustrated in the Comprehensive Plan.

Property/Zoning History: Per the Cook County Tax map, the subject properties were originally subdivided in 1873 into the Parson & Lee’s Addition. Per historic aerials, single family detached residences occupied this location from at least 1938 to the 1950s, when the property began to be developed with surface parking lots and commercial buildings. Since the 1950s, several commercial buildings have been constructed and demolished on the site. Most recently, the property featured a commercial shopping center on the northeast parcels, which was demolished in 2021.

Since that time, the property has consisted of surface parking spaces and undeveloped land. The City previously leased portions of the subject properties from the property owner for use as public parking, but the lease was not renewed after it expired in 2020. A request was made in 2024 for a Planned Unit Development and vacation of public alley to accommodate a mixed-used development on the properties. The applicant of the request ultimately withdrew the application.

Project Overview: The request is for the resubdivision of the property from thirteen lots to two lots separated by an existing public alley. One lot would be 27,077 square feet (1.31 acres) and the other lot would be 60,833 square feet (1.40 acres). No changes to the boundaries or size of the public alley between the lots are proposed. The attached Tentative Plat of Subdivision shows the location and boundaries of each lot. The Tentative Plat includes all information required by Section 13-2-2 of the Subdivision Regulations, with the exception of the utility

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easements; the applicant requests a waiver from this requirement until time of Final Plat of Subdivision.

Waiver for Utility Easements

The petitioner has requested a waiver from the utility easements until time of Final Plat of Subdivision. The PZB can grant this waiver, with the recommendation from the city engineer, if a condition of approval states the utility information as required by Section 13-2-2.E. The Department of Public Works and Engineering (PWE) provided a memo (refer to attachments) stating there are no concerns with supporting this waiver, if conditioned that this information is provided with the Final Plat of Subdivision.

Subdivision Improvements

PWE provided a memo (attached) outlining necessary public improvements for any development of the site to be detailed on engineering plans at Final Plat of Subdivision review. In addition, Section 13-3-2 of the Subdivision Ordinance discusses required improvements for subdivided properties and timelines for the improvements. Improvements are approved by the City Council during the Final Plat of Subdivision process and financial guarantees for improvements are included within the resolution at that stage in the process.

Note the petitioner's request at this time is for a Tentative Plat only. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8. The Final Plat of Subdivision would occur at a later date. All necessary dedications, fees, and necessary improvements would be outlined in the final subdivision resolution.

Any future development on this property must comply with the underlying C-5, Central Business District and any other applicable zoning requirements. No changes to the zoning district, variations, or any other zoning relief is associated with this Tentative Plat of Subdivision. At time of building permit, all plans would be closely reviewed for compliance by City staff prior to any approvals or issuance of permit.

PZB Procedure and Recommended Conditions:

Under Section 13-2-3 (Planning and Zoning Board's Procedure) of the Subdivision Regulations, the PZB has the final authority to approve, approve with conditions, or deny the Tentative Plat of Subdivision request.

The PZB should make the following motions, which can be combined or taken individually:

Subdivision Approval (Tentative Plat)

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- A motion pursuant to Section 13-2-2 of the Subdivision Regulations to approve, approve with condition, or deny the waiver to allow consideration of utility easements and service details to be deferred to the Final Plat of Subdivision stage.
- A motion pursuant to Section 13-2-2 of the Subdivision Regulations to approve, approve with conditions, or deny the Tentative Plat of Subdivision.

If the PZB approves the request, staff recommends the following condition for the Tentative Plat of Subdivision.

Condition of Approval:

1. At time of Final Plat of Subdivision, tentative approval of utility easements by all privately owned utility companies shall be indicated via written correspondence or lettered on the final document.

Chairman Szabo requested public comment.

There were no comments from the public.

Member Weaver made a motion, which Member Veremis seconded, to approve the proposed tentative Plat of Subdivision with the condition as drafted by staff.

AYES: Weaver, Catalano, Fallico, Veremis, Szabo

NAYS: None

ABSTAIN: Fowler

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

Issue: Consider Zoning Ordinance amendments to amend Sections 12-3-6.E.1, 12-10-6.A, and 12-9-6.D to allow public utility uses to request relief from groundcover requirements through the minor variation process.

PIN: Citywide

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

Case Number: #25-041-TA

Senior Planner Stytz summarized a proposed text amendment to the City Code. Presently, the Code prohibits use of rocks, gravel, or stone mulch materials for any parking or storage area and/or driveway.

The Code section was last amended in 2020 with the intention to provide clarity regarding the City's pavement requirements.

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Additionally, a requirement for foundation landscaping was introduced with the text amendment adopted in 2020 via Ordinance Z-8-20.

Presently utilities wish to use rock gravel on sites in order to minimize hazardous standing water especially for electricity facilities and workers, reduces excessive maintenance and repair labor and provides more efficient provision of critical public utilities to City of Des Plaines community.

The City has reviewed several recent proposals from public utility companies. One request from Nicor Gas features an existing unpaved lot where various improvements are proposed. The second request relates to an existing ComEd substation. In both instances, the existing site improvements feature gravel as ground cover.

Staff proposes new amendments to the City Code to establish a minor variation process allowing for administrative review of requests to omit pavement on sites owned and operated by public utility companies.

As proposed, pavement would be required in parking and drive aisle areas.

Senior Planner Stytz presented the staff report.

Background

The stated purpose of the landscaping regulations is to enhance the visual character, health, safety, and general welfare of the community by promoting aesthetically cohesive and compatible development. They also serve to mitigate adverse impacts such as noise, light, and dust, while encouraging the efficient use of water and energy resources. Landscaping regulations apply broadly throughout the City, promoting green spaces and reducing impervious surfaces in various contexts. Examples of these code regulations include requiring landscape islands and buffers within parking lots, screening between residential and non-residential uses, and encouraging the use of turf, mulch, or plantings in all areas not occupied by buildings, structures, or hard surfaces. However, in certain circumstances, strict adherence to landscaping regulations may be problematic due to site constraints or safety concerns.

Overview of Design Requirements for Electric and Natural Gas Facilities

Staff proposes text amendments to address specific concerns raised by utility companies in regard to a requirement limiting the use of gravel or rock mulch. Currently, gravel and rock mulch are expressly prohibited. However, this restriction does not align with the general design and specifications of utility facilities. For example, electric facility yards normally require 4-6 inches of rock gravel within areas surrounding equipment and other infrastructure. This design feature benefits the operation and maintenance of the facility by providing proper site drainage, reducing

likelihood of electrocution from short-circuit faults and preventing weed growth³. The use of gravel serves to improve the safety of these facilities and common standard specifications for electric utility facilities, including substations. Natural gas facilities similarly use gravel for safety reasons, primarily to ensure proper site drainage to prevent pooling of water and to allow for easy access for inspection, replacement, or emergency repair and access to underground equipment. Gravel in both circumstances is similarly beneficial for fire prevention compared to the use of natural groundcover such as mulch or grass. Des Plaines has several examples of utility stations including gravel or rock mulch, refer to Existing Utility Stations map attachment for notable examples.

Current Requests for Stone Mulch Groundcover by Utilities

Staff initiated this text amendment due to multiple active permit applications from public utilities with non-compliant site designs. These include a Nicor Gas natural gas utility station relocation to 570 S. Wolf Road and a new ComEd electrical substation switchgear building at 1101 Seegers Road. Both site designs incorporate stone mulch for the reasons noted above. Staff determined the available route for zoning relief would require the utility companies to request major variations for their projects. However, after consultation with utility representatives, staff concluded that a text amendment could be crafted to address the issue more effectively. In scenarios where staff receive multiple requests for the same variation, especially when approval by the Planning and Zoning Board and City Council appear likely, we assess whether the underlying regulations remain appropriate. In this case, staff determined that a text amendment would be beneficial to provide necessary flexibility while avoiding burdensome and repetitive review processes for both utility companies and City staff. Refer to attachments for a letter of support from Nicor for the proposed amendments.

Overview of Past Amendments

On February 19, 2020, staff requested and City Council approved multiple amendments to Chapter 10, "Landscaping and Screening" of the Zoning Ordinance to reorganize, clarify, and add regulations related to various landscaping and screening improvements for developments in Des Plaines. Sections relevant to the current text amendment include the following:

- **12-10-6: Minimum Landscaping of Yards**

- *New regulations:* Clarified the required landscaping improvements outside all areas covered with structure and impervious surfaces and noted the prohibition of rocks and stone mulch as landscape material.
- *Purpose of Regulations:* To ensure that all properties use appropriate landscape materials that met the intent of this chapter. Rock and gravel mulch is prohibited to prevent the use of inferior rock and gravel products on properties for landscape beds and unpaved parking areas as well as to avoid complexity in defining and regulating type of rock/stone groundcover materials.

³ Meisner, Thomas. 2012. *The Electric Power Engineering Handbook - Electric Power Substations Engineering*. Third. Edited by D John McDonald. Boca Raton, FL: CRC Press., Page 8-5

- **12-10-10: Foundation Landscaping**

- *New regulations:* Required foundation landscaping for all new developments within the City of Des Plaines after March 20, 2020 with additional foundation landscaping required for corner lots. It also required displaced foundation landscaping to be replaced elsewhere on site and provided an allowance for a minor variation request.
- *Purpose of Regulations:* To require landscaping along the foundation of a building with emphasis on street-facing elevations to soften the transition from to the public right-of-way and ensure compliance with the intent of this chapter. These amendments ensure that buildings with more street frontage provide additional landscaping along the building foundation to further this goal as well as ensure foundation landscaping is maintained on the property even with changes to the site.

Proposed Amendments

City staff desires to continually update, clarify, enhance and modernize the Des Plaines Zoning Ordinance. The attached Proposed Amendments aim to provide minor corrections to the Zoning Ordinance and create an allowance for public utilities to utilize gravel or rock mulch as a ground cover through a minor variation process, which is reviewed and decided by the Zoning Administrator.

Cleanup Amendment

Staff proposes correcting Section 12-3-6.E.1 (Authorized Minor Variations) to add the previously established minor variation (sub-item J) under subsection E to allow a variation request of the foundation landscaping requirements in Section 12-10-10 for consistency and clarity.

Minor Variation for Stone/Rock Mulch Groundcover

The following code sections are proposed to be amended to establish and reference the new minor variation request for stone/rock mulch groundcover:

- **Section 12-3-6.E.1 – Authorized Minor Variations**
 - Add new minor variation (sub-item K) under subsection E to allow a variation request of stone/rock mulch for public utilities.
- **Section 12-9-6.D – Surfacing and Striping [Off-Street Parking]**
 - Add statement referencing the minor variation request eligible for public utilities.
- **Section 12-10-6.A – Turf [Minimum Landscaping of Yards]**
 - Amend this regulation to note consideration of rock mulch on a case-by-case basis through a minor variation for Public Utilities only.

Rationale for Minor Variation Process

A minor variation process provides a pathway for zoning relief in circumstances that warrant case-by-case review for only public utility facilities against established variation standards. Minor variations, in contrast to standard and major variations, are only reviewed by the Zoning Administrator. Allowing certain deviations from the zoning code through administrative approval

provides a more efficient path for projects that can be considered low impact and repetitive in nature. These types of requests are often technical and unlikely to create concerns from neighboring property owners or the broader community. Other examples of minor variations that can be granted by the Zoning Administrator include variations to fence heights and small reductions to setbacks of accessory or principal structures, in addition to a variety of other variations listed in Section 12-3-6.E.

In this circumstance, allowing an administrative review and decision process through the minor variation process enables City staff to evaluate requests based on objective criteria, ensuring consistency with the intent of the Zoning Ordinance while providing flexibility in certain aspects of site design. The proposed text amendments aim to balance the goals of the landscaping regulations of the Zoning Ordinance with the operational and development needs of utility companies, facilitating critical infrastructure improvements without the delays associated with the major variation process, which requires Planning and Zoning Board recommendation and City Council approval.

The minor variation process still allows for case-by-case review of site design for only public utility facilities and petitioner justifications for the use of rock mulch, while giving staff the authority to require alternative materials—such as hard surfaces—when appropriate. For example, rock mulch may be necessary near utility equipment for safety or access reasons, but driveways or parking areas should continue to be constructed with dust-free hard surfaces, such as concrete or asphalt, to ensure long-term durability, minimize maintenance issues, contain potential spills from vehicle fluids, and maintain an overall clean and aesthetically pleasing appearance of the facility.

Standards for Text Amendments:

The following is a discussion of standards for zoning amendments from Section 12-3-7.E. of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided. The PZB may use the statements below as its rationale or adopt its own.

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

The 2019 Comprehensive Plan generally discusses the modernization of codes to match emerging land use trends and enhance the existing character of the community but still respect existing land uses. The Comprehensive Plan also specifically discusses updating the landscape code to build in administrative flexibility so that the intent of the landscape code and the context of each site are considered. The Comprehensive Plan strives to reduce onerous landscaping regulations and create more robust landscaping requirements for different land uses. The overarching goal of these amendments is to comprehensively clarify, enhance and modernize the landscape code in the Zoning Ordinance. In general, the amendments propose to further clarify landscaping and screening requirements and provide administrative flexibility for public utilities

while maintaining appropriate screening requirements to minimize the adverse impact of surrounding developments.

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

The proposed amendments strive to provide clarity and consistency throughout the landscape code while also addressing specific needs of public utility uses, which are unique in nature as compared to other uses but play a critical role in the community. This update to the landscape code includes the addition of a minor variation option for public utility uses for a stone/rock mulch groundcover, which is not only important for the safety and efficiency of their operation, but also is consistent with the existing conditions of public utility properties in the region.

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

All proposed amendments are not anticipated to negatively impact public facilities and available services. Rather, they are anticipated to benefit utility companies by simplifying the process for requesting zoning relief and reducing the time required to obtain a variation.

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

All proposed amendments will not have an adverse effect on property values throughout the City. Generally, the proposed amendments would help address safety and efficiency needs for the operation of public utility uses on a case-by-case basis but do not impact the existing screening requirements for these uses to minimize adverse effects on the value of surrounding properties.

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

The proposed amendments work towards responsible standards for development and growth. Specifically, the proposed amendments will allow flexibility where necessary on a case-by-case basis while still requiring adherence to the landscaping and screening requirements in the Zoning Ordinance, which can help to enhance the character of the community.

PZB Procedure and Recommended Conditions: Under Section 12-3-7.C.3 of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve with modifications, or deny the above-mentioned amendments. City Council has final authority on the proposal.

Member Weaver asked staff whether our zoning regulations define ‘public utilities’. He stated his concern is exactly to whom this definition applies.

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Chairman Szabo asked how this came about as it is fairly obscure and limited in scope and locations throughout the City.

Senior Planner Redman stated staff reviewed several current proposed sites and after discussions with the utilities who stated grass or pavement would be hazardous for their operations, staff decided to propose this text amendment.

Senior Planner Redman read the zoning regulations' public utility definition.

Member Weaver asked if this would apply to telecommunications facilities. Senior Planner Redman stated she believed telecommunications facilities would fit into this land use definition.

Director Rogers stated that another section of the City Code exempts some public utilities including telecommunications facilities, but this other section is in Title 9 of the City Code. There are still many other requirements in the zoning regulations that still apply and will be dealt with on the site-by-site, case-by-case basis.

Member Weaver asked if this gravel/rock amendment through a Minor Variation would be available to telecommunications facilities. Director Rogers stated this proposed text amendment process could possibly apply if safety measures are the reason.

Member Fowler asked whether data centers are a public utility. Director Rogers stated data centers are not typically public utilities and are already regulated under existing land uses and regulations in the zoning regulations.

Member Weaver made a motion, which Member Catalano seconded, to recommend City Council approve the requested text amendment as drafted by staff.

AYES: Weaver, Catalano, Fowler, Fallico, Veremis, Szabo

NAYS: None

ABSTAIN: None

MOTION CARRIED

GENERAL COMMENTS

Member Weaver commended staff on the continued quality of staff reports. Director Rogers thanked Member Weaver and agreed that staff is doing an excellent job.

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 8:00 p.m.

Sincerely,

Jeff Rogers, CED 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: August 7, 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
Jeff Rogers, AICP, Director of Community and Economic Development JR

Subject: Consideration of Major Variations for Parkway and Parking Lot Landscaping at 555 Howard Avenue

Issue: The petitioner requests major variations to reduce the required parkway and parking lot landscaping requirements on the subject property in the M-2 General Manufacturing district at 555 Howard Avenue.

Petitioner/Owner: Bridge Point Des Plaines, LLC (Representative: Jonathan Pozerycki, 9525 W. Bryn Mawr Avenue, Suite 700, Rosemont, IL 60018)

Case Number: #25-038-V

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

Ward Number: #5, Alderman Thomas Merlin

Existing Zoning: M-2, General Manufacturing District

Existing Land Uses: 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 Uses: 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.

Property/Zoning History: The subject property was annexed into the City in 1958 as vacant land. It was developed around 1961 with an industrial building and off-street parking areas off Wolf Road¹. The original building was expanded around 1981 and later a second building was added. There is an existing 82.5-foot public utility easement established in 1960 that runs along the entire north property line as illustrated on the attached ALTA/NSPS Land Title Survey, which does not permit the installation of trees or shrubs within the easement boundaries. The subject property has since been purchased by the petitioner and has been razed to make room for a new industrial building. A recent subdivision process was completed to consolidate the two existing lots into one lot of record, which was approved by City Council on July 7, 2025 through Resolution R-138-25.

Major Variations

Request Summary:

Overview

The proposed development on the subject property will be comprised of a 225,604-square-foot industrial building with 64 exterior truck docks, 18 trailer parking spaces, and 199 car parking stalls as described in the attached Project Narrative and illustrated in the attached Geometric Plan. The Geometric Plan illustrates that all of the Howard Avenue southern right-of-way and a majority of the proposed north passenger vehicle parking area is located within the 82.5-foot public utility easement limiting the landscape improvements in these areas.

Due to the northern public utility easement and the space constraints created by the proposed development, the petitioner requests multiple variations to reduce the amount of parkway and parking lot landscaping required as noted in the attached Petitioner's Responses to Standards and listed below.

Requested Variations

Below is a summary of the requirements for each section and denotes where variations are requested for the proposed industrial development:

- A major variation from Section 12-10-7 of the Zoning Ordinance to reduce the required number of parkway trees from 40 to 9;
- A major variation from Section 12-10-8.A.1 of the Zoning Ordinance to reduce the required number of trees in the interior parking lot landscape areas from 33 to 31; and
- Major variations from Section 12-10-8.B of the Zoning Ordinance to:
 - o Reduce the required number of shade trees in the perimeter parking lot landscape areas from 72 to 8; and
 - o Reduce the required number of shrubs in the perimeter parking lot landscape areas from 412 to 81.

¹ Historic Aerials. <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved August 5, 2025.

Parkway Landscaping Requirements

Required landscaping improvements in the parkway include the installation of shade and ornamental trees—which shall be placed 40 feet apart for 100 percent of the yard length abutting a street—and turf for all non-paved areas. Groundcover materials and shrub plantings are not required but if they are proposed they must comply with specific height standards and cannot obstruct or interfere with the use of sidewalks or on-street parking areas. The proposal includes the installation of grasses in the north parkway along Howard Avenue, natural turf throughout both parkways, and some shade trees in the east parkway along Wolf Road, as noted in the table below.

Parkway Landscaping (Section 12-10-7)		
Regulation	Required	Proposed
Shade and Ornamental trees shall be placed 40 FT apart for the entire yard length abutting a street	40	9*

****A major variation is required for the number of parkway trees proposed.***

Parking Lot Landscaping Requirements

Parking lot landscaping regulations consist of interior and perimeter parking lot improvements. The table below identifies the required improvements for these landscape areas and how the proposal complies with these standards:

- Perimeter Parking Lot Landscaping: Pursuant to Section 12-10-8.B, a minimum five-foot-wide landscape area shall be installed in the space between the parking spaces and property lines for all parking lots located within a required yard and/or within 20 feet of a lot line.
- Interior Parking Lot Landscaping: Pursuant to Section 12-10-8.A.1, not less than five percent of the interior of a parking lot shall be devoted to landscaping, excluding landscaped areas located along the perimeter of a parking lot beyond the curb or edge of pavement of the lot. These landscape areas must be: (i) located at the end of every parking row and after every 30 parking spaces; (ii) no less than eight feet in width; and (iii) no less than 100 square feet in area.

Perimeter Parking Lot Landscaping (Section 12-10-8.B)		
Regulation	Required	Proposed
One shade tree shall be placed 40 FT apart for the entire perimeter landscape area	72	8*
One shrub shall be placed three feet apart for a minimum of 75% of the yard length	412	81*
Interior Parking Lot Landscaping (Section 12-10-8.A)		
Regulation	Required	Proposed
No less than 5% of the interior parking lot shall be improved with landscaping	3,403 SF	3,403 SF
One shade tree is required for every 100 SF of interior parking lot landscape area	33	31*

****Major Variations are required the number of shade trees and shrubs.***

As illustrated in the attached Landscape Plan, the perimeter landscape areas contain a variety of shade, evergreen, and ornamental trees, with the minority consisting of required shade trees. Additional evergreen and ornamental trees have been proposed in the perimeter parking lot areas in lieu of more shade trees and shrubs. The proposal includes a variety of shrubs along the north, west, and east building elevations with some shade, evergreen, and ornamental trees near the loading dock area. Areas not improved with plantings, surfaces, and buildings, are identified to be improved with natural turf groundcover.

Consideration of Alternatives

Given that the subject property is being redeveloped, there are some alternatives to consider:

- *Reduction in the amount of off-street parking spaces:* No specific user has been identified at this time. However, the building is designed for use by common industrial and manufacturing uses such as distribution centers, warehousing, and wholesaling. Pursuant to Section 12-9-7 of the Zoning Ordinance, these types of uses require one off-street parking space for every 1,500 square feet of gross floor area. Given the proposed building size, a total of 151 off-street parking spaces are required. There are 199 car spaces proposed, allowing for a reduction of these spaces and more space for required shade trees and shrubs.
- *Reduction in the amount of semitruck parking spaces:* There are currently 18 semitruck off-street parking spaces in addition to the 68 loading dock spaces proposed with the building. Similar to car off-street parking spaces, a reduction in the existing semitruck parking spaces would provide additional room for more shade tree and shrub plantings with less cost to the developer/petitioner.
- *Reduction in the size of the proposed building:* This option would allow for a reconfiguration of the site and/or provide much needed space for additional landscaping, specifically required shade trees and shrubs. While smaller, the building itself could still be utilized for a variety of industrial or manufacturing uses permitting a reasonable use of the lot.

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, amend it, or 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 is acknowledged that the existing 82.5-foot public utility easement at the north of the subject property with its planting restrictions does limit improvements for a portion of the subject property, which could be construed as a hardship or practical difficulty for the property owner. However, the proposed building on the subject property is expansive—covering almost half of the total property area—which, in addition to required pavement areas, greatly limits the amount of space available to install landscape improvements, arguably more so than the utility easement. The size and positioning of the proposed building could be reduced and/or reconfigured to provide additional space for the necessary landscaping improvements and adequate screening from neighboring uses. Nonetheless, the PZB shall decide.

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

Comment: The subject property is neither irregular nor substandard in shape and size and does not contain exceptional topographical features. However, the large public utility easement at the north and its specific planting restrictions is a unique physical feature for this site and the neighboring properties located south of Howard Avenue. That said, it should be noted that neighboring properties along the south side of Howard Avenue do contain trees and shrubs in the parkway and perimeter parking lot areas. In addition, the subject property, prior to demolition and grading of the site, contained various trees and larger foliage at its northwest corner. As such, the PZB may ask for additional information regarding the restrictions of the public utility easement and why trees and shrubs were permitted on site and on the neighboring properties.

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 of the aforementioned northern public utility easement of the subject property are not the result of a known action by the current owner or previous owners, the property was purchased with these attributes. In addition, the proposed development can and should be designed so as to consider all applicable code requirements, including landscaping, to meet the intent of the Zoning Ordinance. Since the subject property is near single family residences and industrial uses are known for more intense and disturbing operations, additional considerations for the development of the site should be taken into account. Nonetheless, see the attached Petitioner's 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: Carrying out the strict letter of this code for parkway and parking lot landscaping does not necessarily deprive the property owner of substantial rights but rather requires the proposed development on the subject property to be scaled appropriately to comply with all zoning regulations and minimize adverse effects on surrounding properties.

While properties in the M-2 General Manufacturing district are zoned for a variety of different industrial/manufacturing uses, the Zoning Ordinance prescribes a greater abundance of landscaping improvements on these sites so that the more intense operations conducted on site are better screened and adverse effects are reduced. Requiring a new development to be designed to meet the landscape requirements does not, in and of itself, infringe on the property owner's rights or prevent the owner from reasonably utilizing the subject property. While some relief may be warranted given the planting restrictions along the north of the property, the PZB shall consider the extent to which relief of the aforementioned landscape requirements should be granted.

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

Comment: Granting all variations to the extent requested may be construed as a special privilege given that the new development can be designed to better comply with the landscaping regulations even with the existing northern easement restrictions. The petitioner has amended the landscape plan to place some additional required trees in the parking lot interior and perimeter along the north building elevation and sporadically throughout the remainder of the site, which has lessened the degree of a portion of the variation requests. In addition, efforts have been made to intensify the landscape improvements along the east parking area to better screen the proposed development from the residences across Wolf Road. However, these efforts are greatly limited by the existing site design and building size and does not create ample room for the number of shrubs and large shade trees to be installed. The PZB should consider whether the extent of the requested variations are warranted or if adjustments should be made by the developer to lessen the relief needed.

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 2019 Comprehensive Plan discusses the pursuit of promoting the redevelopment of industrial areas and new manufacturing-related businesses. While no specific tenant has been identified at this time, the proposed development is designed for a variety of different types of industrial uses, which aligns with the Comprehensive Plan. While the Comprehensive Plan discusses landscaping wholistically in comparison to the specific intent of the Zoning Ordinance, it does focus on utilizing landscaping and screening installations in a way to beautify and enhance properties throughout the city, especially along major corridors. Nonetheless, the PZB shall decide.

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 *Consideration of Alternatives* section above identifies viable alternatives to the extent of the variations being requested by the petitioner. While staff have discussed options with the petitioner, the petitioner has requested approval of the landscape variations with the current site layout. Given the multiple alternatives available to the petitioner, the PZB may wish to ask why certain alternative designs are not feasible.

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

Comment: The variation requests may not, in staff's opinion, be the minimum measure of relief to address the petitioner's concerns given the development design options available to the developer. Instead, the reconfiguration or size reduction of proposed building on the subject property would better utilize the available lot area for landscaping and meet the applicable city ordinances all while minimizing adverse effects on surrounding properties.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the requests for major variations. 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 12-3-6.H (Standards for Variation) of the Zoning Ordinance.

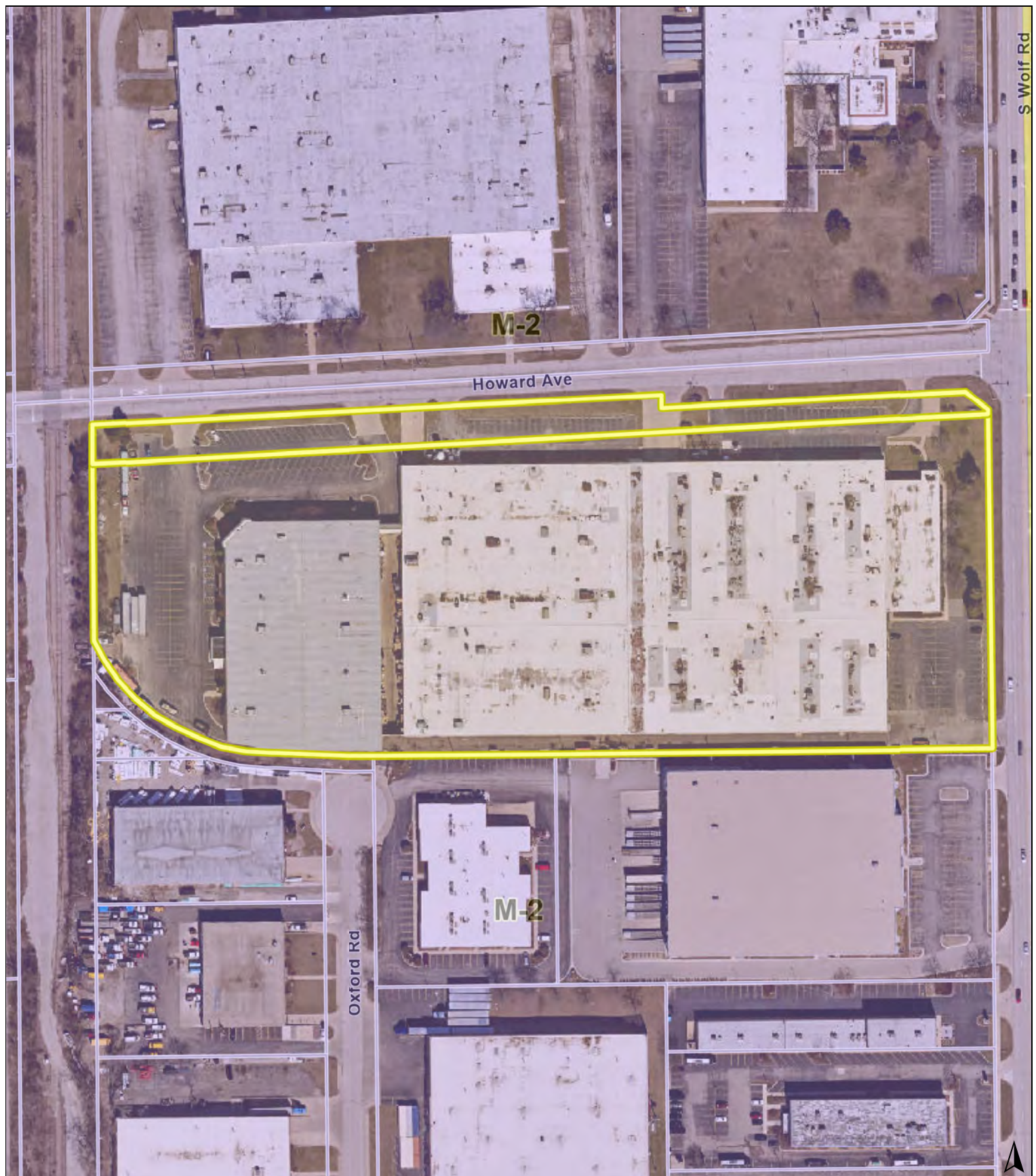
If the PZB recommends and City Council ultimately approves the requests, staff recommends the following conditions.

Conditions of Approval:

1. The Landscape Plan shall be revised to add a continuous wood mulch landscape bed along the entire perimeter of the north parking area and drive aisle with a variety of grass and perennial plantings not less than 36 inches in height at maturity.
2. The Landscape Plan shall be revised to add a dense and continuous evergreen hedge along the east side of the loading dock area in conformance with Section 12-10-11 of the Zoning Ordinance to ensure the loading dock area is completely screened from view of the street and residences.
3. Prior to the issuance of a business registration for any uses, all landscaping improvements must be installed in compliance with Chapter 10 Landscaping and Screening of the Zoning Ordinance.

Attachments:

- Attachment 1: Location and Zoning Map
- Attachment 2: Site and Context Photos
- Attachment 3: ALTA/NSPS Land Title Survey
- Attachment 4: Petitioner's Responses to Standards
- Attachment 5: Project Narrative
- Attachment 6: Geometric Plan
- Attachment 7: Landscape Plan
- Attachment 8: Photometric Plan



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ft

Print Date: 8/6/2024

Notes

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



555 Howard Ave – Public Notice Sign Along Howard Ave



555 Howard Ave – North Property Line of Site Along Howard Ave



555 Howard Ave – Northeast Corner of Site at Wolf Rd/Howard Ave



555 Howard Ave – Northwest Corner of Site from Howard Ave

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

PROPERTY DESCRIPTION:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SAID SOUTHEAST 1/4 WITH A LINE THAT IS 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH ALONG THE SAID PARALLEL LINE A DISTANCE OF 513.32 FEET; THENCE WEST AT RIGHT ANGLES TO SAID PARALLEL LINE, A DISTANCE OF 1163.47 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF THE DES PLAINES VILLAGE RAILROAD (NOW THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY); THENCE NORTH ALONG THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 463.34 FEET, MORE OR LESS TO THE NORTH LINE OF THE SAID SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 1163.20 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM: THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 WITH A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 90 DEGREES 10 MINUTES 38 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 513.32 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST AT RIGHT ANGLES TO SAID PARALLEL LINE, A DISTANCE OF 833.00 FEET TO THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE NORTH 87 DEGREES 44 MINUTES 20 SECONDS WEST, 94.00 FEET; THENCE NORTHWESTERLY 294.334 FEET ALONG THE ARC OF A CIRCLE OF 277.94 FEET, CONVEX TO THE SOUTHWEST, TANGENT WITH THE LAST DESCRIBED COURSE AND WHOSE CHORD BEARS NORTH 57 DEGREES 24 MINUTES 04 SECONDS WEST, TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE DES PLAINES VILLAGE RAILROAD (NOW THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY); THENCE SOUTH 156.0 FEET ALONG SAID EAST LINE OF THE RIGHT OF WAY TO A POINT ON A LINE DRAWN SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST THROUGH THE HEREIN DESIGNATED PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 330.47 FEET TO THE HEREIN DESIGNATED PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AND EXCEPTING THEREFROM:
THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 WITH A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE SOUTH, ON SAID PARALLEL LINE, 75 FEET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTHEAST 1/4, 30 FEET (AS MEASURED ON SAID SOUTH LINE) WEST OF THE AFORESAID 50 FOOT PARALLEL LINE; THENCE WEST ON SAID SOUTH LINE TO A POINT 425 FEET WEST OF AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 (AS MEASURED ON THE NORTH LINE THEREOF, ON A LINE AT RIGHT ANGLES THERETO); THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO THE SAID NORTH LINE; THENCE EAST ON SAID NORTH LINE, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LEGEND	
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND CITY LINE
	OVERHEAD POWER LINE ON UTILITY POLES
	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GROUNDWATER
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	MANHOLE
	SIGN
	UNIDENTIFIED MANHOLE
	RIGHT-OF-WAY MONUMENT
	DISC
	IRON PIPE
	CUT CROSS
	IRON NAIL
	RAILROAD SPIKE
	FLAG POLE
	LANDSCAPE LIGHT
	BACK OF CURVE
	BUILDING CORNER
	CATCH BASIN CORNER
	CONTAINMENT CORNER
	EDGE OF CONCRETE CORNER
	EDGE OF PAVEMENT CORNER
	EDGE OF CONCRETE CORNER
	GAS METER
	GAS VALVE
	POST INDICATOR VALVE
	SANITARY MANHOLE
	VALVE VAULT
	UTILITY POLE
	WALL CORNER
	ASPHALT
	CONCRETE
	GRAVEL

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO: 0C23000782 WITH A COMMITMENT DATE OF JANUARY 8, 2025 AND LAST PRINTED JANUARY 21, 2025.

THE PROPERTY DESCRIPTION IN THE SURVEY IS THE SAME AS THE RECORD DESCRIPTION IN THE ABOVE REFERENCED TITLE COMMITMENT.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND REI-NET CORS RTK NETWORK.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

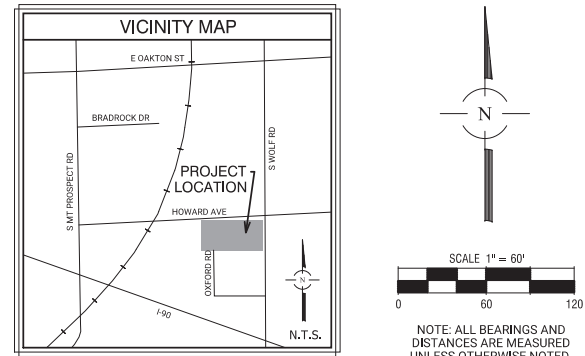
NO CEMETERIES, GRAVESTONE OR BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. ADDITIONALLY, THIS SURVEYOR HAS NO PRIOR KNOWLEDGE OF CEMETERIES, GRAVESTONE OR BURIAL GROUNDS BEING LOCATED ON THE SURVEYED PROPERTY.

TAX PLATS:
09-30-400-002-0000
09-30-400-032-0000

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACED, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

MONUMENTS FOUND AND SET ARE SHOWN HEREON, (TABLE A ITEM 1)



NOTES (CONTINUED):

ADDRESS OBSERVED:
445 & 555 HOWARD AVENUE
DES PLAINES, IL 60018

ADDRESS PER COOK COUNTY GIS
2000 S WOLF RD
DES PLAINES, IL
(TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 1703021B1 DATED AUGUST 8, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X (UNSHADED)" AS IDENTIFIED BY SAID F.L.A.M. MAP, (TABLE A, ITEM 3)

A ZONING REPORT CONTAINING CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY WAS PROVIDED TO THE SURVEYOR, AS REQUIRED BY THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS FINAL 02/10/2025, SEE SHEET 2 OF 2, (TABLE A, ITEM 6A)

SUBSTANTIAL FEATURES ARE SHOWN HEREON, (TABLE A ITEM 8)

THERE ARE A TOTAL OF 258 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 8 OF WHICH ARE MARKED HANDICAPPED AND 250 OF WHICH ARE FOR REGULAR PARKING. THIS COUNT IS SUSPECT DUE TO FADED STRIPES (TABLE A ITEM 9)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY ASSESSOR'S WEBSITE ACCESSED ON MAY 5, 2021, (TABLE A ITEM 13)

THIS PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HOWARD STREET AND WOLF ROAD IN DES PLAINES, IL, (TABLE A ITEM 14)

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, (TABLE A ITEM 16)

THIS SURVEYOR HAS PREPARED A PLAT OF SUBDIVISION FOR THIS PROPERTY. THE OWNER INTENDS TO DEDICATE THE NORTH 40 FEET OF THE WEST 785.95 FEET (AS MEASURED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER) AS SHOWN ON THIS SURVEY. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, (TABLE A ITEM 17)

THE DOCUMENTS PROVIDED TO THE OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY ACCORDING TO SECTIONS 5 AND 6 OF THE ALTA/NSPS LAND TITLE 2021 STANDARDS DO NOT DISCLOSE ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES OTHER THAN THOSE SHOWN, (TABLE A ITEM 18)

THE SURVEYED PROPERTY HAS DIRECT ACCESS TO A PUBLIC RIGHT OF WAY, HOWARD STREET AND WOLF ROAD.

NOTES FROM TITLE COMMITMENT:

B 5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR HOWARD STREET, RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID STREET FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. (SURVEYOR'S NOTE: HOWARD STREET IS SHOWN.)

C 6. PERPETUAL RIGHT TO PUT IN A 66 FOOT ROAD ACROSS THE NORTH 82 1/2 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THE PROPERTY OWNED BY THE DES PLAINES VILLAGE RAILROAD A NORTH AND SOUTH DIRECTION ON SAID PROPERTY AT A LOCATION THEREON AND IN A MANNER WHICH WILL NOT INTERFERE WITH THE EQUIPMENT TO BE PLACED ON WITHIN SAID PROPERTY FOR THE PURPOSE OF PERMITTING INGRESS AND EGRESS FOR VEHICLES 50 AS TO CONNECT WITH THE EXTENSION OF HOWARD STREET OR ANY OTHER STREET WHICH MAY BE BUILT ALONG AND PARALLEL TO THE NORTH LINE OF SAID PROPERTY AND ADJOINING THERETO, THE COST AND MAINTENANCE OF SAID ROAD TO BE BORNE BY THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS AS RESERVED IN DEED FROM WILLIAM D. ANDERSON AND OTHERS TO CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 24, 1954 AND KNOWN AS TRUST NUMBER 36724, DATED DECEMBER 12, 1955 AND FILED DECEMBER 15, 1955 AS LR1640323.

(SURVEYOR'S NOTE: THE NORTH 82 1/2 FEET OF THE SURVEYED PROPERTY IS SHOWN. THE LOCATION OF THE 66 FOOT NORTH/SOUTH ROAD IS NOT DEFINED WITHIN THE DOCUMENT, SEE THE DOCUMENT FOR DETAILS.)

D 7. PERPETUAL RIGHT AND EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN, IN, ALONG UNDER AND ACROSS THE NORTH 25 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE PERPETUAL RIGHT, PRIVILEGE AND EASEMENT TO CONSTRUCT, USE, RECONSTRUCT, RENEW, REPLACE, OPERATE, MAINTAIN, ALTER, REPAIR AND REMOVE ANY ADDITIONAL PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF GAS TOGETHER WITH SUCH DRIPS, VALVES, FITTINGS, METERS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR THE OPERATION OF GRANTEE THROUGH UNDER ALONG AND ACROSS LAND TOGETHER WITH RIGHT OF INGRESS AND EGRESS TO THE AFORESAID PREMISES AS CREATED BY PIPELINE EASEMENT AGREEMENT BY AND BETWEEN J. EMIL ANDERSON & SON, INC., AN ILLINOIS CORPORATION, AND CHICAGO DISTRICT PIPELINE COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSOR AND ASSIGNS, DATED AUGUST 29, 1960 AND FILED SEPTEMBER 26, 1960 AS LR1944154.

(SURVEYOR'S NOTE: SHOWN HEREON, SEE DOCUMENT FOR DETAILS.)

F 9. GRANT FILED APRIL 26, 1963 AS LR2067903 MADE BY J. EMIL ANDERSON & SON, INC., A CORPORATION OF ILLINOIS, TO THE COMMONWEALTH OF ILLINOIS, THE STATE OF ILLINOIS, THE CITY OF CHICAGO, THE COUNTY OF ILLINOIS, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN, RELOCATE, RENEW AND REMOVE EQUIPMENT CONSISTING OF POLES, POLE STRUCTURES, ANCHORS, GUYS, STUBS, WIRES, AND UNDERGROUND CONDUITS, CABLES, CABLE POLES, AND OTHER FACILITIES TO BE USED FOR HEAT, LIGHT, POWER, TELEPHONE AND OTHER PURPOSES WITH THE RIGHT OF ACCESS TO THE SAME FOR THE MAINTENANCE THEREOF, ALSO TO TRIM OR CUT DOWN AND REMOVE FROM TIME TO TIME SUCH TREES, BUSHES AND SAPLINGS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE INSTALLATION AND MAINTENANCE OF SUCH FACILITIES IN, UPON, UNDER AND ALONG THE WEST 10 FEET OF LAND.

(SURVEYOR'S NOTE: THE DOCUMENT PROVIDED IS NOT LEGIBLE AND THE "GRANT" IS SHOWN PER THE ABOVE DESCRIPTION, SEE DOCUMENT FOR DETAILS.)

G 10. EASEMENTS FOR PUBLIC UTILITIES OVER THE NORTH 83 FEET AND THE EAST 15 FEET OF THE LAND AS DISCLOSED BY DEED EXECUTED BY J. EMIL ANDERSON & SON, INC., A CORPORATION OF ILLINOIS, CONVEYING TO ALUMAND BUILDING CORPORATION, AN ILLINOIS CORPORATION FILED APRIL 18, 1962 AS LR2029259.

(SURVEYOR'S NOTE: SHOWN HEREON, SEE DOCUMENT FOR DETAILS.)

H 11. EASEMENT FOR PRIVATE STREET CONTAINED IN DEEDS FILED AS DOCUMENT NUMBERS LR2093309, LR218641, LR2123361 AND LR2123247 AFFECTING THE WEST 66 FEET OF THE EAST 916 FEET OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(SURVEYOR'S NOTE: EASEMENT AS DESCRIBED IN THE ABOVE DOCUMENTS IS BEYOND THE LIMITS OF THE SURVEYED PROPERTY AND FALLS WITHIN THE OXFORD ROAD RIGHT OF WAY. THE EASEMENT MAY NO LONGER EXIST AS OXFORD ROAD IS A DEDICATED ROADWAY. SEE DOCUMENT(S) FOR DETAILS.)

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
AND TO: FIFTH THIRD BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS
AND TO: BRIDGE POINT DES PLAINES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(C), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2025.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF MARCH, 2025 IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPHER, P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2026
JCHRISTOP@SPACEDINC.COM

ROSEMONT, ILLINOIS

SPACED INC.

8455 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 05/06/2021
JOB NO: 11332
FILENAME: 11332ALTA-01
SHEET 1 OF 2

PREPARED FOR:
BRIDGE INDUSTRIAL
9525 W. BRYN MAWR AVENUE
SUITE 700
ROSEMONT, IL 60018

NEARMAP
AERIAL IMAGE
DATE OF IMAGE: 04-09-2024

REVISIONS:
05/20/2021 COMMENTS
05/28/2021 SHEET 2
06/21/2021 COMMENTS
01/31/2025
02/12/2025
03/24/2025

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

8455 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
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DATE:	05/06/2021
JOB NO:	11332
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SHEET	1 OF 2

ZONING REPORT, (TABLE A ITEM 6A)



PZR REPORT® FOR:

Prepared For:

TO BE DETERMINED

Date: Draft (1) – 02/03/2025

2R SITE NUMBER: 177961-

NATIONAL PLANNING & ZONING CONSULTING SERVICE

Page 1 of 7, <https://doi.org/10.1007/s10488-024-00470-7> | <https://www.kluweronline.com/doi/10.1007/s10488-024-00470-7> | Des-Plantes, E. 2024, *Journal of Management Inquiry*, 33(2), 1-7.

	
1300 South Mantoloking Avenue, Suite 402 • Clarkstown City, Oklahoma 73018 Telephone (405) 845-4344 • Fax (405) 845-3008	
ZONING AND SITE REQUIREMENTS SUMMARY	
I. Property Location	
1. Jurisdiction	City of Des Plaines, Illinois
2. Name	Bridge Point Des Plaines
3. Address	101 Howard Avenue aka 2000 South 7th
II. Zoning and Land Use	
1. Area Copes of Zoning Regulations Available for this Use?	Yes, Affected
2. Set of Zoning Ordinance	Ordinance 7, 2004
3. Existing Zoning Designation	"M-1" General Manufacturing District
4. Adjacent Zoning Designation and/or Uses if Available	Agriculture, South, West "M-2" Use "W-1" Single-Family Residential District
5. Proposed Use/Land Use	Industrial/Manufacturing
III. Proposed Use/Land Use	
B) The Project is a <u>Manufacturing</u> Use. Yes, as a Permitted Use, or as the Use Proposed for Development, provided the subject project is built in accordance with the standards set in this Use and subject to DPZD's permit 112122. A review of the attached approved Use Plan dated 11/22/2004 (Project No. 112122) indicates the site will be compatible with surrounding land uses and existing zoning. See Section "VII. Use Plan" of the DPZD 2004 Zoning Ordinance for details.	
IV. Property Size, Number of Buildings	
1. Property Size:	12.38 Acres or 538,294 Sq Ft +/- (Per Survey)
2. Number of Proposed Buildings	4 Primary Buildings (Per Review of Site Plan)
3. Accessory Buildings	6 Buildings (Per Review of Site Plan)

IV. Property Specifications		
1. Building foot/crack lines		
	Required	Proposed
a. layout	Adjacent Manufacturing, no on major transportation 10 ft Adjacent other or on major transportation 15 ft Adjacent 10 ft, or on major transportation 15 ft Adjacent 10 ft, or on major transportation 15 ft	Howard Street 18.01 ft (Per Site Plan) Wulf Road 65.08 ft (Per Site Plan)
b. Side / Rear:	Adjacent manufacturing 20 ft Adjacent other: 10 ft	West Lot Line 132.74 ft (Per Site Plan) South Lot Line 18.19 ft (Per Site Plan)
c. perimeter fencing lot-encircling	5 ft in width, as measured from the back of parking lot curb	Howard St. Appears to enclose entire lot West Lot Line 18.06 ft (Per Site Plan)
d. perimeter buffer	Where on M-6 manufacturing district, about a residential district, a neighborhood, or adjacent to SFR, shall be provided	West Lot Line 11.73 ft (Per Site Plan) South Lot Line 9 ft (Per Site Plan) Wulf Rd 18.29 ft (Per Site Plan)

2. The Proposed Building is Conformed – Larger Conforming, as to the Proposed Development, as shown on the attached Site Plan, is in compliance with the requirements of the attached Ordinance (see Ordinance 11322004 Proposed No. 113210) and/or the size and/or is consistent in compliance with current zoning regulations. (See Section 7.3-4.7-A Table 8 for Code Interpretation.)

2.	2. Land Requirements	
	a. Site Area Requirements:	<i>Minimum Lot Area:</i> Perkings Land Requirement <i>Minimum Parking Lot Paving:</i> 25% <i>Prepared: Appears to Exceed 25% (Per Review of Site Plan)</i> <i>Minimum Foundation Lifting:</i> <i>(Center Line): 20% of the foundation of the principal and accessory structures with emphasis on street-facing elevations.</i> <i>Prepared: Appears to Exceed 20% (Per Review of Site Plan)</i>
	b. Are the Existing Lot in Conformance?	<i>Legal Conforming, as is the Proposed Addition.</i>
	c. Is the Proposed Addition in Compliance with the Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Zoning Ordinance.</i>
	d. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	e. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	f. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	g. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	h. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	i. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	j. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	k. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	l. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	m. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	n. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	o. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	p. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	q. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	r. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	s. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	t. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	u. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	v. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	w. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>
	x. Are the Proposed Addition in Compliance with the Comprehensive Zoning Ordinance?	<i>Yes, the proposed addition is in compliance with the Comprehensive Zoning Ordinance.</i>

4. Building Density	
a. Building's Building Footprint:	275,000 Sq Ft (Per Acre of Site Plan)
b. Approximate Gross Floor Area:	35,000 Sq Ft (Per Acre of Site Plan)
c. Approximate Building Coverage:	Maximum Building Coverage: 70% Project: 225,000 Sq Ft / 126,294 Sq Ft of gross area
5. The Proposed Building in Conformance?	
Developer provided the subject property is built in accordance with the attached approved Site Plan dated 11/22/2024 (Project 11232). A review of the attached approved Site Plan dated 11/22/2024 (Project No. 11232) confirms the site will be constructed in compliance with current zoning regulations. (See Section 12.3-1 of Table 8 for Code reference)	
6. Parking	
a. Parking Space Formula:	Warehouse: 1 space for every 1,000 Sq Ft of gross area (225,000 Sq Ft / 1,000 Sq Ft = 150)
b. Parking Spaces Required:	150 Total Parking Spaces
c. Proposed Parking Spaces:	150+ Free Parking Spaces including a Handicap Space (Per Hand Code of Site Plan)
7. Is the Proposed Parking in Conformance?	
Developer provided the subject property is built in accordance with the attached approved Site Plan dated 11/22/2024 (Project 11232). A review of the attached approved Site Plan dated 11/22/2024 (Project No. 11232) confirms the site will be constructed in compliance with current zoning regulations. (See Section 12.3-1 for Code reference)	

V.	Site History	Yes	No
1.	Was general permitting or conditions applied to existing zoning? a. Site Plan/Approval or Planned Unit Development?		Site Plan Approval (Only Attached)
2.	Other?		No Applicable
3.	Violation Information		
	a. Are there any outstanding zoning code violations on this? No, per FDM Request F02891-01423, there are no open zoning code violations. (See Attachment)		
	b. Are there any outstanding fire code violations on this? No, per City Planner Fire Inspection Report, there are no open building code violations. (See Attachment)		
	c. Are there any outstanding fire code violations on this? No, per City Planner Fire Inspection Report, there are no open fire code violations. (See Attachment)		
4.	Is a Certificate of Occupancy available for the site? No, the City was unable to provide copies of Certificates of Occupancy. Please note, a new Certificate of Occupancy would only be issued in the event of a change in use or a change in occupancy. The City is currently reviewing an application for a new Certificate of Occupancy. The absence of a Certificate of Occupancy for the project is not a violation and will not give rise to any enforcement action affecting the project.		

[illegible]

NOTE: SEE SHEET 1 OF 2 FOR ADDITIONAL INFORMATION

REVISIONS:
05/20/2021 COMMENTS
05/26/2021 SHEET 2
06/21/2021 COMMENTS
01/31/2025
02/12/2025
03/24/2025



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
(847) 696-4060 Fax: (847) 696-4065

DATE: 05/06/2021

JOB NO: 11332

FILENAME:
11332ALTA-01

SHEET
2 OF 2

1. Hardship: No variance 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.

Carrying out the strict letter of the provisions of this title would create a particular hardship or practical difficulty for the Applicant in developing the site. In fact, it is not just a hardship but an impossibility. The northern portion of the subject property is encumbered by an August 29, 1960 gas pipeline easement along Howard Avenue. The easement prohibits the planting of trees or shrubs within the easement area. This prohibition ensures the integrity of the pipeline and its supporting foundation. The prohibition also avoids breaches of the pipeline which could impact the health, safety and welfare of the surrounding community. The hardship is further exacerbated by the City requirement that the Applicant dedicate an approximately 40-foot x 798-foot strip to widen Howard Avenue. Such dedication further constrains use and improvement of the subject property.

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

The subject lot is exceptional as compared to other lots subject to the same provision by reason of the gas pipeline easement along Howard Avenue. Other similarly situated properties do not have the same encumbrances which inhibit the ability to develop the site. The gas pipeline easement also amounts to more than a mere inconvenience as the Applicant is prohibited from planting trees or shrubs within the easement area. Further, the Applicant's agreement to dedicate 40 feet of land to provide for a fully publicly owned Howard Avenue is a very unique feature. The gas pipeline easement would also affect any owner of the subject property and does not arise out of a personal situation of the current owner.

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

The aforesaid condition is not the result of the current owner as the gas pipeline easement was granted in 1960. The Applicant purchased the property in 2021.

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.

Carrying out the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights. Other similarly situated properties subject to the landscaping requirements are also not encumbered by gas pipeline easements that prohibit the planting of trees, bushes and other interior landscaping.

Because of the easement prohibition, it is impossible for the Applicant to comply with the strict application of the landscape regulations. No matter how much the Applicant wants to comply with the landscape regulations, the Applicant is contractually prohibited from doing so. Public safety and the physical integrity of the pipeline and its support are sound bases for this prohibition. If the variation is not granted, the Applicant cannot develop the property at all because it cannot comply with the landscape regulations. The inability to develop the property would be a material denial of the development rights attendant to this property.

The Applicant bought the property in reliance on the zoning classification of the property and the entitlements attendant to that zoning classification. While the Applicant recognizes that many zoning constraints may limit development rights, it cannot be denied all rights to develop the property or be required to materially reduce the development of the property, because of a physical compliance impossibility. The Applicant has further relied on the City's preliminary approval of the proposed engineering plans in order to move forward with final engineering plans, financing approvals and preliminary site work. Finally, while working in conjunction with City staff, the Applicant made site plan revisions to provide for greater landscape opportunities. To provide that the property is undevelopable, or developable at a materially reduced scale, after collaborative efforts to reconfigure the site, is a substantial denial of the Applicant's property rights and right to rely on entitlements following expenditure of significant resources.

Further, when it purchased the subject property, it had no reasonable expectation that it would need to dedicate a substantial area of land for Howard Avenue. Such dedication further constrains use and improvement of the property.

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.

The alleged hardship is neither merely the inability of the owner to enjoy a special privilege or additional right available to owners 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. The crux of the matter is the fundamental right to develop property in accordance with applicable land use regulations and to be able to rely on governmental approvals in furtherance of that development. As stated above, the Applicant cannot meet landscape standards because of a contractual obligation designed to protect critical infrastructure and public health, safety and welfare. This condition is unique and not applicable to many other property owners.

The Applicant is not seeking a special privilege or additional right, nor just seeks to make more money from the subject property, but rather just seeks to effectively develop the subject property with an economically viable building that will suit its intended operations and one that would be in line with the preliminary plan approved by the City. The Applicant is not seeking to enhance returns on its investment but rather to secure relief from regulations that would otherwise preclude development of the property. In recognition of its inability to fully comply with the landscape regulations, the Applicant has provided for enhanced landscaping, above and beyond code requirements and in accordance with City staff site reconfiguration recommendations, on other portions of the site.

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.

The variation would not result in a use or development of the subject lot that would not be in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted. The Applicant intends to redevelop the subject property with industrial uses. The subject property is zoned M-2, General Manufacturing District, is currently in use for industrial purposes, and is surrounded by other manufacturing and industrial uses. The Applicant will also still install landscaping throughout the subject property and will still create a landscaped buffer between the subject property and the residential areas located to the east.

The variation would also not result in a use or development that would not be in harmony with the general purpose and intent of the comprehensive plan. The Applicant intends to develop the subject property with industrial uses, which is what is called for by the comprehensive plan.

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

There is no means other than the requested variation from the City's landscaping requirements by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot. There are substantial underground improvements within the gas pipeline easement area. Regardless of how small of a building the Applicant builds, it can never comply with the landscape regulations on the north side of the property. The only way to avoid the easement prohibitions is relocation of the pipeline which is likely not feasible under any set of circumstances.

The Applicant relied on the City's preliminary approval of the proposed engineering plans in order to move forward with final engineering plans and loan approval. To require the Applicant to redesign the proposed building at this stage would risk the cancellation of

Applicant's existing financing and require a large expenditure of additional funds to redesign the building and seek alternative financing. In addition, a smaller building would be unreasonable and impractical to construct as it would not be attractive to the Applicant's intended tenant base.

The Applicant has sought to mitigate the impacts of this requested variation by altering its site plan, eliminating parking and truck stalls and increasing parking area set backs all with the goal of enhancing the landscaping on other portions of the subject property. These efforts resulted in the Applicant's ability to exceed the City's requirements where possible, such as planting 44 trees along Wolf Road, which is in excess of the requirement to plant 11 trees.

The Applicant is further left with few, if any, reasonable remedies to address the landscaping shortfall given that it had to dedicate a large strip of land for the widening of Howard Avenue. That dedication further constrained the use and improvement of the site.

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.

The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship. The Applicant has only requested a variation in the landscaping requirements that are necessitated due Applicant's inability to plant trees and other interior plantings in the gas pipeline easement area. As noted above, the Applicant has enhanced landscaping and trees planting on other portions of the subject property in order to mitigate the impacts of reduced landscaping on the northern portion of the subject property. Moreover, it has planted grasses along the north side of the property to provide as much screening as possible within the confines of the easement restrictions.

SCOPE OF THE WORK; PROJECT DESCRIPTION

The project will consist of the demolition of existing structures and improvements on an approximately 11.5-acre site at the southwest corner of Howard Avenue and Wolf Road. The subject property is commonly known as 555 Howard Ave, Des Plaines, IL 60018. One unique and critical feature of the subject property is an 82.5-foot wide private gas line easement that encumbers the north approximately 42 feet of the subject property and the remaining 40 feet in a strip of land that the Applicant dedicated to the City at the City's request for completion of a publicly owned Howard Avenue. A 36-inch active gas line, owned and operated by Kinder Morgan, is located below grade within the 82.5-foot wide easement area. Among other restrictions, the gas line easement prohibits the planting of trees or shrubs within the easement area. This prohibition is in place to ensure that root systems do not affect the integrity of the pipeline or its foundation system. It is also in place to protect the health, safety and welfare of the general public from breaches to the pipeline system. Today, there are no trees in the parkway along Howard Avenue.

The petition proposes to redevelop the property with an approximately 225,600 square foot, single-story warehouse building. Primary building materials will be precast concrete, steel, and glass. The redevelopment project also includes site landscaping, 193 car parking stalls (187 standard parking stalls and 6 ADA parking stalls), 18 trailer parking positions, 64 exterior docks, and underground detention.

The Applicant seeks a variance from the City's landscape regulations because the gas pipeline easement and public safety interests prohibit the planting of trees and shrubs in the easement area. To go into greater detail, the terms of the pipeline easement prevent the Applicant from meeting landscape regulations for parkway trees, perimeter trees and interior parking lot landscaping on the northern portion of the subject property.

To address the resulting tree shortfall, Applicant has proposed several creative planting solutions aimed at effectively screening the building and parking areas and compensating for the landscaping shortfall along the subject property's northern boundary. As an alternative within the easement boundary, Applicant proposes the installation of expansive beds of ornamental grasses along the entire Howard Avenue frontage. These grasses, which will reach a minimum height of four feet and can grow to up to five and one half feet, offer visual screening from the right of way and the industrial uses on the north side of Howard Avenue. If left untrimmed, these ornament grasses offer year-round seasonal interest and screening.

To further compensate for the restricted planting in the easement area, the landscape design exceeds City code requirements in portions of the subject property outside of the gas pipeline easement. For example, along the parking lot perimeter adjacent to Wolf Road, Applicant has proposed the planting of 44 shade and evergreen trees to provide enhanced screening and aesthetic value, even though only 11 trees are required by City code. The Applicant is also proposing more landscape beds in the parking lot on the Wolf Road frontage, further compensating for reduced landscaping elsewhere on the site. This enhanced landscaping is particularly beneficial to the residential homes across Wolf Road, particularly given that there has historically been little to no landscaping in this location.

In collaboration with City staff, Applicant has made several site plan modifications to increase landscape opportunities. These adjustments include the addition of parking islands on the south side of the north lot, the removal of select trailer storage spaces, removal of parking spaces and a revision to the turning radius at the southwestern corner of the vehicular circulation area. All newly created landscape areas resulting from these changes now accommodate trees, further contributing to compensation for landscaping shortfalls on the north side of the site.

THIS PLAN SHEET IS BEING PROVIDED FOR PLANNING AND ZONING BOARD APPROVAL AND RELEASED ON 08/05/2025

NOTE: THIS PLAN SHEET HAS BEEN EXTRACTED FROM THE P.E. STAMPED AND CERTIFIED ISSUED PLAN SET ORIGINALLY DATED DECEMBER 20, 2024 AND LAST REVISED JULY 8, 2025.

KINDER MORGAN PIPELINE NOTES:

1. CONTRACTOR SHALL NOTIFY MARK THORSON, DAMAGE PREVENTION SUPERVISOR, TO SCHEDULE COMPANY REPRESENTATIVES TO BE ON-SITE WHEN WORKING WITHIN THE KINDER MORGAN PIPELINE EASEMENT EMAIL: MARK_THORSON@KINDERMORGAN.COM
2. CONTRACTOR SHALL SUBMIT KINDER MORGAN ENCROACHMENT INFORMATION FORM AS NECESSARY, AND AS REQUIRED BY UTILITY OWNER
3. NO BLASTING NEAR THE PIPELINE ALLOWED

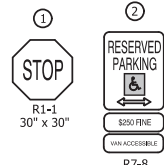
CONSTRUCTION NOTE FOR TRENCH OPEN CUT ACROSS PIPELINE:
NO MECHANICAL EQUIPMENT IS ALLOWED WITHIN 3 FT. OF THE PIPELINE. ALL TRENCHING AROUND THE TOLERANCE ZONE AROUND PIPELINE SHALL BE APPROVED BY THE DAMAGE PREVENTION SUPERVISOR. ANY EXCAVATION WITHIN THE TOLERANCE ZONE SHALL BE BY HYDROVAC, HAND DIGGING, OR OTHER SOFT DIGGING TECHNIQUES. THE CONTRACTOR MUST REACH OUT TO THE KINDER MORGAN, INC. DAMAGE PREVENTION SUPERVISOR, TO ENSURE A COMPANY REPRESENTATIVE IS ON SITE DURING THE PROJECT. ANY SOIL REMOVED DURING CONSTRUCTION MAY NOT BE STORED WITHIN THE PIPELINE ROW.

CONTRACTOR TO EXCAVATE VIEW PORTS FOR BORE / HDD DRILL:
CONTRACTOR MUST HYDRO-EXCAVATE SLIT TRENCH / VIEW PIT, AT AN OFFSET DISTANCE OF 5 FEET FROM SIDE OF PIPE, FOR EACH PIPE CROSSING, FOR KINDER MORGAN DAMAGE PREVENTION INSPECTOR TO ENSURE THE BORE/DIRECTIONAL DRILL DOES NOT HIT THE SIDE OF PIPE AS WELL AS THE DEPTH OF THE BORE / HDD IS BEYOND 24 INCHES BELOW BOTTOM OF PIPE. THE DEPTH OF THE SLIT TRENCH / VIEW PIT MUST AT A DEPTH OF 24 INCHES (MIN.) BELOW BOTTOM OF PIPE. THE PURPOSE OF THE PIT IS FOR THE ONSITE INSPECTOR TO ENSURE THE DIRECTIONAL BORE DOES NOT ENTER THE SIDE OF PIPE AND IS NOT WITHIN THE 24-INCH TOLERANCE ZONE. THE BORE / HDD MUST BE AT A DEPTH THAT IT DOES NOT IMPEDE THE VIEW WITHIN THE PIT, (TYPICAL). ANY SOIL REMOVED DURING CONSTRUCTION MAY NOT BE STORED WITHIN THE PIPELINE ROW.

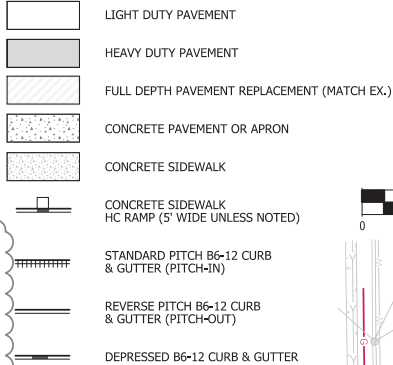
NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE REVERSED PITCH (PITCH-OUT) B6-12 CURB AND GUTTER UNLESS OTHERWISE NOTED.
3. SEE SHEET C-2.0 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT AND COLOR SHALL MATCH MUNICIPAL REQUIREMENTS AND/OR INDUSTRY STANDARDS.
5. ALL ACCESSIBLE PARKING SPACES AND SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS
7. SEE MEP DRAWINGS FOR DESIGN AND DETAILS OF THE LIGHTING, CIRCUITRY, PHOTOMETRICS, PLUMBING, ETC.
8. SEE LANDSCAPE DRAWINGS FOR DESIGN AND DETAILS OF LANDSCAPE DESIGN
9. CONTRACTOR SHALL REMOVE AND REPLACE PAVEMENT WITHIN THE R.O.W. AND EXISTING ROADWAYS AS NECESSARY FOR CURB AND UTILITY INSTALLATION. MATCH EXISTING PAVEMENT SECTION AS NECESSARY FOR PATCHING
10. ALL CURB AND GUTTER PROPOSED TO BE REMOVED AND REPLACED ALONG HOWARD AVENUE SHALL BE INSTALLED WITH A 3" EDGE GRIND AND OVERLAY

SIGN LEGEND:



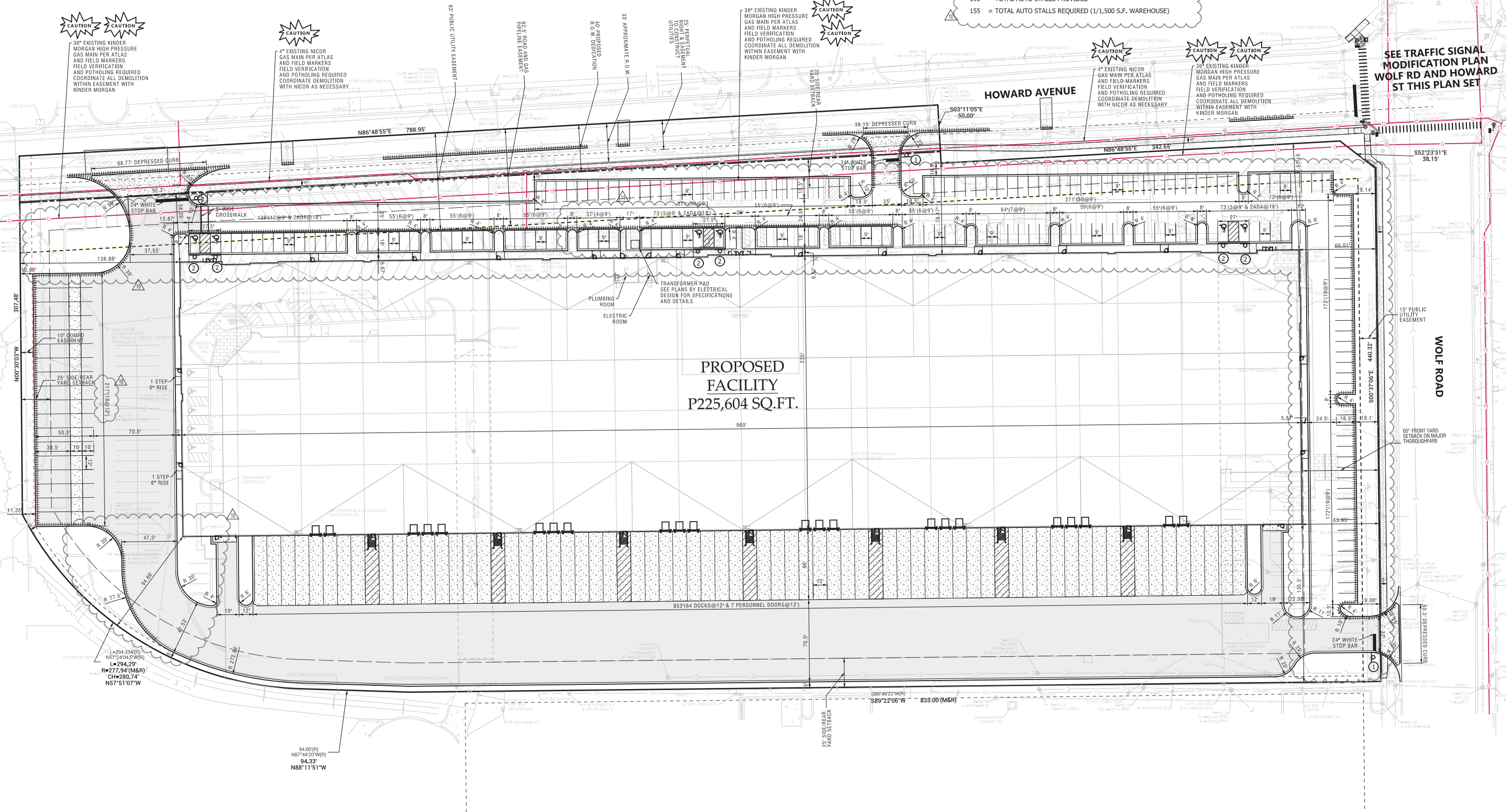
LEGEND



NOTE: ① INDICATES SIGN ① MOUNTED ABOVE SIGN ②

PARKING COUNT

- 64 = PROPOSED EXTERNAL DOCK POSITIONS (22 CURRENT, 42 FUTURE)
- 18 = PROPOSED TRUCK STALLS
- 2 = PROPOSED DRIVE IN DOORS
- 187 = PROPOSED STANDARD AUTO STALLS
- 6 = PROPOSED ADA AUTO STALLS
- 193 = TOTAL AUTO STALLS PROVIDED
- 155 = TOTAL AUTO STALLS REQUIRED (1/1,500 S.F. WAREHOUSE)



GEOMETRIC PLAN
555 HOWARD AVENUE
DES PLAINES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11332GM

DATE:
12/20/2024

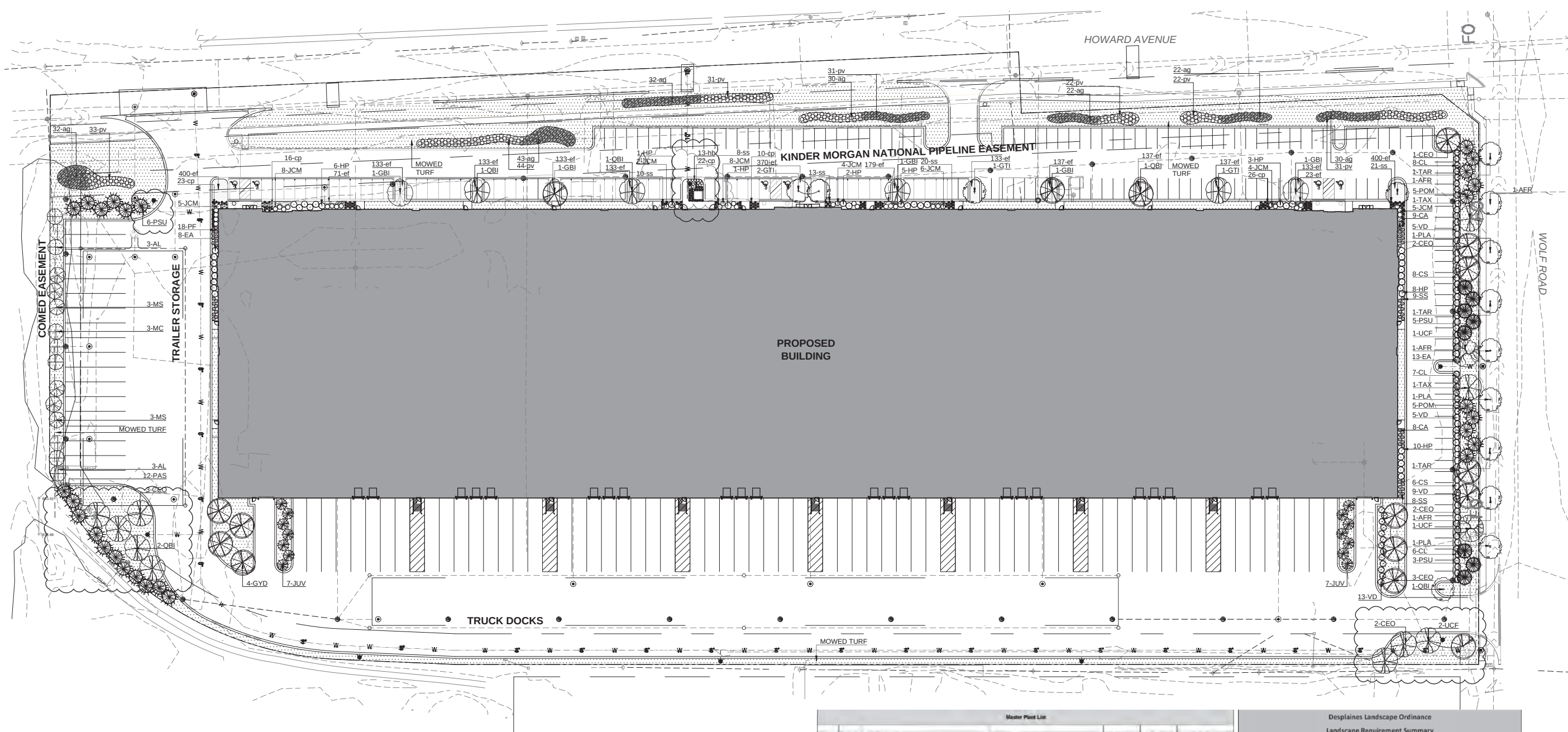
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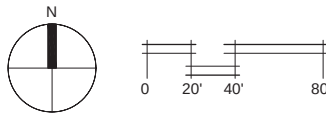
NO.	DATE	REMARKS
11	07/08/25	DES PLAINES BUILDING DEPT
10	06/10/25	DES PLAINES LANDSCAPE
9	05/22/25	KINDER MORGAN
7	05/14/25	SITE RAISE
6	04/11/25	KINDER MORGAN
3	02/25/25	OWNER BUILDING REVISIONS
1	02/14/25	DES PLAINES AND MWRD

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1	02/14/25	DES PLAINES AND MWRD



OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 40'-0"



Master Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
AFR	4	ACER X. FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	NATIVE	
CEO	13	CELTIS SCODORFIIUS	HICKBERRY	3" BB	NATIVE	MALE SPEC. ONLY
GBI	5	GRINGO BILGIA 'AUTUMN GOLD'	GRINGO	3" BB		
GTI	5	OLESTIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB	NATIVE	
GTD	4	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	3" BB	NATIVE	
PLA	3	PLATANUS X ACERIFOLIA MORTON ORIOLE	EXCLAMATION LONDON PLANETREE	3" BB		
QBI	5	QUERCUS BROOK OPI	SWAMP WHITE OAK	3" BB	NATIVE	
TAX	7	TAXODIUM DISTICHA	BALD-CYPRESS	3" BB		
TAR	3	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	
UCF	4	ULMUS X. FRONTIER	FRONTIER ELM	3" BB		
Evergreen Trees						
JUV	14	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" BB	NATIVE	
PAS	12	PICEA ABIES	NORWAY SPRUCE	3" BB		
POM	10	PICEA OMORICA	SERBIAN SPRUCE	3" BB		
PSU	14	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3" BB		
Ornamental Trees						
AL	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY		NATIVE	
MC	3	MAACOVA AMURENSIS	AMUR MAACOVA			
MS	5	MALUS SARGENT	SARGENT CRABAPPLE	3" BB		
Evergreen Shrubs						
JCM	42	JUNIPERUS CHINENSIS 'MINT JUIP'	MINT JUIP SPREADING JUNIPER	24" BB		
Deciduous Shrubs						
CA	17	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL		
CS	14	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3 GAL	NATIVE	
CL	21	COTONEASTER LUCIDUS	PINKISH COTONEASTER	4" BB		
EA	21	EUONYMUS ALATA 'COMPACTA'	DWARF BURVING BUSH	3" BB		
HP	36	HYDRANGEA PANICULATA 'PINK DIAMOND'	PINK DIAMOND HYDRANGEA (GRAFTED)	5 GAL		
PF	18	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	NATIVE	
SS	17	SORBARIA SCORFOLIA 'SEM'	SEMI URAL FALSE SPirea	24" BB		
VD	32	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE BIRCHWOOD VIBURNUM	48" BB	NATIVE	
Groundcover						
ef	2852	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCRESSPER	3" POTS		
Perennials						
Nb	13	HOSTA 'BLUE ANGEL'	HOSTA	1 GAL		
Grasses						
ng	208	ANDROPOGON GERARDII	BIG BLUESTEM	3 GAL	NATIVE	
sp	97	CAREX PENSYLVANICA	COMMON OAK SEDGE	1 GAL	NATIVE	
pv	214	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL	NATIVE	
ss	71	SCHIZACHYRIUM SCOPARUM 'PRAIRIE BLUES'	LITTLE BLUESTEM	1 GAL	NATIVE	

Desplaines Landscape Ordinance Landscape Requirement Summary			
Parkway Landscaping	1572 LF	Required	Proposed
Shade Trees	1 : 40 LF	39	9
Note: Due to existing utility easement the number of parkway trees has been limited.			
Parking Lot Interior	66,916 SF	Required	Proposed
Landscape Area	5% Parking Lot	3,403 SF	3,403 SF
Shade Trees	1 : 100 SF	33	31
Parking Lot Perimeter	2,867 LF	Required	Proposed
Shade Trees	1 : 40 LF	72	8
Evergreen Trees			35
Ornamental Trees			15
Shrubs	1 : 3 LF	716	81
Ornamental Grasses			425
Note: Due to existing utility easement the number of parking lot perimeter trees has been limited.			
Foundation Landscaping	1,669 LF	Required	Proposed
Corner Lot	35%	584 LF	631

PLEASE NOTE: DUE TO THE PRESENCE OF THE KINDER-MORGAN NATIONAL PIPELINE AND COMED EASEMENTS, PLANTING HAS BEEN LIMITED ALONG HOWARD AVENUE AND WESTERN SIDE YARD

Kathryn Talty
landscape architecture

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c 847.612.1554 | www.ktlandarch.com

DESPLAINES LANDSCAPE ORDINANCE
STATE OF ILLINOIS
157-0011-10
KMT

no.	revision	description	initial	date
	1	ISSUED FOR REVIEW	KMT	03-26-25
	2	ISSUED PER VILLAGE COMMENTS	DSP	08-05-25

555 HOWARD AVENUE
DESPLAINES, IL

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS

date:	04-04-25
job no.	24570
drawn:	DJW/DSP
checked:	KMT

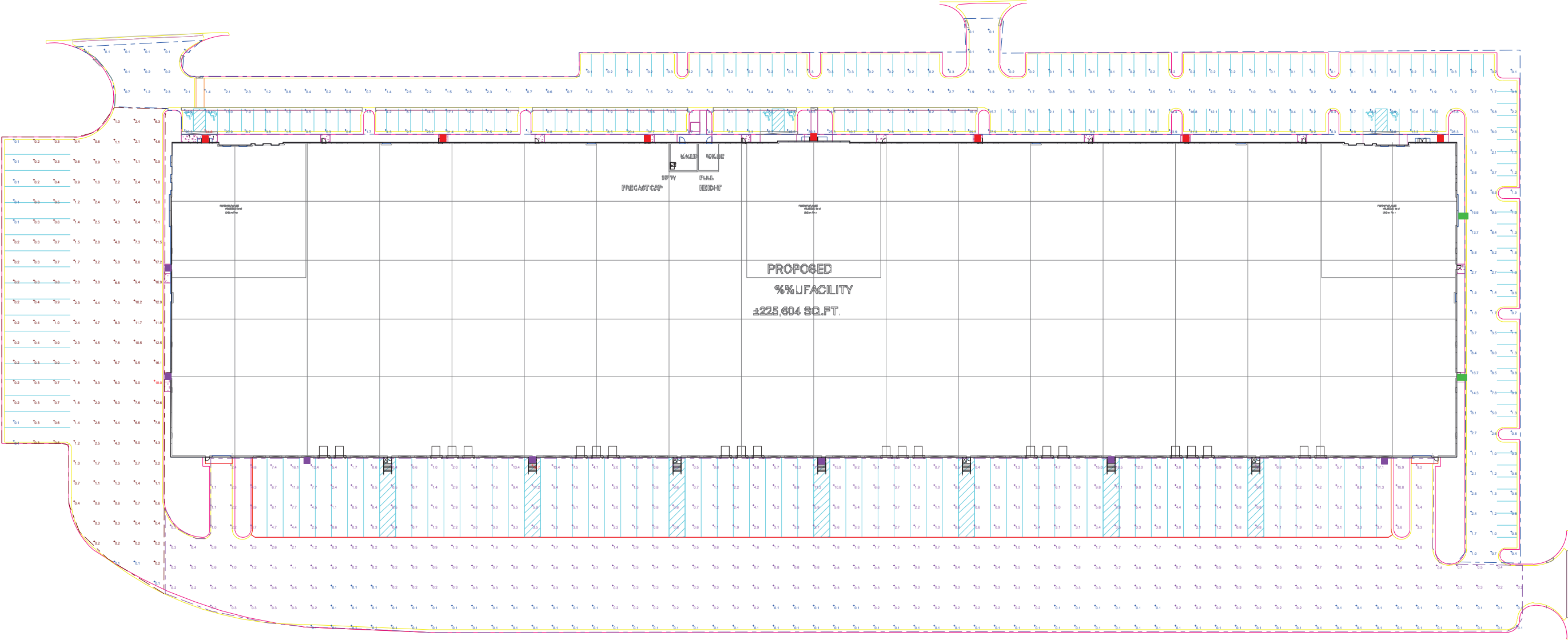
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Attachment 7

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LANDSCAPE MAINTENANCE SPECIFICATIONS																																					
THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE. STANDARDS ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. APPROVALS ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION. SOIL TESTING THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER. <table><tr><th colspan="3">ACCEPTABLE SOIL TEST RESULTS:</th></tr><tr><th></th><th>LANDSCAPE TREES & SHRUBS</th><th>TURF</th></tr><tr><td>PH RANGE</td><td>5.0-7.0</td><td>6.0-7.0</td></tr><tr><td>ORGANIC MATTER</td><td>>1.5%</td><td>>2.5%</td></tr><tr><td>MAGNESIUM (MG)</td><td>100+LBS./ACRE</td><td>100+LBS./ACRE</td></tr><tr><td>PHOSPHORUS (P2O5)</td><td>150+LBS./ACRE</td><td>150+LBS./ACRE</td></tr><tr><td>POTASSIUM (K2O)</td><td>120+LBS./ACRE</td><td>120+LBS./ACRE</td></tr><tr><td>SOLUBLE SALTS</td><td>NOT TO EXCEED 900PPM/1.9 MMHOS/CM</td><td>NOT TO EXCEED 750PPM/0.75 MMHOS/CM</td></tr><tr><td></td><td>IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX</td><td>IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX</td></tr></table> FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED: <table><tr><td>BORON</td><td>3 POUNDS PER ACRE</td></tr><tr><td>MANGANESE</td><td>50 POUNDS PER ACRE</td></tr><tr><td>POTASSIUM (K2O)</td><td>450 POUNDS PER ACRE</td></tr><tr><td>SODIUM</td><td>20 POUNDS PER ACRE</td></tr></table> WORKMANSHIP DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS. UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.		ACCEPTABLE SOIL TEST RESULTS:				LANDSCAPE TREES & SHRUBS	TURF	PH RANGE	5.0-7.0	6.0-7.0	ORGANIC MATTER	>1.5%	>2.5%	MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE	PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE	POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE	SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM	NOT TO EXCEED 750PPM/0.75 MMHOS/CM		IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX	BORON	3 POUNDS PER ACRE	MANGANESE	50 POUNDS PER ACRE	POTASSIUM (K2O)	450 POUNDS PER ACRE	SODIUM	20 POUNDS PER ACRE	TREES, SHRUBS, & GROUND COVER (CONT.) MULCHING ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAE BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS. ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS. WEEDING ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES. PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL. INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR. FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL. PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT. IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN. NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS. TRASH REMOVAL THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT. LEAF REMOVAL ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER, IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS. WINTER CLEAN-UP THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH. CLEAN-UP INCLUDES: • CLEANING CURBS AND PARKING AREAS • REMOVING ALL TRASH AND UNWANTED DEBRIS • TURNING MULCH WHERE NECESSARY • INSPECTION OF GROUNDS
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TURF GENERAL CLEAN UP PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS. MOWING TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3". THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK. EDGING EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEP CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS. FERTILIZING SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES. LAWN WEED CONTROL: HERBICIDES SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL. INSECT & DISEASE CONTROL FOR TURF THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION. INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.	SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER. SEASONAL COLOR MAINTENANCE PERENNIALIZATION OF BULBS: 1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS. 2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE. 3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE. 4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL. FLOWER ROTATION: 1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT. 2. SUMMER ANNUALS OR FALL PLANTS: A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY. B. FERTILIZING: SUMMER ANNUALS, FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP. C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER. PERENNIALS: 1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON. 2. THE FOLLOWING YEAR: A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP. B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY. C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS. D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES. E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE. F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE. 3. THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES. 4. LONG-TERM CARE: A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE. B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOULTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.																																				
TREES, SHRUBS, & GROUND COVER PRUNING ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES, DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY. PRUNING GUIDELINES: 1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY. 2. PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH. 3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS. 4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY. 5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF. 6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON. 7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS. A. YEW, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING. B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS, NEVER CUT CENTRAL LEADER. C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES. 8. GROUND COVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS. 9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC. 10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC. PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED. SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK. SPRING CLEANUP PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY. FERTILIZING FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES. THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET. SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.	SUMMARY OF MAINTENANCE 1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS. 2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES. 3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED. 4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE. 5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER. 6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS. 7. MECHANICALLY EDGE CURBS AND WALKS. 8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS. TREE, GROUND COVER AND SHRUB BED MAINTENANCE 1. PRUNE SHRUBS, TREES AND GROUND COVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE. 2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS. 3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL. 4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE. 5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE. 6. ORNAMENTAL SHRUBS, TREES AND GROUND COVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER) 7. EDGE ALL MULCHED BEDS. 8. REMOVE ALL LITTER AND DEBRIS. GENERAL MAINTENANCE 1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES. 2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.																																				

GENERAL CONSTRUCTION NOTES	
1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE. 2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK. 3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED. 4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT. 5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT. 7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET. 8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET. 9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND) 10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL. 11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED. 12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD. 13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS. 14. ALL LAWN AREAS TO BE SEEDD WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN. 15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET. 16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED. 17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY 18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.	Kathryn Talty landscape architecture 1926 Waukegan Road Suite 340 Glenview, Illinois 60025 c 847.672.1564 www.ktlandarch.com ILLINOIS LANDSCAPE ARCHITECT KATHRYN TALTY 137-00118 STATE OF ILLINOIS date 03-26-25 initial KMT revision description no. ISSUED FOR REVIEW ISSUED PER VILLAGE COMMENTS date 08-05-25 initial DSP no. 1 2 3 4 555 HOWARD AVENUE DESPLAINES, IL LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS CONSTRUCTION NOTES PLANTING DETAILS date: 04-04-25 drawn: DJW/DSP checked: KMT job no. 24570 sheet no. L2.0



Plan View
Scale - 1" = 30'

Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	WP		7	RSX4 LED P6 40K R3	RSX Area Luminaire Size 4 P6 Lumen Package 4000K CCT Type R3 Distribution		1	68660	1	545.6631
	WP1		7	RSX4 LED P3 40K AFR	RSX Area Luminaire Size 4 P3 Lumen Package 4000K CCT Type AFR Distribution		1	50502	1	369.4381
	WP2		2	RSX3 LED P1 40K AFR	RSX Area Fixture Size 3 P1 Lumen Package 4000K CCT Type AFR Distribution		1	27341	1	194.71

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Car Parking North & East	+	4.6 fc	31.8 fc	0.1 fc	318.0:1	46.0:1
Dock Area South	+	2.0 fc	18.7 fc	0.1 fc	187.0:1	20.0:1
Trailer Parking West	+	3.0 fc	18.0 fc	0.1 fc	180.0:1	30.0:1



DES PLAINES SPEC WAREHOUSE
555 HOWARD AVE
DES PLAINES, IL

Designer
ABCO ELECTRIC
Date
09/21/2025
Scale
See Scale
Drawing No.
Summary



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

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

MEMORANDUM

Date: August 7, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

CC: Jeff Rogers, AICP, Director of Community and Economic Development JVR
Jonathan Mendel, AICP, Assistant Director of CED JM

Subject: Request to Continue 25-040-CU: Conditional Use for a Commercially Zoned Assembly Use at 1173 Elmhurst Road

The petitioner is preparing additional information for consideration of the conditional use application and has requested to continue the hearing to the Board's regular meeting on Tuesday, August 26, 2025, which is attached.

From: [Hukam Rawat](#)
To: [Jonathan Stytz](#)
Subject: Re: 1173 Elmhurst road
Date: Thursday, August 7, 2025 2:17:24 PM
Attachments: [image002.png](#)
[image001.png](#)

Yes I do.

On Thu, Aug 7, 2025 at 2:11 PM Jonathan Stytz <jstytz@desplainesil.gov> wrote:

Noted. Please confirm via email that you intend to continue your request to the August 26, 2025 PZB meeting. Thank you.

Sincerely,

JONATHAN STYTZ, AICP

SENIOR PLANNER

City of Des Plaines

1420 Miner Street, Des Plaines, IL 60016

P: 847.391.5392 W: desplainesil.gov

Please note that my email address has changed. My new email address is jstytz@desplainesil.gov.

“How are we doing? Our department wants your feedback. Based on your recent experience with us, please take a few moments to complete this [customer satisfaction survey](#). ”

From: Hukam Rawat <hukamrawat1@gmail.com>
Sent: Thursday, August 7, 2025 1:39 PM
To: Jonathan Stytz <jstytz@desplainesil.gov>
Subject: Re: 1173 Elmhurst road

We are working on the parking agreement and side plan and in the backside we are going to use as storage.

On Thu, Aug 7, 2025 at 8:40 AM Jonathan Stytz <jstytz@desplainesil.gov> wrote:

Good morning, Hukam:

I am in receipt of the revised project narrative and responses to standards. I did want to follow-up on the site plan and floor plan revisions mentioned in the official review letter (reattached for reference). Will these two documents be submitted today? Please advise at your earliest convenience. Thank you.

Sincerely,

JONATHAN STYTZ, AICP

SENIOR PLANNER

[City of Des Plaines](#)

[1420 Miner Street, Des Plaines, IL 60016](#)

P: 847.391.5392 W: desplainesil.gov

Please note that my email address has changed. My new email address is jstytz@desplainesil.gov.

“How are we doing? Our department wants your feedback. Based on your recent experience with us, please take a few moments to complete this [customer satisfaction survey](#). ”

From: Hukam Rawat <hukamrawat1@gmail.com>

Sent: Wednesday, August 6, 2025 4:45 PM

To: Jonathan Stytz <jstytz@desplainesil.gov>

Subject: [1173 Elmhurst road](#)

Good evening Mr. Jonathan Stytz

Please find the attached documents for 1173 s Elmhurst Road, Desplain party hall as we discussed .

Thank you

MEMORANDUM

Date: August 8, 2025

To: Planning and Zoning Board (PZB)

From: Samantha Redman, AICP, Senior Planner *SR*

Cc: Jonathan Mendel, AICP, Assistant Director of Community & Economic Development *JM*
Jeff Rogers, AICP, Director of Community & Economic Development *JR*

Subject: Zoning Text Amendments Related to Building Design Review Standards for Single-Family and Two-Family Residences

Issue: Consider Zoning Ordinance amendments to amend Section 12-3-11 to modify the applicability requirements for single-family and two-family residences, and other minor clean-up of text in this section.

Background

At its April 22, 2025 meeting, the Planning and Zoning Board (PZB) discussed Section 12-3-11, Building Design Review Standards, which regulates the appearance of buildings within the City. Based on this discussion, the Board directed staff to prepare amendments to improve requirements. The following proposed amendments are devoted to single-family and two-family residential buildings.

As discussed at the meeting, under the current code, additions exceeding 15 percent of the existing floor area or changes to any street-facing elevation require the entire building to comply with these standards. For example, a home clad with siding with a larger than 15% addition would be required to add a masonry material on all elevations. For older homes, particularly those built before the standards were adopted, meeting the masonry requirement can create significant structural and financial challenges. Many homeowners recently have preferred to expand and improve their homes rather than move to larger, newer houses in other communities. For the City of Des Plaines, this creates a positive feedback loop that fosters community cohesion, neighborhood stability, and ongoing reinvestment

Minor variations have provided a path to allow these projects to proceed, but creates an additional process and do not have a guarantee of approval. Between 2023 and 2025, twenty-three minor variations related to these requirements were reviewed, primarily involving additions or renovations to single-family detached homes. Most were approved, often with conditions designed to promote harmonious integration with the existing structure and neighborhood. All requests must demonstrate hardship to the satisfaction of the Zoning Administrator. An additional benefit of the proposed amendments is a potential reduction in zoning caseload, allowing planning staff to devote more time and resources to other priorities.

Overview of Existing Building Design Review Standards for Single Family Residences

The Building Design Review standards generally regulate four things on a building: entrances, windows/transparency, blank walls, and exterior building facade materials. Below summarizes the various components of the code related to single family residences, although the code more broadly applies to most building types.

Applicability

The Building Design Review Standards do not apply to every building permit or development review, but apply in the below circumstances:

1. New construction of a principal structure
2. Appearance altering renovations to the front or corner facades of a principal structure; and
3. Additions to principal structures resulting in greater than fifteen percent (15%) change of gross floor area.

Materials

An emphasis on encouraging masonry materials is prevalent in this section of the Zoning Ordinance. Single-family detached houses have the following requirements:

- Single Story: 100% face brick, natural stone, or anchored or adhered masonry veneer on all exterior elevations
- Multi Story:
 - Ground story and street facing elevations: 100% face brick on all ground floor and first floor street facing elevations.
 - Ground story and not street-facing elevation: Face brick a minimum of eight feet (8') from the top of foundation. Natural stone, face brick, and anchored or adhered masonry veneer permitted on the remaining portion of the not street-facing ground story elevations above eight feet (8') from top of foundation.
 - Upper story: Ground story materials, plus painted or stained wood, vinyl siding, or fiber cement board

Transparency and Blank Wall Requirements

A minimum amount of window or glass area—referred to as *transparency*—is required on street-facing façades. The intent of this code section is to prevent blank, monotonous walls facing streets. For single-family detached houses, 15% of the street-facing facades must include transparency. In addition, there are limits on the amount of blank walls (i.e. windowless areas) allowed.

Building Design Review Process

Building design review standards are typically enforced during building permit reviews. Zoning Staff review permits for both new construction and additions that trigger the applicability requirements for the Building Design Review standards. The Staff Design Review Committee reviews any new permit submitted where these standards are applicable. The “Zoning Administrator” has historically been the Director of Community and Economic Development, although occasionally it has been designated to another staff member when this position is vacant.

Minor variations may be granted in two scenarios: (1) for single-family detached homes, the Zoning Administrator may approve the variation directly; and (2) for all other building types, the Zoning Administrator may grant the variation with a recommendation from the Staff Design Review Committee. When a variation is approved, conditions may be attached, such as requiring specific substitute materials or colors, or limiting the variation to certain portions of the building. The Zoning Administrator may also approve a reduced version of the requested relief. For example, if an applicant requests that an entire building addition be clad in vinyl siding, the variation may allow vinyl on non-street-facing elevations while requiring masonry on the front elevation.

Proposed Amendments

Staff proposes amending the applicability provisions for single-family and two-family residential buildings to ensure that only significant alterations are required to meet the Building Design Standards. Currently standards apply to all building types; however, the amendments divide applicability into two separate categories, as a single-family or two-family residential dwelling is a different scale of project than other types of developments.

1. Detached Single-Family Residential and Two-Family Residential Dwellings

- a. Construction of a new principal structure; and**
- b. Additions to principal structures resulting in greater than a ~~fifteen percent (15%)~~ fifty percent 50% change of ~~gross~~ conditioned floor area.**

2. All Others

- a. Construction of a new principal structure;**
- b. Appearance altering renovations to the front or corner facades of a principal structure.**
- c. Additions to principal structures resulting in greater than a fifteen percent 15% change of ~~gross~~ conditioned floor area as defined by the City of Des Plaines building code.**

Rationale for Amendments

Under the proposed language, the Building Design Standards would apply to new houses or to projects that substantially increase building size, defined as more than 50 percent, with two-family dwellings (duplexes) explicitly added to ensure consistency with other sections of the Zoning Ordinance. The change from “gross” to “conditioned” floor area further refines applicability by focusing on enclosed, climate-controlled space. This adjustment prevents the standards from being triggered by improvements such as porches, decks, or small additions like sunrooms, which are not true living space and typically do not meaningfully alter a building’s overall design.

Staff also recommends removing the requirement that any alteration to a front or corner façade must comply with the Building Design Standards. Common examples include the addition of a new open front porch to a house that previously lacked one, or the reconfiguration of window placements to align with interior floor plan renovations. Under current regulations, such changes trigger either full compliance or the need for a minor variation request.

This requirement is not reflective of the existing conditions of residential properties in the city. Cook County data shows that only 33.6 percent of residential buildings in Des Plaines are full masonry, while 40.7 percent are a mix of wood and masonry and 24.8 percent are entirely wood.¹ For many homeowners, meeting masonry requirements in these situations can be prohibitively expensive, discouraging reinvestment in the housing stock. In addition, these requirements can unintentionally compromise the integrity of historic architectural styles by encouraging alterations that could be incompatible with a building’s original design or materials.

Together, these amendments are intended to focus design review on projects that truly reshape a building’s scale or appearance, while removing regulatory barriers that can impose unnecessary costs. In the context of rising interest rates for new mortgages and ongoing housing affordability concerns, this approach supports home improvement and neighborhood reinvestment without compromising the City’s design objectives.

¹ Cook County Assessor’s Office “Residential Property Characteristics” Data, Updated May 11, 2022, <https://datacatalog.cookcountyil.gov/stories/s/p2kt-hk36>

Finally, staff suggest a few minor clean-up amendments. In particular, the below section of code appeared to unintentionally omit other permitted masonry types of multi-story/level single family houses. The amendment expands the allowable materials to include the other masonry types permitted on single-story houses.

Standards for Text Amendments:

The following is a discussion of standards for zoning amendments from Section 12-3-7.E. of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided. The PZB may use the statements below as its rationale or adopt its own.

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

The 2019 Comprehensive Plan calls for modernizing development regulations to reflect the existing character of the community, promote a harmonious appearance, and remove unnecessary barriers to property reinvestment. The proposed amendments directly support these goals by refining the applicability of the Building Design Standards so they are triggered only by substantial changes to a building's size or form, rather than by minor improvements. This approach aligns with the Comprehensive Plan's emphasis on maintaining neighborhood character while encouraging property owners to invest in and improve their homes. The amendments advance the Plan's objective of fostering high-quality, context-sensitive development that is both feasible for property owners and beneficial to the broader community.

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

The proposed amendment is compatible with current conditions and aligns with the overall character of existing development within the City. The current housing stock is not uniformly constructed with the materials currently required, and these standards can create unnecessary cost barriers for homeowners seeking to repair, renovate, or expand their homes. By focusing applicability on projects that substantially change building size, the amendments preserve the City's overall character while removing barriers to common residential improvements and additions.

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

All proposed amendments are not anticipated to negatively impact public facilities and available services.

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

The amendments are intended to lessen regulatory restrictions and encourage reinvestment in residential properties, which can have a positive effect on property values over time. By removing unnecessary triggers for full compliance with the Building Design Standards, the amendments make it more feasible for property owners to undertake improvements that enhance the functionality, appearance, and marketability of their homes. The focus on substantial alterations, rather than minor projects such as porches, decks, or small additions, preserves the City's design objectives while reducing the risk of discouraging desirable investment in the housing stock.

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

By refining applicability to substantial changes in building size, the amendments ensure that review resources are directed toward projects with the greatest potential to affect neighborhood character. At the same time, they remove regulatory barriers that can impose unnecessary costs, discourage reinvestment, or lead to alterations incompatible with historic architectural styles. This balanced approach supports orderly growth, maintains community character, and promotes long-term housing affordability.

PZB Procedure and Recommended Conditions: Under Section 12-3-7.C.3 of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve with modifications, or deny the above-mentioned amendments. City Council has final authority on the proposal.

Attachments:

Attachment 1 – Proposed Amendments

Proposed Amendments

12-3-11: BUILDING DESIGN REVIEW:

A. Purpose: Building design review is required to promote orderly and harmonious growth of the city through high quality and compatible development, to improve the design and appearance of existing buildings and properties, to promote design compatibility among buildings and groups of buildings, and to enhance the pedestrian oriented character and overall visual image of the city.

B. Staff Design Review Committee; Authority: The zoning administrator shall appoint a staff design review committee consisting of three (3) staff members of the department of community and economic development. The zoning administrator and the staff design review committee shall be responsible for conducting building design review in accordance with the provisions of this section. The zoning administrator, upon recommendation of the staff design review committee, may approve a design that varies from the strict interpretation of the Building Design Review code through a minor variation in order to avoid a building that would not be in harmony with the surrounding neighborhood or would be difficult to achieve.

C. Applicability: Building design review plans that contain the information set forth in section 12-14-9, "Minimum Submission Requirements For Building Design Review", of this title, and any other information that may be requested by the Zoning Administrator, shall be submitted to the Department of Community and Economic Development with any development review application for the following construction or alteration activities:

1. Detached Single-Family Residential and Two-Family Residential Dwellings

a. Construction of a new principal structure; and

- b. Additions to principal structures resulting in greater than a ~~fifteen percent (15%)~~ **fifty percent 50%** change of gross **conditioned** floor area **as defined by the City of Des Plaines building code.**

2. All Others

a. Construction of a new principal structure;

b. Appearance altering renovations to the front or corner facades of a principal structure.

c. Additions to principal structures resulting in greater than a fifteen percent 15% change of conditioned floor area as defined by the City of Des Plaines building code.

D. Standards For Building Design Review: All building design review plans must meet the standards set forth in table 1 of this section. For the purposes of this section and table 1 of this section, the following terms shall have the following meanings:

1. Street Facade Transparency Requirements And Blank Wall Limitations:

a. Transparency:

(1) "Transparency" means the measurement of the percentage of a building facade that has highly transparent, ~~nonreflectance~~ **nonreflecting** windows.

(2) "Minimum transparency" means the minimum amount of transparency required on building facades with street frontage, measured per building story or per facade, depending on the type of building.

b. Blank Wall Limitations: "Blank wall limitations" means a restriction on the amount of windowless area permitted on a building facade with street frontage. If blank wall limitations are listed as "required" within table 1 of this section for a certain type of building, the following standards shall be met:

(1) No rectangular area greater than thirty percent (30%) of a story's facade, as measured from the floor of one story to the floor of the next story, may be windowless; and

(2) No part of a story's facade may be windowless for a horizontal distance greater than fifteen feet (15').

c. Entrance Locations: "Principal building entrance location" means the building facade where the primary building entrance is or will be located.

2. Materials For All Building Elevations:

a. "Permitted elevation materials" means the primary building materials that are permitted to be used in the construction or alteration of all building exterior elevations of a certain type of building. Additional residential construction requirements are as follows:

(1) Detached one-story, single-family **and two-family** residential shall be constructed with one hundred percent (100%) face brick, natural stone, or anchored or adhered masonry veneer on all exterior elevations.

(2) Detached multi-level or multi-story single-family **and two-family** residential shall be constructed with one hundred percent (100%) face brick, **natural stone, or anchored or adhered masonry** veneer on all ground floor and first floor street facing elevations and a minimum of eight feet (8') from the top of foundation on all remaining elevations. Any floors above the first floor shall follow the Building Design Standards Table found in this chapter.

(3) Attached single and multi-family residential shall be constructed with one hundred percent (100%) face brick, natural stone, or anchored or adhered masonry veneer on all street facing and side elevations with at least two (2) complimentary colors or materials and a minimum of eight feet (8') from the top of foundation on all remaining elevations.

b. "Permitted upper story facade materials" means the additional building materials that are permitted to be used in the construction or alteration of upper story facades of a certain type of building.

~~c. "Materials to avoid" means building materials that are discouraged to be used in the construction or alteration of any building facade.~~

c. "Prohibited facade materials" means building materials that are not permitted to be used in the construction or alteration of any portion of any building facade that is visible from any street.

TABLE 1
BUILDING DESIGN STANDARDS

Type Of Building	Principal Building Entrance Location	Ground Story Windows	Upper Story Windows	Blank Wall Limitations	Permitted Ground Story Materials	Permitted Upper Story Materials	Prohibited Materials
Attached single-family and multi-family residential	Front, corner, or corner side of building	20%	20%	Required	Natural stone, face brick, and anchored veneer (see subsection D2a(3) of this section for further requirements)	Ground story materials plus: painted or stained wood, stucco, vinyl siding, and fiber cement board	Simulated masonry, stone, face brick more than 35/8" in height, aluminum or metal siding, untreated wood, and exterior insulation and finishing systems (EIFS)
Commercial	Front, corner, or corner side of building	Minimum of 75% transparency from 2'-9' above sidewalk for retail, restaurant, or service uses; minimum 50% for other commercial uses	20%	Required	Face brick, stucco, metal, and concrete masonry units	Ground story materials plus: painted or stained wood, exterior insulation and finishing systems (EIFS)	Untreated wood, vinyl and aluminum siding
Detached single-family <u>and two-family</u> residential	Front, corner, or corner side of building	15%	15%	Required	Natural stone, face brick, and anchored veneer (see subsection D2a(1) of this section for further requirements)	Ground story materials plus: painted or stained wood, stucco, vinyl siding, and fiber cement board	Simulated masonry, stone, face brick more than 35/8" in height, aluminum or metal siding, untreated wood, and exterior insulation and finishing systems (EIFS)

Industrial	Not required	20% for optional office component	20% for optional office component	Not required	Face brick, stucco, metal, and concrete masonry units	Ground story materials plus: painted or stained wood, exterior insulation and finishing systems (EIFS)	Untreated vinyl and aluminum siding	wood, aluminum
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Notes:

1. Finishing systems (EIFS) may be used as a permitted ground story material as an accent material. Such material shall only be used when installed at least eight feet (8') above the finished first floor.

F. Action On Building Design Review: Upon receipt of a properly completed development review application and building design review plans, the Zoning Administrator and Staff Design Review Committee shall review the building design review plans to determine compliance with the standards set forth in table 1 and subsection D, "Standards For Building Design Review", of this section. The Zoning Administrator and Staff Design Review Committee shall forward a written report and recommendations to the applicant. If the zoning administrator determines that the application does not comply with the standards set forth in table 1 and subsection D, "Standards for Building Design Review", the applicant shall apply for a minor variation to authorize the deviation(s) from the applicable standards. If the minor variation is denied, the applicant may appeal the zoning administrator's decision to the planning and zoning board pursuant to section 12-3-9, "Appeals", of this chapter.