



Planning and Zoning Board Agenda October 28, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: September 30, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications:

- October 6, 2025 City Council meeting results:
 - 1173 Elmhurst Rd – CU for Assembly Use – Approved at 2nd reading
 - Zoning Text Amendment Applicable to Government Facilities (Citywide) from the September 9, 2025 PZB meeting – approved at 1st reading
- October 20, 2025 City Council meeting results:
 - Zoning Text Amendment Applicable to Government Facilities (Citywide) – approved at 2nd reading
 - 2200 E Golf (Heritage Woods) from the September 9, 2025 PZB meeting – FPUD with building height exception and Development Agreement for an Assisted Living Facility – approved 1st & 2nd reading
 - 1655 & 1695 S. Des Plaines River Road (Brickton Montessori) from the September 30 2025 PZB meeting – FPLAT consolidating two lots into one lot of record – approved

Administrative Decisions:

- 25-058-V – 570 S. Wolf Road – Minor Variation to allow ground cover other than turf, wood mulch, or other plant materials for a public utility. Gravel requested as alternative ground cover for portion of property. – Approved
- 25-062-LA – 651 Kenmare Court – License Agreement to allow irrigation in the public parkway portion of the right-of-way – Approved

Pending Applications:

1. **Address:** 100 N. Des Plaines River Road **Case Number:** 25-056-CU
 The petitioner requests a Conditional Use for a childcare center use in the I-1 Institutional District, and any other variations, waivers, and zoning relief as may be necessary.
PINs: 09-08-400-023-0000 and 09-08-400-027-0000
Petitioner: Maryville Academy (Representative: Amy Kitzmiller, 1150 N. Des Plaines River Road, Des Plaines, IL (60016)
Owner: Holy Family Medical Center – Des Plaines, LLC (Representative: Yolande Wilson Stubbs, 100 N. Des Plaines River Road, Des Plaines, IL 60016)
2. **Addresses:** 30, 36, and 40 N. Des Plaines River Road **Case Number:** 25-059-MAP-CU-V
 The petitioner requests the following: (i) a Map Amendment to rezone the subject property from the I-1 Institutional to C-3 General Commercial district; (ii) a Conditional Use for a commercially zoned assembly use on the subject property; (iii) a Major Variation to reduce the off-street parking requirement; and (iv) any other variations, waivers, and zoning relief as may be necessary.
PIN: 09-08-402-008-0000
Petitioner: Nsikak Idet, 30 N. Des Plaines River Road, Des Plaines, IL 60016

Owner: D.S. Patel, 3060 Landwehr Road, Northbrook, IL 60062

Adjournment

Next Agenda: Next meeting is Tuesday, November 4, 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)



**DES PLAINES PLANNING AND ZONING BOARD MEETING
Tuesday, September 30, 2025
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, September 30, 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: Szabo, Weaver, Fowler, Zadrozny, & Catalano
ABSENT: Fallico, Veremis,
ALSO PRESENT: Samantha Redman, Senior Planner
Jonathan Stytz, Senior Planner
Jonathan Mendel, Assistant Director of CED

A quorum was present.

APPROVAL OF SEPTEMBER 9, 2025 PZB MEETING MINUTES

Member Fowler moved and Member Catalano seconded a motion to approve the minutes as presented.

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

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

GENERAL COMMUNICATIONS:

Chairman Szabo outlined:

1. September 15, 2025 City Council meeting results: 1173 Elmhurst Rd – CU for Assembly Use – Approved at 1st reading
2. Notice of Cancellation of October 14, 2025 PZB Meeting

ADMINISTRATIVE DECISIONS:

Chairman Szabo noted there were two items:

- 25-050-V – 2331 Bellaire Ave – Minor Variation to allow a 6-foot-tall solid fence within the front yard of a double frontage lot not abutting an arterial roadway. – Approved
- 25-054-LA – 1466 Webster Lane – License Agreement to allow pavers instead of concrete in the public right-of-way – Approved

Pending Applications:

Chairman Szabo introduced the cases on the agenda.

- 1. Addresses:** 9535, 9575, 9585, and 9601 East Golf Road – **Request Continuance to November 4, 2025 PZB meeting**

Case Number: 25-046-TPLAT-PPUD

The petitioner requests the following: i) a Tentative Plat of Subdivision to consolidate nine lots into one lot; ii) a Preliminary Planned Unit Development with a height, lot area, and required off-street parking exception for a proposed multifamily residential and single family attached residential development; and iii) any other variations, waivers, and zoning relief as may be necessary.

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

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

Chairman Szabo outlined the request to continue to the November 4, 2025 PZB meeting.

Member Catalano moved and Member Fowler seconded a motion to approve a continuance to the November 4, 2025 PZB meeting.

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

MOTION CARRIED

- 1. Addresses:** 1655 & 1695 S. Des Plaines River Road **Case Number:** 25-053-FPLAT

The applicant requests a Final Plat of Subdivision to consolidate the existing two lots into one lot of record, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-28-107-008-0000; 09-28-107-009-0000

Applicant/Owner: Brickton Montessori (Representative: Erica Lane, 8622 W. Catalpa Ave, Chicago, IL 60656)

Chairman Szabo swore in the petitioner's representatives Erica Lane and Rebecca Leslie.

Ms. Lane reintroduced their operation, the timeline of the Plat of Subdivision review process and proposed Final Plat of Subdivision.

Chairman Szabo asked for PZB member questions and there were none.

Senior Planner Jonathan Stytz presented the staff analysis.

Issue: The applicant requests a Final Plat of Subdivision to consolidate two lots into one lot of record.

Applicant/Owner: Brickton Montessori (Representative: Erica Lane, 8622 W. Catalpa Ave, Chicago, IL 60656)

Case Number: 25-053-FPLAT

PINs: 09-28-107-008-0000 and 09-28-107-009-0000

Ward: #2, Alderman Colt Moylan

Existing Zoning: I-1, Institutional District (*both properties*)

Existing Land Use: Vacant property (*1655 S. Des Plaines River Road*); office building and parking lot (*1695 S. Des Plaines River Road*)

Surrounding Zoning: North: C-3 General Commercial District
South: Single Family Residential District (R4) (Unincorporated Cook County)
East: Single Family Residential District (R4) (Unincorporated Cook County)
West: C-3 General Commercial District

Surrounding Land Use: North: Multi-tenant Office Building (Commercial)
South: Cook County Forest Preserve (Recreation)
East: Des Plaines River; then Cook County Forest Preserve (Recreation)
West: Retail and Service Establishments (Commercial)

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

Comprehensive Plan: The subject property is illustrated as Open Space on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: *Overview*
The subject properties described below are both located along Des Plaines River Road in the City of Des Plaines but are bounded by the Des Plaines River and the Cook County Forest Preserve in unincorporated Cook County.

Address	PIN	Current Zoning District	Lot Size
1655 S. Des Plaines River Rd	09-28-107-008-0000	I-1, Institutional district	30,592.48 SF (0.70 acres)
1695 S. Des Plaines River Rd	09-28-107-009-0000	I-1, Institutional district	58,478.31 SF (1.34 acres)

The property at 1655 S. Des Plaines River Road is unimproved. However, the property at 1695 S. Des Plaines River Road is improved with a two-story, 19,000-square-foot commercial building with a surface parking area as shown on the attached ALTA/NSPS Land Title Survey.

Development Proposal and Previous Approvals

The applicant is interested in locating a private school and childcare center within the existing building on the subject properties. On June 3, 2024, City Council approved a text amendment to allow a childcare center in the I-1 district via Ordinance Z-8-24 and the following items via Ordinance Z-9-24: (i) map amendments to rezone both properties to I-1; (ii) a conditional use to allow a childcare center on the subject property; and (iii) five separate major variations related to parking lot location, setback, and landscaping. The Tentative Plat request to consolidate the two existing lots into one lot was approved by PZB on November 12, 2024. As such, the applicant now requests the final plat, which is the last required step for the subdivision process.

FINAL PLAT OF SUBDIVISION

Request Description:

Overview

The proposal includes the consolidation of the two existing lots into one 3.14-acre lot. The attached Final Plat of Brickton Montessori Subdivision shows the location, boundary, and size of the proposed consolidated lot. The plat notes the previously vacated Springer Street right-of-way located at the southern portion of the subdivision that abuts the Cook County Forest Preserve District property.

Building Lines and Easements

The plat shows the following for the proposed subdivision: (i) a new 50-foot front building setback line along the west property line; (ii) new 25-foot side building setback lines along the north and south side property lines; (iii) existing 12-foot and 15-foot by 15-foot public utility easements at the northwest corner; (iv) a permanent easement for the Metropolitan Water Reclamation District (MWRD) along the west side; (v) an 84-inch MWRD Storm Line along the south portion; and (vi) a notation related to part of the northwest corner that was taken by Illinois Department of Transportation (IDOT) for roadway purposes.

The plat notes that the rear property line of the subdivision is located at the center thread of the Des Plaines River. As such, the rear 50-foot rear building setback line along the east boundary of the proposed subdivision is not shown. However, the existing office building is setback substantially further than 50 feet from the rear property line.

Floodplain and Floodway Considerations

Both properties abut the Des Plaines River on their eastern boundaries and, based on the current Federal Emergency Management Agency (FEMA) flood hazard maps, are located entirely within a flood hazard zone and a portion of the regulatory floodway. As such, any development is required to conform with all FEMA and City of Des Plaines Flood Control regulations prior to the construction of any improvements on either property.

Public Works and Engineering (PWE) Review

The applicant has provided the attached Final Engineering Plans, which identify the specific improvements related to this project including a new curb cut on Des Plaines River Road, new walkways on site, a new fire department connection, site grading, building waterproofing, and various building interior adjustments. The applicant has also provided an Engineer's Estimate of Probable Cost (EOPC) for improvements addressing the various flood hazard zone concerns on the subject property, which have been approved by the PWE department with conditions as noted in the attached PWE approval letter. This approval is conditioned upon the applicant providing additional details related to the EOPC submittal by time of City Council consideration to ensure all appropriate FEMA and flood control regulations are met.

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 recommend approval or denial of the Final Plat of Subdivision request at 1655 and 1695 S. Des Plaines River Road. As part of the recommendation for this plat, the additional details requested by the PWE in its approval letter are also included and required at time of City Council consideration in order to fully complete the subdivision process.

Chairman Szabo asked for any public or board comments and there were none.

Member Weaver moved and Member Catalano seconded a motion to recommend the City Council approve the Final Plat of Subdivision as proposed.

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

MOTION CARRIED

Chairman Szabo asked if there were any additional items to discuss.

Senior Planner Redman stated the discussion item requested by the PZB regarding the building design regulations and procedures will be presented at a November meeting.

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 7:12 P.M.

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

MEMORANDUM

Date: October 24, 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 a Conditional Use for a Childcare center at 100 N. Des Plaines River Road, Case #25-056-CU

Issue: The petitioner requests a conditional use for a Childcare center on the subject property in the I-1 Institutional district at 100 N. Des Plaines River Road.

Petitioner: Maryville Academy (Representative: Sister Catherine N. Ryan, 1150 N. Des Plaines River Road, Des Plaines, IL 60016)

Owner: Holy Family Medical Center – Des Plaines, LLC (Representative: Yolande Wilson Stubbs, 100 N. Des Plaines River Road, Des Plaines, IL 60016)

Case Number: #25-056-CU

PINs: 09-08-400-023-0000 and 09-08-400-027-0000

Ward Number: #1, Alderman Margaret Chlebek

Existing Zoning: I-1, Institutional

Existing Land Use: Hospital Campus with Off-Street Parking Areas

Surrounding Zoning: North: I-1, Institutional District
South: C-2, Limited Office Commercial / M-2, General Manufacturing Districts
East: I-1, Institutional / M-2, General Manufacturing Districts
West: I-1, Institutional District

Surrounding Land Uses: North: Religious Institution (commercial)
South: Shopping Center (commercial)
East: Golf Course (commercial) / Forest Preserve (recreational)
West: Religious Institution (commercial) / Auto Repair (commercial)

- Street Classification:** Des Plaines River Road and Golf Road are both classified as *Other Principal Arterial* roads under Illinois Department of Transportation (IDOT) jurisdiction.
- Comprehensive Plan:** The Comprehensive Plan designates this site as *institutional*.
- Property/Zoning History:** The subject property was annexed into the City in 1965 as part of a larger hospital development with multiple buildings and off-street parking areas¹. Today, the subject property consists of three principal buildings utilized for a hospital—including an outpatient center and pharmacy—and an unrelated childcare center located at the back of the main hospital building.

Based on City records, there has been no business license filed for the childcare center resulting in its classification has a nonconforming use that must be brought into compliance with all current regulations. Pursuant to a request by the petitioner, staff generated a zoning verification letter informing the petitioner of the steps necessary to bring the childcare center into conformance, which includes this conditional use request.

CONDITIONAL USE

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

CENTER, CHILDCARE: Any place other than a family home in which persons receive childcare services during any part of a day not exceeding thirteen (13) hours in any twenty-four (24) hour period. (Section 12-13-3 of the Zoning Ordinance).

The subject property consists of two lots totaling 24.29 acres, which comprise a majority of the existing hospital complex located at the northwest corner of the Des Plaines River Road and Golf Road intersection. It is currently developed with the main hospital building and multiple off-street parking areas as illustrated on the attached ALTA/NSPS Land Title Survey. The childcare center currently occupies the rear, northwest portion of the main hospital building with one main entry point on the north building elevation, which is not subject to change as part of this request.

Proposed Operations

Childcare centers must be licensed by the State of Illinois and are required to meet specific health, life safety, and building codes at all times. Based on the attached Project Narrative, this use would operate year-round Monday through Friday from 6:30 A.M. to 6:00 P.M.—which complies with the specific hours of operation restriction in Section 12-8-7 of the Zoning Ordinance—and be closed on weekends and nine corporate holidays specified in the attached Project Narrative. While located within the hospital building it is noted that the childcare center is separate from and unrelated to the hospital operations and does not provide day-of care for hospital visitors.

¹ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved October 23, 2025.

A total of up to 54 children between ages 6 weeks to 5 years and 13 staff members will be present on site at the childcare center with a separate classroom for each age group. Note that the number of children per age group can vary. See the attached Project Narrative for additional information.

Architectural Plans and Indoor Activity Area

The existing childcare center space is a single level totaling 5,279 square feet in gross floor area with 2,202 square feet utilized for classrooms. as illustrated in the attached Site and Floor Plans. Pursuant to Section 12-8-7 of the Zoning Ordinance, a minimum indoor activity area of 35 square feet per child is required exclusive of areas for administrative uses, restrooms, hallways, storage, and kitchen areas. The occupancy for children in each room has been reflected in the table to meet this requirement exactly with the exception of the toddler classroom, which provides 55 square feet for each child.

Current/Proposed Classroom Spaces*	
Age Group²	Floor Area
Infants (6 weeks to 14 months)	222 SF with 213 SF sleeping room
Toddlers (15 to 23 months)	277 SF
Young Pre-School (2 to 3.5 years)	584 SF
Preschool (4 to 5 years)	906 SF
Totals	2,202 SF
Other Spaces	
Use of Space	Floor Area
Multiple-Stall Restroom	189 SF
Supply Closet	107 SF
Single Stall Restroom	66 SF
Breakroom	265 SF
Storage Space	57 SF
Janitor Closet	30 SF
Total Area	714 SF

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

Site Plan and Outdoor Activity Area

The attached Site and Floor Plan illustrates the existing improvements on the subject property to accommodate the childcare center, including the existing 5,881-square-foot outdoor activity area, which is enclosed by a concrete wall and improved with natural turf, play zones, and structures as described in the attached Project Narrative. An outdoor activity area must be a minimum size of 75 square feet per child that could be outdoors at one time. As such, the size of the existing outdoor activity area allows all 54 children to utilize the space at the same time.

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

Access and Circulation

The subject property is currently accessed by two separate access drives—one off Golf Road at its south and one off Des Plaines River Road at its north as illustrated in the attached Site and Floor Plan—which are not subject to change as part of this request.

The childcare center utilizes staggered drop-off (6:30 AM to 11:00 AM) and pick-up (3:30 PM to 6:00 PM) periods to minimize traffic volumes and parking needs. Parents dropping-off and picking-up children are provided with a key fob to access the subject property and utilize the existing access points to reach the childcare center.

Off-Street Parking

Pursuant to Section 12-9-7 of the Zoning Ordinance, childcare centers must provide a minimum of one space for every 15 children under care plus one space for every employee. Based on the proposed child enrollment of up to 54 and a staff of up to 13 employees, a total of 17 off-street parking spaces—including a minimum of one accessible space—are required.

The subject property currently contains 25 off-street parking spaces, including one accessible space, designated for the childcare center, which is utilized for both employee and parent parking for the childcare center. All parking spaces must comply with the specifications of Sections 12-9-6 and 12-9-8 of the Zoning Ordinance at all times.

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 conditional use would satisfy the standards is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the responses provided as written, modify them, or adopt its own.

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

Comment: A childcare center is listed as a conditional use as specified in Section 12-7-5.A of the Zoning Ordinance for properties in the I-1 District.

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

Comment: The Future Land Use Map of the 2019 Comprehensive Plan designates this property as *Institutional*, which focuses on institutions that provides services to residents such as childcare centers. The conditional use request also aligns with the Comprehensive Plan goal which seeks to promote uses that serve the needs of the community.

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 childcare center is located within an established stone and brick office building that is generally harmonious and appropriate in appearance to surrounding commercial and office development in the immediate area. The subject property currently contains landscaping improvements throughout which the petitioner is not proposing to alter in any way.

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

Comment: Childcare centers are regulated by multiple licensing, facility, and operational standards that ensure it is not hazardous or disturbing to surrounding uses. While a component of this use includes an outdoor activity area for recreation, the recreation area is not near any residences and the remainder of the activities of this use will take place inside the building itself minimizing perceived adverse effects. In addition, drop-up/pick-up operations will be designed to utilize the existing alleys and off-street parking on the subject property to minimize adverse effects on neighboring uses.

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

Comment: The subject property is adequately served by essential public facilities and services, which will not change with the operation of the childcare center on site. Staff do not have concerns that this use will impact the essential public facilities and services currently serving the subject property.

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

Comment: The hospital and medical offices on the subject property currently provide services that benefit the community as a whole. A childcare center provides additional services that further benefit the community without excessive additional requirements for public facilities and services.

7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

Comment: Childcare centers can create adverse effects during drop-up/pick-up activities during hours of operation. However, the proposed circulation and staggered drop-up/pick-up times will help minimize these adverse effects during peak traffic hours. Outside drop-off/pick-up periods, perceived adverse effects from this use are minimal if present at all. The outdoor activity area is located behind the hospital building and is not near any residences or neighboring properties, minimizing adverse effects on surrounding 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 existing vehicular access to the subject property is sufficient for the childcare center and will not be adjusted. In addition, drop-up/pick-up operations will occur on private property accessible by utilizing the existing private access roads and street connections. The location and layout of the off-street parking lot designated for the childcare center is near the childcare center's main entrance and would not interfere with surrounding public thoroughfares.

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

Comment: The subject property has already been developed with the hospital and related office buildings. The childcare center will occupy a portion of the existing building without further development or any new loss of these features.

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

Comment: The proposed childcare center will comply with all other requirements of the Zoning Ordinance for the I-1 Institutional 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 requested childcare center. 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 condition.

Condition of Approval:

1. This use shall not obstruct any public rights-of-way during operations. No pick-up, drop-off, or queuing may occur along Golf Road and Des Plaines River Road.

Attachments:

Attachment 1: Location Map

Attachment 2: Site and Context Photos

Attachment 3: Photos of Existing Conditions

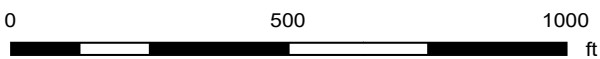
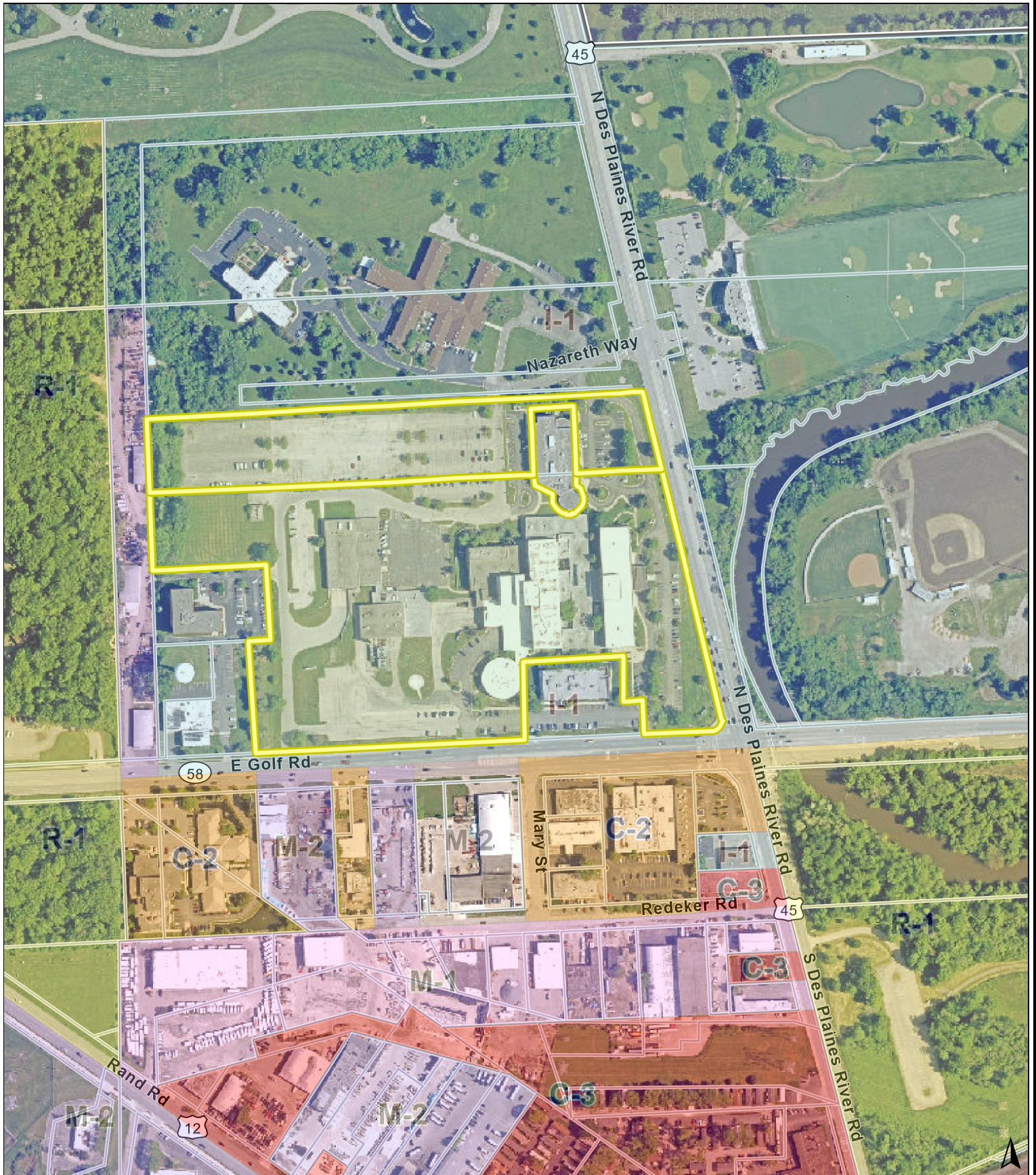
Attachment 4: ALTA/NSPS Land Title Survey

Attachment 5: Petitioner's Responses to Standards

Attachment 6: Project Narrative

Attachment 7: Excerpt of the Site Plan and Partial First Floor Plan³

³ Full copies available upon request from the Community and Economic Development department.



Print Date: 10/24/2025

Notes

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



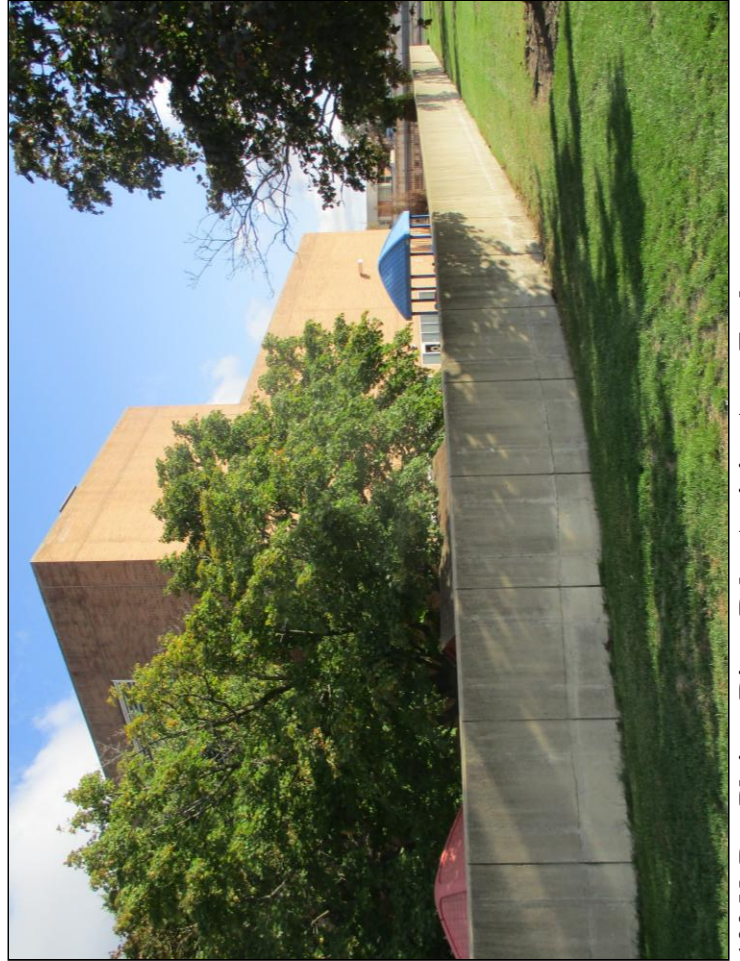
100 N. Des Plaines River Rd – Public Notice Sign



100 N. Des Plaines River Rd – Childcare Center Entrance

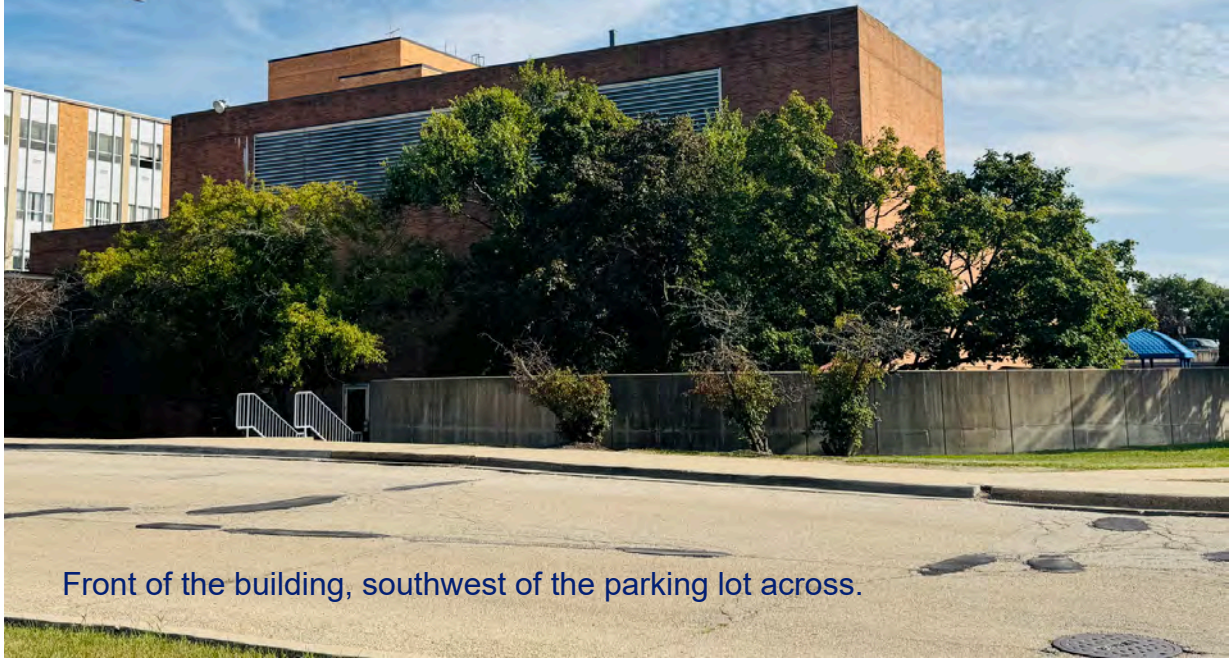


100 N. Des Plaines River Rd – Outdoor Activity Area

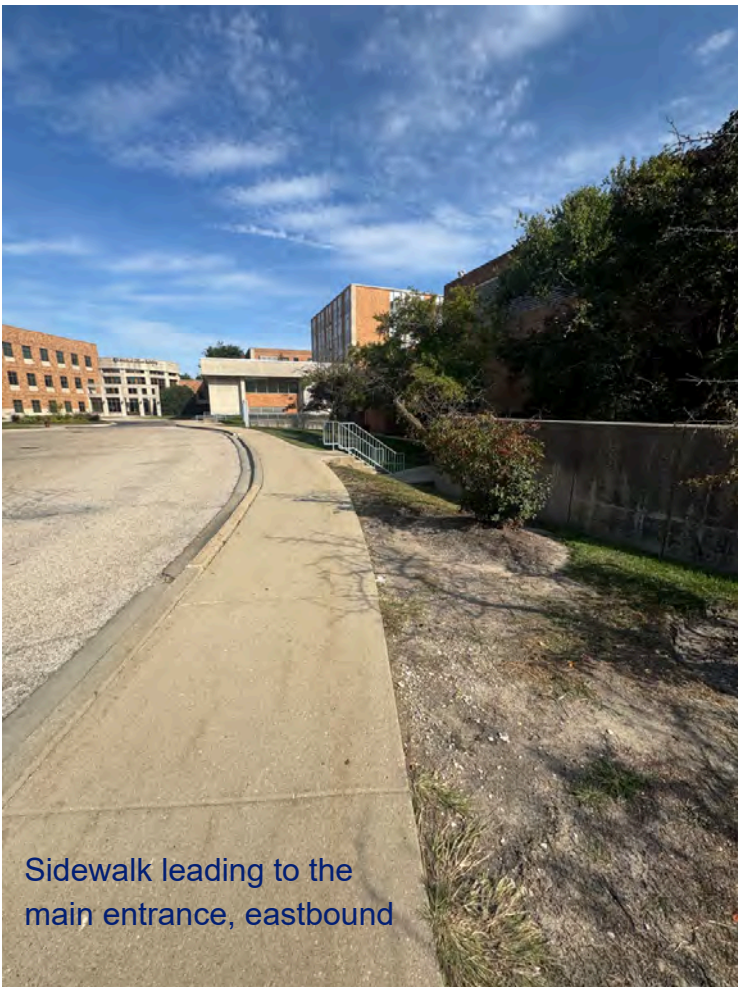


100 N. Des Plaines River Rd – Activity Area Enclosure

MARYVILLE CHILD DEVELOPMENT CENTER



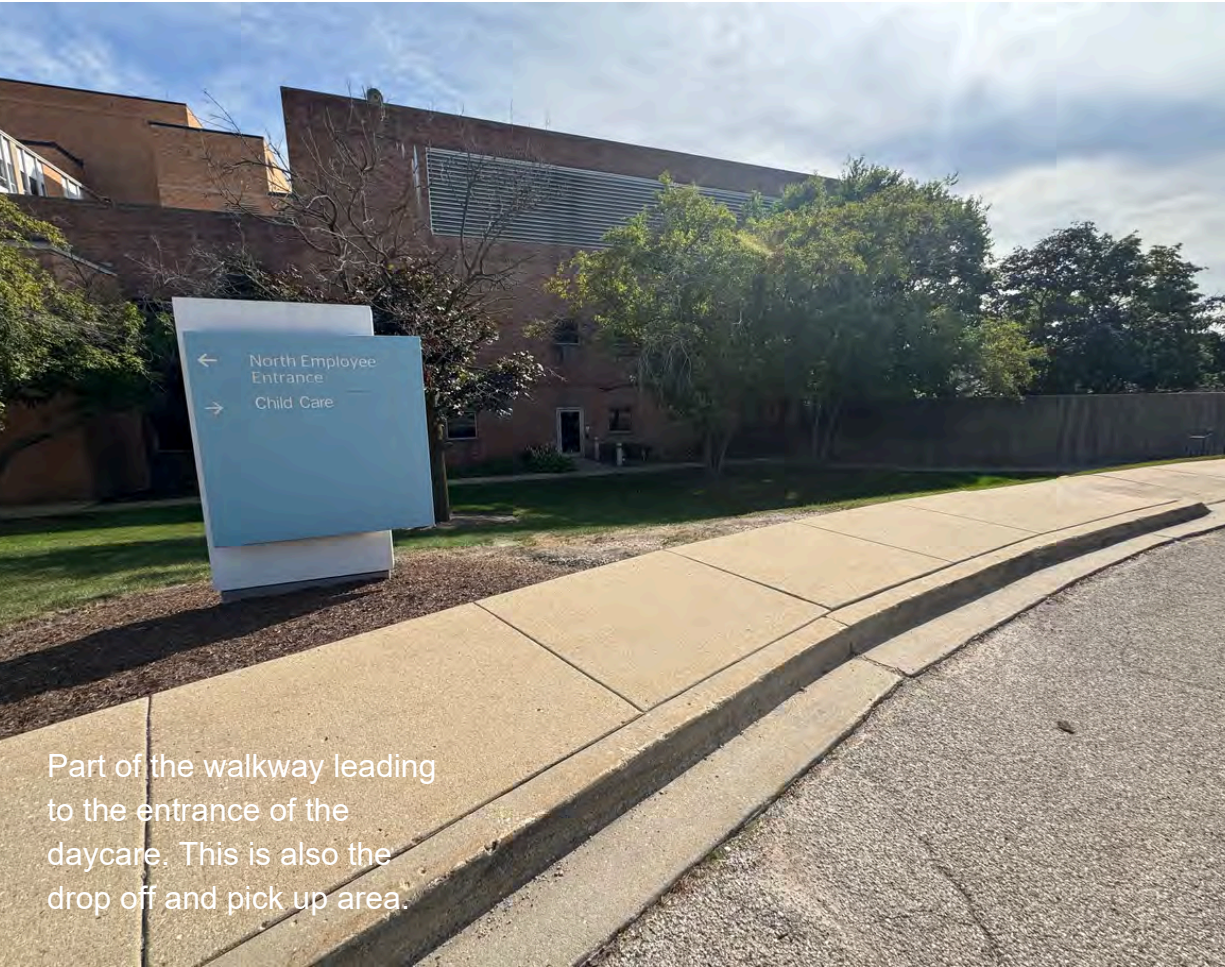
Front of the building, southwest of the parking lot across.



Sidewalk leading to the main entrance, eastbound



Sidewalk with an area that's handicap accessible



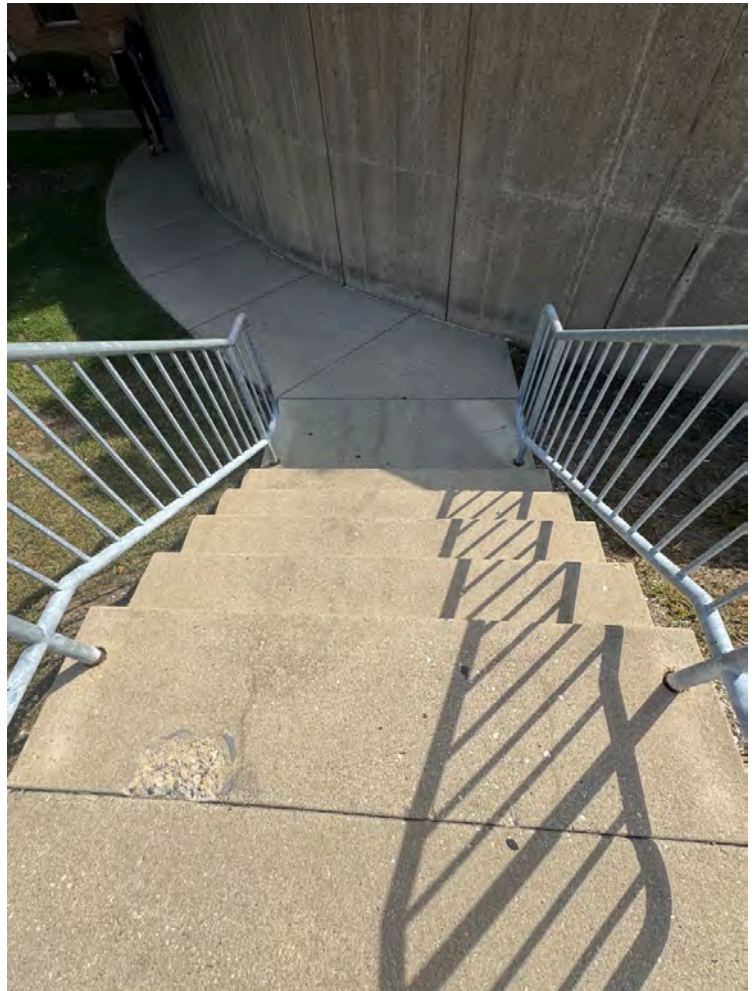
Part of the walkway leading to the entrance of the daycare. This is also the drop off and pick up area.



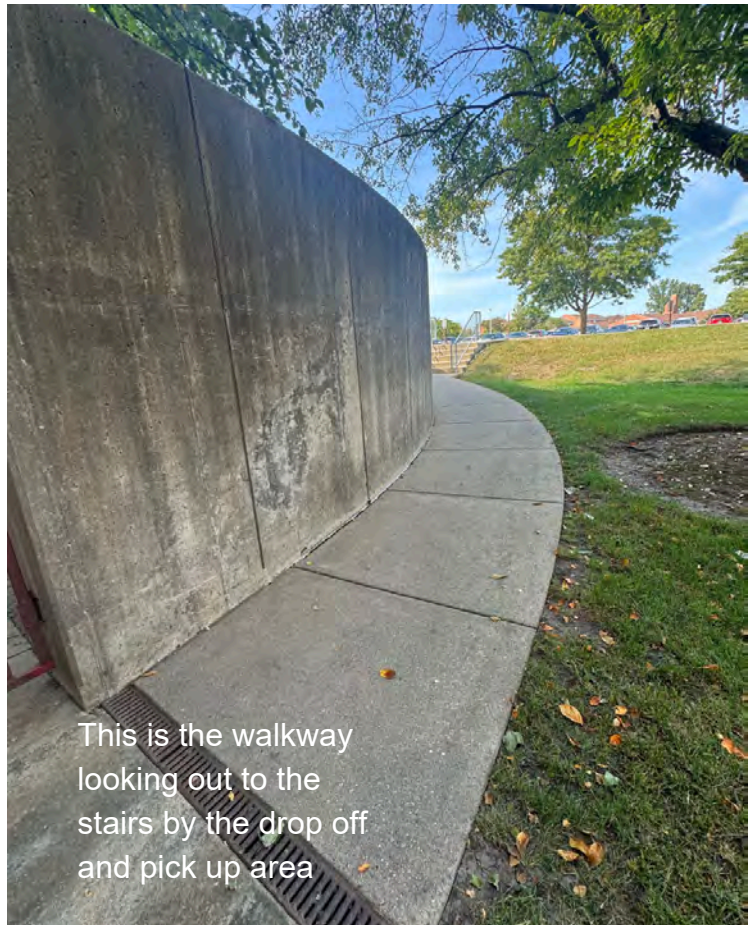
This is also the drop off and pick up area.



Five-step stairs leading to the front of the building



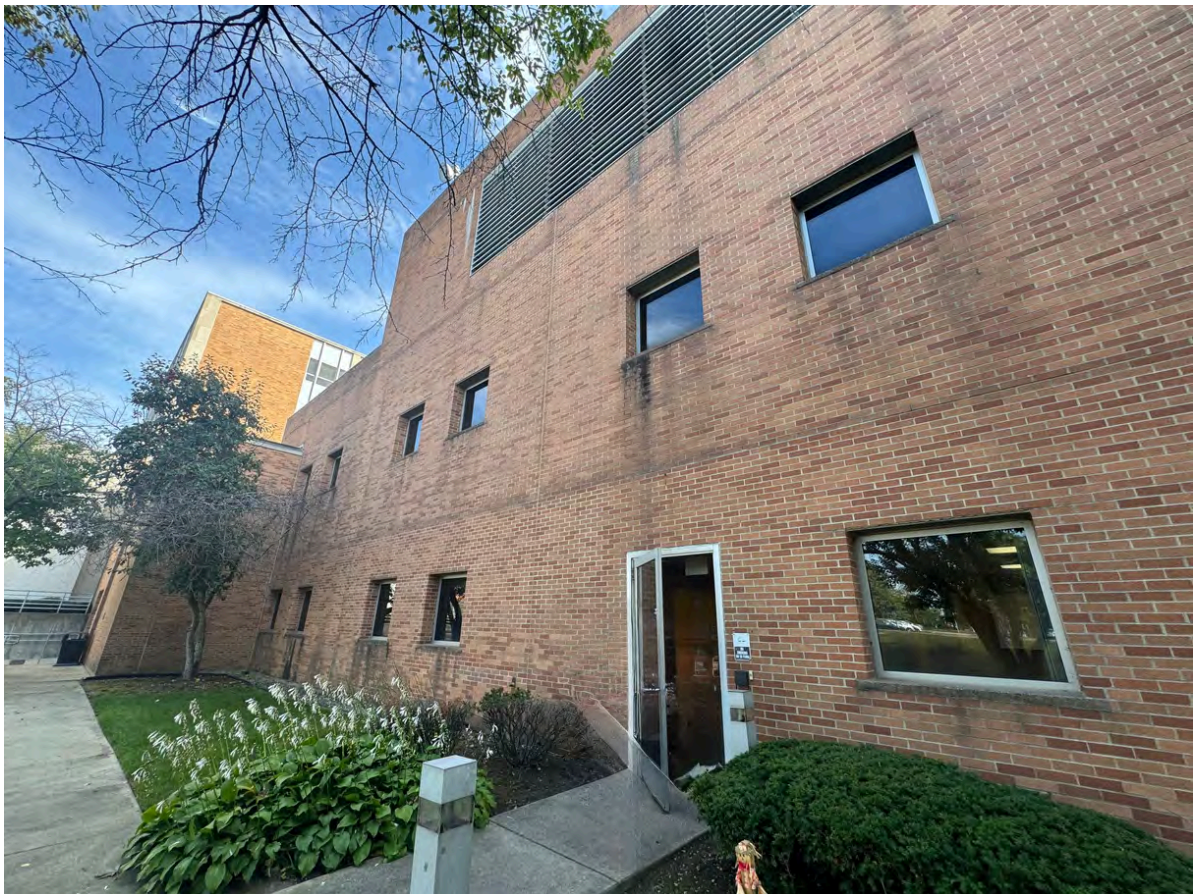
Walkway to the entrance coming down from the stairs



This is the walkway looking out to the stairs by the drop off and pick up area

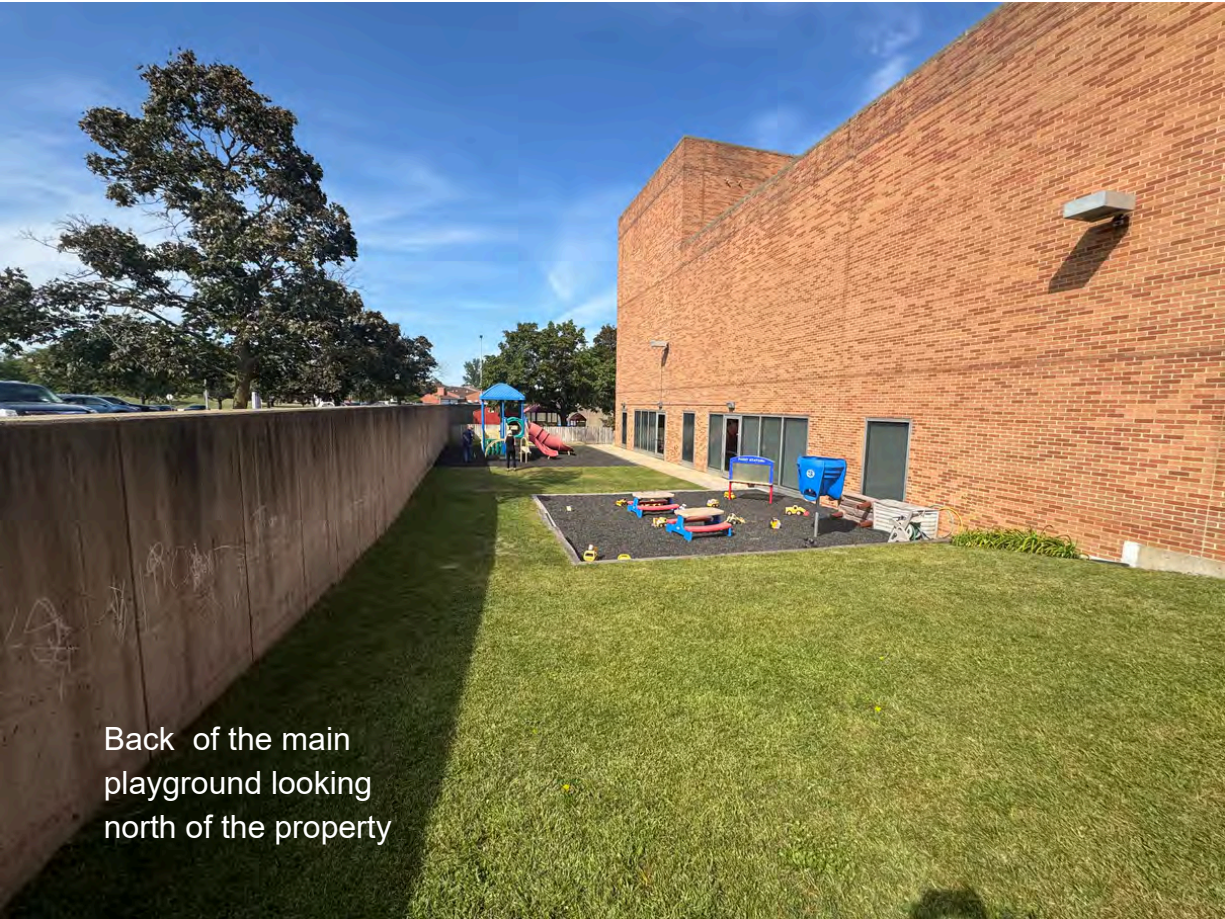


Main entrance door





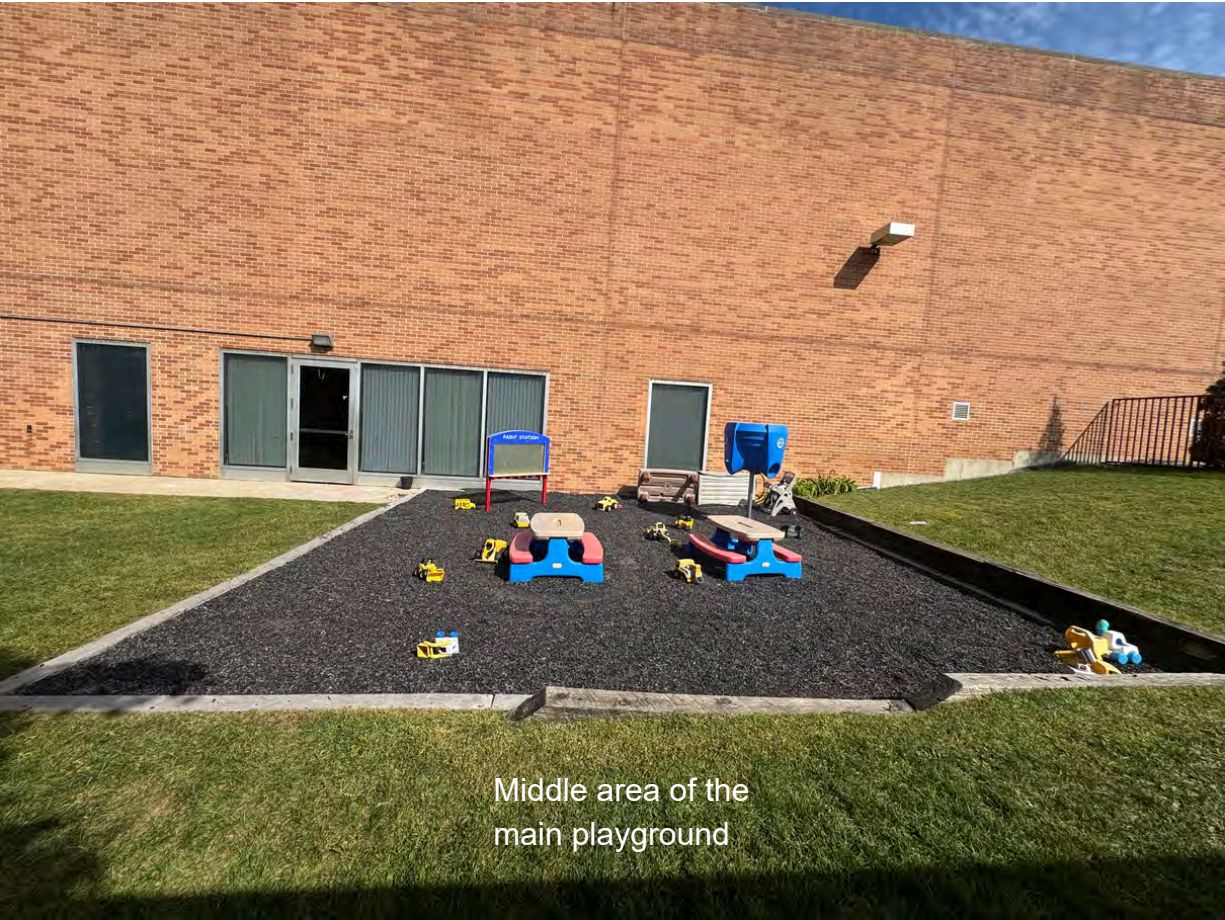
Back playground
looking north of the
property



Back of the main
playground looking
north of the property



Back of the main
playground looking
south of the property



Middle area of the
main playground



North part of the main playground



Looking south of the main playground



The playground for the smaller children, north of the main playground. The picture is taken inside the play area.

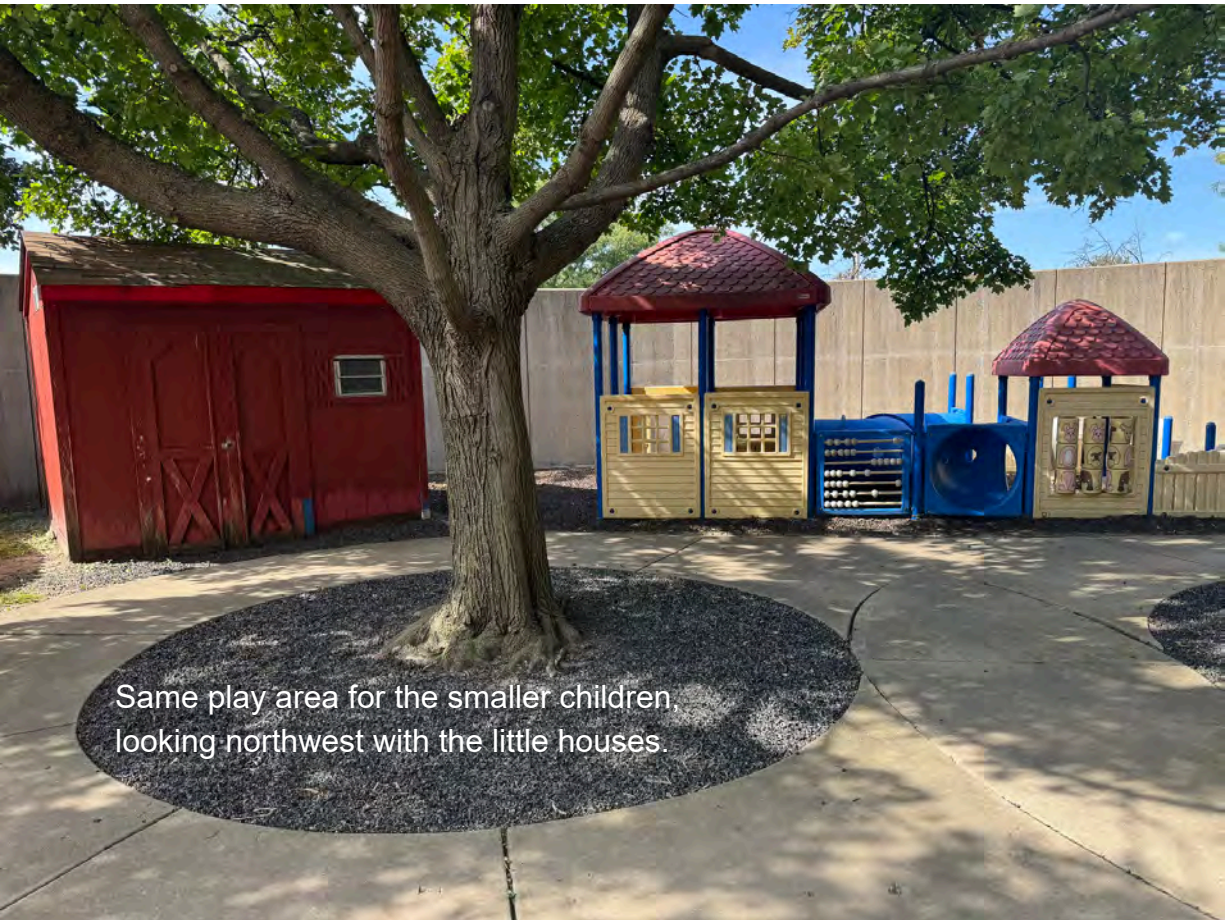


Same play area for the smaller children, looking toward the gate (south)





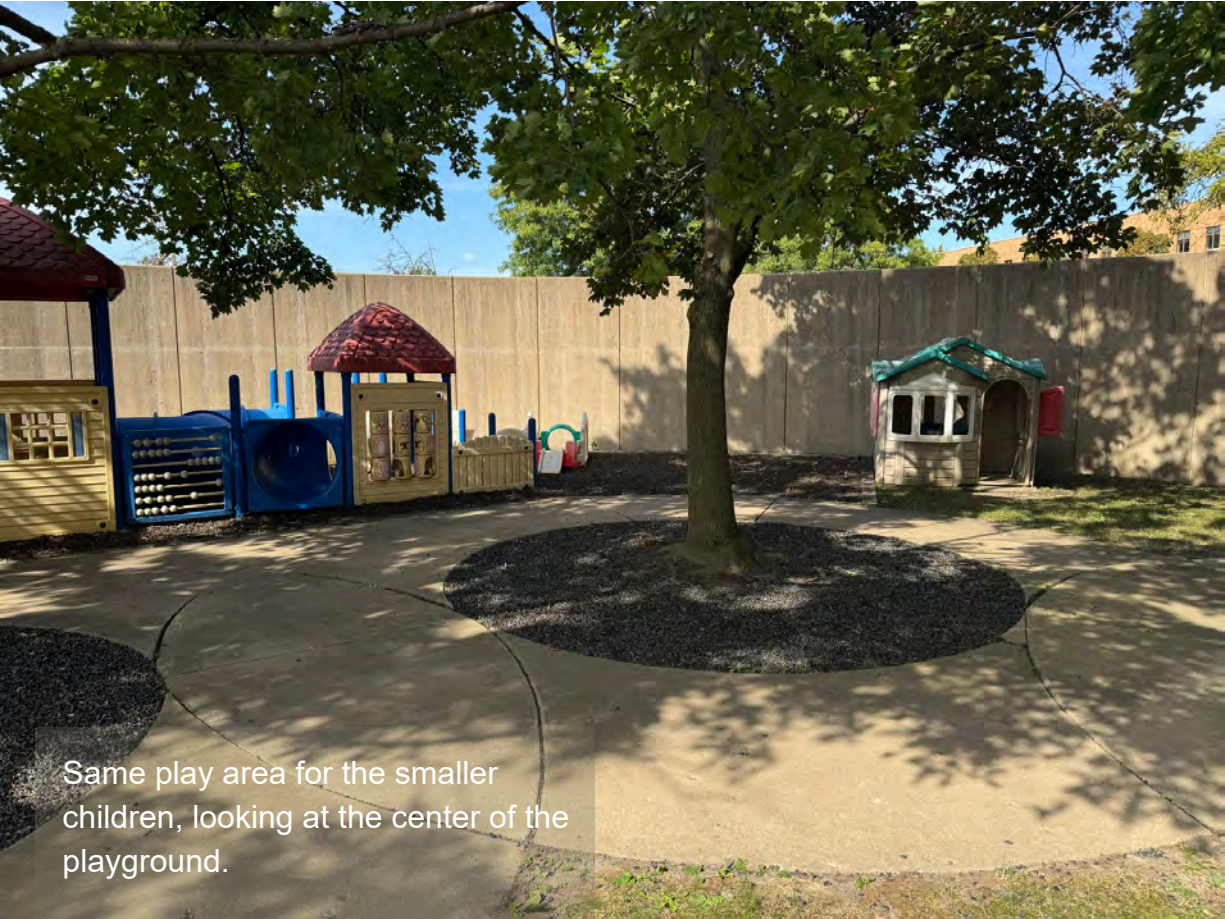
Same play area for the smaller children, looking toward the gate (south)



Same play area for the smaller children, looking northwest with the little houses.



Same play area for the smaller children, looking at the center of the playground.



Same play area for the smaller children, looking at the center of the playground.



The shed is on the left side of the smaller playground.



Center of the smaller playground



Slide at the back in the smaller playground



Right side, at the back in the smaller playground

Maryville Academy
Conditional Use for Childcare Center
100 N. Des Plaines River Road



Infant Room



Infant Napping Area



Toddler Classroom



Toddler Classroom



Young Preschool Classroom



Young Preschool Classroom



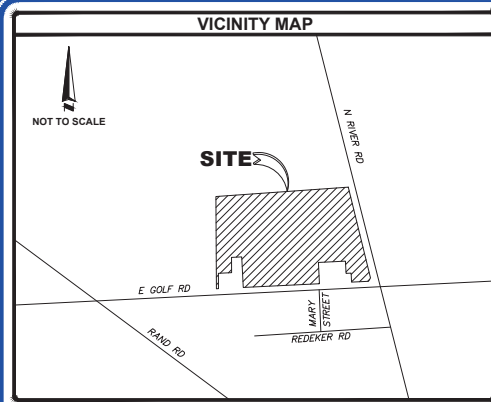
Pre-Kindergarten Classroom



Pre-Kindergarten Classroom



Multipurpose Room



BASIS OF BEARING
BEARINGS AND DISTANCES ARE BASED ON WEST LINE OF SUBJECT PROPERTY, ASSUMED N02°28'26" E, PER TITLE DESCRIPTION

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

- 21) GRANT BY THE CONGREGATION OF THE SISTERS OF HOLY FAMILY OF NAZARETH TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS DATED MARCH 15, 1946 AND RECORDED APRIL 10, 1946 AS DOCUMENT 1376621 FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN 18-INCH GAS MAIN (AFFECTS ALL) BLANKET OVER SUBJECT PROPERTY - NOTHING TO PLOT
- 22) PERMANENT EASEMENT FOR WATER MAIN CREATED BY GRANT FROM HOLY FAMILY HOSPITAL TO CITY OF DES PLAINES DATED MAY 28, 1980 AND RECORDED JULY 1, 1980 AS DOCUMENT 25592178 (AFFECTS PARCEL 2) LIES ON SUBJECT PROPERTY - AS SHOWN
- 23) TERMS AND PROVISIONS CONTAINED IN CROSS ACCESS AND STORM WATER DETENTION EASEMENT DATED MARCH 21, 1997 AND RECORDED MARCH 31, 1997 AS DOCUMENT 97217896 AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 97632661, BY AND BETWEEN THE SISTERS OF THE HOLY FAMILY OF NAZARETH AND HOLY FAMILY MEDICAL CENTER, INC. (AFFECTS PARCEL 2 AND OTHER PROPERTY) LIES ON ADJACENT PROPERTY FOR BENEFIT OF SUBJECT PROPERTY - AS SHOWN
- 24) EASEMENT AGREEMENT DATED MARCH 25, 1982 AND RECORDED APRIL 25, 1983 AS DOCUMENT 26580252 MADE BY AND BETWEEN THE NORTHWEST WATER COMMISSION AND THE SISTERS OF THE HOLY FAMILY OF NAZARETH (AFFECTS ALL) LIES ON SUBJECT PROPERTY - AS SHOWN
- 25) EASEMENT AGREEMENT DATED MARCH 25, 1983 AND RECORDED APRIL 26, 1983 AS DOCUMENT 26582678 MADE BY AND BETWEEN THE NORTHWEST WATER COMMISSION AND HOLY FAMILY HOSPITAL, INC. (AFFECTS ALL) LIES ON SUBJECT PROPERTY - AS SHOWN
- 26) EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED OCTOBER 15, 1990 AS DOCUMENT NO. 96789916 AFFECTING THAT PORTION OF THE LAND LOCATED AND DEPICTED ON EXHIBIT A ATTACHED TO SAID INSTRUMENT. (AFFECTS PARCEL 4) LIES ON SUBJECT PROPERTY - AS SHOWN
- 27) TERMS AND PROVISIONS CONTAINED IN GRANT OF ACCESS EASEMENT DATED MAY 18, 1995 AND RECORDED NOVEMBER 15, 1995 AS DOCUMENT 95791768 MADE BY AND BETWEEN HOLY FAMILY MEDICAL CENTER AND PROSPECT SENIOR HOUSING CORPORATION. (AFFECTS PARCEL 2) LIES ON SUBJECT PROPERTY - AS SHOWN
- 28) TERMS AND PROVISIONS CONTAINED IN GRANT OF UTILITY EASEMENT DATED MAY 18, 1995 AND RECORDED NOVEMBER 15, 1995 AS DOCUMENT 95791767 MADE BY AND BETWEEN HOLY FAMILY MEDICAL CENTER AND PROSPECT SENIOR HOUSING CORPORATION. (AFFECTS PARCEL 2) LIES ON ADJACENT PROPERTY FOR BENEFIT OF SUBJECT PROPERTY - AS SHOWN
- 29) TERMS AND PROVISIONS CONTAINED IN GRANT OF STORM SEWER EASEMENT DATED MAY 18, 1995 AND RECORDED NOVEMBER 15, 1995 AS DOCUMENT 95791769 MADE BY AND BETWEEN HOLY FAMILY MEDICAL CENTER AND PROSPECT SENIOR HOUSING CORPORATION. (AFFECTS PARCEL 2) BLANKET OVER SUBJECT PROPERTY - NOTHING TO PLOT
- 30) TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE "NO FURTHER REMEDIATION LETTER" ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DATED JUNE 2, 1998 AND RECORDED OCTOBER 2, 1998 AS DOCUMENT 98884290 (AFFECTS ALL) BLANKET - NOTHING TO PLOT
- 31) EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO NORTHERN ILLINOIS GAS COMPANY, FOR PURPOSE A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, RECORDED ON DECEMBER 23, 2002 AS DOCUMENT NO. 9021422033, AFFECTS THE LAND THEREIN DESCRIBED. (AFFECTS PARCELS 2-4) LIES ON SUBJECT PROPERTY - AS SHOWN
- 32) EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO STATE OF ILLINOIS, BY AND THROUGH THE SECRETARY OF THE DEPARTMENT OF TRANSPORTATION, FOR PURPOSE HIGHWAY DRAINAGE PURPOSES, RECORDED ON NOVEMBER 26, 2002 AS DOCUMENT NO. 9021305246, AFFECTS THE LAND DESCRIBED THEREIN. (AFFECTS PART OF PARCEL 2 AND OTHER PROPERTY) LIES ON SUBJECT PROPERTY - AS SHOWN
- 33) TERMS AND PROVISIONS OF CITY OF DES PLAINES ORDINANCE Z-27-13, APPROVING A LOCALIZED ALTERNATIVE SIGN REGULATION PLAN/CONDITIONAL USE PERMIT FOR 100 N. DES PLAINES RIVER ROAD RECORDED MAY 19, 2014 AS DOCUMENT 1413030406. (AFFECTS THE LAND AND OTHER PROPERTY) (AFFECTS PARCEL 1) BLANKET OVER SUBJECT PROPERTY - NOTHING TO PLOT
- 34) TERMS AND CONDITIONS OF ORDINANCE NO. Z-8-19 RECORDED JUNE 17, 2019 AS DOCUMENT NO. 1916817146, APPROVING A LOCALIZED ALTERNATIVE SIGN REGULATION PLAN/CONDITIONAL USE PERMIT FOR 100 N. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS, (CASE #19-012-LSA-CU), (AFFECTS THE LAND AND OTHER PROPERTY) (AFFECTS PARCELS 2-4) NO DOCUMENT IN LINK
- 35) RIGHT OF WAY PLANS FOR FEDERAL AID HIGHWAY RECORDED APRIL 26, 2019 AS DOCUMENT NO. 1911606140. (AFFECTS PARCELS 2-4) BLANKET OVER SUBJECT PROPERTY - NOTHING TO PLOT

OBSERVED SIGNIFICANT OBSERVATIONS

- A FENCE EXTENDS UP TO 8.4' NORTH OF THE NORTHERLY PROPERTY LINE
- B BUILDING LIES FROM 0.5' TO 0.6' NORTH OF THE PROPERTY LINE

ZONING INFORMATION

ZONING INFORMATION NOT YET PROVIDED

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 19045V0450E, WHICH BEARS AN EFFECTIVE DATE OF JULY 22, 2020, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BUILDING AREA
BUILDING 1: 221,700 S.F.
BUILDING 2: 1,244 S.F.
BUILDING 3: 10,774 S.F.

BUILDING HEIGHT
BUILDING 1: 86.6'
BUILDING 2: 14.0'
BUILDING 3: 58.0'

LAND AREA
PARCEL X: 29,468 SQ. FT. OR 0.68 ACRES
PARCEL 1: 1,063,910 SQ. FT. OR 24.42 ACRES
PARCEL 2: 26,480 SQ. FT. OR 0.60 ACRES
PARCEL 3: 60,591 SQ. FT. OR 1.39 ACRES
TOTAL: 1,179,359 OR 27.07 ACRES

PARKING
REGULAR: 1,000
HANDICAP: 44
TOTAL PARKING: 1,044

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

TITLE DESCRIPTION

PARCEL 1:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOLF ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294766 WITH A LINE 100.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 02 DEGREES 28 MINUTES 26 SECONDS EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG SAID LAST DESCRIBED PARALLEL LINE, 300.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF GOLF ROAD, 290.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 299.71 FEET TO SAID NORTH LINE OF GOLF ROAD; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST ALONG SAID NORTH LINE OF GOLF ROAD, 746.49 FEET; THENCE NORTH 02 DEGREES 01 MINUTE 44 SECONDS WEST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 200.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 265.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 120.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 85.00 FEET TO SAID NORTH LINE OF GOLF ROAD; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST ALONG SAID NORTH LINE OF GOLF ROAD, 165.00 FEET TO THE WESTERLY LINE OF DES PLAINES RIVER ROAD AS WIDENED; THENCE NORTH 34 DEGREES 54 MINUTES 43 SECONDS EAST ALONG SAID WESTERLY LINE OF DES PLAINES RIVER ROAD AS WIDENED, 38.50 FEET, TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 10 DEGREES 57 MINUTES 55 SECONDS WEST ALONG THE WESTERLY LINE OF DES PLAINES RIVER ROAD AS WIDENED, BEING A LINE 65.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD, 815.28 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LAND CONVEYED TO NAZARETHVILLE BY WARRANTY DEED RECORDED AS DOCUMENT 22245835; THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID SOUTH LINE OF LAND CONVEYED TO NAZARETHVILLE BY WARRANTY DEED RECORDED AS DOCUMENT 22245835 AND ALONG SAID LINE EXTENDED EASTERLY AND WESTERLY, 1296.91 FEET TO AN INTERSECTION WITH A LINE 100.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 02 DEGREES 28 MINUTES 26 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 402.28 FEET TO A POINT 500.19 FEET, AS MEASURED ALONG SAID PARALLEL LINE, NORTH OF THE INTERSECTION OF THE SOUTHERLY EXTENSION OF SAID PARALLEL LINE WITH SAID NORTH LINE OF GOLF ROAD; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF GOLF ROAD, 296.14 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 200.00 FEET TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF GOLF ROAD FROM THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST PARALLEL WITH SAID NORTH LINE OF GOLF ROAD, 6.88 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOLF ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294766 WITH A LINE 100.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 02 DEGREES 28 MINUTES 26 SECONDS EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG SAID LAST DESCRIBED PARALLEL LINE, 300.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST ALONG SAID PARALLEL LINE, 200.19 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF GOLF ROAD, 298.14 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 200.00 FEET TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF GOLF ROAD FROM THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF GOLF ROAD, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY:
100 RIVER RD
DES PLAINES, IL 60016
09-08-400-023-0000
09-08-400-027-0000

PARCEL 2:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF GOLF ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294766 WITH A LINE 100.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 02 DEGREES 28 MINUTES 26 SECONDS EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG SAID LAST DESCRIBED PARALLEL LINE, 300.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF GOLF ROAD, 290.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 200.00 FEET TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF GOLF ROAD FROM THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF GOLF ROAD, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY:
1210 GOLF RD
DES PLAINES, IL 60016
09-08-400-026-0000

PARCEL 3:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOLF ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294766 WITH A LINE 100.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 02 DEGREES 28 MINUTES 26 SECONDS EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG SAID LAST DESCRIBED PARALLEL LINE, 300.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST ALONG SAID PARALLEL LINE, 200.19 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF GOLF ROAD, 298.14 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 44 SECONDS EAST AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 200.00 FEET TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF GOLF ROAD FROM THE AFORESAID POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF GOLF ROAD, 306.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY:
100 RIVER RD
DES PLAINES, IL 60016
09-08-400-026-0000

PARCEL 4:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY CROSS-ACCESS AND STORM WATER DETENTION EASEMENT DATED MARCH 21, 1997 AND RECORDED MARCH 31, 1997 AS DOCUMENT 97217896 AND RE-RECORDED AUGUST 27, 1997 AS DOCUMENT 97632661 FOR THE PURPOSE OF INGRESS AND EGRESS OF MOTOR VEHICLE AND PEDESTRIAN TRAFFIC

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED ABOVE AND SHOWN IN THE TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 24GSA96201LP REVISION 5, WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2025, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. NOTE: UPDATE FOR NEW COMMITMENT.

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 24GSA96201LP REVISION 5, WITH AN EFFECTIVE DATE OF FEBRUARY 18, 2025, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. NOTE: UPDATE FOR NEW COMMITMENT.

SURVEYOR'S CERTIFICATE

TO: HOLY FAMILY MEDICAL CENTER - DES PLAINES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE 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 2, 3, 4, 5(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 14, 15, AND 16 (GRAPHICALLY DEPICTED ONLY), 19 (A MINIMUM OF \$1,000,000) AND 20(A) OF TABLE 1 THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 31, 2024.

DATE OF PLAT OR MAP: MAY 9, 2025

James A. Faetanini MAY 9, 2025

JAMES A. FAETANINI
REGISTRATION NUMBER: 035-003494
STATE OF ILLINOIS
EXPIRATION: NOVEMBER 30, 2026



SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO GOLF ROAD AND INDIRECT ACCESS TO NORTH DES PLAINES RIVER ROAD VIA CROSS ACCESS EASEMENT PER DOCUMENT 97632660, BOTH DEDICATED PUBLIC RIGHTS-OF-WAY.
3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDER HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDER HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
11. THE SURVEYED BOUNDARY SHOWN HEREON CREATES A MATHEMATICALLY CLOSED FIGURE.
12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
13. AT THE TIME OF THIS SURVEY AND TITLE REVIEW, THERE WERE NEITHER OFFSITE EASEMENTS NOR SERVITUDES THAT BENEFIT THIS PROPERTY DISCLOSED ON RECORD NOR ARE OTHERWISE KNOWN TO THE SURVEYOR.
14. THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY EVIDENCE OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
15. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
16. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF ILLINOIS.
17. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
18. THE SURVEYOR CURRENTLY IS COVERED BY A PROFESSIONAL LIABILITY POLICY IN THE AMOUNT OF \$1,000,000.
19. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 1,044, INCLUDING 44 HANDICAPPED SPACES.
20. NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

2021 ALTA/NSPS LAND TITLE SURVEY

PRIME PROJECT SKYLINE
SITE ADDRESS
100 NORTH RIVER ROAD
DES PLAINES, IL 60016
COOK COUNTY

PARTNER PROJECT NUMBER: 24-464532-81

COORDINATED BY

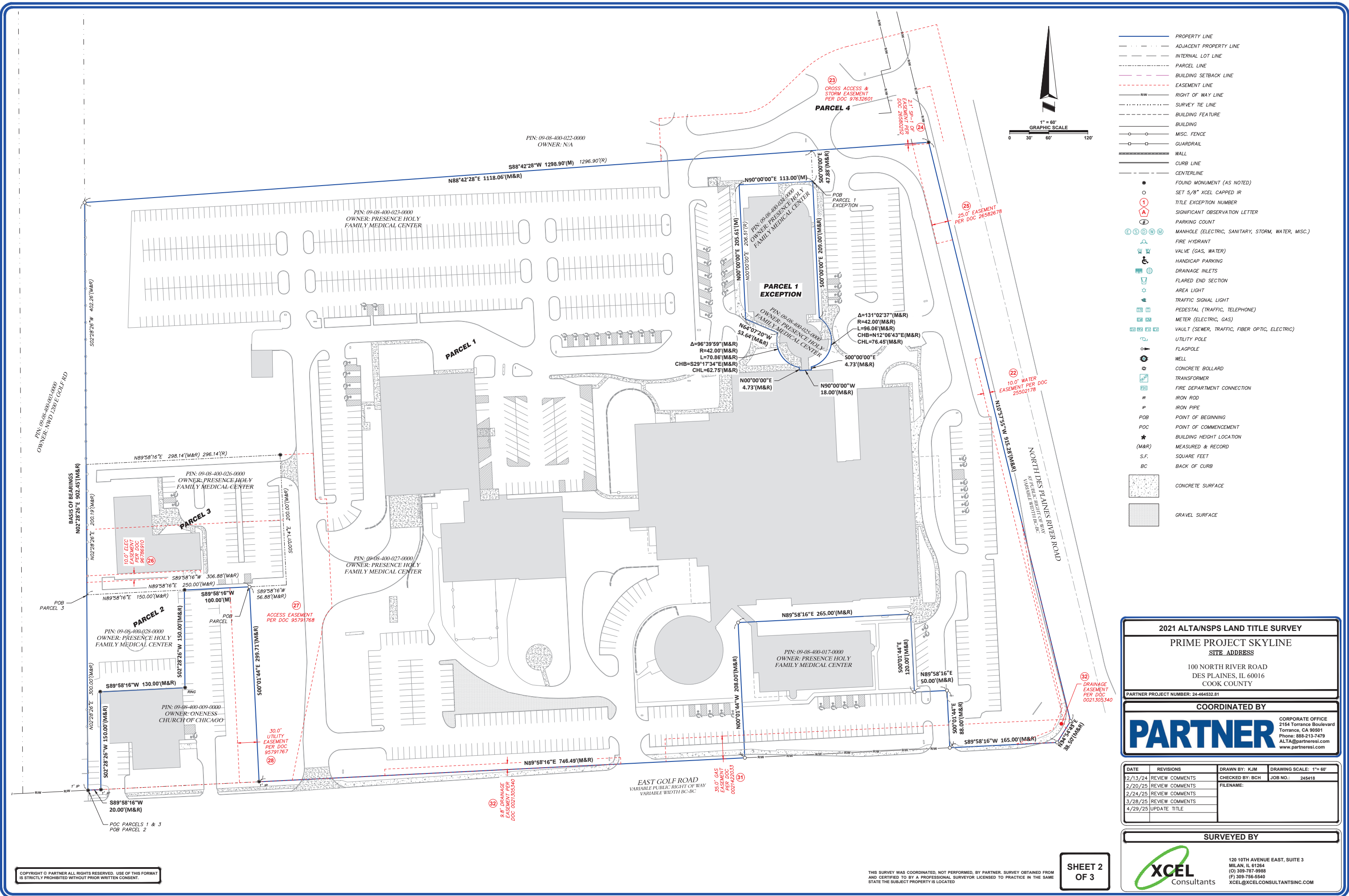


DATE	REVISIONS	DRAWN BY:	DRAWING SCALE:
2/13/24	REVIEW COMMENTS	KJM	1"= 60'
2/20/25	REVIEW COMMENTS	BCH	JOB NO.: 245418
2/24/25	REVIEW COMMENTS		FILENAME:
5/28/25	REVIEW COMMENTS		
4/29/25	UPDATE TITLE		

SURVEYED BY



SHEET 1 OF 3



2021 ALTA/NSPS LAND TITLE SURVEY
PRIME PROJECT SKYLINE
 SITE ADDRESS
 100 NORTH RIVER ROAD
 DES PLAINES, IL 60016
 COOK COUNTY

PARTNER PROJECT NUMBER: 24-464532.81

COORDINATED BY

PARTNER

CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partnerres.com
 www.partnerres.com

DATE	REVISIONS	DRAWN BY:	DRAWING SCALE:
2/13/24	REVIEW COMMENTS	KJM	1"= 60'
2/20/25	REVIEW COMMENTS	BCH	245418
2/24/25	REVIEW COMMENTS	FILENAME:	
3/28/25	REVIEW COMMENTS		
4/29/25	UPDATE TITLE		

SURVEYED BY

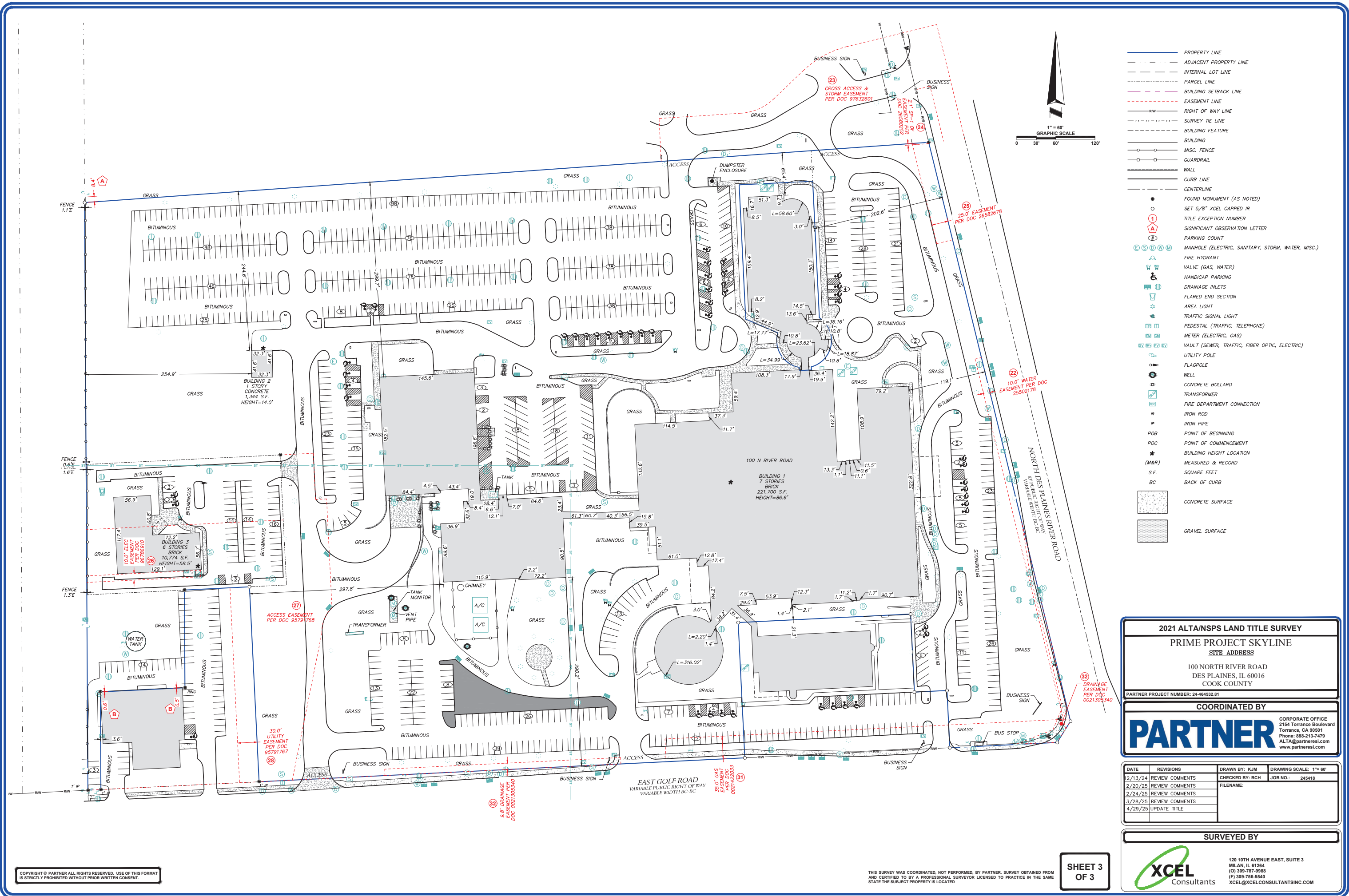
XCEL
 Consultants

120 10TH AVENUE EAST, SUITE 3
 MILAN, IL 61264
 (O) 309-787-9988
 (F) 309-756-5540
 XCEL@XCELCONSULTANTSINC.COM

**SHEET 2
 OF 3**

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.



- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - INTERNAL LOT LINE
- - - PARCEL LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SURVEY TIE LINE
- - - BUILDING FEATURE
- BUILDING
- MISC. FENCE
- GUARDRAIL
- WALL
- CURB LINE
- - - CENTERLINE
- FOUND MONUMENT (AS NOTED)
- SET 5/8" XCEL CAPPED IR
- TITLE EXCEPTION NUMBER
- SIGNIFICANT OBSERVATION LETTER
- PARKING COUNT
- MANHOLE (ELECTRIC, SANITARY, STORM, WATER, MISC.)
- FIRE HYDRANT
- VALVE (GAS, WATER)
- HANDICAP PARKING
- DRAINAGE INLETS
- FLARED END SECTION
- AREA LIGHT
- TRAFFIC SIGNAL LIGHT
- PEDESTAL (TRAFFIC, TELEPHONE)
- METER (ELECTRIC, GAS)
- VAULT (SEWER, TRAFFIC, FIBER OPTIC, ELECTRIC)
- UTILITY POLE
- FLAGPOLE
- WELL
- CONCRETE BOLLARD
- TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- IRON ROD
- IRON PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- (M&R) MEASURED & RECORD
- S.F. SQUARE FEET
- BC BACK OF CURB
- CONCRETE SURFACE
- GRAVEL SURFACE

2021 ALTA/NSPS LAND TITLE SURVEY
PRIME PROJECT SKYLINE
 SITE ADDRESS
 100 NORTH RIVER ROAD
 DES PLAINES, IL 60016
 COOK COUNTY

PARTNER PROJECT NUMBER: 24-46432-81

COORDINATED BY

PARTNER

CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-7479
 ALTA@partnerres.com
 www.partnerres.com

DATE	REVISIONS	DRAWN BY: KJM	DRAWING SCALE: 1" = 60'
2/13/24	REVIEW COMMENTS	CHECKED BY: BCH	JOB NO.: 245418
2/20/25	REVIEW COMMENTS	FILENAME:	
2/24/25	REVIEW COMMENTS		
3/28/25	REVIEW COMMENTS		
4/29/25	UPDATE TITLE		

SURVEYED BY

XCEL

Consultants

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**SHEET 3
OF 3**

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

Applicant Responses to Standards for Conditional Use Approval

Maryville Academy
Conditional Use Application for Childcare Center
100 N. Des Plaines River Road

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

The Applicant's proposed childcare center would be located at 100 N. Des Plaines River Road, which has an I-1 Institutional zoning designation. Within the I-1 zoning district, the childcare center use requires the conditional use being sought here.

- 2. The proposed conditional use is in accordance with the objectives of the City's Comprehensive Plan and Zoning Ordinance.**

The proposed childcare center would align with the objectives of the City's Comprehensive Plan and Zoning Ordinance by offering accessible childcare services, thereby providing support to working families, and furthering neighborhood and community development. The proposed childcare center will provide nurturing and high-quality childcare in a convenient location, serving local demand for such services.

- 3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.**

The proposed childcare center will activate an existing childcare center, which is located within the Holy Family Medical Center. As such, the design and construction of the center are already harmonious with the existing character. Moreover, the operation and maintenance of the childcare center will continue to fit harmoniously with the surrounding hospital, medical office and institutional uses.

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

The proposed childcare center will not create any hazardous or disturbing impacts to the neighboring uses. The center's programming offers both indoor and outdoor activity areas, which will both be monitored and supervised by center staff (as required by law) to ensure noise levels remain minimal and children are contained to the center's designated space.

- 5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services.**

The proposed childcare center's location within the Holy Family Medical Center ensures adequate service of essentially public facilities. Given that this proposal is a reactivation

of a prior childcare center use, no additional public infrastructure is needed to support this use and it will continue to operate efficiently within current service levels.

6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community.

The proposed childcare center will not require any additional public facilities and services. Moreover, the center will contribute to the local economic welfare of the community by creating 13 staff positions and offering a critical service for working families in the community.

7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The proposed childcare center will not involve any activities, processes, materials, equipment, or conditions that would create excessive traffic, noise, smoke, fumes, glare or odors. All activities will take place in accordance with state licensing standards, including proper ventilation and waste disposal.

The proposed childcare center is easily accessible via vehicle, with access off of either N. Des Plaines River Road to the east, where Nazareth Way provides access to the Center, or off of Golf Road to the south, where Nazareth Way again provides Center access. Vehicles bringing children to and from the Center can utilize the temporary curb loading area immediately adjacent to the Center, which can accommodate approximately 10 vehicles. In the unlikely event the loading area is full, there is ample parking spaces in the off-street parking lot at Medical Center. Moreover, the childcare center would continue to utilize the staggered drop-off and pick-up, dispersing traffic to and from the daycare center throughout the morning and afternoon. As such, the childcare center will not create excessive traffic.

The proposed childcare center space within the larger Holy Family Medical Center is located in the northwest corner of the building and away from the hospital center and its patients. The dedicated classrooms for the various age groups of children also allow for internal containment of noise. The outdoor activity area is enclosed with a solid concrete wall and seven large trees, all of which will help to contain outdoor noise. Moreover, the current on-site director of the childcare center, who has worked at this location for over 11 years, has stated there have been zero complaints regarding its operations or noise levels.

Lastly, childcare center operations will not produce any smoke, fumes, glares or odors that would negatively impact persons, property or the general welfare of the nearby area. Accordingly, the proposed use will be harmonious and not detrimental to any persons, property or the general welfare.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares.

The proposed childcare center's location within the Holy Family Medical Center ensures easy vehicular access to the center, with access points to the larger Medical Center complex off of N. Des Plaines River Road to the east, where Nazareth Way provides access to the Center, or off of Golf Road to the south, where Nazareth Way again provides Center access. Nazareth Way is a two-way road, providing access to the childcare center from either access point and allowing for efficient flow of traffic to and from the subject property. Vehicles bringing children to and from the Center can utilize the temporary curb loading area immediately adjacent to the Center, which has room for approximately 10 vehicles. In the unlikely event the loading area is full, there is ample parking spaces in the off-street parking lot at Medical Center. Moreover, the childcare center will continue to utilize staggered drop-off and pick-up, dispersing traffic to and from the daycare center throughout the morning and afternoon. There is also ample off-street parking for staff. The proposed childcare center's location in the northwest corner of the larger Medical Center also serves to locate the drop-off and pick-up operations far away from both Des Plaines River Road and Golf Road. As such, the childcare center will not create interference with traffic on surrounding public thoroughfares.

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

The proposed childcare center will not impact any natural, scenic, or historical feature of major importance. The childcare center is already constructed and will not require any renovations or alterations to the existing facility.

10. The proposed conditional use complies with all additional regulations in the City's Zoning Ordinance specific to the conditional use requested.

The proposed childcare center will comply with all applicable local code requirements and regulations, including zoning and building codes, and Illinois DCFS standards. This includes providing required indoor and outdoor activity space per child, safety measures, and staffing ratios consistent with licensing requirements, as well as sufficient off-street parking.

Our Mission and Project Narrative

Maryville Academy ("Maryville") is a childcare organization rooted in Catholic social teaching and dedicated to the preservation of the dignity of children at every age. Our mission is to help children and families reach their fullest potential by empowering intellectual, spiritual, moral, and emotional growth. Our standards reflect current knowledge about what constitutes developmentally appropriate Early Childhood Education. Our Philosophy is to recognize each child as an individual needing physical, emotional, and social care. It is our primary goal to maximize each child's potential by employing proven and sound practices and principles of child development. We feel it is essential to our philosophy to provide a healthy, safe, and pleasant child-oriented environment for optimum growth and development. Children need the freedom to explore, wonder, and discover their own situations requiring cooperative group interaction. Thus, meaningful play based on each child's developmental stages is encouraged.

The Maryville Child Development Center (the "Center" or "Daycare") program will occupy the existing premises located at 100 N. Des Plaines River Road, Des Plaines, Illinois 60016 (the "Property"), which has been used as a daycare facility for more than 20 years. Maryville does not propose any new construction to the existing improvements at the Property. The Daycare is located within the larger Holy Family Medical Center (the "Medical Center") complex, occupying space in the northwest section of the Medical Center.

Parents who utilize the daycare must register their children and pay the appropriate tuition in advance. This is not a day-of childcare service available to visitors to the hospital. Program hours are: 6:30 AM to 6:00 PM, Monday through Friday, excluding the following nine corporate holidays: New Years Day (January 1); Martin Luther King Jr. Day (the third Monday of January); Good Friday (the Friday immediately preceding Easter Sunday); Memorial Day (the last Monday of May); July 4th; Labor Day (the first Monday in September); Thanksgiving Day (the fourth Thursday in November); the Friday after Thanksgiving Day; and Christmas Day (December 25).

The Daycare currently has 13 full-time employees, which can accommodate up to 54 children, based on the child-to-teacher ratios of the various age groupings. The Center provides care for children from infancy to five (5) years of age.

The Center has dedicated classrooms for the various age ranges of children. The table below identifies the maximum number of children in each age group, as well as the child-to-teacher ratio for each category, based on the Center's classroom occupancies as shown on the Floor Plan:

Grouping	Maximum Enrollment	Age Range	Child-to-Teacher Ratio (per DCFS)
Infants	14 children	6 weeks to 14 months	4:1 Ratio
Toddlers	8 children	15 months to 23 months	5:1 Ratio
Young Preschool	16 children	2 years to 3.5 years	4:1 Ratio
Preschool	26 children	4 years to 5 years	10:1 Ratio



The total area of indoor classrooms dedicated for children is 2,202 square feet. There is also office, storage and breakroom space for Center staff. The total area of the outdoor activity area is 5,881.72 square feet, which can accommodate 15-20 children at a time.

Access to the Center is available off of either N. Des Plaines River Road to the east, where Nazareth Way provides access to the Center, or off of Golf Road to the south, where Nazareth Way again provides Center access. The interior road immediately adjacent to the Center is a two-way road, facilitating direct access from either access road. Vehicles bringing children to and from the Center can utilize the temporary curb loading area immediately adjacent to the Center, which can accommodate approximately 10 vehicles. In the unlikely event the loading area is full, there is ample parking spaces in the off-street parking lot at Medical Center. This off-street parking lot is also where staff will park.

The drop off and pick up procedures will be the same as presently used to serve the existing daycare program, where parents are provided a key fob to access the exterior entrance to the Property and are responsible to bring their children directly into the Center. Daycare staff do not facilitate curb-side unloading and loading of children directly from the vehicle bringing them to the Center. There is a staggered drop-off window, from 6:30 AM to 11:00 AM. The end of day pick-up is also staggered, from 3:30 PM to 6:00 PM. Historical operations at this daycare facility have shown only two to three drop-offs or pick-ups occur at the same time, suggesting the temporary curb loading area has sufficient space for efficient drop-off and pick-up operations.

Maryville will continue to employ educated and experienced teachers who interact with the children in a warm and caring manner. Our teachers respect the rights, cultural heritage, and individuality of each child. Head Teachers hold degrees in Early Childhood Education, Assistant Teachers and Teacher Aides are also trained in Early Childhood Education. Our staff stays current in the field by actively participating in professional organizations and in-service training. We recognize the importance of each child's parent and/or guardian and ensure a partnership of mutual respect and concern.

We believe children learn best in a "hands-on" environment where children actively explore their surroundings to make discoveries about the world around them. Our staff will support these discoveries by providing children with meaningful activities and projects that help them develop skills they will use for the rest of their lives. Activities will cross the curriculum, not just focus on one curricular area, to help children understand the importance of math concepts in science and language concepts in art, social skills and problem solving are encouraged throughout the day.

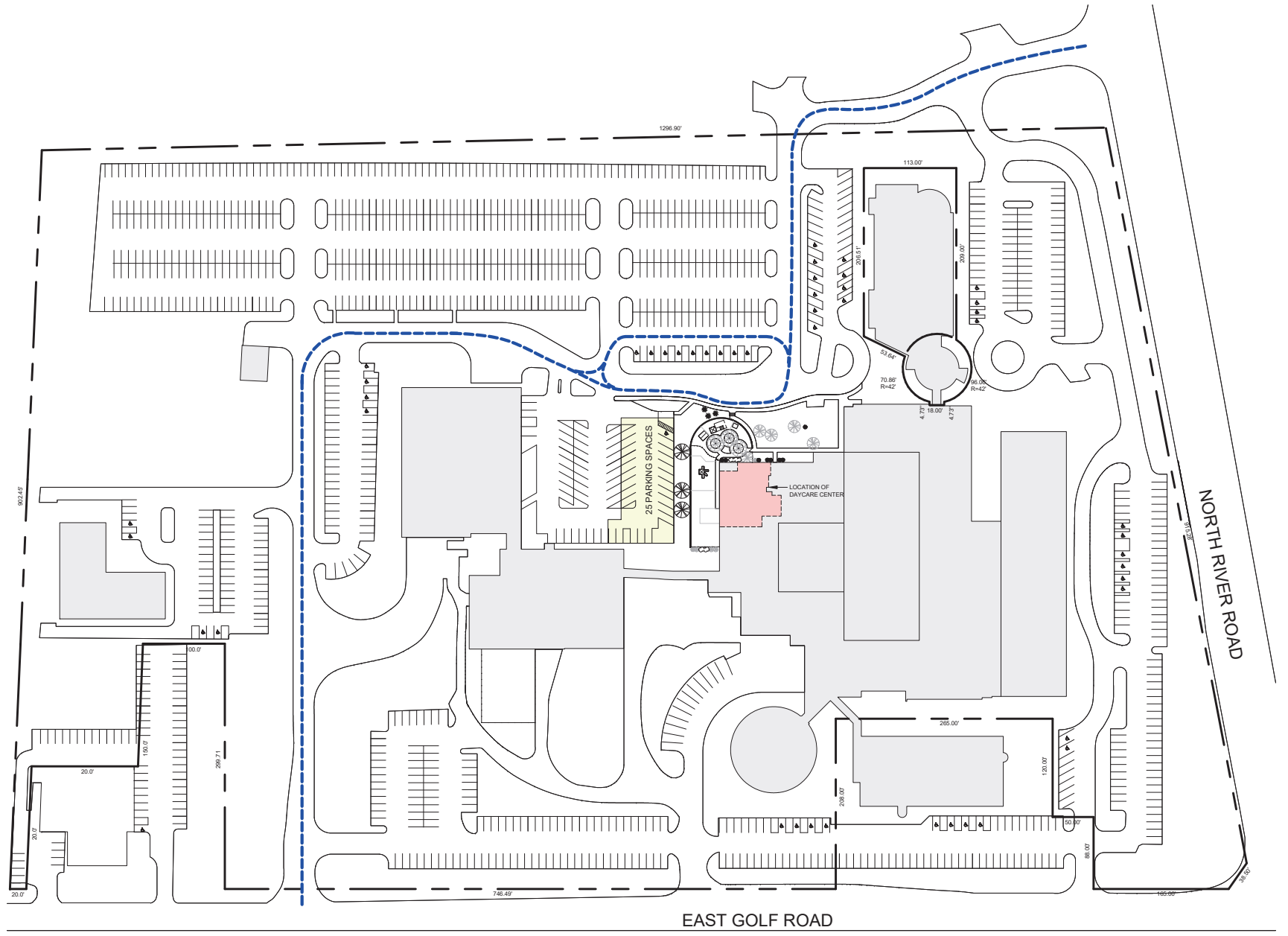
Our goal is to provide the best possible care to all families. We strive to uphold the guidelines and practices of all local, state, and national governing boards, and to obtain accreditations and certifications that prove our deep commitment to our educational philosophy.

SITE PLAN LEGEND

- VEHICULAR TRAFFIC
- DEDICATED PARKING SPACES
- DAYCARE CENTER

**MARYVILLE CHILDCARE CENTER
ZONING AND BUILDING CODE MATRIX**
City Code of Des Plaines - Zoning, 2015 International Building Code (IBC)

Item	Issue	Chapter / Article	Ordinance Requirement	Actual	Remarks
ZONING REQUIREMENTS					
1.01	Zoning District	Title 12 - Zoning	I-1 (Institutional)	I-1	
1.02	Off-street Parking	Table 12-9-7	Childcare Facilities - 1 space for every 15 children, plus 1 for every employee	25	
1.03	Landscaping	12-10-3	All trees shrubs and perennials are existing to remain. See Sheet A101 for plantings	existing	No new plantings are proposed.
BUILDING REQUIREMENTS					
2.01	Use and Occupancy Classification	303.4	I-4 (Daycare)	I-4	
Fire Protection Systems					
Automatic Sprinkler Systems					
2.02	I-4 Daycare	903.2.6	Automatic sprinkler system not required where day care facilities are at the level of exit discharge. And where every room where care is provided has not fewer than one exterior exit door.	Complies	Building Fully Sprinkled
Fire Alarm and Detection Systems					
	Manual Fire Alarm System	907.2.6.1	Manual fire alarm system that activates the occupant notification system installed where occupancy is 300 or greater.	Not required	
Means of Egress					
	Ceiling Height	1003.2	7' 6" (minimum)	8' 0"	
	Minimum Clear Width	1003.3.4	Protruding objects to not reduce minimum required clear width of accessible routes	Complies	
	Occupant Load				
	Daycare	Table 1004.1.2	35 s.f. / Occupant net (2166 net sf/35=62)	42	
	Support Staff	Table 1004.1.2	10 staff	10	
	Stairs				
	Egress Width				
	Stairs	1005.3.1	0.3 inches / Occupant	NA	
	Other (Doorways)		0.2 inches / 37 = 7.4"	144"	
Doors					
	Number of Exits and Exit Access Doorways	Table 1006.2.1	One exit for <=10 occupants, exits reqd. for >10	Two	
	Max. Common Path of Egress Travel Distance	Table 1006.2.1	75 feet. Not permitted w/o sprinkler system	Building fully sprinklered	
	Size	1010.1.1	32" (minimum) width x 80" (minimum) height	Complies	
	Exit Signs	1013.1	Readily visible from any direction of egress travel; not required from rooms/spaces that only require one exit or exit access	Complies	
Exit Access Travel Distance - Max. Travel Dist.					
	I-1 Daycare	Table 1017.2	200' 0" (if fully sprinklered)	Building fully sprinklered	
Corridors					
	Corridor Fire-Resistance Rating				
	I-1 Daycare	Table 1020.1	0 hour for corridor with sprinkler system	Building fully sprinklered	
	Min. Corridor Width				
	Typical, w/out Exception	Table 1020.2	44"	Complies	
	If Occupant Load < 50 persons		36"	Complies	
	Max. Dead End	1020.4	50' 0"	Building fully sprinklered	
	Corridor Continuity	1020.6	Fire rated corridors shall be continuous from the point of entry into the exit to the exit discharge	Complies	
Accessibility					
	Accessible Entrances	1105.1	>= 60% of public entrances to be accessible	1	
Parking and Passenger Loading Facilities					
	Accessible Parking Spaces	Table 1106.1	1 accessible parking space / 25 parking spaces	1	
	Accessible Parking Space Location	1106.6	Shortest accessible route of travel from adjacent parking lot to accessible building entry	Complies	
Plumbing Fixtures Required					
	Drinking Fountain	Table 2902.1	1 required	2	
Childrens Bathrooms					
	WC	Table 2902.1	1 WC per 15 children (74 Max. Occupancy = 5 reqd.)	5	
	Lavatories	Table 2902.1	1 Lav per 15 (74 Max. Occupancy = 5 reqd.)	5	
	Service Sink	Table 2902.1	1 required	1	
Adult Bathrooms					
	WC	Table 2902.1	1 WC per 25 for the first 50 adults and 1 per 50 for the remainder exceeding 50	1	
	Lavatories	Table 2902.1	1 Lav per 15 (74 Max. Occupancy = 5 reqd.)	1	
	Service Sink	Table 2902.1	1 required	1	



1 SITE PLAN
SCALE: 1" = 80'-0"

MKB
Architects
1925 North Clybourn Ave.
Chicago, Illinois 60642
mkbdesign.net
773.235.3800

REV	DATE	ISSUE
10.21.25		CITY OF DES PLAINES

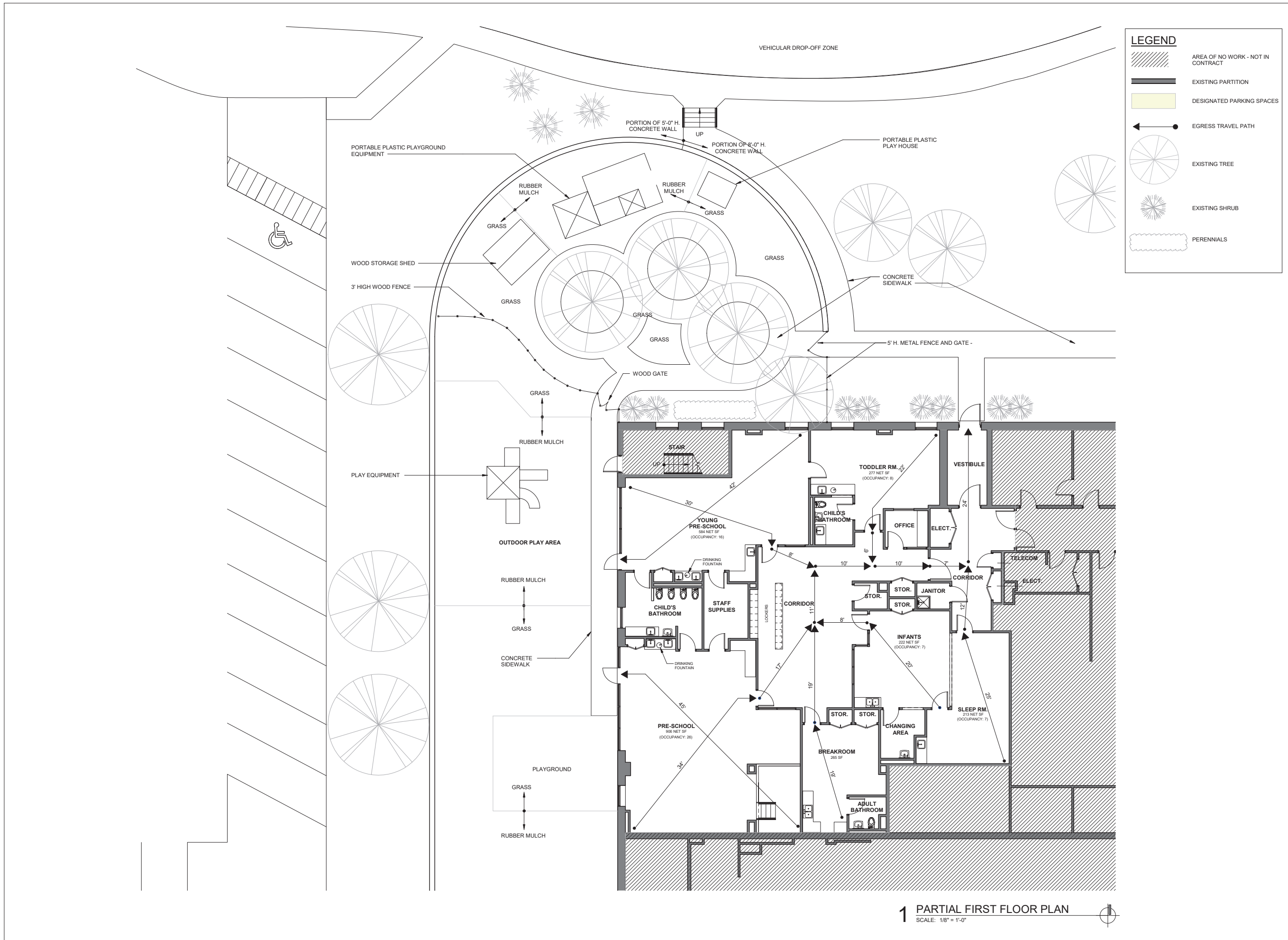
MARYVILLE CHILDCARE CENTER

100 N. RIVER ROAD
DES PLAINES, ILLINOIS 60016

SITE PLAN

DRAWN BY: JRL
CHECKED BY: GHK
SCALE: As indicated

JOB NO. **A000**
2516



REV	DATE	ISSUE
10.21.25		CITY OF DES PLAINES

MARYVILLE CHILDCARE CENTER
100 N. RIVER ROAD
DES PLAINES, ILLINOIS 60016

PARTIAL FIRST FLOOR PLAN

DRAWN BY: JRL
CHECKED BY: GHK
SCALE: As indicated

JOB NO. 2516
A101

MEMORANDUM

Date: October 24, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

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

Subject: Consideration of a Map Amendment, Conditional Use, and Variations at 30, 36, and 40 N. Des Plaines River Road

Issue: The petitioner requests: (i) a map amendment to rezone the subject property from I-1 Institutional to C-3 General Commercial; (ii) a conditional use for a commercially zoned assembly use; and (iii) a major variation for off-street parking spaces at 30, 36, and 40 N. Des Plaines River Road.

Petitioner: Nsikak Idet, 30 N. Des Plaines River Road, Des Plaines, IL 60016

Owner: D.S. Patel, 3060 Landwehr Road, Northbrook, IL 60062

Case Number: #25-059-MAP-CU-V

PIN: 09-08-402-008-0000

Ward Number: #1, Alderman Margaret Chlebek

Existing Zoning: I-1, Institutional District

Existing Land Uses: Assembly Use (commercial); Vacant Building

Surrounding Zoning: North: C-2, Limited Office Commercial District
South: C-3, General Commercial District
East: R-1, Single Family Residential District
West: C-2, Limited Office Commercial District

Surrounding Land Uses: North: Office Building (commercial)
South: Manufacturing (industrial)
East: Cook County Forest Preserve (recreational)
West: Office Building (commercial)

Street Classification: Des Plaines River Road is classified as an other principal arterial road under Illinois Department of Transportation (IDOT) jurisdiction.

Comprehensive Plan: Commercial Industrial Urban Mix is the designated use for the property.

Property/Zoning History: *Overview*

The subject property was annexed into the City in 1966 as a vacant piece of land. The property was developed around 1972 with two commercial buildings and small parking area off Des Plaines River Road¹. The front commercial building contains two tenant spaces addressed east to west as 30 and 36 N. Des Plaines River Road and the rear building contains one tenant space addressed as 40 N. Des Plaines River Road.

Previous Approval and Current Violations

The subject property was originally zoned C-3 General Commercial. However, in 2017, an application to rezone the property to I-1 Institutional and approve multiple variations for a place of worship² was received from RCCG Foundation of Life INC (“RCCG”).

On November 6, 2017, City Council approved all requests through Ordinance Z-22-17 (attached) with the conditions that: (i) RCCG pays all applicable fees for building permits and related approvals; and (ii) that RCCG enters into a parking lease with the owner of a parcel adjacent to the subject property in adherence of the following:

- The parking lease shall be for the use of no less than 30 legal and Zoning Ordinance compliant off-street parking spaces during RCCG’s weekly worship services.
- The parking lease shall be in a form acceptable to City’s General Counsel and shall have a term no less than RCCG’s lease for the subject property.
- The parking lease shall remain in effect for the duration of RCCG’s occupation and use of the subject property as a place of worship.
- In the event the parking lease is terminated by either the lessor or RCCG, RCCG shall provide the City with evidence of a replacement lease within no less than 30 days.
- The subject property may not be used as a place of worship during any time period in which a valid parking lease is not in effect.

As part of this 2017 approval, a parking lease with the adjacent property at 1455 E. Golf Road was carried out for the remaining 30 off-street parking spaces required. However, there have been changes on the subject property that have violated the existing ordinance as noted below:

- RCCG has left the subject property and has been replaced by a new assembly use, which has begun operating on the subject property without a business license; and
- The previously executed parking lease with the 1455 E. Golf Road has been terminated and a new parking lease with a property adjacent to the subject property has not been established³; and
- A separate assembly use is operating on site without a business license.

¹ Historic Aerials. <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved April 28, 2025.

² Now classified as a type of assembly use (for subject property it is an institutionally zoned assembly use).

³ Note that the petitioner has provided a parking lease for the property at 1372 Redeker Road. However, this does not satisfy the condition in Ordinance Z-22-17 as this property is not adjacent to the subject property.

Map Amendment

Request Summary:

Overview

The petitioner requests a map amendment to rezone the subject property from I-1 Institutional to C-3 General Commercial. This request aligns with the Future Land Use Map in the 2019 Comprehensive Plan, which designates the subject property as *Commercial Industrial Urban Mix*. In addition, the subject property was previously zoned C-3 General Commercial, which is more consistent with the future land use designation than the current institutional district.

Use Comparison

Map amendment requests restrict the types of uses that can operate on a zoning lot and can impact surrounding properties. Based on the attached Floor Plan and attached Project Narrative, the uses below are proposed for the subject property:

- ***30 N. Des Plaines River Road*** – Use unconfirmed at this time but currently considering one of the following: Artist/Dance/Music Studio, Commercial Indoor Recreation, or Retail Service Establishment
- ***36 N. Des Plaines River Road*** – Assembly Use
- ***40 N. Des Plaines River Road*** – Office

In review of the respective use matrix for the I-1 Institutional and C-3 General Commercial districts, the office, assembly use, and commercial indoor recreation uses are allowed in either district as identified in the table below. However, the C-3 district also allows for a salon as a permitted use (i.e., retail service establishment) whereas the I-1 district does not allow this use type.

Use	I-1 District	C-3 District
Assembly Use	Permitted Use*	Conditional Use
Commercial Indoor Recreation	Conditional Use	Permitted Use
Office	Permitted Use	Permitted Use
Retail Service Establishments	Not Allowed	Permitted Use

Bulk Regulation Comparison

While an assembly use is an allowed use in both the C-3 and I-1 districts, the subject property attributes better align with the C-3 district bulk regulations in comparison with the I-1 Institutional district as noted in the table below.

Standard	Property Attribute	I-1 Standards	C-3 Standards
Maximum Height	<45 FT	45 FT	45 FT
Minimum Front Setback	11.48 FT	50 FT	<i>25 FT*</i>
Minimum Side Setback	North: 1.96 FT; South: 0 FT	25 FT	0 FT
Minimum Rear Setback	3.00 FT	50 FT	<i>5 FT*</i>
Minimum Lot Size	0.35 acres	2 acres	N/A
Maximum Lot Coverage	51%	40%	N/A

****Items in bold italics do not meet the specific standard for the C-3 district but are existing legal nonconforming conditions.***

Conditional Use

Request Summary:

Assembly Use Overview

In anticipation of the approval of the map amendment to the C-3 General Commercial district, the petitioner requests a conditional use to operate a religious institution as described in the attached Project Narrative. In a commercial zoning district, religious institutions and similar uses are classified as Commercially Zoned Assembly Used, as defined below, which require a conditional use in the C-3 district.

COMMERCIAL ZONED ASSEMBLY USES: A use that is primarily for the purpose of the assembly of people, which can contain a combination of uses that take place in both principal and accessory structures. Such uses include: commercial theater, banquet halls, nightclubs, church, synagogue, temple, meeting house, mosque, or other place of worship. For allowable accessory uses, refer to the specific land uses defined in this chapter. Such uses shall adhere to the off-street parking requirements under "assembly uses" (Section 12-13-3 of the Zoning Ordinance).

The subject property consists of one, 15,197-square-foot interior lot located near the southwest corner of the Des Plaines River Road and Golf Road intersection. It is currently developed with one single-tenant commercial building at the rear of the site, a two-tenant commercial building at the front of the site, and a single off-street parking area as illustrated on the attached Plat of Survey. The assembly use occupies the rear tenant space in the front building, which is addressed as 36 N. Des Plaines River Road.

Assembly Use Operations

Based on the attached Project Narrative, this use would host its main worship service on Sundays from 9:00 AM to 1 PM with up to 40-50 members. Currently, a single religious service will take place on site during the hours of operation on Sunday. However, the PZB may wish to inquire about the use of this space during the week in their consideration of the conditional use and its potential impacts on neighboring uses.

Assembly Use Floor Plan

The tenant space at 36 N. Des Plaines River Road is approximately 2,500 square feet in area and consists of a reception area, office space, sanctuary, utility room, and three single stall restrooms. The sanctuary contains a media space at the rear, altar, and seven rows of affixed pew seating separated by a center aisle. Each individual pew offers approximately seven seats for a total of 98 seats available for patrons.

Assembly Use Off-Street Parking Requirement

Assembly uses must meet the minimum off-street parking requirement pursuant to Section 12-9-7 of the Zoning Ordinance depending on the type of assembly use. Places of worship with affixed (non-movable) seating must provide a minimum of one off-street parking space for every five seats in the main auditorium, sanctuary, nave, or similar place of assembly and other rooms (e.g., gymnasiums, classrooms, offices) which are to be occupied simultaneously. A total of 20 off-street parking spaces are required for the assembly use. The attached Site Plan denotes a total of ten off-street parking spaces including one accessible space on the subject property, which does not meet the minimum off-street parking requirement and requires a major variation.

Major Variation

Request Summary:

Overview

The size and current development of the subject property substantially limits the available space for off-street parking, requiring previous relief. As noted in the *Property/Zoning History* section above, Ordinance Z-22-17 approved a map amendment and several variations for the subject property for an assembly use with a condition that a parking lease must be executed and maintained on a property adjacent to the subject property for the life of the assembly use. The Merriam-Webster dictionary⁴ defines “*adjacent*” as “having a common endpoint or border” and the Des Plaines Zoning Ordinance utilizes this word in this fashion to describe objects that are next to or abut each other.

The original parking lease agreement with 1455 E. Golf Road met this requirement as this property shares the north property line and a portion of the west property line with the subject property. However, the current parking lease with the property at 1372 Redeker Road does not meet this requirement as it does not share a property boundary with the subject property. As such, the petitioner requests a new major variation to reduce the total required off-street parking requirement without the parking lease condition.

Tenant Space Use Assessment

Given that there are multiple tenant spaces on the subject property, the variation request for off-street parking must be assessed holistically across all uses. As noted in the *Property/Zoning History* section above, there have been multiple changes to the uses on the subject property, which have directly impacted the off-street parking requirement. The table identifies required off-street parking for all confirmed and *potential* uses identified in the attached Project Narrative.

Use ⁵	Parking Calculation	Required Off-Street Parking ⁶
<u>Office</u>	1 space for every 250 square feet of gross floor area	5 spaces (1,050 SF / 250)
<u>Place of worship (with affixed seating)</u>	1 space shall be provided for every five seats	20 spaces (100 seats / 5)
<i>Retail Service Establishment (e.g., salon)</i>	1 space for every 250 square feet of gross floor area	12 spaces (2,778 SF / 250)
<i>Commercial Indoor Recreation (e.g., gym)</i>	1 space for every 300 square feet of gross floor area	10 spaces (2,778 SF / 300)
<i>Artist/Dance/Music Studio (e.g., media studio)</i>	No minimum parking requirement for this use	0 spaces

⁴ <https://www.merriam-webster.com/dictionary/adjacent>. Retrieved April 29, 2025.

⁵ Items in blue are being considered by the petitioner to fill the 2,778-square-foot tenant #1 space at 30 N. Des Plaines River Road, which is currently vacant.

⁶ The parking calculation excludes floor area devoted primarily to storage (up to 10 percent of the total building floor area), food preparation, bathroom, mechanical, hallways, stairwell, and elevator areas. However, the parking calculation for the blue items is calculated based on the total gross floor area given that the individual use of each room is not identified on the floor plan.

Standards for Amendments: Map Amendment requests are subject to the standards set forth in Section 12-3-7.E of the Zoning Ordinance. Rationale for how the proposed amendment 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. 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;

Comment: The Comprehensive Plan designates the subject property is *Commercial Industrial Urban Mix* with the intent to promote developments with a combination of commercial, office, and low-intensity industrial uses. The proposed map amendment to the C-3 district is arguably consistent with this land use designation as the uses on site are allowed within the C-3 district and this district allows for a wide variety of uses, some of which could be classified as lower-intensity industrial.

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

Comment: The immediate vicinity includes a majority of commercial and light industrial developments, with a larger institutional hospital campus to the north. Given the property attributes and abutting developments, the C-3 district designation allows uses and development types that better align with the overall character in this immediate area.

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

Comment: The subject property was previously zoned C-3 without any issues related to the condition of public facilities and services. Therefore, the surrounding public facilities and services should be sufficient to accommodate C-3 district development potential.

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

Comment: The C-3 district's list of permitted/conditional uses is broad but generally consistent with the existing development of the surrounding area. The property's smaller size does limit the feasibility of some of the allowed uses in the C-3 district to those with lower intensity and smaller footprints. Overall, the range of uses are not likely to impose negative external property value impacts on adjacent properties.

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

Comment: The flexibility of uses allowed in the C-3 district generally aligns with the future land use and economic development considerations of the Comprehensive Plan for a commercial/industrial flex district in this portion of the City. Short of creating a specific flex district as described in the Comprehensive Plan, the C-3 district is arguably the best designation for responsible development and growth.

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 conditional use would satisfy the standards with the rezoning to the C-3 district is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the responses provided as written, modify them, or adopt its own.

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

Comment: A commercially zoned assembly use is listed as a conditional use as specified in Section 12-7-3.L of the Zoning Ordinance for properties in the C-3 District.

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

Comment: The Future Land Use Map of the 2019 Comprehensive Plan designates this property as *Commercial Industrial Urban Mix* with the intent to promote developments with a combination of commercial, office, and low-intensity industrial uses. While the subject property does not contain any form of industrial use, it does contain office and commercial uses that align with this land use designation.

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 assembly use is located within an established commercial building that is generally harmonious and appropriate in appearance to surrounding commercial and office development in the immediate area. The site development as a whole is fairly consistent with surrounding office and industrial developments in the immediate vicinity. However, staff have added a condition regarding the addition of landscaping at the front of the property to elevate the property and bring it closer to compliance.

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

Comment: Assembly uses are by nature more intensive commercial uses requiring adequate parking, access, and circulation considerations to accommodate larger groups of people at one time. Without these site improvements and effective management, the assembly use could be disturbing to neighboring uses. Staff previously received complaints about the existing assembly use related to the parking of patrons on neighboring properties without permission due to the limited parking availability on site. While the petitioner has provided documentation for a parking lease at 1372 Redeker Road, additional off-street parking options and specific operation adjustments may need to be pursued to mitigate adverse effects of the assembly use on neighboring 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 subject property is adequately served by essential public facilities and services, which will not change with the operation of the assembly use on site. Staff do not have concerns that this use will impact the essential public facilities and services currently serving the subject property.

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

Comment: The assembly use is located within an existing structure which will not require additional public facilities or services to operate. In addition, there is no indication that the assembly use would negatively impact the economic well-being of the community as this type of use does provide tax benefits to the City.

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: Assembly uses can create adverse effects leading up to, during, and immediately after event hours through increased traffic and noise. While there are no perceived concerns of the excessive production of smoke fumes, glare, or odors, the proposed assembly use could create traffic and parking concerns on Sundays, which is identified as its main day of operations. Traffic and parking management is key to reduce—if not completely mitigate—concerns related to traffic and parking during hours of operation. Nonetheless, the PZB shall decide.

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 single, narrow vehicular access to the subject property is not sufficient for two-way travel, especially for a more intensive commercial use such as an assembly use and could create interference on Des Plaines River Road if traffic and parking are not effectively managed on the subject property. The PZB may wish to ascertain what procedures are in place on site to effectively manage these concerns.

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

Comment: The subject property has already been developed with the two commercial buildings and off-street parking area. In addition, the assembly use will be located in one of the existing structures so there will not be any further development or any new loss of these features.

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

Comment: Aside from variations related to off-street parking and front and rear building setbacks, the proposed assembly use will comply with all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

Standards for Variation: The following is a discussion of standards for variations from Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed use would satisfy the standards as provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, 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: The existing development on the subject property is expansive—covering almost half of the total property area—which greatly limits the types of uses that can be operated and the space available for related off-street parking, access, and circulation. The positioning of the two buildings on site is also not ideal as it creates an insufficient drive aisle width for two-way travel and provides a lot of dead pavement space that cannot be utilized for code-compliant off-street parking. The site layout as a whole does not lend itself to being accommodated for multiple uses, especially uses with more intensive parking, access, and circulation needs.

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 nor contains exceptional topographical features. However, it is smaller in size (15,197 square feet) than other properties in the C-3 district. In addition, the existing structures on the subject property are nonconforming in relation to front and rear building setbacks. It can be argued that these conditions of the property limit the available space on the subject property for off-street parking and could require a major variation.

- 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, size, and development of the subject property are not the result of a known action by the current owner, the property was purchased with these attributes. In addition, the assembly uses operating on the subject property are a direct result of the petitioner. 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 off-street parking does not necessarily deprive the property owner of substantial rights but rather requires the uses on the subject property to be scaled appropriately to match with the existing development on site. Many other C-3 district properties also have multiple access points, which allow for better circulation throughout the site, especially for uses that include a large influx of vehicles and pedestrians for extended periods of time. The subject property's attributes may not allow the petitioner to have as many options as for other C-3 zoned lots but does not prevent the petitioner from effectively utilizing the site if the major variation is not approved. Nonetheless, the PZB should decide.

- 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 this variation to reduce the off-street parking requirement from 47 spaces to 10 spaces may be construed as a special privilege even with the aforementioned executed parking lease in place. The number and intensity of the uses on site could be determined to be too intensive given the smaller lot size and existing structures. While Ordinance Z-22-17 granted a variation for off-street parking, it was only in consideration of a single assembly use related to a place of worship. However, the current proposal includes two separate assembly uses—place of worship and banquet hall—which both require sufficient access, circulation, and off-street parking to operate effectively. Even with the proposed improvements provided on the attached Site Plan, the site conditions may not be adequate enough to support the two requested assembly uses, much less a future third user in the rear, currently vacant building. The PZB and City Council should consider whether the proposed site improvements and parking lease are sufficient for the proposed uses on the subject property and if a major variation request of this amount is appropriate.

- 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 improving parking facilities in certain portions of the City—such as the downtown and Oakton and Elmhurst corridors—and incorporating parking reductions for multifamily residential developments. However, it does not discuss or promote parking reductions for institutional uses as requested by the petitioner. In addition, the intensification of uses and increased variation request for off-street parking do not represent a development or use that is in harmony with the Zoning Ordinance. 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: There are arguably viable alternatives to the variation being requested by the petitioner including a reduction in the size or number of structures or replacing the existing uses with less intensive uses. While staff have discussed these options with the petitioner, out of convenience the petitioner has requested approval of the off-street parking variation with the current site layout. Given the 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 request is not, in staff's opinion, the minimum measure of relief to address the petitioner's concerns given the site characteristics and the types of uses present on the site. Instead, the reconfiguration or removal of structures on the subject property could better utilize the available lot area and meet the applicable city ordinances while minimizing adverse effects on surrounding properties.

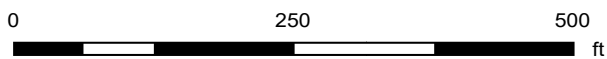
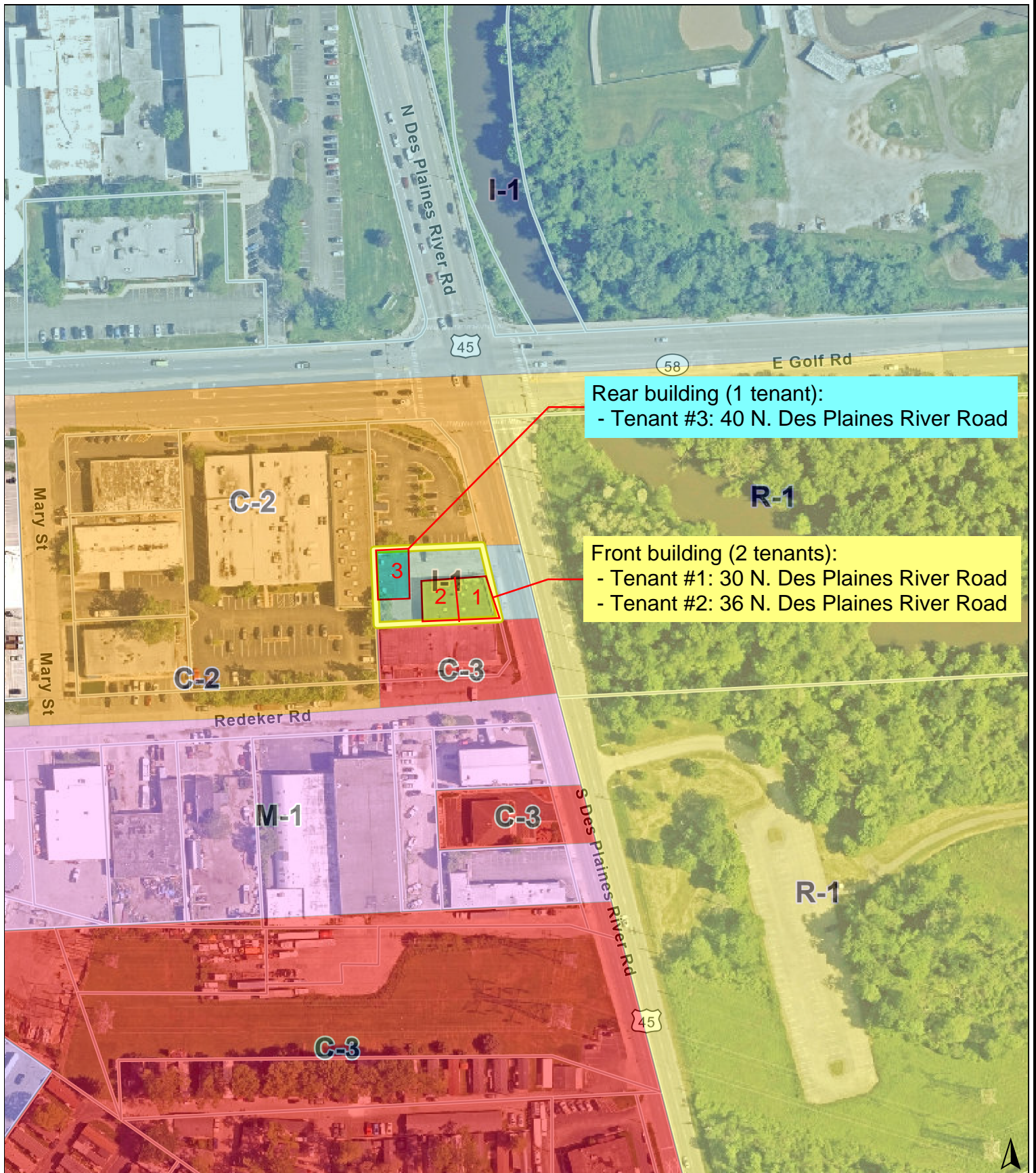
PZB Procedure and Recommended Conditions: Under Sections 12-3-4.D.3 (Procedure for Review and Decision of Conditional Uses), 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations), and 12-3-7.D.3 of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the requests. Consideration of the requests should be based on a review of the information presented by the petitioner and the findings made above, as specified in Sections 12-3-4.E (Standards for Conditional Uses), 12-3-6.H (Standards for Variation), and 12-3-7.E (Standards for Amendments) 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 entire off-street parking area on the subject property must be repaved and restriped in accordance with the approved Site Plan. The Community and Economic Development Director can approve changes to this site plan related to paving and striping if compliant with Section 12-9-6 of the Zoning Ordinance.
2. Excluding the pavement areas for the loading dock and emergency exit door, the entire area in between the east building elevation and east property line must be improved with landscaping including evergreen bushes, various shrubs, and perennials. The Community and Economic Development Director can approve minor changes to landscaping if the proposed landscaping is in the same size and quantity as proposed in the approved site plan.
3. Prior to the issuance of business registrations for all uses, all active and proposed parking leases must be reviewed and approved by the City's legal staff. Parking leases must be active for the full extent of the assembly use's operation on the subject property. At no time shall there be less than the minimum number of off-street parking spaces available for all uses on the subject property.

Attachments:

- Attachment 1: Location and Zoning Map with Addressing
- Attachment 2: Site and Context Photos (from staff)
- Attachment 3: Existing Condition Photos (from petitioner)
- Attachment 4: Ordinance Z-22-17
- Attachment 5: Plat of Survey
- Attachment 6: Petitioner's Responses to Standards
- Attachment 7: Project Narrative
- Attachment 8: Site Plan
- Attachment 9: Floor Plans



Print Date: 5/9/2025

Notes

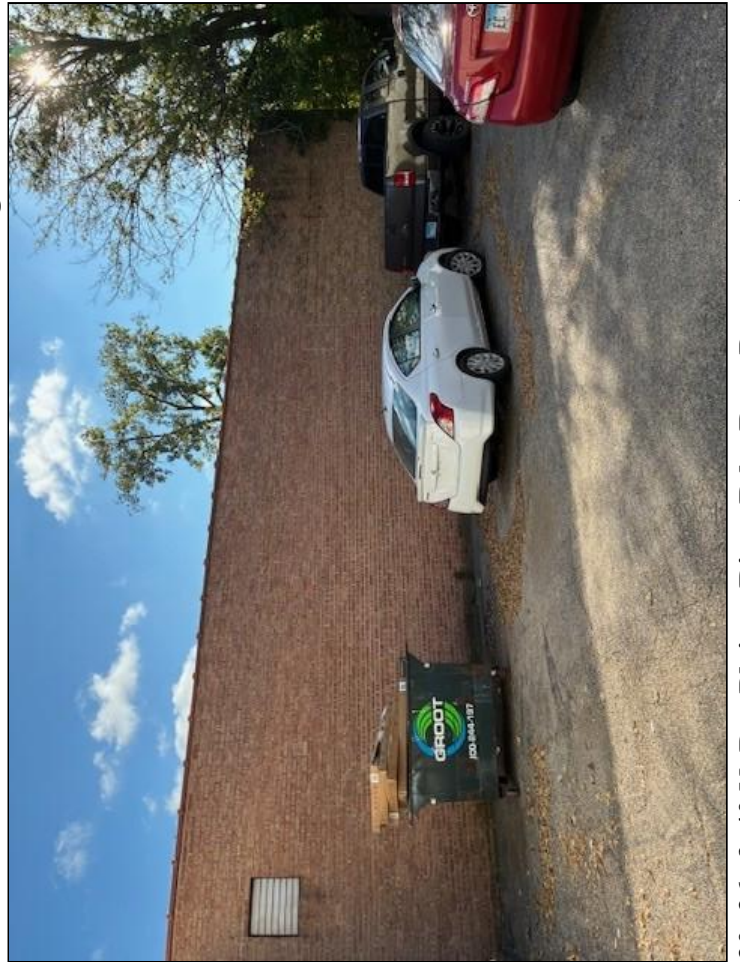
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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



30, 36, & 40 N. Des Plaines River Rd – Public Notice Sign



30, 36, & 40 N. Des Plaines River Rd – Existing Parking Area



30, 36, & 40 N. Des Plaines River Rd – Rear Pavement Area



30, 36, & 40 N. Des Plaines River Rd – Front of Property











CITY OF DES PLAINES

ORDINANCE Z - 22 - 17

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AND MAJOR VARIATIONS FOR 30 N. RIVER ROAD, DES PLAINES, ILLINOIS. (Case #17-062-V-MAP).

WHEREAS, RCCG Fountain of Life, Inc., an Illinois not-for-profit corporation (“*Petitioner*”), is a prospective lessee of the property commonly known as 30 N. River Road (“*Subject Property*”) which is located in the C-3 General Commercial District (“*C-3 District*”); and

WHEREAS, the Patel Family LLP is the owner (“*Owner*”) of the Subject Property which consists of approximately 0.36 acres and is improved with a single commercial office building; and

WHEREAS, the Petitioner seeks to occupy a large tenant space within the Subject Property and operate a place of worship for its congregation therein; and

WHEREAS, places of worship are not a permitted or conditional use in the C-3 District, thus requiring the Petitioner to request a map amendment to the I-1 Institutional District (“*I-1 District*”) and various lot and parking variations for the Subject Property; and

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

WHEREAS, pursuant to Sections 12-3-6 and 12-3-7 of the Zoning Ordinance, the Petitioner filed an application with the City for the approval of: (i) a map amendment (“*Proposed Map Amendment*”) to the “Zoning Map of the City of Des Plaines” (“*Zoning Map*”) to rezone the Subject Property from the C-3 District to the I-1 District; (ii) major variations under Section 12-7-5(A)7 of the Zoning Ordinance to allow: (a) a front yard setback of 11.5 feet, when a minimum of 50 feet is required; (b) a side yard setback of 0 feet, when 25 feet is required; (c) a rear yard setback of 3 feet, when 50 feet is required; (d) lot coverage of 100%, when a maximum of 40% is permitted; and (e) a total lot area of .35 acres, when a minimum of 2 acres is required, in the I-1 Institutional District (“*Proposed Lot Variations*”); and (iii) a major variation under Section 12-9-7 of the Zoning Ordinance to allow a total of 9 on-site parking spaces, when a minimum of 39 parking spaces would be required to serve the Church (“*Proposed Parking Variation*”); and

WHEREAS, within fifteen (15) days after the receipt thereof, the Petitioner’s application was referred by the Department of Community and Economic Development to the Planning and Zoning Board of the City of Des Plaines (“*PZB*”); and

WHEREAS, within ninety (90) days after the date of the Petitioner’s application, a public hearing was held by the PZB on September 12, 2017, pursuant to publication in the *Des Plaines Journal* on August 25, 2017; and

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

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

WHEREAS, pursuant to Sections 12-3-6 and 12-3-7 of the Zoning Ordinance, the PZB filed a written report with the City Council on September 12, 2017, summarizing the testimony and evidence received by the PZB and stating its recommendation, by a vote of 6-0, to approve the Proposed Map Amendment, the Proposed Lot Variations, and the Proposed Parking Variation, subject to conditions; and

WHEREAS, the Petitioner made representations to the PZB with respect to the Proposed Map Amendment, the Proposed Lot Variations, and the Proposed Parking Variation, which representations are hereby found by the City Council to be material and upon which the City Council relies in approving the Proposed Map Amendment, Proposed Lot Variations, and Proposed Parking Variation; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for map amendments and major variations set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated September 8, 2017, and has determined that it is in the best interest of the City and the public to approve the Proposed Map Amendment, the Proposed Lot Variations, and Proposed Parking Variation in accordance with the provisions of this Ordinance;

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

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for the approval of the Proposed Map Amendment, the Proposed Lot Variations, and the Proposed Parking Variation.

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

LOT 2 (EXCEPT THAT PART LYING EASTERLY OF A LINE 18.0 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND

PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2) IN RIVER – GOLF RESUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 75.0 FEET AND EXCEPT THE WEST 400.0 FEET THEREOF, AT RIGHT ANGLE MEASUREMENT) IN REDEKER’S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION OF LOTS 6 AND LOT 7, EXCEPT THE SOUTH 4 ACRES THEREOF, IN REDEKER ESTATE SUBDIVISION OF PARTS OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RIVER – GOLF RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 3, 1963 AS DOCUMENT NO. 2084343.

PINS: 09-08-402-008-0000.

Commonly known as 30 N. River Road, Des Plaines, Illinois.

SECTION 3. APPROVAL OF PROPOSED MAP AMENDMENT. Subject to and contingent upon the conditions set forth in Section 6 of this Ordinance, the reversion provision of Section 7, and pursuant to Section 12-3-7 of the Zoning Ordinance, the City Council has considered the factors relevant to the approval of map amendments and has determined that the procedure for the review of map amendments has been satisfied. The City Council hereby approves the Proposed Map Amendment, and the Zoning Map is hereby amended to rezone the Subject Property from the C-3 District to the I-1 District.

SECTION 4. APPROVAL OF PROPOSED LOT VARIATIONS. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 6 of this Ordinance, the City Council hereby grants major variations from the following lot regulations set forth in Section 12-7-5(A)7 of the Zoning Ordinance:

- A. a front yard setback of 11.5 feet, when a minimum of 50 feet is required;
- B. a side yard setback of 0 feet, when 25 feet is required; a rear yard setback of 3 feet, when 50 feet is required;
- C. a lot coverage of 100%, when a maximum of 40% is permitted; and

- D. a total lot area of 0.35 acres, when a minimum of 2 acres is required, in the I-1 District.

SECTION 5. APPROVAL OF PROPOSED PARKING VARIATION. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 6 of this Ordinance, the City Council hereby grants a major variation to allow a total of 9 on-site parking spaces, when a minimum of 39 on-site parking spaces are required by Section 12-9-7 of the Zoning Ordinance; and

SECTION 6. CONDITIONS OF APPROVAL. The approvals of the Proposed Map Amendment granted pursuant to Section 3 of this Ordinance, the Proposed Lot Variations granted pursuant to Section 4 of this Ordinance, and the Proposed Parking Variation granted pursuant to Section 5 of this Ordinance are expressly subject to and contingent upon compliance by the Petitioner with each and all of the following conditions, all at the sole cost and expense of the Petitioner:

- A. The Petitioner must pay all applicable fees for building permits and related approvals.
- B. The Petitioner will enter into a lease agreement with the owner of a parcel adjacent to the Subject Property for the use of no less than 30 legal and Zoning Ordinance compliant off-street parking spaces during the Petitioner's regular weekly worship services ("***Parking Lease***"). The Parking Lease shall be in a form acceptable to the City's General Counsel and shall have a term no less than the Petitioner's lease for the Subject Property. The Parking Lease must remain in effect for the duration of the Petitioner's occupation and use of the Subject Property a place of worship. In the event that the Parking Lease is terminated by either the lessor or the Petitioner,

the Petitioner shall provide the City with evidence of a replacement lease within no less than 30 days. The Subject Property may not be used as a place of worship during any time period in which a valid Parking Lease is not in effect.

SECTION 7. REVERSION TO COMMERCIAL ZONING DISTRICT UPON CESSATION OF USE. In the event that the Subject Property ceases to be used, maintained, and operated as a place of worship for more than three months, the Zoning Map shall automatically be further amended to rezone the Subject Property from the I-1 District to the C-3 District, or other comparable successor zoning district under the Zoning Ordinance, with no further action of the City Council required. Cessation of use, for the purposes of this Ordinance, shall mean (i) the termination of a lease for the Subject Property by the operator of a place of worship, (ii) the discontinuation of religious services or gatherings; and (iii) the vacancy or abandonment of the Subject Property by an operator of a place of worship. The Zoning Administrator is hereby directed to place a notation on the City's Zoning Map indicating that the Subject Property is subject to the amendment described in this Section 7.

SECTION 8. FAILURE TO COMPLY WITH CONDITIONS.

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

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

B. In the event that the Petitioner fails to develop or maintain the Subject Property in accordance with the requirements of the Zoning Ordinance, or the conditions set forth in Section 6 of this Ordinance, the Parking Variation granted in Section 5 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the I-1 District. Further, in the event of such revocation of the Parking Variation, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner.

SECTION 9. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after the occurrence of the following:

- A. its passage, approval and publication in pamphlet form as provided by law;
- B. the provision by the Petitioner to the City of a valid and effective lease for the Subject Property;
- C. the provision by the Petitioner to the City of a valid and effective Parking Lease in a form and substance acceptable to the City's General Counsel; and

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

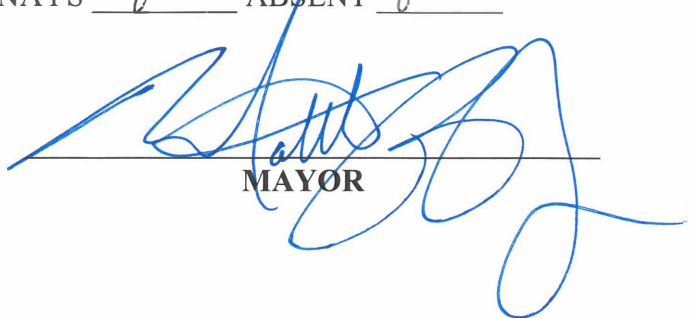
SECTION 9. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

[SIGNATURE PAGE FOLLOWS]

PASSED this 6th day of November, 2017.


APPROVED this 6th day of November, 2017.

VOTE: AYES 8 NAYS 0 ABSENT 0



MAYOR

ATTEST:



CITY CLERK

Published in pamphlet form this
7th day of November, 2016.

Approved as to form:



CITY CLERK



Peter M. Friedman, General Counsel

EXHIBIT A

UNCONDITIONAL AGREEMENT AND CONSENT AND REZONING COVENANT

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

WHEREAS, RCCG Fountain of Life, Inc., an Illinois not-for-profit corporation ("**Petitioner**"), applied to the City of Des Plaines for a map amendment to rezone property commonly known as 30 N. River Road ("**Subject Property**") from the C-3 General Commercial District to the I-1 Institutional District as well as multiple variations from the lot and parking requirements of the City of Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**") to allow the Subject Property to be used as a place of worship ("**Requested Relief**"); and

WHEREAS, the Patel Family LLP is the owner ("**Owner**") of the Subject Property and consented to the Petitioner's application; and

WHEREAS, Ordinance No. Z-22-17 adopted by the City Council of the City of Des Plaines on 11/6, 2017 ("**Ordinance**"), grants approval of the Requested, subject to certain conditions; and

WHEREAS, Petitioner and Owner desire to evidence to the City their unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and the Owner desires to evidence its agreement not to object to the rezoning of the Subject Property in the event the Subject Property ceases to be used as a place of worship;

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

1. Petitioner and Owner hereby unconditionally agree to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-22-17, adopted by the City Council on 11/6, 2017.
2. Petitioner and Owner acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner and Owner against damage or injury of any kind and at any time.
3. Petitioner and Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree

not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.

4. Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.
5. Petitioner hereby agrees to pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.
6. The Owner hereby consents and agrees not to object, challenge, or take action to impede the rezoning of the Subject Property from the I-1 District to the C-3 District, or other comparable successor zoning district under the Zoning Ordinance, as the same may be from time to time amended, as provided for in Section 7 of the Ordinance. The Owner acknowledges and agrees that it has received sufficient notice of the conditions under which such rezoning shall occur, and understands and acknowledges the impact of such a rezoning on its interest in the Subject Property.

ATTEST:

"PETITIONER"
RCCG FOUNTAIN OF LIFE, INC., an
Illinois not-for-profit corporation

By: M.M.M.

By: [Signature]

Its: _____

Its: JOHN AIYENDIKU

SUBSCRIBED and **SWORN** to
before me this 9th day of
November, 2017.

CHURCH ADMINISTRATOR /
MISSIONS CO-ORDINATOR

Laura K Fast
Notary Public



ATTEST:

"OWNER"

PATEL FAMILY LLP, an Illinois Limited Liability Partnership

By: M. McV

By: [Signature]

Its: _____

Its: SAMEER D. PATEL GENERAL PARTNER

SUBSCRIBED and **SWORN** to
before me this 9th day of
November, 2017.



Laura K Fast
Notary Public

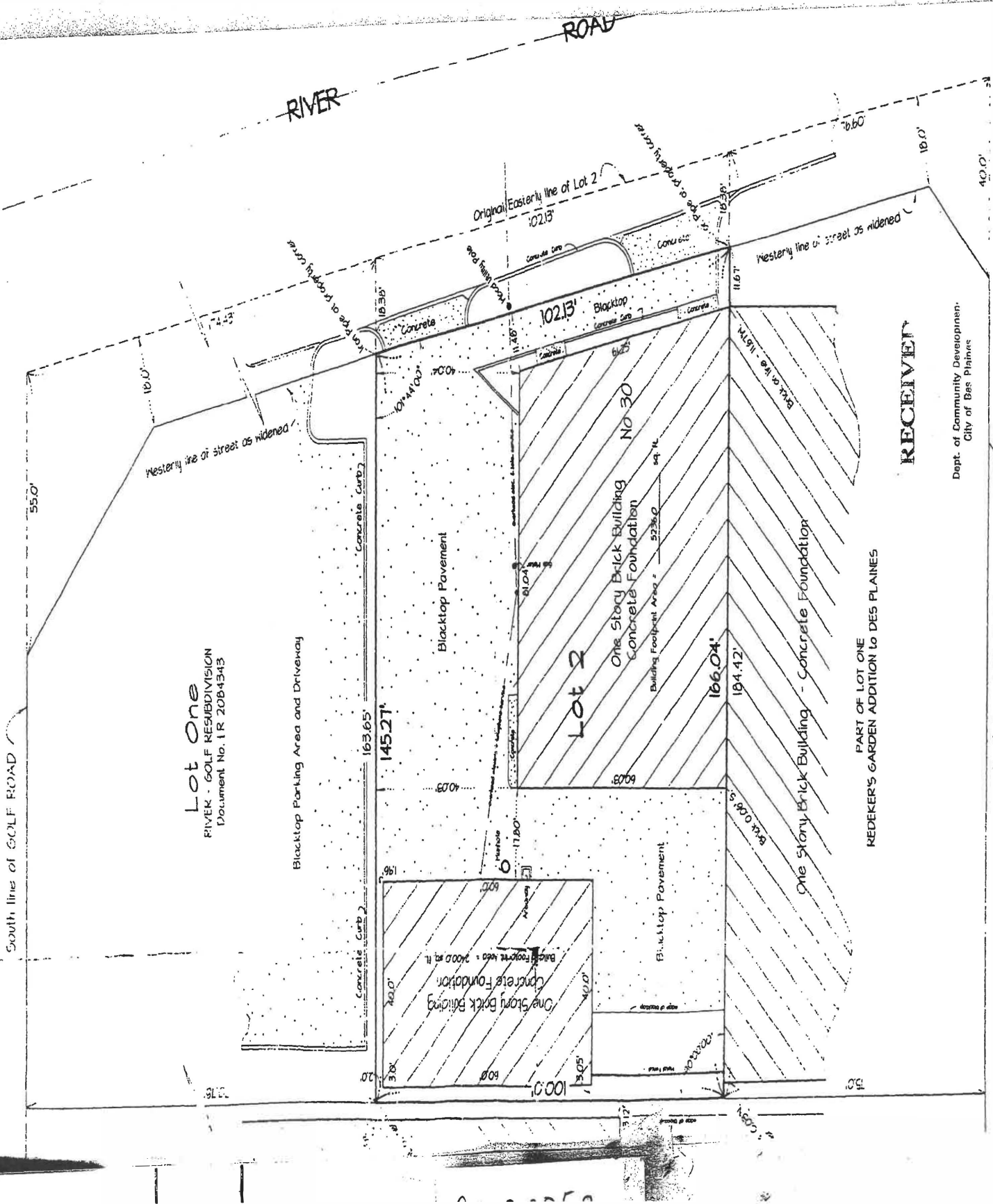
CITY OF DES PLAINES

ORDINANCE NO. Z-22-17

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AND MAJOR VARIATIONS
FOR 30 N RIVER ROAD, DES PLAINES, IL (CASE #17-062-V-MAP)

ADOPTED ON NOVEMBER 6, 2017
BY THE CITY COUNCIL
OF THE
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines,
Cook County, Illinois, on this 7th day of November, 2017.



Lot One
 RIVER - GOLF RESUBDIVISION
 Document No. 1R 20B4343

Lot 2

One Story Brick Building
 Concrete Foundation
 Building Footprint Area = 5236.0 sq. ft.

One Story Brick Building
 Concrete Foundation
 Building Footprint Area = 2000 sq. ft.

PART OF LOT ONE
 REDEKER'S GARDEN ADDITION TO DES PLAINES

RECEIVED
 Dept. of Community Development
 City of Bas Plaines

North line of REDEKER AVENUE.

STANDARDS FOR VARIATIONS

In order to understand your reasons for requesting a variation, please answer the following items completely and thoroughly (two to three sentences each). Variation applicants must demonstrate that special circumstances or unusual conditions prevent them from following the specific regulations of their zoning district. Applicants must prove that the zoning regulations, in combination with the uncommon conditions of the property, prevents them from making any reasonable use of the land. Keep in mind that no variation may be granted that would adversely affect surrounding properties or the general neighborhood.

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.

The property 30.36.40 N Des Plaines River Road, has unique conditions that make it hard to fully follow the zoning rules. Enforcing the rules as written would cause practical difficulty in meeting required obligations. Allowing a variance would make it possible to use the property reasonably while still following the purpose of the zoning laws.

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 , was built in 1970 with limited expectations for its original use. Due to current city developments and the need to repurpose the property, it has become clear that the lot is unique and has limitations in meeting the required number of parking spaces. Therefore, our request for a variation to allow an additional ongoing lease with Chicago Dial would provide significant relief and support the practical use of the property.

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.

we had no input in the design, development of the subject lot

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.

If the variation is denied, we would lose the ability to fully use and lease the property in a practical way that fits current needs. This would limit our right to make reasonable and beneficial use of the property, especially since the building's older design already creates challenges that newer properties don't face. In short, denying the request would prevent us from using the property to its full potential and from maintaining fair, productive use like other similar properties in the area.

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.

Approving this request would not give the owners any special privilege because the variation only addresses the property's unique limitations, not to gain extra benefits. The request simply allows the property to be used in a reasonable and practical way, similar to how other properties in the area are used. It's meant to correct an existing hardship caused by the lot's age and design, not to provide any unfair advantage.

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.

This request supports the goals and objectives of the City of Des Plaines Comprehensive Plan by encouraging the continued and productive use of existing properties. Repurposing and maintaining older structures, like this one, aligns with the city's vision for sustainable development, economic growth, and efficient land use. Approving the variation helps preserve the property's value, supports local business activity, and promotes the adaptive reuse of existing spaces.

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.

At this time, There is no viable alternative to lifting the mandatory parking requirement from the adjacent property, as its owner is unwilling to lease or share parking. The lot, built in 1970, was not designed for today's needs and has unique limitations. Denying the variation would restrict practical use and property rights, while approval simply allows reasonable use. This aligns with Des Plaines' Comprehensive Plan by supporting adaptive reuse, efficient land use, and economic activity. Other alternatives are impractical or insufficient, making this major variation the best solution.

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 relief needed to address the lot's unique limitations, allowing practical use without granting special privilege and supporting Des Plaines' goals for adaptive reuse and efficient land use.

STANDARDS FOR CONDITIONAL USES

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

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

The proposed conditional use for assembly has maintained the same status quo for the past 10 years and is already established within the zoning district. The religious institution is classified as a commercially zoned assembly use, which requires approval as a conditional use under Section 12-7-3.K of the Zoning Ordinance.

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

The commercially zoned assembly use supports Des Plaines' Comprehensive Plan by maintaining community activity, encouraging adaptive reuse, and contributing to vibrant, multifunctional commercial areas.

3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

The tenant use is designed and operated to be consistent in both appearance and function with the surrounding environment. Upon approval, there will be exterior improvements, signage, and landscaping to match the character of neighboring properties, while the building's layout and operations complement the commercial and assembly uses in the area. This ensures the property integrates seamlessly into the neighborhood, maintaining a cohesive visual and functional environment.

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

The proposed conditional use for assembly serves as a place of worship and a center for community engagement. It has been established within the zoning district for the past 10 years, maintaining the same status quo, and will not conflict with or disturb neighboring uses.

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

The assembly use is adequately served by existing public facilities and services. The property has access to public streets, sidewalks, water, sewer, and emergency services, which are sufficient to accommodate its current and ongoing use. Given the established development on the lot, these public services are capable of supporting the assembly use without placing additional burden on the surrounding infrastructure or community

6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

Due to the projections and antecedents of the use of subject property for the last 10 years, it is believed that the proposed conditional use for assembly will not create excessive additional requirements for public facilities within the zoning district involved

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;

For parking concerns, valet parking is provided for our additional leased parking spaces. The proposed conditional use for assembly does not involve any activities, processes, materials, equipment, or operations that would be harmful to people, property, or the general welfare through excessive traffic, noise, smoke, fumes, glare, or odors. This use has maintained the same status quo for the past 10 years and is already established within the zoning district.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

For parking concerns, valet parking is provided for our leased parking spaces. proposed conditional use provides vehicular access to the property that does not create interference with traffic on surrounding public

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

The proposed conditional will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance

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

current off street parking on subject property is not code compliant, hence our request for major variation which allows for additional parking on our leased space. the Proposed conditional will comply with all additional regulations in this title specific to the conditional use requested



COMMUNITY AND ECONOMIC DEVELOPMENT

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplaines.org

STANDARDS FOR MAP AND TEXT AMENDMENTS

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Map or Text Amendment in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that a proposed Map Amendment is appropriate for the site and will not have a negative impact on surrounding properties and the community. For Text Amendments, you must demonstrate that the proposed text change is appropriate for the entire jurisdiction, not just a particular site. Please answer each item completely and thoroughly (two to three sentences each).

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 proposed zoning change to C-3 General Commercial is justified, even though the property is designated as 'Institutional.' The change aligns with the Comprehensive Plan's broader goals by allowing the adaptive reuse of a long-vacant building, which will promote economic vitality and is more consistent with the property's location on a major transportation corridor.

2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property

The request to rezone subject property to C-3 Commercial is compatible because it supports the Comprehensive Plan's goals by allowing the adaptive reuse of an underutilized property. Furthermore, the new commercial use is perfectly compatible with the existing, dense commercial character of the surrounding River and Rand Road intersection.

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

The proposed amendment is appropriate because the subject property is adequately served by existing public facilities and services. The lot has access to public streets, sidewalks, water, sewer, and emergency services, all of which are sufficient to accommodate the assembly use. Given the property's established development, these services can support the continued operation without placing additional burden on the surrounding infrastructure or community

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

The proposed amendment is not expected to have an adverse effect on the value of properties throughout the jurisdiction. The assembly use has been established for the past 10 years without creating conflicts or disturbances in the area. Its operations are consistent with the character and function of the surrounding neighborhood, and the use is maintained in a way that is compatible with neighboring properties, supporting stability and property values in the community.

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

The proposed amendment reflects responsible standards for development and growth. The assembly use has operated for the past 10 years in a manner that is consistent with the surrounding neighborhood, making use of existing infrastructure and public services without causing disruption. It supports adaptive reuse of the property, efficient land use, and ongoing community activity, all of which align with the City of Des Plaines' goals for balanced and sustainable development.

MAYEN GLOBAL FOUNDATION

30, 36, 40 N RIVER ROAD, DES PLAINES
2242456588

mayenglobalfoundation@gmail.com

www.Mayenglobalefoundation.org

Project Narrative for 30,36, 40 N River Road, Des Plaines. 60016

Project Overview:

Application for map amendment, conditional use, and major variation for subject property

We are excited to present our vision for its future use of the above property in furtherance of the community development plans of the city of Desplaines

Purpose and Benefits

The proposed use of the property will serve the Des Plaines community in two distinct but complementary ways:

36 N. Des Plaines River Road – Church/Assembly Use

The church conducts its main worship service on Sundays 9am- 1pm only, attended by approximately 40–50 members.

40 N. Des Plaines River Road – Office Use

This space is occupied by the **Urbancraft Real Estate**, for real estate Administrative activities. The office operates Monday through Friday, from 9:00 AM to 5:00 PM, with up to four (4) employees on-site.

30 N. Des Plaines River Road – Front Tenant Space.

The property is currently vacant but has pending tenant applications for a salon suite, private gym, and a podcast/creative media studio. The space will only consider a business that operate Monday–Saturday, 10 AM–7 PM,

Facility Utilization

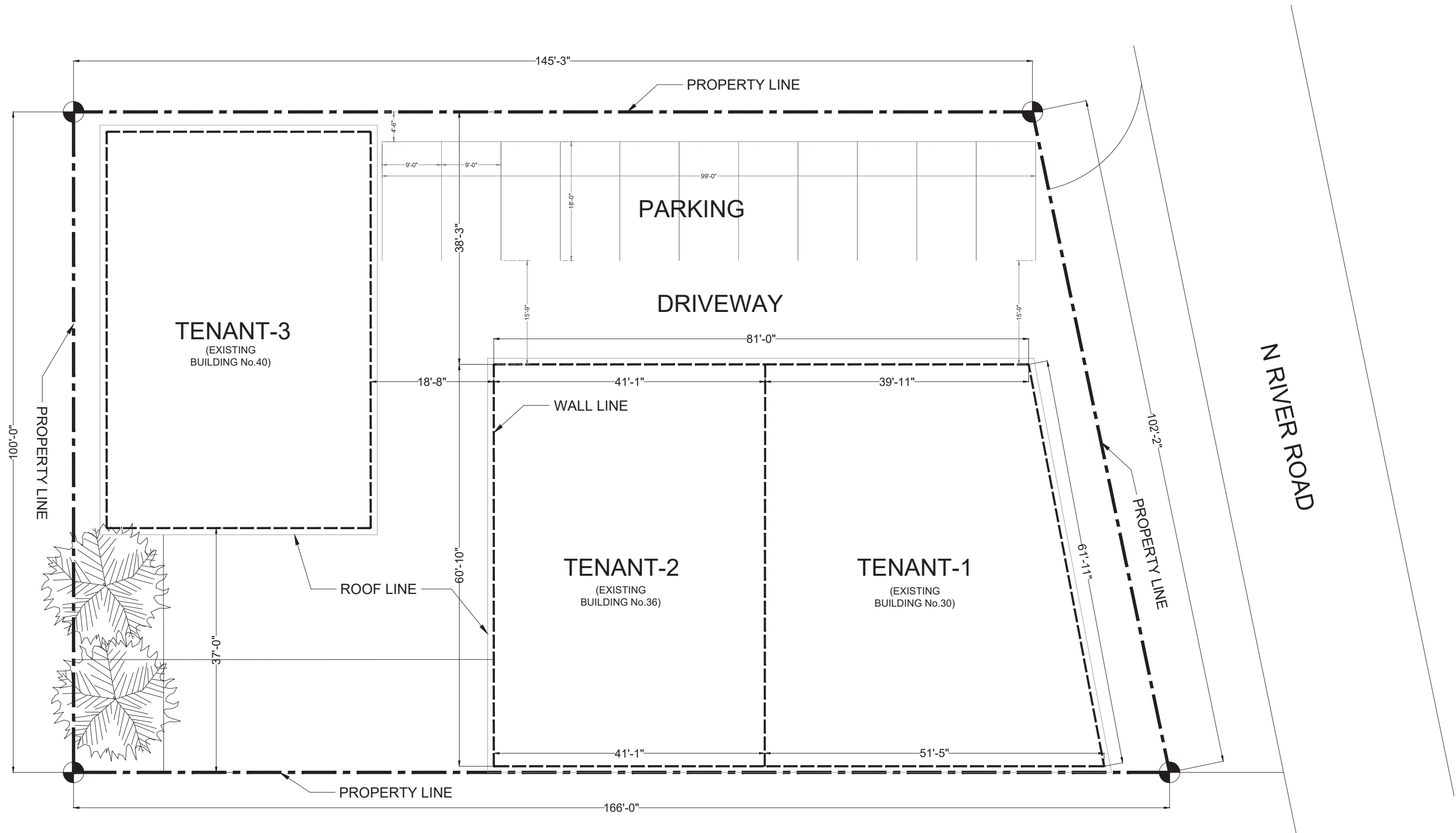
The property will be managed in full compliance with zoning provisions for commercial use if approved and a conditional use for assembly. This dual-purpose model maximizes community benefit while ensuring the responsible, sustainable use of the space.

Our project is designed to build stronger community ties through spiritual, social, and economic engagement. We believe this initiative will enhance the well-being of Des Plaines residents by offering a welcoming, inclusive environment that supports family life, fosters community participation, and promotes enterprise

In Conclusion

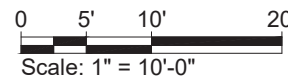
This proposal reflects our deep love for Des Plaines and our dedication to contributing positively to its future. The use of the facility will be a valuable asset to the city, supporting both its economic vitality.

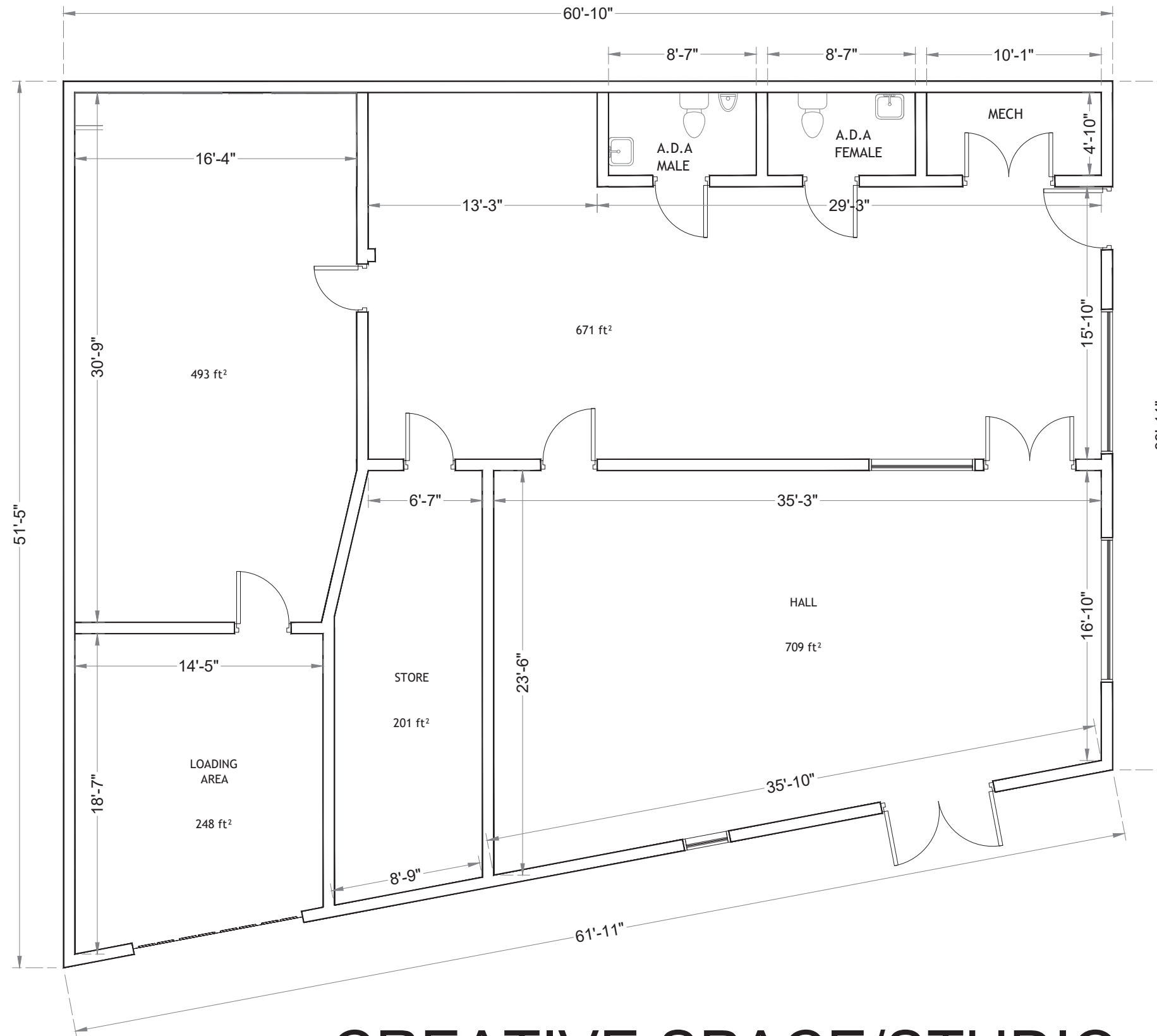
Sincerely,
Nsikak Idet



SITE PLAN

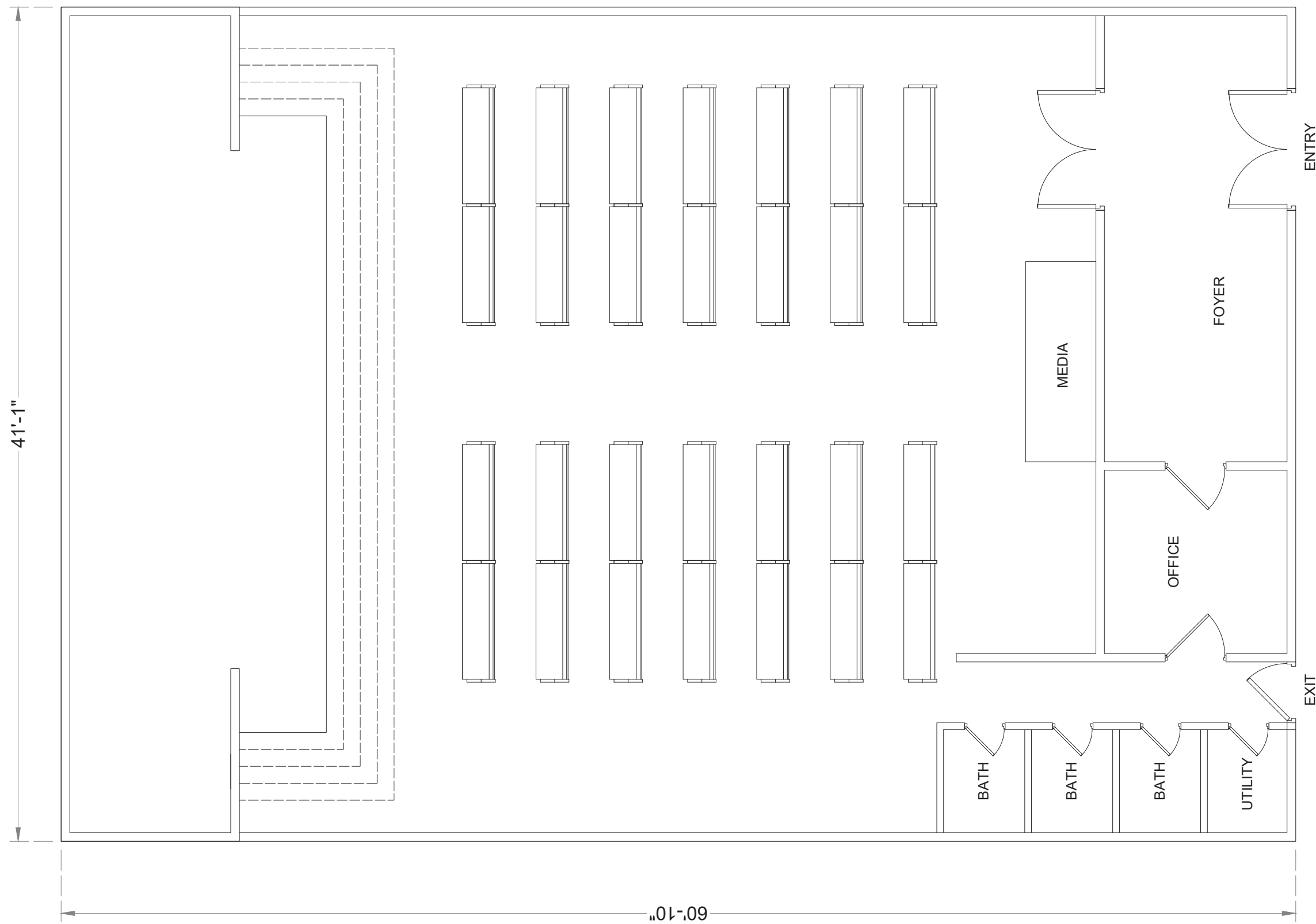
30 N River Rd
 Des Plaines, IL 60016
 Parcel ID: 09-08-402-008
 Lot area: 0.36 Acres





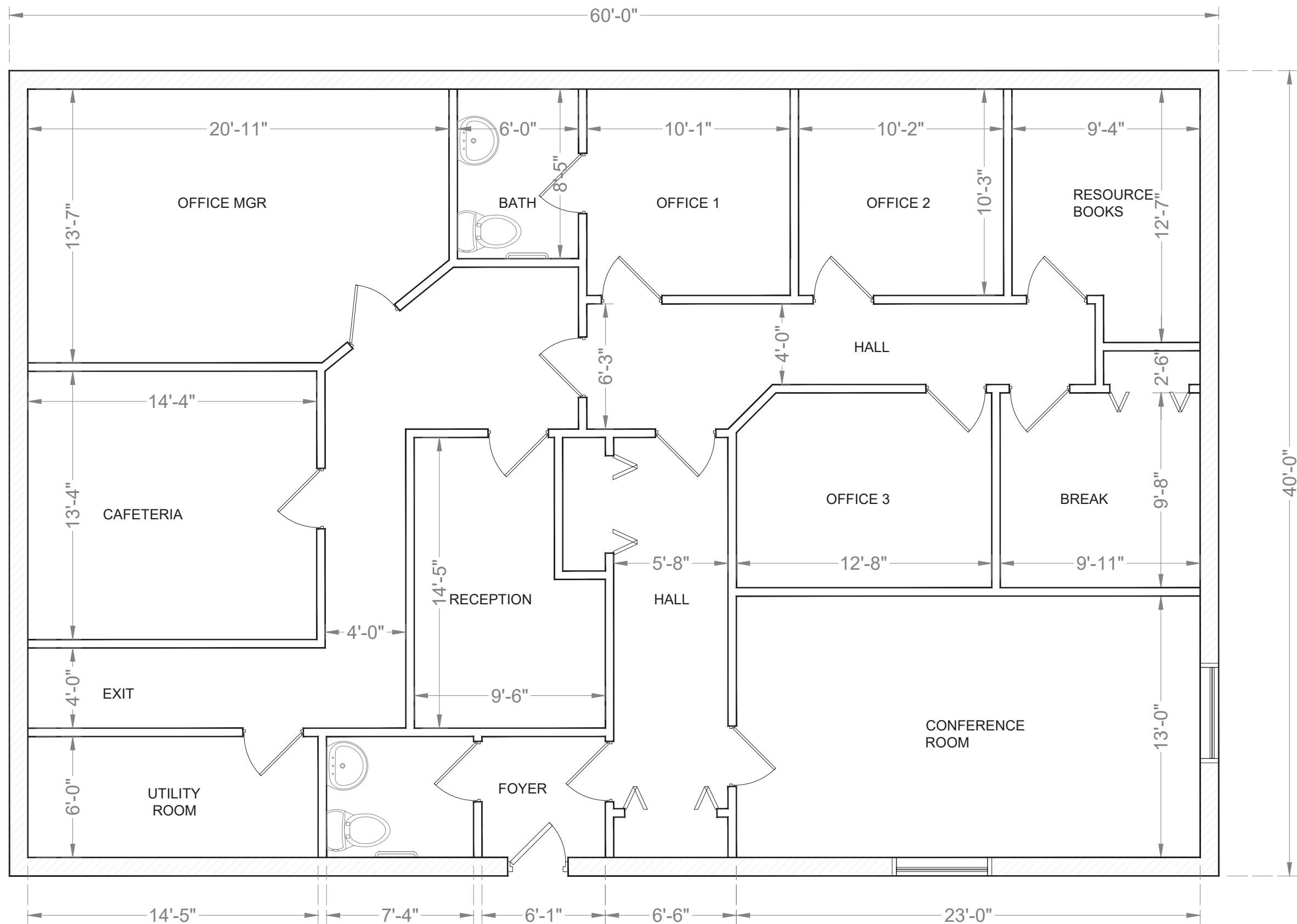
CREATIVE SPACE/STUDIO

30 N RIVER ROAD



ASSEMBLY USE

36 N RIVER ROAD



REAL ESTATE OFFICE

40 N RIVER ROAD.