Community & Economic Development
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Planning and Zoning Board Agenda
November 25, 2025
Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: October 28, 2025 PZB Meeting and November 4, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications:

- Staff memo to PZB regarding Rules of Procedure
- November 3, 2025 City Council meeting had no PZB cases on the agenda
- November 17, 2025 City Council meeting results:
    - Consideration of a Conditional Use for a Childcare Center at 100 North Des Plaines River Road
        - Approved by City Council for 1st and 2nd reading
    - Consideration of an Ordinance for a Map Amendment, Conditional Use, and Major Variation for the Property at 30, 36, and 40 N. Des Plaines River Road
        - Denied by City Council in total – consistent with PZB denial recommendations

Administrative Decisions:

- 25-066-V – 1524 S Fifth Ave – Minor Variation to allow a fence taller than four feet within the corner side yard – Approved
- 25-071-V – 1646 Illinois Street – Minor Variation to allow a fence closer than three feet to an alley right-of-way – Approved

Pending Applications:

1. **Address:** Citywide **Case Number:** 25-055-TA

   The petitioners are requesting text amendments related to references, requirements and Commercial Use Matrix regulations for the C-7 High Density Campus District, text amendments to the sign regulations for Electronic Message Billboards (EMB) in the C-7 High Density Campus District, and text amendments to other related regulations as may be necessary.

   PIN: Citywide

   Petitioners: Costco Wholesale Corporation, 730 Lake Drive, Issaquah, WA 98027 and RSA Properties II, LLC, 9730 S. Western Ave, Suite 204, Evergreen Park, IL 60805

2. **Addresses:** 2200 and 2400 E. Devon Ave **Case Number:** 25-069-PPUD-CU-TSUB-LASR

   The petitioner requests the following items: (i) a Preliminary Planned Unit Development with exceptions for quantity of parking stalls; (ii) Conditional Uses; (iii) Tentative Subdivision; (iv) Major and Standard Variations for building design, site access, off-street parking and loading, site lighting, fence design, landscaping, screening, and other variations as may be necessary; (v) a Localized Alternative Sign Regulation; and (vi) any other waivers, and zoning relief as may be necessary.

   PINs: 09-33-401-027-0000, 09-33-401-028-0000, & 09-33-401-032-0000

Petitioner: Costco Wholesale Corporation, 730 Lake Drive, Issaquah, WA 98027

Owner: RSA Properties II, LLC, 9730 S. Western Ave, Suite 204, Evergreen Park, IL 60805

3. **Address:** 1111 Joseph Schwab Road **Case Number:** 25-064-CU-V

Petitioner requests a continuance to the December 9, 2025 PZB meeting

The petitioner requests the following items: (i) a Conditional Use for to alter an existing freestanding commercial mobile radio and wireless telecommunications service facility use on the subject property in the I-1 Institutional district; (ii) major variations for the location and setbacks of the service facility; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-21-205-001-0000, 09-21-205-004-0000, 09-21-205-007-8001

Petitioner: SMJ International o/b/o T-Mobile & American Tower Corp. (Representative: Timothy Asta, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393)

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

4. **Address:** 1057 Hollywood Ave. **Case Number:** 25-068-APPEAL

The petitioner requests an appeal of the Zoning Administrator's October 2, 2025 determination regarding the loss of nonconforming use status for a two-unit dwelling in the R-1 Single Family Residential District.

PIN: 09-17-305-007-0000

Petitioner/Owner: Kendall Partners, Ltd. (Representative: Kevin Hansen), 129 Commercial Drive, Unit 7, Yorkville IL 60560

Adjournment

Next Agenda: Next meeting is Tuesday, December 9, 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, October 28, 2025
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, October 28, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Catalano, Fallico, Veremis, and Zadrozny

ABSENT: Szabo, Weaver, Fowler

ALSO PRESENT: Jonathan Stytz, AICP, Senior Planner
Jonathan Mendel, AICP, Assistant Director of CED

A quorum was present. Chairman Szabo was not present and Vice Chairman Catalano served as Chair.

APPROVAL OF SEPTEMBER 30, 2025 PZB MEETING MINUTES
Member Zadrozny moved and Member Fallico seconded a motion to approve the minutes as presented.

AYES: Fallico, Veremis, Catalano & Zadrozny
NAYS: None
ABSTAIN: None

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM
There was no public comment.

GENERAL COMMUNICATIONS
Assistant Director Jonathan Mendel outlined the following:

- 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:

Vice Chairman Catalano noted two items:

- 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:

Vice Chairman Catalano introduced the cases on the agenda.

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)

Vice Chairman Catalano swore in the petitioner's representatives.

Matthew Alley (Attorney) introduced the petitioner and its present representatives: Jack George (Anchorman LLP) and Anita Alverez, Elvin Smith, and Amy Greif (Maryville Academy). Mr. Alley outlined the history of the existing daycare facility and then outlined the location and operation of the existing daycare facility within the existing expansive hospital property.

Vice Chairman Catalano asked for PZB member and public questions and there were none.

Senior Planner Jonathan Stytz presented the staff analysis.

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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.

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 areas[1]. 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.

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

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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 I-1 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.

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

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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 Group[2]	**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 algins 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:**

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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.

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8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

Comment: The 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 petitioner and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the 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.

Member Veremis asked if this daycare is a sliding scale for enrollment. The petitioner stated it is based on ability to pay tuition.

Member Veremis moved and Member Zadrozny seconded a motion to recommend approval of the proposed Conditional Use as proposed with the condition of approval drafted by staff.

AYES:	Catalano, Fallico, Veremis & Zadrozny
NAYS:	None
ABSTAIN:	None

MOTION CARRIED

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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

Vice Chairman Catalano swore in the petitioner Nsikak Idet.

Mr. Idet introduced his request for rezoning, conditional use and major variation for minimum parking. He outlined the location and operation of the property as well as the history of the property's tenancy since 2017.

Vice Chairman Catalano asked for any comments from the PZB.

Member Zadrozny asked the petitioner about the requirement for an alternative parking agreement for parking in association with the proposed major variation for minimum on-site parking. Mr. Idet mentioned the need for an alternative parking agreement for the assembly use parking needs.

Member Zadrozny asked if there is an existing parking lease and if the zoning ordinance requires a parking lease. Senior Planner Stytz confirmed that there is a parking lease that was submitted to staff and noted that this is normally not a requirement but given the major variation request, it was recommended as a condition of approval.

Member Zadrozny asked if the church space is utilized during the week. Mr. Idet stated that this space is not currently utilized during the week but staff advised him to rezone the property to allow additional uses to utilize the site during the week.

Assistant Director Jonathan Mendel noted that staff provided the petitioner options but did not advise him to request the actions before the PZB.

Vice Chairman Catalano asked if there were any questions from the audience.

Cary Levin (owner of the property adjacent to the north) stated he does not understand the purpose of this request. He outlined the property's zoning and occupancy history. He believes the proposed use and major variation is too much for this property. He stated that he met with the petitioner to negotiate a new parking lease, but they didn't come to agreement and he feels this proposal should not be approved.

Mr. Idet believes the subject property is underused and he is making these zoning requests to create more value and productivity from the subject property.

Member Fallico asked if Mr. Idet purchased the property in 2017. Mr. Idet stated he was a member of the past church tenant and was interested in the property and purchased it in 2023.

Member Fallico clarified that there is an existing church use on the subject property. Mr. Idet confirmed that there is a church on site today but there was a bigger church which occupied both buildings and all current tenant spaces.

Member Zadrozny questioned if Mr. Idet is the actual owner. Senior Planner Stytz confirmed that the petitioner is the property manager and a separate individual owns the property.

Mr. Idet stated that he is contracted to purchase, but due to no financing he has not taken possession pending the outcome of this current zoning entitlement process.

Member Fallico asked about the length of the current lease with the church on the subject property. Mr. Idet confirmed that the church's lease runs until 2027 but noted that the church may decide to leave at that time.

Member Zadrozny asked if the church has been meeting on site regularly. Mr. Idet confirmed that they have been meeting every Sunday from 9 AM to 12 PM. From Monday through Saturday, the property is vacant.

Member Zadrozny asked if staff could show the location of the current parking lease spaces on a map. Senior Planner Jonathan Stytz showed the location of the new parking agreement with Chicago Dial.

Vice Chairman Catalano asked if there is sidewalk on Redeker Road. Senior Planner Stytz stated there is no sidewalk on Redeker Road.

Mr. Idet reiterated that given the size of the church they really do not need Chicago Dial for additional parking spaces.

Cary Levin outlined the continued impacts of the subject property uses on his property at 1455 E. Golf Rd. and has concerns regarding the operation and management of the subject property.

Mr. Idet asked if he could refute Mr. Levin's claims regarding the private dealings between Mr. Idet and Mr. Levin. Assistant Director Mendel stated for the record that discussion regarding Mr. Levin's claims against Mr. Idet's reputation is immaterial to the major variation and conditional use request before the PZB this evening.

Mr. Idet reiterated that the requests are needed to maintain and operate the property adequately.

Vice Chairman Catalano asked for additional PZB and audience questions. There were no additional PZB questions. A member from the audience requested to speak.

Mike VanSlambrouck owner of the property immediately south of the subject property and asked why this is back to the PZB for review since the City Council did not approve the previous request.

Assistant Director Mendel stated that City Council did not approve the previous simple parking major variation under the I-1 zoning for a permitted Assembly Use. But the City Code permits a successive request if it is substantively different. The current zoning request is a map amendment from I-1 to C-3, a Conditional Use for an assembly use and a major variation for parking for the proposed assembly use and other proposed uses.

Mr. VanSlambrouck asked if this is simply a map amendment and if a church is allowed in the C-3 district. Senior Planner Stytz stated the request before the PZB this evening is map amendment, conditional use and major variation.

Mr. VanSlambrouck stated that C-3 rezoning is reasonable but is not in favor of the Conditional Use for Assembly Use and the major variation for minimum parking.

Senior Planner Jonathan Stytz presented the staff analysis.

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.

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.

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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 Road[3]. 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 worship[4] 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 leas 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. <u>However, there have been changes on the subject property that have violated the existing ordinance as noted below</u>:

- RCCG has left the subject property and has been replaced by a new assembly use, which has begun operating on the

[3] Historic Aerials. https://www.historicaerials.com/location/41.625/-87.875/T1890/16. Retrieved April 28, 2025.
[4] Now classified as a type of assembly use (for subject property it is an institutionally zoned assembly use).

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 established[5]; and
- A separate assembly use is operating on site without a business license.

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.

[5] 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.

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	***25 FT****
Minimum Side Setback	North: 1.96 FT; South: 0 FT	25 FT	0 FT
Minimum Rear Setback	3.00 FT	50 FT	***5 FT****
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.

> COMMERCIALLY 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).

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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 dictionary[6] 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[7]	Parking Calculation	Required Off-Street Parking[8]
Office	1 space for every 250 square feet of gross floor area	5 spaces *(1,050 SF / 250)*
Place of worship *(with affixed seating)*	1 space shall be provided for every five seats	20 spaces *(100 seats / 5)*
Retail Service Establishment (e.g., salon)	1 space for every 250 square feet of gross floor area	12 spaces *(2,778 SF / 250)*

[6] https://www.merriam-webster.com/dictionary/adjacent. Retrieved April 29, 2025.
[7] 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.
[8] 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.

Commercial Indoor Recreation (e.g., gym)	1 space for every 300 square feet of gross floor area	10 spaces *(2,778 SF / 300)*
Artist/Dance/Music Studio (e.g., media studio)	No minimum parking requirement for this use	0 spaces

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.**

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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 is 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:**

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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.

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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**

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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.

Vice Chairman Catalano asked for additional PZB and public comments.

Member Fallico asked staff is the property was zoned C-3 prior to City Council approval in 2017 for the map amendment and variations. Senior Planner Stytz responded yes.

Member Fallico asked if the original church moved onto site in 2017. Senior Planner Stytz responded yes.

Member Fallico asked if we know why the original church left. Mr. Idet responded that the current parking issue was the main reason they left.

Vice Chairman Catalano asked if the petitioner is aware of the staff recommended conditions of approval. Mr. Idet responded yes.

Vice Chairman Catalano asked for a motion. Assistant Director Mendel stated that the PZB could separate the three requests into three separate motions.

Member Veremis asked if they voted for the map amendment but not the conditional use, would the church have to move out. Assistant Director Mendel noted that the church would technically need to vacate the site as a conditional use is required for this type of use in the C-3 district.

Member Fallico asked if the petitioner could withdrawal the map amendment request. Assistant Director Mendel mentioned that the previous approval in 2017 required a parking lease with a property adjacent to the subject property and there are existing violations that need to be addressed.

Member Zadrozny stated he is inclined to recommend approval of the map amendment but not the other two requests. He asked the petitioner if he would be willing to move forward with the current application if the conditional use and major variation requests were not approved. Mr. Idet restated the current church lease and noted that there could be penalties for kicking out the church prior to the end of the current lease.

Member Fallico asked how much the church pays in rent. Mr. Idet confirmed the monthly rent is $1,800 for the current space the church is utilizing.

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Assistant Director Mendel noted that regardless of the I-1 or C-3 district designation, full use of all the square footage of this property is not necessarily permitted by code. Given the ten spaces available on site, approximately 2,500 square feet of the property could be used and there is more than 2,500 square feet of building area. They would be limited to the type of uses allowed in the C-3 district given the current site restraints.

Member Zadrozny moved and Member Fallico seconded a motion to recommend the City Council approve the map amendment as proposed with the conditions of approval drafted by staff.

AYES:	None
NAYS:	Fallico, Catalano, Veremis, and Zadrozny
ABSTAIN:	None

MOTION FAILED

Member Zadrozny moved and Member Fallico seconded a motion to recommend the City Council approve the conditional use as proposed with the conditions of approval drafted by staff.

AYES:	None
NAYS:	Fallico, Catalano, Veremis, and Zadrozny
ABSTAIN:	None

MOTION FAILED

Member Zadrozny moved and Member Fallico seconded a motion to recommend the City Council approve the major variation as proposed with the conditions of approval drafted by staff.

AYES:	None
NAYS:	Fallico, Catalano, Veremis, and Zadrozny
ABSTAIN:	None

MOTION FAILED

ADJOURNMENT

Vice Chairman Catalano adjourned the meeting by affirmative voice vote at 8:25 P.M.

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

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DES PLAINES PLANNING AND ZONING BOARD MEETING
Tuesday, November 4, 2025
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, November 4, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT:	Catalano, Szabo, Weaver, Fowler, Fallico, & Zadrozny
ABSENT:	Veremis
ALSO PRESENT:	Samantha Redman, AICP, Senior Planner
	Jonathan Mendel, AICP, Assistant Director of CED

A quorum was present.

NO MINUTES FOR REVIEW

PUBLIC COMMENT ON NON-AGENDA ITEM
There was no public comment.

ADMINISTRATIVE DECISIONS:
Chairman Szabo noted there was one item:

- 25-062-LA – 651 Kenmare Court – License Agreement to allow irrigation in the public parkway portion of the right-of-way – Approved

Pending Applications:
Chairman Szabo introduced the cases on the agenda.

1. **Addresses:** 9535, 9575, 9585, and 9601 E. Golf Road **Case Number:** 25-046-TPLAT-PPUD – **Continuance Requested to the January 13, 2026 PZB meeting**

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.

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

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

Senior Planner Redman stated this date was selected because the petitioner anticipates a resolution will be reached for a utility issue they are currently coordinating with Public Works and Engineering to resolve.

Chairman Szabo noted a typo and the date on the request should be "2026" rather than "2025".

Member Catalano moved and Member Fowler seconded a motion to approve the requested continuance to the January 13, 2026 PZB meeting date.

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

MOTION CARRIED

1. Address: 2019 E. Touhy Avenue **Case Number:** 25-061-V

The petitioner requests a Major Variation for driveway width and minimum separation between a driveway and existing residential walkways in the required front yard and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-32-200-003-0000

Petitioner/Owner: Nadia Doytchinova, 2019 E. Touhy Ave, Des Plaines, IL 60018

Chairman Szabo swore in the petitioner Nadia Doytchinova. Ms. Doytchinova explained their request is related to safety concerns regarding their driveway along Touhy Ave. and near Scott Street due to the busy roadways. A traffic accident happened nearby. Ms. Doytchinova stated they are new to Des Plaines. The prior occupants at the house experienced traffic accidents at the property as a result. Ms. Doytchinova stated they worked with the City on multiple permits related to the site, including improvements to the garage.

Chairman Szabo asked if the Board had any questions.

Member Weaver asked Ms. Doytchinova to explain the changes to their garage. Ms. Doytchinova states they replaced the garage siding because it was aging, which cost $10,000. The siding was replaced by the city's request.

Member Zadrozny asked if they rent or own the house. Ms. Doytchinova states they previously rented the house (as landlord) but now live in the house.

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Member Fallico asked when they were replacing the garage siding, if they thought about moving the garage back. Ms. Doytchinova said no, because that would be a big investment and the back of the house has a porch. The distance between the porch and the existing garage is very small.

Member Fallico states this looks like the third parking spot in front of the house. Ms. Doytchinova states they are asking for a third parking space. The driveway is shared, but the neighbors complain they park on the neighbor's driveway. Member Fallico states he understands since he owns a shared driveway and also understands why Ms. Doytchinova would want this design for a driveway.

Ms. Doytchinova states concerns with safety and the neighbors understand the safety concerns living there too.

Member Fowler asked if there could be a circular driveway. Ms. Doytchinova stated they didn't think about that. Member Fowler asks staff. Assistant Director Mendel states no, only one curb cut is allowed per single family residential property within the City.

Member Catalano asked if Ms. Doytchinova could do paver blocks that allow grass to grow through it in the same area. Assistant Director Mendel states they are permitted a driveway up to 20 feet of width because of the one car garage. Ms. Doytchinova states that width is not sufficient for a turn around to face forward onto Touhy. A permeable paver could be allowed, but it exceeds the maximum width and you would need something wider to do a three-point turn in that location.

Member Fowler states she grew up in a similar location but was lucky to live along an alley. She understands the street is very busy.

Assistant Director Jonathan Mendel presented the staff analysis.

Issue: Ms. Doytchinova requests major variations to permit a 30-foot-wide driveway/turnaround within the front yard and for the minimum separation for front yard residential walkways from other hard surfaces.

Ward Number: #6, Alderman Mark Walsten

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Single Family Residence (residential)

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

Surrounding Land Uses:
North: Single Family Residences (residential)
South: Single Family Residences (residential)
East: Single Family Residences (residential)

West: Single Family Residences (residential)

Street Classification: E. Touhy Ave. is classified as an Other Principal Arterial under IDOT jurisdiction.

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

Property/Zoning History: *Overview*
The subject property was developed by at least 1951 using available historical aerial imagery depicting it and the surrounding residential neighborhood. Since then, the subject property has been a single-family detached residence and has had a one car wide driveway to a one car detached garage on the eastside of the subject property.

MAJOR VARIATION

Request Description: *Overview*
The petitioner has been discussing their driveway and access needs with staff throughout 2025 during which time staff has provided them with the minimum and maximum regulations for driveways allowed for their particular property.

The petitioner requests, effectively, a 3-point vehicle turning area within the westside of their front yard adjacent/expanding the driveway in this area to about 30 feet wide (see the attached petitioner's preferred plan).

To seek this design petitioner requests major variations from:

- Section 12-9-6.B.3.b.(1) of the City Code limiting the subject property's driveway width to 20 feet; and
- Section 12-7-1.C of the City Code requiring residential walkways in the front yard to be separated from the proposed driveway hard surface.

This proposed turnaround area is intended to permit forward vehicle movements onto Touhy Ave. because the petitioner believes forward movement is safer than backing onto Touhy Ave normally and especially during morning and afternoon peaks.

Consideration of Alternatives
Section 12-9-6.B.3.b permits maximum driveway widths depending on the size of the property's garage or carport parking capacity.

- 1 car garages are allowed a maximum 20-foot-wide driveway

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- 2 car garages are allowed a maximum 23-foot-wide driveway
- 3 car or greater garages are allowed a maximum 26-foot-wide driveway

The subject property only has a 1 car garage which limits the maximum permitted driveway width to 20 feet.

The applicant has the option to expand their garage to 2 or 3 car capacity, which would permit driveway widths of 23 feet and 26 feet, respectively. Additionally, the petitioner could relocate their 1 car garage elsewhere on their property to provide space behind (south) the house to create a turnaround area in this part of the property. This could be accommodated within the property as it is a comparatively large lot (~9,965 sq.ft. and 60 ft x 167 ft). Staff understand the above alternatives involve additional cost, but they objectively are alternatives available to the petitioner.

Regardless of the possible alternatives outlined above, no alternative would permit a 30-foot-wide driveway.

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 proposal would satisfy the standards is provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

1. **Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

   Comment: The petitioner states in their attached narrative they feel backing onto Touhy Ave is dangerous and the permitted driveway's 20-foot width would not provide sufficient turning radius to do a 3-point turn to put vehicles in a forward movement orientation onto Touhy Ave.

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

   Comment: The petitioner's property is not uniquely shaped or developed when compared with adjacent residential properties immediately adjacent to the east and west. The only possible difficulty is the current configuration of the existing house, garage and driveway dimensions and layout. It is true that Touhy Avenue is a primary 5 lane heavy traffic corridor in this part of Des Plaines, but the petitioner's current property design/layout and the Touhy Avenue's traffic volumes have existed for many decades and were existing conditions when the petitioner acquired the property in 2011.

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

   Comment: There have been no natural force of government action affecting the subject property that could warrant this variation request as the subject property's layout and the Touhy Avenue traffic volumes have existed since the petitioner acquired the property.

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: The most likely alternative to permit up to a 23-26 foot wide driveway would require increasing the size of the garage parking capacity, which objectively could be a significant cost.

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 could afford the petitioner a special privilege, but forward vehicle movement is a safer method to access Touhy Avenue than reversing onto the street.

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

   Comment: The City Code and Comprehensive Plan are generally predicated on maintaining and enforcing the City's health, safety and welfare, so allowing an adequate turnaround area on the subject property and thereby permitting the safer forward vehicle movement onto Touhy Ave could be considered harmonious with the City Code and Comprehensive Plan.

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

   Comment: The *Consideration of Alternatives* section above outlines some alternatives that could prevent the variation, but staff understands they could involve significant cost for the petitioner.

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 for a 30-foot-wide driveway may not be the minimum

necessary relief to alleviate the petitioner's alleged hardship since as little as 22 feet of width could likely accommodate an area for safe 3-point turns within the subject property's front yard.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* the City Council approve or deny the major variation request. Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-6.H (Standards for Variation) of the Zoning Ordinance.

Member Catalano asked why this area can't be replaced with geogrid and grass instead. Ms. Doytchinova wouldn't park on it and it would allow them to turn around. It would just be grass that could support a vehicle without it becoming a swamp. Assistant Director Mendel states there are explicit restrictions on driving on grass. If it looks like lawn, it can be hard to enforce consistently compared to it being pavement.

Member Weaver asks for clarification on the numbering of the attachments. Assistant Director Mendel provided these as alternatives from the applicant. On page 9 is the owner's preferred layout and the only option staff analyzed. Ms. Doytchinova wanted each alternative to be provided in the packet.

Member Weaver discussed the 22-foot requirement for the three-point turn and asked what is that related to. Assistant Director Mendel states it would be analogous to a 22-foot two way driveway and back into a parking space and point out.

Member Weaver asks staff if the requested relief is more than the minimum required and clarifies the width. Member Weaver asks if it could become 28 feet deep. Assistant Director Mendel stated that a reasonable 22-foot driveway width could accommodate a three-point turn maneuver, but Ms. Doytchinova proposes 30 feet wide. The 22 foot width could be considered a minimum necessary variation to accommodate the proposed hardship as opposed to 28 feet or the proposed 30 feet.

Member Weaver stated their opinion that a 22-foot width could accommodate the minimum required permeable lawn separation between the front walkway and the proposed driveway, thereby removing the requested Sec. 12-7-1.C variation. Assistant Director Mendel stated that reducing the proposed driveway width to 27 feet total would remove the walkway separation variation.

Member Fallico stated if the driveway width is 22 feet total, there would not be an issue with backing onto the neighbor's driveway. Assistant Director states that we can't be certain, but an experienced driver should be able to do that without backing into the neighbor's driveway.

Member Fallico asks if the neighbors contacted staff. Assistant Director Mendel stated they have not received written comment from the neighbors.

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Member Zadrozny asks who is responsible for maintenance. Assistant Director Mendel states that a private driveway is the responsibility of the owners on either side of the lot line when there is an effective shared driveway.

Carl Sanders, 2031 E Touhy, the east neighbor, is sworn in for public comment. He states he has seen decades of traffic on Touhy Avenue for 50 years at his property. He states Ms. Doytchinova parks on the lawn and it creates visibility issues on Touhy. If Ms. Doytchinova did not park on the grass, Mr. Sanders would not have issues. Someone could be hurt or killed because of negligence with Ms. Doytchinova's parking.

Member Fallico asks if they are next to the shared driveway. Mr. Sanders says no. He states they have parked on the grass, they have parked a car in their back yard, and they do not use the garage.

Member Fowler asked if they added the parking pad, would that block the view. Mr. Sanders says when they park on the grass, it would block the view of eastbound traffic. He clarifies that the request would not block his view. Ms. Doytchinova clarifies that when they park in the driveway, he will still have trouble seeing.

Member Fallico asks if they park on the grass. Ms. Doytchinova states they did park on the grass in the past, but they do not park there now. Ms. Doytchinova states that the neighbor's objection to the request does not make sense because the driveway already exists.

Member Fowler states the neighbor's concern is that Ms. Doytchinova parks on the grass. She asks if Ms. Doytchinova will be parked on the grass if they add this parking pad. Ms. Doytchinova states no, they will not park on the grass.

Member Fowler asks why Ms. Doytchinova parked on the grass in the past. Ms. Doytchinova stated they did not know one could not park there and did not have this issue in Glenview where Ms. Doytchinova used to live. Member Fowler expresses doubt that they could park on the grass in Glenview.

Chairman Szabo asks Ms. Doytchinova if they block the private walkway when they park. Ms. Doytchinova states they do not.

Member Zadrozny asks how many cars they have in the household. Ms. Doytchinova states they have three cars, two in the driveway and one in the garage.

Member Weaver asks if there is a door that leads to the driveway from the west. Ms. Doytchinova states there is a door at the front and the back of the house. Member Weaver asks Ms. Doytchinova why they are unable to park cars near the house, further from the sidewalk, so as not to not block the neighbor's view. Ms. Doytchinova states they park near the garage door. They need a space to back up and leave safely.

Ms. Doytchinova says every 2 seconds there is a car on Touhy Ave. Member Weaver states it would appear visibility issues from neighboring properties could be reduced if they park in a different location on the property.

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Assistant Director Mendel clarifies with the PZB the driveway and parking rules in regard to the sight lines on the property for the neighbors may be immaterial. If Ms. Doytchinova's garage was larger, they could have a wider driveway and it could be parked closer to the sidewalk. Parking on grass is prohibited regardless. If this request is granted, then the grass between this area and the public sidewalk would not permit parking and would result in code enforcement issues. The issue of sight visibility for traffic may be less of a logical nexus for the request than the particular nature of their request. The Board is reviewing the eight criteria for the variation.

Member Weaver states there are many houses with driveways on busy streets in Des Plaines. The case does not seem unusual and wonders how many similar cases there would be related to this issue.

Chairman Szabo states he is not sure we have had a lot of cases like this one. It depends on how people drive and their feeling of safety.

Assistant Director Mendel states that variations do not set precedent, so if a neighbor is granted a variation, every property is considered unique from a legal perspective. It does not mean all similar variations have to be granted.

Member Weaver asks staff if they make a motion to grant approval, they can specify an alternative. Member Weaver recommends City Council approval for alternative 1, without the second variation for abutting the front walkway. That would force alternative 1 to become shorter and force compliance with requirements adjacent to the walkway.

Assistant Director Mendel clarifies they would need separation and it would need to be specified. The Board debates the width requirement and alternative designs and decides to reduce the proposed driveway width variation to 27 feet wide instead of the proposed 30-foot width.

Member Weaver makes a motion to recommend City Council approval for a variation from Section 12-9-6.B.3.b.(1) to allow a maximum driveway width of 27 feet at the turn around point and require a grassy or landscaped separation between the driveway and the walkway and Member Fowler seconded the motion.

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

MOTION CARRIED

DRAFT

2. Address: 2861 Scott Street **Case Number:** 25-063-V

Thomas Didier requests Major Variations for a new detached garage larger in area and a taller building height than permitted.

PIN: 09-33-400-007-0000

Petitioner/Owner: Thomas Didier, 2861 Scott Street, Des Plaines, IL 60018

Chairman Szabo swore in the petitioner Thomas Didier.

Mr. Didier explains the request for the garage and related utility easement issues. A garage could be attached to the house, however the utility easement and layout of the house, particularly lighting, would be affected. A section of the basement and the stairs were recently rebuilt by the homeowner due to a structural issue.

Mr. Didier explains the garage is larger than allowed. Due to being a caretaker for his grandmother recently, he realized it is important to have a garage that can accommodate a larger accessible vehicle. The lot is larger and allows more permeable space compared to other lots. Mr. Didier wants to improve the driveway in a next phase after the garage is completed, due to budget. The height is taller than what is allowed. The house has a steep roof and Mr. Didier wants to have a similar roof and pitch. Due to the steepness of the house roof, it has prolonged the life of the roof due to the pitch.

Assistant Director Jonathan Mendel presented the staff analysis.

Issue: The petitioner requests major variations to permit a new 900 sq.ft. and 16.7-foot-tall detached garage.

Ward Number: #6, Alderman Mark Walsten

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Single Family Residence (residential)

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

Surrounding Land Uses:
North: Single Family Residences (residential)
South: Single Family Residences (residential)
East: Single Family Residences (residential)
West: Single Family Residences (residential)

Street Classification: Scott St. is classified as a local road under City of Des Plaines jurisdiction.

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

Property/Zoning History: The subject property was developed by at least 1960 using available historical aerial imagery. Since then, the subject property has been a single-family detached residence and has had a two-car detached garage on the northside of the subject property in essentially the same layout as it is today.

MAJOR VARIATION

Request Description:

Overview

In mid-2025, the petitioner submitted a permit application for a new 900 sq.ft. and 16.7-foot-tall detached garage. Staff reviewed and required resubmittal because the proposed garage area and building height exceeded the maximum permitted 720 sq.ft. garage area and 15-foot building height for this size lot.

The petitioner requests these variations to permit sufficient space within the garage for parking a specific large and accessible vehicles.

To seek this design petitioner requests major variations from:

- Sections 12-8-1.C.1 & 5 of the City Code limit the subject property's detached garage area to 720 sq.ft. and the detached garage building height to 15 feet.

Consideration of Alternatives

Section 12-8-1.C.5 of the City Code permits the following for accessory structure types:

- One detached garage or carport up to 720 sq.ft.; and
- One detached additional accessory structure (such as a shed) up to 225 sq.ft.

If the petitioner built both a maximum-sized detached garage and shed, there would be 945 sq.ft. of accessory structures on the property. This permitted by right total would be more than the petitioner's proposed single 900 sq.ft. detached garage while also functionally accommodate the petitioner's desired vehicle parking plus other typical accessory structure uses.

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 is provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

9. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title

would create a particular hardship or a practical difficulty.

Comment: The petitioner states the additional 180 sq.ft. (900 vs 720) of detached garage area is required to park certain vehicle types (see attached Petitioner's response to staff comments) and other typical accessory structure uses. To compare volumes between maximum permitted accessory structures and the proposed detached garage, the following outlines the cubic foot volumes of the permitted structures versus The petitioner's proposed accessory (assuming the maximum permitted 15-foot building height):

- Permitted by right 225 sq.ft. shed (3,375 cubic feet) + 720 sq.ft. detached garage (10,800 cubic feet) = **14,175 cubic feet**
- Proposed 900 sq.ft. garage = **13,487 cubic feet**

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

    Comment: The petitioner's property is not uniquely shaped or developed when compared with adjacent residential properties immediately adjacent to the north, south, east or west since the immediate neighborhood properties have lot areas that only permit the maximum permitted 720 sq.ft. detached garage.

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

    Comment: There have been no natural forces or government actions affecting the subject property that could warrant this variation request as the subject property's layout has existed since The petitioner purchased the property in 2018.

12. **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: The most likely alternative of two permitted accessory structures (such as garage and shed) could be the same or less cost than the proposed 900 sq.ft., 16.7-foot-tall detached garage and designed in a manner to permit The petitioner's specific vehicle parking and other typical accessory structure uses similar to the rights enjoyed by neighboring lots subject to the same regulations.

13. **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 could afford the petitioner special privilege by allowing total accessory structure area greater than permitted for similar neighboring properties. The variation would not automatically restrict The petitioner from constructing a 225 sq.ft. other accessory structure as well. If the 900 sq.ft. detached garage is approved and The petitioner also installs a 225 sq.ft. shed, this property could have 1,125 sq.ft. of accessory structures versus the maximum allowed 945 sq.ft. permitted by right on neighboring properties.

14. **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 City Code and Comprehensive Plan are generally predicated on maintaining and enforcing maximum property development across similar or like properties and uses. The proposed 900 sq.ft. garage plus the permitted by right 225 sq.ft. other accessory structure (which the petitioner still has available to them regardless of these variation requests) could be considered a significant deviation from the maximum codified norm.

15. **No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**
Comment: The *Consideration of Alternatives* section above outlines a possible reasonable alternative that could prevent the variation.

16. **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 requested variation from maximum accessory structure area and building height may not be the minimum necessary to alleviate the alleged hardship as the proposed 900-square-foot garage is 180 sq.ft. greater than the maximum permitted 720 sq.ft. Additionally, a detached garage could be designed in some manner other than proposed to accommodate the specialty vehicle the petitioner desires to park while still complying or seeking a lesser variation amount.

PZB Procedure and Recommended Conditions: Under Section 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* the City Council approve or deny the major variation request. Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-6.H (Standards for Variation) of the Zoning Ordinance.

Chairman Szabo asks if they will remain under the 30% building coverage requirements with the approval. Assistant Director Mendel states that they would.

Member Catalano wants to know the garage size of 2811 Scott. Staff states it is exactly 720 square feet.

Member Weaver asks staff to clarify if the requirements are different if it is attached. Assistant Director Mendel states yes, the limitation for an attached garage would be 30% building coverage.

Member Weaver asks for clarification on the garage door configuration. Mr. Didier clarifies it is a three-car garage and can fit all three garage doors.

Member Weaver asks if they can make a variation that limits whether they can prevent an additional 225 square feet of another accessory structure. Assistant Director Mendel states that it is possible, but there are limitations with enforcement over time.

Discussion ensues on the requirements. Staff states that 720 square feet is the limitation for residentially zoned properties. Chairman Szabo states that it is more common to see larger garages. Member Fowler states it makes sense for a larger garage in this location.

Neil Deacon, 22580 Cheshire Court in Deer Park Illinois is sworn in for public comment. He added briefly that he owns a business and works in many locations. Several neighbors were asked about this garage variation. Neighbors communicated kind things about Thomas and his grandmother. Mr. Deacon says this is his first time seeing the tax dollars at work and it is interesting to see. Chairman Szabo states the tax dollars do not go to the PZB.

Member Fowler moved and Member Catalano seconded a motion to recommend the City Council a approve major variation for an oversized detached garage as requested and presented.

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

MOTION CARRIED

GENERAL COMMUNICATIONS:

Chairman Szabo introduced the draft 2026 PZB meeting schedule for review and approval by the PZB.

Member Weaver asked whether election day is a PZB night. It is not. The Board discusses the calendar

Member Catalano moved and Member Fallico seconded to approve the 2026 PZB meeting schedule as presented.

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

MOTION CARRIED

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Chairman Szabo asked if there was any additional items to discuss. Staff requested information on attendance for the November 25, 2025 meeting.

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 8:20 P.M.

Sincerely,
Samantha Redman, AICP, Senior Planner/Recording Secretary
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners

DRAFT

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: November 21, 2025

To: Chairman & Members of the Planning & Zoning Board

From: Jeff Rogers, Director of Community and Economic Development

CC: Jonathan Mendel, Assistant Director of Community and Economic Development
Samantha Redman, Senior Planner
Jonathan Stytz, Senior Planner

Subject: Procedural Clarification Regarding November 4, 2025 Meeting Materials Distribution

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This memorandum provides clarification regarding a procedural error that occurred in connection with the November 4, 2025 Planning & Zoning Board meeting, clarifications for PZB members options and authority relating to such incidents, and steps being taken to ensure compliance with the Board's Rules of Procedure going forward.

Notice & Acknowledgment of Procedural Mistake
After receiving an inquiry from a PZB member after the weekend preceding the November 4, 2025 meeting, staff identified that the standard packet distribution email containing the link to the packet materials for the meeting was not distributed in accordance with Section 5.04 – Distribution of Agenda and Related Materials of the Rules of Procedure. Specifically:

> *The agenda for each PZB meeting and all relevant materials prepared by applicants or City staff shall be distributed to each PZB Member by the Secretary. When meetings are scheduled for Tuesday evening, the distribution shall be on Friday evening. When meetings are scheduled for other times, the distribution shall be at a time designated by the Chair.*

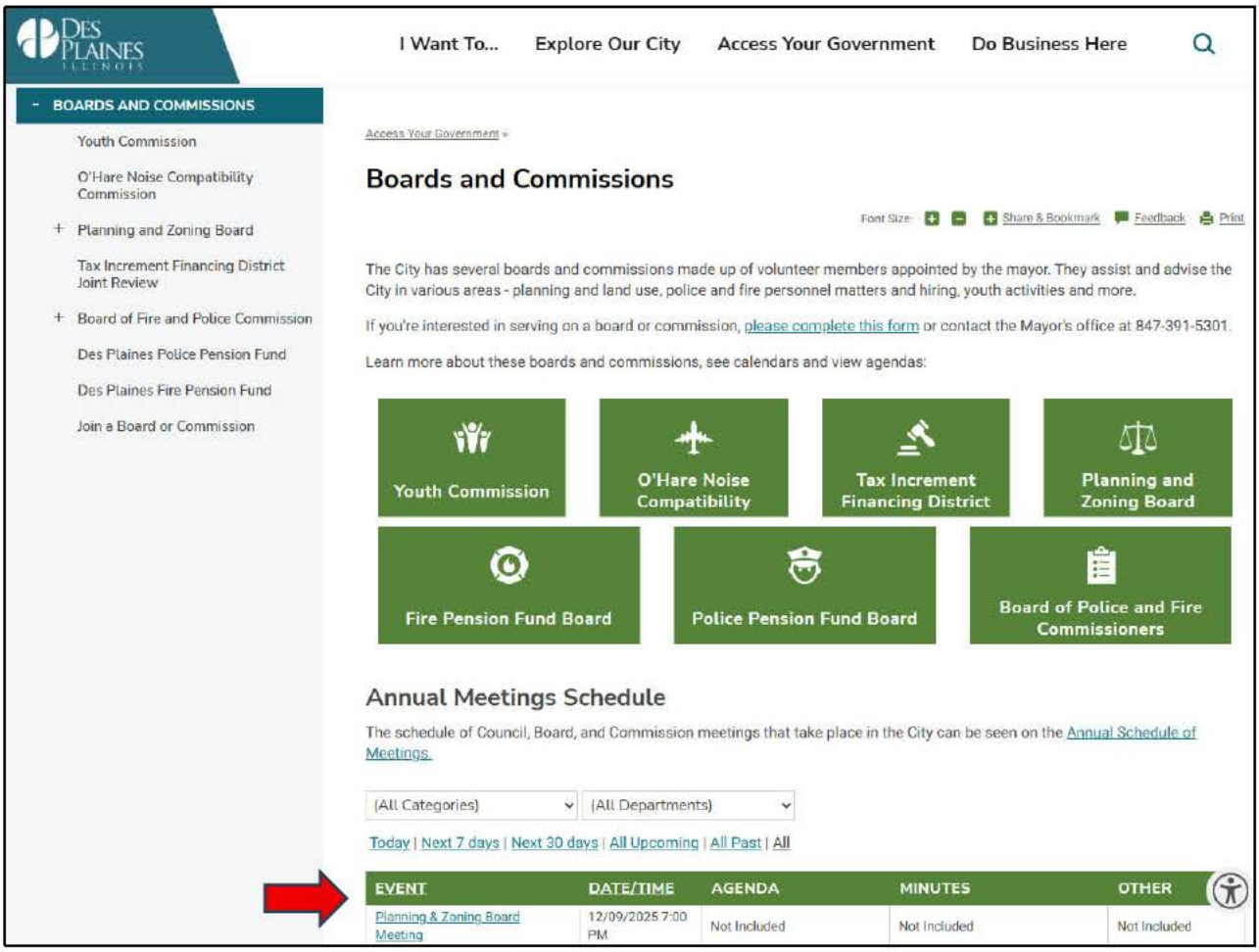
Specifically, a practice of blind-copying PZB members other than the chairman is intended to prevent unintentional ex parte communications which may comprise a violation of the Open Meetings Act (OMA).

In this instance, the PZB members other than the chairman were omitted from the blind-copy line in the email distribution, and therefore the required Friday-evening distribution did not occur in accordance with the PZB's Rules. We acknowledge this mistake and regret any inconvenience it may have caused.

For transparency and to ensure communication to the City Council regarding the issue, disclosure of this procedural error will be included in the City Council memos for the two cases heard on November 4, 2025, for which the Board's recommendations will be forwarded to the City Council in their November 26, 2025 packets.

Availability of Packet Information on the City's Website

As a reminder, in the event there may be an issue with the distribution, transmittal, or receipt of the standard packet distribution email, all meeting packets and related materials are posted on the Friday preceding the hearing to the City's website on the "Boards and Commissions" page at: https://www.desplainesil.gov/access-your-government/boards-and-commissions



While the online portal does not replace the formal distribution requirements of Section 5.04, it remains an available resource for Board Members to review agendas, memos, and exhibits at any time.

PZB Members' Authority to Abstain or Recommend Continuance

On behalf of City Manager, the Planning, Zoning, & Licensing Division team, we would like to affirm our support and appreciation for the PZB members and their service to the community. We want to ensure all PZB members feel empowered to exercise the full authority granted to them by the City Council. To this end, please understand that all PZB members can **abstain from voting** on any agenda item and/or **recommend continuance** of any agenda item if you feel you did not have sufficient time, information, or materials to prepare for or conduct a proper review. Although continuances may result in delays for applicants, this is not the PZB's responsibility and City staff will engage with both applicants and the PZB members to make apologies, and take responsibility for any such circumstances. We not only support but encourage members to exercise this authority at any meeting where delayed or incomplete information may impact your ability to evaluate a case.

Staff Training and Process Improvements
To prevent future procedural errors, staff will undergo additional training on the Board's Rules of Procedure, with specific emphasis on the distribution requirements in Section 5.04. Previously established internal processes and scheduling protocols are also being reviewed to ensure timely packet preparation and distribution, with additional safeguards added to avoid recurrence.

Also, a complete copy of the Planning & Zoning Board Rules of Procedure will be attached for your reference.

Questions or Comments
Please contact me if you have any questions, may require additional information, or would like to discuss this or other matters related to the PZB. Thank you for your attention to this matter and for your continued service to the community.

Attachment: Planning & Zoning Board Rules of Procedure

RULES OF PROCEDURE FOR
PLANNING AND ZONING BOARD
(PZB)

Article I. RECITALS

WHEREAS, on October 5, 2015 the City Council of the City of Des Plaines adopted Ordinance No. Z-29-15, which amended provisions of the City Code to establish a Planning and Zoning Board ("***PZB***"); and

WHEREAS, the PZB was given jurisdiction over various matters pursuant to 65 ILCS 5/11-13-3, 65 ILCS 5/11-12-4, and the city's home rule powers; and

WHEREAS, the PZB was granted various powers and jurisdiction by the City Code, the Zoning Ordinance, and Subdivision Regulations;

WHEREAS, the PZB is authorized and directed to adopt rule of procedure for the conduct of meetings and hearings on matters within its jurisdiction ("***Rules of Procedure***"), which shall be ratified by the City Council; and

WHEREAS, the Members of the PZB have determined that it would be in the best interest of the City and the general public to adopt the following Rules of Procedures and to conduct its business in accordance therewith.

Article II. DEFINITIONS AND GENERAL PROVISIONS

Section 2.01 Definitions. The following terms shall have the following meanings when used in these Rules of Procedure:

(a) "***Applicant***" mans a person or business entity seeking relief from the PZB.

(b) "***City***" means the City of Des Plaines, Cook County, Illinois.

(c) "***City Code***" means the City of Des Plaines City Code, as it has been and may be amended from time to time.

(d) "***City Council***" means the Mayor and the City Council of the City of Des Plaines, Cook County, Illinois.

(e) "***Member***" appointed and voting member of the PZB.

(f) "***PZB***" means the Planning and Zoning Board of the City of Des Plaines, Cook County, Illinois.

(g) "***Subdivision Regulations***" means the City's Subdivision Regulations set forth in Title 13 of the City Code, as they have been and may be amended from time to time.

(h) "***Zoning Ordinance***" means the City's Zoning Ordinance set forth in Title 12 of the City Code, as it has been and may be amended from time to time.

Section 2.02 General Provisions.

(a) **Tense and Form**. Words used or defined in one tense or form shall include other tenses and derivative forms.

(b) **Gender**. The masculine gender shall include the feminine and neuter. The feminine gender shall include the masculine and neuter. The neuter gender shall include the masculine and feminine.

(c) **Headings**. Headings provided are intended as a convenience to the user. In case of any difference of meaning or implication between the text of these Rules and any heading, the text shall control.

(d) **Conflicts**. In the case of a conflict between these Rules and the codes and ordinances of the City or the laws of the State of Illinois or the United States, such codes, ordinances and laws shall control.

(e) **Amendments**. These Rules may be amended only upon compliance with the requirements of Section 2-2-2 of the City Code for the adoption of PZB Rules of Procedure. A copy of any proposed amendment shall be provided to all Members of the PZB not less than three days prior to a vote on the adoption thereof.

(f) **Waiver**. The chairman may, upon good cause shown, waive any Rule that relates solely to the conduct of the PZB's meeting or hearing and is not mandated by City's codes or ordinances or State law.

Article III. PZB CREATION AND ORGANIZATION

Section 3.01 Creation. The PZB has been established by the City Council pursuant to the City's authority as a home rule municipality and as provided in Sections 11-13-3 and 11-12-4 of the Illinois Municipal Code (65 ILCS 5/11-13-3, 65 ILCS 5/11-12-4). The establishment of the PZB is provided for in Section 2-2-1 of the Des Plaines City Code.

Section 3.02 Powers and Duties. The PZB has the powers and duties assigned to it by the City Council by the following codes, ordinances and other actions:

(a) Chapter 2, entitled "Planning and Zoning Board," of Title 2, entitled "Boards and Commissions" of the City Code;

(b) Section 12-2-3, entitled "Planning and Zoning Board," of Title 12, entitled "Zoning Ordinance" of the City Code

(c) Title 13, entitled "Subdivision Regulations" of the City Code; and

(d) Such other powers and duties germane to the powers now or that may hereafter be granted or as may be conferred by the City Council.

Section 3.03 Members. The PZB shall have seven Members, or such other number as may be established in the City Code. The Members shall be appointed to, serve on, and removed from, the PZB in the manner established in the City Code.

Section 3.04 Officers. The PZB shall have a Chair, Vice Chair, and Secretary, all of whom shall be appointed as provided in the City Code. In the absence of the Chair and Vice Chair, the PZB shall elect a chair pro-tem to act as chair.

Section 3.05 Code of Ethics; Conflicts of Interest. The Members of the PZB shall be bound by the Code of Ethics set forth in Section 1-9-1. In addition, the Members of the PZB shall be bound by the Conflicts of Interest Provisions set forth in Article VIII below.

Article IV. MEETINGS

Section 4.01 Open Meetings Act. All meetings of the PZB shall be scheduled and held, and notice thereof shall be given, in the manner provided in the Open Meetings Act, 5 ILCS 120/1 *et seq*.

Section 4.02 Regular Meetings. PZB meetings shall be held on the second and fourth Tuesday of each month commencing at the hour of seven (7:00) P.M. in the City Council Chambers, and at such other times and places as may be called by the chair. The PZB shall establish a schedule of its meetings for each calendar year at the beginning of each calendar year in accordance with the requirements of the Open Meetings Act, 5 ILCS 120/2.03.

Section 4.03 Special Meetings. The PZB may conduct such special or emergency meetings as it determines may be necessary from time to time at the call of the Chair and in compliance with the Open Meetings Act, 5 ILCS 120/2.02.

Section 4.04 Workshops. The PZB may hold such workshop sessions as it determines may be necessary from time to time.

Section 4.05 Closed Meetings. The PZB may hold meetings or portions of meetings that are closed to the public, but only in compliance with the Open Meetings Act, 5 ILCS 120/2

Section 4.06 Quorum. No meeting of the PZB may be conducted without the presence of a quorum, which shall consist of a majority of the currently appointed PZB members

Section 4.07 Attendance.

(a) A Member's unexcused absence without good cause shown from four PZB meetings in a six month period shall be grounds for the Chair to recommend to the Mayor that the Member be removed.

(b) To help ensure the presence of a quorum at each meeting of the PZB, all Members of the PZB shall notify the Secretary, or his designee, if they are unable to attend any meeting of the PZB. Such notice shall be provided as far in advance as is practical under the circumstances.

Section 4.08 Necessary Vote. The affirmative vote of at least a majority of the currently appointed PZB Members shall be necessary to adopt any motion to overturn a decision of the zoning administrator, to grant a variation that is within the PZB's jurisdiction, or to pass upon any matter over which the PZB is granted final authority. The affirmative vote of at least a majority of the PZB Members present shall be necessary to recommend approval of any matter referred to the PZB for hearing and recommendation. Any lesser vote on any such motions, even if a majority of those voting, shall be considered a final decision to deny or recommend denial of such matter or application.

ARTICLE V. ORDER OF BUSINESS/AGENDAS

Section 5.01 Establishing the Agenda. The Chair shall establish the items to be included on the agenda for each meeting of the PZB. Each agenda shall be established in consultation with the Secretary. In establishing each agenda, the Chair and Secretary shall consider the number of pending dockets, the complexity of such dockets, and any applicable time constraints for the processing of such dockets.

Section 5.02 Order of Business. In general, the order of business for each agenda shall contain the following items in the following order:

1. CALL TO ORDER
   Performed by the Chair, the Vice-Chair or the chair pro-tem.

2. ROLL CALL
   Performed by the Secretary.

3. CONSIDERATION OF MINUTES
   Consideration of any unapproved minutes of any previous PZB meetings.

4. PUBLIC COMMENT TIME
   Opportunity for Members of the public to speak on topics not otherwise appearing on the meeting agenda.

5. PENDING APPLICATIONS

   a. CONTINUED APPLICATIONS
      Consideration of PZB Dockets (in numerical order) for which the public hearing or meeting has previously been convened and continued by the PZB, and on which substantive evidence has been heard by the PZB.

   c. NEW APPLICATIONS
      Consideration of PZB Dockets (in numerical order) for which no public hearing or meeting has previously been convened or on which no substantive evidence has been heard by the PZB.

8. OLD BUSINESS
   Consideration of any matters previously before the PZB.

9. NEW BUSINESS
Consideration of any matters not previously before the PZB.

10. ADJOURN

Section 5.03 Modification of Order of Business. The order of items on the agenda as distributed may be modified or rearranged by the Chair, for good cause shown, with the consent of the PZB.

Section 5.04 Distribution of Agenda and Related Materials. The agenda for each PZB meeting and all relevant materials prepared by applicants or City staff shall be distributed to each PZB Member by the Secretary. When meetings are scheduled for Tuesday evening, the distribution shall be on Friday evening. When meetings are scheduled for other times, the distribution shall be at a time designated by the Chair.

Article VI. CONDUCT OF HEARINGS AND MEETINGS

Section 6.01 Robert's Rules of Order. Robert's Rules of Order Newly Revised, current edition, shall govern the conduct of meetings of the PZB. However, Robert's Rules of Order shall not govern where they conflict with these Rules of Procedure or other applicable law.

Section 6.02 Standards of Decorum. All PZB Members and all others attending meetings of the PZB shall conduct themselves in a manner that shall not disrupt the business of the PZB. The Chair may indicate that persons who become personally abusive or in other ways violate ordinary standards of decorum will be ruled out of order.

Section 6.03 Public Comment Time.

(a) The agenda of every regular and special meeting of the PZB shall include a reservation of time at the beginning of the meeting for public comment ("***Public Comment Time***").

(b) The Chairman shall recognize and allow to speak any person desiring to speak during Public Comment Time.

(c) Public Comment Time is in addition to, and does not replace, the opportunity for the public to speak during any duly convened public hearing or meeting conducted by the PZB on a specific Docket.

(d) If a person desires to speak during Public Comment Time about a matter or Docket that is the subject of its own agenda item at the same meeting, and public comment will be allowed during that agenda item whether by designation of the Chair or in the course of a duly convened public hearing, the Chair may require that person to speak about the matter during the agenda item instead of during Public Comment Time. If no public comment will be allowed during the specific agenda item, then the person will be allowed to speak about the matter during Public Comment Time.

(e) The total amount of time allocated for Public Comment Time at any meeting shall not exceed 30 minutes, unless determined otherwise by the Chair. In the event that all persons desiring to speak during the Public Comment Time are not able to do so within the time limit allowed, the Chair may either extend the time allocated for Public Comment Time, or allow for continuation of Public Comment Time after the completion of all other matters on the agenda, or as the PZB may otherwise determine.

(f) No person shall speak during the Public Comment Time for more than three minutes, unless the Chair designates a longer or shorter time period. Generally, the longer or shorter time period will apply to all persons participating in the Public Comment Time at the same meeting.

Section 6.04 Applicant Appearance Required at Hearing. The Applicant or its agent or counsel must be present in person at any and all PZB hearings relative to a specific request for Conditional Use, Variation, Amendment, or Appeal (collectively, "***Requested Relief***"). The applicant landowner, corporation, partnership, or any other non-homeowner entity must be present either individually or by his/her/their agent or by his/her/their counsel at any and all PZB hearings on the Requested Relief.

Section 6.05 Applicant's Presentation of Evidence. The Applicant is solely responsible for presenting testimony and evidence to the PZB supporting its application for the Requested Relief and establishing that it satisfies the standards and requirements set forth in the Zoning Ordinance for the Requested Relief. The Applicant should be given wide latitude to present testimony, evidence, and witnesses in support of its application.

Section 6.06 Continuances. Any Applicant may request and shall be granted one continuance of a public hearing on an application. If an applicant fails to appear at a scheduled hearing without giving prior notice to the Secretary, the hearing shall be continued once so long as applicant has not previously used said one continuance. Any further requests for continuance by the applicant shall be subject to the approval of the PZB for good cause shown.

Section 6.07 Registration of Participants at the Hearing. Anyone besides the Applicant who will testify at a PZB hearing(s) relative to specific Requested Relief must sign in prior to the commencement of that PZB hearing relative to that specific Requested Relief by using one or more of the following three sign in sheets:

(a) Each person testifying in favor of the Requested Relief shall have five minutes to present testimony.

(b) Each person testifying against the Requested Relief shall have five minutes to present testimony.

(c) Each person testifying neither in favor of or in opposition the Requested Relief shall have five minutes to present his/her testimony.

The Chair may, in his or her discretion and with the consent of the PZB, adjust these time in an equitable fashion. Designated and pre-registered representatives of groups either in favor or against the Requested Relief may be granted extended time to present testimony.

Section 6.08 Registration of Participants Prior to the Hearing. Property owners within 300 feet of the property is that is the subject of the Request Relief ("***Subject Property***") and those persons with a special interest beyond that of the general public ("***Interested Parties***") who wish to cross-examine witnesses must complete and file an appearance with the City Clerk and Director of Community Development no later than 4:30 p.m. five (5) business days preceding the PZB hearing using the form attached hereto as ***Appendix A***. If such appearance if not timely filed, the Chair, in his discretion may continue the hearing to a date certain. Attorney(s) for any objectors must complete and file an appearance with the City Clerk and Director of Community Development no later than 4:30 p.m. five (5) business days preceding the PZB hearing.

Section 6.09 Testimony Under Oath at Hearing. Any person providing testimony either in favor or against the Requested Relief shall testify under oath or by affirmation. Any attorney shall be sworn only if he/she offers testimony or introduces evidence.

Section 6.10 Identification of Participants at Hearing. All persons participating in a hearing shall identify themselves for the record by giving their name and address both orally and in writing.

Section 6.11 Admissibility of Evidence at Hearing. The Chair may impose reasonable limitations on evidence or testimony presented, may grant additional time limits, and may bar repetitious, cumulative, irrelevant, immaterial, or clearly slanderous testimony. The PZB shall not be bound by the strict rules of evidence; however, repetitious, cumulative, irrelevant, immaterial, or clearly slanderous testimony shall not be admissible and will be stricken from the record. The Chair shall rule on all questions related to the admissibility or materiality of evidence. Any such ruling may be overruled by a majority of the PZB Members present following proper motion procedure. The Chair may impose reasonable conditions on the conduct of the hearing considering the following factors:

(a) The complexity of the issue(s);

(b) Whether the witness possesses special expertise;

(c) Whether the testimony reflects a matter of taste or personal opinion or concerns a disputed issue of fact;

(d) The degree to which the witness's testimony relates to the factors to be considered in approving or denying the Requested Relief; and

(e) Any other factors appropriate for the hearing.

Section 6.12 Order of Presentation at Hearing. The order of presentation of evidence at a PZB hearing shall generally be in the following order, but, absent abuse of discretion, may be modified by the Chair:

(a) With the permission of the Chair, at any time during the PZB hearing any Member or City staff may ask question(s) of the Applicant or other witnesses so long as said question(s) do not constitute a lack of decorum or a disruption of orderly proceedings. The Chair shall determine the timeliness, duration, and order of said question(s).

(b) Introductory statement of the Chair regarding the nature of the case, the Requested Relief, and submittal of proof of notice.

(c) Identification of Applicant;

(d) If desired, opening statement by the Applicant briefly outlining the nature of the Requested Relief;

(e) Testimony and other evidence by the Applicant;

(f) PZB's examination of Applicant, Applicant 's witnesses and other evidence;

(g) Report by staff.

(h) Cross-examination of Applicant, Applicant 's witnesses and other evidence by interested persons and/or objectors who have timely filed their appearance with the City Clerk;

(i) Testimony and other evidence by others in favor of the Requested Relief;

(j) Testimony and other evidence by objectors to the Requested Relief; if any;

(k) PZB's examination of objector(s), objectors' witnesses and other objector's evidence by Applicant.

(l) Cross-examination of objector, objectors' witnesses and other objector evidence;

(m) Testimony and other evidence by persons who are neither in favor of nor opposed to the Requested Relief; if any;

(n) Summary/Closing by Applicant.

(o) Summary /Closing by Objectors.

(p) Discussion by the PZB.

(q) At any point during the PZB hearing, any Member may call upon witnesses who have not previously testified such as a City staff and their consultants.

(r) Closure of the public hearing by motion.

Section 6.13 PZB Decision Following Hearing. As set forth in the City of Des Plaines Zoning Ordinance and administered by the Director of Community and Economic Development, following public hearing, deliberation, and vote(s), the PZB is authorized and empowered to make the final decision or recommendation to the City Council regarding specific Requested Relief. In either case, at the conclusion of the evidence at the PZB hearing, the PZB shall make its decision by motion(s) made and seconded and approved by a roll call vote. All motions on final decisions or recommendations shall be stated clearly, concisely, and unambiguously and shall be in the form

of either a motion to approve, a motion to deny, and/or a motion to approve subject to conditions. Should the PZB attach conditions to their approval, the motion should be presented as a motion to approve subject to conditions. Where multiple Requests for Relief are sought, separate and distinct motions to approve, motion to deny, and/or motion to approve subject to conditions are specifically required.

Section 6.14 Necessary Vote. An affirmative vote of a majority of the currently appointed Members of the PZB is required to adopt any motion to overturn a decision of the zoning administrator, to grant a variation that is within the PZB's jurisdiction, or to pass upon any matter over which the PZB is granted final authority. The affirmative vote of at least a majority of the PZB Members present shall be necessary to recommend approval of any matter referred to the PZB solely for hearing and recommendation to the City Council. Any lesser vote on any such motions, even if a majority of those voting, shall be considered a final decision to deny or recommend denial of the Requested Relief.

Article VII. TRANSMITTAL OF DECISIONS AND RECOMMENDATIONS

Section 7.01 Written Decision Following Hearing. For all PZB action, whether be it a final decision or recommendation, within (30) thirty days of the date of the hearing a written decision shall be prepared and transmitted to the Director of Community and Economic Development and to the applicant.

Section 7.02 Record of Proceeding on Hearing. A record of proceedings of any PZB hearing shall be maintained by the Secretary who shall summarize accurately or cause to be kept a verbatim transcript of all that is spoken at any PZB meeting, including but not limited to PZB hearings; shall record and maintain permanent minutes of the PZB's proceedings, showing the vote of each Member upon every motion or, if absent, or if abstaining, or, if failing to vote, indicating that fact. If the Applicant seeks a verbatim transcript of the Hearing, the Applicant shall be responsible for paying the cost of the preparation of such transcript.

Section 7.03 Maintaining a Public Record After Hearing. For all Requested Relief brought before and heard by the PZB, the Director of Community and Economic Development shall maintain a permanent public record, open for public inspection, of all written and tangible materials relative to every case, including but not limited to:

(a) All application materials;

(b) All surveys, plats, site plans, architectural drawings, engineering specifications, fire and building safety requirements, and traffic studies;

(c) All materials in opposition to the application;

(d) All staff reports;

(e) All minutes of meetings;

(f) All records of vote(s);

(g) All records of decisions and recommendations;

Should any Requested Relief brought before and heard by the PZB be supplemented by any additional evidence introduced at the hearing, the Director of Community and Economic Development shall require the proponent of that evidence to provide a copy of the same to be maintained as part of the public record. Should any Requested Relief brought before and heard by the PZB be modified in any manner at the hearing, the Director of Community and Economic Development shall require the applicant to provide a copy of any modification to be maintained as part of the public record.

Article VIII. CONFLICTS OF INTEREST

Section 8.01 Definitions. For the purpose of this Article VIII, the following terms shall have the following meanings:

(a) "***Business Entity***" means any firm, proprietorship, partnership, association, corporation, venture, trust, or similar organization, including, without limitation, a charitable or religious institution.

(b) "***Immediate Relation***" means a spouse, domestic partner, child, grandchild, parent, grandparent, or sibling of the Member, or the child, grandchild, parent, grandparent, or sibling of the Member's spouse or domestic partner.

(c) "***Not-for-Profit Business Entity***" means a Business Entity that qualifies as a not-for- profit entity under section 501(c) of the United States Tax Code and is registered with the Secretary of State of Illinois as a not-for-profit entity permitted to conduct business in the state of Illinois.

(d) "***Official Action***" means any action to recommend, approve, deny, or approve with conditions any Request Relief.

(e) "***Owner***" means any person that owns 2.5% or more of the subject Business Entity.

Section 8.02 Prohibited Representations. A Member of the PZB shall not, under any circumstances, represent an Applicant seeking relief from the PZB at any hearing, meeting, or other assembly of the PZB. Nothing in this Article shall be deemed or interpreted as prohibiting a Member from appearing on behalf of him or herself at a hearing, meeting, or other assembly of the PZB, or before City staff, upon compliance with the rules for disclosure set forth in Section 8.03(c) of these Rules and the rules for recusal set forth in Section 8.03(d) of these Rules.

Section 8.03 Disclosure and Recusal.

(a) **Circumstances Requiring Both Disclosure and Recusal**. In the following circumstances, a Member must disclose his or her interest in compliance with the rules for disclosure set forth in Section 8.03(c) of these Rules, and must recuse himself or herself from any deliberation, discussion, or official action of the PZB in compliance with the rules for recusal set forth in Section 8.03(d) of these Rules:

(i) Current Representation of Applicant on Related Matters. The Member, or the Business Entity of which the Member is an Owner, officer, director, partner or employee, is currently representing the Applicant appearing before the PZB on the same or related matter for which the Applicant is seeking relief before the PZB.

(ii) Member's Immediate Relation as Applicant. The Applicant appearing before the Official's Commission is an Immediate Relation of the Member.

(iii) For-Profit Business Entity as Applicant. The Applicant appearing before the PZB is either (a) the for-profit Business Entity of which the Member is an Owner, officer, director, partner or employee, or (b) another Owner, officer, director, partner or employee of the for-profit Business Entity of which the Member is an Owner, officer, director, or employee.

(iv) Not-for-Profit Business Entity as Applicant – Direct Relationship. The Applicant appearing before the PZB is a Not-for-Profit Business Entity of which the Member is an Owner, officer, director, partner or employee.

(v) Appearance of Impropriety. The Member has a connection to the Applicant or matter before the PZB such that the Member's participation in any deliberation, discussion, or Official Action related to the Applicant or matter would create the appearance of impropriety.

(b) **Circumstances Requiring Disclosure But Not Recusal**. In the following circumstances, an Member must disclose his or her interest in compliance with the rules for disclosure set forth in Section 8.03(c) of these Rules:

(i) Current Representation of Applicant on Unrelated Matters. The Member has actual knowledge that the Member, or the Business Entity of which the Member is an Owner, officer, director, partner or employee, is currently representing the Applicant appearing before the PZB on a matter that is not related to the matter for which the Applicant is seeking relief before the PZB. If the Member is prohibited from disclosing the existence or nature of a representation pursuant to that Member's otherwise applicable professional ethical requirements, the Member shall recuse himself or herself without disclosure from any deliberation, discussion, or Official Action of the Commission in compliance with the rules for recusal set forth in Section 8.03(d) of these Rules.

(ii) Previous Representation of Applicant. The Member has actual knowledge that the Member, or the Business Entity of which the Member is an Owner, officer, director,

partner or employee, has previously represented within the past 12 months, but is not currently representing, the Applicant appearing before the PZB. If the Member, or the Business Entity of which the Member is an Owner, officer, director, partner or employee, ceased its representation of the Applicant more than 12 months prior, the Member is not required to disclose the representation. If the Member is prohibited from disclosing the existence or nature of a representation pursuant to that Member's otherwise applicable professional ethical requirements, the Member shall recuse himself or herself without disclosure from any deliberation, discussion, or Official Action of the Commission in compliance with the rules for recusal set forth in Section 8.03(d) of these Rules.

(iii) Not-for-Profit Business Entity as Applicant – Indirect Relationship. The Applicant appearing before the PZB is a Not-for-Profit Business Entity with which the Member is affiliated, but not an Owner, officer, director, partner or employee, or (b) an Owner, officer, director, or employee of a Not-for-Profit Business Entity with which the Member is affiliated, but of which the Member is not an owner, officer, director, or employee. For purposes of this Article VIII, "affiliated" means (i) a volunteer for a not-for-profit, charitable or religious institution, (ii) a congregant of a religious institution, or (iii) any similar relationship to a Not-for-Profit Business Entity by which the Participating Member receives no remuneration.

(iv) Member's Non-Immediate Relation as Applicant. The Applicant appearing before the PZB is related to the Member by blood, marriage or adoption but is not an Immediate Relation.

(c) **Rules for Disclosure.** Where these Rules require disclosure of an Member's interest, the Member shall make such disclosure as follows:

(i) The Member shall state on the record (a) that he or she has an interest for which disclosure is required, and (b) the nature of that interest.

(ii) The Member's statement shall be made at the hearing or meeting of the PZB from which the interest requiring disclosure has arisen.

(iii) The Member's statement must be made prior to any deliberation, discussion, or Official Action taken by the PZB on matters involving such interest.

(iv) Upon making disclosure in compliance with this Subsection, the Member may participate in any deliberation, discussion, or Official Action related to the matter for which disclosure was required, unless recusal is also required, in which case the Member shall comply with the requirements of Section 8.03(d) of these Rules.

(v) Notwithstanding the provisions of Section 8.03(d) of these Rules, in the event that the Member is the Applicant appearing before the PZB, the Member may not cast a vote in connection with any proposed Official Action regarding the matter for which disclosure is required.

(d) **Rules for Recusal.** Where these Rules require the recusal of an Member, the Member shall recuse himself or herself as follows:

(i) The Member shall first disclose the interest for which recusal is required, in accordance with and pursuant to Section 8.03(c) of these Rules.

(ii) Following such disclosure, the Member shall depart the room in which the Commission will conduct any proceedings related to the matter for which recusal is required. The Member shall not re-enter such room until such time as the Commission concludes its deliberation, discussion or Official Action on such matter.

(iii) Following the disclosure required pursuant to Section 8.03(d)(i) of these Rules, and until the Commission takes Official Action regarding the matter for which the Member has recused himself or herself, the Member shall not communicate in any manner regarding the matter for which the Member has recused himself or herself with (a) any other Member of the PZB, (b) any member of the City Council, or (c) any City employee who the Member knows or should know is familiar with the matter for which recusal was required.

(e) Representations Before Other Commissions and City Staff.

(i) Representations Before Other Commissions. A Member may represent an Applicant before a Board or Commission other than that PZB, upon disclosure by the Member at a public meeting of the other Board or Commission before which the Member is representing the Applicant (1) of his or her status as an Member, and (2) that, prior to the disclosure, he or she has not communicated with any Member of the other Board or Commission before which the Member is representing the Applicant.

(ii) Representations Before City Staff. A Member may not represent any person or Business Entity before City staff regarding the issuance of a permit or approval for a matter for which (1) the City has discretionary authority (for example, the approval of a zoning map amendment), and (2) the PZB has, or in the future may have, jurisdiction. A Member may represent any person or Business Entity before City staff regarding the issuance of a permit or approval for a matter for which the City does not have discretionary authority (for example, the issuance of a building permit).

Article IX. EFFECTIVE DATE

These Rules shall be effective upon:

A. Approval of a majority vote of the Members of the entire PZB

B. Review and approval by the City's General Counsel; and

C. Ratification by the City Council

ADOPTED BY THE PZB OF THE CITY OF DES PLAINES ON _____.

AYES:_____

NAYS:_____

ABSTAIN:_____

ABSENT:_____

ADOPTED BY THE CITY COUNCIL OF THE CITY OF DES PLAINES ON _____.

AYES:_____

NAYS:_____

ABSTAIN:_____

ABSENT:_____

CITY OF DES PLAINES
PLANNING AND ZONING BOARD (PZB)
PUBLIC HEARING APPEARANCE FORM

Any person who wishes to appear at a City of Des Plaines PZB public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the Chair of the PZB no later than five business days prior to the commencement of the hearing.

NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME:_____

ADDRESS:_____

E-MAIL:_____

TELEPHONE NUMBER: _____

PZB DOCKET NUMBER:_____

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 300 feet of the subject property, or your property shares facilities with the subject property that may be impacted):

_____
_____
_____
_____
_____

PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

_____
_____
_____
_____
_____

PRIVACY NOTICE: The information provided on this form is required for the purposes of the public hearing before the PZB. These forms are subject to properly filed Freedom of Information Act requests, but will be redacted to protect "private information" as that term is defined in the Illinois Freedom of Information Act (5 ILCS 140).

Attachment 1

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: November 21, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, AICP, Director of Community & Economic Development

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

Subject: Text Amendments to the City Code, Title 12 Zoning regarding regulations applicable to the C-7 High Density Campus District – Case 25-055-TA (Citywide)

Issue: The petitioners request text amendments related to references, requirements, and Commercial Use Matrix regulations for the C-7 High Density Campus District, text amendments to the sign regulations for Electronic Message Billboards (EMB) in the C-7 High Density Campus District, and text amendments to other related regulations as may be necessary.

Petitioners: Costco Wholesale Corporation, 730 Lake Drive, Issaquah, WA 98027 and RSA Properties II, LLC, 9730 S. Western Ave, Suite 204, Evergreen Park, IL 60805

Owner: RSA Properties II, LLC, 9730 S. Western Ave, Suite 204, Evergreen Park, IL 60805

Case Number: 25-055-TA

Background

The purpose of the City's zoning ordinance is to regulate and control the use and development of land within the City of Des Plaines. The City's zoning ordinance is codified as Title 12 of the City Code of Des Plaines.

Section 12-6-1 of the Code establishes the City's various zoning districts including Residence Districts (R-1, R-2, R-3, and R-4), Commercial Districts (C-1, C-2, C-3, C-4, C-5, C-6, and C-7), Manufacturing Districts (M-1, M-2, and M-3), and Special Districts (I-1 and MH-1).

The City's C-7 high density campus district was established in May 2015 via Ordinance Z-11-15.

Currently, across the City only six parcels currently have a zoning designation of C-7 high density campus district. All six parcels are contiguous, located at 2200, 2250, 2300, 2350, 2360, and 2400 E. Devon Ave. and comprise the O'Hare Lake Office Park. In the future, additional properties could be designated C-7 high density campus district if a map amendment (rezoning) petition was pursued and approved.

The six existing C-7 District parcels are improved with three existing multi-story office buildings, surface

parking lots, and a regional stormwater retention system commonly known as Peterson Lake.

Potential redevelopment of portions of all of the O'Hare Lake Office Park has been contemplated in the past. The City's 2019 Comprehensive Plan identified the area for consideration for future land uses comprised of "Lower Density Urban Mix with Residential," a mixed-use land use differentiated from the "Higher Density Urban Mix with Residential" land use applied to the C-5 central business district designated for Downtown Des Plaines.

Subsequent to the COVID-19 pandemic and sharp decreases in demand for the quantity and size of business office occupancies, owners of properties improved with existing Class B and Class C offices have been contemplating potential alternate land uses and development plans for these properties.

This text amendment is being considered separately but pursued concurrently with development entitlements for a proposed Costco Business Center upon portions of three of the existing C-7 District parcels at 2200 and 2400 E. Devon Avenue.

Proposed Amendments

The petitioners request consideration of text amendments to sections of the Code which establish zoning regulations in the C-7 high density campus district, or regulations applicable to uses which may be established in the C-7 district.

For organization purposes in this report and ease of reference during the PZB's consideration of this request, requested text amendments have been grouped into lettered sections. The lettered sections are provided as a courtesy only and will not be included in the contents of any amendments adopted by the City Council and subsequently incorporated in Title 12, Zoning, of the City Code.

For the purposes of displaying proposed text amendments with standard formatting that can be incorporated into the text of an eventual draft ordinance:

- Proposed text additions are depicted in **bold, double-underlined text**.
- Proposed stricken text is depicted in ~~**bold, double-strikethrough text**~~.

The petitioners' requested text amendments are summarized as follows:

Section A | The following requested amendments would apply to Section 12-6-1.B. of the Code:

*** * ***

12-6-1: ESTABLISHMENT OF DISTRICTS:

In order to classify, regulate and restrict the location of specified uses, and to regulate and limit the height and bulk of buildings for those uses, the city of Des Plaines, Illinois, is hereby divided into the following districts:

A. Residence Districts:
R-1 single-family residential district
R-2 two-family residential district
R-3 townhouse residential district
R-4 central core residential district (Ord. Z-8-98, 9-21-1998)

B. Commercial Districts:
C-1 neighborhood shopping district
C-2 limited office commercial district
C-3 general commercial district
C-4 regional shopping district
C-5 central business district
C-6 casino district

C-7 ~~high density campus~~ **commercial mixed-use** district ~~**(Ord. Z-11-15, 5-18-2015)**~~

C. Manufacturing Districts:
M-1 limited manufacturing district
M-2 general manufacturing district
M-3 special manufacturing district

D. Special Districts:
I-1 institutional district
MH-1 mobile home park district (Ord. Z-8-98, 9-21-1998)

* * *

Staff Commentary: The petitioner requests a renaming of the C-7 high density campus district to the C-7 commercial mixed-use district. This description generally aligns with the recommendation for future land uses in the 2019 Comprehensive Plan described as "Low Density Urban Mix with Residential."

The PZB should consider whether the proposed district name is appropriate.

Section B | The following requested amendments would apply to Section 12-7-3.J. of the Code:

* * *

12-7-3: COMMERCIAL DISTRICTS REGULATIONS:

* * *

J. C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District:

1. Purpose: The purpose of the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District is to allow for the development of large, dense, and vertically oriented complexes that incorporate **a variety of** ~~**both**~~ commercial ~~**and residential**~~ uses**, including offices, retail spaces, hotels, and multifamily residential use**. Intended to be located proximate to arterial roads and State tollways, properties zoned in this district are appropriate as destination sites for high traffic **commercial and residential uses**. All properties located in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District must be developed in accordance with the City's planned unit development procedures to ensure cohesive and integrated site plans, architecture, and public improvements.

2. Permitted Uses: The uses permitted in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District are set forth in table 3, "Commercial Districts Use Matrix", of this section. Provided, however, that all properties zoned in this district must be developed as planned unit developments in accordance with section 12-3-5 of this title and will be required to obtain a conditional use permit to operate as such.

3. Conditional Uses: The uses allowed as conditional uses in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District, pursuant to section 12-3-4, "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section.

4. Transitional Uses: In the event that a previously developed zoning lot is reclassified into the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District but is not immediately substantially reconstructed or redeveloped, the zoning lot shall continue to be governed by the use standards, bulk regulations, and other requirements of its prior zoning district classification. Upon the construction of a new principal structure on the zoning lot, all regulations of the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District shall apply to the zoning lot.

5. Bulk Regulations: The bulk regulations that apply to the C-7 ~~**High Density Campus**~~ **Commercial**

Mixed-Use District are listed within table 4, "Commercial Districts Bulk Matrix", of this section.

6. Standards For Development:

a. Eligible Parcels: No parcel or parcels of property may be classified in the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District unless: 1) they consist of a contiguous area of more than ten (10) acres (including private rights-of-way and stormwater retention areas), and 2) more than one-half ($^1/_2$) of the tract area is located within two thousand feet (2,000') of a tollway operated by and under the jurisdiction of the Illinois toll highway authority. The ordinance classifying a tract into the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District must include a legal description of the tract and findings that the tract satisfies the eligibility standards in this subsection ~~J6~~ **J.6.a**.

b. Supplemental Parking Requirements: The following parking requirements shall supersede the requirements of chapter 9 of this title. Parking and loading requirements shall be determined as part of final plat review for the planned unit development on a case by case basis analyzing the parking demand for each proposed use. The overall requirements for parking may be satisfied by shared parking located on multiple lots provided that maximum usage times will not overlap. The following evaluation criteria shall apply:

(1) Section 12-9-7, "Off Street Parking Requirements", of this title.

(2) In no case shall the required parking be less than seventy five percent (75%) of the base parking requirement of the uses conducted on a single zoning lot as required collectively, or the base parking requirement of the most parking intensive use on the zoning lot, whichever is greater.

c. Block Size: The length and width of a block located in the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District will not be subject to the restrictions set forth in subsection 13-2-5P of the City Code.

d. Access: All vehicular access to any planned unit development in the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District must be provided from a public street with a right-of-way no less than sixty six feet (66') in width or two (2) dedicated lanes of traffic in each direction**, or a private circulation drive that connects to such public street**. The perimeter of such planned unit development shall be enclosed by **a** fence **along lot lines abutting residentially zoned property**, except at designated access points **or where lots within the C-7 Commercial Mixed-Use District abut other lots within the C-7 Commercial Mixed-Use District.**

e. Frontage: Each zoning lot in the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District must have frontage either on an arterial street or on a private circulation drive that connects to an arterial street. If frontage is provided on a private circulation drive, then easements and protective covenants assuring such circulation shall be included on the final plat of subdivision for the planned unit development. This subsection shall supersede subsection 13-2-5V of the City Code.

f. Street Standards: The standards for right-of-way widths in subsection 13-2-5L of the City Code may be reduced by administrative approval of the development plan, but not below twenty five feet (25').

g. Minimum Zoning Lot: Zoning lots in the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District shall not be less than one acre in size. Planned unit developments in the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District may be comprised of multiple zoning lots, which may in turn be comprised of single or multiple lots of record (or portions thereof), provided that all property within a planned unit development in the C-7 ~~High Density Campus~~ **Commercial Mixed-Use** District be under single ownership and/or unified control.

h. Open Space: No less than twenty percent (20%) of the ground area of a planned unit

development in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District must be maintained as open space for landscaped berms, buffer areas, recreational facilities or stormwater retention facilities. Walkways, pedestrian areas, and bicycle paths may be counted as open space, even if covered with impervious surfaces. **The open space requirement may be satisfied with a shared open space on contiguous lots in the C-7 Commercial Mixed-Use District, provided that 20% of the ground area of the combined lot area(s) is maintained as such open space.**

i. Number Of Buildings; Mixed Uses: Multiple principal buildings may be allowed on a zoning lot, except that there shall not be less than fifteen feet (15') between principal buildings, unless buildings are connected by pedestrian bridges, parking decks or ground level concourses. A building with multiple-family dwelling units may be located on the same zoning lot as a building devoted primarily to office uses in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District, and such buildings may be connected by pedestrian bridges, parking decks or ground level concourses.

j. Campus Design Elements: Planned unit developments in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District will incorporate the following elements:

(1) Landscaped areas will exhibit continuity with prior stages of development and satisfy the goals of the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District.

*** * ***

k. Signage: Signage in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District shall comply with the restrictions of chapter 11 of this title unless a localized alternative sign plan is approved pursuant to section 12-11-8 of this title.

*** * ***

Staff Commentary: Similar to the requested name change for the C-7 district introduced in Section A, Section B includes numerous amendments intended to standardize the new district name and description.

As outlined in Section A, the PZB should consider whether the proposed district name is appropriate.

Section 12-7-3.J.6.d. introduces new clarifications regarding access and fencing intended to allow utilization of a private roadway system to interconnect C-7 designated parcels (as currently exists) and an exemption from fencing requirements between contiguous C-7 parcels while maintaining required fencing between C-7 parcels and adjacent residentially zoned parcels.

The PZB should consider whether the access and fencing amendments are appropriate.

Section 12-7-3.J.6.h. introduces new clarifications to facilitate maintenance of cumulative open space to satisfy the existing stipulation that a minimum of 20% of the total land area in any C-7 District Planned Unit Development be comprised of open space.

The PZB should consider whether the proposed assemblage of open space among adjacent properties is appropriate.

Section C | The following requested amendments would apply to Section 12-7-3.K. of the Code, TABLE 3: Commercial Districts Use Matrix:

* * *

K. Commercial Use Matrix:

TABLE 3

COMMERCIAL DISTRICTS USE MATRIX
P = Permitted use
C = Conditional use permit required

Uses	* * *	**C-7**
Accessory uses and structures	* * *	**C**
Accessory off site parking lots	* * *	**C**
Adult Day Service Center	* * *	
Alternative tobacco establishments	* * *	
Animal clinic	* * *	
Animal hospital	* * *	
Artisanal retail establishments	* * *	
Assisted living facility	* * *	
Auto body repair	* * *	
Auto filling station	* * *	**P**
Auto service repair	* * *	
Bed and breakfast	* * *	
Body art establishments	* * *	
Brewpub	* * *	P~~6~~
Cannabis dispensaries	* * *	
Car wash	* * *	**C**[27]
Casino	* * *	
Childcare center	* * *	P~~6~~
Childcare center with accessory dwelling unit	* * *	
Colleges and universities	* * *	
Commercial art gallery	* * *	
Commercial indoor recreation	* * *	**P**
Commercial Motor Vehicle Sales and Leasing	* * *	**C**
Commercial outdoor recreation	* * *	
Commercial parking garage	* * *	
Commercial parking lot	* * *	**P**
Commercial shopping center	* * *	**P**
Commercially zoned assembly uses	* * *	
Congregate housing	* * *	
Consumer lender	* * *	
Convenience mart fueling or charging station	* * *	

Convenience retail store	* * *	**P**
Domestic pet service	* * *	
Drive-through facility (located adjacent to residential use)	* * *	**C**
Drive-through facility (not located adjacent to residential use)	* * *	**P**
Dry cleaners with plants on premises	* * *	
Dwellings, multiple-family	* * *	P
Dwellings, single-family detached	* * *	
Financial institutions	* * *	P
Food processing establishment	* * *	
Funeral homes	* * *	
Government facility	* * *	**P**
Grocery retail	* * *	**P**
Hotels	* * *	P
Leasing/rental agents, small equipment	* * *	
Leasing/rental agents, vehicles (non-moving)	* * *	
Leasing/rental agents, moving vehicles	* * *	
Libraries, private	* * *	
Libraries, public	* * *	
Livery service	* * *	C~~16~~
Massage establishments	* * *	
Media broadcast stations	* * *	
Media print establishments	* * *	
Motor vehicle sales	* * *	**C**
Offices	* * *	P
Parks	* * *	
Pharmacies/drugstores	* * *	**P**
Planned developments		C
Planned developments, mixed use	* * *	
Post Office	* * *	
Public transportation centers	* * *	
Public utilities	* * *	
Radio transmitting towers, public broadcasting	* * *	
Residential care homes, small	* * *	
Restaurants:	* * *	
Class A	* * *	P~~6~~
Class B	* * *	P~~6~~
Retail goods establishments	* * *	P~~6~~
Retail service establishments	* * *	P~~6~~
Schools, commercial	* * *	~~P~~**C**
Schools, private - elementary and high school	* * *	
Specialty food stores	* * *	P
Studios, artist, dance and music	* * *	P

Taverns and lounges	* * *	**P**
Trade contractors	* * *	
Transitional treatment facility	* * *	
Wholesale goods establishments	* * *	**P**

* * *

Staff Commentary: The petitioners are requesting various text amendments to modify the C-7 District use matrix table with new permitted and conditional land uses.

The proposed "Government Facilities" land use would allow for the existing Federal Aviation Administration (FAA) offices to be established as a permitted use in the existing building on the parcel at 2300 E. Devon Ave.

The PZB should consider whether the establishment of the existing FAA offices as a permitted use is appropriate.

Certain land use amendments are proposed to accommodate the operations of the proposed Costco Business Center. These include the following:

a. Auto Filling Station
b. Grocery, retail
c. Pharmacies/drugstores; and
d. Wholesale Goods Establishments

The PZB should consider whether the proposed land uses supporting the operation of a Costco Business Center on portions of three of the existing parcels are appropriate.

Certain other uses are proposed to provide flexibility in marketing the remaining parcels on the property for new land uses. Staff has categorized these proposed uses into two categories including those that may seem appropriate versus those which may introduce undesirable or potentially impactful uses to the subject properties.

The proposed land uses which Staff has identified as likely to be compatible and appropriate additions to the C-7 District include the following:

a. Accessory uses and structures;
b. Commercial indoor recreation;
c. Commercial motor vehicle sales and leasing;
d. Commercial shopping center;
e. Convenience retail store;
f. Drive-through facility (not located adjacent to residential use);
g. Motor vehicle sales; and
h. Schools, commercial.

The proposed land uses which Staff has identified as potentially incompatible and inappropriate due to negative traffic impacts or low-intensity underutilization of commercially zoned property in the C-7 District include the following:

a. Accessory off site parking lots;
b. Car wash;
c. Commercial parking lot;
d. Drive-through facility (located adjacent to residential use); and
e. Livery service in excess of the restrictions of Note [16] limiting the size of such operations to a maximum of 45 vehicles.

The PZB should consider whether these additional proposed land use modifications are appropriate or inappropriate. Any land uses the PZB deems inappropriate should be stricken from the proposed amendments in any motion to approve the remaining text amendments.

Section D | The following requested amendments would apply to Section 12-7-3.K. of the Code, TABLE 3: Commercial Districts Use Matrix, Notes:

* * *

Notes:

* * *

6. When incorporated within, or accessory to, an office/hotel use.

* * *

16. When the total number of livery service vehicles associated with the subject business does not exceed 45 vehicles.

* * *

25. **This section intentionally left blank.**

* * *

Staff Commentary: The requested amendments to Note [25] aligns with the intended changes to the C-7 District requirements.

Staff recommends retaining Note [16] in application to current and future livery service uses on the property which generate traffic, can create access and circulation conflicts among properties, and generate minimal economic activity for adjacent and nearby businesses.

The PZB should consider whether the proposed amendments to the Notes section are appropriate.

Section E | The following requested amendments would apply to Section 12-7-3.L. of the Code, TABLE 4: Commercial Districts Bulk Matrix:

* * *

L. Commercial Bulk Matrix:

TABLE 4

COMMERCIAL DISTRICTS BULK MATRIX

Bulk Controls		C-7[5]
Maximum height		165 ft.
Minimum front yard[1]:		
	Adjacent residential	50 ft.
	Adjacent other	25 ft.
Minimum side yard:		
	Adjacent residential	50 ft.
	Adjacent other	25 ft.
Minimum rear yard:		
	Adjacent residential	50 ft.
	Adjacent other	25 ft.

Notes:

* * *

5. In the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District, the maximum total height of a building located within 150 feet of a residential property line may not exceed 125 feet.

* * *

Staff Commentary: Similar to the requested name change for the C-7 district introduced in Sections A & B, Section E includes an amendment intended to standardize the new district name and description.

As outlined in Sections A & B, the PZB should consider whether the proposed district name is appropriate.

Section F | The following requested amendments would apply to Section 12-11-5.G. of the Code in regard to Electronic Message Boards:

* * *

12-11-5: SIGN STANDARDS BY SIGN TYPE:

* * *

G. Electronic Message Boards:

1. Electronic Message Board Requirements And Limitations: Electronic message boards shall be permitted only when incorporated within a new or existing pole sign or monument sign (this shall not include billboards except as permitted in accordance with subsection H of this section) or when embedded within an electric vehicle charging port. The overall sign must comply with all existing standards and regulations as set forth in this chapter. Electronic message boards incorporated into an approved sign shall be subject to the standards and regulations as set forth in section 12-11-6 of this chapter.

2. Electronic Message Board Standards: Monument or pole signs containing electronic message boards shall be subject to the same standards as set forth in subsections A, "Pole Signs", and B, "Monument Signs", of this section.

3. Permitted Types: Video display signs.

4. Prohibited Types: The following types of electronic message boards shall be prohibited:

a. Animated sign.
b. Flashing sign.

5. Permitted Districts: Electronic message boards shall be permitted in the following districts under the following conditions:

a. C-1 Neighborhood Shopping District as a conditional use only.
b. C-2 Limited Office Commercial District as a conditional use only.
c. C-3 General Commercial District as a permitted use.
d. C-4 Regional Shopping District as a permitted use.
e. C-5 Central Business District as a conditional use only.
f. C-6 Casino District as a localized alternative sign regulation plan.
g. M-1 Limited Manufacturing as a permitted use.
h. M-2 General Manufacturing as a permitted use.
i. M-3 Special Manufacturing as a permitted use.
j. I-1 Institutional as a permitted use.
k. R-1 Residential as a permitted use when on school property, City-owned property, or Park District-owned property, subject to the standards found in subsection 12-11-6B of this chapter.
l. C-7 Commercial Mixed-Use District as a localized alternative sign regulation plan.

*** * ***

Staff Commentary: The petitioners request text amendments to facilitate future electronic message board signage for future businesses provided such signage is considered and approved in accordance with the Code's localized alternative sign regulation (LASR) process.

The PZB should consider whether the introduction of new EMB signs in the C-7 district is appropriate.

Section G | The following requested amendments would apply to Section 12-11-5.H. of the Code in regard to Electronic Message Boards Billboard signs:

*** * ***

H. Electronic Message Board Billboard: A new electronic message board billboard may be permitted subject to the standards and regulations for both billboards generally and electronic message board billboards set forth in section 12-11-6 of this chapter. The static billboard panels of a qualified billboard may be converted to electronic message board panels only pursuant to an electronic message board billboard permit issued by the City, and subject to the standards and regulations for electronic message board billboards set forth in section 12-11-6 of this chapter. For the purposes of this subsection, a qualified billboard must meet the following criteria:

1. The billboard was erected prior to the effective date of this subsection. If the billboard is relocated in accordance with subsection 12-11-10C of this chapter, the date the billboard was originally erected, prior to relocation, will be determinative.

2. The billboard must be a legally conforming billboard. For the purposes of this subsection only, an applicant for an electronic message board billboard permit may establish that the existing billboard is legally conforming by either:

a. Providing proof that the existing billboard was erected pursuant to a valid permit issued by the City; or

b. Providing documentation to show that the existing billboard conforms with all of the standards and regulations as set forth for billboards in section 12-11-6 of this chapter except for the permit requirement.

c. Notwithstanding section 12-11-10 of this chapter, if a billboard is not legally conforming in accordance with subsection H2a or H2b of this section, the removal and replacement of the sign in the same location for the sole purpose of converting the static panels to electronic message board panels is permitted only as a conditional use pursuant to section 12-3-4 of this title, and subject to the standards

and regulations for electronic message board billboards as set forth in section 12-11-6 of this chapter.

3. The billboard must have a valid IDOT sign permit.
4. The billboard must be located within six hundred sixty feet (660') of I-90 or I-294.
5. **In the C-7 District, no Electronic Message Board Billboard can be constructed on any parcel of land until and unless:**

a. The billboard lease or a memorandum of the lease is recorded with the office of the Cook County Clerk, Illinois; and

b. The billboard permit is held either solely by the owner of the land or jointly by the owner of the land and the building contractor.

* * *

Staff Commentary: The petitioners request text amendments to facilitate future electronic message board billboard signage when in compliance with regulations applicable to electronic message board billboard signage elsewhere throughout the City while additionally requiring recording with the Cook County Clerk a copy of the lease and when the permit is held by the land owner or both the land owner and the building contractor.

A map exhibit depicting potential billboard locations is attached to this memo.

The PZB should consider whether the introduction of new allowances for EMB Billboard signs in the C-7 district is appropriate.

Section H | The following requested amendments would apply to Section 12-11-6.B. of the Code in regard to Billboard signs:

* * *

12-11-6: REGULATION BY DISTRICT CLASSIFICATION:

* * *

B. Commercial, Manufacturing And Institutional Districts: It shall be unlawful for any person to construct or maintain a sign in any commercial district, manufacturing district, or the I-1 Institutional District, except as follows. A property may incorporate both wall and monument signs or wall and pole signs. The use of monument signs in conjunction with pole signs is prohibited; provided, however, if a property is eligible to contain two pole signs or two monument signs, then the property may construct a combination of a pole sign and a monument sign as long as each sign is at least 200 feet apart.

Monument or pole signs containing electronic message boards shall be subject to the same standards as set forth in this subsection, except that only one electronic message board will be permitted per lot. In the event that a single business exists on multiple lots or in the case of a business park or retail center, only one electronic message board will be permitted overall.

Sign Type	Number, Area, Height, And Other Limitations[2]
* * *	
Billboards	Billboards shall be permitted only within the C-1, C-2, C-3, C-6, **C-7**, M-1, M-2 and I-1 Districts and located within 660 feet of I-90 and I-294 toll roads.
	Structure must be in compliance with the

	Illinois Department of Transportation regulations and a valid current IDOT permit must be presented with the application for city permits.
	In the C-6 District, the number of permits issued for billboards pursuant to subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to one. **In the C-7 District, the number of permits issued for billboards pursuant to subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to four.** In all other districts of the City combined, the total number of permits for billboards under subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to 13; provided, however, the 13th billboard permit may be issued by the City only in accordance with Ordinance Z-53-21.
	In the C-6 District, a billboard may have three faces; provided, however, that two of the three faces shall not exceed 1,200 sq. ft., the third face shall not exceed 600 sq. ft, and the total sign face area shall not exceed 3,000 sq. ft. In all other districts of the City, the total surface area of the signs shall not exceed 1,200 sq. ft. per face and 2,400 total square feet for a double faced sign.
	Height of the sign shall not exceed 99 feet from the base of the pole to the top of the structure or 65 feet from the surface of the pavement of the lane closest to the structure, except as otherwise provided by a limited variation ordinance adopted by Council.
	All billboards must meet the spacing requirements as required by the Illinois Advertising Control Act.
	No portion of a billboard shall be allowed within 300 feet of a residential property line. This distance shall be measured at ground level from a line perpendicular to the closest part of the billboard to the residential property line.
	A billboard for which a permit record does not exist but otherwise meets all of development standards for billboards as set forth in this subsection B is a legally conforming billboard for the purposes of this chapter.
* * *	

Notes:

1. In the case where there are multiple uses in a single structure (i.e., commercial strip shopping center) 1 wall sign

is permitted for each business, however the aggregate total square footage of all signs shall not exceed the limits set forth in this section.

2. On parcels less than 5 acres, the total square footage area of all signs shall not exceed 600 square feet; provided, however, that the calculation of the maximum sign area shall not include the area of any static and electronic message board billboards on the parcel."

* * *

Staff Commentary: The petitioners request text amendments to facilitate future electronic message board billboard signage in the C-7 District and establishing a maximum quantity of four billboard signs within the C-7 District.

A map exhibit depicting potential billboard locations is attached to this memo.

The PZB should consider whether the introduction of new allowances for up to four new EMB Billboard signs in the C-7 district is appropriate.

Standards for Text Amendments:

Consideration of the following standards included in Sec. 12-3-7.E. of the City Code is required when formulating a recommendation or determination to amend the text of the Zoning Ordinance. Both the PZB & City Council may utilize the justifications below as their rationale, adopt their own, or reject the amendments based upon these points, however consideration should be based upon sound legislative discretion rather than any one standard.

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

   The 2019 Comprehensive Plan advises the City to consider amendments establishing the C-7 district as allowing land uses described as "Low Density Urban Mix with Residential." Most of the proposed amendments may help with this transition from the existing high density campus district which encourages a smaller subset of land uses.

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

   The existing C-7 high density campus district zoning permits various commercial office and residential land uses which may be more intensive than those contemplated by the proposed text amendments. The existing zoning permits mixed-uses and is situated along a major arterial street abutting the I-294 Tollway. Current provisions establishing fencing requirements adjacent to existing residential uses would be retained.

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

   The proposed amendments would not be expected to significantly alter or affect the adequacy of existing and future public facilities and services.

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

   The proposed amendments would not be anticipated to have any adverse impact on the value of properties throughout the City which are proximate to parcels currently designated C-7 district. Specific

consideration of impacts of future C-7 district zoning designations pursued in accordance with the requirements of the Zoning Ordinance as amended is warranted, however specific consideration of potential impacts of future map amendments would require additional scrutiny of these impacts on a case-by-case basis.

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

   The proposed amendments are intended to ensure responsible maintenance, improvements, expansion, reinvestment, and replacement of existing, aging Class B and Class C office buildings as well as potential future new commercial and multi-family residential buildings which may enhance the local economy and revitalize the subject properties.

PZB Procedure and Recommended Conditions: Per Section 12-3-7.D.3. of the Code, the PZB has the authority to recommend approval, approval with modification, or disapproval of the proposed text amendments to the City Council. Per Section 12-3-7.D.4. of the Code, City Council has final authority regarding whether to adopt the proposed text amendments to the Zoning Ordinance.

Staff recommends consideration of the following references to the petitioners' proposed text amendments:

1. Section A;
2. Section B;
3. Section C as ***amended*** to strike proposed modifications to the following land uses regulations in the C-7 District:
   a. Accessory off site parking lots;
   b. Car wash;
   c. Commercial parking lot;
   d. Drive-through facility (located adjacent to residential use); and
   e. Livery service in excess of the restrictions of Note [16] limiting the size of such operations to a maximum of 45 vehicles.
4. Section D;
5. Section E;
6. Section F;
7. Section G; and
8. Section H.

Attachments:
Attachment 1 – Proposed Text Amendments
Attachment 2 – Concept Billboard Site Plan Exhibit

PROPOSED TEXT AMENDMENTS

For the purposes of displaying proposed text amendments with standard formatting that can be incorporated into the text of an eventual draft ordinance:

- Proposed text additions are depicted in **bold double underlined text**.

- Proposed stricken text is depicted in ~~**bold double strikethrough text**~~.

* * *

12-6-1: ESTABLISHMENT OF DISTRICTS:

In order to classify, regulate and restrict the location of specified uses, and to regulate and limit the height and bulk of buildings for those uses, the city of Des Plaines, Illinois, is hereby divided into the following districts:

A. Residence Districts:
R-1 single-family residential district
R-2 two-family residential district
R-3 townhouse residential district
R-4 central core residential district (Ord. Z-8-98, 9-21-1998)

B. Commercial Districts:
C-1 neighborhood shopping district
C-2 limited office commercial district
C-3 general commercial district
C-4 regional shopping district
C-5 central business district
C-6 casino district
C-7 ~~**high density campus**~~ **commercial mixed-use** district ~~**(Ord. Z-11-15, 5-18-2015)**~~

C. Manufacturing Districts:
M-1 limited manufacturing district
M-2 general manufacturing district
M-3 special manufacturing district

D. Special Districts:
I-1 institutional district
MH-1 mobile home park district (Ord. Z-8-98, 9-21-1998)

* * *

12-7-3: COMMERCIAL DISTRICTS REGULATIONS:

A. General Purpose Statement: The commercial districts set forth herein, when taken together, are intended to permit a broad range of commercial development necessary to serve the citizens of Des Plaines and neighboring areas.

B. Permitted Uses Generally: The uses specified as permitted in table 3, "Commercial Districts Use Matrix", of this section, shall be considered permitted as of right in the commercial districts, subject to any limitations therein or in this chapter, and the securing of a zoning certificate. The uses shall also be required to comply with all other applicable requirements of this title and the city code.

C. Conditional Uses Generally: The uses specified as conditional uses in table 3, "Commercial Districts Use Matrix", of this section, may be allowed in the commercial districts, subject to any limitations therein or in this chapter, and the securing of a conditional use permit pursuant to section 12-3-4, "Conditional Uses", of this title. The uses shall also be required to comply with all other applicable requirements of this title and the city code.

* * *

J. C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District:

1. Purpose: The purpose of the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District is to allow for the development of large, dense, and vertically oriented complexes that incorporate **a variety of** ~~**both**~~ commercial ~~**and residential**~~ uses**, including offices, retail spaces, hotels, and multifamily residential use**. Intended to be located

proximate to arterial roads and State tollways, properties zoned in this district are appropriate as destination sites for high traffic **commercial and residential uses**. All properties located in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District must be developed in accordance with the City's planned unit development procedures to ensure cohesive and integrated site plans, architecture, and public improvements.

2. Permitted Uses: The uses permitted in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District are set forth in table 3, "Commercial Districts Use Matrix", of this section. Provided, however, that all properties zoned in this district must be developed as planned unit developments in accordance with section 12-3-5 of this title and will be required to obtain a conditional use permit to operate as such.

3. Conditional Uses: The uses allowed as conditional uses in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District, pursuant to section 12-3-4, "Conditional Uses", of this title, are set forth in table 3, "Commercial Districts Use Matrix", of this section.

4. Transitional Uses: In the event that a previously developed zoning lot is reclassified into the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District but is not immediately substantially reconstructed or redeveloped, the zoning lot shall continue to be governed by the use standards, bulk regulations, and other requirements of its prior zoning district classification. Upon the construction of a new principal structure on the zoning lot, all regulations of the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District shall apply to the zoning lot.

5. Bulk Regulations: The bulk regulations that apply to the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District are listed within table 4, "Commercial Districts Bulk Matrix", of this section.

6. Standards For Development:

a. Eligible Parcels: No parcel or parcels of property may be classified in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District unless: 1) they consist of a contiguous area of more than ten (10) acres (including private rights-of-way and stormwater retention areas), and 2) more than one-half ($^1/_2$) of the tract area is located within two thousand feet (2,000') of a tollway operated by and under the jurisdiction of the Illinois toll highway authority. The ordinance classifying a tract into the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District must include a legal description of the tract and findings that the tract satisfies the eligibility standards in this subsection ~~**J6**~~ **J.6.a**.

b. Supplemental Parking Requirements: The following parking requirements shall supersede the requirements of chapter 9 of this title. Parking and loading requirements shall be determined as part of final plat review for the planned unit development on a case by case basis analyzing the parking demand for each proposed use. The overall requirements for parking may be satisfied by shared parking located on multiple lots provided that maximum usage times will not overlap. The following evaluation criteria shall apply:

(1) Section 12-9-7, "Off Street Parking Requirements", of this title.

(2) In no case shall the required parking be less than seventy five percent (75%) of the base parking requirement of the uses conducted on a single zoning lot as required collectively, or the base parking requirement of the most parking intensive use on the zoning lot, whichever is greater.

c. Block Size: The length and width of a block located in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District will not be subject to the restrictions set forth in subsection 13-2-5P of the City Code.

d. Access: All vehicular access to any planned unit development in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District must be provided from a public street with a right-of-way no less than sixty six feet (66') in width or two (2) dedicated lanes of traffic in each direction**, or a private circulation drive that connects to such public street**. The perimeter of such planned unit development shall be enclosed by **a** fence **along lot lines abutting residentially zoned property**, except at designated access points **or where lots within the C-7 Commercial Mixed-Use District abut other lots within the C-7 Commercial Mixed-Use District**.

e. Frontage: Each zoning lot in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District must have frontage either on an arterial street or on a private circulation drive that connects to an arterial street. If frontage is

provided on a private circulation drive, then easements and protective covenants assuring such circulation shall be included on the final plat of subdivision for the planned unit development. This subsection shall supersede subsection 13-2-5V of the City Code.

f. Street Standards: The standards for right-of-way widths in subsection 13-2-5L of the City Code may be reduced by administrative approval of the development plan, but not below twenty five feet (25').

g. Minimum Zoning Lot: Zoning lots in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District shall not be less than one acre in size. Planned unit developments in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District may be comprised of multiple zoning lots, which may in turn be comprised of single or multiple lots of record (or portions thereof), provided that all property within a planned unit development in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District be under single ownership and/or unified control.

h. Open Space: No less than twenty percent (20%) of the ground area of a planned unit development in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District must be maintained as open space for landscaped berms, buffer areas, recreational facilities or stormwater retention facilities. Walkways, pedestrian areas, and bicycle paths may be counted as open space, even if covered with impervious surfaces. **The open space requirement may be satisfied with a shared open space on contiguous lots in the C-7 Commercial Mixed-Use District, provided that 20% of the ground area of the combined lot area(s) is maintained as such open space.**

i. Number Of Buildings; Mixed Uses: Multiple principal buildings may be allowed on a zoning lot, except that there shall not be less than fifteen feet (15') between principal buildings, unless buildings are connected by pedestrian bridges, parking decks or ground level concourses. A building with multiple-family dwelling units may be located on the same zoning lot as a building devoted primarily to office uses in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District, and such buildings may be connected by pedestrian bridges, parking decks or ground level concourses.

j. Campus Design Elements: Planned unit developments in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District will incorporate the following elements:

(1) Landscaped areas will exhibit continuity with prior stages of development and satisfy the goals of the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District.

* * *

k. Signage: Signage in the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District shall comply with the restrictions of chapter 11 of this title unless a localized alternative sign plan is approved pursuant to section 12-11-8 of this title.

K. Commercial Use Matrix:

TABLE 3

COMMERCIAL DISTRICTS USE MATRIX
P = Permitted use
C = Conditional use permit required

Uses	**C-7**
Accessory uses and structures	**C**
Accessory off site parking lots	**C**
Adult Day Service Center	
Alternative tobacco establishments	
Animal clinic	
Animal hospital	

Artisanal retail establishments	
Assisted living facility	
Auto body repair	
Auto filling station	**P**
Auto service repair	
Bed and breakfast	
Body art establishments	
Brewpub	P~~6~~
Cannabis dispensaries	
Car wash	**C**[27]
Casino	
Childcare center	P~~6~~
Childcare center with accessory dwelling unit	
Colleges and universities	
Commercial art gallery	
Commercial indoor recreation	**P**
Commercial Motor Vehicle Sales and Leasing	**C**
Commercial outdoor recreation	
Commercial parking garage	
Commercial parking lot	**P**
Commercial shopping center	**P**
Commercially zoned assembly uses	
Congregate housing	
Consumer lender	
Convenience mart fueling or charging station	
Convenience retail store	**P**
Domestic pet service	
Drive-through facility (located adjacent to residential use)	**C**
Drive-through facility (not located adjacent to residential use)	**P**
Dry cleaners with plants on premises	
Dwellings, multiple-family	P
Dwellings, single-family detached	
Financial institutions	P
Food processing establishment	
Funeral homes	
Government facility	**P**
Grocery retail	**P**
Hotels	P
Leasing/rental agents, small equipment	
Leasing/rental agents, vehicles (non-moving)	
Leasing/rental agents, moving vehicles	
Libraries, private	

Libraries, public	
Livery service	C~~16~~
Massage establishments	
Media broadcast stations	
Media print establishments	
Motor vehicle sales	**C**
Offices	P
Parks	
Pharmacies/drugstores	**P**
Planned developments	C
Planned developments, mixed use	
Post Office	
Public transportation centers	
Public utilities	
Radio transmitting towers, public broadcasting	
Residential care homes, small	
Restaurants:	
Class A	P~~6~~
Class B	P~~6~~
Retail goods establishments	P~~6~~
Retail service establishments	P~~6~~
Schools, commercial	~~P~~**C**
Schools, private - elementary and high school	
Specialty food stores	P
Studios, artist, dance and music	P
Taverns and lounges	**P**
Trade contractors	
Transitional treatment facility	
Wholesale goods establishments	**P**

Notes:

* * *

25. **This section intentionally left blank.**

* * *

L. Commercial Bulk Matrix:

TABLE 4
COMMERCIAL DISTRICTS BULK MATRIX

Bulk Controls	C-7[5]
Maximum height	165 ft.
Minimum front yard[1]:	

	Adjacent residential	50 ft.
	Adjacent other	25 ft.
Minimum side yard:		
	Adjacent residential	50 ft.
	Adjacent other	25 ft.
Minimum rear yard:		
	Adjacent residential	50 ft.
	Adjacent other	25 ft.

Notes:

* * *

5. In the C-7 ~~**High Density Campus**~~ **Commercial Mixed-Use** District, the maximum total height of a building located within 150 feet of a residential property line may not exceed 125 feet.

* * *

12-11-5: SIGN STANDARDS BY SIGN TYPE:

* * *

G. Electronic Message Boards:

1. Electronic Message Board Requirements And Limitations: Electronic message boards shall be permitted only when incorporated within a new or existing pole sign or monument sign (this shall not include billboards except as permitted in accordance with subsection H of this section) or when embedded within an electric vehicle charging port. The overall sign must comply with all existing standards and regulations as set forth in this chapter. Electronic message boards incorporated into an approved sign shall be subject to the standards and regulations as set forth in section 12-11-6 of this chapter.

2. Electronic Message Board Standards: Monument or pole signs containing electronic message boards shall be subject to the same standards as set forth in subsections A, "Pole Signs", and B, "Monument Signs", of this section.

3. Permitted Types: Video display signs.

4. Prohibited Types: The following types of electronic message boards shall be prohibited:

a. Animated sign.

b. Flashing sign.

5. Permitted Districts: Electronic message boards shall be permitted in the following districts under the following conditions:

a. C-1 Neighborhood Shopping District as a conditional use only.

b. C-2 Limited Office Commercial District as a conditional use only.

c. C-3 General Commercial District as a permitted use.

d. C-4 Regional Shopping District as a permitted use.

e. C-5 Central Business District as a conditional use only.

f. C-6 Casino District as a localized alternative sign regulation plan.

g. M-1 Limited Manufacturing as a permitted use.

h. M-2 General Manufacturing as a permitted use.

i. M-3 Special Manufacturing as a permitted use.

j. I-1 Institutional as a permitted use.

k. R-1 Residential as a permitted use when on school property, City-owned property, or Park District-owned property, subject to the standards found in subsection 12-11-6B of this chapter.

l. C-7 Commercial Mixed-Use District as a localized alternative sign regulation plan.

* * *

H. Electronic Message Board Billboard: A new electronic message board billboard may be permitted subject to the standards and regulations for both billboards generally and electronic message board billboards set forth in section 12-

11-6 of this chapter. The static billboard panels of a qualified billboard may be converted to electronic message board panels only pursuant to an electronic message board billboard permit issued by the City, and subject to the standards and regulations for electronic message board billboards set forth in section 12-11-6 of this chapter. For the purposes of this subsection, a qualified billboard must meet the following criteria:

1. The billboard was erected prior to the effective date of this subsection. If the billboard is relocated in accordance with subsection 12-11-10C of this chapter, the date the billboard was originally erected, prior to relocation, will be determinative.

2. The billboard must be a legally conforming billboard. For the purposes of this subsection only, an applicant for an electronic message board billboard permit may establish that the existing billboard is legally conforming by either:

a. Providing proof that the existing billboard was erected pursuant to a valid permit issued by the City; or

b. Providing documentation to show that the existing billboard conforms with all of the standards and regulations as set forth for billboards in section 12-11-6 of this chapter except for the permit requirement.

c. Notwithstanding section 12-11-10 of this chapter, if a billboard is not legally conforming in accordance with subsection H2a or H2b of this section, the removal and replacement of the sign in the same location for the sole purpose of converting the static panels to electronic message board panels is permitted only as a conditional use pursuant to section 12-3-4 of this title, and subject to the standards and regulations for electronic message board billboards as set forth in section 12-11-6 of this chapter.

3. The billboard must have a valid IDOT sign permit.

4. The billboard must be located within six hundred sixty feet (660') of I-90 or I-294.

5. In the C-7 District, no Electronic Message Board Billboard can be constructed on any parcel of land until and unless:

a. The billboard lease or a memorandum of the lease is recorded with the office of the Cook County Clerk, Illinois; and

b. The billboard permit is held either solely by the owner of the land or jointly by the owner of the land and the building contractor.

* * *

12-11-6: REGULATION BY DISTRICT CLASSIFICATION:

* * *

B. Commercial, Manufacturing And Institutional Districts: It shall be unlawful for any person to construct or maintain a sign in any commercial district, manufacturing district, or the I-1 Institutional District, except as follows. A property may incorporate both wall and monument signs or wall and pole signs. The use of monument signs in conjunction with pole signs is prohibited; provided, however, if a property is eligible to contain two pole signs or two monument signs, then the property may construct a combination of a pole sign and a monument sign as long as each sign is at least 200 feet apart.

Monument or pole signs containing electronic message boards shall be subject to the same standards as set forth in this subsection, except that only one electronic message board will be permitted per lot. In the event that a single business exists on multiple lots or in the case of a business park or retail center, only one electronic message board will be permitted overall.

Sign Type	Number, Area, Height, And Other Limitations[2]
* * *	
Billboards	Billboards shall be permitted only within the C-1, C-2, C-3, C-6, **C-7**, M-1, M-2 and I-1 Districts and located within 660 feet of I-90 and I-294 toll roads.
	Structure must be in compliance with the Illinois Department of Transportation regulations and a valid current IDOT permit must be presented with the application for

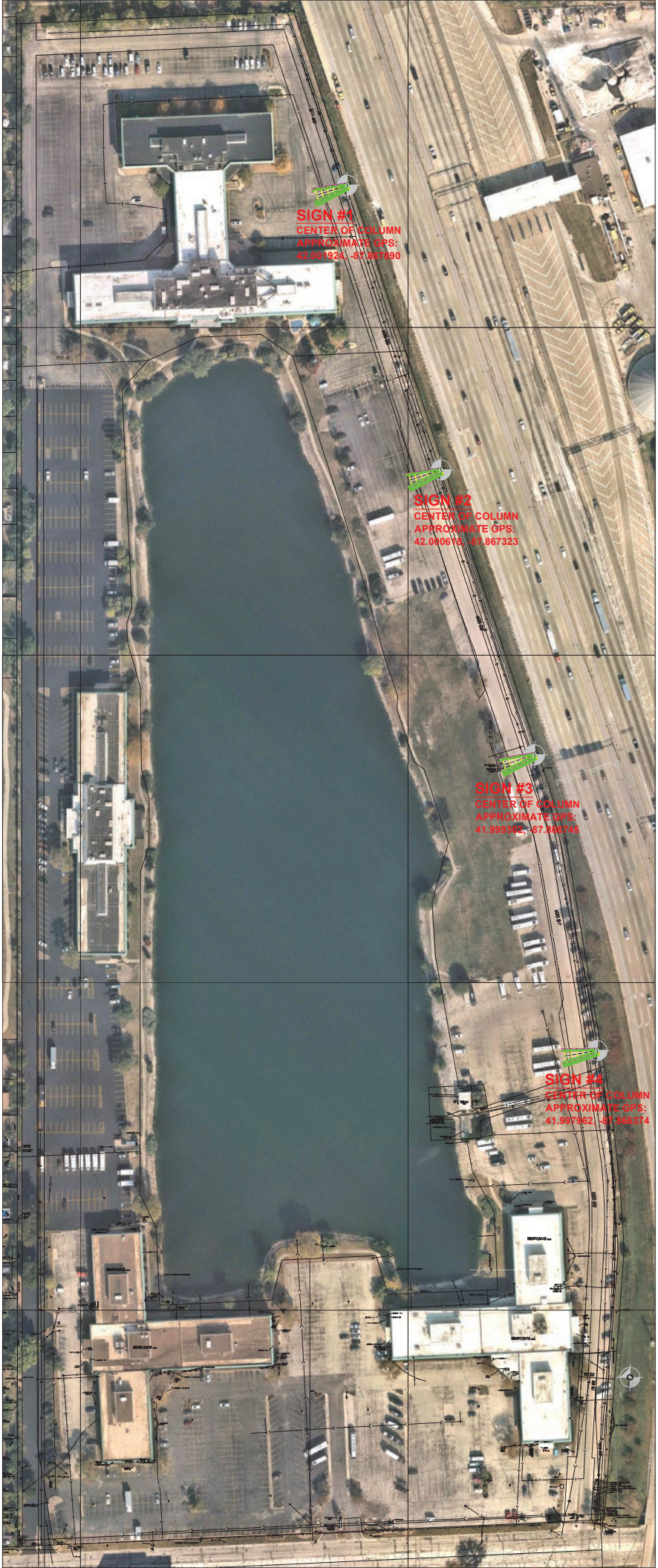
	city permits.
	In the C-6 District, the number of permits issued for billboards pursuant to subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to one. **In the C-7 District, the number of permits issued for billboards pursuant to subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to four.** In all other districts of the City combined, the total number of permits for billboards under subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to 13; provided, however, the 13th billboard permit may be issued by the City only in accordance with Ordinance Z-53-21.
	In the C-6 District, a billboard may have three faces; provided, however, that two of the three faces shall not exceed 1,200 sq. ft., the third face shall not exceed 600 sq. ft, and the total sign face area shall not exceed 3,000 sq. ft. In all other districts of the City, the total surface area of the signs shall not exceed 1,200 sq. ft. per face and 2,400 total square feet for a double faced sign.
	Height of the sign shall not exceed 99 feet from the base of the pole to the top of the structure or 65 feet from the surface of the pavement of the lane closest to the structure, except as otherwise provided by a limited variation ordinance adopted by Council.
	All billboards must meet the spacing requirements as required by the Illinois Advertising Control Act.
	No portion of a billboard shall be allowed within 300 feet of a residential property line. This distance shall be measured at ground level from a line perpendicular to the closest part of the billboard to the residential property line.
	A billboard for which a permit record does not exist but otherwise meets all of development standards for billboards as set forth in this subsection B is a legally conforming billboard for the purposes of this chapter.
* * *	

Notes:

1. In the case where there are multiple uses in a single structure (i.e., commercial strip shopping center) 1 wall sign is permitted for each business, however the aggregate total square footage of all signs shall not exceed the limits set forth in this section.

2. On parcels less than 5 acres, the total square footage area of all signs shall not exceed 600 square feet; provided,

however, that the calculation of the maximum sign area shall not include the area of any static and electronic message board billboards on the parcel."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APPROXIMATE GPS:
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SIGN #4
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DES PLAINES
ILLINOIS

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
1420 Miner Street
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MEMORANDUM

Date: November 21, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, Director of Community and Economic Development

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

Subject: Consideration of a Conditional Use for a Preliminary Planned Unit Development (PUD), Conditional Use for a Localized Alternative Sign Regulation (LASR), Tentative Plat of Subdivision (TPLAT), and Major Zoning Variations for Costco Business Center at 2200-2400 E. Devon Avenue

Issue: The petitioner requests the following items: (i) a Preliminary Planned Unit Development with exceptions for quantity of parking stalls; (ii) Conditional Uses; (iii) Tentative Plat of Subdivision; (iv) Major and Standard Variations for building design, site access, off-street parking and loading, site lighting, fence design, landscaping, screening, and other variations as may be necessary; (v) a Localized Alternative Sign Regulation; and (vi) any other waivers, and zoning relief as may be necessary.

Petitioner: Costco Wholesale Corporation, 730 Lake Drive, Issaquah, WA 98027

Owner: RSA Properties II, LLC, 9730 S. Western Ave, Suite 204, Evergreen Park, IL 60805

Case Number: 25-069-PPUD-CU-TSUB-LASR-V

PINs: 09-33-401-027-0000, 09-33-401-028-0000, & 09-33-401-032-0000

Ward: #6, Alderman Mark Walsten

Existing Zoning: C-7, High Density Campus District

Existing Land Use: Commercial single-tenant and multi-tenant office buildings, surface parking lots, and a large stormwater retention pond

Surrounding Zoning:
North: City of Des Plaines C-7 High Density Campus District
South: Village of Rosemont Multi Family (C) District & Commercial (D) District
East: City of Des Plaines C-6 Casino District
West: City of Des Plaines R-1 Single-Family Residential District

Surrounding Land Use:

North: Commercial Office Building, Stormwater Retention, & Vacant Lot
South: Commercial Office Building, Parking Garage, & Multi-family residences
East: Commercial Office Building, Casino, & Parking Garage
West: Single-family detached residences

Street Classification:

E. Devon Avenue is classified as a Minor Arterial with the north half under the jurisdiction of the City of Des Plaines and the south half of the right-of-way under the jurisdiction of the Village of Rosemont. No direct access is available to the I-294 Tristate Tollway.

Comprehensive Plan:

The Comprehensive Plan's future land use designation for the property is "Low Density Urban Mix with Residential."

Property/Zoning History:

Per the Cook County Tax map, the subject property is comprised of Lot 1, Lot 2, and part of Lot 6 in the O'Hare Lake Subdivision. A vacant office building at 2200 E. Devon Avenue was recently razed. The property owner intends to raze an existing office building at 2400 E. Devon Ave. in early 2026. The property owner is coordinating dewatering/lowering of water levels in the pond to facilitate filling of a portion of the retention pond to create the remainder of the rectangular development site.

The current property ownership entities of the subject properties were established in 2022. The petitioner is under contract to purchase the resubdivided property from the current owner contingent upon approval of the zoning entitlements currently requested.

Project Overview:

The petitioner, Costco Wholesale Corporation, proposes the development of a new retail commercial building to be comprised of approximately 137,327 square feet upon a new lot of record comprised of approximately 14.29 acres and a new traffic signal in E. Devon Avenue right-of-way at the southwest corner of the property. A proposed fuel center would be located at the west end of the site and would include a small enclosure for control equipment, a warming shelter for employees, and twelve fueling islands accommodating simultaneous refueling of up to 24 vehicles with additional queuing space for more than 30 additional vehicles.

The development site includes a portion of the existing stormwater retention pond commonly known as Peterson Lake which will be modified in accordance with required local and outside agency permits over the next few months to provide a pad for a portion of the proposed parking lot. This petition relates to the proposed redevelopment of the parcels at the south end of the existing O'Hare Lake Office Park only. Details of the project are included below and in relevant attachments.

Bulk Regulations

The table below illustrates staff's interpretation of the required yards (i.e., building setbacks) for this property and the proposed building setbacks as noted in Section 12-7-3.L. and defined in Section 12-13-3.

Bulk Controls	*Required*	*Proposed*
Lot size	2 acres (min.)	14.29 acres
Building Height	165 ft. (max.)	34.00 ft.
Front yard building setback (south)	50 ft. (min.)	85.50 ft.
Side yard building setback (west)	50 ft. (min.)	74.25 ft.
Side yard building setback (east)	25 ft. (min.)	99.75 ft.
Rear yard building setback (north)	25 ft. (min.)	191 ft.
Building Coverage	N/A	23.6%

Off-Street Parking & PUD Exception

In accordance with the requirements of the Code, the following quantities of off-street parking stalls are required:

Parking	*Requirement*	*Total*
Retail Establishments	1 space per 250 square feet of net floor area	120,634 square feet = 482 stalls
Automobile Filling Stations	2 spaces for every pump	24 pumps = 48 stalls
Accessible Spaces	Between 401 to 500 spaces provided	9 accessible stalls
Total Accessible Proposed:		10 stalls
Total Required:		530 stalls
Total Proposed:		415 stalls

Sec. 12-3-5.C.4. of the Code allows for consideration of reductions in required parking associated with a Planned Unit Development by up to 25% of the total collective parking requirement. In conjunction with the PUD request, the applicant requests an exception to reduce the minimum parking requirement by 21.7% from 530 spaces to 415 spaces, the equivalent of more than 3 parking spaces per 1,000 square feet of net floor area. Based upon Costco's experience and projected demand, the petitioner asserts that the proposed parking stall quantity aligns with their operations.

Off-Street Loading

In accordance with the requirements of the Code, the following quantities of off-street loading stalls are required:

Loading	*Requirement*	*Total*
Building Size	1 loading space for each 50,000 square feet	120,634 square feet = 3 spaces
Total Proposed:		10 loading spaces (including 1 accessible loading space)

Site Access

The subject property is currently accessible via three full access, unsignalized curb cuts to E. Devon Ave., one each at the southwest corner, approximate center of the lot's frontage, and southeast corner.

The proposed site modifications would reduce the quantity of full access curb cuts to E. Devon Ave., from three to two, one each at the southwest corner and southeast corner. A new traffic signal would be installed at the southwest corner of the property. The specific design, right-of-way improvements, lane striping, and other details would need to be coordinated among the petitioner, the City, the Village of Rosemont, and property owners along the opposite side of the right-of-way. A condition of approval has been included in the sample motion relating to this required coordination and interjurisdictional design review and permitting.

Traffic

The petitioner has provided an analysis of the traffic impacts and suitability of the proposed traffic signal prepared by Kenig, Lindgren, O'Hara, Aboona, Inc, a copy of which is attached to this report. The study includes results from a traffic survey of existing conditions with the site improvements as they existed in December 2024.

In regard to proposed traffic generated from the Costco Business Center including Fuel Center operations, the proposed weekday morning peak hour of traffic is estimated to generate approximately 495 inbound & 388 outbound traffic movements (approximately 14.71 vehicles per minute). The proposed weekday afternoon/evening peak hour of traffic is estimated to generate 514 inbound and 535 outbound traffic movements (approximately 17.5 vehicles per minute).

Proposed logistics deliveries, refuse management, and other truck trips would primarily utilize unsignalized access at the southeast corner of the property.

Transparency, Entrance Location, & Building Materials

The proposed building design features a design affiliated with Costco's Business Center prototype.

Section 12-3-11 of the Code establishes limitations regarding blank exterior walls and requires the facade of a retail commercial building to rectangular areas comprising more than 30% of the elevation to omit windows. Also, no extent of a story's façade may be windowless for a horizontal distance greater than 15 feet. As a "warehouse" retail style building, each of the proposed elevations exclude windows except for windows in the overhead doors utilized in the enclosed canopy at the primary building entrance.

City Code requires the building entrance to be located along the front (south) elevation or at either the southwest or southeast building corner. The proposed building entrance is at the northwest corner, proximate to the proposed customer parking field.

City Code requires utilization of materials including face brick, stucco, metal, and/or concrete masonry units (CMU block). The petitioner proposes a combination of vertical rib architectural metal panels, concrete masonry units (CMU block), and natural-finish concrete for exterior building materials.

	Required	Proposed
Ground Floor Space Transparency	75% above a height of 2.75 feet (min.)	Between 0%-2%
Ground Floor Building Materials	Face brick, stucco, metal, and concrete masonry units (CMU)	Metal panels, concrete masonry units (CMU), and concrete

Relief from compliance with the transparency and entrance location standards to allow the petitioner's proposed building design will require minor variations via the Building Design Review process outlined in Sec. 12-3-11 of the Code.

Site Lighting

The petitioner has provided a site photometric plan and catalog cuts of the proposed light fixtures. The proposed design features two different heights of proposed pole-mounted light fixtures with LED light elements. Most of the site would feature light poles with light elements at a height of 30.0 feet above adjacent grades. To reduce potential lighting impacts upon residential areas to the west of the property, light poles in these areas will feature light elements at a reduced height of 20.0 feet above adjacent grades. The proposed photometric plan demonstrates the proposed lighting plan would comply with maximum permissible light levels at all property lines.

Tree Preservation, Removal, & Landscaping

The petitioner proposes landscaping in areas across the property including along proposed drive aisles including west of the proposed fuel center, within islands throughout the parking lot, along the north boundary of the property, and along the frontage of the property abutting E. Devon Avenue right-of-way. As depicted on the petitioner's tree preservation plan and landscaping plan, various existing mature trees along the west property line both on and adjacent to the property are proposed to be preserved.

The proposed design omits required parkway trees from the public right-of-way due to conflicts with existing utilities and a proposed multi-modal path.

The proposed design would feature an opaque privacy fence at a height of 8.0 feet along the west lot line and preservation of existing mature, healthy landscaping in lieu of new buffer landscaping with a minimum width of 5.0 feet and new trees approximately every 30 feet on-center.

In lieu of foundation landscaping required to abut 35% of street-facing elevations, the petitioner intends to include the required quantities of plant materials elsewhere across the site.

The petitioner requests major variations to accommodate these modifications to the proposed landscaping plan.

Mechanical and Dumpster Screening
Section 12-10-11 of the Code requires screening of roof-top mechanical units and utility areas. The proposed design utilizes refuse dumpsters within a depressed loading berth connected to the building. In lieu of compliant screening, the petitioner is requesting a major variation to omit the required screening adjacent to the dumpsters in favor of additional landscape screening along the edge of the drive aisle south of the dumpster location. Although certain relief from screening requirements including height, landscaping, and materials can be sought via the minor variation process, omitting the screening requires a major variation.

The petitioner proposes a similar landscape treatment for proposed mechanical equipment to be installed at grade. A major variation is requested to allow a proposed mechanical room to the south and landscaping along the edge of the adjacent access drive aisle.

Rooftop Mechanical Screening
Section 12-10-11.B.3. of the Code requires screening of roof-top mechanical units from a vantage point across adjacent rights-of-way. The petitioner's design would comply with screening requirements from the south and west, however due to the raised elevation of the I-294 Tollway, a zoning variation is requested since the proposed parapet wall may not fully screen rooftop mechanical units from all vantage points within the Tollway right-of-way.

Stormwater Management
In accordance with the requirements of Title 14 of the City Code and the Cook County Watershed Management Ordinance, the applicant is proposing a civil engineering design to comply with stormwater management requirements as applicable to the proposed scope of site modifications. If the project is approved, additional analysis of the proposed design would be completed during review of final engineering plans in advance of the finalization of the Final Planned Unit Development and Final Plat of Subdivision and prior to the approval of any final designs in advance of the issuance of grading & site work permits and/or building permits.

Additional Variations: The applicant requests several additional major zoning variations. The variation requests are summarized as follows:

Loading Berth Dimensions & Orientation
Per Code, loading berths are not permitted to be oriented toward the public right-of-way and must be dimensioned a minimum of 15 feet (width) by 35 feet (length) by 14 feet (height). The applicant proposes to orient the proposed loading stalls for the proposed building at the southeast corner and northeast corners of the building, with additional at-grade truck loading spaces between the south building elevation and E. Devon Ave.

As proposed, five loading bays would face E. Devon Ave. including four intended for use by semi-trailers and one for the proposed refuse dumpster. The

petitioner proposes landscaping among the east and south edge of the circulation drive aisle as screening for the proposed loading bays.

An additional 25 at-grade truck bays are included south of the building in area with access restrictions controlled by gates. These areas would also include opaque privacy fencing at a height of 10.0 feet and additional landscape screening between the truck bays and E. Devon Ave. A major variation is required for the proposed fence height in this area where a maximum fence height of 8.0 feet is permissible by right.

The petitioner requests a major variation to modify the minimum width of the loading spaces from 15 feet to 13.5 feet to align with their operational standards.

Site Access
The petitioner requests a major variation from the provisions of Section 12-7-3.J.6.d. of the Code requiring private circulation drives connecting the development to E. Devon Ave. to feature two dedicated lanes of traffic in each direction. The petitioner proposes various private circulations drives comprised of only one dedicated land of traffic in each direction.

Fencing along the I-294 Tollway, E. Devon Ave., and Lake Peterson
Section 12-7-3.J.6.d. of the Code establishes requirements for fencing around the perimeter of the development site except at designated access points. The petitioner requests variations from this provision to eliminate required fencing between the development site and Lake Peterson, to retain existing fencing along the east side of the share drive aisle at the east of the site abutting I-294, and to omit fencing along E. Devon Avenue except where provided as screening for loading areas. All required fencing abutting the existing residential properties to the west is proposed on the petitioners' development plans. Concurrently with the petitioner's variation request, the petitioner's proposed text amendment includes amendments to eliminate required fencing between C-7 parcels.

Open Space
As originally designed, the entirety of the O'Hare Lake Office Park features a large stormwater retention amenity serving as open space which exceeds the minimum required area of 20% of the entire development. The petitioner requests a variation to reduce the minimum proportion of open space across only the proposed Costco Business Center site from 20% to approximately 13%. Concurrently with the petitioner's variation request, the petitioner's proposed text amendment includes amendments to allow consideration of open space across contiguous C-7 parcels in the determination of compliance with the minimum open space requirement.

Site Plan Review

The table below combines a zoning analysis of site plan, retail building, and fuel center. A Site Plan Review is required for all development application requests to assess how the request meets the characteristics identified in Section 12-3-2, which are listed below along with staff's assessment of each in relation to the current Site Plan provided by the petitioner, located in the Site Plan attachment.

Site Plan Review	
Item	***Analysis (based on Proposal)***
The arrangement of structures on the site	• The new building would occupy an area of open space at the center/right of the new lot with access from both the east and west. • The new fuel center canopy would be accessible from both the east and west and would control traffic queues to ensure these do not extend into shared drive aisles or E. Devon Ave.
The arrangement of open space and landscape improvements	• The proposed site plan would maintain existing landscaping along the west lot line while introducing new privacy fencing in this area. • The proposed landscape design concentrates landscaping in areas where screening is needed, however would require zoning variations for various details relating to utility locations, right-of-way improvements, and locations of refuse dumpsters and ground-level mechanical infrastructure. • New privacy fencing and landscaping would screen proposed at-grade truck loading area near the front lot line.
The adequacy of the proposed circulation system on the site	• The site plan allows access from both the east and west and would introduce a new traffic signal at the primary vehicle entrance from E. Devon Ave. at the southwest corner of the site.
The location, design, and screening of proposed off-street parking areas	• The applicant proposes a principal parking field for employees and customers north and west of the building near the proposed building entrance at the northeast corner of the property.
The adequacy of the proposed landscaping design on the site	• The applicant proposes preservation of existing healthy trees along the west end of the site abutting existing residential properties to be supplemented by a new privacy fence. • The proposed landscaping plan includes appropriately sized landscape islands and trees in the locations required. • Per Code, additional fencing would be required along the north, east, and south lot lines however the petitioner is seeking relief via the zoning variation process for alternate treatments in these areas.
The design, location, and installation of proposed site illumination	• The proposed site illumination plan would comply with Code requirements for site lighting & mitigation of potential glare onto adjacent properties.
The correlation of the proposed site plan with adopted land use	• The Comprehensive Plan recommends consideration of changes to land use requirements to facilitate "Low Density Urban

policies, goals, and objectives of the comprehensive plan	Mix with Residential." The proposed land use would introduce new commercial development in the C-7 District which aligns with this recommendation with opportunity for additional land uses changes on the other lots within the subdivision.

ENTITLEMENT REQUESTS AND ANALYSIS

Overview of Requests

The petitioner requests consideration of the following items to facilitate the proposed development:

1. A Conditional Use for a Preliminary Planned Unit Development (PUD) in the C-7 High Density Campus District with an exception to reduce the minimum required parking stall quantity from one space per each 250 square feet of net floor area to one space per each 333 feet of net floor area;

2. A Conditional Use for a Localized Alternative Sign Regulation (LASR);

3. A Preliminary Plat of Subdivision to create one new lot of record;

4. Major zoning variations for the following:

    a. Site access with drive aisles providing one lane in each direction instead of a minimum of two lanes in each direction;
    b. A reduction in the required buffer yard along the west line from 5.0 feet to accommodate preservation of existing landscaping and installation of an opaque privacy fence at a height of 8.0 feet;
    c. A waiver from the requirement to install parkway trees in E. Devon Ave right-of-way;
    d. A waiver from required installation of fencing between the subject property and the adjacent lots to the north;
    e. A waiver to allow existing fencing east of the drive aisle abutting I-294 to remain;
    f. A combined open space within the extents of the lot of approximately 13% instead of a minimum of 30%;
    g. A waiver from required installation of foundation landscaping;
    h. A waiver to allow relocation of landscape screening to the outside of adjacent drive aisles for refuse dumpsters and mechanical equipment at grade;
    i. A waiver from rooftop mechanical screening requirements from the I-294 Tollway right-of-way only; and
    j. Five (5) loading spaces that open onto or face a public right-of-way;
    k. 25 at-grade loading spaces abutting the front (south) lot line.

5. Minor zoning variations for the following:

    a. Fencing along the south lot line with a height of up to 10.0 feet instead of a maximum of 8.0 feet;

b. Transparency of building elevations of between 0%-2% instead of a minimum of 30%;
c. Horizontal distances without windows along building elevations in excess of 15 feet; and
d. Location of the primary building entrance location at an interior building corner.

Preliminary PUD

A planned development, as defined below, was requested to accommodate the existing and proposed improvements across the property.

Per Code, the Planned Unit Development allows for the following:

> *A development occurring on a parcel under single ownership or unified control which is developed as a unit and includes two (2) or more principal buildings or uses and is processed under the planned development procedure of this title" (Section 12-13-3).*

The purpose of a PUD is to promote a unified development by providing flexibility in development standards to accommodate site conditions and encourage innovative use of land. Certain characteristics are required by Section 12-3-5.A. of the Zoning Ordinance, which are listed below along with staff's assessment of each in relation to the attached Preliminary PUD Plat provided by the petitioner.

Preliminary PUD Plat Review	
Item	***Analysis (based on Proposal)***
A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this title	The subject property was developed in accordance with prior zoning requirements to feature office buildings which have experienced low occupancy due to market conditions. The petitioner is pursuing text amendments in cooperation with the property owner of the remaining lots to allow modifications to underlying land use requirements. The C-7 District requirements require new development to pursue approvals in accordance with the PUD process.
Permanent preservation of common open space and recreation areas and facilities	The proposed site design maintains the original stormwater retention pond, as modified within the extents of the development.
A pattern of development to preserve natural vegetation, topographic and geologic features	The proposed tree preservation plan includes a focus on preservation of existing mature, healthy landscaping at the west end of the development site to serve as screening for adjacent residential properties with supplemental fencing and landscaping improvements.
A creative approach to the	The proposed plans allow for

use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities	redevelopment of component portions of the original office park in an effort to achieve certain recommendations of the 2019 Comprehensive Plan.
An efficient use of the land resulting in more economic networks of utilities, streets and other facilities	The proposed plan supplements the existing utility designs and would reenforce existing private access drives and public streets including the installation of a new traffic signal.
A land use which promotes the public health, safety, and general welfare	No site design elements would introduce factors which would detract from the public health, safety, or general welfare.

Prerequisites: Location, Ownership, and Size
PUDs are authorized in all zoning districts in the City subject to the regulations in Section 12-3-5 of the Zoning Ordinance and must be under single ownership and/or unified control.

PUD Bulk Exceptions
The requested PUD would include both the existing and proposed improvements, and an exception to allow a reduction in the quantity of required off-street parking stalls from 530 spaces to 485 spaces.

After additional progress related to proposed construction plans and prior to issuance of permits for the proposed building and related improvements, the petitioner would need to apply for PZB consideration and City Council approval of a Final PUD.

Plat of Subdivision

The proposal includes a consolidation of two original subdivided lots and part of the existing lot comprising Peterson Lake into one new lot of record. The attached Tentative Plat of Planned Unit Development shows the dimensions of the proposed lot.

Subdivision Improvements
Public right-of-way was dedicated previously, and various public improvements exist along E. Devon Ave. The remainder of the development would be served by existing private access drive aisles encumbered with easements for use by adjacent property owners, their successors and assigns, and invitees.

In addition, the memo states that public improvements required for this development will include new watermain through the site and improvements associated with the proposed traffic signal. In addition, Section 13-3-2 of the Subdivision Ordinance discusses required improvements for subdivided properties and timelines for the improvements. Improvements are approved by the City Council during the final plat of subdivision process and financial guarantees for improvements are included within the resolution at that stage in the process.

Note the petitioner's request at this time is for a Tentative Plat only. The steps

for Final Plat are articulated in Sections 13-2-4 through 13-2-8. The Final Plat of Subdivision would occur at a later date and would be required prior to the issuance of building permits for the proposed development. All necessary dedications, fees, and necessary improvements, if any, would be outlined in the final subdivision resolution.

Localized Alternative Sign Regulation

The petitioner requests approval of a localized alternative sign regulation (LASR) for proposed signage. Per Code, a LASR can be considered for the subject property in accordance with the Conditional Use process.

The development site includes eight (8) proposed wall signs including the following:

a. Sign B1 - Costco Business Center (south elevation) – 223 sq. ft.
b. Sign B2 - Costco Business Center (east elevation) – 223 sq. ft.
c. Sign B3 - Costco Business Center (north elevation) – 162 sq. ft.
d. Sign B4 - Costco Business Center (north elevation) – 223 sq. ft.
e. Sign B5 - Costco Business Center (west elevation) – 162 sq. ft.
f. Sign F1 - Costco Fuel Center (south elevation) – 21 sq. ft.
g. Sign F2 - Costco Fuel Center (east elevation) – 21 sq. ft.
h. Sign F3 - Costco Fuel Center (north elevation) – 21 sq. ft.

The PZB should consider whether the proposed LASR for signage is appropriate.

Proposed Schedule

Entitlement Schedule

The proposed requests for Preliminary Planned Unit Development and Tentative Plat of Subdivision are among the entitlements included in the first of two phases of required entitlements.

After a Tentative Plat of Subdivision is approved by the Planning and Zoning Board, the next step is a Final Plat of Subdivision. A Final Plat of Subdivision must be submitted within 12 months of the approval of the Tentative Plat.

If the Final PUD is recommended by PZB and approved by the City Council, the Final Plat of Subdivision will need to be submitted for review & approval prior to recording subsequent to the collection of required financial securities associated with the engineering improvements.

Construction Schedule

With any subdivision, construction must commence on any required public improvements within one year. A financial security is collected by the City to guarantee improvements and released after inspection of completed improvements. An additional warranty security is collected by the City to ensure the public improvements will not require repair after installation, any funds from which that remain unused are returned after 18 months after completion of the project.

In conjunction with Final Planned Unit Development and Final Plat of Subdivision, the applicant will be required to provide a proposed Construction

Schedule which outlines their projected project schedule for construction of site & building improvements. As currently anticipated, the proposed construction would be initiated in 2026 and would continue throughout the year with the goal of opening before the end of 2026.

PUD Findings of Fact:

The following is a discussion of standards for PUDs from Section 12-3-5 of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written, as modified, or adopt its own to represent its rationale.

1. **The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5.A of this title:**

   The proposed PUD generally aligns with the stated purposes of PUDs as analyzed in the Preliminary PUD Plat Review table above with a proposed retail commercial development, mitigating design elements, and landscaping.

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

   The proposal meets the ownership/unified control and size requirements in the Zoning Ordinance.

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

   The new site and building improvements meet the bulk regulations outlined in Section 12-7-4.F. of the Zoning Ordinance (See Site Plan Review section above).

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

   The proposed design reduces the quantity of existing curb cuts and introduces a new traffic signal for additional traffic control. Any impact to air or light quality from this development is not anticipated to be greater than any similar development of this nature or permitted in this zoning district and will be controlled by the environmental performance standards of Chapter 12 of the Zoning Ordinance.

   Refer to the Traffic Study for details on anticipated traffic impact. The report states the development will not generate a disproportionate impact to the street network, and distributes anticipated traffic across the day more so than the O'Hare Lake Office Park when the buildings were at designed peak occupancies.

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

   The subject property is positioned at the boundary of an existing area of C-7 District development and an existing R-1 Residential District. The existing mature landscaping would be supplemented with a new privacy fence along the west lot line. Light fixtures have been designed at a lower height along the west lot line to decrease potential line-of-sight impacts upon adjacent residential uses.

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

   The proposed development would increase the value of the property and site improvements and thereby increase the real estate taxes generated by the property. Additionally, the proposed land use would generate sales taxes, motor fuel taxes, and introduce new employment within the community.

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

   Site design elements and the proposed land use would comply with the recommendations of the 2019 Comprehensive Plan recommending "Low Density Urban Mix with Residential."

PZB Procedure and Recommended Conditions:
Under Section 12-3-5.D.2.c (Procedure for Review and Decision for PUDs) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve with modifications, or deny the Preliminary Planned Unit Development (PUD). The City Council has final authority on this request.

The PZB should take the following motions. The zoning motions can be combined or taken individually:

Zoning Recommendations to City Council

- A motion pursuant to Section 12-3-5.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the requests for a Conditional Use for a Preliminary PUD, a Conditional Use for a Localized Alternative Sign Regulation, Tentative Plat of Subdivision, and Major Variations for the following site conditions:

  a. Site access with drive aisles providing one lane in each direction instead of a minimum of two lanes in each direction;
  b. A reduction in the required buffer yard along the west line from 5.0 feet to accommodate preservation of existing landscaping and installation of an opaque privacy fence at a height of 8.0 feet;
  c. A waiver from the requirement to install parkway trees in E. Devon Ave right-of-way;
  d. A waiver from required installation of fencing between the subject property and the adjacent lots to the north;
  e. A waiver to allow existing fencing east of the drive aisle abutting I-294 to remain;
  f. A combined open space within the extents of the lot of approximately 13% instead of a minimum of 30%;
  g. A waiver from required installation of foundation landscaping;
  h. A waiver to allow relocation of landscape screening to the outside of adjacent drive aisles for refuse dumpsters and mechanical equipment at grade;
  i. A waiver from rooftop mechanical screening requirements from the I-294 Tollway right-of-way only; and
  j. Five (5) loading spaces that open onto or face a public right-of-way;
  k. 25 at-grade loading spaces abutting the front (south) lot line.

If the PZB recommends approval, staff recommends the following conditions for the Preliminary PUD, Conditional Uses, Tentative Plat of Subdivision, Localized Area Sign Regulation, and Major Variations.

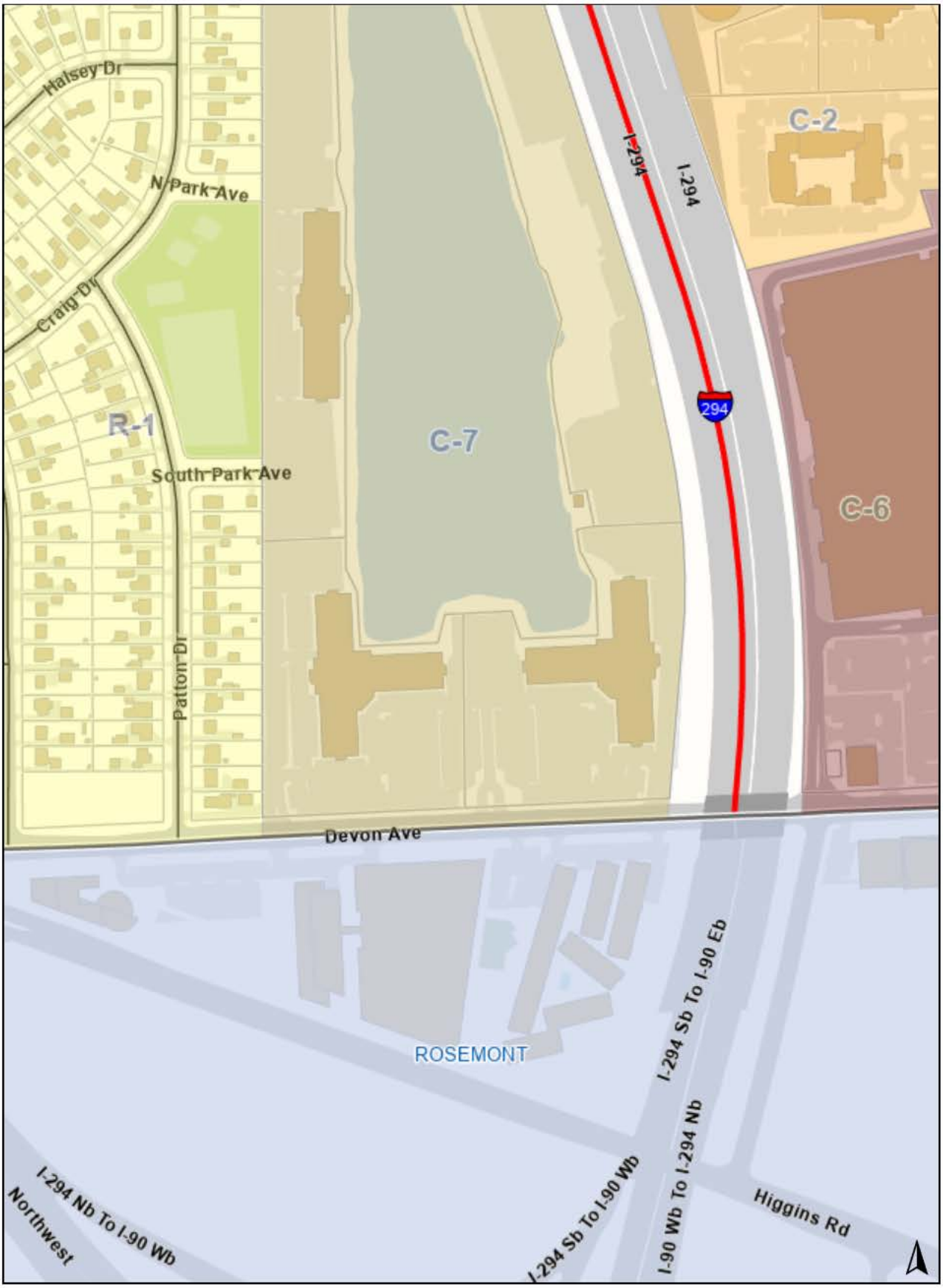
Condition(s) of Approval:

1. The petitioner and the City of Des Plaines will coordinate with the Village of Rosemont and property owners in affected areas on the south side of E. Devon Ave. regarding the design and jurisdictional approvals associated with the proposed traffic signal and associated improvements.
2. At time of Final Plat of Subdivision, approval of utility easements by all privately owned utility companies shall be indicated via written correspondence or lettered on the final document.
3. Additional minor variations will be pursued and considered in accordance with the process provided in Sec. 12-3-6 of the Code.
4. The petitioner must maintain the Property and operate the Proposed Use in compliance with the Performance Standards in Chapter 12 of Title 12 of the City Code, including, without limitation, light, odor, and noise.

Attachments:

Attachment 1: Location Map
Attachment 2: Site and Context Photos
Attachment 3: Petitioner's Development Application
Attachment 4: Responses to Conditional Use, Planned Unit Development, Subdivision, Site Plan, & Variation Standards
Attachment 5: Plat of Survey
Attachment 6: Legal Description
Attachment 7: Tentative Plat of Subdivision
Attachment 8: Preliminary PUD Plat
Attachment 9: Preliminary Civil Engineering
Attachment 10: Preliminary Architectural Site Plan
Attachment 11: Tree Preservation Plan
Attachment 12: Landscape Plan
Attachment 13: Lighting & Photometric Plan
Attachment 14: Signage Localized Area Signage Regulation (LASR) Plan
Attachment 15: Architectural Plans (including Floor Plans, Elevations, & Renderings)
Attachment 16: Enlarged Fuel Center Plans
Attachment 17: Traffic Access Signal Analysis
Attachment 18: Public Works & Engineering Department Memo

GISConsortium | Zoning Map



Legend

Zoning and Development

Zoning

- C-2: Limited Office Commercial
- C-6: Casino District
- C-7: High Density C Commercial
- R-1: Single Family Residential

myGIS Layers

Streets and Roads

- Municipal
- Municipal
- Illinois State Toll Authority

0 450 900 ft

Print Date: 11/21/2025

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.

Notes

Proposed Costco Business Center

2200 & 2400 E. Devon Ave. – Public Notice Sign

2200 & 2400 E. Devon Ave. – Existing Center Entrance

2200 & 2400 E. Devon Ave. – Existing East Entrance

COMMUNITY AND ECONOMIC DEVELOPMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplaines.org

DEVELOPMENT APPLICATION (3 pages)

Do not write in this space – Office use only

Case Number: _____ Date Filed: _____

Type of Request: _____

Fee Paid Amount: _____ Receipt Number: _____ Date: _____

Legal Notice Publication Date & Paper: _____

Scheduled Hearing Date: _____ Property in: ☐ Floodway ☐ Floodplain ☐ Neither

Action by Zoning Administrator/Planning & Zoning Board/City Council: _____

Property Address: 2200 & 2400 E. Devon Avenue **Date:** 10-20-2025

Requested Action:

- ☑ Variation
  - ☑ Minor
  - ☑ Standard
  - ☑ Major
  - ☐ Sign
- ☑ Conditional Use
- ☑ Planned Unit Development
  - ☑ Preliminary
  - ☐ Final
- ☑ Plat of Subdivision
  - ☑ Tentative
  - ☐ Final
- ☐ Map Amendment
- ☑ Text Amendment
- ☐ License Agreement
- ☑ Other LASR (Conditional Use)

Description of the request:

Costco Wholesale Corporation requests Variations, a Conditional Use for Signage (LASR), Planned Unit Development (PUD), Plat of Resubdivision, and C-7 zoning text amendments for the development of a proposed Costco Business Center and fueling facility.

PIN(s): 09-33-401-027 (Lot 1), 09-33-401-028 (Lot 2), Portion of 09-33-401-032 (Lot 6, Lake)

Legal Description: (please attach and submit electronically in Word document)

Zoning Classification of Property: C-7 High Density Campus District

Proposed Zoning Classification of Property (if applicable): C-7 Commercial Mixed Use

Current Use of Property: Commercial office

Proposed Use of Property: Commercial Retail and Fuel Facility

Applicant Name (printed): Stephen Cross, Agent for Costco Wholesale Corporation

Applicant Signature: Stephen Cross

Applicant's Interest in Property: ☐ Owner ☐ Lessee ☐ Contract Purchaser ☑ Authorized Agent

☐ Other (explain) _____

Applicant's Address: 730 Lake Drive, Issaquah, WA 98027

Phone Number: (847)498-0800 **Email Address:** c_stephencross@costco.com

Property Owner Name (printed): Anthony Ruh, Manager, RSA Properties II, LLC

Property Owner Signature*: anthony Ruh

*Or submit an original letter of authorization from the property owner of record

Property Owner's Address: 9730 S Western Ave, Suite 204, Evergreen Park, IL 60805

Phone Number: (708) 529-9730 **Email Address:** truh@dirdevelopment.com

Contact Person: ☐ Applicant ☑ Owner ☐ Other: _____

TRUST INFORMATION (required if property is in a trust)

Name(s) of Trust Beneficiary(ies)* N/A

Address(es) of Trust Beneficiary(ies)* N/A

*All applications involving property held by a land trust must be signed by the trust officer of the institution holding the trust as the owner of the property. Additionally, the trust beneficiary and his/her current address must be disclosed on this form. The application must also be accompanied by the following:

1) A certified copy of the trust agreement.
2) A letter from the trustee certifying that the beneficiary as shown on this application is correct and disclosing any beneficiary changes or lack thereof during the 12 months preceding the filing of this application.

I hereby certify that all of the above statements and those contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. Furthermore, I consent to the entry in or upon the premises described in the application, by any authorized official of the City of Des Plaines, for the purpose of posting, maintaining, and removing public hearing notices as may be required, as well as conducting a site analysis.

Applicant's Signature: Stephen Cross

Applicant Name (Printed): Stephen Cross **Date:** 9/5/2025

Owner's Signature: anthony Ruh

Owner Name (Printed): Anthony Ruh **Date:** 9/2/2025

MEMORANDUM

DATE:	September 5, 2025 October 20, 2025 REVISED
TO:	Jeff Rogers, Director of Community & Economic Development, City of Des Plaines IL
FROM:	Brad Prischman, P.E., LEED AP BD+C, Sr. Project Manager - V3 Companies Howard Schulien, Project Manager – MG2 Architecture Steve Cross – Authorized Agent for Costco Wholesale
RE:	**Costco Business Center, Des Plaines IL** **Standards Memorandum for Development Application**

This Memorandum was prepared to outline our understanding of the proposed zoning relief required for the Costco Business Center redevelopment located at the Northwest corner of Devon Avenue and Interstate 294 in the City of Des Plaines IL. The proposed development details are shown on the enclosed documents that have been submitted as outlined in the City of Des Plaines Development Guide & Application "Submittal Requirements" checklist.

Existing Zoning Designation: "C-7 High Density Campus District" with PUD Overlay
Proposed Zoning Designation: "C-7 Commercial Mixed-Use District" with Text Amendments and new PUD Overlay for new Costco lot

The proposed zoning requests for the Costco project are as follows:

Conditional Use: The proposed Costco signage heights, lengths, widths and areas are outlined in the enclosed City Localized Alternative Sign Regulations (LASR) application and depicted on the enclosed Sign Plan documents. The LASR application is a Conditional Use per the City Zoning Code.

Zoning Text Amendments: The proposed "C-7 Commercial Mixed-Use District" Zoning Text Amendments are outlined in the enclosed document as reviewed and coordinated with the City of Des Plaines Staff, the Owner/Developer Team, and the Costco Team.

Re-Subdivision: The existing O'Hare Lakes Development will be resubdivided to create the Costco lot and re-plat the remaining lots within the overall development. A Tentative Plat has been enclosed for initial review by the City, with a Final Plat of Resubdivision to follow at a later date to detail the proposed easements on the new lots.

Planned Unit Development (PUD): The anticipated zoning relief and/or variances requested to be included in the proposed Costco PUD are as follows:

BUILDING

Street Façade Transparency Requirements & Blank Wall Limitations – City Code Section 12-3-11.D.B.(1) & (2)

- **Requirement:** No rectangular area greater than 30% of a story's façade, as measured from the floor or one story to the floor of the next story, may be windowless. No part of a story's façade may be windowless for a horizontal distance greater than 15 feet.

- **Proposed:** Due to the proposed use of the building, windows will be provided at store entrance area and building material percentage will be as outlined on proposed building elevations.
- **Proposed Mitigation:** Proposed Variance via Costco PUD.

Building Design Standards – City Code Section 12-3-11 TABLE 1

- **Requirement:** Commercial Front, Corner, or corner side of building to include:
    - Ground Story Windows: Minimum of 75% transparency from 2'-9' above sidewalk for retail, restaurant, or service uses; minimum 50% for other commercial uses
    - Upper Story Windows: 20%
    - Blank Wall Limitations: Required
- **Proposed:** Due to the proposed use of the building, windows will be provided at store entrance area and building material percentage will be as outlined on proposed building elevations.
- **Proposed Mitigation:** Proposed Variance via Costco PUD.

SITE DESIGN

Parking – City Code Section 12-9-7 and 12-7-3-J.6.b.(2)

- **Requirement:**
    - 24 – Automotive Fuel (12 pumps x 2 spaces per pump, no accessory retail)
    - 483 – Retail Establishments (137,327 SF GFA, 120,634 NFA - 1 space per 250 SF NFA required)
    - 507 – TOTAL REQUIRED
- **Proposed:**
    - 0 – Automotive Fuel (no accessory retail)
    - 417 – Retail Establishments (137,327 SF GFA, 120,634 NFA - 1 space per 303 SF NFA provided)
    - 417 – TOTAL PROVIDED
- **Proposed Mitigation:** The proposed provided parking on the Costco lot is more than 75% of the base parking requirement, which is allowable per the proposed Costco PUD (417 Provided / 507 Required * 100 = 82%)

Site Access - City Code Section 12-7-3-J.6.d

- **Requirement:** All vehicular access must be provided from a public street with a right-of-way no less than sixty-six feet (66') in width or two (2) dedicated lanes of traffic in each direction, or a private circulation drive that connects to such public street.
- **Proposed:** Devon Avenue complies however due to site geometry the east and west private share circulation access drives across the Costco lot will provide one (1) dedicated lane of traffic in each direction to serve the Costco lot and the lots to the north.
- **Proposed Mitigation:** Proposed variance via Costco PUD.

Perimeter Fencing - City Code Section 12-7-3-J.6.d

- **Requirement:** The perimeter of such planned unit development shall be enclosed by a fance, except at designated access points or where lots within the C-7 Commercial Mixed-Use District abut other lots within the C-7 Commercial Mixed-Use District.
- **Proposed:** Perimeter fencing provided only at truck parking area south of the building and adjacent to Devon Avenue. No other fencing proposed along Devon Avenue. 8' tall opaque fencing will be provided along the west property line (adjacent R-1 Single Family Residential to the west). Existing Illinois Tollway fencing to remain along the east property line (Interstate I-294).
- **Proposed Mitigation:** Proposed variance via Costco PUD for fencing required along Devon Avenue.

Open Space - City Code Section 12-7-3-J.6.h

- **Requirement:** No less than twenty percent (20%) of the ground area of a planned unit development in the C-7 Commercial Mixed-Use District must be maintained as open space for landscape berms, buffer areas, recreational facilities or stormwater retention facilities. Walkways, pedestrian areas, and bicycle paths may be counted as open space, even if covered with impervious surfaces. The open space requirement may be satisfied by shared open space on contiguous lots in the C-7 Commercial Mixed-Use District, provided that 20% of the ground area of the combined lot area(s) is maintained as such open space.
- **Proposed:** Proposed Costco lot provides 13% open space (approx. 81,022 SF on 622,615 SF site), however minimum 20% open space will be provided within lots to the north.
- **Proposed Mitigation:** Allowable by Code

LANDSCAPING

Parkway Trees – City Code Section 12-10-7 & 8-4-1

- **Requirement:** Parkway trees required along Devon Avenue.
- **Proposed:** Unable to install required street trees due to utility conflicts within Devon Avenue parkway and existing 10' public utility easement on the Costco Lot along north right-of-way line of Devon Avenue. See Landscape Plans for proposed trees and plantings along Devon Avenue within Costco lot landscape setback area.
- **Proposed Mitigation:** Proposed Variance via Costco PUD.

Landscape Buffers – City Code Section 12-10-9

- **Requirement:** When abutting a residential district, a landscape buffer a minimum of 5’ shall be provided. Shade trees shall be planted on average of 1 tree for every 30 feet of the yard length. A solid wood, vinyl or masonry fence 8 feet in height shall be erected along 100% of the yard length.
- **Proposed:** 8’ opaque vinyl fence will be provided along 100% of the west property line adjacent to the existing residential to the west. All existing landscaping in good condition to be maintained within the west buffer. Buffer area constrained by underground and overhead utility lines preventing shade trees to be planted.
- **Proposed Mitigation:** Proposed Variance via Costco PUD.

Foundation Landscaping – City Code Section 12-10-10

- **Requirement:** All corner lots shall be improved with a minimum landscape area adjacent to 35% of the foundation of the principal and accessory structures with emphasis on street-facing elevations.
- **Proposed:** In-lieu of foundation plantings, perimeter landscaping will be provided along Devon Avenue and within parking area landscape islands.
- **Proposed Mitigation:** Proposed Variation via Costco PUD.

SCREENING OF REFUSE DISPOSAL DUMPSTERS, MECHANICAL EQUIIPMENT AND LOADING BERTHS

Refuse Disposal Dumpsters – City Code Section 12-10-11.A

- **Requirement:** Refuse Disposal Dumpsters shall be screened on all sides by a solid wood or masonry fence to a height of not less than six feet but not more than eight feet
- **Proposed:** In-lieu of fencing, refuse Disposal Dumpsters will be located within the depressed loading dock and will be screened from public view by the building & perimeter landscaping along Devon Avenue and the east shared access drive.

- **Proposed Mitigation:** Proposed Variance via Costco PUD.

Mechanical Equipment Installed on the Ground – City Code Section 12-10-11.B.2

- **Requirement:** An enclosure constructed of masonry, concrete or solid wood of color compatible with the principal structure shall completely screen the mechanical equipment from public view and extend to a height of not less than the maximum height of the mechanical equipment installed, including the height of any concrete pad or base where the mechanical equipment is installed. The enclosure should be fully screened by a minimum 3-foot wide landscape bed with planting material proportionate to the required height of the enclosure consisting of a combination of perennials and shrubs.
- **Proposed:** In-lieu of fencing, screening of electrical/mechanical equipment from public view from Devon Avenue and the east shared access drive will be provided by mechanical room to the south and dense landscaping along the west side of the east shared access drive.
- **Proposed Mitigation:** Proposed variance via Costco PUD.

Rooftop Installed Mechanical Equipment – City Code Section 12-10-11.B.3

- **Requirement:** All rooftop mechanical equipment must be hidden so as not to be viewed from six feet (6') above ground level from any adjacent property line or from sidewalk on the opposite side of any abutting street. A sight-line diagram may be required to determine equipment is adequately screened.
- **Proposed:** Rooftop installed mechanical equipment will be screened from ground level from Devon Avenue and adjacent property lines, however not completely screened from elevated I-294 to the east.
- **Proposed Mitigation:** Proposed Variance may be required via Costco PUD.

Off Street Loading Requirements – City Code Section 12-9-9.C & 12-10-11.C

- **Requirement:** A required loading space shall be fifteen feet (15') in width by at least thirty five (35') in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fourteen feet (14'). All required loading spaces shall be designed in such a manner so as not to open onto or face a public right-of-way. Loading berths shall be screened as much as possible while still allowing access to the use it is serving, and such screening shall consist of a solid wood or masonry fence to a height of not less than six feet by not more than eight feet or a continuous evergreen or dense deciduous shrub hedge or combination of the two.
- **Proposed:** Costco prototype loading berths are 13'-6" in width. Landscape screening will be provided from public roadway views of loading berths facing Devon Avenue. Screening of the loading berths from public view from Devon Avenue and the east shared access drive will be provided by dense landscaping along Devon Avenue and along the west side of the east shared access drive.
- **Proposed Mitigation:** Proposed Variance via Costco PUD.

Truck Parking Area Fencing (South of Building) - City Code Section 12-10-11.C

- **Requirement:** Loading berths shall be screened as much as possible while still allowing access to the use it is serving, and such screening shall consist of a solid wood or masonry fence to a height of not less than six feet by not more than eight feet or a continuous evergreen or dense deciduous shrub hedge or combination of the two.
- **Proposed:** 10' tall fencing proposed around truck parking area located south of building, adjacent to Devon Avenue
- **Proposed Mitigation:** Proposed variance via Costco PUD

If there are any questions or comments, or additional information needed, please contact Brad Prischman at V3 Companies (bprischman@v3co.com, 630-768-5474 Cell)

ALTA/NSPS LAND TITLE SURVEY
FOR
COSTCO BUSINESS CENTER
DES PLAINES, IL

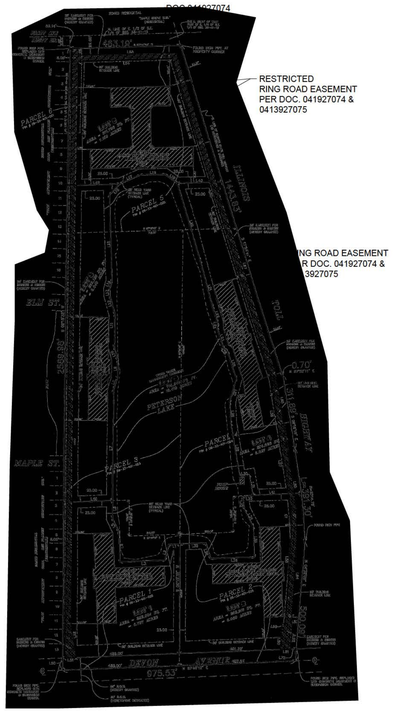
PARCEL 1
THAT PART OF LOTS 1, 2, AND 6 IN O'HARE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2004 AS DOCUMENT NO. 0413927075, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 03 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 648.12 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, 1000.37 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, BEING A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,714.79 FEET, AN ARC LENGTH OF 152.41 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 22 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 152.39 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID EAST LINE OF LOT 2, SOUTH 04 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 4449.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87 DEGREES 21 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 979.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR O'HARE LAKE OFFICE PLAZA DATED NOVEMBER 3, 2003 AND RECORDED MAY 18, 2004 AS DOCUMENT NO. 0413927074, FROM O'HARE LAKE OFFICE PLAZA LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSES AS THEREIN SET FORTH, INCLUDING BUT NOT LIMITED TO INGRESS & EGRESS OVER THOSE PARTS OF THE LAND DESIGNATED FOR SAID PURPOSES.

VICINITY MAP
NOT TO SCALE

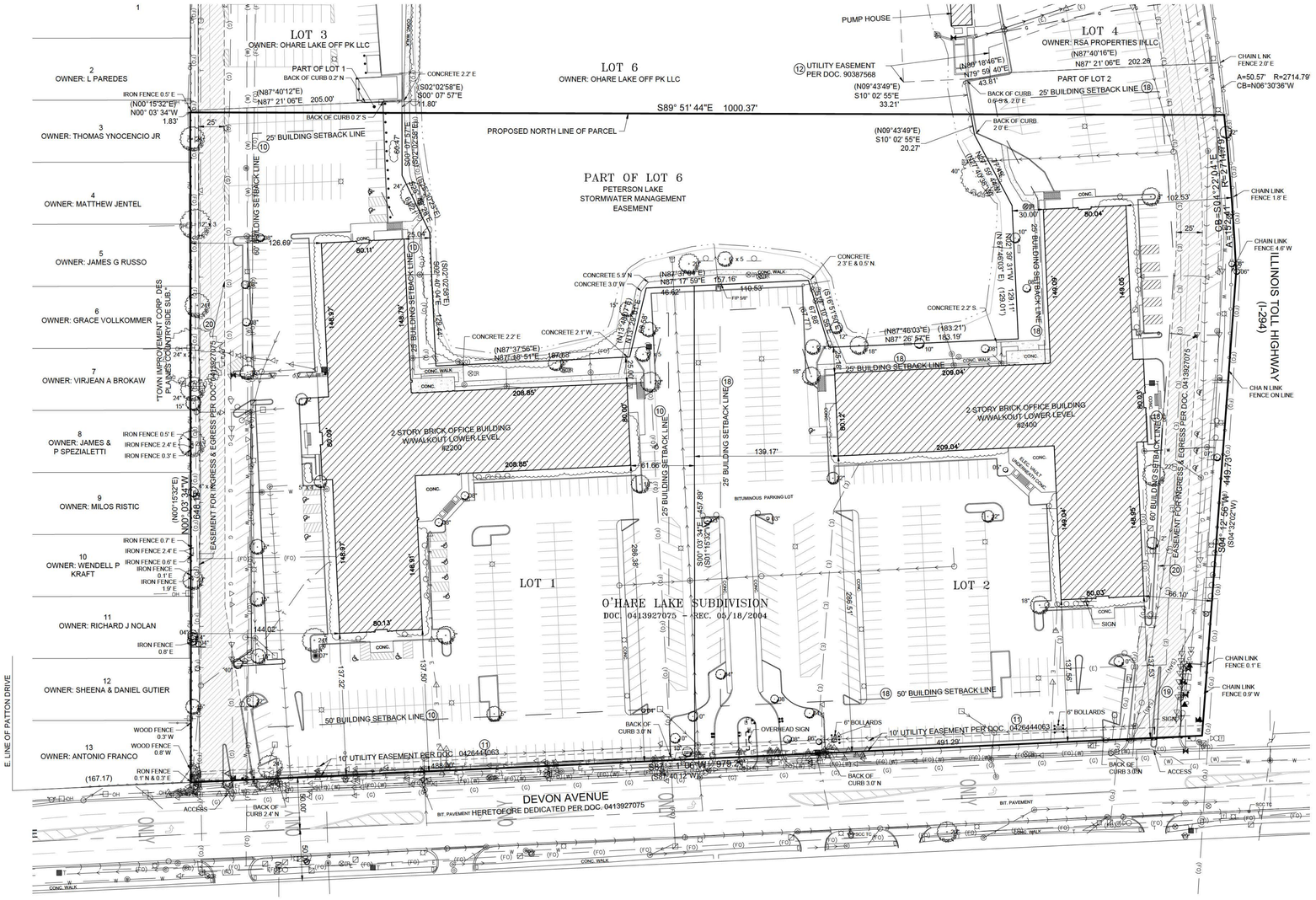
RING ROAD EASEMENT DETAIL



GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARK NGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW, AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
6. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
7. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
8. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
9. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAS BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED PURSUANT TO CITY OF DES PLAINES ZONING ORDINANCES AS AMENDED. IN REFERENCE TO TABLE A ITEM 6, THERE MAY BE A NEED FOR AN INTERPRETATION OF A RESTRICTION, THE SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION.
10. THIS PROPERTY IS ZONED C-7, HIGH DENSITY CAMPUS COMMERCIAL, O'HARE LAKE PLANNED UNIT DEVELOPMENT PER CITY OF DES PLAINES INTERACTIVE ZONING MAP AND DOCUMENT 0413927073 SEE CITY OF DES PLAINES ZONING ORDINANCE FOR SPECIFICS.
11. IN REFERENCE TO TABLE A ITEM 6A, A ZONING REPORT WAS NOT PROVIDED, THEREFORE ONLY THE BULK ZONING RESTRICTIONS FOR THE UNDERLYING DISTRICT ARE SHOWN. THE O'HARE LAKE PLANNED UNIT DEVELOPMENT MAY ALLOW FOR DEVIATIONS, OR CONTAIN ADDITIONAL RESTRICTIONS TO LISTED ITEMS.
12. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. THE SURVEYOR IS NOT AWARE OF ANY NEW OR PROPOSED RIGHT OF WAY CHANGES. UNLESS SHOWN OR NOTED HEREON, THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. DELINEATED WETLANDS WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. A CURRENT FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-1228274, DATED JUNE 11, 2025, WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" SHOWN HEREON.
16. PROPERTY CORNERS LACKING MONUMENTS OR WITNESSES SHALL BE MONUMENTED AFTER DEMOLITION OF EXISTING IMPROVEMENTS.

Attachment 5



NOTES FROM SCHEDULE B PART II

	EXCEPTIONS	NOTE
9.	UTILITY EASEMENT; DOC. 20819455	(h)
10.	BUILDING SETBACK LINES, DOC. 0413927075	(a)
11.	UTILITY EASEMENT; DOC. 0426444063	(a)
12.	UTILITY EASEMENT; DOC. 90387568, 1618001066	(a)
13	UTILITY EASEMENT; DOC. 20375145	(h)
17.	UTILITY EASEMENT; DOC. 0413927075	(d)
18.	BUILDING SETBACK LINES; DOC. DOC. 0413927075	(a)
19.	INGRESS/EGRESS EASEMENT; DOC. 0413927075	(a)
20.	INGRESS/EGRESS EASEMENT; DOC. 0413927075	(a)
23.	UTILITY EASEMENT; DOC. 21223590	(h)

EXCEPTIONS NOT SHOWN ABOVE AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE OR NOT A SURVEY MATTER
CLARIFICATION STATEMENTS
a. its location is shown;
b. its location cannot be determined from the record document;
c. there was no observed evidence at the time of the fieldwork;
d. it is a blanket easement;
e. it is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property;
f. it limits access to an otherwise abutting right of way;
g. the documents are illeg ble; or
h. the surveyor has information indicating that it may have been released or otherwise terminated

ZONING INFORMATION

NOT PROVIDED BY INSURER AS REQUIRED BY THE ALTA STANDARDS
SEE GENERAL NOTE #11

The following information was taken from:
https://codelibrary.amlegal.com/codes/desplainesil/latest/desplaines_il/0-0-0-7821#JD_12-7-3

TITLE 12-7-3 - COMMERCIAL DISTRICTS

- MAXIMUM BUILDING HEIGHT: 165 FEET; 125 FEET IF WITHIN 150 FEET OF RESIDENTIAL DISTRICT
- MINIMUM FRONT, SIDE AND REAR YARDS: 50 FEET, ADJACENT TO RESIDENTIAL, 25 ALL OTHERS

UTILITY ATLAS NOTES:

J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X242831952 RECEIVED 10/09/24.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 10/09/24.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	RESPONDED WITH ATLAS
COMED	RESPONDED WITH ATLAS
COMCAST	NO RESPONSE
CROWN CASTLE	NO RESPONSE
DES PLAINES, CITY OF	NO RESPONSE
ADESTA	NO RESPONSE
WINDSTREAM	RESPONDED "ALL CLEAR"
LEVEL 3 / LUMEN	RESPONDED WITH ATLAS
MCI/VERIZON	NO RESPONSE
ZAYO FIBER SOLUTIONS	RESPONDED WITH ATLAS
NICOR GAS	RESPONDED WITH ATLAS
STAKE CENTER LOCATING	NO RESPONSE
USIC LOCATING SERVICE	NO RESPONSE
VINAKOM COMMUNICATIONS	RESPONDED WITH ATLAS
VERIZON WIRELESS	RESPONDED WITH ATLAS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41° 59' 44.72365 N
LONGITUDE: 87° 59' 09.52206 W
ELLIPSOIDAL HEIGHT: 519.814 SET
GROUND SCALE FACTOR: 1.000016694
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'
1" = 50'

AREA

622,615 SQ. FT.
14.2933 ACRES

PARKING STALLS

STANDARD PARKING STALLS=757
ACCESSIBLE PARKING STALLS=023
TOTAL PARKING STALLS=780

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0376J) EFFECTIVE DATE 08/19/2008.

LEGEND

CABLE TV PEDESTAL; TRAFFIC LIGHT POLE; TRAFFIC CONTROL BOX; TRAFFIC CONTROL VAULT; TRAFFIC LIGHT; TELEPHONE PEDESTAL; TELEPHONE MANHOLE; PAINTED TELEPHONE LINE; FIBER OPTIC CABLE LINE; ANCHOR; GUY POLE; UTILITY POLE; POWER POLE; LIGHT STANDARD; ELECTRIC MANHOLE; ELECTRIC PEDESTAL; ELECTRIC TRANSFORMER PAD; ELECTRIC METER; HANDHOLE; ELECTRICAL JUNCTION BOX; ELECTRIC VAULT; ELECTRIC SERVICE OUTLET BOX; PAINTED ELECTRIC LINE; TRANSFORMER PAD

PAINTED GAS LINE; GAS VALVE; GAS METER; GAS VALVE VAULT; GAS METER; PIPELINE MARKER; MONITORING WELL; POST INDICATOR VALVE; WELL HEAD; FLAGPOLE; MAILBOX; SIGN; POST; PUBLIC PAY TELEPHONE; PARKING METER; METLAND MARKER; BASKETBALL HOOP; AIR CONDITIONER PAD/UNIT; DECIDUOUS TREE W/ TRUNK SIZE; NON-DECIDUOUS TREE W/ TRUNK SIZE; BUSH; SOIL BORING HOLE W/ NUMBER

HEADWALL; CURB INLET; STORM INLET; STORM MANHOLE; FLARED END SECTION; CLEANOUT; SANITARY MANHOLE; HOSE BIB; B-BOX; HYDRANT; WATER VALVE; WATER VALVE VAULT; PAINTED WATER LINE; IRRIGATION HEAD; IRRIGATION CONTROL VALVE; WATER METER; FOUND DISK IN CONCRETE; FOUND BRASS DISC; FOUND IRON MARKER; FOUND IRON ROD; FOUND RAILROAD SPIKE; FOUND PK NAIL; FOUND MAG NAIL; FOUND CUT CROSS; FOUND IRON PIPE; FOUND IRON BAR; SET TRAVERSE POINT; SET PK NAIL; SET MAG NAIL; SET IRON PIPE; SET CONCRETE MONUMENT WITH BRASS DISC; SET CONCRETE MONUMENT WITH IRON PIPE

SECTION CORNER; QUARTER SECTION CORNER

PROPERTY LINE; EXISTING RIGHT-OF-WAY LINE; PROPOSED RIGHT-OF-WAY LINE; EXISTING LOT LINE; PROPOSED LOT LINE; EX. & PRO. CENTERLINE; EXISTING EASEMENT LINE; PROPOSED EASEMENT LINE; EX. & PRO. BUILDING SETBACK LINE; SECTION LINE; EXISTING FENCELINE (CHAIN LINK); EXISTING FENCELINE (WOOD); EXISTING FENCELINE (WIRE); GUARDRAIL; RAILROAD TRACKS; UNDERGROUND CABLE TV; UNDERGROUND CABLE TV(ATLAS INFO.); UNDERGROUND FIBER OPTIC CABLE(ATLAS); UNDERGROUND ELECTRIC; UNDERGROUND ELECTRIC(ATLAS INFO.); UNDERGROUND TELEPHONE; UNDERGROUND TELEPHONE(ATLAS INFO.); GAS MAIN; GAS MAIN(ATLAS INFO.); WATER MAIN; WATER MAIN (ATLAS INFO.); SANITARY SEWER; SANITARY SEWER(ATLAS INFO.); STORM SEWER; STORM SEWER(ATLAS INFO.); EDGE OF WATER; OVERHEAD WIRES; CURB; DEPRESSED CURB; EXISTING CONTOUR LINE; ASPHALT PAVING ON WATER (LABELED); UNPAVED ROAD; CONCRETE; WETLANDS; EXISTING BUILDING; MARSH AREA

ABBREVIATIONS

782.82 EXISTING TOP OF CURB ELEVATION; 782.32 EXISTING EDGE OF PAVEMENT ELEVATION; 782.32 EXISTING SPOT ELEVATION

A.P. ACCESSIBLE PARKING; F.F. FINISHED FLOOR; T.F. TOP OF FOUNDATION; CMP CORRUGATED METAL PIPE; RCP REINFORCED CONCRETE PIPE; VCP VITRIFIED CLAY PIPE; FRM. FRAME; BRK. BRICK; TC TOP OF CURB; DEP DEPRESSED CURB; GUT GUTTER; EP EDGE OF PAVEMENT; F.L. FLOW LINE; CONC. CONCRETE; BIT. BITUMINOUS; MH MANHOLE; CW CONCRETE WALK; TW TOP OF WALL; BW BOTTOM OF WALL; TP TOP OF PIPE; BW BACK OF WALK; FES FLARED END SECTION; INV. INVERT; DIP DUCTILE IRON PIPE; SD STORM DRAIN; SAN SANITARY SEWER; N NORTH; S SOUTH; E EAST; W WEST; CB CHORD BEARING; A ARC LENGTH; R RADIUS; U.E. UTILITY EASEMENT; P.U.E. PUBLIC UTILITY EASEMENT; D.E. DRAINAGE EASEMENT; M.U.E. MUNICIPAL UTILITY EASEMENT; I.E.E. INGRESS/EGRESS EASEMENT; PC POINT OF CURVATURE; PCC POINT OF COMPOUND CURVATURE; PRC POINT OF REVERSE CURVATURE; PT POINT OF TANGENCY; (REC.) RECORD DATUM; MEAS. MEASURED DATUM; (CALC) CALCULATED DATUM; <DEED> INFORMATION TAKEN FROM DEED; ETSE EXCEPTION TO BLANKET EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION
RSA PROPERTIES II, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
RSA PROPERTIES III, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
FIRST AMERICAN 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, 6(a), 7(a), 8, 9, 11(a), 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF.

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

THE FIELD WORK WAS COMPLETED ON 10/25/2024.

DATED THIS 9TH DAY OF JULY, A.D., 2025.

EDWARD J. MURRAY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-4037
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
emurray@v3co.com

PROFESSIONAL LAND SURVEYOR EDWARD J. MURRAY 4037 WOODRIDGE, ILLINOIS STATE OF ILLINOIS

REVISIONS		
NO	DATE	DESCRIPTION
1	06/19/25	REVISE PER CLIENT COMMENTS
2	06/25/25	REVISE PER CLIENT COMMENTS
3	06/04/25	ADDITIONAL JULIE MARKS ALONG WEST SIDE
4	07/09/25	UPDATED TITLE COMITMENT

ALTA/NSPS LAND TITLE SURVEY
COSTCO BUSINESS CENTER - DES PLAINES, IL

Project No: 99125.CW
Group No: VPD1.1
SHEET NO. 1 of 1

DRAFTING COMPLETED:	11/1/24	DRAWN BY:	ADS/EJM	PROJECT MANAGER:	BRP
FIELD WORK COMPLETED:	10/25/24	CHECKED BY:	EJM	SCALE:	1" = 50'

PREPARED FOR:
COSTCO WHOLESALE CORPORATION
730 Lake Drive
Issaquah, WA 98027
425-313-6052

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

Engineers
Scientists
Surveyors

LEGAL DESCRIPTION

PARCEL 1 (COSTCO PARCEL) - PROPOSED LOT 1

DESCRIPTION:

THAT PART OF LOTS 1 (ONE), 2 (TWO), AND 6 (SIX) IN O'HARE LAKE SUBDIVISION, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2004 AS DOCUMENT NO. 0413927075, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 02 MINUTES 46 SECONDS WEST, (BEING AN ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 648.11 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST 1000.37 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY 152.41 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 2714.79 FEET AND WHOSE CHORD BEARS SOUTH 04 DEGREES 21 MINUTES 15 SECONDS EAST 152.39 FEET TO A POINT; THENCE SOUTH 04 DEGREES 13 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE, 449.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87 DEGREES 21 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, SAID LINE ALSO BEING THE NORTH LINE OF WEST DEVON AVENUE, 979.29 FEET, TO THE POINT OF BEGINNING, IN COOK, COUNTY ILLINOIS.

CONTAINING 14.293 ACRES OR 622,611 SQUARE FEET MORE OR LESS.

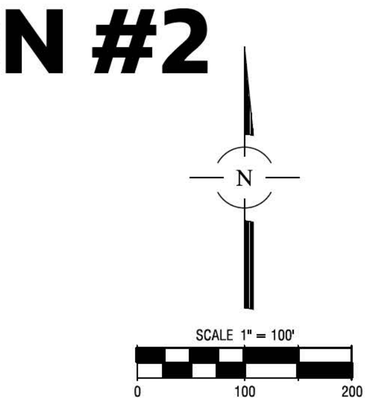
THIS IS A TENTATIVE PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

P.I.N.:
09-33-401-027-0000
09-33-401-028-0000
09-33-401-029-0000
09-33-401-030-0000
09-33-401-031-0000
09-33-401-032-0000

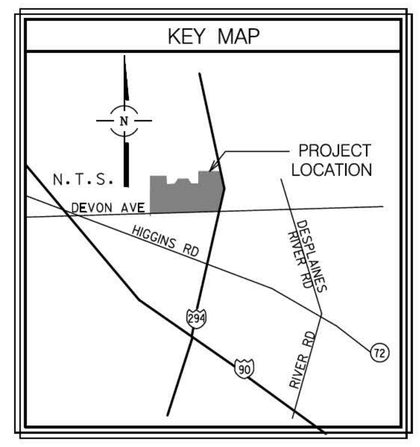
TENTATIVE PLAT OF
O'HARE LAKES RESUBDIVISION #2

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EXISTING BOUNDARY INFORMATION



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



TENTATIVE PLAT OF SUBDIVISION	
OWNER/SUBDIVIDER:	OHARE LAKE OFF PK LLC 2200 E DEVON AVE #314 DES PLAINES, IL 60018
OWNER LOT 5:	(FAA PARCEL) EGP 2300 DES PLAINES A 2101 L ST NW STE 650 WASHINGTON, DC 20037
SURVEYOR:	SPACECO INC. 9575 WEST HIGGINS ROAD SUITE 700 ROSEMONT, ILLINOIS 60018
ENGINEERING:	SPACECO INC. 9575 WEST HIGGINS ROAD SUITE 700 ROSEMONT, ILLINOIS 60018
CURRENT ZONING DISTRICT:	C-7 HIGH DENSITY CAMPUS COMMERCIAL
PROPOSED ZONING DISTRICT:	C-7 HIGH DENSITY CAMPUS COMMERCIAL
ADDRESS:	2200, 2250, 2300, 2350 & 2400 E DEVON AVENUE DES PLAINES, ILLINOIS 60018

PROPERTY DESCRIPTION:

LOTS 1, 2, 3, 4, 5, AND 6 IN O'HARE LAKE SUBDIVISION, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2004 AS DOCUMENT NUMBER 0413927075, IN COOK COUNTY, ILLINOIS

INGRESS & EGRESS EASEMENT PER DOCUMENT 0413927075 (TO REMAIN)

NOTE:
EXISTING/PROPOSED CONDITIONS PROVIDED BY V3 COMPANIES LAST DATED OCTOBER 17, 2025

EXISTING BUILDINGS THAT FALL WITHIN THE LIMITS OF PROPOSED LOT 1 CURRENTLY BEING DEMOLISHED.

PREPARED FOR:
RSA PROPERTIES II, LLC
9730 S. WESTERN AVE., #204
EVERGREEN PARK, IL 60805

FOR REVIEW PURPOSES ONLY

SHEET 1 OF 2
JOB NO. 6710.05
DATE: 08/08/2025
FILENAME: 6710.05TENT_SUB-01

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

TENTATIVE PLAT OF SUBDIVISION

O'HARE LAKES
DES PLAINES, ILLINOIS

NO.	DATE	REMARKS
3	10/20/25	COMMENTS
2	09/03/25	V3 LOT LINE
1	08/18/25	LEGAL DESCRIPTION

NO.	DATE	REMARKS

N:\Projects\6710\6710.05\SURVEY\6710.05TENT_SUB-01.dgn Default User=jchristoph

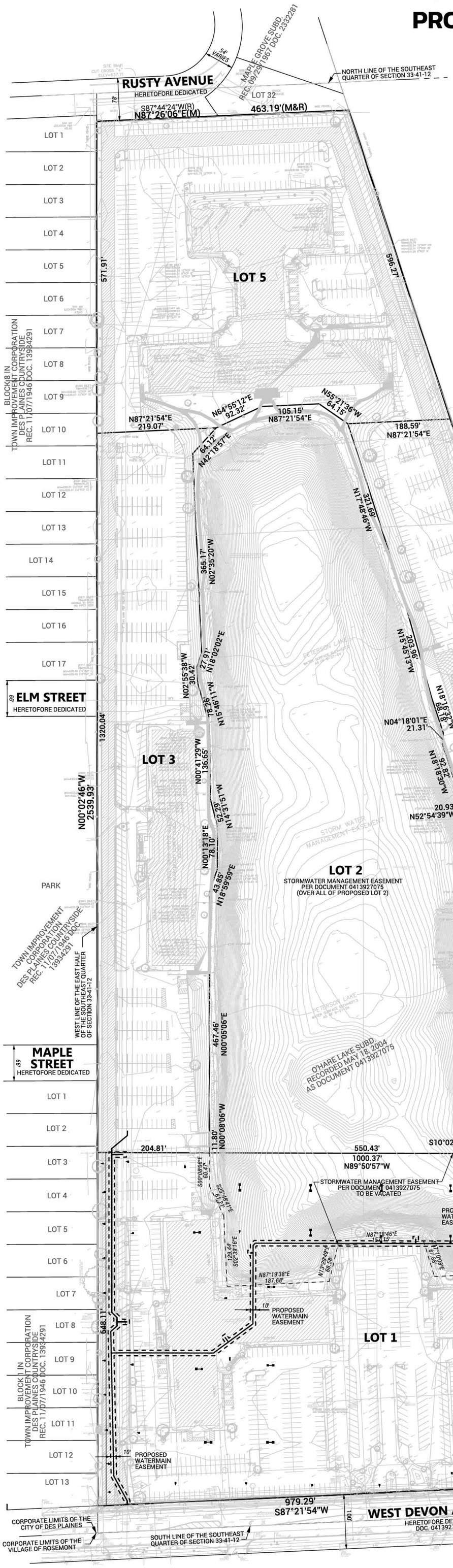
THIS IS A TENTATIVE PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

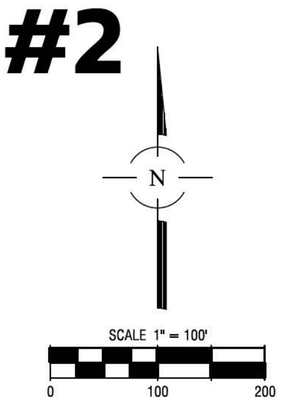
TENTATIVE PLAT OF
O'HARE LAKES RESUBDIVISION #2

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

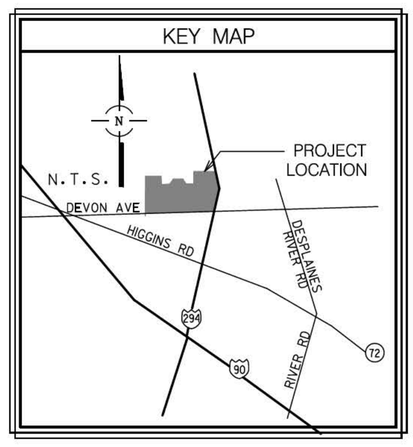
PROPOSED BOUNDARY INFORMATION

P.I.N.:
09-33-401-027-0000
09-33-401-028-0000
09-33-401-029-0000
09-33-401-030-0000
09-33-401-031-0000
09-33-401-032-0000





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



AREA TABLE		
	SQ. FT.	ACRES
LOT 1	622,611	14.293
LOT 2	596,568	13.695
LOT 3	264,010	6.061
LOT 4	286,211	6.570
LOT 5	311,959	7.162
TOTAL	2,081,359	47.781

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
RSA PROPERTIES II, LLC
9730 S. WESTERN AVE., #204
EVERGREEN PARK, IL 60805

SHEET	2 OF 2
JOB NO.	6710.05
DATE:	08/08/2025
FILENAME:	6710.05TENT_SUB-01

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

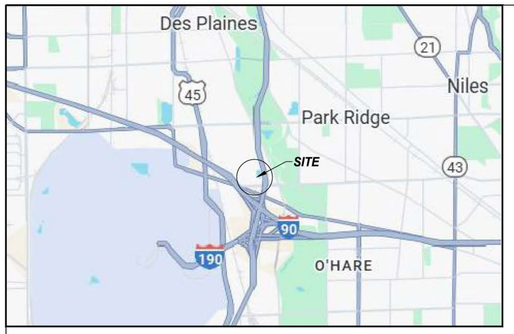
TENTATIVE PLAT OF SUBDIVISION

O'HARE LAKES
DES PLAINES, ILLINOIS

NO.	DATE	REMARKS
3	10/20/25	COMMENTS
2	09/03/25	V3 LOT LINE
1	08/18/25	LEGAL DESCRIPTION

NO.	DATE	REMARKS

N:\Projects\6710\6710 05\SURVEY\6710 05TENT_SUB-01.dgn SHEET 2 User=jchristoph



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT OF COSTCO BUSINESS CENTER DES PLAINES, IL

PARCEL 1 (COSTCO PARCEL) – PROPOSED LOT 1
DESCRIPTION:

THAT PART OF LOTS 1(ONE), 2(TWO), AND 6(SIX) IN O'HARE LAKE SUBDIVISION, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2004 AS DOCUMENT NO. 0413927075, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 02 MINUTES 46 SECONDS WEST, (BEING AN ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 648.11 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 57 SECONDS EAST 1000.37 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY 152.41 FEET ALONG THE ARC OF A NON– TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 2714.79 FEET AND WHOSE CHORD BEARS SOUTH 04 DEGREES 21 MINUTES 15 SECONDS EAST 152.39 FEET TO A POINT; THENCE SOUTH 04 DEGREES 13 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE, 449.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87 DEGREES 21 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, SAID LINE ALSO BEING THE NORTH LINE OF WEST DEVON AVENUE, 979.29 FEET, TO THE POINT OF BEGINNING, IN COOK, COUNTY ILLINOIS.

CONTAINING 14.293 ACRES OR 622,611 SQUARE FEET MORE OR LESS.

SITE AND ZONING DATA:

BUILDING SETBACKS (MINIMUM):	PROPOSED	REQUIRED
FRONT	85.2'	25'
SIDE (EAST)	100.9'	25'
SIDE (WEST)	391.1	50'
REAR	220.0'	25'

BUILDING DATA:

TOTAL BUILDING AREA:	137,327 SF
BUILDING FOOTPRINT AREA:	133,693 SF
NET FLOOR AREA:	120,634 SF
MAXIMUM BUILDING HEIGHT:	45'

PARKING DATA:

REQUIRED PARKING (1 STALL / 250 NFA):	483 STALLS
+ 2 STALLS PER FUEL PUMP (12)	24 STALLS
TOTAL REQUIRED PARKING	507 STALLS
PROVIDED PARKING:	415 STALLS
INCLUDES:	
⊙ 10' WIDE PARKING STALLS	395 STALLS
⊙ ACCESSIBLE STALLS	10 STALLS
10' WIDE LOADING STALLS	10 STALLS
TRUCK PARKING (12' WIDE)	25 STALLS

COVERAGE DATA:

IMPERVIOUS AREA:	542,638 S.F. (12.43 AC) - 86.98%
PERVIOUS AREA:	79,973 S.F. (1.86 AC) - 13.02%
TOTAL SITE AREA:	622,611 S.F. (14.29 AC)

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41° 59' 44.72365 N
LONGITUDE: 87° 59' 09.52206 W
ELLIPSOIDAL HEIGHT: 519.814 SFT
GROUND SCALE FACTOR: 1.0000316694
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

50' 0 25' 50' 100' 200'
1" = 50'

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17031C0376J) EFFECTIVE DATE 08/19/2008.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		B-6.12 CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSED PITCH B-6.12 CONCRETE CURB AND GUTTER

OWNER

Costco Wholesale Corporation
730 Lake Drive
Issaquah, Washington 98027
425 313 8100
Contact: Steve Cross, Authorized Rep

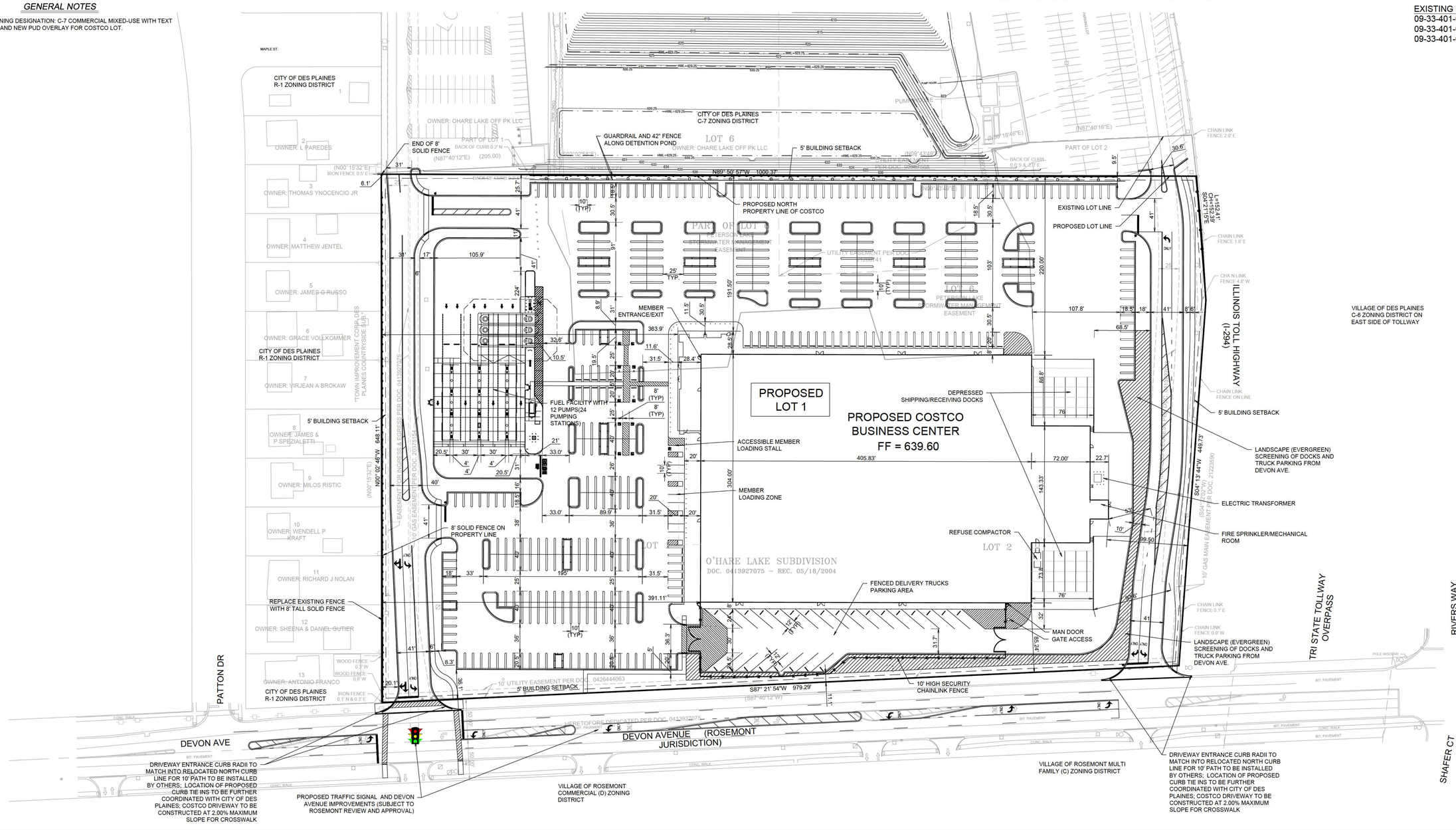
SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

GENERAL NOTES

PROPOSED ZONING DESIGNATION: C-7 COMMERCIAL MIXED-USE WITH TEXT AMENDMENTS AND NEW PUD OVERLAY FOR COSTCO LOT.

EXISTING PIN"s
09-33-401-027
09-33-401-028
09-33-401-032



COSTCO WHOLESALE
DES PLAINES, IL BUSINESS CENTER
DES PLAINES, IL 60018

COSTCO WHOLESALE CORPORATION
730 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com
Valid, Verbrik, Virtuite... "The Vision to Transform with Excellence"

Δ	DATE	DESCRIPTION
1	09-04-25	CITY REVIEW
2	09-19-25	CITY COMMENTS
3	10-20-25	CITY PZB SUBMITTAL

99125.CW S03
PM: DEF
DRAWN BY: RI

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

SHEET NO. 1 of 1

PRELIMINARY ENGINEERING PLANS

FOR

COSTCO WHOLESALE - DES PLAINES IL BUSINESS CENTER

NWC I-294 & DEVON AVENUE
DES PLAINES, ILLINOIS

PROJECT TEAM

OWNER

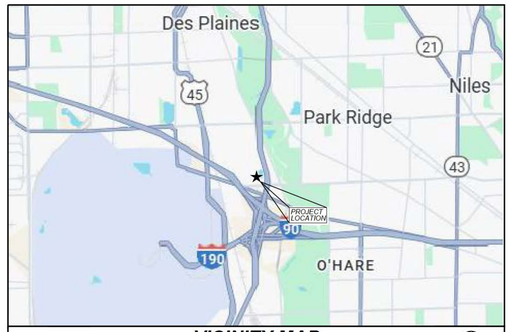
Costco Wholesale Corporation
730 Lake Drive
Issaquah, Washington 98027
425 313 8100
Contact: Steve Cross, Authorized Rep

ENGINEER

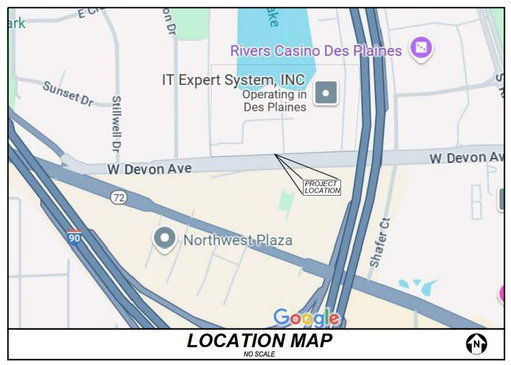
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Dan Free, P.E.
dfree@v3co.com
Project Engineer: Randy Andersen, P.E.
randersen@v3co.com
Civil Designer: Jacob Morrow
jmorrow@v3co.com

ARCHITECT

MG2
1101 Second Avenue, Suite 100
Seattle, Washington 98101
206 962 6500
Contact: Risa Yuki



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

PRELIMINARY CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C1.2	INTERIM GRADING PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	PRELIMINARY LAYOUT AND PAVING PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY UTILITY PLAN

BENCHMARKS:

SOURCE BENCHMARK:
ID–79, MONUMENT SET IN CONCRETE AT N.W. CORNER OF DEVON AVE AND STILLWELL DR. 28' NORTH OF E/P OF DEVON AND 208' WEST OF E/P OF STILLWELL. ELEV 635.24

SITE BENCHMARKS:
SBM 110001 – 10.5 N. OF THE S. LINE OF DEVON AVE, 258.2 W. OF W. LINE OF PATTON DRIVE, ELEV 638.74–S. ARROW BOLT ON FIRE HYDRANT

SBM 110002 – 18.1 N. OF THE S. LINE OF DEVON AVE, 805.3 E. OF E. LINE OF PATTON DRIVE, ELEV 637.57–SW. BOLT ON FIRE HYDRANT

PROPOSED LEGAL DESCRIPTION

THAT PART OF LOTS 1, 2, AND 6 IN O'HARE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2004 AS DOCUMENT NO. 0413927075, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 03 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 648.12 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, 1000.37 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, BEING A NON–TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,714.79 FEET, AN ARC LENGTH OF 152.41 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 22 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 152.39 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID EAST LINE OF LOT 2, SOUTH 04 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 4449.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87 DEGREES 21 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 979.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXISTING LEGAL DESCRIPTION

PARCEL 1
THAT PART OF LOTS 1, 2, AND 6 IN O'HARE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2004 AS DOCUMENT NO. 0413927075, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 03 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 648.12 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 44 SECONDS EAST, 1000.37 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG THE EAST LINE OF SAID LOT 2, BEING A NON–TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,714.79 FEET, AN ARC LENGTH OF 152.41 FEET, A CHORD BEARING OF SOUTH 04 DEGREES 22 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 152.39 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID EAST LINE OF LOT 2, SOUTH 04 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 4449.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 87 DEGREES 21 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 979.29 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR O'HARE LAKE OFFICE PLAZA DATED NOVEMBER 3, 2003 AND RECORDED MAY 18, 2004 AS DOCUMENT NO. 0413927074, FROM O'HARE LAKE OFFICE PLAZA LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSES AS THEREIN SET FORTH, INCLUDING BUT NOT LIMITED TO INGRESS & EGRESS OVER THOSE PARTS OF THE LAND DESIGNATED FOR SAID PURPOSES.

Call Before You Dig
JULIE
800.892.0123
Call 48 hours before you dig
Joint Utility Locating Information for Excavators

COSTCO WHOLESALE
DES PLAINES, IL BUSINESS CENTER

DES PLAINES, IL 60018

COSTCO WHOLESALE CORPORATION
730 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

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Δ	DATE	DESCRIPTION
1	12-18-24	ISSUED FOR GREEN INK
2	02-13-25	PER INTERNAL REVIEW
3	05-02-25	BUILDING CHANGE
4	05-20-25	ISSUED FOR GREEN INK
5	08-14-25	CITY SUBMITTAL - DRAFT
6	08-28-25	CITY SUBMITTAL
7	09-04-25	CITY REVIEW
8	10-07-25	CITY REVIEW
9	10-20-25	CITY PZB SUBMITTAL

99125.CW S03
PM: DEF
DRAWN BY: RI

TITLE SHEET

C0.0

SHEET NO.

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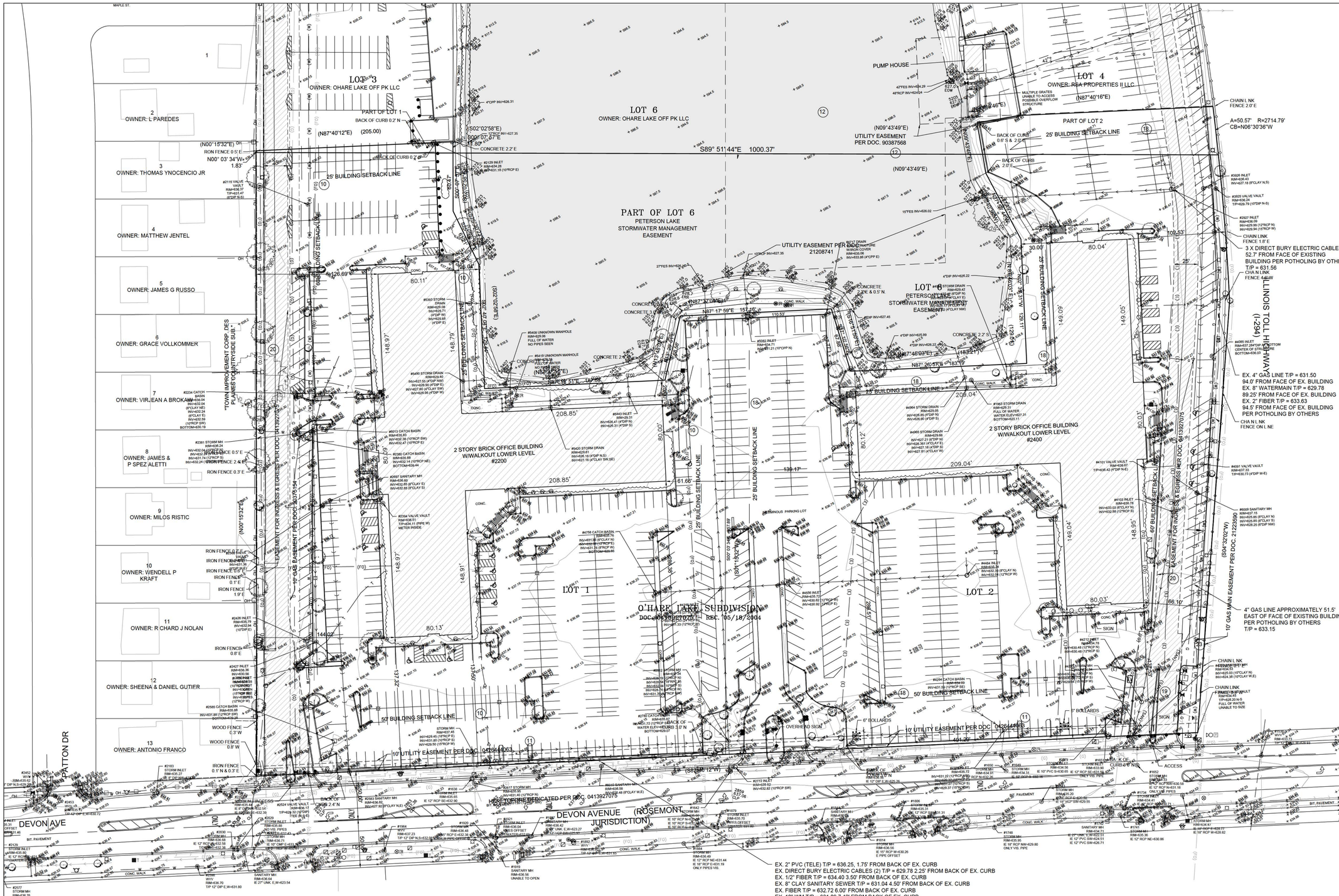
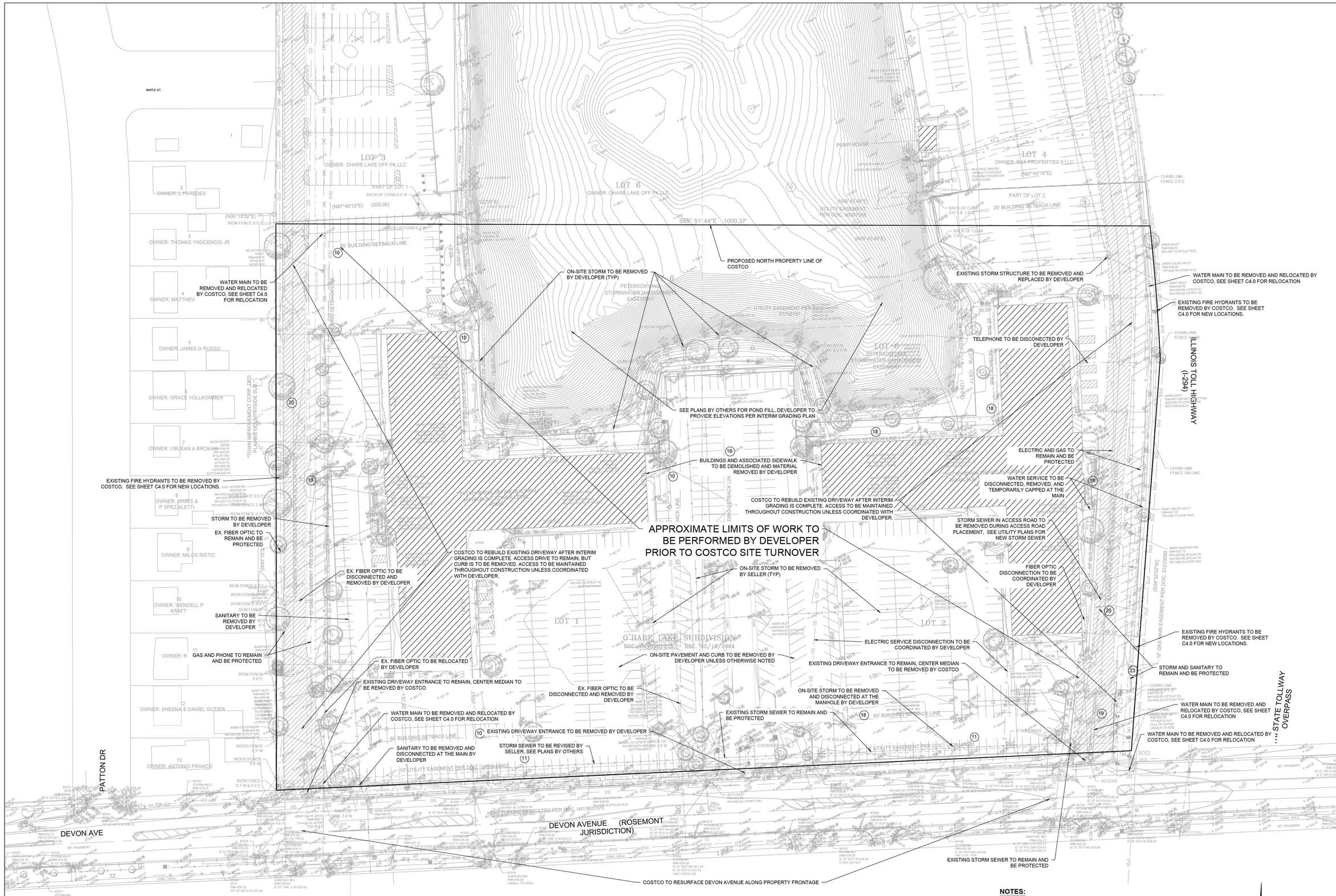
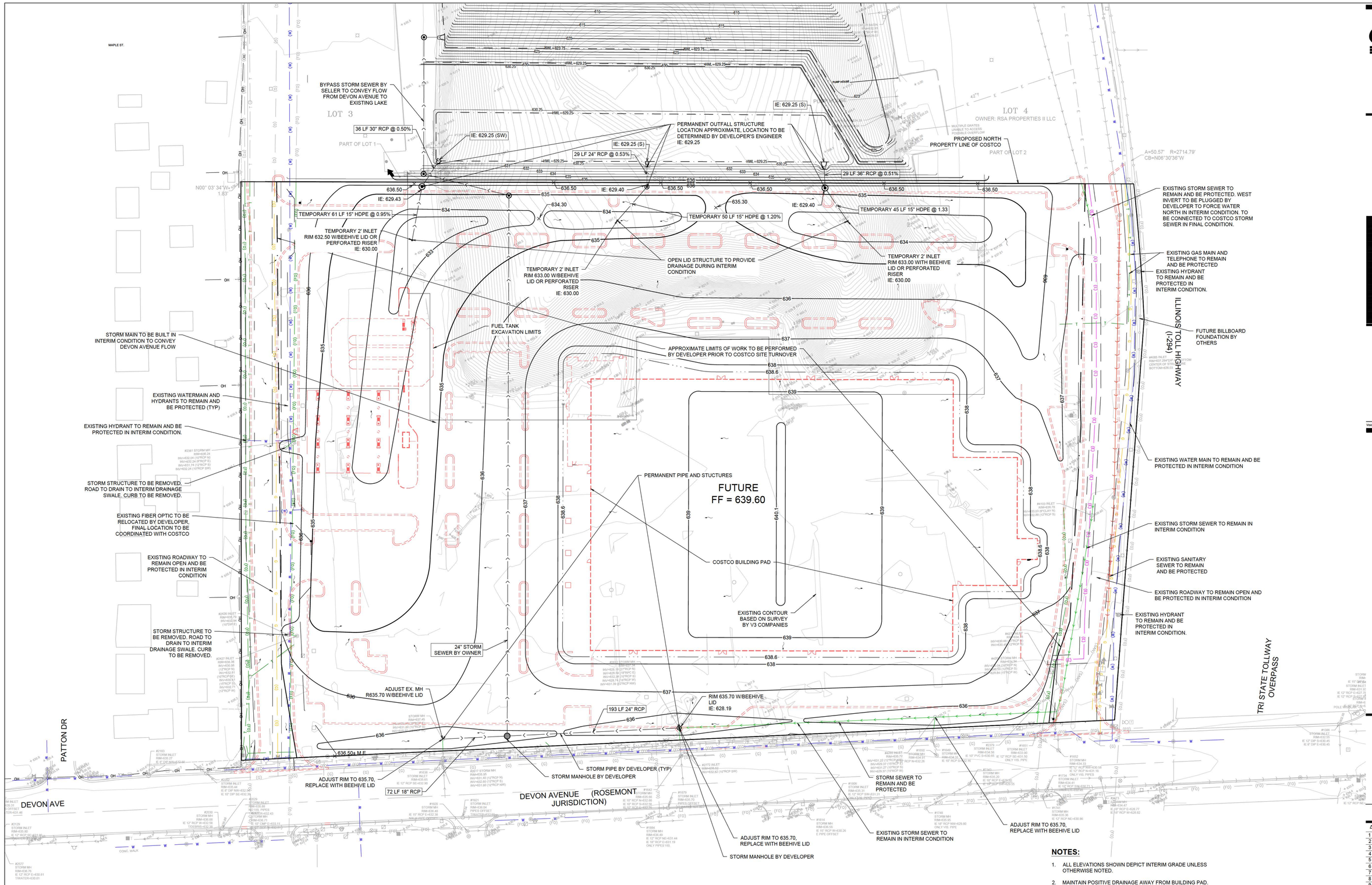

LOT 3
OWNER: OHARE LAKE OFF PK LLC
PART OF LOT 1
BACK OF CURB 0.2' N
(N87°40'12"E) (205.00)
(N00°15'32"E) OH
RON FENCE 0.5' E
N00° 03' 34"W 1.83'
25'
25' BUILDING SETBACK LINE
BACK OF CURB 0.2' W
S00° 07' 57"E 1.80'
CONCRETE 2.2' E
(S02°02'58"E)
S00° 07' 57"E
LOT 6
OWNER: OHARE LAKE OFF PK LLC
S89° 51' 44"E 1000.37'
(N09°43'49"E)
UTILITY EASEMENT
PER DOC. 90387568
PUMP HOUSE
LOT 4
OWNER: RSA PROPERTIES II LLC
(N87°40'16"E)
MULTIPLE GRATES
UNABLE TO ACCESS
POSSIBLE OVERFLOW
STRUCTURE
CHAIN L NK
FENCE 2.0' E
A=50.57' R=2714.79'
CB=N06°30'36"W
PART OF LOT 2
25' BUILDING SETBACK LINE
BACK OF CURB
0.5' S & 2.5' E
BACK OF CURB
2.0' E
PART OF LOT 6
PETERSON LAKE
STORMWATER MANAGEMENT
EASEMENT
UTILITY EASEMENT PER DOC.
21208741
LOT #6
PETERSON LAKE
STORMWATER MANAGEMENT
EASEMENT
2 STORY BRICK OFFICE BUILDING
W/WALKOUT LOWER LEVEL
#2200
2 STORY BRICK OFFICE BUILDING
W/WALKOUT LOWER LEVEL
#2400
LOT 1
LOT 2
O'HARE LAKE SUBDIVISION
DOC. #0010270705 REC. 05/18/2004
50' BUILDING SETBACK LINE
10' UTILITY EASEMENT PER DOC. 0421614063
10' UTILITY EASEMENT PER DOC. 0426144063
EASEMENT FOR INGRESS & EGRESS PER DOC. 0413927075
10' GAS EASEMENT PER DOC. 0430781154
60' EASEMENT FOR INGRESS & EGRESS PER DOC. 0413927075
10' GAS MAIN EASEMENT (S04°32'02"W) PER DOC. 2122359
4" GAS LINE APPROXIMATELY 51.5'
EAST OF FACE OF EXISTING BUILDING
PER POTHOLING BY OTHERS
T/P = 633.15
3 X DIRECT BURY ELECTRIC CABLES
52.7' FROM FACE OF EXISTING
BUILDING PER POTHOLING BY OTHERS
T/P = 631.56
EX. 4" GAS LINE T/P = 631.50
94.0' FROM FACE OF EX. BUILDING
EX. 8" WATERMAIN T/P = 629.78
89.25' FROM FACE OF EX. BUILDING
EX. 2" FIBER T/P = 633.63
94.5' FROM FACE OF EX. BUILDING
PER POTHOLING BY OTHERS
EX. 2" PVC (TELE) T/P = 636.25, 1.75' FROM BACK OF EX. CURB
EX. DIRECT BURY ELECTRIC CABLES (2) T/P = 629.79 2.25' FROM BACK OF EX. CURB
EX. 1/2" FIBER T/P = 634.40 3.50' FROM BACK OF EX. CURB
EX. 8" CLAY SANITARY SEWER T/P = 631.04 4.50' FROM BACK OF EX. CURB
EX. FIBER T/P = 632.72 6.00' FROM BACK OF EX. CURB
EX. 10" WM T/P = 631.09 7.42' FROM BACK OF EX. CURB
EX. 2" PVC T/P = 631.90 7.50' FROM BACK OF EX. CURB
EX. 6" CONDUIT T/P = 633.61 8.50' FROM BACK OF EX. CURB
EX. 2" PVC T/P = 635.64 9.83' FROM BACK OF EX. CURB
EX. ELECTRIC LINE T/P = 634.04 13.17' FROM BACK OF EX. CURB
PER POTHOLING BY OTHERS
ILLINOIS TOLL HIGHWAY (I-294)
TRI STATE TOLLWAY OVERPASS
DEVON AVENUE
DEVON AVENUE (ROSEMONT JURISDICTION)
PATTON DR
TOWN IMPROVEMENT CORP. DES PLAINES COUNTRYSIDE SUB.
OWNER: L PAREDES
OWNER: THOMAS YNOCENCIO JR
OWNER: MATTHEW JENTEL
OWNER: JAMES G RUSSO
OWNER: GRACE VOLLKOMMER
OWNER: VIRGEAN A BROKAW
OWNER: JAMES & P SPEZ ALETTI
OWNER: MILOS RISTIC
OWNER: WENDELL P KRAFT
OWNER: RICHARD J NOLAN
OWNER: SHEENA & DANIEL GUTIER
OWNER: ANTONIO FRANCO
IRON FENCE 0.1' E
IRON FENCE 1.9' E
IRON FENCE 0.8' E
WOOD FENCE 0.3' W
WOOD FENCE 0.8' W
IRON FENCE 0.1' N & 0.3' E
RON FENCE 0.7' E
IRON FENCE 0.1' E
IRON FENCE 0.1' E
RON FENCE 0.3' E
IRON FENCE 2.4' E
CHAIN L NK
FENCE 4.6' W
CHAIN L NK
FENCE ON L NE
CHAIN LINK
FENCE 1.8' E
CHAIN L NK
FENCE 0.2' W
CHAIN L NK
FENCE 0.4' W
CHAIN L NK
FENCE 0.5' W
CHAIN L NK
FENCE 0.5' E
CHAIN L NK
FENCE 0.5


PROPOSED NORTH PROPERTY LINE OF COSTCO
ON-SITE STORM TO BE REMOVED BY DEVELOPER (TYP)
WATER MAIN TO BE REMOVED AND RELOCATED BY COSTCO, SEE SHEET C4.0 FOR RELOCATION
SEE PLANS BY OTHERS FOR POND FILL, DEVELOPER TO PROVIDE ELEVATIONS PER INTERIM GRADING PLAN
EXISTING STORM STRUCTURE TO BE REMOVED AND REPLACED BY DEVELOPER
WATER MAIN TO BE REMOVED AND RELOCATED BY COSTCO, SEE SHEET C4.0 FOR RELOCATION
EXISTING FIRE HYDRANTS TO BE REMOVED BY COSTCO. SEE SHEET C4.0 FOR NEW LOCATIONS.
TELEPHONE TO BE DISCONECTED BY DEVELOPER
BUILDINGS AND ASSOCIATED SIDEWALK TO BE DEMOLISHED AND MATERIAL REMOVED BY DEVELOPER
ELECTRIC AND GAS TO REMAIN AND BE PROTECTED
WATER SERVICE TO BE DISCONNECTED, REMOVED, AND TEMPORARILY CAPPED AT THE MAIN
EXISTING FIRE HYDRANTS TO BE REMOVED BY COSTCO. SEE SHEET C4.0 FOR NEW LOCATIONS.
STORM TO BE REMOVED BY DEVELOPER
EX. FIBER OPTIC TO REMAIN AND BE PROTECTED
COSTCO TO REBUILD EXISTING DRIVEWAY AFTER INTERIM GRADING IS COMPLETE. ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS COORDINATED WITH DEVELOPER.
STORM SEWER IN ACCESS ROAD TO BE REMOVED DURING ACCESS ROAD PLACEMENT, SEE UTILITY PLANS FOR NEW STORM SEWER
APPROXIMATE LIMITS OF WORK TO BE PERFORMED BY DEVELOPER PRIOR TO COSTCO SITE TURNOVER
COSTCO TO REBUILD EXISTING DRIVEWAY AFTER INTERIM GRADING IS COMPLETE. ACCESS DRIVE TO REMAIN, BUT CURB IS TO BE REMOVED. ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION UNLESS COORDINATED WITH DEVELOPER.
EX. FIBER OPTIC TO BE DISCONNECTED AND REMOVED BY DEVELOPER
ON-SITE STORM TO BE REMOVED BY SELLER (TYP)
FIBER OPTIC DISCONNECTION TO BE COORDINATED BY DEVELOPER
SANITARY TO BE REMOVED BY DEVELOPER
ELECTRIC SERVICE DISCONNECTION TO BE COORDINATED BY DEVELOPER
EXISTING FIRE HYDRANTS TO BE REMOVED BY COSTCO. SEE SHEET C4.0 FOR NEW LOCATIONS.
GAS AND PHONE TO REMAIN AND BE PROTECTED
EX. FIBER OPTIC TO BE RELOCATED BY DEVELOPER
ON-SITE PAVEMENT AND CURB TO BE REMOVED BY DEVELOPER UNLESS OTHERWISE NOTED
EXISTING DRIVEWAY ENTRANCE TO REMAIN, CENTER MEDIAN TO BE REMOVED BY COSTCO
STORM AND SANITARY TO REMAIN AND BE PROTECTED
EXISTING DRIVEWAY ENTRANCE TO REMAIN, CENTER MEDIAN TO BE REMOVED BY COSTCO
EX. FIBER OPTIC TO BE DISCONNECTED AND REMOVED BY DEVELOPER
ON-SITE STORM TO BE REMOVED AND DISCONNECTED AT THE MANHOLE BY DEVELOPER
WATER MAIN TO BE REMOVED AND RELOCATED BY COSTCO, SEE SHEET C4.0 FOR RELOCATION
EXISTING STORM SEWER TO REMAIN AND BE PROTECTED
EXISTING DRIVEWAY ENTRANCE TO BE REMOVED BY DEVELOPER
WATER MAIN TO BE REMOVED AND RELOCATED BY COSTCO, SEE SHEET C4.0 FOR RELOCATION
SANITARY TO BE REMOVED AND DISCONNECTED AT THE MAIN BY DEVELOPER
STORM SEWER TO BE REVISED BY SELLER, SEE PLANS BY OTHERS
EXISTING STORM SEWER TO REMAIN AND BE PROTECTED
COSTCO TO RESURFACE DEVON AVENUE ALONG PROPERTY FRONTAGE
LOT 3
OWNER: OHARE LAKE OFF PK LLC
LOT 6
OWNER: OHARE LAKE OFF PK LLC
LOT 4
OWNER: REA PROPERTIES II LLC
LOT 1
LOT 2
O'HARE LAKE SUBDIVISION
DOC. 0041027075 REC. 05/18/2004
OWNER: L PAREDES
OWNER: THOMAS YNOCENCIO JR
OWNER: MATTHEW
OWNER: JAMES G RUSSO
OWNER: GRACE VOLLKOMMER
OWNER: VIRJEAN A BROKAW
OWNER: JAMES & P SPEZ ALETTI
OWNER: MILOS RISTIC
OWNER: WENDELL P KRAFT
OWNER: R
OWNER: SHEENA & DANIEL GUTIER
OWNER: ANTONIO FRANCO
PETERSON/COSTCO STORMWATER MAIN SYSTEM EASEMENT
UTILITY EASEMENT PER DOC. 2120741
UTILITY EASEMENT PER DOC. 0412644063
PART OF LOT 1
PART OF LOT 2
25' BUILDING SETBACK LINE
50' BUILDING SETBACK LINE
60' BUILDING SETBACK LINE
BACK OF CURB 0.2' N
BACK OF CURB 0.6' S & 2.0' E
BACK OF CURB 2.0' E
IRON FENCE 0.5' E
CHAIN LINK FENCE 2.0' E
WOOD FENCE 0.3' W
WOOD FENCE 0.8' W
IRON FENCE 0.7' N & 0.3' E
IRON FENCE 0.8' E
MAPLE ST.
PATTON DR
DEVON AVE
DEVON AVENUE (ROSEMONT JURISDICTION)
ILLINOIS TOLL HIGHWAY (I-294)
STATE TOLLWAY OVERPASS
10' GAS MAIN EASEMENT PER DOC. 2120741
HOA STORMWATER MAIN EASEMENT PER DOC. 0413927075
TOWN IMPROVEMENT CORP. LES PLAINES COUNTRYSIDE SUB.
S89° 51'44"E 1000.37'
(N87°40'12"E) (205.00)
(N00°18'32"E)
(N87°40'16"E)
(N00°19'48"E)
(S04°13'20"W)
N87° 40' 16"E 123.69'
N87° 47' 59"E 157.16'
N87° 48' 02"E 148.31'
N87° 40' 16"E 144.02'
(N87°40'16"E) 144.02'
(N87°40'16"E) 105.53'
(N87°40'16"E) 30.00'
(N87°40'16"E) 125.11'
(N87°40'16"E) 126.16'
(N87°40'16"E) 148.31



NOTES:

1. ALL ELEVATIONS SHOWN DEPICT INTERIM GRADE UNLESS OTHERWISE NOTED.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING PAD.
3. STORMWATER DETENTION AND VOLUME CONTROL TO BE PROVIDED OFFSITE BY THE DEVELOPER.
4. CONTRACTOR TO REFER TO RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT FOR THE "PROPOSED COSTCO BUSINESS CENTER-CW#22-1628" KLEINFELDER, DATED JANUARY, 2025.
5. MASS GRADING AND STORM SEWER OUTFALLS TO BE COMPLETED BY DEVELOPER. DEVELOPER TO PROVIDE EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO INLET FILTER BASKETS WITHIN OPEN DRAINAGE STRUCTURES, EROSION CONTROL BLANKET, AND SILT FENCE.
6. FUTURE COSTCO BUILDING SHOWN FOR REFERENCE ONLY.
7. DEVELOPER TO FOLLOW COSTCO STANDARDS FOR PROVIDING A CERTIFIED MASS GRADED SITE AND BUILDING PAD.
8. MASS GRADED SITE SHALL BE CERTIFIED BY AS-BUILT SURVEY PERFORMED BY COSTCO'S CONSULTANT.

GRAPHIC SCALE
40 20 0 40
1" = 40'

COSTCO WHOLESALE

DES PLAINES, IL BUSINESS CENTER

DES PLAINES, IL 60018

COSTCO WHOLESALE CORPORATION
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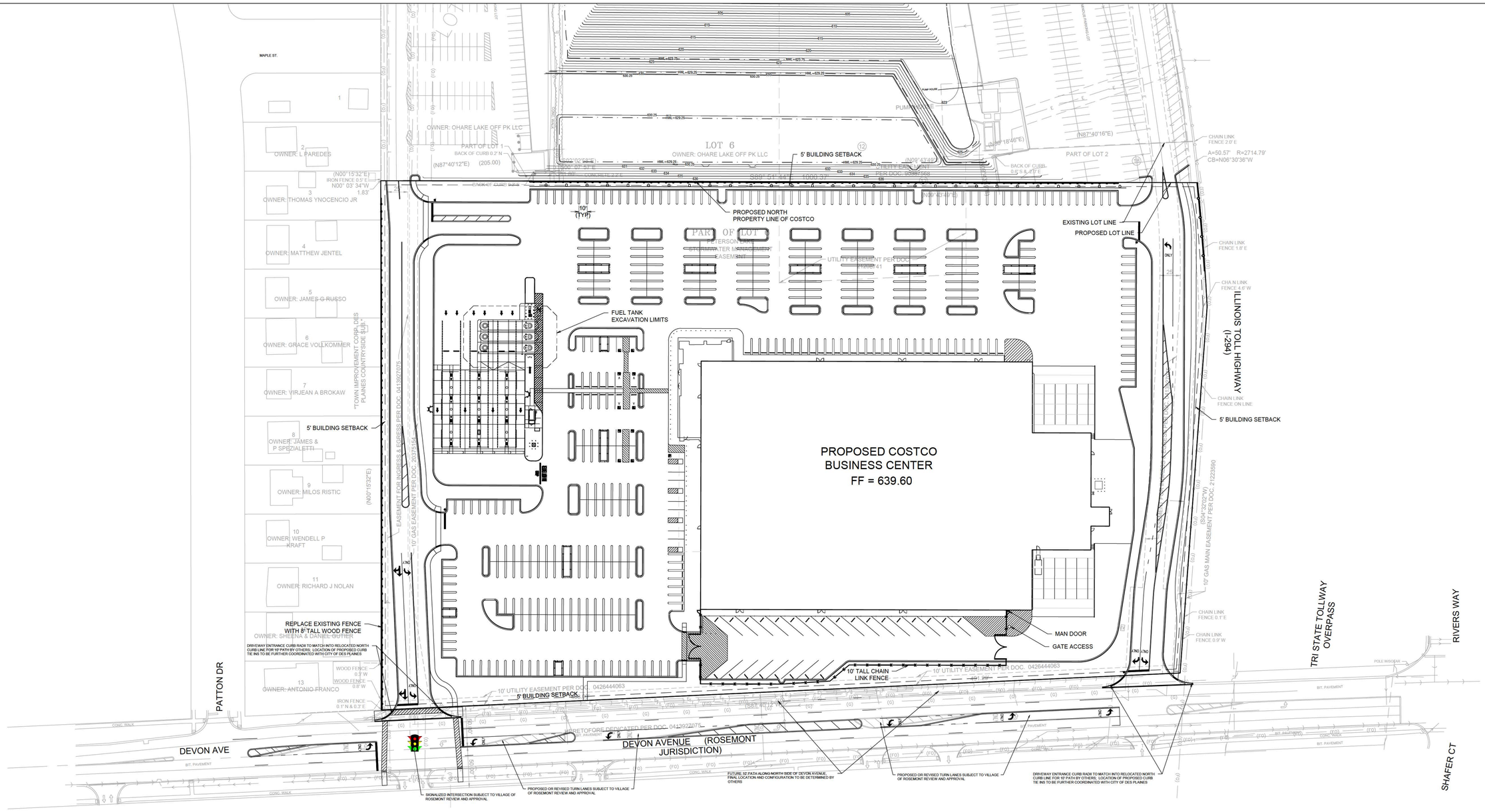
6	08-28-25	CITY SUBMITTAL
7	09-04-25	CITY REVIEW
8	10-07-25	CITY REVIEW
9	10-20-25	CITY PZB SUBMITTAL

99125.CW S03
PM: DEF
DRAWN BY: RI

INTERIM GRADING PLAN

SHEET NO. C1.2



PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: DEVON AVENUE
DES PLAINES, IL 60016

OVERALL SITE DATA:

PROPOSED RESUBDIVISION

COSTCO SITE AREA:	4.29 ACRES (622,615 SF)
JURISDICTION:	CITY OF DES PLAINES
EXISTING ZONING:	C-7 WITH TEXT AMENDMENTS
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED USING SURVEY BY V3 COMPANIES

COSTCO BUILDING DATA:

TOTAL BUILDING AREA:	137,327 SF
BUILDING FOOTPRINT AREA:	133,693 SF
NET FLOOR AREA:	120,634 SF

COSTCO PARKING DATA:

REQUIRED PARKING (1 STALL / 250 NFA):	483 STALLS
+ 2 STALLS PER FUEL PUMP (12)	24 STALLS
TOTAL REQUIRED PARKING	507 STALLS
PROVIDED PARKING:	415 STALLS
INCLUDES:	
⊙ 10' WIDE PARKING STALLS	395 STALLS
⊙ ACCESSIBLE STALLS	10 STALLS
10' WIDE LOADING STALLS	10 STALLS
▭ TRUCK PARKING (12' WIDE)	25 STALLS

ZONING BULK DATA (C-7):

MAXIMUM BUILDING HEIGHT:	165'
BUILDING SETBACKS (MINIMUM):	
FRONT	25'
SIDE (EAST)	25'
SIDE (WEST)	50'
REAR	25'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		B-6.12 CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSED PITCH B-6.12 CONCRETE CURB AND GUTTER

GRAPHIC SCALE
50 25 0 50
1" = 50'

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DES PLAINES, IL
BUSINESS CENTER

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7	09-04-25	CITY REVIEW
8	10-07-25	CITY REVIEW
9	10-20-25	CITY PZB SUBMITTAL

99125.CW S03
PM: DEF
DRAWN BY: RI

PRELIMINARY SITE PLAN

C2.0
SHEET NO.

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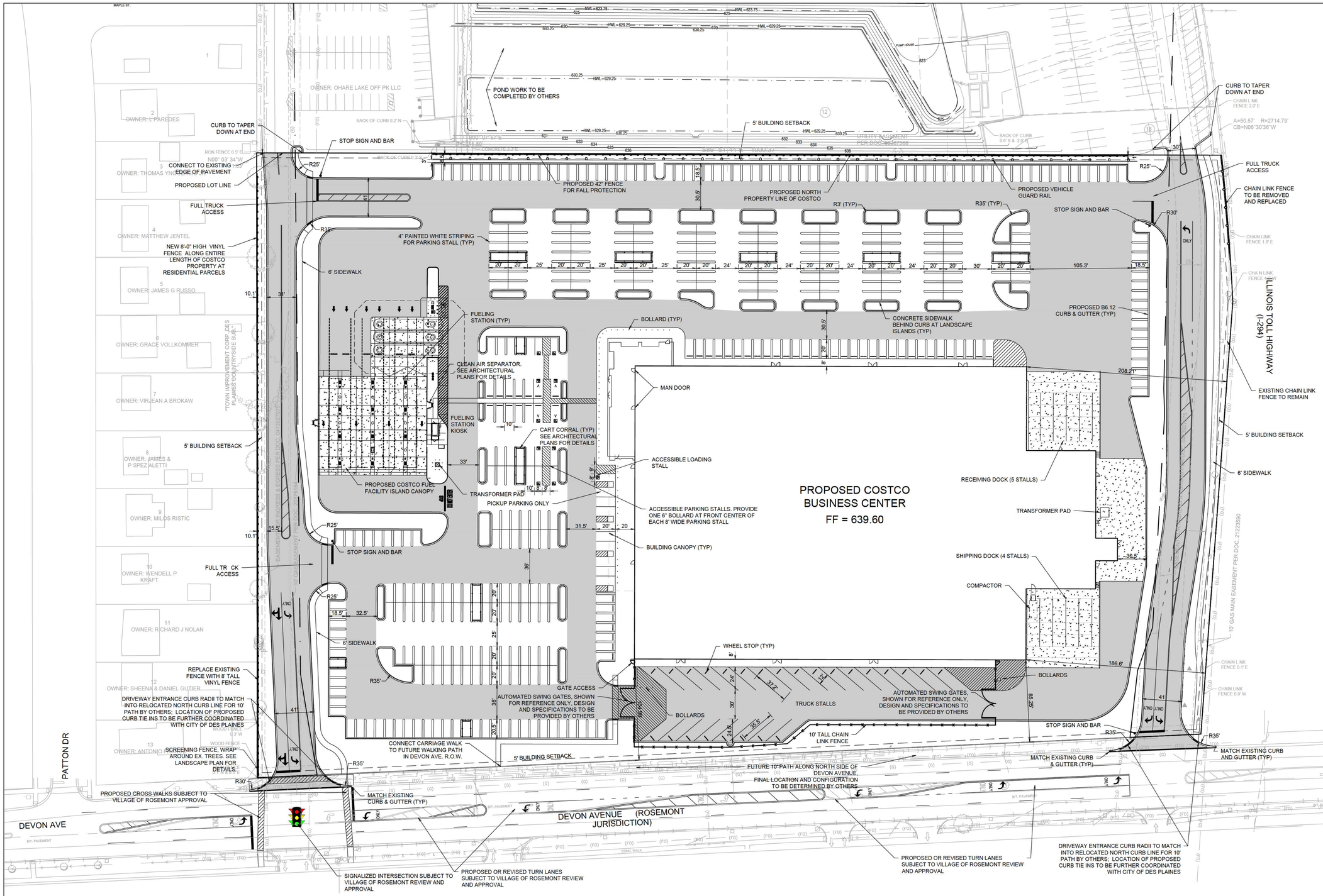

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
5. THE PAVEMENT SECTIONS SHOULD BE VERIFIED BASED ON RECOMMENDATIONS OF THE COMPLETED GEOTECHNICAL REPORT.
6. PROVIDE FROST-RESISTIVE FILL AND UNDERDRAIN BELOW ALL SIDEWALKS ADJACENT TO BUILDING. TIE UNDERDRAIN TO BUILDING FOUNDATION DRAIN. SEE UTILITY PLAN FOR INFORMATION REGARDING FOUNDATION DRAIN.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		B-6.12 CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSED PITCH B-6.12 CONCRETE CURB AND GUTTER

PAVING LEGEND

BITUMINOUS PAVEMENT - FULL DEPTH

1.5" BITUMINOUS CONCRETE SURFACE COURSE, PG 58-28 (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).
2.5" HOT MIX ASPHALT BINDER COURSE (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).
6" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9

BITUMINOUS PAVEMENT (HEAVY DUTY) - FULL DEPTH

1.5" BITUMINOUS CONCRETE SURFACE COURSE, PG 58-28 (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).
4.5" HOT MIX ASPHALT BINDER COURSE (PROJECT SPECIFICATIONS FOR COSTCO BITUMINOUS PAVEMENT STANDARDS & REQUIREMENTS).
12" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9

CONCRETE PAVEMENT

7.5" P.C. CONCRETE PAVEMENT - UNREINFORCED
8" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT - UNREINFORCED
6" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9

GRAPHIC SCALE
40 20 0 40
1" = 40'

COSTCO WHOLESALE

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BUSINESS CENTER

DES PLAINES, IL 60018

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6	08-26-25	CITY SUBMITTAL
7	09-04-25	CITY REVIEW
8	10-07-25	CITY REVIEW
9	10-20-25	CITY PZB SUBMITTAL

99125.CW S03
PM: DEF
DRAWN BY: RI

PRELIMINARY LAYOUT AND PAVING PLAN

C2.1
SHEET NO.

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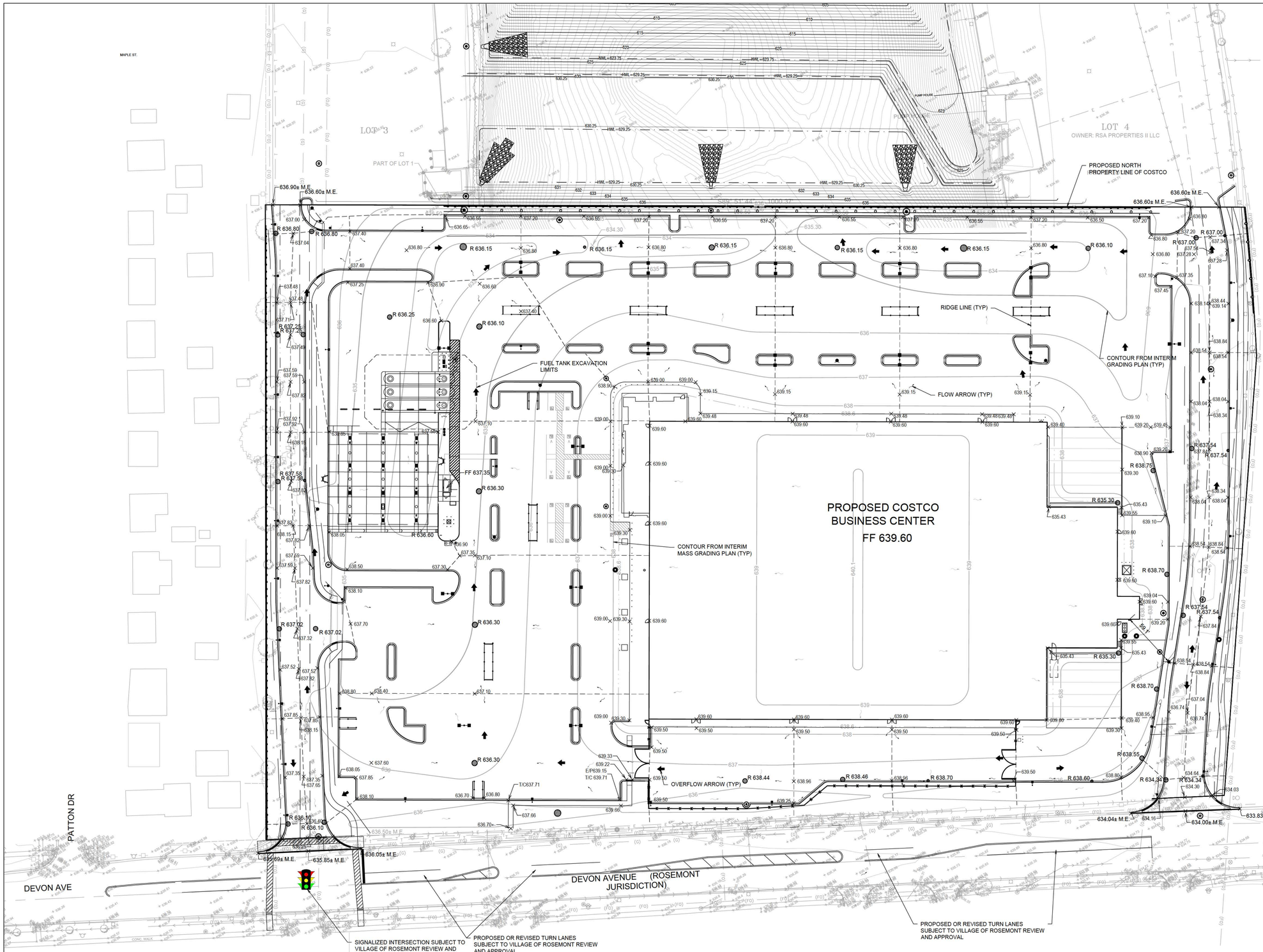

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
× 706.00	× 706.0	SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

GRAPHIC SCALE
40 20 0 40
1" = 40'

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99125.CW S03
PM: DEF
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PRELIMINARY GRADING PLAN

SHEET NO. C3.0

COSTCO WHOLESALE
DES PLAINES, IL BUSINESS CENTER

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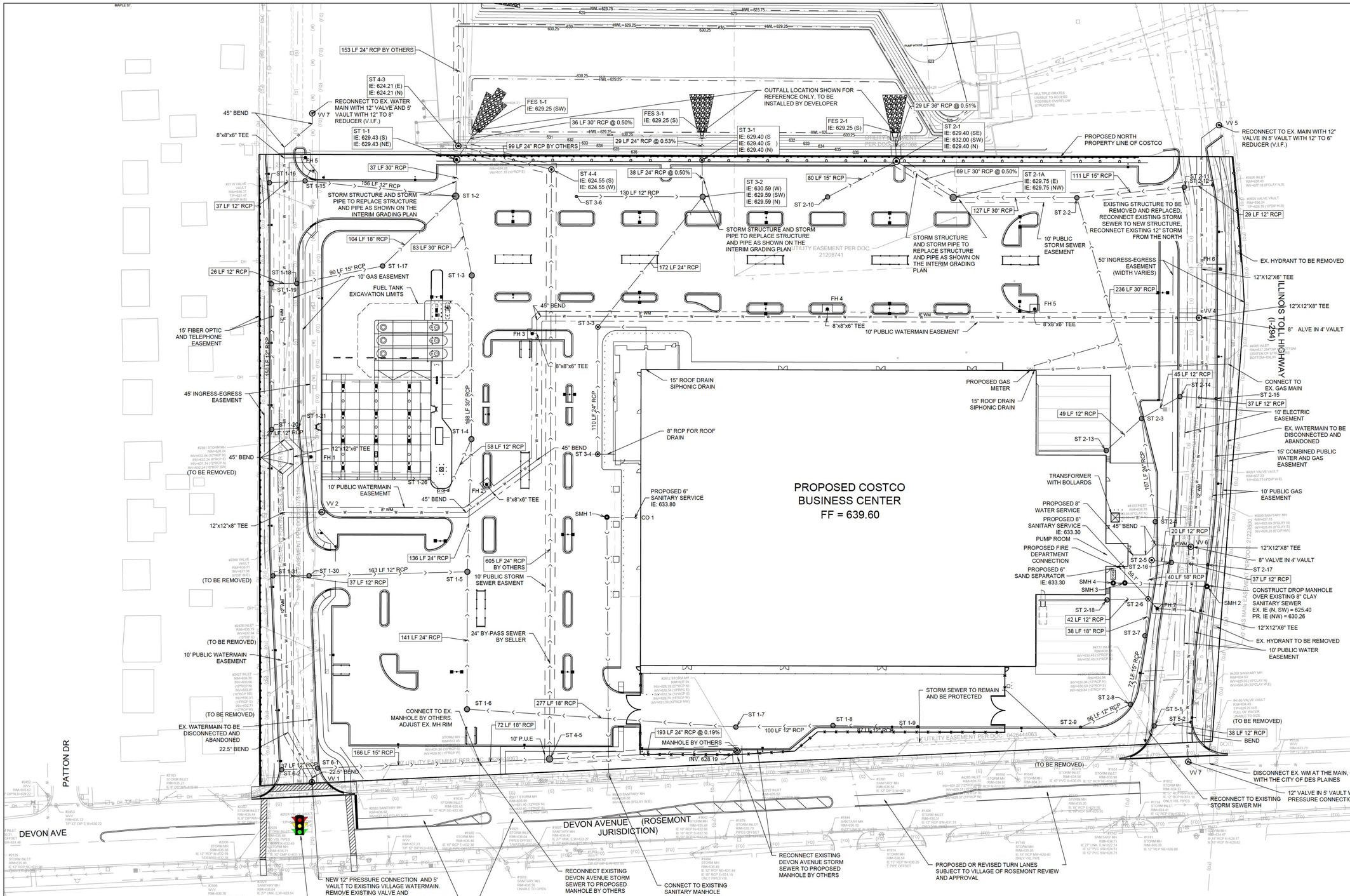

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-4340-B OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
4. RADIAL UNDERDRAINS TO BE PROVIDED AT EACH OPEN LID MANHOLE WITHIN THE PAVEMENT. PROVIDE UNDERDRAIN ALONG ALL EDGES OF CONCRETE PAVEMENT THAT ABUT ASPHALT PAVEMENT.
5. PROVIDE ONE 6" FOUNDATION DRAIN WHICH IS TO DISCHARGE TO THE OFFSITE DETENTION POND, ABOVE THE HIGH WATER LINE.
6. ALL STORM SEWER ROOF DRAINS FROM BUILDING TO MAIN STORM SEWER TRUNK LINE SHALL BE PVC SDR 26 AT 1.0% SLOPE MINIMUM.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
FO	FO	UNDERGROUND FIBER OPTIC
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE
OHE	OHE	OVERHEAD ELECTRIC
OHT	OHT	OVERHEAD TELEPHONE
OHW	OHW	OVERHEAD WIRE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		OVERHEAD UTILITY POLE

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8	10-07-25	CITY REVIEW
9	10-20-25	CITY PZB SUBMITTAL

99125.CW S03
PM: DEF
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PRELIMINARY UTILITY PLAN

SHEET NO. C4.0

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BUSINESS CENTER

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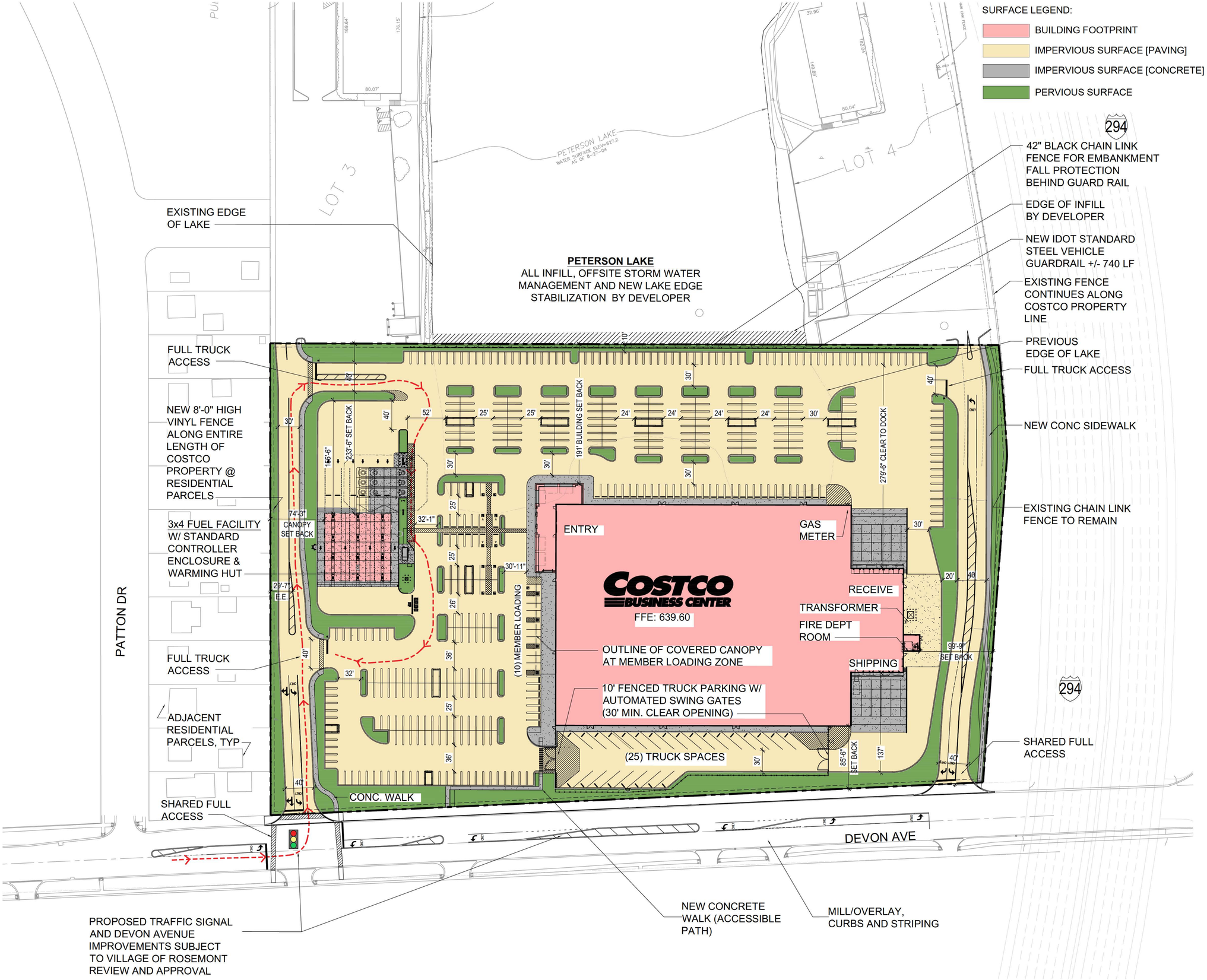

PROJECT DATA

CLIENT: COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NWC OF DEVON AVE AND I-294
DES PLAINES, IL

SITE DATA:

COSTCO SITE AREA: 14.29 ACRES (622,615 SF)

JURISDICTION: CITY OF DES PLAINES

ZONING: C-7 COMMERCIAL MIXED-USE DISTRICT

SETBACKS:
FRONT: 85'
SIDE: 99'
REAR: 191'

BUILDING DATA:
137K BUSINESS CENTER PROTOTYPE

TOTAL BUILDING AREA:	137,327 SF
INCLUDES:	
BUILDING FOOTPRINT AREA:	133,693 SF
FIRE DEPT ROOM:	529 SF
ENCLOSED CANOPY:	3,105 SF
OPEN MEMBER LOADING CANOPY:	3,714 SF

BUILDING TO BE FULLY SPRINKLERED AND EQUIPPED WITH A FIRE ALARM TO BE MONITORED BY FOX VALLEY FIRE AND SAFETY.

PER 507.5.1.1 - BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903 SHALL HAVE A FIRE HYDRANT WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTIONS.

PARKING DATA:

TOTAL PARKING:	415 STALLS
INCLUDES:	
10' WIDE STALLS	395 STALLS
10' WIDE LOADING STALLS	9 STALLS
ACCESSIBLE LOADING STALLS	1 STALLS
ACCESSIBLE STALLS	10 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	3.02 STALLS
PROPOSED TRUCK PARKING:	
12'-0" WIDE STALLS	25 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

BY DEVELOPER

- DEMOLITION OF EXISTING BUILDINGS AND EXISTING PAVING
- PARTIAL INFILL OF PETERSON LAKE
- MASS GRADING SITE TO INTERIM GRADING PLAN

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
DES PLAINES, IL

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com
MG2

22-6234-01
OCTOBER 20, 2025

CITY PZB SUBMITTAL

DD14-24

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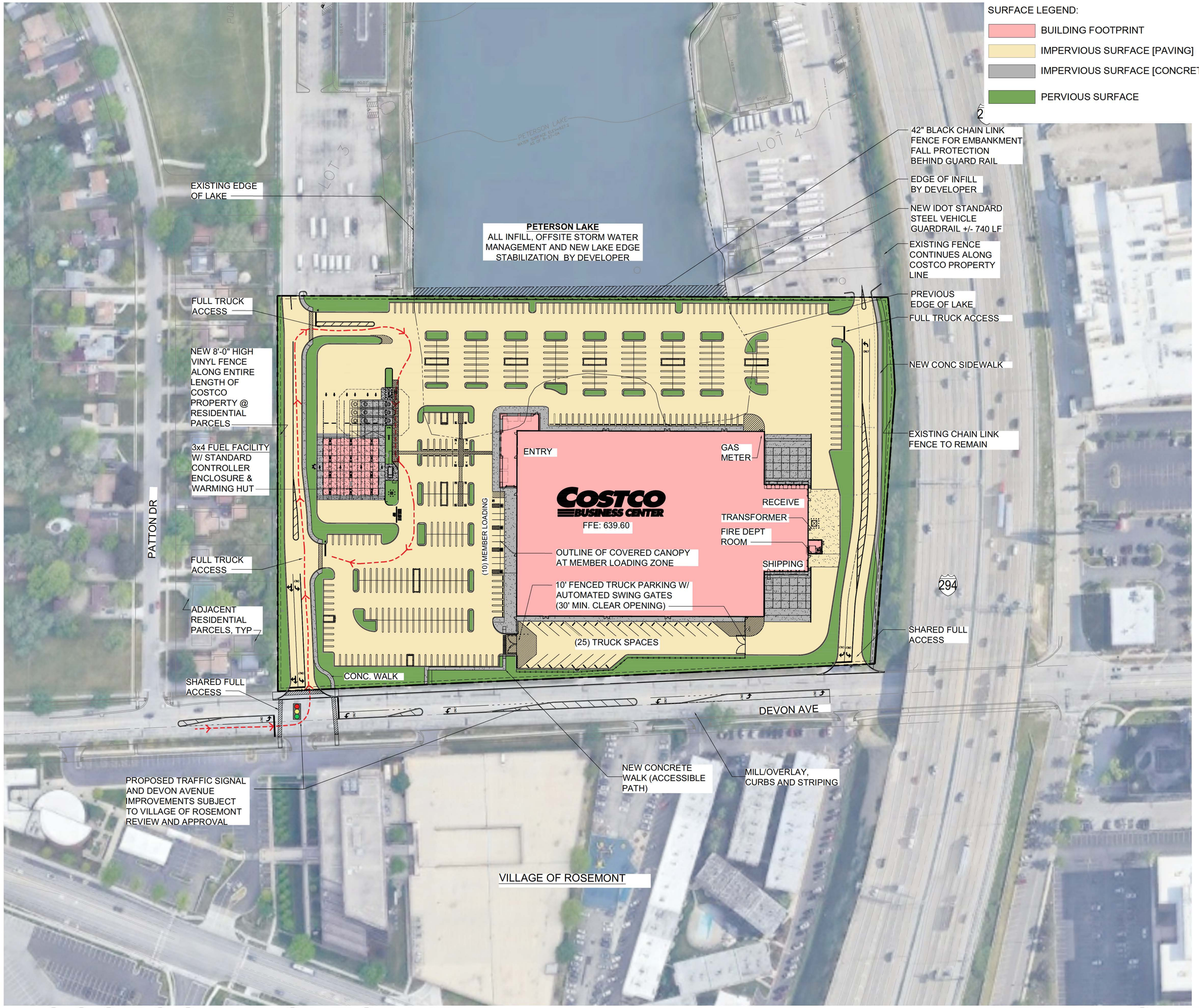
COSTCO WHOLESALE

DES PLAINES, ILLINOIS

PRELIMINARY SITE PLAN

OCTOBER 20, 2025



PROJECT DATA

CLIENT: COSTCO WHOLESALE
730 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NWC OF DEVON AVE AND I-294
DES PLAINES, IL

SITE DATA:

COSTCO SITE AREA: 14.29 ACRES (622,615 SF)

JURISDICTION: CITY OF DES PLAINES

ZONING: C-7 COMMERCIAL MIXED-USE DISTRICT

SETBACKS:
FRONT: 85'
SIDE: 99'
REAR: 191'

BUILDING DATA:
137K BUSINESS CENTER PROTOTYPE

TOTAL BUILDING AREA:	137,327 SF
INCLUDES:	
BUILDING FOOTPRINT AREA:	133,693 SF
FIRE DEPT ROOM:	529 SF
ENCLOSED CANOPY:	3,105 SF
OPEN MEMBER LOADING CANOPY:	3,714 SF

BUILDING TO BE FULLY SPRINKLERED AND EQUIPPED WITH A FIRE ALARM TO BE MONITORED BY FOX VALLEY FIRE AND SAFETY.

PER 507.5.1.1 - BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903 SHALL HAVE A FIRE HYDRANT WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTIONS.

PARKING DATA:

TOTAL PARKING:	415 STALLS
INCLUDES:	
10' WIDE STALLS	395 STALLS
10' WIDE LOADING STALLS	9 STALLS
ACCESSIBLE LOADING STALLS	1 STALLS
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NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	3.02 STALLS
PROPOSED TRUCK PARKING:	
12'-0" WIDE STALLS	25 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

BY DEVELOPER

- DEMOLITION OF EXISTING BUILDINGS AND EXISTING PAVING
- PARTIAL INFILL OF PETERSON LAKE
- MASS GRADING SITE TO INTERIM GRADING PLAN

0 30' 60' 120'
1" = 60'-0"

COSTCO WHOLESALE
DES PLAINES, IL

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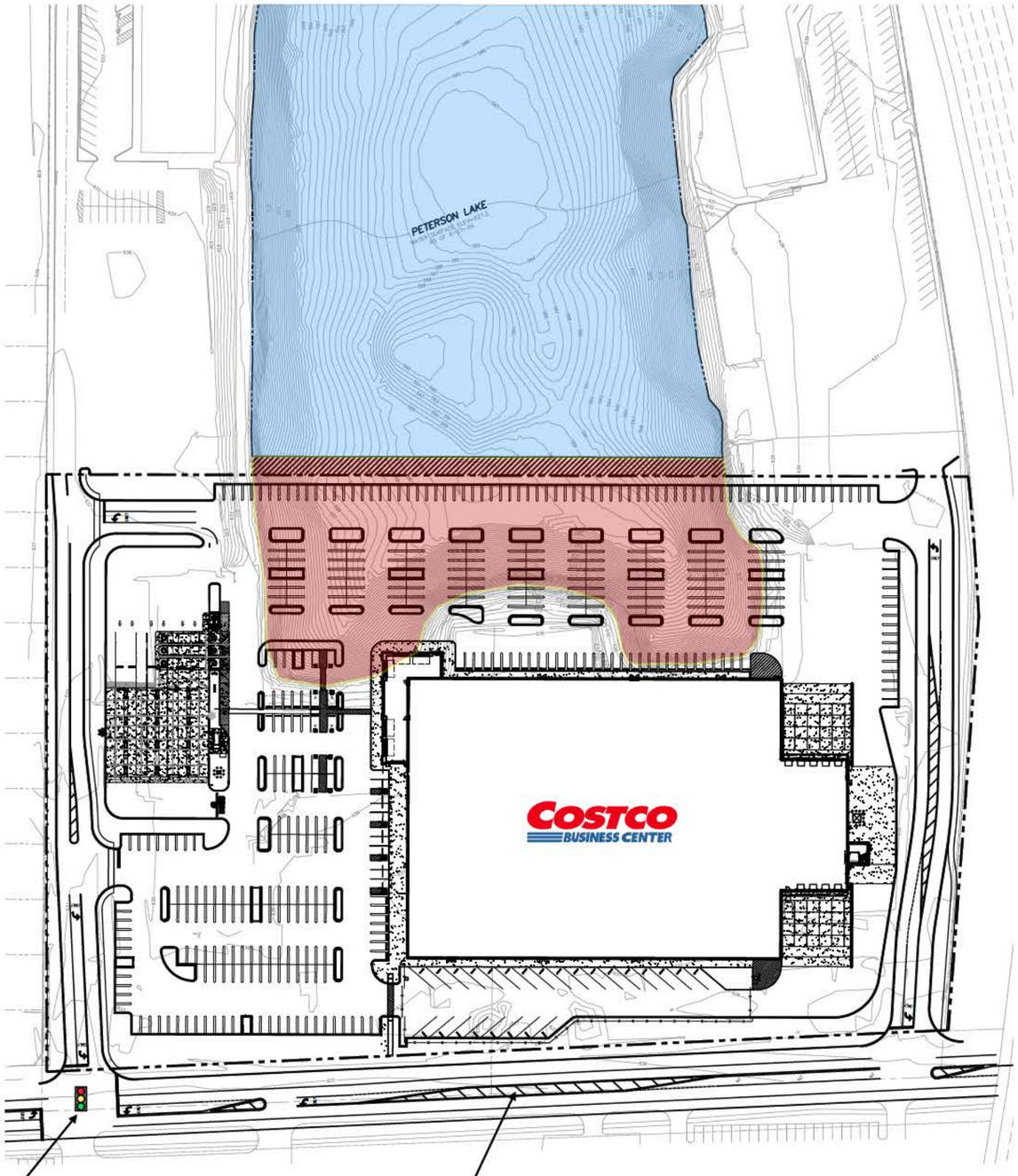
COSTCO WHOLESALE

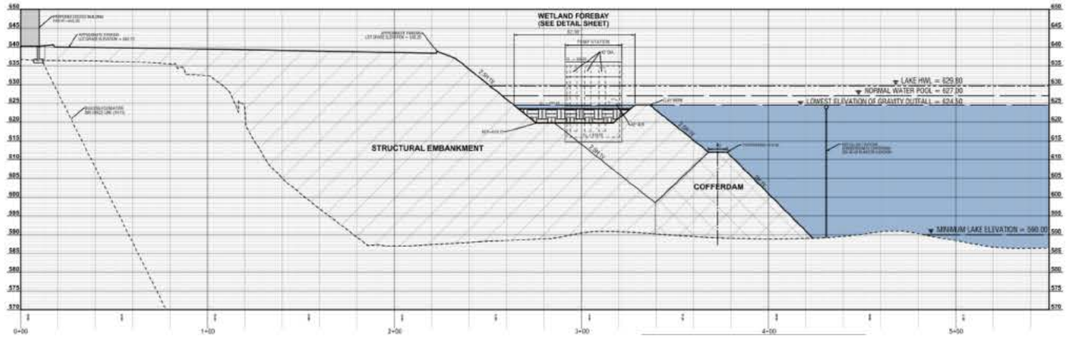
DES PLAINES, ILLINOIS

AERIAL OVERLAY

OCTOBER 10, 2025



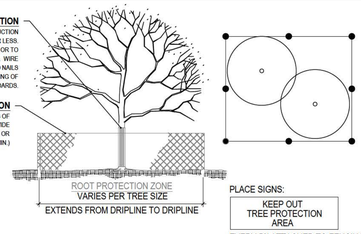
PROPOSED TRAFFIC SIGNAL AND DEVON AVENUE IMPROVEMENTS SUBJECT TO VILLAGE OF ROSEMONT REVIEW AND APPROVAL



DEVELOPER PROVIDED LAKE INFILL & OFFSITE STORM WATER

TRUNK PROTECTION
REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS IN NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.

BRANCH PROTECTION
PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN.)



PLACE SIGNS:

KEEP OUT
TREE PROTECTION
AREA

EVERY 50' ATTACHED TO FENCING

TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

CONCEPT PLANT SCHEDULE

⊞	EXISTING TREE	65
	EXISTING TREE TO BE REMOVED	56

NOTE: NOT FOR CONSTRUCTION.

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL NEW LANDSCAPE AREAS.

NOTE: EXISTING TREE LOCATIONS, SPECIES AND CONDITIONS DETERMINED FROM GOOGLE EARTH AERIAL. CONTRACTOR TO CONFIRM EXISTING TREE LOCATIONS IN THE FIELD.

1 TREE PROTECTION

NTS

24" HONEY LOCUST TO BE REMOVED
FAIR CONDITION

24" ELM TREE IS TO BE PRUNED AS NECESSARY TO REMOVE BRANCHES OVERHANGING ONTO COSTCO PROPERTY FOR SITE AND VEHICULAR ACCESS. IF THE CONTRACTOR'S ARBORIST THAT IS PERFORMING THE TREE PRUNING WORK DETERMINES THAT THE BEST PRACTICE IS FULL TREE REMOVAL IN LIEU OF BRANCH PRUNING, COSTCO AND THE CONTRACTOR SHALL MAKE CONTACT AND COLLABORATE WITH THE NEIGHBORING PROPERTY OWNER TO DETERMINE RECOMMENDED TREE REPLACEMENT SPECIES AND LOCATION.

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24" HACKBERRY TO BE REMOVED
FAIR CONDITION WITH CANOPY DECLINE

PROPOSED TRAFFIC SIGNAL AND DEVON AVENUE IMPROVEMENTS SUBJECT TO VILLAGE OF ROSEMONT REVIEW AND APPROVAL

20" HONEY LOCUST TO BE REMOVED
GOOD CONDITION

20" HONEY LOCUST TO BE REMOVED
GOOD CONDITION

22" HONEY LOCUST TO BE REMOVED
GOOD CONDITION

PROPOSED TRAFFIC SIGNAL AND DEVON AVENUE IMPROVEMENTS SUBJECT TO VILLAGE OF ROSEMONT REVIEW AND APPROVAL

W DEVON AVE

CONSULTANT

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-260-7804
WWW.KIMLEY-HORN.COM

NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SEAL AND SIGNATURES

COSTCO WHOLESALE
BUSINESS CENTER
NWC OF DEVON AVE AND I-294
DES PLAINES, IL

DATE	ISSUED FOR	REV
05/16/2025	GREEN INK	
09/04/2025	CITY REVIEW	
10/20/2025	CITY PZB SUBMITTAL	

L1.0
TREE PRESERVATION PLAN

AS INDICATED

CONSULTANT

Kimley»Horn

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L0.0

COLORED LANDSCAPE PLAN

AS INDICATED

TRUNK PROTECTION
REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS IN NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.

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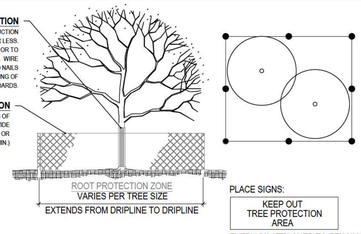

PLACE SIGNS:
KEEP OUT
TREE PROTECTION
AREA
EVERY 50' ATTACHED TO FENCING

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13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

CONCEPT PLANT SCHEDULE

⊞	EXISTING TREE	65
	EXISTING TREE TO BE REMOVED	56

NOTE: NOT FOR CONSTRUCTION.

NOTE: ALL INTERIOR ISLANDS AND FOUNDATION LANDSCAPE TO BE MULCHED WITH DECORATIVE STONE.

NOTE: A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL NEW LANDSCAPE AREAS.

NOTE: EXISTING TREE LOCATIONS, SPECIES AND CONDITIONS DETERMINED FROM GOOGLE EARTH AERIAL. CONTRACTOR TO CONFIRM EXISTING TREE LOCATIONS IN THE FIELD.

1 TREE PROTECTION

NTS

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24" HACKBERRY TO BE REMOVED
FAIR CONDITION WITH CANOPY DECLINE

PROPOSED TRAFFIC SIGNAL AND DEVON AVENUE IMPROVEMENTS SUBJECT TO VILLAGE OF ROSEMONT REVIEW AND APPROVAL

20" HONEY LOCUST TO BE REMOVED
GOOD CONDITION

20" HONEY LOCUST TO BE REMOVED
GOOD CONDITION

22" HONEY LOCUST TO BE REMOVED
GOOD CONDITION

PROPOSED TRAFFIC SIGNAL AND DEVON AVENUE IMPROVEMENTS SUBJECT TO VILLAGE OF ROSEMONT REVIEW AND APPROVAL

W DEVON AVE

CONSULTANT
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NORTH ARROW AND SCALE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SEAL AND SIGNATURES

COSTCO WHOLESALE
BUSINESS CENTER
NWC OF DEVON AVE AND I-294
DES PLAINES, IL

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10/20/2025	CITY PZB SUBMITTAL	

L1.0
TREE PRESERVATION PLAN
AS INDICATED

NOTE: NOT FOR CONSTRUCTION.

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NOTE: EXISTING TREE LOCATIONS, SPECIES AND CONDITIONS DETERMINED FROM GOOGLE EARTH AERIAL. CONTRACTOR TO CONFIRM EXISTING TREE LOCATIONS IN THE FIELD.

CONCEPT PLANT SCHEDULE

CANOPY TREE MINIMUM 2.5" CAL PER	10
CANOPY TREE - YARD MINIMUM 2.5" CAL PER	4
CANOPY TREE - PARKING LOT MINIMUM 2.5" CAL PER	106
CANOPY TREE - PARKING LOT PERIMETER MINIMUM 2.5" CAL PER	12
ORNAMENTAL TREE MINIMUM 2" CAL PER	7
EVERGREEN TREE MINIMUM 6 FT. HEIGHT	13
COLUMNAR EVERGREEN TREE	104
LARGE SHRUB	224
LARGE SHRUB - PARKING LOT PERIMETER	27
LARGE EVERGREEN SHRUB	140
LARGE EVERGREEN SHRUB - PARKING LOT PERIMETER	123
UPRIGHT EVERGREEN SHRUB	117
UPRIGHT COLUMNAR EVERGEEN SHRUB	22
MEDIUM SHRUB	462
MEDIUM SHRUB - PARKING LOT PERIMETER	187
MEDIUM SHRUB - FOUNDATION	145
SMALL SHRUB	813
ORNAMENTAL GRASS	350
PERENNIALS	
TURF SOD	

TURF SOD TO ALL DISTURBED AREAS, TYP.

GUARDRAIL, SEE CIVIL FOR DETAIL

FENCE, SEE CIVIL FOR DETAIL

ALL EXISTING LANDSCAPE MATERIAL ALONG THE WEST YARD LENGTH TO REMAIN. IF DISTURBED, CONTRACTOR TO REPLACE IN KIND.

8 FT VINYL FENCE PROPOSED ALONG ENTIRE WEST YARD

10' TALL FENCE AROUND TRUCK PARKING AREA SEE ARCH FOR DETAILS

TURF SOD TO ALL DISTURBED AREAS, TYP.

PROPOSED TRAFFIC SIGNAL AND DEVON AVENUE IMPROVEMENTS SUBJECT TO VILLAGE OF ROSEMONT REVIEW AND APPROVAL

10' UTILITY EASEMENT

FUTURE PATH CONNECTION

LANDSCAPE BED EDGE, TYP.

TURF SOD TO ALL DISTURBED AREAS, TYP.

10' UTILITY EASEMENT

PROPOSED TRAFFIC SIGNAL AND DEVON AVENUE IMPROVEMENTS SUBJECT TO VILLAGE OF ROSEMONT REVIEW AND APPROVAL

10' UTILITY EASEMENT

TURF SOD TO ALL DISTURBED AREAS, TYP.

W DEVON AVE

CONSULTANT

Kimley»Horn

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NORTH ARROW AND SCALE

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L1.1

LANDSCAPE PLAN

AS INDICATED

NOTE: NOT FOR CONSTRUCTION.

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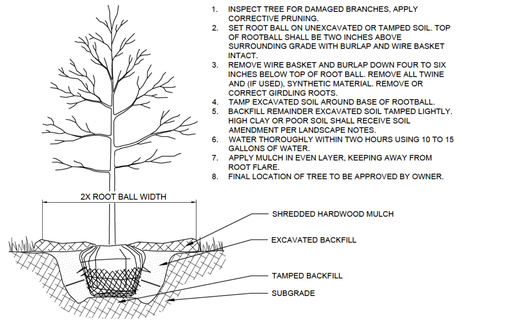
NOTE: EXISTING TREE LOCATIONS, SPECIES AND CONDITIONS DETERMINED FROM GOOGLE EARTH AERIAL. CONTRACTOR TO CONFIRM EXISTING TREE LOCATIONS IN THE FIELD.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

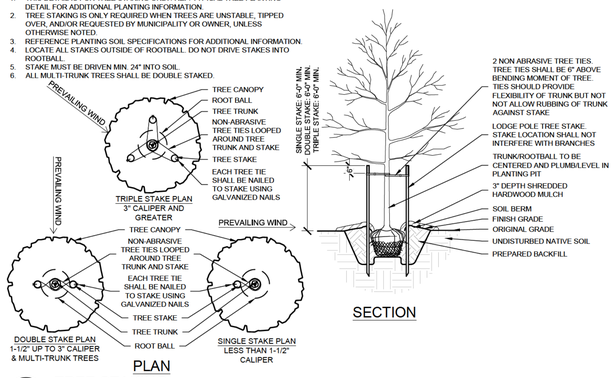


1 TREE PLANTING

NTS

NOTES:

1. THIS DETAIL IS FOR TREE STAKING ONLY. REF: TYPICAL TREE PLANTING DETAIL FOR ADDITIONAL PLANTING INFORMATION.
2. TREE STAKING IS ONLY REQUIRED WHEN TREES ARE UNSTABLE, TIPPED OVER, AND/OR REQUESTED BY MUNICIPALITY OR OWNER, UNLESS OTHERWISE NOTED.
3. REFERENCE PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
5. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
6. ALL MULTI-TRUNK TREES SHALL BE DOUBLE STAKED.

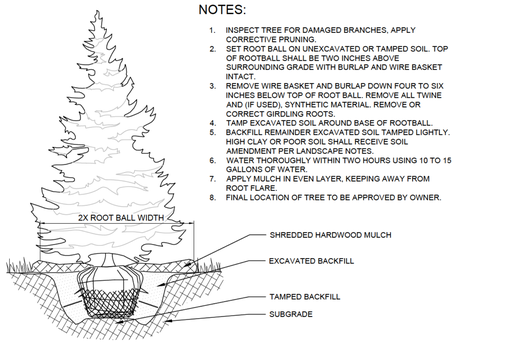


2 TREE STAKING

N.T.S.

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

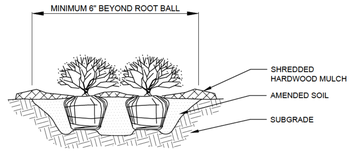


3 EVERGREEN TREE PLANTING

NTS

NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

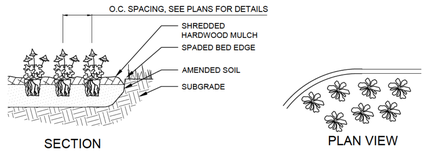


4 SHRUB PLANTING

NTS

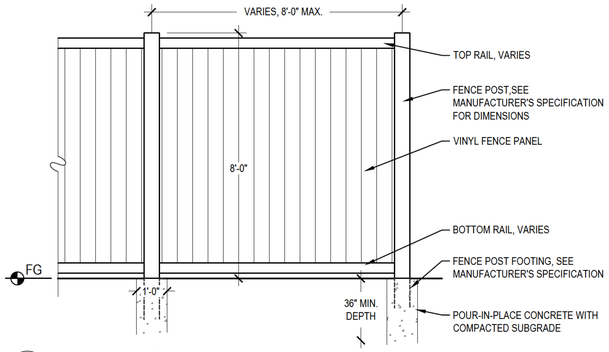
NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE. WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



5 PERENNIAL PLANTING

NTS



6 8' VINYL FENCE

1/2" = 1'-0"

LANDSCAPE NOTES

SPECIFICATIONS SHALL SUPERCEDE LANDSCAPE NOTES.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN'S SPECIFICATIONS TRUE TO NAME. PLANTS TO BE FIRST QUALITY, WELL FOLIATED WITH WELL-DEVELOPED ROOT SYSTEMS AND A NORMAL, WELL-SHAPED TRUNK AND LEADER, LIMBS, STEMS AND A HEAD. PLANTS DEEMED UNSUITABLE MAY BE REJECTED BEFORE OR AFTER DELIVERY. PLANT MATERIAL IS REQUIRED TO BE FREE OF EVIDENCE OF DISEASE, INSECTS, INSECT EGGS, AND LARVAE. OVERSIZE PLANTS MAY BE USED WITH APPROVAL, BUT AT NO INCREASE IN PRICE. BALLS THAT ARE CRACKED, BROKEN OR DRY TO THE CENTER WILL BE REJECTED.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. GUARANTEE TREES, SHRUBS AND GROUND COVER FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
8. AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE.
9. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS NEEDED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. TOPSOIL SHALL BE HIGH-QUALITY, AMENDED PER AGRONOMICAL SOIL REPORT AND BE AND GRADED BY GENERAL CONTRACTOR TO THE FOLLOWING MINIMUM DEPTHS BELOW FINISHED GRADE. REFER TO SOIL SPECIFICATION FOR MORE DETAIL.
    - PLANTING AREAS WITHIN 10 FEET OF BUILDINGS: 6 INCHES
    - OTHER PLANTING AREAS: 4 INCHES
    - LANDSCAPE ISLANDS: 6 INCHES
    - TURF AREAS: 4 INCHES
17. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
19. CONTRACTOR SHALL INSTALL NATURAL BROWN SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. ALL FOUNDATION PLANTING AREAS AND INTERIOR PARKING ISLANDS SHALL BE INSTALLED WITH DECORATIVE ROCK MULCH.
20. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
25. SEE IRRIGATION PLANS FOR IRRIGATION AND IRRIGATION NOTES.
26. SEE ELECTRICAL PLANS FOR SITE LIGHTING.

PLANT SCHEDULE

BOTANICAL / COMMON NAME

TREES
ACER X FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE
CELTIS OCCIDENTALIS / COMMON HACKBERRY
GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
NYSSA SYLVATICA / BLACK GUM
OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM
QUERCUS BICOLOR / SWAMP WHITE OAK
QUERCUS MACROCARPA / BURR OAK
QUERCUS MUEHLENBERGII / CHINKAPIN OAK
QUERCUS RUBRA / RED OAK
TAXODIUM DISTICHUM / BALD CYPRESS
TILIA AMERICANA `MCKSENTRY` / SENTRY LINDEN
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
ULMUS X `NEW HORIZON` / NEW HORIZON ELM
ULMUS X 'FRONTIER' / FRONTIER ELM
ULMUS X 'HOMESTEAD' / HOMESTEAD ELM
ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA

EVERGREEN TREES
ABIES CONCOLOR / WHITE FIR
PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE
PINUS STROBUS / EASTERN WHITE PINE
PSEUDOTSUGA MENZIESII / DOUGLAS FIR
TSUGA CANADENSIS / EASTERN HEMLOCK

ORNAMENTAL TREES
AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY MULTI-TRUNK
MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE

SHRUBS
ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY
ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY
CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD
CORNUS SANGUINEA `CATO` / ARCTIC SUN BLOODTWIG DOGWOOD
DEUTZIA X 'NCDX1' / YUKI SNOWFLAKE® DEUTZIA
DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA
FORSYTHIA X INTERMEDIA 'NIMBUS' / SHOW OFF® SUGAR BABY® DWARF FORSYTHIA
PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM / LITTLE DEVIL DWARF NINEBARK
PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE NINEBARK
POTENTILLA FRUTICOSA `JACKMANII` / JACKMAN`S BUSH CINQUEFOIL
POTENTILLA FRUTICOSA 'GOLD DROP' / GOLD DROP BUSH CINQUEFOIL
SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA
SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA
SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA
SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC
VIBURNUM DENTATUM 'CHRISTOM' TM / BLUE MUFFIN ARROWWOOD VIBURNUM

EVERGREEN SHRUBS
JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER
JUNIPERUS CHINENSIS 'GOLD LACE' / GOLD LACE JUNIPER
JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW
TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW
THUJA OCCIDENTALIS 'BAIL JOHN' / TECHNITO® ARBORVITAE
THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP ARBORVITAE
THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE

GRASSES
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
PENNISETUM ALOPECUROIDES `BURGUNDY BUNNY` / BURGUNDY BUNNY DWARF FOUNTAIN GRASS
PENNISETUM ALOPECUROIDES `PIGLET` / PIGLET DWARF FOUNTAIN GRASS
SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE' / TWILIGHT ZONE LITTLE BLUESTEM

PERENNIALS
ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW
ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION
AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE EASTERN BLUESTAR
ECHINACEA X 'BUTTERFLY KISSES' / BUTTERFLY KISSES CONEFLOWER
HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY
RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' / LITTLE GOLDSTAR BLACK-EYED SUSAN
SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

DES PLAINES, IL - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
SECTION 8-4-1: PLANTING REQUIREMENTS		
GENERALLY FOR STREET TREES, ALL LARGE TREES SHALL BE PLATED 40-60 FT ON CENTER; ALL MEDIUM TREES SHALL BE PLANTED A MINIMUM OF 35 FT ON CENTER; ALL SMALL TREES SHALL BE PLANTED A MINIMUM OF 25 FT ON CENTER.	**STREET TREES REQUIRED ALONG DEVON AVE**	STREET TREES NOT PROVIDED ALONG DEVON DRIVE DUE TO UTILITY CONFLICTS
SECTION 12-10-6: MINIMUM LANDSCAPING OF YARDS		
SHADE TREES SHALL BE PROVIDED FOR ALL ZONING LOTS AT A RATE OF 1 TREE FOR EVERY 2,500 SQUARE FEET OF YARD.	TOTAL SITE AREA (5 FT. FRONT & SIDE YARD SETBACKS) = 10,925.89 SQ. FT. 10,925.89 SQ. FT. / 2,500 SQ. FT. = 4.37 **4 TREES REQUIRED**	4 TREES PROVIDED
SECTION 12-10-8: PARKING LOT LANDSCAPING		
INTERIOR PARKING LOT LANDSCAPING: NOT LESS THAN 5% OF THE INTERIOR OF A PARKING LOT SHALL BE DEVOTED TO LANDSCAPING (LANDSCAPE AREAS ALONG THE PERIMETER OF THE PARKING LOT SHALL NOT BE COUNTED TOWARDS THIS REQUIREMENT).	TOTAL PARKING AREA = 211,014.45 SQ. FT. 211,014.45 SQ. FT. x 0.05 = 10,550.72 **10,550.72 SQ. FT. OF INTERIOR LANDSCAPE AREA REQUIRED**	11,842.49 SQ. FT. OF INTERIOR LANDSCAPE AREA PROVIDED THROUGHOUT THE PARKING LOT
LANDSCAPED AREAS: 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 100 SQUARE FEET OF LANDSCAPING AREA. A MINIMUM OF 50% OF EVERY INTERIOR PARKING LOT LANDSCAPING AREA SHALL BE PLANTED WITH AN APPROVED GROUNDCOVER.	REQUIRED INTERIOR LANDSCAPE AREA = 10,550.72 SQ. FT. 10,550.72 SQ. FT. / 100 SQ. FT. = 105.5 **106 PARKING LOT TREES REQUIRED**	106 CANOPY TREES PROVIDED THROUGHOUT THE PARKING LOT
PERIMETER PARKING LOT LANDSCAPING: 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 40 FEET OF PERIMETER AREA LENGTH (MAY BE CLUSTERED). 1 SHRUB SHALL BE PROVIDED FOR EVERY 3 FEET OF PERIMETER LANDSCAPE AREA LENGTH (MAY BE CLUSTERED). THE LANDSCAPE TREATMENT SHALL RUN THE FULL LENGTH OF THE PARKING LOT WHEN ABUTTING A RESIDENTIAL USE AND 75% OF THE YARD WHEN ABUTTING A NONRESIDENTIAL USE.	LENGTH OF EAST ADJACENT TO PARKING = 170.8 LF 170.8 LF / 40 LF = 4.3 **5 TREES REQUIRED ALONG EAST PARKING PERIMETER** LENGTH OF EAST ADJACENT TO PARKING = 170.8 LF 170.8 LF / 3 LF = 56.9 **57 SHRUBS REQUIRED ALONG EAST PARKING PERIMETER**	5 CANOPY TREES AND 83 SHRUBS PROVIDED ALONG THE EAST PARKING LOT PERIMETER
	LENGTH OF SOUTH ADJACENT TO PARKING = 271.5 LF 271.5 LF / 40 LF = 6.8 **7 TREES REQUIRED ALONG SOUTH PARKING PERIMETER** LENGTH OF SOUTH ADJACENT TO PARKING = 271.5 LF 271.5 LF / 3 LF = 90.5 **91 SHRUBS REQUIRED ALONG SOUTH PARKING PERIMETER**	7 CANOPY TREES AND 296 SHRUBS PROVIDED ALONG THE SOUTH PARKING LOT PERIMETER
SECTION 12-10-9: LANDSCAPE BUFFERS		
C-3 AND C-4 COMMERCIAL, M-1, M-2 OR M-3 MANUFACTURING DISTRICTS: A LANDSCAPE BUFFER A MINIMUM OF 5 FEET IN WIDTH SHALL BE PROVIDED. SHADE TREES SHALL BE PLANTED ON AVERAGE OF 1 TREE FOR EVERY 30 FEET OF THE YARD LENGTH. A SOLID WOOD, VINYL OR MASONRY FENCE 8 FEET IN HEIGHT SHALL BE ERECTED ALONG 100% OF THE YARD LENGTH.	LENGTH OF WEST PROPERTY LINE = 627.04 LF 627.04 LF / 30 LF = 20.90 **21 CANOPY TREES REQUIRED ALONG WEST** **8 FT FENCE REQUIRED ALONG WEST**	EXISTING LANDSCAPE TO BE ASSESSED. 8FT VINYL FENCE AND SHRUBS PROVIDED
SECTION 12-10-10: FOUNDATION LANDSCAPING		
CORNER LOTS: ALL CORNED LOTS SHALL BE IMPROVED WITH A MINIMUM LANDSCAPE AREA AROUND 35% OF THE FOUNDATION OF THE PRINCIPAL AND ACCESSORY STRUCTURES WITH EMPHASIS ON STREET-FACING ELEVATIONS.	TOTAL FOUNDATION LENGTH OF BUILDING = 1,563 LF 1,563 LF x 0.35 = 547.05 **547 LF OF FOUNDATION LANDSCAPE REQUIRED**	IN LIEU OF FOUNDATION PLANTING, PERIMETER LANDSCAPING PROVIDED ALONG DEVON AVENUE AND WITHIN PARKING AREA LANDSCAPE ISLANDS.

CONSULTANT

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NORTH ARROW AND SCALE

SEAL AND SIGNATURES

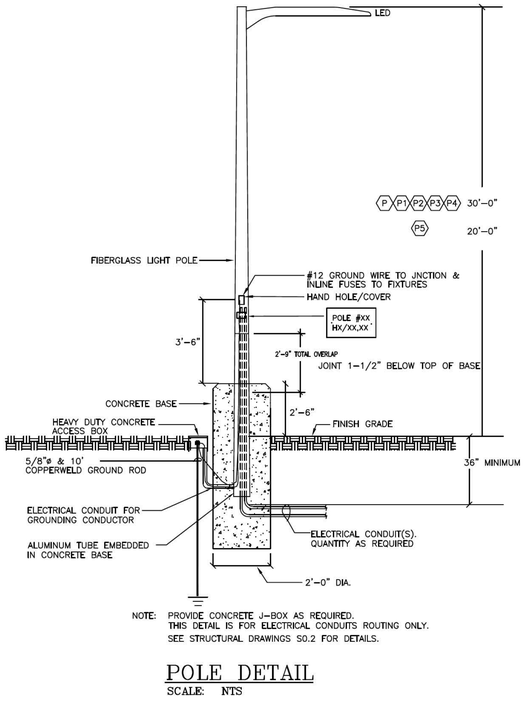
COSTCO WHOLESALE
BUSINESS CENTER
NWC OF DEVON AVE AND 1-294
DES PLAINES, IL

DATE	ISSUED FOR	REV
05/16/2025	GREEN INK	
09/04/2025	CITY REVIEW	
10/20/2025	CITY PZB SUBMITTAL	

L1.2

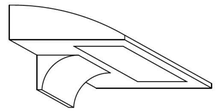
LANDSCAPE NOTES AND DETAILS

AS INDICATED



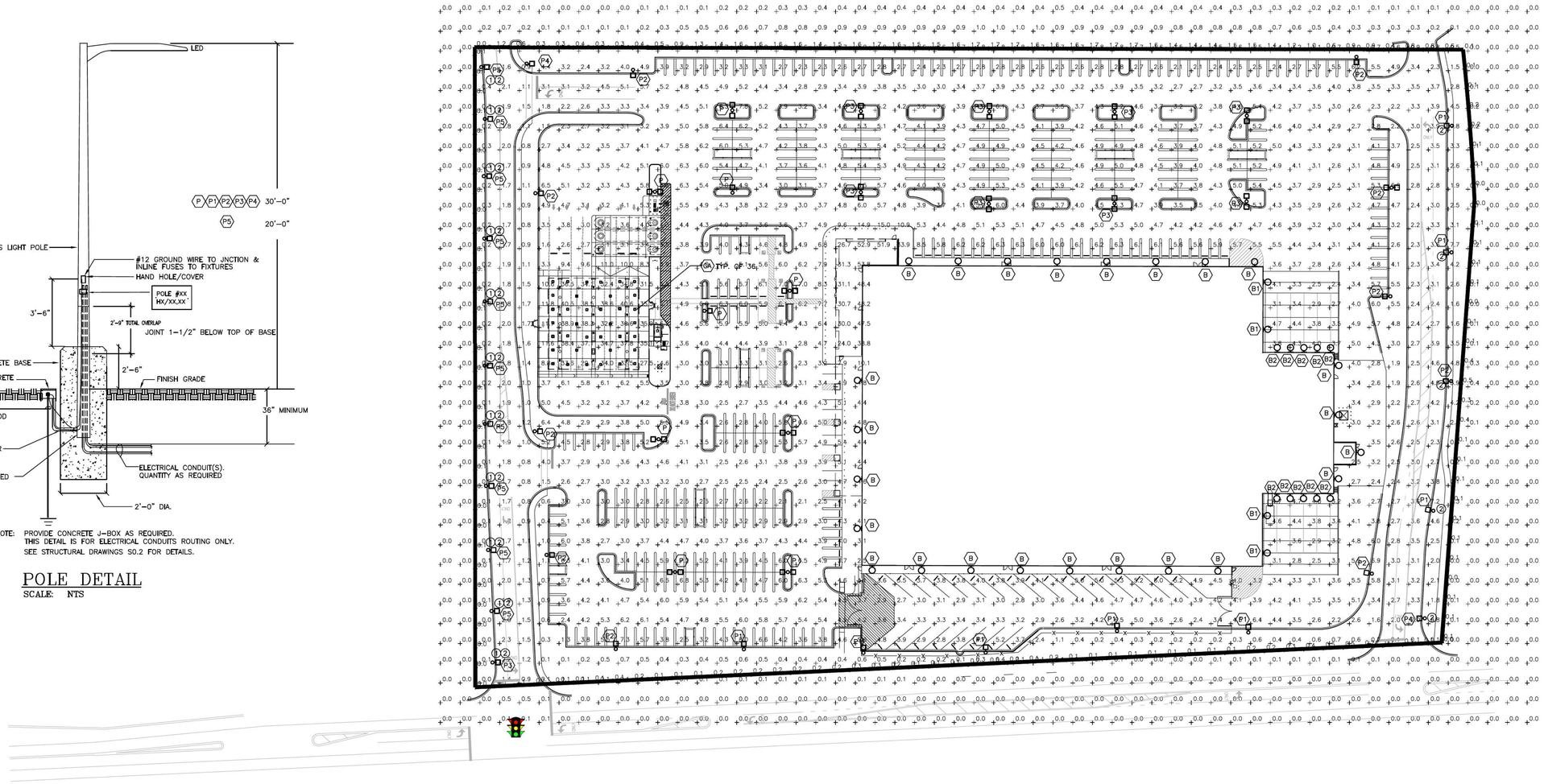
NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS



TYPICAL WALL PACK DETAIL
SCALE: NTS

TYPICAL FUEL FACILITY - LED (GA)
NO SCALE



SITE PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

FIXTURE DESCRIPTION	
P	COOPER GALN-SA6B-740-U-5MQ-BZ, 243W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
P1	COOPER GALN-SA6B-740-SL3-HSS-BZ, 243W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
P2	COOPER GALN-SA8B-740-SL4-HSS-BZ, 325W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
P3	COOPER GALN-SA6B-740-U-5WQ-BZ, 243W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
P4	COOPER GALN-SA4B-740-SLR-HSS-BZ, 164W TYPE R DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
P5	COOPER GALN-SA1B-740-SL3-HSS-BZ, 44W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 20'-0" ABOVE GRADE, WITH 2'-6" BASE.
B	LITHONIA DSXW2 LED 40K P6 1000 T2M, 70W LED, 18' MOUNTING HEIGHT
B1	LITHONIA DSXW2 LED 40K P6 700 T4M, 70W LED, 18' MOUNTING HEIGHT
B2	LITHONIA DSXW1 LED 40K P3 700 T4M, 21W LED, 18' MOUNTING HEIGHT
SA	CREE LIGHTING, SPY250-C-13L-40K7-F-UL-XX-XXX 86W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 17' MOUNTING HEIGHT

PLAN NOTES:

1. MOUNTING HEIGHT 20'-0"
2. CIRCUITED AND CONTROLLED SEPERATELY

FOR QA REVIEW, NOT FOR CONSTRUCTION

ISSUE DATE: OCTOBER 2025 | REVISION DATE: | DRAWN: NV | CHECKED: JGM/HW

1	10/20/25	CITY PZB SUBMITTAL

ARCHITECT REFERENCE NO:

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SITE PLAN - COMPLETE

PROJECT NO:24-714

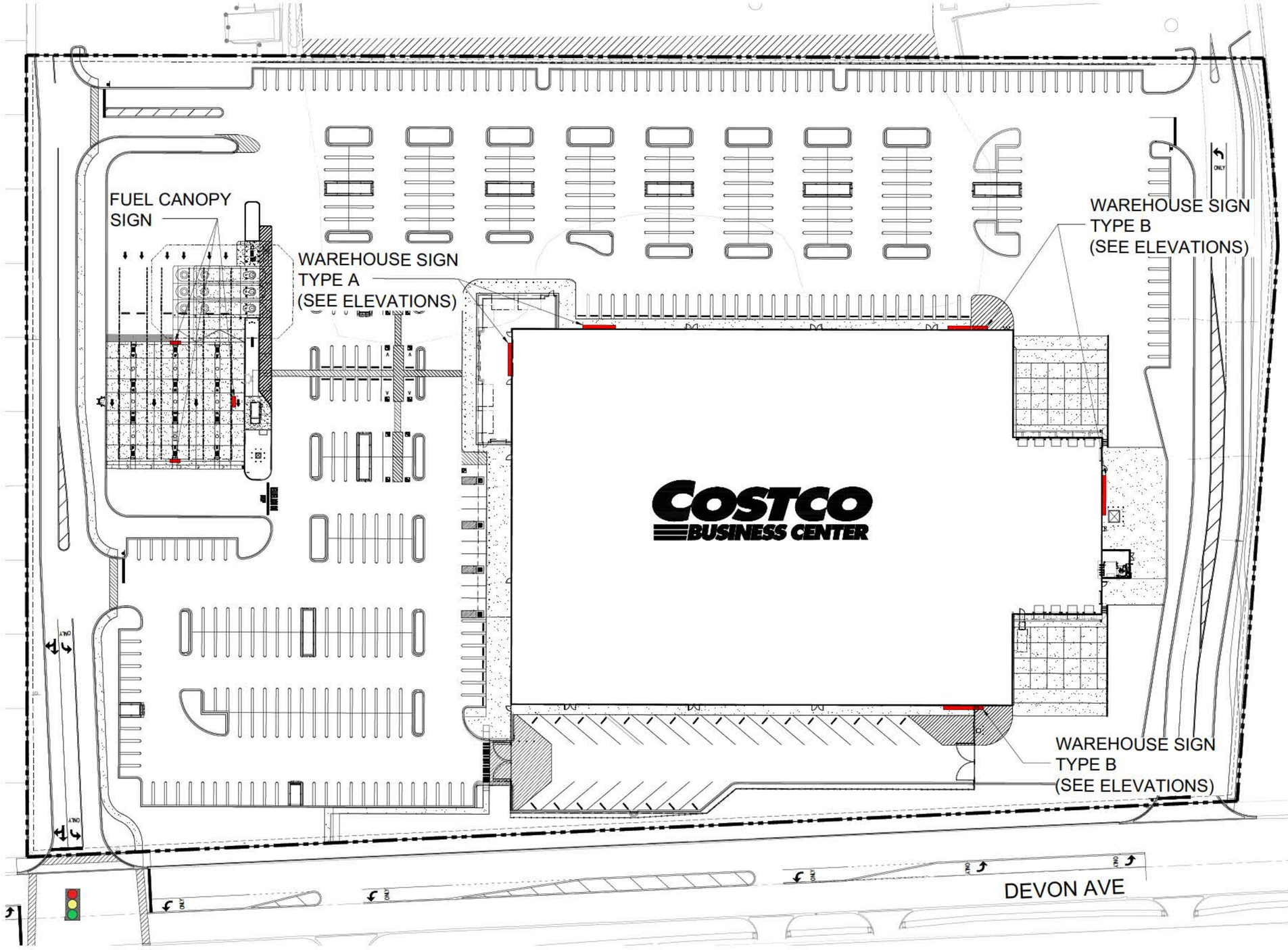
T.E., Inc.
830 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

DD PACKAGE

DES PLAINES, IL

COSTCO WHOLESALE

SE-1



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC OF DEVON AVE AND I-294 DES PLAINES, IL

SITE DATA:

COSTCO SITE AREA:	14.29 ACRES (622,615 SF)
JURISDICTION:	CITY OF DES PLAINES
ZONING:	C-7 COMMERCIAL MIXED-USE DISTRICT

SETBACKS:

FRONT:	85'
SIDE:	99'
REAR:	191'

BUILDING DATA:
137K BUSINESS CENTER PROTOTYPE

TOTAL BUILDING AREA:	137,327 SF
INCLUDES:	
BUILDING FOOTPRINT AREA:	133,693 SF
FIRE DEPT ROOM:	529 SF
ENCLOSED CANOPY:	3,105 SF
OPEN MEMBER LOADING CANOPY:	3,714 SF

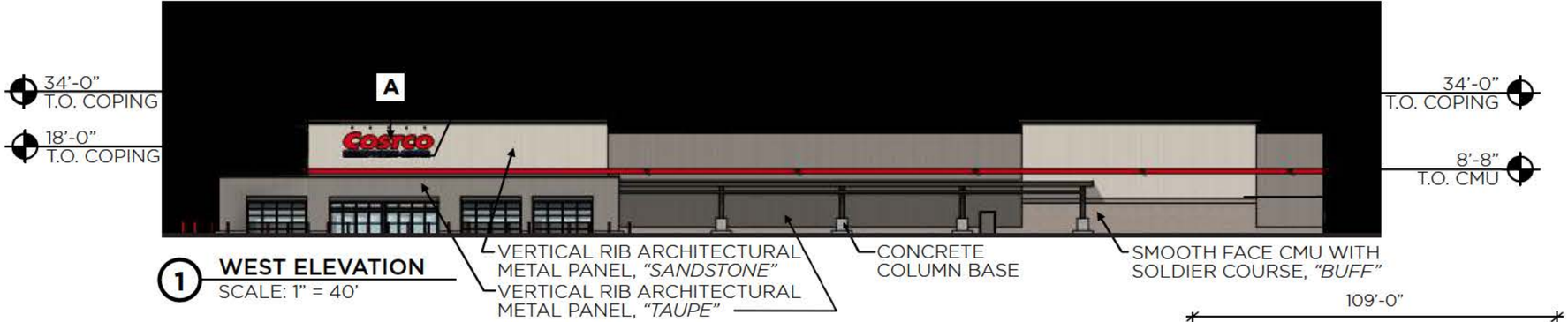
BUILDING TO BE FULLY SPRINKLERED AND EQUIPPED WITH A FIRE ALARM TO BE MONITORED BY FOX VALLEY FIRE AND SAFETY.

PER 507.5.1.1 - BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903 SHALL HAVE A FIRE HYDRANT WITHIN 100 FEET OF THE FIRE DEPARTMENT CONNECTIONS.

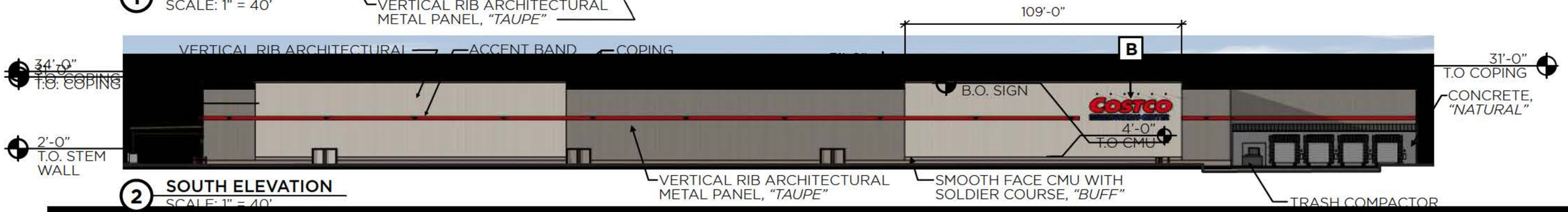
MG2 ARCHITECTURE CORPORATION
OCTOBER 20, 2025
CONTACT:
HOWARD SCHULIEN
HOWARD.SCHULIEN@MG2.COM
206-962-6494

CONCEPT SITE PLAN

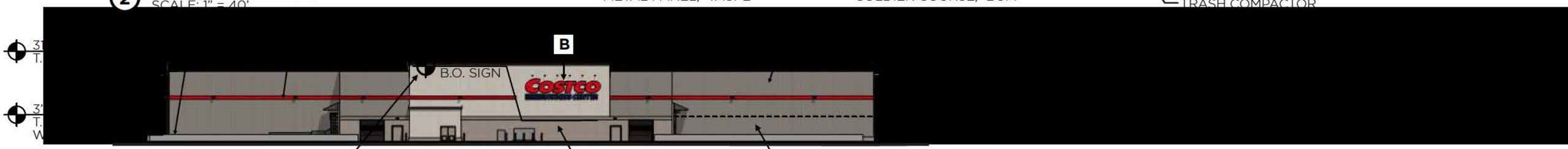
PROPOSED COSTCO BUSINESS CENTER
PERMANENT SIGN APPLICATION PACKAGE
PG. 1



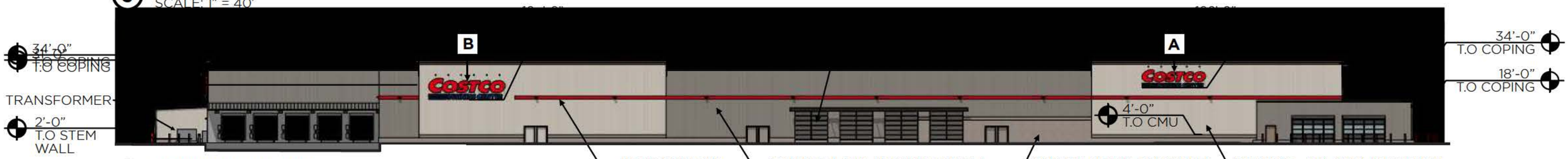
1 WEST ELEVATION
SCALE: 1" = 40'



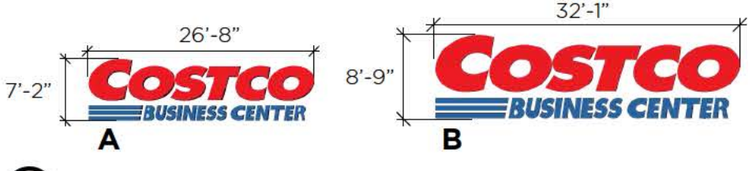
2 SOUTH ELEVATION
SCALE: 1" = 40'



3 EAST ELEVATION
SCALE: 1" = 40'



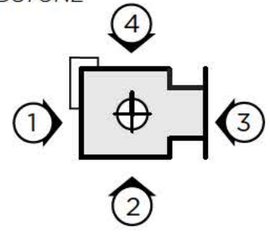
4 NORTH ELEVATION
SCALE: 1" = 40'



5 SIGN PACKAGE

SIGN TABLE

IDENTITY	*QUANTITY*	*SIGN*	*SIZE*	*AREA (EACH)*	*TOTAL SF*
A	2	COSTCO BUSINESS CENTER	5'-0" C	162 SF	**324 SF**
B	3	COSTCO BUSINESS CENTER	6'-0" C	223 SF	**669 SF**
			TOTAL SIGN AREA:		**993 SF**



MG2 ARCHITECTURE CORPORATION
OCTOBER 20, 2025
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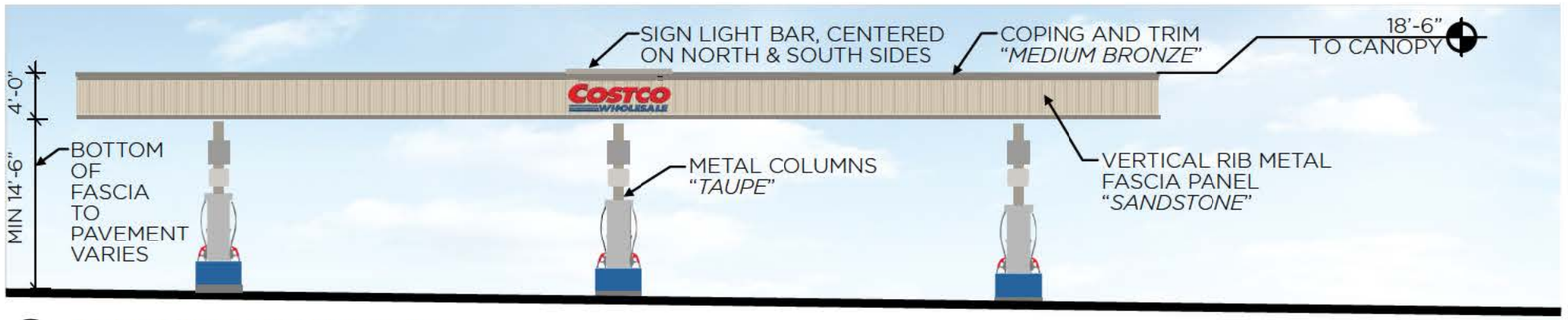
HOWARD.SCHULIEN@MG2.COM
206-962-6494

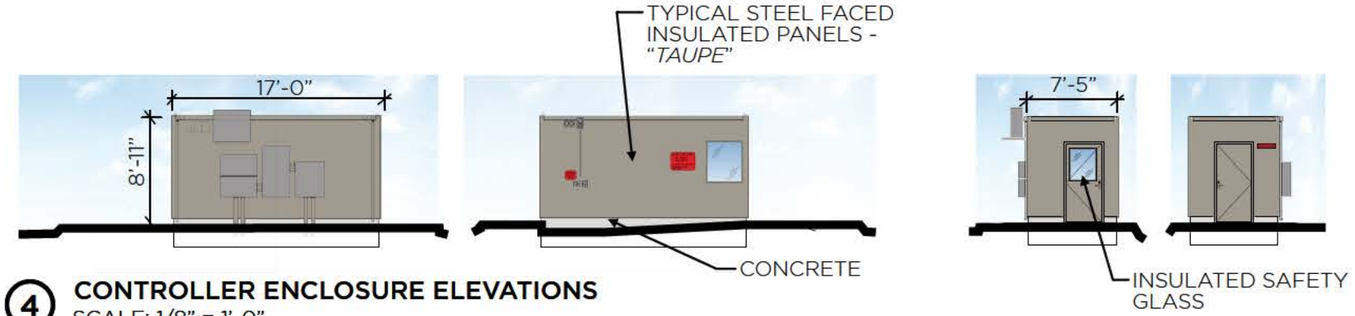
CONCEPT EXTERIOR ELEVATIONS

PROPOSED COSTCO BUSINESS CENTER
PERMANENT SIGN APPLICATION PACKAGE
PG. 2

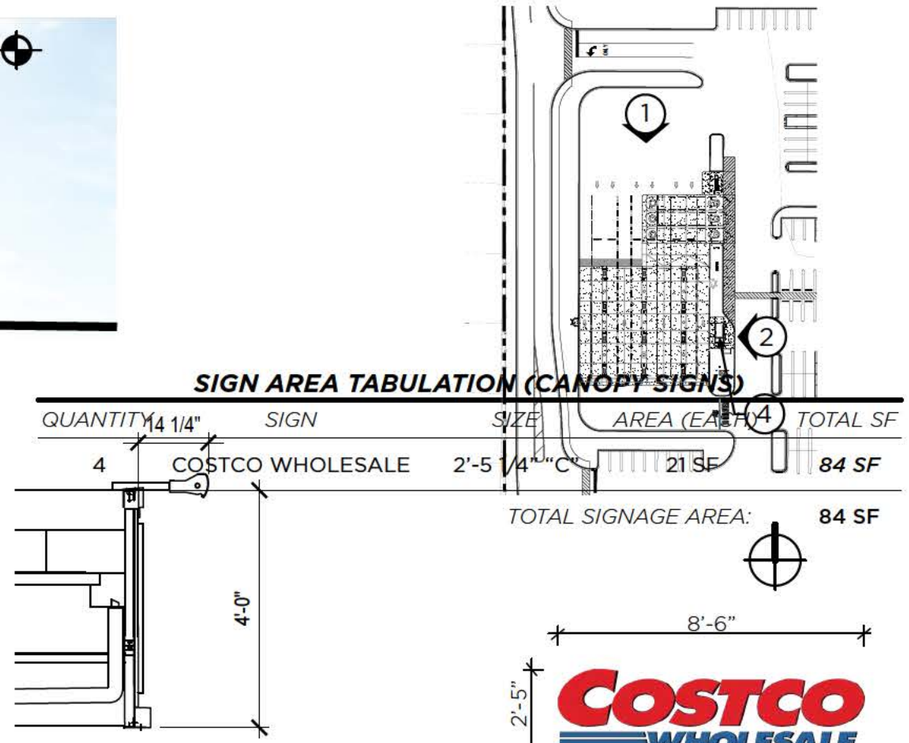


1 NORTH/SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"

2 EAST/WEST ELEVATIONS
SCALE: 1/8" = 1'-0"



4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



FUEL CANOPY LIGHTING DETAIL

MAXIMUM PROJECTION OF LIGHTING FOR FUEL CANOPY SIGNS: 14 ¼"

MAXIMUM ALLOWED PROJECTION: 15"

3 CANOPY SIGNS
SCALE: 1/4" = 1'-0"

SIGN AREA TABULATION (CANOPY SIGNS)

QUANTITY	*SIGN*	*SIZE*	*AREA (EACH)*	*TOTAL SF*
4	COSTCO WHOLESALE	2'-5 1/4" "C"	21 SF	***84 SF***
			TOTAL SIGNAGE AREA:	**84 SF**

SIGN AREA TABULATION (CANOPY SIGNS)

QUANTITY	*SIGN*	*SIZE*	*AREA (EACH)*	*TOTAL SF*
3	COSTCO WHOLESALE	2'-5 1/4" "C"	21 SF	***63 SF***
			TOTAL SIGNAGE AREA:	**63 SF**

MG2 ARCHITECTURE CORPORATION
OCTOBER 20, 2025
CONTACT:
HOWARD SCHULIEN
HOWARD.SCHULIEN@MG2.COM
206-962-6494

CONCEPT FUEL ELEVATIONS

PROPOSED COSTCO BUSINESS CENTER
PERMANENT SIGN APPLICATION PACKAGE
PG. 3

MG2 ARCHITECTURE CORPORATION
OCTOBER 20, 2025
CONTACT:
HOWARD SCHULIEN
HOWARD.SCHULIEN@MG2.COM
206-962-6494

NORTHWEST PERSPECTIVE

PROPOSED COSTCO BUSINESS CENTER
PERMANENT SIGN APPLICATION PACKAGE
PG. 4

MG2 ARCHITECTURE CORPORATION
OCTOBER 20, 2025
CONTACT:
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HOWARD.SCHULIEN@MG2.COM
206-962-6494

ENTRY CANOPY PERSPECTIVE

PROPOSED COSTCO BUSINESS CENTER
PERMANENT SIGN APPLICATION PACKAGE
PG. 5

MG2 ARCHITECTURE CORPORATION
OCTOBER 20, 2025

CONTACT:
HOWARD SCHULIEN
HOWARD.SCHULIEN@MG2.COM
206-962-6494

SOUTHEAST PERSPECTIVE

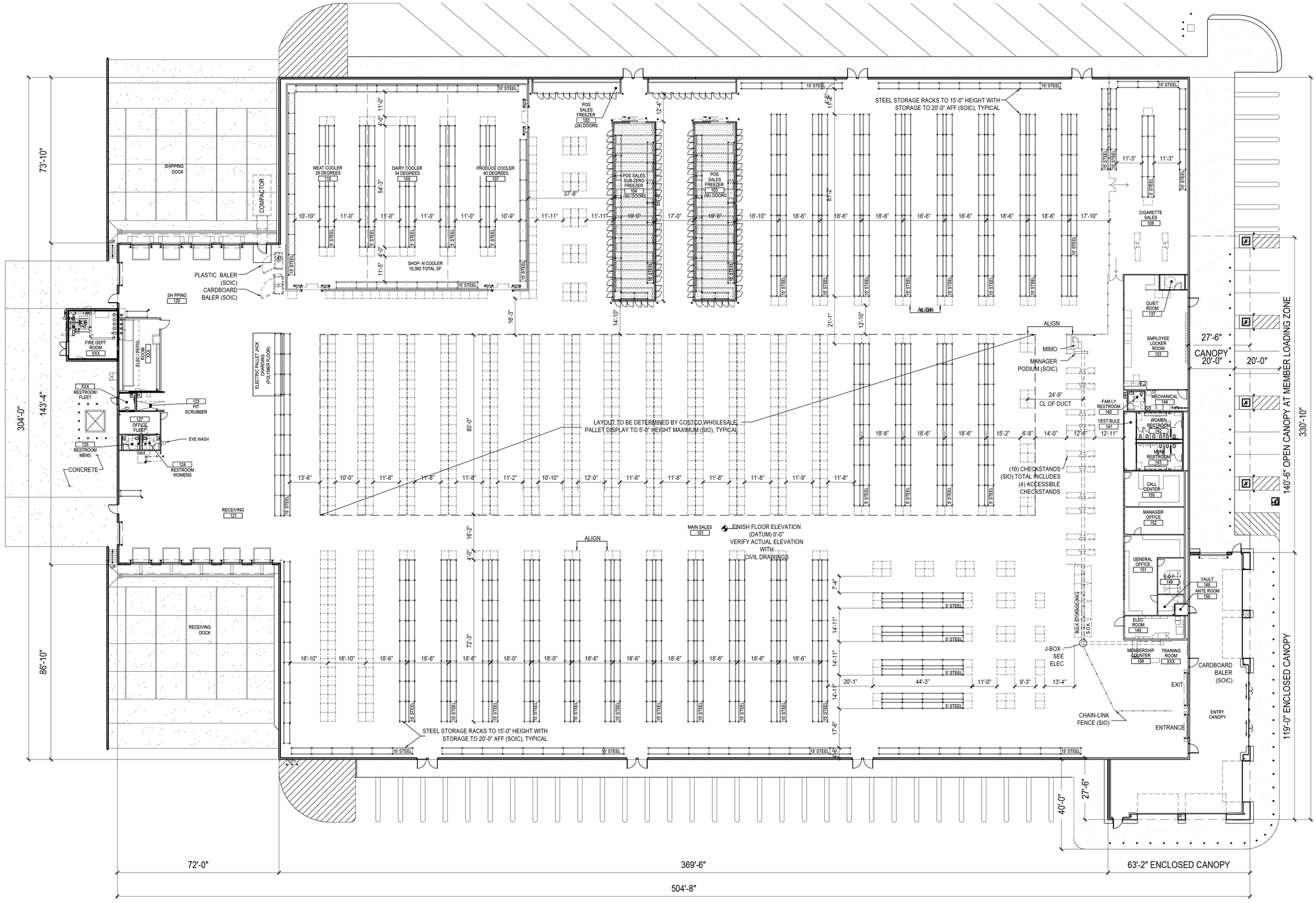
PROPOSED COSTCO BUSINESS CENTER
PERMANENT SIGN APPLICATION PACKAGE
PG. 6

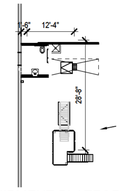
MG2 ARCHITECTURE CORPORATION
OCTOBER 20, 2025

CONTACT:
HOWARD SCHULIEN
HOWARD.SCHULIEN@MG2.COM
206-962-6494

NORTHWEST PERSPECTIVE

PROPOSED COSTCO BUSINESS CENTER
PERMANENT SIGN APPLICATION PACKAGE
PG. 7





PROJECT DATA

TOTAL BUILDING AREA:	137,327 SF
INCLUDES:	
BUILDING FOOTPRINT AREA:	133,693 SF
FIRE DEPT ROOM:	529 SF
ENCLOSED CANOPY:	3,105 SF
OPEN MEMBER LOADING CANOPY:	3,714 SF

COSTCO BUSINESS CENTER

135K PROTOTYPE

1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com

MG2

22-6234-01
OCTOBER 20, 2025

CITY PZB SUBMITTAL

DD21-05

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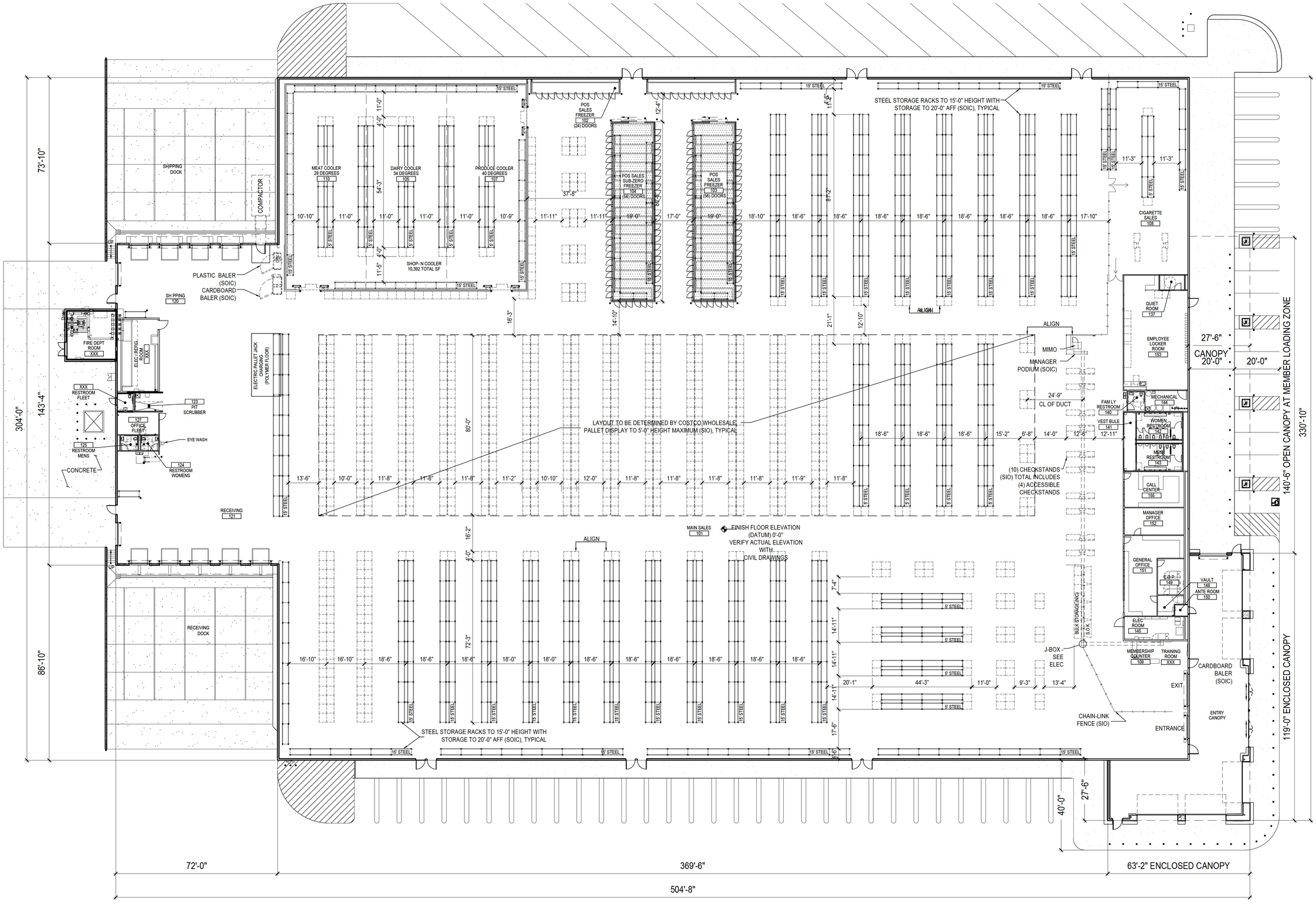
COSTCO WHOLESALE

BUSINESS CENTER

CONCEPT FLOOR PLAN

OCTOBER 20, 2025



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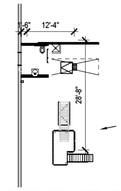

COSTCO BUSINESS CENTER

135K PROTOTYPE

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Seattle, WA 98101
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MG2

22-6234-01
OCTOBER 20, 2025

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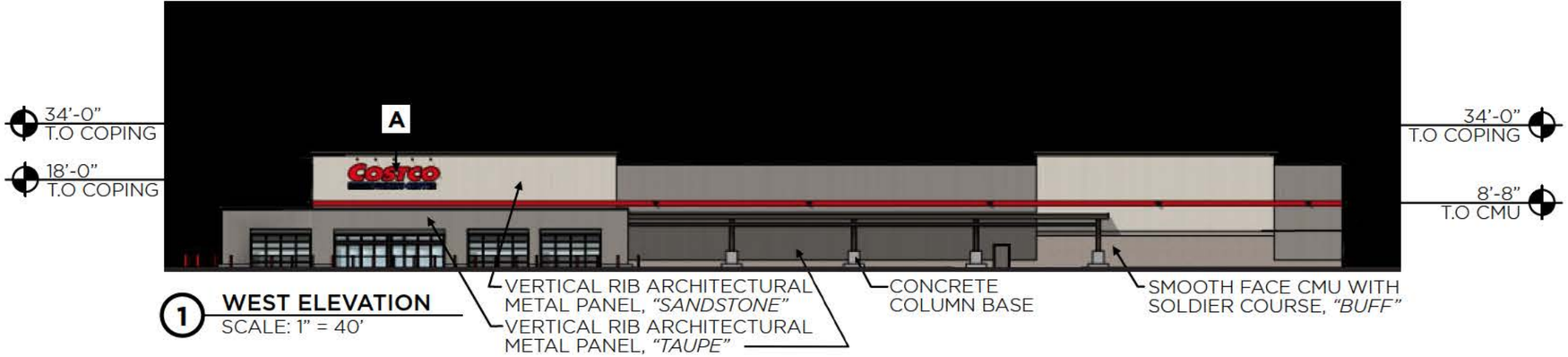
COSTCO WHOLESALE

BUSINESS CENTER

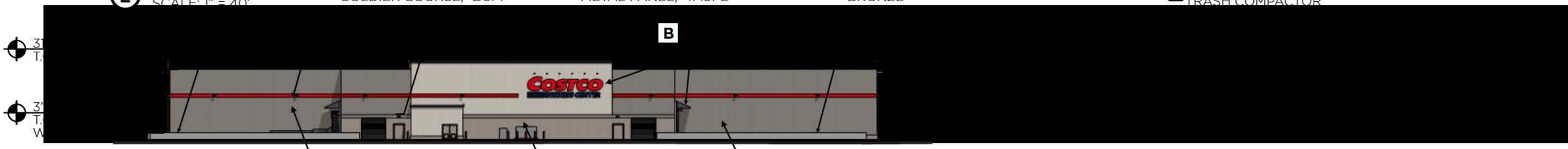
CONCEPT FLOOR PLAN

OCTOBER 20, 2025

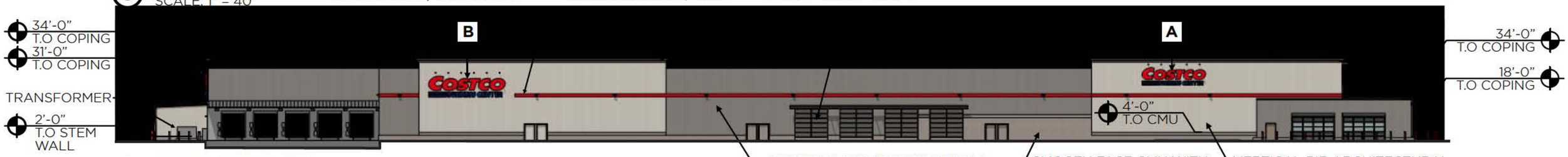


1 WEST ELEVATION
SCALE: 1" = 40'

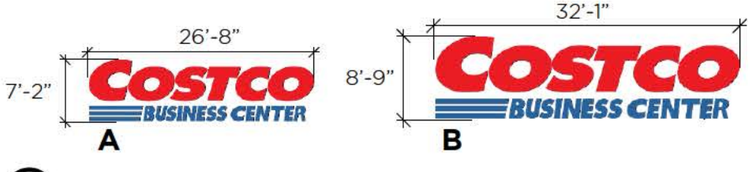
2 SOUTH ELEVATION
SCALE: 1" = 40'



3 EAST ELEVATION
SCALE: 1" = 40'



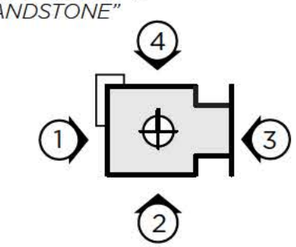
4 NORTH ELEVATION
SCALE: 1" = 40'

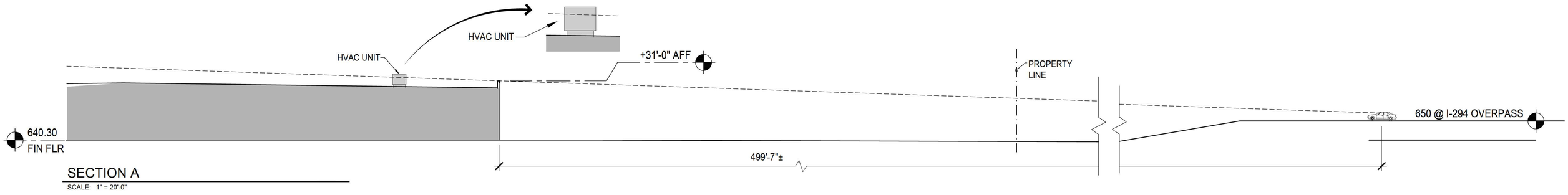


5 SIGN PACKAGE

SIGN TABLE

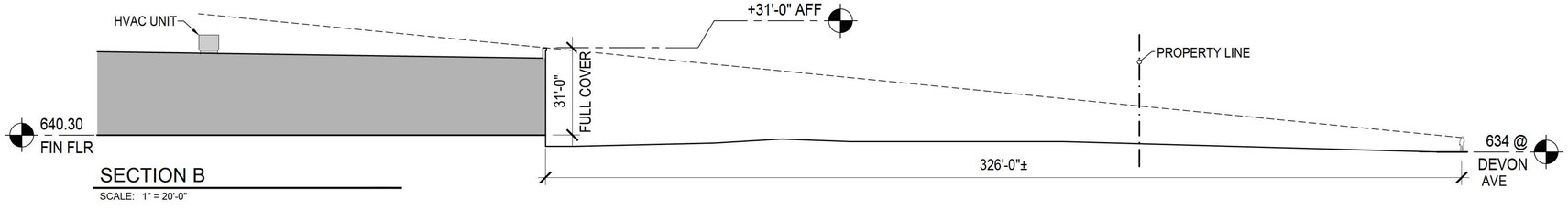
IDENTITY	*QUANTITY*	*SIGN*	*SIZE*	*AREA (EACH)*	*TOTAL SF*
A	2	COSTCO BUSINESS CENTER	5'-0" C	162 SF	**324 SF**
B	3	COSTCO BUSINESS CENTER	6'-0" C	223 SF	**669 SF**
			TOTAL SIGN AREA:		**993 SF**





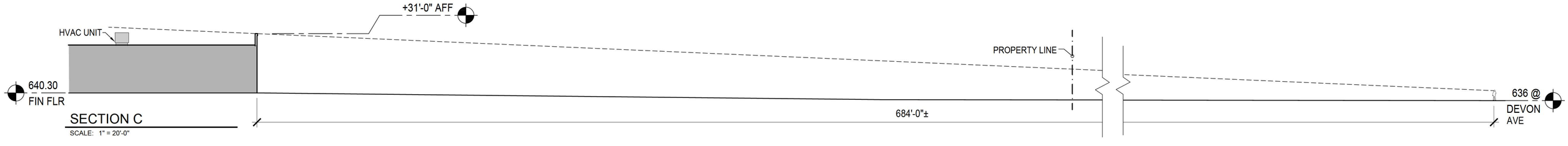
SECTION A

SCALE: 1" = 20'-0"



SECTION B

SCALE: 1" = 20'-0"



SECTION C

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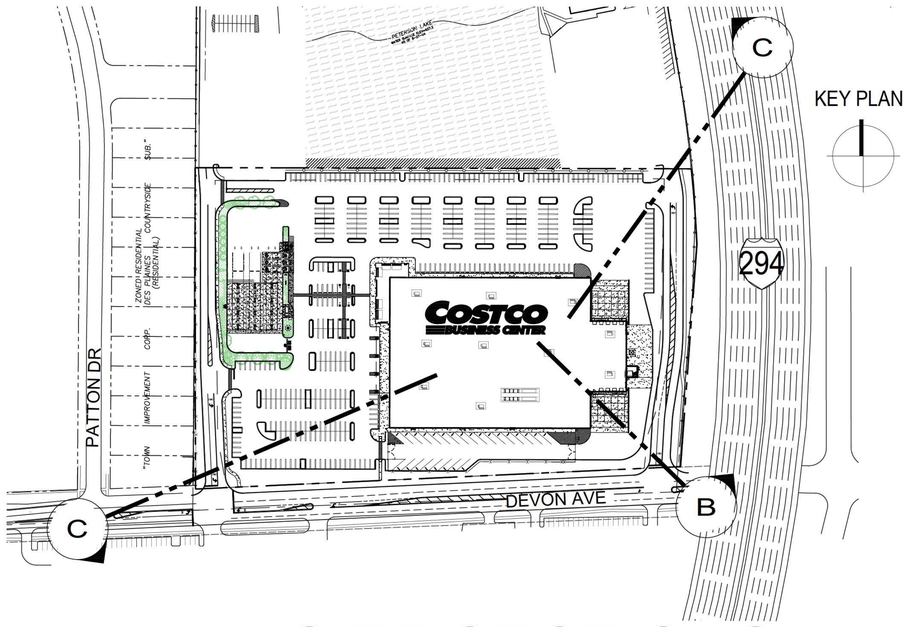

KEY PLAN

COSTCO WHOLESALE

DES PLAINES, ILLINOIS

SITE SECTIONS

JULY 24, 2025

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

22-6234-01
JULY 24, 2025

SITE SECTIONS

DD13-01

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COSTCO
BUSINESS CENTER
PARKING
MG-53-AB

MG2

AUGUST 22, 2025
22-6234-01
DES PLAINES, IL
BUSINESS CENTER

ENTRY CANOPY PERSPECTIVE

COSTCO BUSINESS CENTER

COSTCO
BUSINESS CENTER

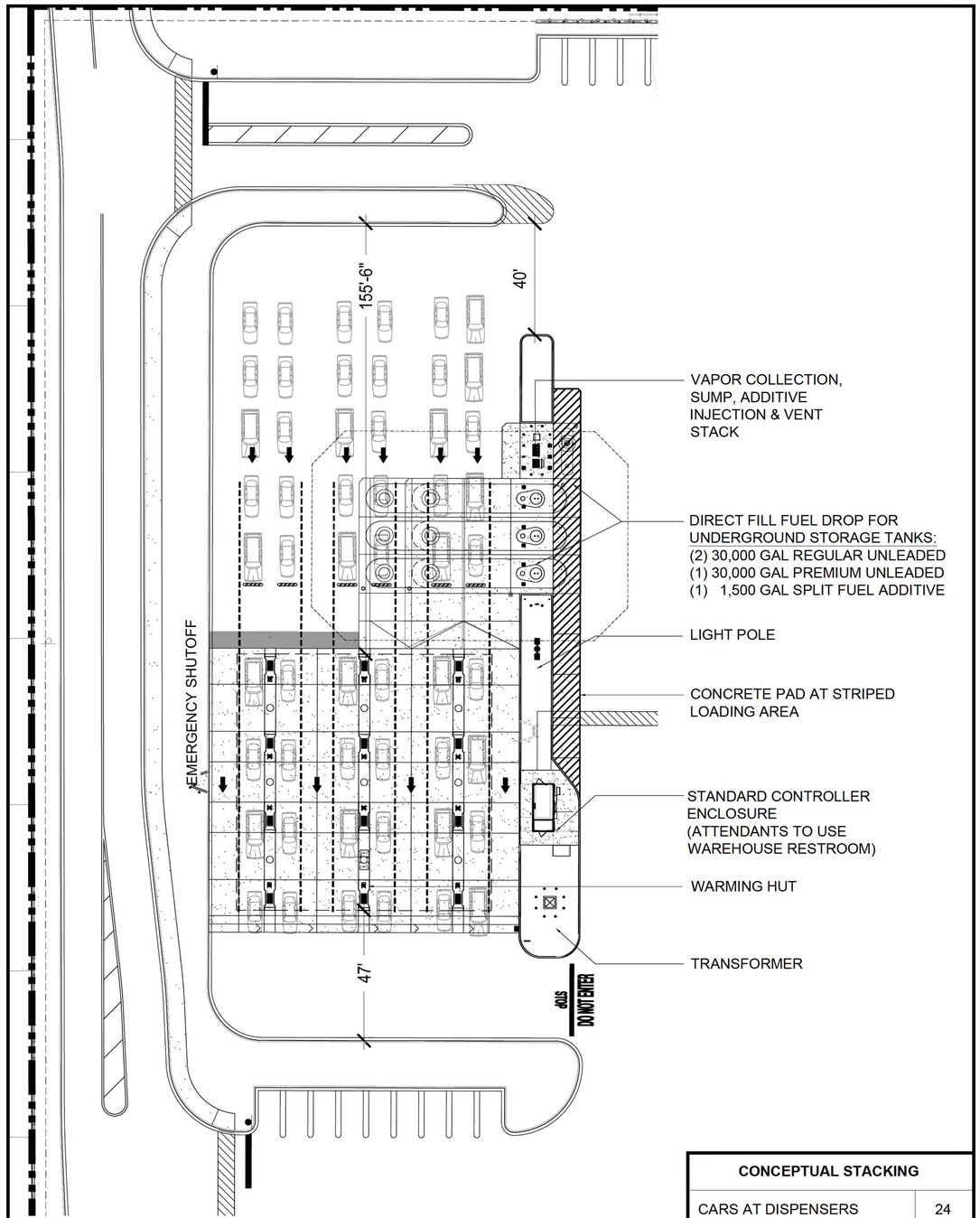
AUGUST 22, 2025
22-6234-01
DES PLAINES, IL
BUSINESS CENTER

SOUTHEAST PERSPECTIVE (RECEIVING)

AUGUST 22, 2025
22-6234-01
DES PLAINES, IL
BUSINESS CENTER

SOUTHEAST PERSPECTIVE (FENCE)

COSTCO
COSTCO
BUSINESS CENTER
COSTCO

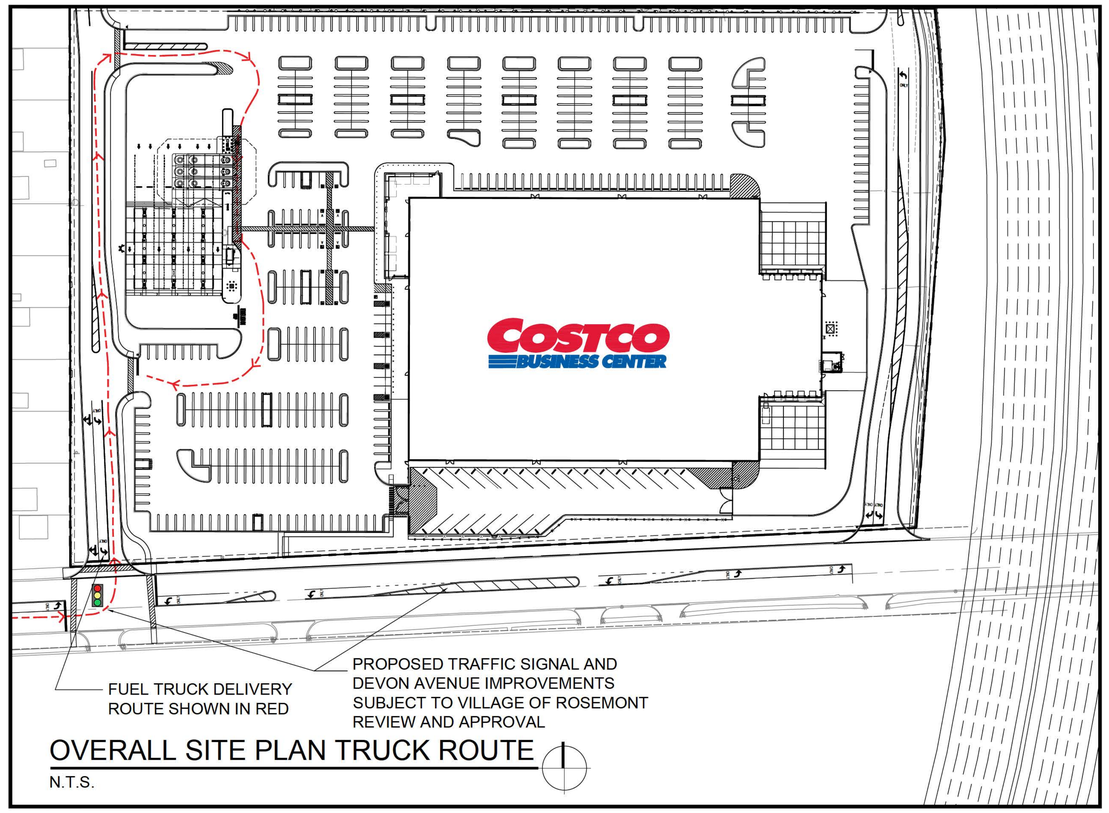


ENLARGED FUEL PLAN

0 10' 20' 40'

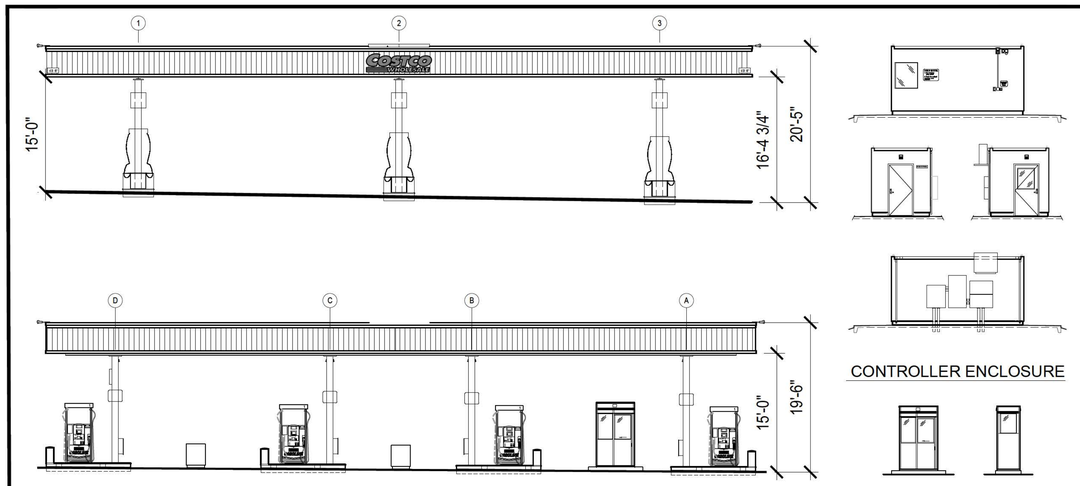
1" = 20'-0"

CONCEPTUAL STACKING	
CARS AT DISPENSERS	24
CARS STACKING	30
TOTAL CAPACITY	54



OVERALL SITE PLAN TRUCK ROUTE

N.T.S.



CONTROLLER ENCLOSURE

WARMING HUT

FUEL ELEVATIONS

0 4' 8' 16'

1/8" = 1'-0"

COSTCO WHOLESALE

DES PLAINES, IL

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

22-6234-01
OCTOBER 20, 2025

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COSTCO WHOLESALE

DES PLAINES, ILLINOIS

ENLARGED FUEL PLAN

OCTOBER 20, 2025

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Mr. Tony Ruh
RSA Properties II, LLC

FROM: Andrew Bowen
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: September 30, 2025

SUBJECT: Signalized Access Location Evaluation
Proposed Costco Wholesale Club
Des Plaines, Illinois

This memorandum summarizes the results and findings of an evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) regarding the future access for the proposed redevelopment of part of the O'Hare Lake Office Park in Des Plaines, Illinois. The plans call for a Costco Business Center with a Costco Fuel Center as well as multiple commercial outlot parcels. The purpose of this evaluation is to provide an evaluation of the location of the proposed traffic signal that will provide access to the development and its impact on the surrounding intersections.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. All figures are included in the Appendix.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic counts at the following intersections:

- Devon Avenue with Shafer Court/Rivers Way
- Devon Avenue with the O'Hare Lake Office Park west access drive/Wintrust access drive
- Devon Avenue with the O'Hare Lake Office Park middle access drive/west Executive Estates Condominiums
- Devon Avenue with the O'Hare Lake Office Park east access drive/east Executive Estates Condominiums

The traffic counts were conducted on Thursday December 5, 2024 and Saturday December 7, 2024 during the weekday morning (7:00 A.M. to 9:00 A.M.), weekday evening (4:00 P.M. to 6:00 P.M.) and Saturday midday (12:00 P.M. to 2:00 P.M) peak periods. The results of the traffic counts show that the peak hours of traffic generally occur from 7:45 to 8:45 A.M. during the weekday morning peak period, from 4:30 to 5:30 P.M. during the weekday evening peak period, and from 1:00 P.M. to 2:00 P.M. on Saturday. The existing traffic volumes are illustrated in **Figure A.**

Proposed Development Plan

The development site is the southern portion of the O'Hare Lake Office Park which is generally located on the north side of Devon Avenue between Interstate 294 and the single family homes along Patton Drive

As proposed, the site is to be redeveloped with a Costco Business Center with a Costco fuel center. In addition, the development will have five outlot parcels that are planned to be developed with a mixture of restaurant and retail uses. Access to the development will be provided via the existing east and west access drives on Devon Avenue serving the office park. The middle access drive on Devon Avenue will be eliminated. The west access drive is proposed to be signalized.

The future roadway characteristics with the new access system is illustrated in **Figure B.**

Estimated Trip Generation

The volume of traffic that will be generated by the proposed Costco Business Center was based on survey data provided by Costco from other Costco Business Centers with fuel centers across the United States. It should be noted that a percentage of trips made to wholesale clubs, especially clubs with fuel centers, are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and weekday evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Based on survey data provided by Costco from other Costco Wholesale Clubs with fuel centers, a pass-by reduction of 30 percent was used during the weekday morning peak hour, 51 percent was used during the weekday evening peak hour, and 31 percent was used during the Saturday midday peak hour. Given the proposed development site's location near two arterial roadways (Higgins Road and River Road), it is anticipated that some traffic will be diverted from these roadways as well.

The development will also have multiple commercial outlot parcels. These parcels have the potential to contain three fast-food restaurants with drive-through lanes as well as a pharmacy with a drive-through lane. The number of peak hour trips estimated to be generated by the proposed outlot uses was based on vehicle trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). Based on surveys conducted by ITE a 50 percent pass-by reduction was applied to these uses. In addition, some of the traffic generated by the outlots will be patrons of the other uses or business center. As such, a 10 percent interaction reduction was taken from these uses. It should be noted that fast-food restaurants typically generate higher volumes of traffic than other commercial uses for the same amount of space. As such, the trip generation used for the outlot parcels provides for a conservative analysis.

Table 1 summarizes the trips estimated to be generated by the proposed development.

Table 1
ESTIMATED NEW PEAK HOUR TRIP GENERATIONS – DEVELOPMENT SUMMARY

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
	Costco Business Center	495	388	883	514	535	1,049	655	629	1,284
	Pass-by Reduction (30%, 51%, 31%)	*-133*	*-133*	*-266*	*-268*	*-268*	*-536*	*-199*	*-199*	*-398*
	New Costco Trips	**362**	**255**	**617**	**246**	**267**	**513**	**456**	**430**	**886**
937	Three Fast Food Restaurant with Drive Through (10,500 s.f.)	457	440	897	205	205	410	238	173	411
	Interaction (10%)	*-46*	*-44*	*-90*	*-21*	*-21*	*-41*	*-24*	*-17*	*-41*
	Pass-by Reduction (50%)	*-202*	*-202*	*-404*	*-92*	*-92*	*-184*	*-93*	*-93*	*-186*
	New Restaurant Trips	**209**	**194**	**403**	**92**	**92**	**185**	**121**	**63**	**184**
881	Pharmacy/Drugstore with Drive Through (Two Parcels) (26,000 s.f)	52	48	100	133	133	266	114	118	232
	Interaction (10%)	*-5*	*-5*	*-10*	*-13*	*-13*	*-27*	*-11*	*-12*	*-23*
	Pass-by Reduction (60%)	*-23*	*-23*	*-46*	*-60*	*-60*	*-120*	*-52*	*-52*	*-104*
	New Pharmacy Trips	**24**	**20**	**44**	**60**	**60**	**119**	**51**	**54**	**105**
	Total New Passenger Vehicle Trips	595	469	1,064	398	419	817	628	547	1,175
	Total Pass-by Trips	358	358	716	420	420	840	344	344	688
	Total Development Trips	**953**	**827**	**1,780**	**818**	**839**	**1,657**	**972**	**891**	**1,863**

Executive Estates Condominiums

Access to the existing Executive Estates Condominiums development, which is located opposite the site on the south side of Devon Avenue, is provided via three access drives on Devon Avenue and three access drives on Higgins Road. The west parking lot of the condominiums is currently divided into two separate sections by a playground. The playground is planned to be removed which would allow vehicles from either section to exit from either end. In addition, the middle and east access drives off Devon Avenue will be removed and an east-west connection between the two parking lots will be provided. In order to account for this modification, additional traffic was added to the west condominium access drive on Devon Avenue. This additional traffic was estimated to be 30 percent of the traffic that would be generated by the 162 units within the development based on ITE trip generation plus the traffic that was generated at the east access drive under existing conditions.

Projected Traffic Volumes

The total projected traffic volumes include the existing traffic volumes increased by an ambient growth factor, the traffic that will be generated by the proposed Costco Business Center, and the additional Executive Estates Condominiums traffic. The projected traffic volumes are illustrated in **Figure C.**

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 7*th Edition and analyzed using the Synchro/SimTraffic 12 software. The analysis for the traffic signal-controlled intersections were performed using field measured cycle lengths, phasings, and offsets to determine the average overall vehicle delay and levels of service. The results of these analysis were used in evaluating the location of the proposed signalized access drive.

Table 2 through 7 summarized the results of the capacity analysis.

Table 2
CAPACITY ANALYSIS RESULTS – DEVON AVENUE WITH SHAFER COURT AND RIVERS WAY

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Projected Conditions	Weekday Morning	A 3.3	A 6.2		A 3.1	A 6.8		F 85.6	D 52.5		D 46.8	D 54.1		B 13.8
		A – 6.1			A – 6.7			F – 82.5			D – 50.3			
	Weekday Evening	A 7.3	B 10.5		A 7.2	B 13.5		D 43.2	D 48.9		C 34.0	E 58.4		B 16.9
		B – 10.4			B – 13.4			D - 45.3			D – 50.0			
	Saturday Midday	A 5.3	A 7.0		A 5.5	B 10.4		D 53.7	D 47.1		D 38.9	E 56.8		B 14.0
		A - 6.9			B – 10.3			D – 52.9			D – 49.3			

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 3
CAPACITY ANALYSIS RESULTS – DEVON AVENUE WITH WEST SITE ACCESS DRIVE/WINTRUST ACCESS DRIVE

	Peak Hour	Eastbound			Westbound			Northbound			Southbound		Overall
		L	T	R	L	T	R	L	T	R	L	R	
Projected Conditions	Weekday Morning	B 16.6	B 13.4		B 14.0	C 24.4	A 8.1	D 48.9			C 31.9	C 21.1	B 18.7
		B – 15.1			B – 14.4						C – 26.7		
	Weekday Evening	B 13.0	B 10.8		A 8.9	C 21.0	A 8.3	D 46.5			D 37.8	C 26.1	C 20.5
		B – 12.0			D – 46.5						C – 31.9		
	Saturday Midday	B 14.9	B 11.9		B 12.5	C 24.1	A 8.5	D 48.8			C 33.9	C 22.4	B 19.6
		B – 13.7			B – 15.1						C – 28.4		

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 4
CAPACITY ANALYSIS RESULTS – 95TH PERCENTILE QUEUES – DEVON AVENUE WITH SHAFER COURT/RIVERS WAY

Direction	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	Synchro	Simtraffic	Synchro	Simtraffic	Synchro	Simtraffic
Eastbound Queue[1]	169'	127'	253'	185'	162'	136'
Westbound Queue	236'	173'	295'	221'	230'	232'
LOS = Level of Service Delay is measured in seconds.	Distance from Traffic Signal to East Condo Access: 295'					

Table 5
CAPACITY ANALYSIS RESULTS – 95TH PERCENTILE QUEUES – DEVON AVENUE WITH THE WEST SITE ACCESS DRIVE (PROPOSED TRAFFIC SIGNAL)

Direction	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	Synchro	Simtraffic	Synchro	Simtraffic	Synchro	Simtraffic
Eastbound Queue	240'	322'	117'	241'	196'	267'
Westbound Queue	321'	234'	250'	210'	343'	240'
LOS = Level of Service Delay is measured in seconds.	Distance from Traffic Signal to Higgins Road: 865' Distance from Traffic Signal to West Condo Access: 500'					

Table 6
CAPACITY ANALYSIS RESULTS – LOS AND DELAYS – TOTAL PROJECTED CONDITIONS – SYNCHRO ANALYSIS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
West Executive Estates Condominiums West Access Drive (Only Access Drive in Future)						
Westbound Left Turn	A	9.1	A	8.7	A	9.0
Northbound Approach	C	23.2	D	25.7	C	20.5
LOS = Level of Service	Delay is measured in seconds.					

Table 7
CAPACITY ANALYSIS RESULTS – LOS AND DELAYS – TOTAL PROJECTED CONDITIONS – SIMTRAFFIC ANALYSIS

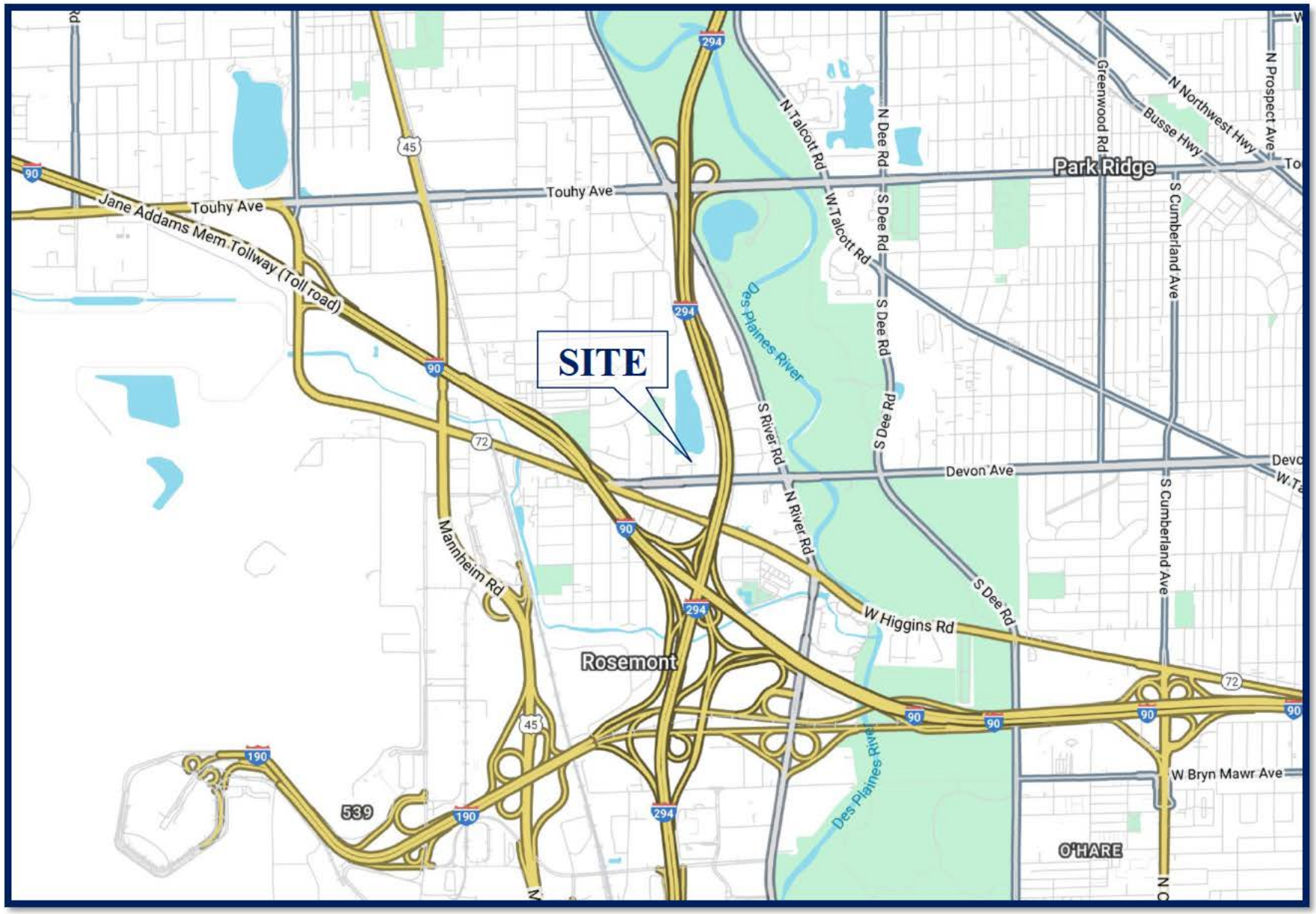
Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
West Executive Estates Condominiums West Access Drive (Only Access Drive in Future)						
Westbound Left Turn	A	7.8	A	7.4	A	7.6
Northbound Left Turn	B	14.1	C	17.2	B	14.1
Northbound Right Turn	A	7.3	A	6.3	A	6.4
LOS = Level of Service	Delay is measured in seconds.					

Signalized Access Drive Location Evaluation

The location of the proposed traffic signal was evaluated and determined to be adequate and preferable given the following:

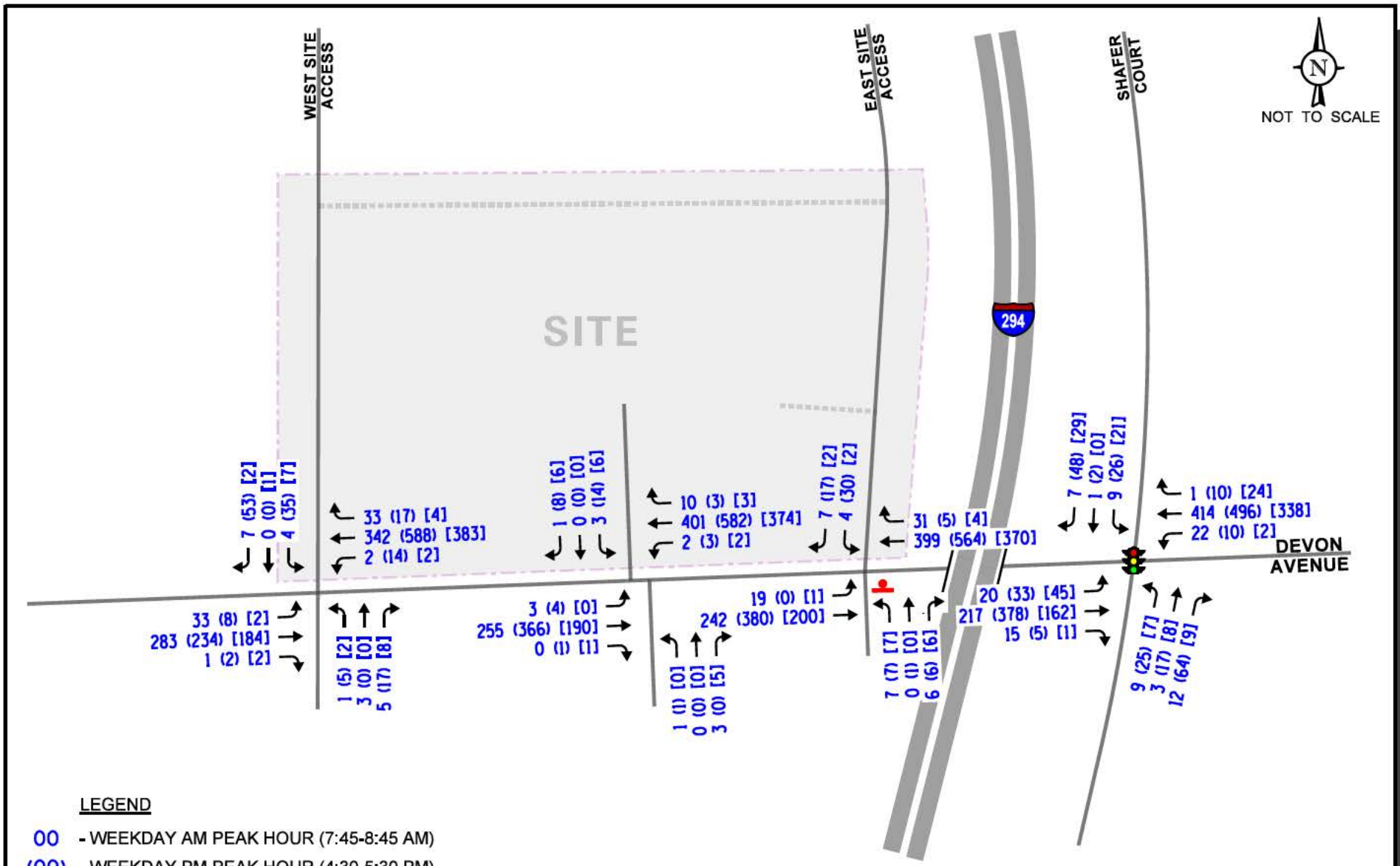
- There will be approximately 865 feet of space between the proposed traffic signal and the intersection of Higgins Road with Devon Avenue.
    - These intersections will be coordinated resulting in more efficient operations and reduced queuing.
    - Based on Synchro and Simtraffic analysis, eastbound queues from the traffic signal are not projected to exceed 300 feet and will not impact the signalized intersection of Higgins Road with Devon Avenue.
- There will be approximately 500 feet of space between the proposed traffic signal and the west Executive Estates Condominiums access drive**.** Based on Synchro and Simtraffic analysis, westbound queues from the traffic signal are not projected to exceed 500 feet and will not block this access drive.
- Outbound movements from the Executive Estates Condominiums access drive are projected to operate acceptably.
    - Based on Synchro analysis, outbound movements from the west access drive are projected to operate at LOS D or better during all three peak hours. Outbound movements from the west access drive are expected to operate with lower delays outside of the peak hours.
    - The location of this access drive between two signalized intersections will create gaps in the traffic stream allowing vehicles to exit. This is illustrated the Simtraffic analysis which shows outbound movements from the access drives operating at LOS C or better during all three peak hours with reduced delays. Outbound movements from the west access drive are expected to operate with lower delays outside of the peak hours.
    - As previously mentioned, queues from the proposed traffic signal are not projected to block these access drives. If necessary, “Do Not Block Intersection” signage and the corresponding striping can be provided on Devon Avenue at this intersection.

Appendix



Site Location **Figure 1**

Aerial View of Site **Figure 2**

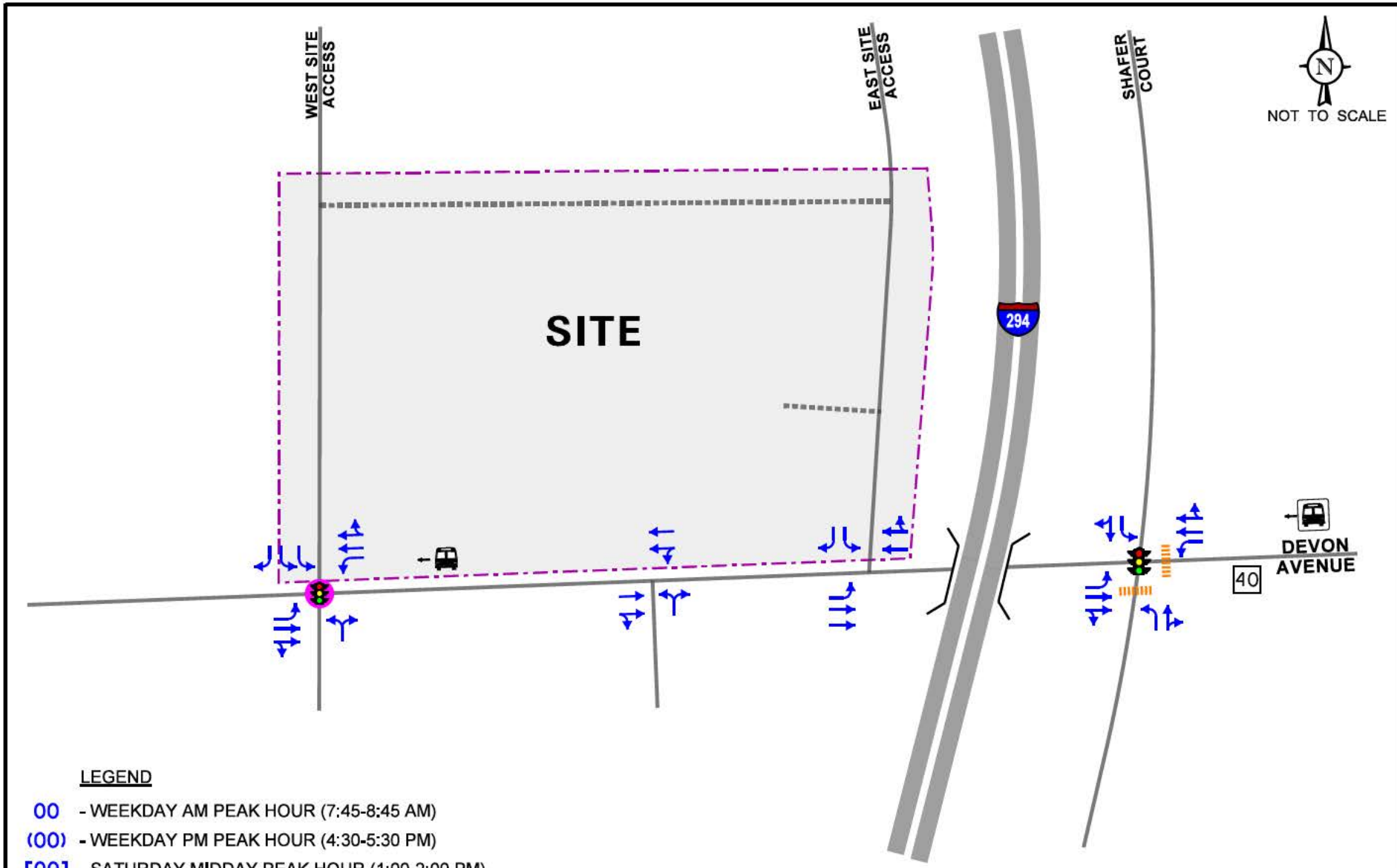


Costco
Des Plaines, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-293 Figure: A

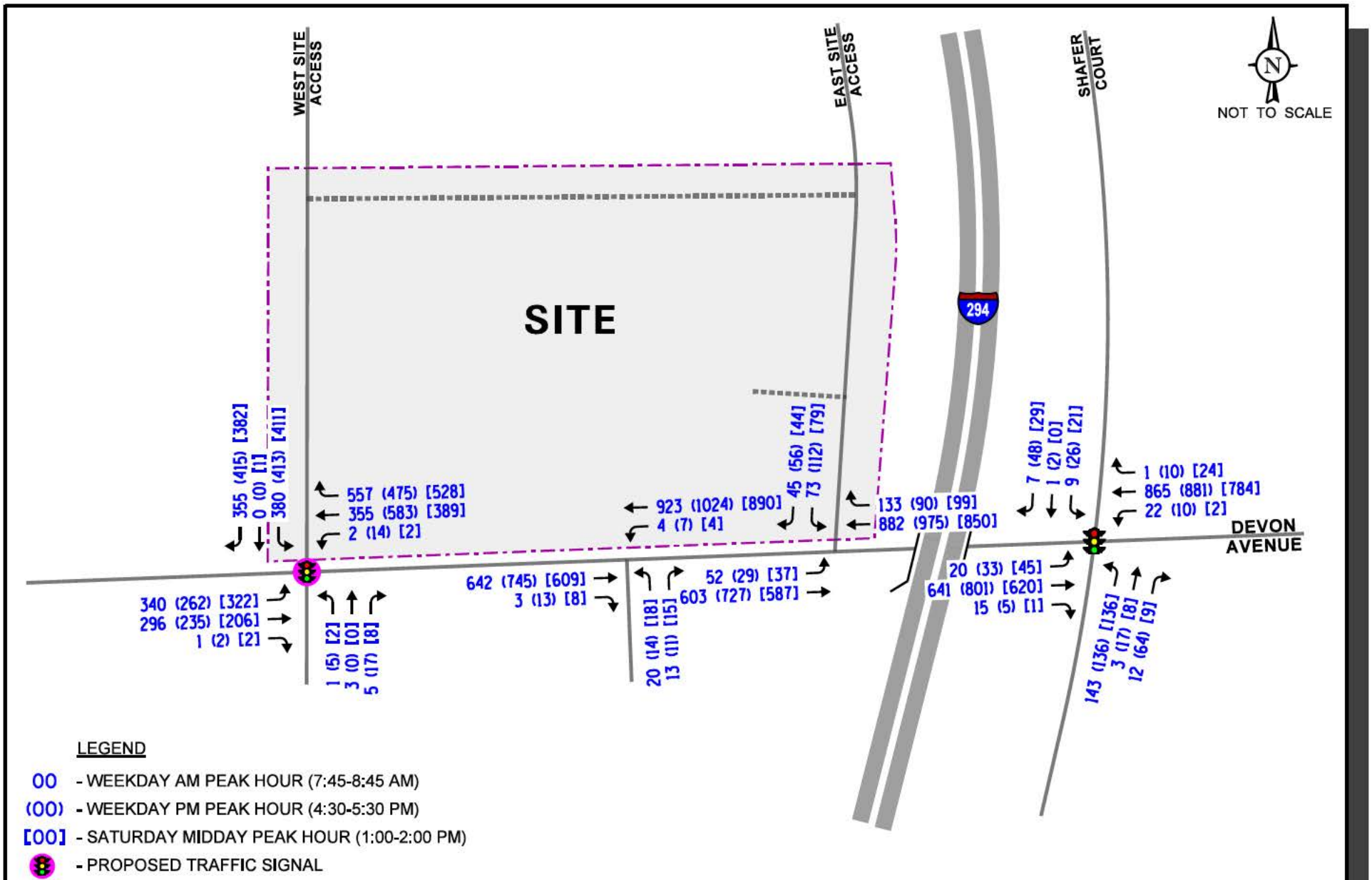


Costco
Des Plaines, Illinois

Future Roadway Characteristics

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-293 Figure: B



Costco
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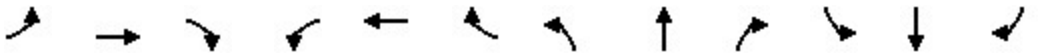
Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-293 Figure: B



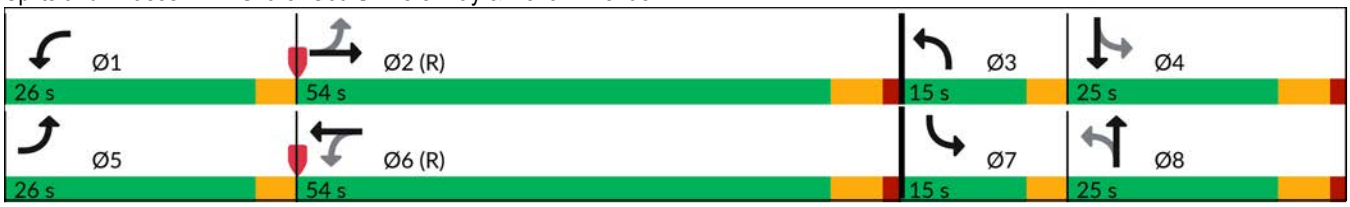
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	641	15	22	865	1	143	3	12	9	1	7
Future Volume (vph)	20	641	15	22	865	1	143	3	12	9	1	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	170		0	100		0	65		0	150		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	100			240			70			90		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.997						0.876			0.867	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	3432	0	1719	3539	0	1626	1562	0	1805	1647	0
Flt Permitted	0.261			0.351			0.769					
Satd. Flow (perm)	472	3432	0	635	3539	0	1316	1562	0	1900	1647	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		40			40			25			25	
Link Distance (ft)		394			448			454			382	
Travel Time (s)		6.7			7.6			12.4			10.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	5%	5%	0%	5%	2%	0%	11%	0%	8%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	23	745	0	25	984	0	163	17	0	10	9	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0		6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	26.0	54.0		26.0	54.0		15.0	25.0		15.0	25.0	
Total Split (%)	21.7%	45.0%		21.7%	45.0%		12.5%	20.8%		12.5%	20.8%	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	
Act Effct Green (s)	96.1	90.0		96.1	90.0		14.8	10.1		8.4	8.1	
Actuated g/C Ratio	0.80	0.75		0.80	0.75		0.12	0.08		0.07	0.07	

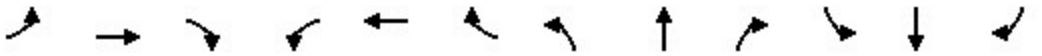
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.05	0.29		0.04	0.37		0.85	0.13		0.08	0.08	
Control Delay (s/veh)	3.3	6.2		3.1	6.8		85.6	52.5		46.8	54.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	3.3	6.2		3.1	6.8		85.6	52.5		46.8	54.1	
LOS	A	A		A	A		F	D		D	D	
Approach Delay (s/veh)		6.1			6.7			82.5			50.3	
Approach LOS		A			A			F			D	
Queue Length 50th (ft)	2	84		2	120		~137	13		8	7	
Queue Length 95th (ft)	11	169		12	236		176	35		21	24	
Internal Link Dist (ft)		314			368			374			302	
Turn Bay Length (ft)	170			100			65			150		
Base Capacity (vph)	620	2574		723	2654		194	247		207	260	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.04	0.29		0.03	0.37		0.84	0.07		0.05	0.03	

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 120
Offset: 71 (59%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green
Natural Cycle: 60
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.85
Intersection Signal Delay (s/veh): 13.8 Intersection LOS: B
Intersection Capacity Utilization 48.5% ICU Level of Service A
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

Splits and Phases: 2: Shafer Court/Rivers Way & Devon Avenue



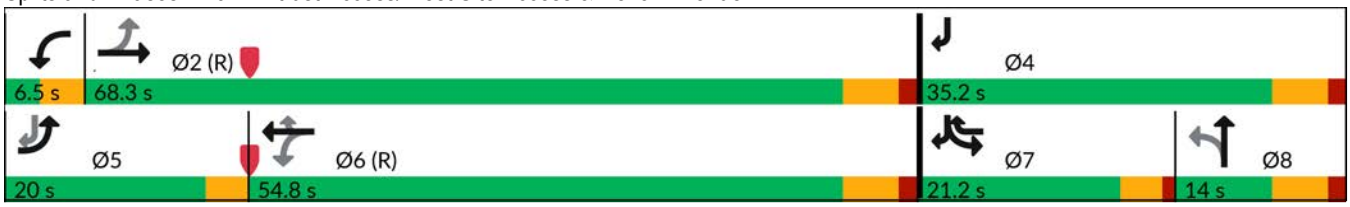


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	340	296	1	2	355	557	1	3	5	380	0	355
Future Volume (vph)	340	296	1	2	355	557	1	3	5	380	0	355
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	50		0	50		185	0		0	0		0
Storage Lanes	1		0	1		1	0		0	2		1
Taper Length (ft)	60			60			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt						0.850		0.925				0.850
Flt Protected	0.950			0.950				0.994		0.950		
Satd. Flow (prot)	1770	3472	0	1805	3505	1583	0	1747	0	3502	0	1583
Flt Permitted	0.453			0.558				0.994		0.950		
Satd. Flow (perm)	844	3472	0	1060	3505	1583	0	1747	0	3502	0	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		849			566			223			476	
Travel Time (s)		14.5			9.6			5.1			10.8	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	4%	0%	0%	3%	2%	0%	0%	0%	0%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	366	319	0	2	382	599	0	9	0	409	0	382
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	Perm	NA		Prot		custom
Protected Phases	5	2		1	6	7		8		7		4 7
Permitted Phases	2			6		6	8					5
Detector Phase	5	2		1	6	7	8	8		7		4 7
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	3.0	8.0	8.0		3.0		
Minimum Split (s)	6.5	21.0		6.5	21.0	7.5	14.0	14.0		7.5		
Total Split (s)	20.0	68.3		6.5	54.8	21.2	14.0	14.0		21.2		
Total Split (%)	18.2%	62.1%		5.9%	49.8%	19.3%	12.7%	12.7%		19.3%		
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	4.5	4.5		3.5		
All-Red Time (s)	0.0	1.5		0.0	1.5	1.0	1.5	1.5		1.0		
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0		0.0		
Total Lost Time (s)	3.5	6.0		3.5	6.0	4.5		6.0		4.5		
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lag	Lag		Lead		
Lead-Lag Optimize?												
Recall Mode	None	C-Min		None	C-Min	None	None	None		None		
Act Effct Green (s)	67.1	63.3		53.3	45.8	83.9		8.1		32.0		52.2
Actuated g/C Ratio	0.61	0.58		0.48	0.42	0.76		0.07		0.29		0.47

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.57	0.16		0.00	0.26	0.50		0.07		0.40		0.51
Control Delay (s/veh)	16.6	13.4		14.0	24.4	8.1		48.9		31.9		21.1
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0		0.0		0.0
Total Delay (s/veh)	16.6	13.4		14.0	24.4	8.1		48.9		31.9		21.1
LOS	B	B		B	C	A		D		C		C
Approach Delay (s/veh)		15.1			14.4			48.9			26.7	
Approach LOS		B			B			D			C	
Queue Length 50th (ft)	116	49		1	91	123		6		115		180
Queue Length 95th (ft)	240	110		5	160	321		22		158		191
Internal Link Dist (ft)		769			486			143			396	
Turn Bay Length (ft)	50			50		185						
Base Capacity (vph)	659	2123		547	1672	1206		128		1019		737
Starvation Cap Reductn	0	0		0	0	0		0		0		0
Spillback Cap Reductn	0	0		0	0	0		0		0		0
Storage Cap Reductn	0	0		0	0	0		0		0		0
Reduced v/c Ratio	0.56	0.15		0.00	0.23	0.50		0.07		0.40		0.52

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 31 (28%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.57			
Intersection Signal Delay (s/veh): 18.7		Intersection LOS: B	
Intersection Capacity Utilization 72.1%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 9: Wintrust Access/West Site Access & Devon Avenue



Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	642	3	4	923	20	13
Future Vol, veh/h	642	3	4	923	20	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	4	0	0	2	0	0
Mvmt Flow	721	3	4	1037	22	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	725	0	1251	362
Stage 1	-	-	-	-	723	-
Stage 2	-	-	-	-	528	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	887	-	167	640
Stage 1	-	-	-	-	447	-
Stage 2	-	-	-	-	562	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	887	-	166	640
Mov Cap-2 Maneuver	-	-	-	-	166	-
Stage 1	-	-	-	-	447	-
Stage 2	-	-	-	-	558	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.1	23.19
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	235	-	-	16	-
HCM Lane V/C Ratio	0.158	-	-	0.005	-
HCM Ctrl Dly (s/v)	23.2	-	-	9.1	0.1
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.6	-	-	0	-

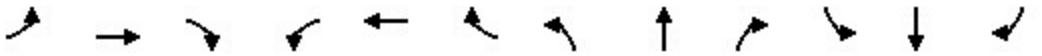
Intersection	
Int Delay, s/veh	6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	52	603	882	133	73	45
Future Vol, veh/h	52	603	882	133	73	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	5	3	0	0	4
Mvmt Flow	59	685	1002	151	83	51

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1153	0	-	0	1539	577
Stage 1	-	-	-	-	1078	-
Stage 2	-	-	-	-	461	-
Critical Hdwy	4.1	-	-	-	6.8	6.98
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.34
Pot Cap-1 Maneuver	613	-	-	-	108	455
Stage 1	-	-	-	-	292	-
Stage 2	-	-	-	-	607	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	613	-	-	-	98	455
Mov Cap-2 Maneuver	-	-	-	-	98	-
Stage 1	-	-	-	-	264	-
Stage 2	-	-	-	-	607	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.91	0	86.05
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	613	-	-	-	98	455
HCM Lane V/C Ratio	0.096	-	-	-	0.847	0.112
HCM Ctrl Dly (s/v)	11.5	-	-	-	130.5	13.9
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.3	-	-	-	4.7	0.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	801	5	10	881	10	136	17	64	26	2	48
Future Volume (vph)	33	801	5	10	881	10	136	17	64	26	2	48
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	170		0	100		0	65		0	150		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	100			240			70			90		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.999			0.998			0.881			0.856	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3465	0	1641	3433	0	1671	1648	0	1805	1626	0
Flt Permitted	0.246			0.305			0.522			0.701		
Satd. Flow (perm)	467	3465	0	527	3433	0	918	1648	0	1332	1626	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		40			40			25			25	
Link Distance (ft)		394			448			454			382	
Travel Time (s)		6.7			7.6			12.4			10.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	4%	20%	10%	5%	0%	8%	0%	2%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	35	857	0	11	948	0	145	86	0	28	53	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0		6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	14.0	61.0		14.0	61.0		19.0	26.0		19.0	26.0	
Total Split (%)	11.7%	50.8%		11.7%	50.8%		15.8%	21.7%		15.8%	21.7%	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	
Act Effct Green (s)	85.4	81.4		83.4	77.3		27.1	17.9		17.9	10.5	
Actuated g/C Ratio	0.71	0.68		0.70	0.64		0.23	0.15		0.15	0.09	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.09	0.36		0.03	0.43		0.50	0.35		0.12	0.37	
Control Delay (s/veh)	7.3	10.5		7.2	13.5		43.2	48.9		34.0	58.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	7.3	10.5		7.2	13.5		43.2	48.9		34.0	58.4	
LOS	A	B		A	B		D	D		C	E	
Approach Delay (s/veh)		10.4			13.4			45.3			50.0	
Approach LOS		B			B			D			D	
Queue Length 50th (ft)	8	140		2	207		92	61		17	40	
Queue Length 95th (ft)	21	253		10	295		144	109		39	80	
Internal Link Dist (ft)		314			368			374			302	
Turn Bay Length (ft)	170			100			65			150		
Base Capacity (vph)	451	2351		474	2210		312	286		353	271	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.08	0.36		0.02	0.43		0.46	0.30		0.08	0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 98 (82%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.50			
Intersection Signal Delay (s/veh): 16.9		Intersection LOS: B	
Intersection Capacity Utilization 51.6%		ICU Level of Service A	
Analysis Period (min) 15			

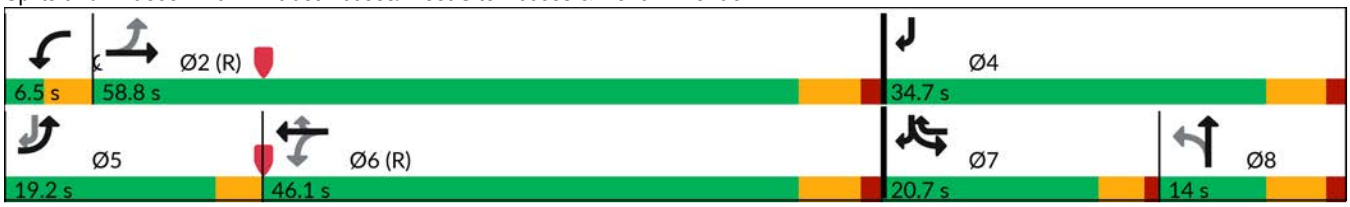
Splits and Phases: 2: Shafer Court/Rivers Way & Devon Avenue

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	262	235	2	14	583	475	5	0	17	413	0	415
Future Volume (vph)	262	235	2	14	583	475	5	0	17	413	0	415
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	50		0	50		185	0		0	0		0
Storage Lanes	1		0	1		1	0		0	2		1
Taper Length (ft)	60			60			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.999				0.850		0.894				0.850
Flt Protected	0.950			0.950				0.989		0.950		
Satd. Flow (prot)	1770	3469	0	1805	3471	1583	0	1605	0	3433	0	1583
Flt Permitted	0.312			0.594				0.989		0.950		
Satd. Flow (perm)	581	3469	0	1129	3471	1583	0	1605	0	3433	0	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		646			567			223			476	
Travel Time (s)		11.0			9.7			5.1			10.8	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	4%	0%	0%	4%	2%	0%	0%	6%	2%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	282	255	0	15	627	511	0	23	0	444	0	446
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	Perm	NA		Prot		custom
Protected Phases	5	2		1	6	7		8		7		4 7
Permitted Phases	2			6		6	8					5
Detector Phase	5	2		1	6	7	8	8		7		4 7
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	3.0	8.0	8.0		3.0		
Minimum Split (s)	6.5	21.0		6.5	21.0	7.5	14.0	14.0		7.5		
Total Split (s)	19.2	58.8		6.5	46.1	20.7	14.0	14.0		20.7		
Total Split (%)	19.2%	58.8%		6.5%	46.1%	20.7%	14.0%	14.0%		20.7%		
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	4.5	4.5		3.5		
All-Red Time (s)	0.0	1.5		0.0	1.5	1.0	1.5	1.5		1.0		
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0		0.0		
Total Lost Time (s)	3.5	6.0		3.5	6.0	4.5		6.0		4.5		
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lag	Lag		Lead		
Lead-Lag Optimize?												
Recall Mode	None	C-Min		None	C-Min	None	None	None		None		
Act Effct Green (s)	62.7	57.6		51.2	44.1	73.8		8.0		23.7		43.9
Actuated g/C Ratio	0.63	0.58		0.51	0.44	0.74		0.08		0.24		0.44

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.55	0.13		0.02	0.41	0.44		0.18		0.55		0.64
Control Delay (s/veh)	13.0	10.8		8.9	21.0	8.3		46.5		37.8		26.1
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0		0.0		0.0
Total Delay (s/veh)	13.0	10.8		8.9	21.0	8.3		46.5		37.8		26.1
LOS	B	B		A	C	A		D		D		C
Approach Delay (s/veh)		12.0			15.2			46.5			31.9	
Approach LOS		B			B			D			C	
Queue Length 50th (ft)	78	36		4	146	78		14		114		206
Queue Length 95th (ft)	117	62		11	200	250		39		#212		300
Internal Link Dist (ft)		566			487			143			396	
Turn Bay Length (ft)	50			50		185						
Base Capacity (vph)	550	2009		608	1536	1169		128		813		678
Starvation Cap Reductn	0	0		0	0	0		0		0		0
Spillback Cap Reductn	0	0		0	0	0		0		0		0
Storage Cap Reductn	0	0		0	0	0		0		0		0
Reduced v/c Ratio	0.51	0.13		0.02	0.41	0.44		0.18		0.55		0.66

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 100			
Offset: 35 (35%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.64			
Intersection Signal Delay (s/veh): 20.5		Intersection LOS: C	
Intersection Capacity Utilization 63.5%		ICU Level of Service B	
Analysis Period (min) 15			
# 95th percentile volume exceeds capacity, queue may be longer.			
Queue shown is maximum after two cycles.			

Splits and Phases: 9: Wintrust Access/West Site Access & Devon Avenue



Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	745	13	7	1024	14	11
Future Vol, veh/h	745	13	7	1024	14	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	4	0	0	2	0	0
Mvmt Flow	837	15	8	1151	16	12

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	852	0	1435	426
Stage 1	-	-	-	-	844	-
Stage 2	-	-	-	-	591	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	972	-	*127	*897
Stage 1	-	-	-	-	*549	-
Stage 2	-	-	-	-	*761	-
Platoon blocked, %	-	-	0	-		0
Mov Cap-1 Maneuver	-	-	972	-	*125	*897
Mov Cap-2 Maneuver	-	-	-	-	*125	-
Stage 1	-	-	-	-	*549	-
Stage 2	-	-	-	-	*752	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.16	25.73
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	202	-	-	24	-
HCM Lane V/C Ratio	0.139	-	-	0.008	-
HCM Ctrl Dly (s/v)	25.7	-	-	8.7	0.1
HCM Lane LOS	D	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	13

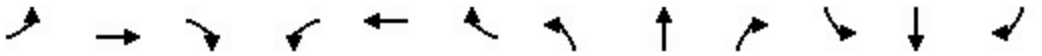
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	29	727	975	90	112	56
Future Vol, veh/h	29	727	975	90	112	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	3	5	2	2	2
Mvmt Flow	31	773	1037	96	119	60

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1133	0	-	0	1534	566
Stage 1	-	-	-	-	1085	-
Stage 2	-	-	-	-	448	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	612	-	-	-	~ 107	467
Stage 1	-	-	-	-	285	-
Stage 2	-	-	-	-	610	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	612	-	-	-	~ 102	467
Mov Cap-2 Maneuver	-	-	-	-	~ 102	-
Stage 1	-	-	-	-	271	-
Stage 2	-	-	-	-	610	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.43	0	151.73
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	612	-	-	-	102	467
HCM Lane V/C Ratio	0.05	-	-	-	1.171	0.128
HCM Ctrl Dly (s/v)	11.2	-	-	-	220.7	13.8
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.2	-	-	-	7.9	0.4

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

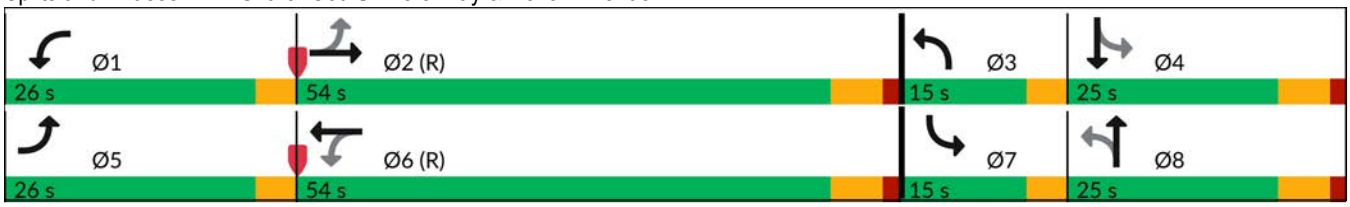


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	620	1	2	784	24	136	8	9	21	0	29
Future Volume (vph)	45	620	1	2	784	24	136	8	9	21	0	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	170		0	100		0	65		0	150		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	100			240			70			90		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt					0.996			0.921			0.850	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1805	3574	0	1805	3591	0	1805	1750	0	1805	1615	0
Flt Permitted	0.276			0.395			0.468			0.745		
Satd. Flow (perm)	524	3574	0	750	3591	0	889	1750	0	1416	1615	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		40			40			25			25	
Link Distance (ft)		394			448			454			382	
Travel Time (s)		6.7			7.6			12.4			10.4	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	1%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	49	675	0	2	878	0	148	19	0	23	32	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		3	8		7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0		3.0	8.0		3.0	8.0	
Minimum Split (s)	6.5	21.0		6.5	21.0		6.5	14.0		6.5	14.0	
Total Split (s)	26.0	54.0		26.0	54.0		15.0	25.0		15.0	25.0	
Total Split (%)	21.7%	45.0%		21.7%	45.0%		12.5%	20.8%		12.5%	20.8%	
Yellow Time (s)	3.5	4.5		3.5	4.5		3.5	4.5		3.5	4.5	
All-Red Time (s)	0.0	1.5		0.0	1.5		0.0	1.5		0.0	1.5	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	3.5	6.0		3.5	6.0		3.5	6.0		3.5	6.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	C-Min		None	C-Min		None	None		None	None	
Act Effct Green (s)	91.6	87.6		88.3	81.3		21.0	14.0		14.4	9.3	
Actuated g/C Ratio	0.76	0.73		0.74	0.68		0.18	0.12		0.12	0.08	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.10	0.26		0.00	0.36		0.61	0.09		0.12	0.26	
Control Delay (s/veh)	5.3	7.0		5.5	10.4		53.7	47.1		38.9	56.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)	5.3	7.0		5.5	10.4		53.7	47.1		38.9	56.8	
LOS	A	A		A	B		D	D		D	E	
Approach Delay (s/veh)		6.9			10.3			52.9			49.3	
Approach LOS		A			B			D			D	
Queue Length 50th (ft)	10	90		0	168		98	12		14	24	
Queue Length 95th (ft)	22	162		3	230		157	37		36	56	
Internal Link Dist (ft)		314			368			374			302	
Turn Bay Length (ft)	170			100			65			150		
Base Capacity (vph)	641	2608		772	2434		245	291		262	255	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.08	0.26		0.00	0.36		0.60	0.07		0.09	0.13	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 22.5 (19%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 50			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.61			
Intersection Signal Delay (s/veh): 14.0		Intersection LOS: B	
Intersection Capacity Utilization 53.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 2: Shafer Court/Rivers Way & Devon Avenue

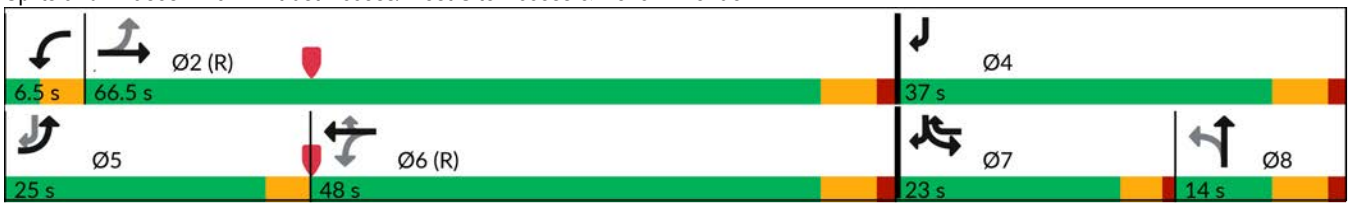


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	322	206	2	2	389	528	2	0	8	411	0	382
Future Volume (vph)	322	206	2	2	389	528	2	0	8	411	0	382
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	50		0	50		185	0		0	0		0
Storage Lanes	1		0	1		1	0		0	2		1
Taper Length (ft)	60			60			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	0.97	1.00	1.00
Ped Bike Factor												
Frt		0.999				0.850		0.890				0.850
Flt Protected	0.950			0.950				0.991		0.950		
Satd. Flow (prot)	1770	3606	0	1805	3610	1583	0	1676	0	3433	0	1583
Flt Permitted	0.423			0.611				0.991		0.950		
Satd. Flow (perm)	788	3606	0	1161	3610	1583	0	1676	0	3433	0	1583
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		895			557			223			476	
Travel Time (s)		15.3			9.5			5.1			10.8	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	350	226	0	2	423	574	0	11	0	447	0	415
Turn Type	pm+pt	NA		pm+pt	NA	pm+ov	Perm	NA		Prot		custom
Protected Phases	5	2		1	6	7		8		7		4 7
Permitted Phases	2			6		6	8					5
Detector Phase	5	2		1	6	7	8	8		7		4 7
Switch Phase												
Minimum Initial (s)	3.0	15.0		3.0	15.0	3.0	8.0	8.0		3.0		
Minimum Split (s)	6.5	21.0		6.5	21.0	7.5	14.0	14.0		7.5		
Total Split (s)	25.0	66.5		6.5	48.0	23.0	14.0	14.0		23.0		
Total Split (%)	22.7%	60.5%		5.9%	43.6%	20.9%	12.7%	12.7%		20.9%		
Yellow Time (s)	3.5	4.5		3.5	4.5	3.5	4.5	4.5		3.5		
All-Red Time (s)	0.0	1.5		0.0	1.5	1.0	1.5	1.5		1.0		
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0		0.0		
Total Lost Time (s)	3.5	6.0		3.5	6.0	4.5		6.0		4.5		
Lead/Lag	Lead	Lag		Lead	Lag	Lead	Lag	Lag		Lead		
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes		
Recall Mode	None	C-Min		None	C-Min	None	None	None		None		
Act Effct Green (s)	67.8	64.0		53.3	45.8	83.2		9.0		31.4		52.2
Actuated g/C Ratio	0.62	0.58		0.48	0.42	0.76		0.08		0.29		0.47

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.56	0.11		0.00	0.28	0.48		0.08		0.46		0.55
Control Delay (s/veh)	14.9	11.9		12.5	24.1	8.5		48.8		33.9		22.4
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0		0.0		0.0
Total Delay (s/veh)	14.9	11.9		12.5	24.1	8.5		48.8		33.9		22.4
LOS	B	B		B	C	A		D		C		C
Approach Delay (s/veh)		13.7			15.1			48.8			28.4	
Approach LOS		B			B			D			C	
Queue Length 50th (ft)	115	35		1	105	115		7		125		195
Queue Length 95th (ft)	196	70		4	170	343		26		191		225
Internal Link Dist (ft)		815			477			143			396	
Turn Bay Length (ft)	50			50		185						
Base Capacity (vph)	677	2158		592	1579	1197		137		979		738
Starvation Cap Reductn	0	0		0	0	0		0		0		0
Spillback Cap Reductn	0	0		0	0	0		0		0		0
Storage Cap Reductn	0	0		0	0	0		0		0		0
Reduced v/c Ratio	0.52	0.10		0.00	0.27	0.48		0.08		0.46		0.56

Intersection Summary			
Area Type:	Other		
Cycle Length: 110			
Actuated Cycle Length: 110			
Offset: 76 (69%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green			
Natural Cycle: 65			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.56			
Intersection Signal Delay (s/veh): 19.6		Intersection LOS: B	
Intersection Capacity Utilization 69.3%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 9: Wintrust Access/West Site Access & Devon Avenue



Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	609	8	4	890	18	15
Future Vol, veh/h	609	8	4	890	18	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	1	0	0	1	0	0
Mvmt Flow	684	9	4	1000	20	17

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	693	0	1198	347
Stage 1	-	-	-	-	689	-
Stage 2	-	-	-	-	509	-
Critical Hdwy	-	-	4.1	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	911	-	181	655
Stage 1	-	-	-	-	465	-
Stage 2	-	-	-	-	574	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	911	-	180	655
Mov Cap-2 Maneuver	-	-	-	-	180	-
Stage 1	-	-	-	-	465	-
Stage 2	-	-	-	-	570	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.1	20.54
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	269	-	-	16	-
HCM Lane V/C Ratio	0.138	-	-	0.005	-
HCM Ctrl Dly (s/v)	20.5	-	-	9	0.1
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.5	-	-	0	-

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	37	587	850	99	79	44
Future Vol, veh/h	37	587	850	99	79	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	0	1	0	0	0	0
Mvmt Flow	42	667	966	113	90	50

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1078	0	-	0	1440	539
Stage 1	-	-	-	-	1022	-
Stage 2	-	-	-	-	418	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	654	-	-	-	126	492
Stage 1	-	-	-	-	313	-
Stage 2	-	-	-	-	639	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	654	-	-	-	118	492
Mov Cap-2 Maneuver	-	-	-	-	118	-
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	639	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.65	0	67.29
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	654	-	-	-	118	492
HCM Lane V/C Ratio	0.064	-	-	-	0.762	0.102
HCM Ctrl Dly (s/v)	10.9	-	-	-	97.4	13.1
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.2	-	-	-	4.3	0.3

DES PLAINES
ILLINOIS

PUBLIC WORKS AND
ENGINEERING DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5390
desplainesil.gov

MEMORANDUM

Date: November 21, 2025

To: Jeff Rogers, Director of Community and Economic Development

From: Becka Shipp P.E., Assistant Director of Public Works and Engineering

Subject: 2200-2400 Devon Avenue Proposed Costco Development

Public Works and Engineering has completed their first review of the preliminary engineering plans. There are minor revisions required, but this will not prohibit with these plans advancing thru the permit process. Any questions, please contact 847-391-5385.

JL/jl

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplaines.org

MEMORANDUM

Date: November 21, 2025

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

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

Subject: Request to Continue 25-064-CU-V: Conditional Use and Major Variation for Proposed Extension of an Existing Cell Tower at 1111 Joseph Schwab Road

The petitioner has provided additional information related to the existing cell tower facility on the subject property, which requires staff review prior to this case being heard at PZB. As a result, the petitioner has requested to continue the hearing to the Board's regular meeting on Tuesday, December 9, 2025, which is attached.

From:	Kelly Shorts
To:	Jonathan Stytz
Cc:	Emily Mottola; Zofia Gwozdz; Jonathan Mendel; Jeffrey Rogers; David Connell
Subject:	RE: Official Review Letter for 1111 Joseph Schwab Road - Conditional Use & Major Variation
Date:	Thursday, November 20, 2025 2:42:18 PM
Attachments:	image001.png image003.png image005.png

Hi Jonathan, (i) we would like this reviewed as and EFR, and (ii) 12/9 meeting date please.

Kelly E. Shorts
Site Acquisition Specialist
(p) 248-494-1015
(e) kshorts@smj-llc.com | http://www.smj-llc.com/
SMJ International
49030 Pontiac Trail, Ste 100
Wixom, MI 48393

From: Jonathan Stytz <jstytz@desplainesil.gov>
Sent: Thursday, November 20, 2025 3:35 PM
To: Kelly Shorts <kshorts@smj-llc.com>
Cc: Emily Mottola <emottola@smj-llc.com>; Zofia Gwozdz <zgwozdz@desplainesil.gov>; Jonathan Mendel <jmendel@desplainesil.gov>; Jeffrey Rogers <jrogers@desplainesil.gov>; David Connell <dconnell@smj-llc.com>
Subject: RE: Official Review Letter for 1111 Joseph Schwab Road - Conditional Use & Major Variation

Kelly:

Thank you for sending the escrow agreement. I confirmed we have the check and were waiting on the signed escrow. At your earliest convenience, please confirm to me via email: (i) your choice to continue this case and (ii) the PZB meeting date on which you wish to continue your case.

Thank you in advance.

Sincerely,

Jonathan Stytz, AICP
Senior Planner
City of Des Plaines
1420 Miner Street
Des Plaines, IL 60016
P: 847-391-5392

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

MEMORANDUM

Date: November 21, 2025

To: Planning and Zoning Board (PZB)

From: Jeff Rogers, AICP, Director Community and Economic Development

Cc: Samantha Redman, AICP, Senior Planner

Subject: Appeal of Zoning Administrator's Interpretation: Loss of Non-conforming Status for Two-Dwelling Residence in Single Family Residential District

---

Issue: The property owner submitted a request to appeal the Zoning Administrator's October 2, 2025 determination that a second dwelling unit in a residence within the R-1, Single Family Residential zoning district has lost its legal nonconforming status.

Petitioner/Owner: Kendall Partners, Ltd. (Representative: Kevin Hansen), 129 Commercial Drive, Unit 7, Yorkville IL 60560

Case Number: 25-068-APPEAL

PIN: 09-17-305-007-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: R-1, Single Family Residential

Existing Land Use: Existing non-conforming two-family residence

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

Surrounding Land Use:
North: Single family detached residence
South: Single family detached residence
East: Single family detached residence
West: Single family detached residence

Street Classification: Hollywood Avenue is classified as a local road.

Comprehensive Plan: "Single-Family Residential" is the use illustrated in the Comprehensive Plan.

Property History: This property was subdivided in 1911 as part of the Des Plaines Manor subdivision. The existing two-flat building was constructed circa 1928, at which time the 1923 Zoning Ordinance, the City's first zoning ordinance, was in effect. That ordinance allowed for fifteen families per acre within this district, or a proportional number for fractional acres. At 7,050 square feet (approximately 0.16 acres), this property was permitted to accommodate up to two families. Accordingly, the construction of a two-family building in 1928 was lawful under the zoning regulations in effect at that time.

Over time, zoning regulations became more restrictive. In 1960, a specific single-family zoning district was established, which remains in effect today. Structures constructed prior to the adoption of these more restrictive regulations are governed by City Code provisions for nonconforming structures, which allow such uses to continue provided they comply with Section 12-5-5 of the current Zoning Ordinance.

In 1999, the property owner at that time appealed the loss of nonconforming status for the second dwelling unit. The Zoning Board of Appeals reversed the Zoning Administrator's interpretation based on evidence demonstrating the longstanding use of the property as a two-flat. The property has changed ownership several times since that appeal was granted.

Project Summary: Within the R-1, Single Family Zoning District, only one family can occupy a dwelling. The definition of "family" is as follows:

Family:

A. Two (2) or more persons, each related to the other by blood, marriage, or adoption, together with usual domestic servants and not more than one bona fide guest, all living together as a single housekeeping unit and using common kitchen facilities (that is, a related family); or

B. Three (3) or fewer persons, all of whom are not necessarily related to each of the others by blood, marriage, or adoption, all living together as a single housekeeping unit and using common kitchen facilities (that is, an unrelated family).

Under this definition, a dwelling in the R-1 district may accommodate only one family. Although other zoning districts within the City permit multiple dwelling units, a rezoning of this property would be inconsistent with the established character of the neighborhood and in conflict with the Comprehensive Plan. Accordingly, such a rezoning could be regarded as an instance of "spot zoning."

Nonconforming Use

The zoning ordinance establishes requirements for the continuance of structures or uses classified as "nonconforming." Section 12-13-3 defines a nonconforming use as:

> *A use lawfully established prior to and being conducted on the effective date hereof, or amendment thereto which renders the use nonconforming, which does not conform to the requirements of these regulations for the zoning district in which it is located.*

As discussed in the "Property History" section, the existing two-flat building was constructed in 1928 and the two dwelling unit building was permitted under the 1923 Zoning Ordinance. Provided both units have been continuously occupied by two families, the property would be allowed to continue in its current configuration.

Under current City procedures, legal nonconforming status in such cases is established by maintaining a rental license for each unit or some other comparable evidence of ongoing use as a two-unit building. The City has required rental licenses for all non-owner-occupied residential rental properties since 2000, and multiple-dwelling units have been subject to this requirement since at least the 1970s.[1] Rental licenses are $20 per year and must be renewed annually.

In these scenarios, if a rental license or occupancy of a nonconforming residential unit lapses for more than twelve months, the additional dwelling unit is no longer classified as "legal nonconforming," and the property must thereafter conform to the applicable zoning ordinance, pursuant to Section 12-5-5. Documentation confirming continuous occupancy of both units is not available, and no active rental licenses are currently on file; therefore, staff could not verify the legal nonconforming status of the second unit. If the property were required to come into conformity, one unit would need to be de-converted and combined with the other to create a single dwelling with common kitchen and living facilities, as typical of a single-family residence.

Although Cook County records indicate this property is "multifamily" and includes two apartments, the County does not have authority to interpret zoning. Similarly, the presence of multiple utility connections does not constitute formal zoning approval.

Zoning Administrator Interpretation and Appeal

Because no rental license or other available or supplied evidence demonstrated that the building operated continuously as two separate dwelling units without a lapse in excess of 12 months, the Zoning Administrator determined that the second unit had lost its legal nonconforming status. Consequently, the building must be altered to comply with single-family zoning requirements. A letter communicating this determination was issued on October 2, 2025.

Pursuant to Section 12-3-9, "An appeal may be taken to the planning and zoning board by any person, firm or corporation, or by any officer, department, board or bureau aggrieved by a decision of the zoning

[1] M-79-00 amending residential rental license requirements, approved by City Council on December 19, 2000.

administrator." The property owner submitted an application for appeal and included information for the Planning and Zoning Board to review.

The Board is encouraged to carefully review the details of this report and the narrative and details presented within the attachments by the petitioner to determine whether the Zoning Administrator made an arbitrary, ill-considered, or erroneous administrative decision.

PZB Procedure and Recommended Conditions: Pursuant to Section 12-3-9.D.3.b of the City Code, the Planning and Zoning Board may affirm or reverse, wholly or in part, or modify the order of the Zoning Administrator's October 2, 2025 interpretation that the second dwelling unit lost its legal nonconforming status.

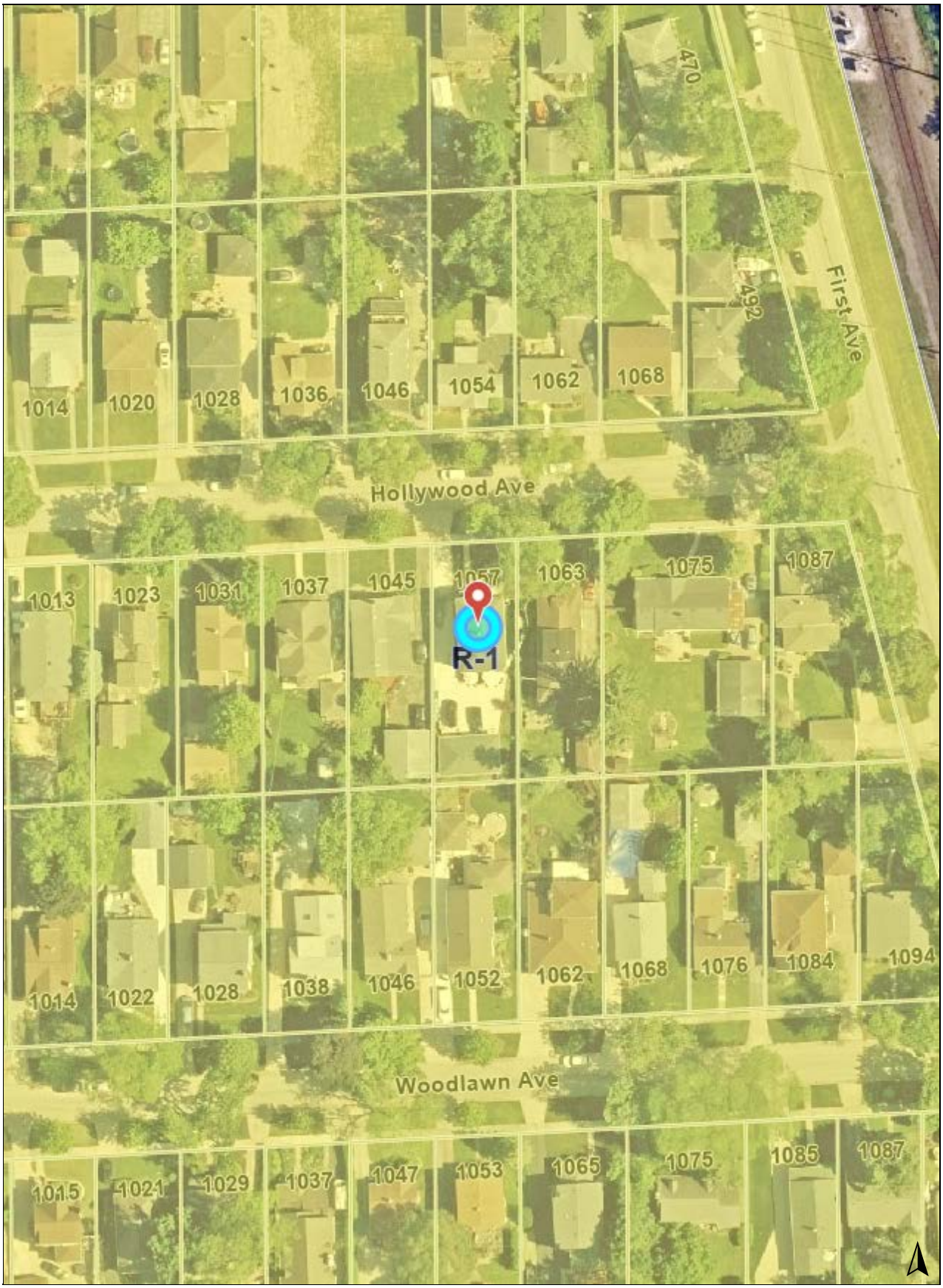
Consideration of the request should be based on a review of the information presented by the petitioner. If the PZB reverse this interpretation, staff recommends the following condition.

Suggested Condition of Approval:

1. A rental license must be obtained by the property owner for either or both units occupied by tenants of the property owner within 60 days of reversal of this interpretation.

Attachments:
Attachment 1: Location Map & Site Photos
Attachment 2: Plat of Survey
Attachment 3: Floor Plans
Attachment 4: Zoning Administrator's Interpretation from October 2, 2025
Attachment 5: Petitioner's Appeal Request Narrative
Attachment 6: Supporting Documents for Request (provided by petitioner)
Attachment 7: Minutes from May 11, 1999 Zoning Board of Appeals Meeting - Appeal of Non-Conforming Status

GISConsortium | Zoning Map



Legend

Zoning and Development

Zoning

R-1: Single Family Residential

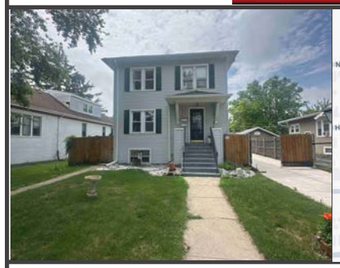
0 100 200 ft

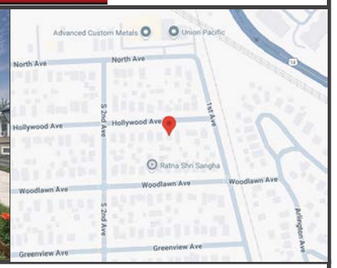
Print Date: 10/1/2025

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.

CASTLE LAW





PROPERTY ADDRESS:
1057 HOLLYWOOD AVENUE, DES PLAINES, ILLINOIS 60016

SURVEY NUMBER: 2506.4710

DATE SIGNED: 06/26/25 | **FIELD WORK DATE:** 6/25/2025

REVISION DATE(S):
(REV.1 6/26/2025)

POINTS OF INTEREST
1. FENCE OVER PROPERTY LINE 2. CONCRETE DRIVEWAY OVER PROPERTY LINE

STATE OF ILLINOIS
COUNTY OF GRUNDY SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No.3403
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

ORMSKQTNM
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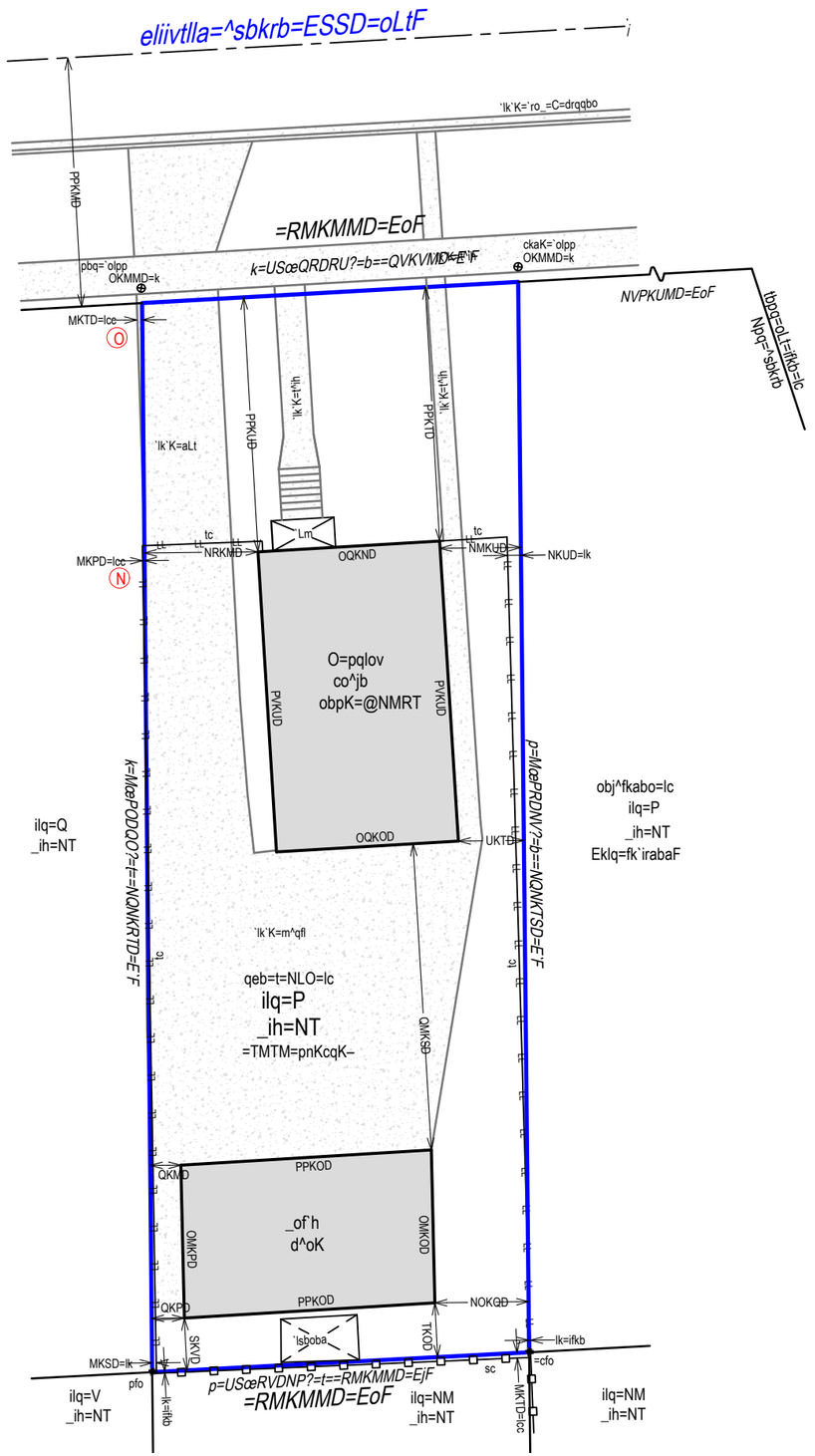


SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
1057 HOLLYWOOD AVENUE, DES PLAINES, ILLINOIS 60016

SURVEY NUMBER: 2506.4710

CERTIFIED TO:
KENDALL PARTNERS, LTD; CHICAGO TITLE INSURANCE COMPANY;

DATE OF SURVEY: 06/26/25

BUYER: KENDALL PARTNERS, LTD

LENDER:

TITLE COMPANY:

COMMITMENT DATE: | **CLIENT FILE NO:** 25GSD278119WJ

LEGAL DESCRIPTION:
THE WEST HALF OF LOT 3 IN BLOCK 17, IN DES PLAINES MANOR TRACT NUMBER 2, IN THE WEST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911 AS DOCUMENT 4793504 IN COOK COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYORS LEGEND:

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

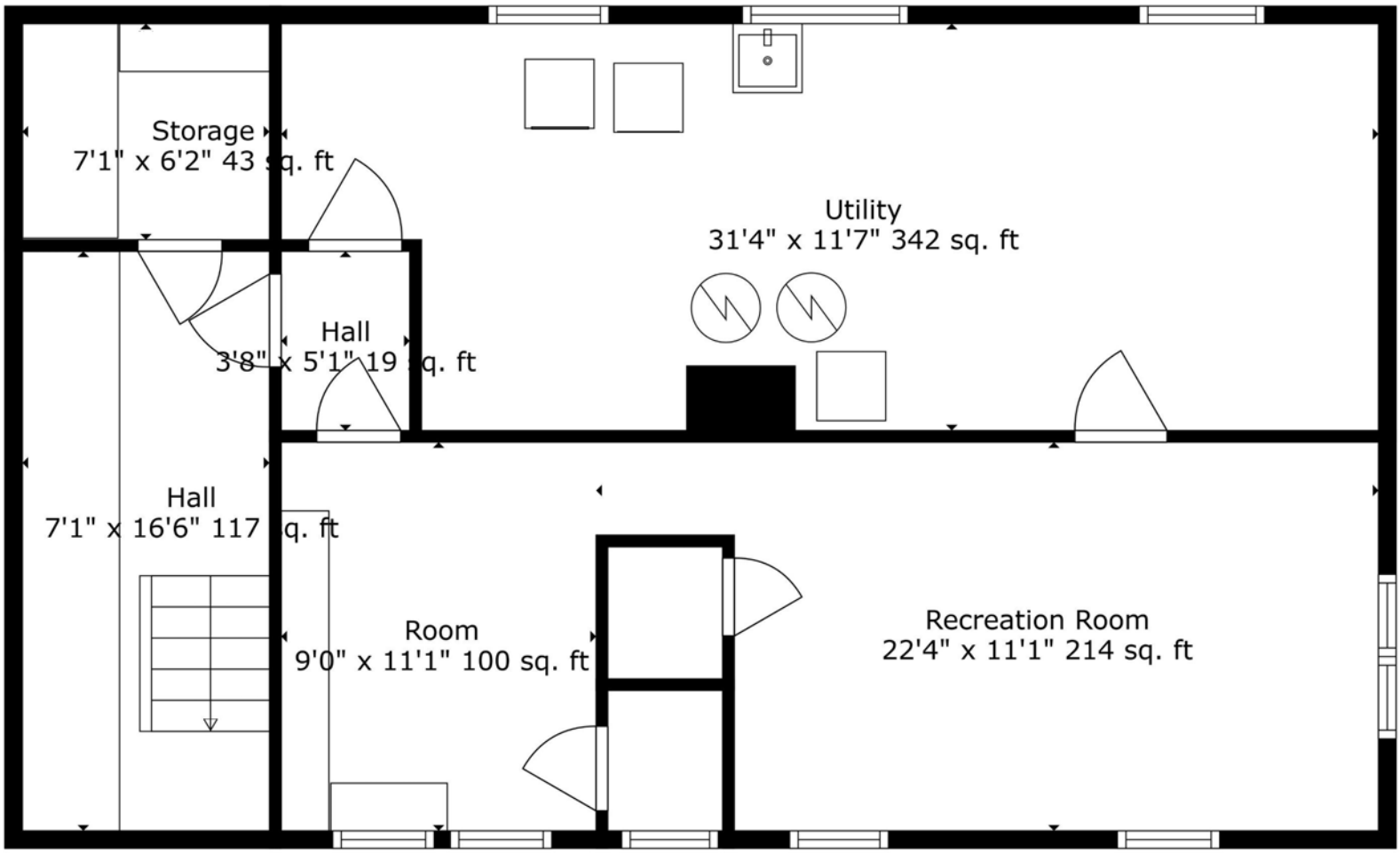
ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



TOTAL: 2287 sq. ft
BELOW GROUND: 504 sq. ft, FLOOR 2: 892 sq. ft, FLOOR 3: 891 sq. ft
EXCLUDED AREAS: UTILITY: 344 sq. ft, STORAGE: 43 sq. ft
WALLS: 187 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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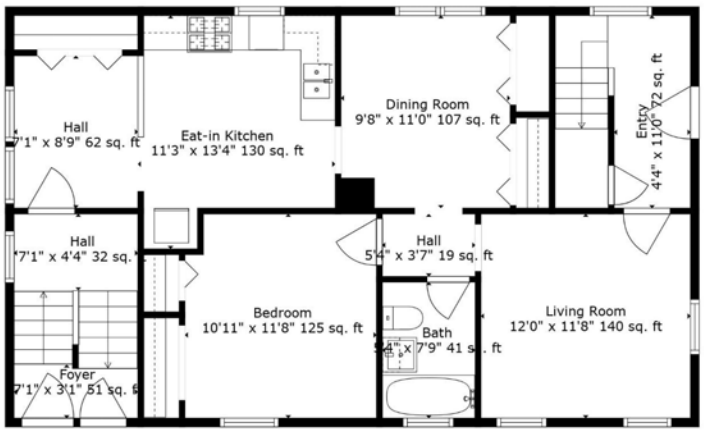
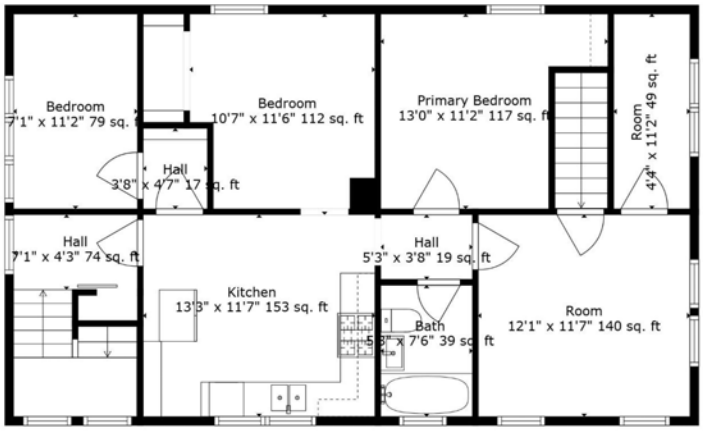
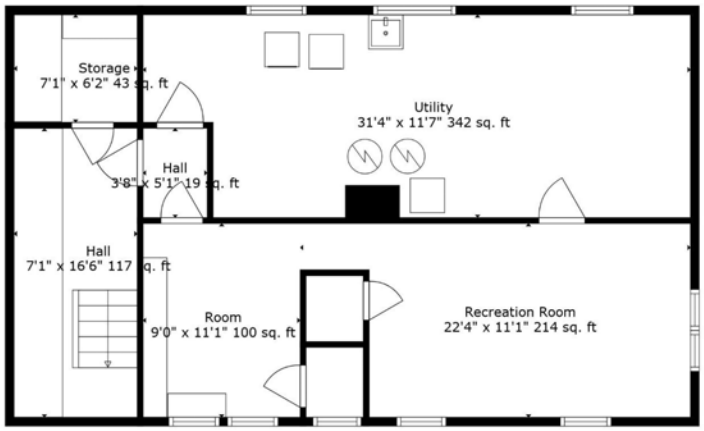


Floor 2



Floor 3



Floor 1

TOTAL: 2287 sq. ft
BELOW GROUND: 504 sq. ft, FLOOR 2: 892 sq. ft, FLOOR 3: 891 sq. ft
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WALLS: 187 sq. ft

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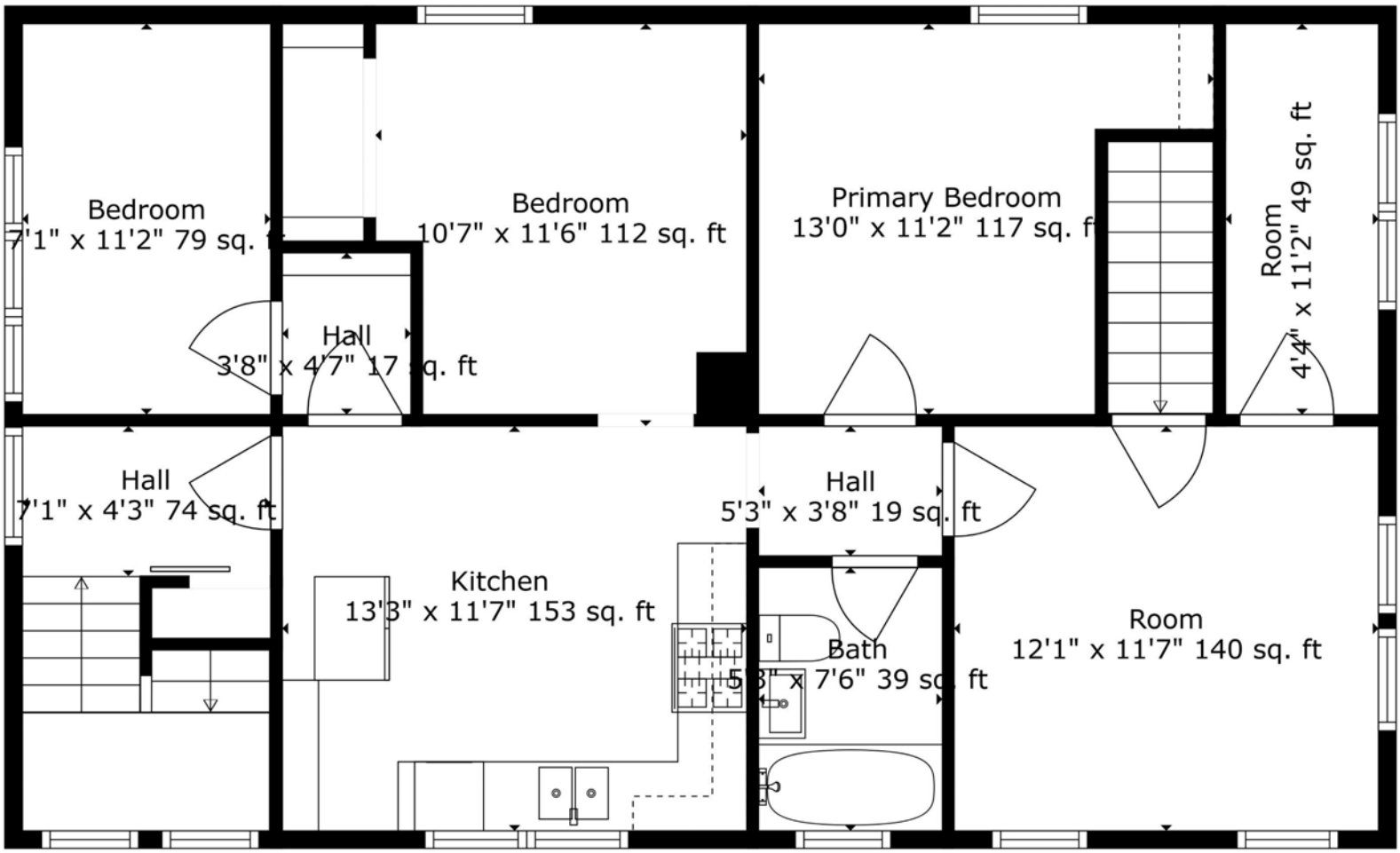

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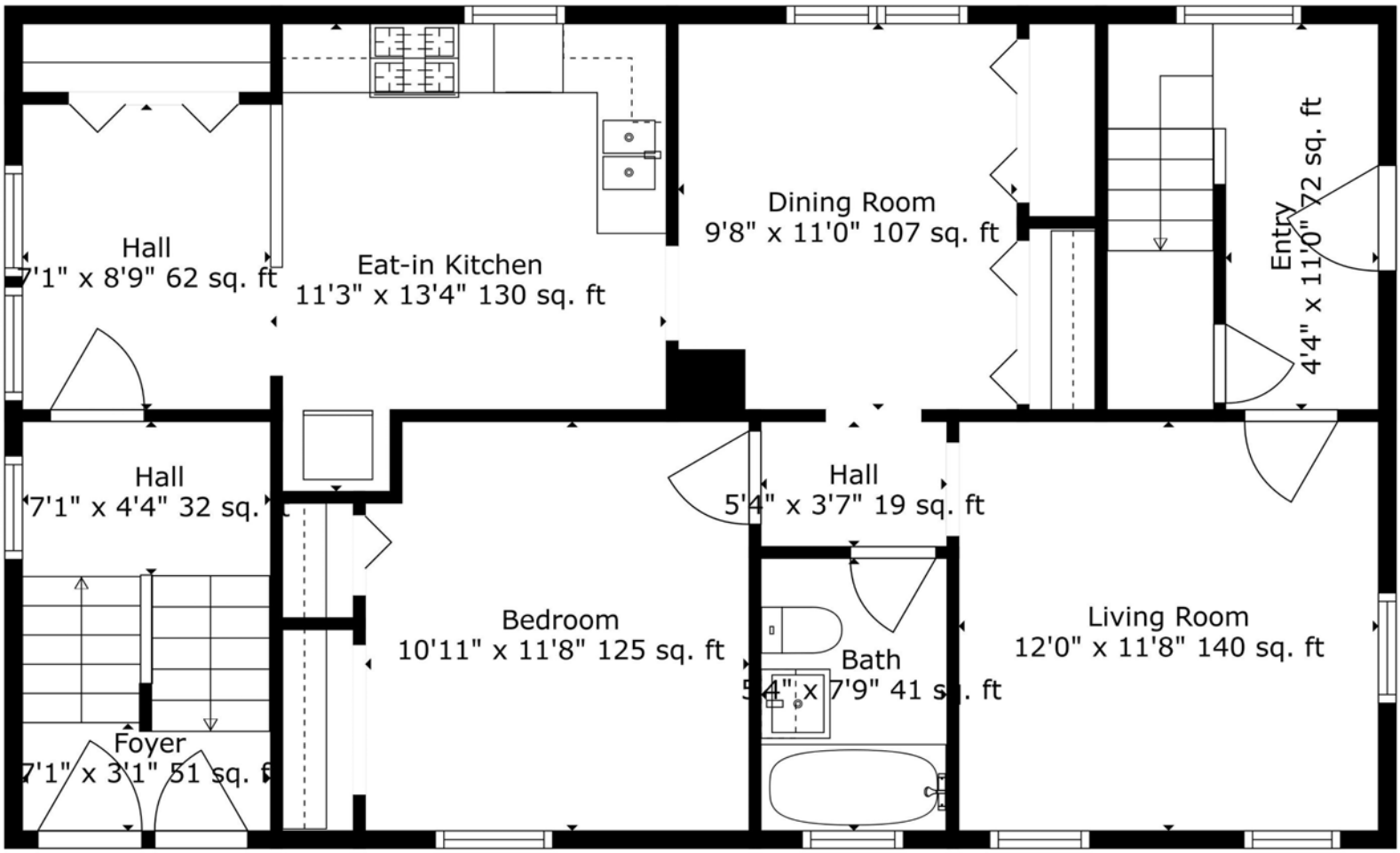

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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DES PLAINES
ILLINOIS

Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5380 | W: desplainesil.gov

October 2, 2025

Martin & Callie Mendoza
1057 Hollywood Ave
Des Plaines, IL 60016

RE: Notice of Illegal Non-Conforming Residential Dwelling Unit at 1057 Hollywood Ave, Des Plaines, IL

Dear Mr. & Mrs. Mendoza:

Please note that based upon City records and other available evidence the existing structure on the property is no longer in compliance with the requirements of the City Code to be utilized as two (2) separate dwelling units. Any future use or occupancy of the structure must comply with the use regulations of the underlying zoning district.

As you may be aware, the property located at 1057 Hollywood Avenue is located in the R-1 Single-Family Residential zoning district which allows only one dwelling unit per property. Multi-family residences, such as two-flats, are not permitted in this district unless they qualify with requirements allowing the use to be classified as a legal nonconforming use.

In accordance with the requirements of Title 12, Zoning, Chapter 5, Nonconforming Uses and Structures, of the City Code, a property owner must provide substantial proof that the second dwelling unit was lawfully established and has been continuously occupied in order to maintain its legal nonconforming status (Section 12-5-3.E.). Even if the structure on the property is currently designed or configured as a two-flat, that use is not permitted in the R-1 district without demonstration of its continuous legal nonconforming status.

Per Code, when a nonconforming use is discontinued or abandoned for a period of twelve (12) months, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be reestablished or resumed. Any subsequent use or occupancy of such land or structure shall comply with the use regulations of the zoning district in which such land or structure is located.

The typical means of determining whether an additional dwelling unit in the R-1 district is a legal nonconforming use is through the consistent maintenance of a valid rental license. The City does not have record of a rental license for this property within the last twelve (12) months. In the absence of such evidence, it is my determination as Zoning Administrator that the second unit has lost its legal nonconforming status and use of this unit as a separate dwelling unit must not resume.

If you wish to contest this interpretation of the Zoning Ordinance, you have the right to appeal my determination to the Planning and Zoning Board, pursuant to Section 12-3-9 of the Zoning Ordinance. Planning, Zoning, & Licensing Division staff can provide you with the application materials and explain the process prior to submission.

Please contact me at (847) 391-5545 if you have any questions.

Sincerely,

Jeff Rogers, AICP
Director of Community and Economic Development
City of Des Plaines

Attachment:
City of Des Plaines Zoning Map

Gary K. Davidson | Edward J. Jarot Jr. | Will Lohrman | John Curran | Brian M. Krause | Heather Glockler | John Carter | Richard Irvin | | Dominique Nantkes | Zachary Limbaugh (Of Counsel) | Vincent Tessitore (Of Counsel) | Cynthia Pietrucha (Of Counsel) | Douglas McKeown (Retired)

Phone (815) 744-6550 | Fax (815) 744-4518
www.castlelaw.com

JOLIET
OAK BROOK
HOFFMAN ESTATES

Attorney Contact
Heather Glockler
hglockler@castlelaw.com
Paralegal Contact
Ame Wallace
ame@castlelaw.com

October 28, 2025

Via Email: sredman@desplainesil.gov
City of Des Plaines
Samantha Redman
Senior Planners
1420 Miner Street
Des Plaines, IL 60016

RE: Appeal of Determination 1057 Hollywood Avenue, Des Plaines, IL. 60016

Dear Ms. Redman:

I represent the owner of the above-referenced property, Kendall Partners, Ltd. ("Owner"), who purchased the property on July 31, 2025. This correspondence serves as a formal request to appeal the City's determination that the property is permitted for use as a single-family residence only. My client respectfully requests that the City reverse its decision and recognize the property as a legal non-conforming multi-unit residence consistent with its historic use and the City's prior acknowledgments.

Background and History of Use

The property has long been represented, treated, and taxed as a multi-unit dwelling. Specifically, the property is equipped with three (3) separate gas meters and three (3) separate breaker panels which my clients believe are separately metered, consistent with multi-unit configuration. **See Exhibit A.**

The County Assessor's records classify the property as a "211 – Apartment Building with between 2 and 6 units" and "multi-family" use, and the property taxes have been assessed accordingly. **See Exhibit B.**

The property has been occupied as a two-unit residence within the last, at least, 12 months, until immediately prior to the property being listed for sale. The first unit was occupied by the Seller and legal titleholder, and the second unit was occupied by the Seller's family members. Although there was no formal written lease, the two families maintained separate living arrangements and the property functioned as a true two-flat.

Prior Recognition by the City

The City has, on multiple occasions, referenced the property as a lawful legal non-conforming two-unit both in letters and as noted in the Treasure's website. These references further demonstrate the City's prior acknowledgment of the multi-unit status and support our position that the current determination was made in error.

Ordinance in Support of Continuing Non-conforming Use

Section 12-5-5(A) provides "any lawfully existing nonconforming use may be continued so long as it remains otherwise lawful, subject to the restrictions contained herein and in section 12-5-3 of this chapter." The property at issue satisfies these requirements. Historical City records, as well as the property's physical configuration, taxation classification, and occupancy history, all demonstrate that it has lawfully existed and been used as a two-unit residence continuously. The installation of multiple gas and electric meters evidences intentional and permitted multi-unit use. Moreover, the County Assessor's ongoing classification of the property as a multifamily building with two to six units confirms that this use has been recognized by governmental authorities and has never been deemed illegal or unlawful until the property transferred by way of sale and Warranty Deed to my client.

Subsection I of the same Code provision limits the continuation of nonconforming uses only in the event that the use has been "discontinued or abandoned for a period of twelve (12) months." The intent behind this rule is to prevent dormant or obsolete uses from reviving after an extended vacancy and not to penalize good-faith owners who have maintained continuous occupancy in substantially the same manner.

In this case, there has been no discontinuation or abandonment of the two-unit use. Two separate families occupied distinct units immediately prior to the sale of the property. The occupancy was continuous, without a 12-month lapse in use. The property's internal layout and utilities remain intact, further demonstrating that the structure was maintained and intended for continued multi-unit use.

Even though no written lease was executed, Illinois recognizes that tenancy and occupancy can exist by conduct and not solely by written instrument. The continued occupation of both units, each with its own meter, utilities, and living quarters, constitutes continuation of the nonconforming use.

To conclude otherwise would disregard both the plain language and purpose of Sections 12-5-5(A) and 12-5-5(I). The purpose of these ordinances is to balance zoning uniformity with fairness to property owners who relied on lawful, pre-existing uses. My client purchased the property in reliance on its established and City-acknowledged two-unit status.

Request to Reverse Determination

Based on the longstanding use, configuration, and taxation of the property, my client respectfully requests that the City reverse the recent determination and reaffirm the property's status as a legal non-conforming two-unit residence.

My client purchased this property in good faith, relying on its consistent multi-unit representation and classification. To revoke this status now would result in a substantial and inequitable loss of use and value.

We appreciate your consideration of this matter and request the opportunity to present our position at the next available hearing or meeting before the appropriate board or commission.

Please confirm receipt of this appeal and advise as to the next procedural steps.

Respectfully submitted,

Very truly yours,

CASTLE LAW

Heather Glockler

HMG:hg
Enclosures
cc: Kendall Partners Ltd.

Account No.	Due Date	Amount Due	After Due Date
74670106-002	8/5/2025	(28.16)	(28.16)

Service Address
1057 Hollywood AVE
Des Plaines, IL 60016

DES PLAINES ILLINOIS

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5322

Mailing Address

Callie Mendoza
1057 Hollywood AVE
Des Plaines, IL 60016

Account No.	Service Address
74670106-002	1057 Hollywood AVE

Service Period
5/1/2025 - 6/30/2025

Meter Readings

WATER & SEWER

Meter No.	Read Dates	Days	Previous	Current	Usage	Unit Of Measure
79517933	4/30/2025 6/30/2025	61	123,165.0	124,744.0	16	CF

Previous Balance
202.79

Penalties
0.00

Adjustments
0.00

Payments Received
(405.58)

Balance at Billing
(202.79)

Current Billing

Charge Code	Amount
WATER	99.99
FACILITY CHARGE	8.60
SANITARY SEWER	18.64
CAPITAL FEE	47.40

Current Charges
174.63

Credit balance, do not pay.

Balance Due
(28.16)

Due Date
8/5/2025

After Due Date
(28.16)

TOTAL PAYMENT DUE

$0.00

By 08/01/25

2024 First Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
09-17-305-007-0000	089	22028	2024	(2025)	MAINE	2-11

IF PAYING LATE, PLEASE PAY	08/02/2025 - 09/01/2025	09/02/2025 - 10/01/2025	10/02/2025 - 11/01/2025	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	$455,316	$8,630,076	$461,013	94.66%
Metro Water Reclamation Dist of Chicago	$3,126,243,000	$3,151,727,000	$1,449,923,000	54.00%
Des Plaines Park District	$10,665,859	$27,602,033	$1,567,709	94.32%
Oakton College Dist Skokie Des Plaines	$110,616,164	$15,817,022	$0	100.00%
Maine Township High School District 207	$214,967,846	$132,794,720	$855,260	99.36%
Comm Consolidated SD 62 (Des Plaines)	$90,905,272	$50,095,393	$9,389,105	81.26%
City of Des Plaines	$98,859,655	$530,986,021	$207,176,478	60.98%
Town of Maine	$1,482,493	$13,253,441	-$268,263	102.02%
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	38.07%
County of Cook	$8,262,580,154	$26,512,006,772	$14,493,276,944	45.33%
Total	$12,131,217,001	$31,060,747,028	$16,545,025,006	

For a more in-depth look at government finances and how they affect your taxes, visit *cookcountytreasurer.com*

PAY YOUR TAXES ONLINE
Pay at cookcountytreasurer.com from your bank account or credit card.

IMPORTANT MESSAGES

TAX CALCULATOR

2023 TOTAL TAX		6,599.89
2024 ESTIMATE	X	55%
2024 1st INSTALLMENT	=	3,629.94

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

1057 HOLLYWOOD AVE
DES PLAINES IL 60016

MAILING ADDRESS

WILLIAM CIRIGNANI
1057 HOLLYWOOD AVE
DES PLAINES IL 600163371

****** Please see 2024 First Installment Payment Coupon next page ******

2024 First Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES	
$0.00 **By 08/01/25** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address	Property Index Number (PIN) 09-17-305-007-0000 T1LG Volume 089 Amount Paid $

SN 0020240100 RTN 500001075 AN (see PIN) TC 008922

00202401002091730500700002008922400000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4116

TOTAL PAYMENT DUE

$0.00

By 08/01/2025

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
09-17-305-007-0000	089	22028	2023	(2024)	MAINE	2-11

IF PAYING LATE, PLEASE PAY	08/02/2025 - 09/01/2025	09/02/2025 - 10/01/2025	10/02/2025 - 11/01/2025	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $7,299.17

$202.48 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Community Consolidated SD 62 Des Plaines	$2,864.22	$2,821.42	**$42.80**	**More**
Maine Township High School District 207	$2,107.67	$1,982.81	**$124.86**	**More**
City of Des Plaines	$770.75	$752.32	**$18.43**	**More**
Des Plaines Park District	$368.26	$352.37	**$15.89**	**More**
Metro Water Reclamation Dist of Chicago	$288.09	$301.57	**-$13.48**	**Less**
Oakton College Dist Skokie Des Plaines	$189.56	$178.20	**$11.36**	**More**
Des Plaines Library Fund	$187.05	$187.88	**-$0.83**	**Less**
County of Cook	$141.95	$200.00	**-$58.05**	**Less**
Cook County Public Safety	$116.07	$85.47	**$30.60**	**More**
Cook County Health Facilities	$64.30	$62.09	**$2.21**	**More**
Cook County Forest Preserve District	$62.63	$65.31	**-$2.68**	**Less**
Town of Maine	$55.11	$51.61	**$3.50**	**More**
Road & Bridge Maine	$37.58	$37.90	**-$0.32**	**Less**
Consolidated Elections	$26.72	$0.00	**$26.72**	**More**
General Assistance Maine	$10.86	$10.48	**$0.38**	**More**
Northwest Mosq Abatement Dist Wheeling	$8.35	$7.26	**$1.09**	**More**
DO NOT PAY THESE TOTALS	**$7,299.17**	**$7,096.69**	**$202.48**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**31,000**
2023 Property Value	**310,000**
2023 Assessment Level	**X 10%**
2023 Assessed Value	**31,000**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**93,505**
2023 Local Tax Rate	**X 8.741%**
2023 Total Tax Before Exemptions	**8,173.27**

2023 Total Tax Before Exemptions	**8,173.27**
Homeowner's Exemption	**-874.10**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**7,299.17**
First Installment	**3,903.18**
Second Installment +	**3,395.99**
Total 2023 Tax (Payable in 2024)	**7,299.17**

IMPORTANT MESSAGES

PROPERTY LOCATION

1057 HOLLYWOOD AVE
DES PLAINES IL 60016 3371

MAILING ADDRESS

WILLIAM CIRIGNANI
1057 HOLLYWOOD AVE
DES PLAINES IL 600163371

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	8.35	0.010	0.11%		7.26
Metro Water Reclamation Dist of Chicago	288.09	0.345	3.95%	30.06	301.57
Des Plaines Park District	368.26	0.441	5.05%	25.88	352.37
Miscellaneous Taxes Total	**664.70**	**0.796**	**9.11%**		**661.20**
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	189.56	0.227	2.60%		178.20
Maine Township High School District 207	2,107.67	2.524	28.88%	53.44	1,982.81
Community Consolidated SD 62 Des Plaines	2,864.22	3.430	39.24%	94.36	2,821.42
School Taxes Total	**5,161.45**	**6.181**	**70.72%**		**4,982.43**
MUNICIPALITY/TOWNSHIP TAXES					
Des Plaines Library Fund	187.05	0.224	2.56%		187.88
City of Des Plaines	770.75	0.923	10.56%	516.06	752.32
Road & Bridge Maine	37.58	0.045	0.51%	1.67	37.90
General Assistance Maine	10.86	0.013	0.15%		10.48
Town of Maine	55.11	0.066	0.76%		51.61
Municipality/Township Taxes Total	**1,061.35**	**1.271**	**14.54%**		**1,040.19**
COOK COUNTY TAXES					
Cook County Forest Preserve District	62.63	0.075	0.86%	0.83	65.31
Consolidated Elections	26.72	0.032	0.37%		0.00
County of Cook	141.95	0.170	1.93%	25.88	200.00
Cook County Public Safety	116.07	0.139	1.59%		85.47
Cook County Health Facilities	64.30	0.077	0.88%		62.09
Cook County Taxes Total	**411.67**	**0.493**	**5.63%**		**412.87**
(Do not pay these totals)	**7,299.17**	**8.741**	**100.00%**		**7,096.69**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2023 Second Installment Payment Coupon next page ******

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 08/01/2025** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Internal use only

Property Index Number (PIN)
09-17-305-007-0000

T3LG
Volume
089

Amount Paid

$

00202302004091730500700002008911200000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$32,978**
Property Value:	**$310,000**
Total Debt % Attributed to Your Property Value:	**10.6%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **09-17-305-007-0000**

BEGIN A NEW SEARCH

Scroll down for more information.

Incorrect Image? Click Here.

Property Location:
1057 HOLLYWOOD AVE
DES PLAINES, IL 60016-3371

Volume: 089

Mailing Information:
WILLIAM CIRIGNANI
1057 HOLLYWOOD AVE
DES PLAINES, IL 60016-3371

Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: $6,599.89

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$3,903.18	**Original Billed Amount:**	$2,696.71
Due Date:	03/01/2024	**Due Date:**	08/01/2024
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

Tax Year 2024 (billed in 2025) Total Amount Billed: $3,629.94

1st INSTALLMENT - Tax Year 2024

Original Billed Amount:	$3,629.94
Due Date:	03/04/2025
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

About payments: Payments are recorded the date they are received. They appear on the website about three business days later.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2023 Second Installment **Due Thursday, August 1, 2024**

Tax Year 2024 First Installment **Due Tuesday, March 4, 2025**

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

	2023	2022	2021	2020
Homeowner Exemption:	YES	YES	YES	YES
Senior Citizen Exemption:	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO
Disabled Person Exemption:	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO

A Certificate of Error reducing the taxes has been applied for this PIN on tax year(s): 2023

Tax Year 2024 exemptions granted by the Assessor will be reflected on your Second Installment tax bill.

Apply for a missing exemption

20-Year Property Tax Bill History

Tax Year 2004:	$3,460.29
Tax Year 2023:	$6,599.89
Difference:	**+ $3,139.60**
Percent Change:	**+ 90.73%**

See your complete property tax history.

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

Taxing District Debt Attributed to Your Property

Total Taxing District Debt Attributed to Your Property: **$32,978**

Property Value: **$310,000**

Total Debt % Attributed to Your Property Value: **10.6%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

Select a taxing district name for detailed financial data.

Your Taxing Districts	Total Debts and Liabilities	District Property Value	Property Value	% of Taxing District Debt	Estimated Total Debts and Liabilities to Property
Northwest Mosquito Abatement Wheeling	$833,004	$99,462,645,968	$310,000	0.0003117%	$3
Metro Water Reclamation Dist of Chicago	$4,681,319,000	$615,525,376,003	$310,000	0.0000504%	$2,358
Des Plaines Park District	$11,709,202	$6,901,266,918	$310,000	0.0044919%	$526
Oakton College Dist Skokie Des Plaines	$110,616,164	$92,676,578,865	$310,000	0.0003345%	$370
Maine Township High School District 207	$219,963,289	$20,285,403,646	$310,000	0.0015282%	$3,361
Comm Consolidated SD 62 (Des Plaines)	$98,194,358	$6,915,572,648	$310,000	0.0044826%	$4,402
City of Des Plaines	$288,630,488	$7,981,965,470	$310,000	0.0038838%	$11,210
Town of Maine	$1,214,230	$18,781,005,300	$310,000	0.0016506%	$20

Cook County Forest Preserve District	$548,552,253	$627,061,316,173	$310,000	0.0000494%	$271
County of Cook	$21,151,767,748	$627,061,316,173	$310,000	0.0000494%	$10,457
				Total Taxing District Debt Attributed to Your Property:	$32,978

To read Treasurer Pappas' Debt Study and use the interactive map, click here.

Highlights of Your Taxing Districts' Debt and Pension

Select a taxing district name for detailed financial data.

Your Taxing Districts	Money Owed by Your Taxing Districts (minus Total Net Pension Liability)	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	Employees	Retirees	Difference
Northwest Mosquito Abatement Wheeling	$455,316	$8,630,076	$461,013	19	8	11
Metro Water Reclamation Dist of Chicago	$3,126,243,000	$3,151,727,000	$1,449,923,000	1,966	2,454	-488
Des Plaines Park District	$10,665,859	$27,602,033	$1,567,709	54	78	-24
Oakton College Dist Skokie Des Plaines	$110,616,164	$15,817,022	$0	836	0	836
Maine Township High School District 207	$214,967,846	$132,794,720	$855,260	941	533	408
Comm Consolidated SD 62 (Des Plaines)	$90,905,272	$50,095,393	$9,389,105	743	286	457
City of Des Plaines	$98,859,655	$530,986,021	$207,176,478	434	864	-430
Town of Maine	$1,482,493	$13,253,441	($268,263)	26	49	-23
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	625	536	89
County of Cook	$8,262,580,154	$26,512,006,772	$14,493,276,944	23,364	20,504	2,860

Reports and Data for All Taxing Districts

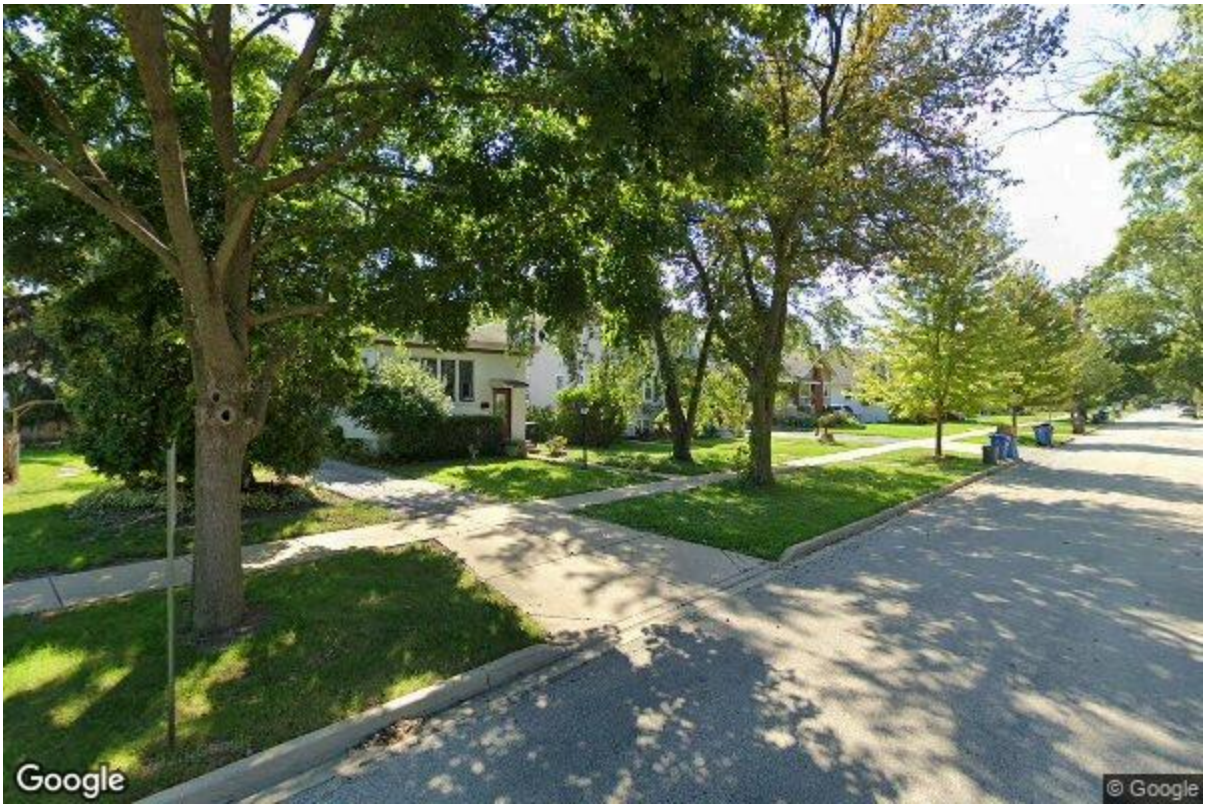
View the financial reports filed by 547 local Taxing Districts across Cook County pursuant to the Debt Disclosure Ordinance authored by Treasurer Maria Pappas.

- Read the Executive Summary
- Read the Debt Report
- Cook County Debt Map
- Correlation Chart Between Debt and Higher Taxes
- Search your property to find out what portion of local government debt is attributed to your property
- Debt to Property Value by Municipality - Residential and Commercial
- Debt and Disclosure Data
- Browse all financial reports filed by a specific local government

Begin a New Search

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to

be sure of their accuracy.



Property Details

09-17-305-007-0000

1057 HOLLYWOOD AVE ● DES PLAINES, IL ● Maine

Tax Details

PROPERTY CLASSIFICATION	**211**
SQUARE FOOTAGE (LAND)	**7,100**
NEIGHBORHOOD	**23**
TAXCODE	**22028**
NEXT SCHEDULED REASSESSMENT	**2025**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2025 Assessor Valuation	**2024 Board of Review Certified**
TOTAL ESTIMATED MARKET VALUE	**$360,000**	**$310,000**
TOTAL ASSESSED VALUE	**$36,000**	**$31,000**
LAND ASSESSED VALUE	**$6,390**	**$5,325**
BUILDING ASSESSED VALUE	**$29,610**	**$25,675**

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Exemption Status

2023 **Homeowner | $874.10**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | N/A
Dis. Veteran Exemption | N/A

2022 **Homeowner | $880.10**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | N/A
Dis. Veteran Exemption | N/A

2021 **Homeowner | $1,023.70**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | N/A
Dis. Veteran Exemption | N/A

2020 **Homeowner | $937.50**
Senior Citizen | N/A
Senior Freeze | N/A
Dis. Person Exemption | Check Here (https://www.cookcountypropertyinfo.com/)
Dis. Veteran Exemption | Check Here (https://www.cookcountypropertyinfo.com/)

Exemption History

2022 **Homeowner exemption was applied to the property this year.**

2021 **Homeowner exemption was applied to the property this year.**

2020 **Homeowner exemption was applied to the property this year.**

2019 **Homeowner exemption was applied to the property this year.**

Characteristics

DESCRIPTION	**Two to six apartments, over 62 years**
RESIDENCE TYPE	**Two Story**
USE	**Multi Family**
APARTMENTS	**TWO**
EXTERIOR CONSTRUCTION	**Stucco**
FULL BATHS	**2**
HALF BATHS	**1**
BASEMENT[1]	**Full**
ATTIC	**None**
CENTRAL AIR	**No**
NUMBER OF FIREPLACES	**0**
GARAGE SIZE/TYPE[2]	**2.5 Car**

AGE	**97**
BUILDING SQUARE FOOTAGE	**1,536**
ASSESSMENT PHASE	**Assessor Valuation**

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

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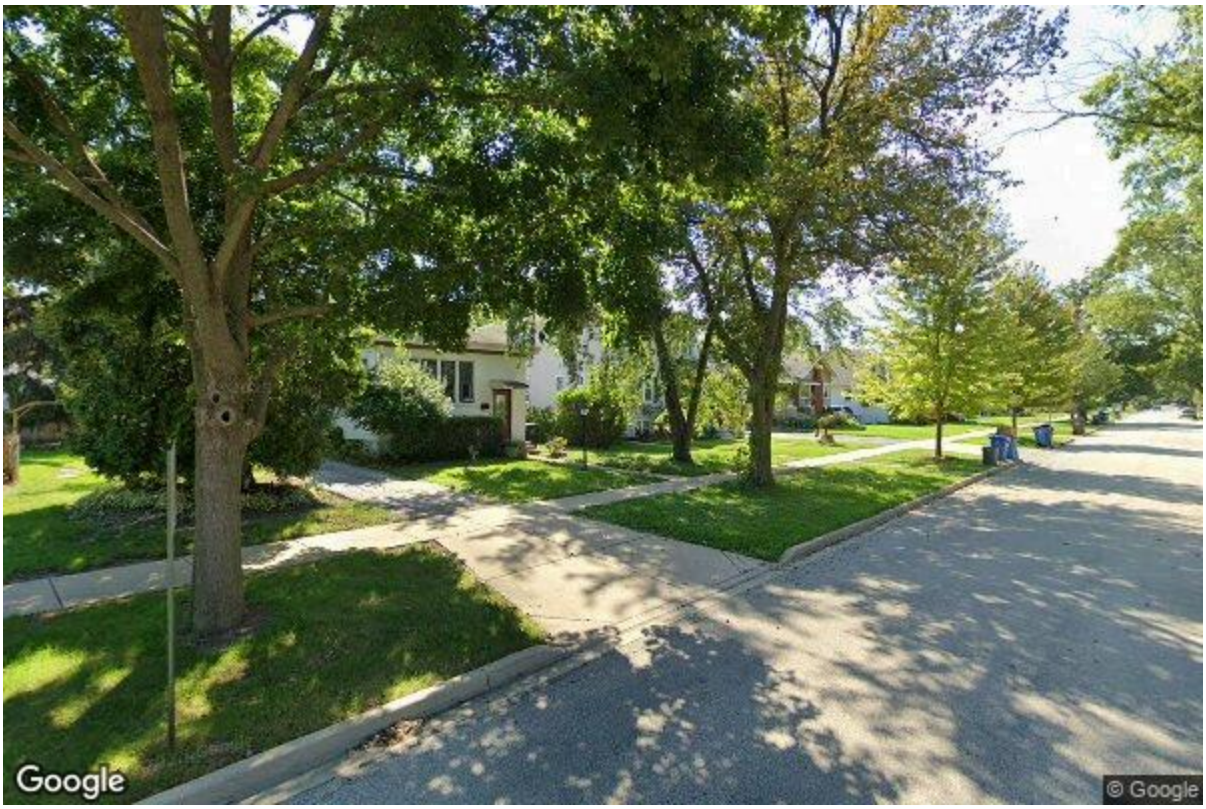
** Information may be available by submitting an FOIA Request

1

Certificate of Error History

Year	Certificate Number	Property Location	Issued Date	C of E Description	Reason	Comments
2023	64079	1057 HOLLYWOOD AVE	2025-07-30	Senior Citizen / Homeowner Non Cooperative	The Senior Citizen Exemption was not applied.	The Assessor's Office has completed processing the C of E. Please contact the Cook County Treasurer or the Cook County Clerk to determine whether you are entitled to a refund or if a balance is due.



Enter 14 digit PIN

SEARCH

CAPTCHA

I'm not a robot

reCAPTCHA
Privacy - Terms

Don’t know your PIN? Search by address here (/address-search).

PIN Info

Tax Year	2025
Pay Year	2026
Property Address	1057 HOLLYWOOD AVE
Building/Unit #:	02
City & Zip Code	DES PLAINES IL 60016
Multiple Addresses:	No
Class	211 -
Neighborhood	22-023
Tax District	22028
Key PIN	----
Common Interest Land %	
Common Interest Bldg %	
Town Name	22 - MAINE TOWNSHIP
Tri-Town	22 - NORTH

Tax Year	2025
PIN:	09-17-305-007-0000
Taxpayer Name	WILLIAM CIRIGNANI
Taxpayer Name 2	
Address Type:	N
Address:	1057 HOLLYWOOD AVE
City:	DES PLAINES
State	IL
Zip	60016

Current Year's Value Summary

Tax Year	Class	Process Name	Date Calculated	Reason for Change
2025	211	CCAOVALUE	06/04/2025	24 – Revaluation

Current Year's Value Detail

Tax Year	2025
Roll Type	RP
Value Class	
Property Class	211 -
Process Name	CCAOVALUE
Process Date	06/04/2025
Reason for Change	24 – Revaluation
HIE AV	$0
Land MV	$63,900
Building MV	$296,100
Total MV	$360,000
Land AV	$6,390
Building AV	$29,610
Total AV	$36,000

Values Summary

Year	Process Name	Total MV	Land AV	Bldg AV	Total AV	HIE AV	Reason for Change
2025	CCAOVALUE	$360,000	$6,390	$29,610	$36,000	$0	24 – Revaluation
2024	BORVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2024	CCAOFINAL	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2024	CCAOVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2023	BORVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2023	CCAOFINAL	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2023	CCAOVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2022	BORVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2022	CCAOFINAL	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2022	CCAOVALUE	$310,000	$5,325	$25,675	$31,000	$0	24 – Revaluation
2021	BORVALUE	$266,910	$4,260	$22,431	$26,691	$0	2 – BOR Decision
2021	CCAOFINAL	$266,910	$4,260	$22,431	$26,691	$0	2 – BOR Decision
2021	CCAOVALUE	$266,910	$4,260	$22,431	$26,691	$0	2 – BOR Decision

Property Description

Tax Code	22028
Volume	089
Township	22 - Maine Township
Property Address	1057 HOLLYWOOD AVE

Building/Unit #	02
City	DES PLAINES, 60016

Land Summary

Line	Class	Land Type	Code	Square Feet
1	200	S – SF	200 – Residential	7,100

Click the angle bracket (here, on the right) to move to next record

Land Line	1
Tax Year	2025
Class	200 - Residential Land
Level of Assessment	10%
Land Type	S – SF
Land Code	200 – Residential
Land, Sq Ft	7,100
Land, Acres	.163
Land Proration	
Exemption Pct	
Flood Zone Impact	
Flood Zone	
Incentive Control Number	
Land MV/SF	$9.00

Dwelling Characteristics

Tax Year	2025
Card	1
Parcel #	09-17-305-007-0000
Class	211 - Apartment Building With Between 2 and 6 Units, Any Age
Level of Assessment	
Use	MULTI FAMILY
Incentive Number	
Exterior Construction	STUCCO
Roof Construction	SHINGLE/ASPHALT
Type of Residence	TWO STORY
Style	Apt. 2 to 6 Units -2-11
Total Number of Units	TWO
Year Built	1928
CDU	AVERAGE
Alternative CDU	
Construction Quality	AVERAGE
State of Repair	AVERAGE
Renovated	NO
Exterior Remodel Year	
Kitchen Remodel Year	
Bath Remodel Year	
Square Footage	1,536
Basement Type	FULL
Basement Finish	FAMILY ROOM
Heating	HOT WATER / STEAM
Attic Type	NONE
Attic Finish	UNFINISHED
Number of Rooms	9
Number of Bedrooms	4
Number of Full Baths	2
Number of Half Baths	1
Number of Fireplaces	0
Garage Size	2.5 CAR
Garage Attached	NO
Garage in Area	NO
Occupancy %	
Change Reason	
Pct Complete	100
Proration %	

Permit Information

Assessable/Non-Assessable	N – Non-Assessable
Permit Status	C – CLOSED
Applicant Name	MENDOZA,CALLIE & MARTIN / CIRIGNANI,WILL
Mailing Address	1057 HOLLYWOOD AVE,,DES PLAINES, IL 60016
Permit No.	20222205293480066
MUNI Permit Number	2022-04000335
Issue Date	05/02/2022
Estimated Completion Date	

Occupancy Date	
Primary Job Description	1 – RESIDENTIAL PERMIT
Impr Code 1	154 - OTHER - REMODELING
Impr Code 2	
Impr Code 3	
Impr Code 4	
Amount	$2,664
Permit Description	WIN-DOOR-SIDING REPAIR-REPLACE

Sales

Sale Date	Sale Price	Instr. Type	Document #	Grantor/Seller	Grantee/Buyer
09/01/2015	$265,000	01	1525919122	RUBEN P HINOJOSA	CALLIE G MENDOZA
06/01/2002	$300,000	01	20855154	C MONTOYA,A MORALES, F ALCANTAR	MICHELLE NYDLIN & RUBEN HINOJOSA
04/01/2001	$259,900	01	10372664	KAZIMIERZ RYBACTOWSKI	CARIDAO MONTOYA

Sale Details

Instrument Type	01 - WARNTY
Grantor/Seller	RUBEN P HINOJOSA
Grantee/Buyer	CALLIE G MENDOZA
Instrument/Sale Date:	09/01/2015
Transfer Date	09/16/2015
Recorded Date	09/16/2015
Improved/Vacant	1 - LAND ONLY
Sale Key	98343989
Document #:	1525919122
Sale Price	$265,000
# of Pcls:	1
Adjusted Sale Price	$265,000

Notice Summary

Tax Year	2025
Seq #	2
Notice Date	06/04/2025
Taxpayer Name	WILLIAM CIRIGNANI
Property Class	211
Class Description	Apartment building with between 2 and 6 units, any age
Land AV	$6,390
Bldg AV	$29,610

Notice Detail

Tax Year	Parcel #	Seq #	Notice Date	Notice Type	Property Class	Total AV	Total MV
2025	09-17-305-007-0000	2	06/04/2025	AS_NOTICE	211	$36,000	$360,000
2025	09-17-305-007-0000	1	05/29/2024	AS_NOTICE	211	$36,000	$360,000

Case #99-20-APL – 1057 Hollywood
Case #99-24-V – Northeast Corner of First Ave. & Thacker St.
Case #99-26-V – 2263 Webster Lane
Case #99-27-CU – 1841 Busse Highway
Case #99-28-V – 1062 Woodlawn Avenue

ZONING BOARD OF APPEALS
MAY 11, 1999
MINUTES

The Zoning Board of Appeals of the City of Des Plaines held a regularly scheduled hearing on Tuesday, May 11, 1999, in Room 102 of the Des Plaines Civic Center.

PRESENT: A. Wm. Seegers, Earle Stover, Rodney Yourist, James Szabo & Jack Messerschmidt

ABSENT: Dan Fletcher

Also present was Community Development Director, Michael D'Onofrio.

The meeting was called to order at 7:35P.M. and the Zoning Legal Notice as published in the Des Plaines Journal and Topics on Wednesday, April 7, 1999, was read.

Case #99-20- APL – 1057 Hollywood

Petitioner: Kazimierz Rybaltowski

An appeal of the Zoning Administrator's decision that a dwelling structure located in an R-1 Single Family District that, at one time was used as a multi-family residence, lost its nonconforming status due to the fact that the units had been vacant for a period in excess of 12 months.

Mr. Frank Tuzzolino, Attorney at Law, 4849 N. Milwaukee Avenue, Suite 201, Chicago, IL., and Kazimierz Rybaltowski, 6160 W. Higgins Road, Chicago, IL. were sworn in to give testimony in this case.

Mr. Tuzzolino stated that his client is appealing the decision of the Community Development Director, Michael D'Onofrio, to not permit this residence to be used as a multi-family residence.

This appeal is based on the fact that Mr. Rybaltowski purchased the home at 1057 Hollywood on August 20, 1998, with three existing units in place. This home was purchased with numerous building code violations and Mr. Rybaltowski put up a bond of $30,000.00 with the City to insure the completion of the repairs.

Within four days of the purchase, Mr. Rybaltowski obtained a demolition permit to begin the process of repairing the building. He then began doing the repairs. Mr. Rybaltowski stated that he ran into many obstacles and red tape. Both Mr. Rybaltowski and Mr. Tuzzolino were surprised to receive a letter from the City, dated November of 1998 that indicated that he could no longer use the building as a multi-family building. They had in their possession a document, dated July 6, 1998, that the residence was a legal non-conforming two flat. They also had a document entitled rental inspection violation agreement, indicating that the City knew that this was a rental property.

Mr. McGinnis, Plan Examiner for the City, also described the property as a legal non-conforming two-flat in a letter dated July 6,1998.

Their argument is that they have a hardship in that they are paying taxes on a multi-family residence. They would now have to convert this building from a three flat to a single family residence. It had been his intent to house his married daughter and her children in this building.

Mr. Tuzzolino felt that if you de-convert this two story residence would have a negative impact on the neighborhood because the only people interested in renting a building of this size, including three complete kitchens, would be an extremely large family. The number of people necessary to live in this home would not be an asset to the surrounding neighbors. Mr. Rybaltowski is also withdrawing his original request to keep the building as a three flat and would only maintain a two family residence.

As a two flat, the building would have less people; this would only be attractive to an older couple or a young married couple. This would be beneficial to the people in the neighborhood. This would not have an impact on the City services or the neighbors.

Mr. Messerschmidt asked why a hardship would be present because of three electrical meters. Mr. Rybaltowski stated that all three are active and would have to be removed.

Mr. Messerschmidt asked if the repairs are being done now. The answer was no because the repairs are on hold pending the outcome of this hearing.

Mr. Messerschmidt asked what was so bad about the condition of the home that $30,000.00 was held in escrow for repairs. It was then pointed out that a list of the violations was attached with the Staff Report.

Mr. Rybaltowski said that the Building Department did not let him finish the work. Mr. D'Onofrio stated that Mr. Rybaltowski was doing work without the proper permit and the Department stopped the work that was being done.

Mr. Messerschmidt asked if the former owners left the property in this condition. The answer was affirmative.

Mr. Yourist asked if the former owner ever came into the City to find out what could or could not be done with the property before the sale. Mr. Yourist reiterated all of the correspondence chronologically and stated that the information is confusing; however, all of these facts support the Staff's decision.

Mr. Tuzzolino stated that he is disputing the vacation of the property's multi-family use because of the affidavit from the previous owner stating that he used the premises as a second home whenever he was in town.

Mr. D'Onofrio stated that there are many issues relating to this case. The focus should be on the question of whether or not the property was vacant for more than twelve months consecutively. Mr. D'Onofrio based his decision on the fact that two of the three units have been vacant for over twelve months.

Staff Report:

Case Number 99-20-APL – Continued case
Address 1057 Hollywood
Petitioner Kazimierz Rybaltowski
Owner " "
Request An appeal of the Zoning Administrator's decision that a dwelling structure located in an R-1 Single Family District that at one time was used as a multi-family residence, lost its nonconforming status due to the fact that the units had been vacant for a period in excess of 12 months.

For details concerning the Zoning Administrator's decision, see Attachment A.

General Information

This case was continued from the April 27, meeting.

Proposed Use

The petitioner is proposing to reconvert the structure into use as a three flat rental property. The property is currently vacant. The petitioner has applied for a building permit to renovate the structure; the permit has not been issued pending a decision on the matter before the Zoning Board of Appeals. It should be pointed out that the petitioner started work without a permit and was issued a stop work order on August 27, 1998. Because he did not stop work, he was issued a ticket on September 14, 1998 for illegal continuance.

Existing Zoning	R-1 Single Family Residential
Existing Land Use	Two-story residential structure
Surrounding Zoning	Completely surrounded by R-1 Single Family Residential
Surrounding Land Use	Completely surrounded by single family residential uses.
Street Classification	Hollywood Avenue is a local street.
Comprehensive Plan	The Plan identifies this site for single family residential.

Issues

The issue before the Zoning Board of Appeals is whether or not the Zoning Administrator's decision that the structure could no longer be used as a multi-family residence is to be upheld or overturned. This decision was based on the following set of facts. (It should be pointed out that the facts were obtained from the petitioner, his attorney, or City Inspector Ron Goettsche, who resides next door to the subject property.)

- Pursuant to Table 7.2-1 of the Zoning Ordinance, only single family detached dwellings are permitted in the R-1 zoning district.
- The basement unit has been vacant for approximately ten years.
- Depending on who's testimony is correct, the previous owner's, or Ron Goettsche's, the second floor unit has been vacant for a minimum of either 20 months or six years.
- Pursuant to Section 5.5-9-A of the Zoning Ordinance, "When a nonconforming use is discontinued or abandoned for a period of twelve months, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be reestablished or resumed."

In defense of his client's appeal request, Attorney Frank Tuzzolino raises several issues (Attachment B). First, he claims his client purchased the property on the basis of a July 8, 1998 letter that I sent to an attorney Larry Whitney (Attachment C). In my letter, I did say that based on the information provided that the "two flat apartment" is a nonconforming use. I did go on to add that it could remain under certain conditions, one

of those conditions being that it could not become vacant or remain unoccupied for a continuous period of four months (this was based on the Zoning Ordinance of 1960 that was in effect at that time).

Atty. Tuzzolino also claims that the City knew that this was to be a rental property due to the fact that a rental inspection of the property was conducted. With respect to this claim, whenever a real estate transfer tax stamp is requested, one question that must be answered on the Real Estate Transfer Declaration form is whether the property has been non-owner occupied. If the answer to this question is affirmative, then a rental resale inspection must be done prior to the sale. The inspection is triggered because the property was a rental unit, not based on its prospective use. It should be pointed out that this inspection is conducted to identify property maintenance violations and does not include zoning compliance issues. Atty. Tuzzolino also states that the City would not require a $30,000 bond to be posted in order to satisfy violations to a single family home. To the contrary, any property where there are existing property maintenance violations, prior to a transfer stamp being issued all violations must be corrected or a cash bond in the amount of 125% of the cost of repairs must be posted. This holds true whether the property is rental or owner occupied.

Atty. Tuzzolino also makes several other claims in his appeal letter. First, he refers to a letter from the City's Plan Examiner concerning the legal nonconforming nature of the property. This was a plan review letter sent to his client commenting on the building permit plans. Plan Examiner McGinnis does not generally give zoning interpretations, but he did refer to the Zoning Ordinance and did not make a blanket statement. Second, the taxing of the property has nothing to due with a zoning interpretation as to the use of a property. Third, just because a property has three electric meters does not qualify it to be used as a three flat. The City is not challenging the fact that at some point in time it was used as a three flat. Finally, the appearance of a building has nothing to do with what the permitted use of that structure is.

Staff Recommendation

After examining the facts of the case, reviewing Atty. Tuzzolino's appeal documents, and discussing the case with staff, I am still of the opinion that the nonconforming status of the property as a multi-family use has been lost, in that two of the three units have been vacant in excess of 12 months.

The Zoning Board of Appeals has the authority to uphold or overturn the Zoning Administrator's decision.

Mr. Yourist stated that the dates on the letters were prior to the petitioner purchasing the property.

Mr. Ron Goettsche, 1045 Hollywood, lives next door to this residence for 26 years. This is the third owner of that property. The previous owner had allowed the property to deteriorate. He has lived out of state and has not lived in the building for the past 10 years. This owner has made many changes inside the building without a permit. He is concerned because the new owner has made three bedrooms on each floor. The newly enclosed back porch is sagging at least four inches.

Mr. Goettsche stated that the previous owner has only returned to the home once in 10

years. Mr. Yourist asked how many families were living there for the past 10 years. Mr. Goettsche stated that there has been only one man living on the first floor for the past six years. He was the only tenant in the building. All others moved out.

Mr. Tom Rooney, 1063 Hollywood, agreed with Mr. Goettsche. He has lived in the neighborhood for three years. There was only one man living in the home. He does not like the fact that there would be multiple families living in this home.

He would like to see this remain a single family home.

Mr. Wayne Thomas, 1075 Hollywood, spoke in support of his neighbors. He does not want to see this turned into a multi-family rental property. He would like to see the neighborhood remain single family.

Mr. Yourist asked Mr. D'Onofrio about the parking situation. Mr. D'Onofrio stated that there is a single drive with a three (3) car garage.

Mr.Tuzzolino asked Mr. D'Onofrio where Mr. Goettsche was employed. Mr. D'Onofrio stated that Mr. Goettsche was employed in his Department at the City of Des Plaines as a plumbing inspector.

Mr. Tuzzolino stated that they are not seeking a three flat but they are seeking a two flat based on legalities and a hardship.

Mr. Seegers asked if there was additional work that increased the size of the units. Mr. Rybaltowski said that he tried to make the rooms larger so that the units would be more appealing. Mr. Tuzzolino stated that his client was trying to improve the building and thereby add value to the entire neighborhood.

Mr. Stover asked about the basement. Will the basement be converted to an apartment. Mr. Rybaltowski stated that the basement will not be converted into an apartment. Mr. Stover asked how many bedrooms in each unit. Mr. Rybaltowski stated that units will have two bedrooms or a dining room and one bedroom. Mr. Tuzzolino then showed the Board a set of the plans.

Mr. Messerschmidt asked if there was a separate entrance to the first and second floor units. The answer was affirmative.

Mr. Tuzzolino showed pictures of the property. The floor plan of the units were discussed.

Mr. Yourist asked about the continued work after the issuance of a work stop order. Mr.D'Onofrio interjected that the issue is the continuance of non-confirming use.

Mr. Szabo asked if there is a way for the City to monitor the number of occupants at this residence. Mr. D'Onofrio stated that there are City regulations and the City Inspectors enforce these Ordinances.

Mr. Rybaltowski stated that he will not have a rooming house at this address. There will only be two apartments.

Mr. Messerschmidt asked if the petitioner could come back for other relief. Mr. D'Onofrio stated that the petitioner could come back for rezoning. This would result, if granted, spot zoning for this parcel. Mr. D'Onofrio then explained the reasons for legal non-conforming and the difference between this and a spot zoning. He addressed this under the old and the new Zoning Ordinance and explained the legal ramifications. Mr. D'Onofrio explained how this was handled under the old Zoning Ordinance. This appeal was made under the new Zoning Ordinance so the decision must be made under the new Ordinance.

Mr. Yourist and Mr. D'Onofrio had a discussion about the timing of the petitioner's purchase of the property and the subsequent request for the continuance of the non-conforming status.

Mr. Tuzzolino asked if there was a limit of occupants in a single family dwelling. Mr. D'Onofrio answered that there were limitations regarding square footage and relationships. He feels that there would be less occupants in these two units than in a large single family home.

Mr. Messerschmidt feels that the units have been vacant long enough for the building to lose its non-conforming use status.

Mr. Szabo is a neighbor of the property and he was opposed to the three flat. He thinks that this owner is improving the property and would be willing to accept a two flat.

Mr. Yourist is concerned about the stability of the structure. Mr. D'Onofrio stated that all of the improvements would conform to the existing codes.

Mr. Yourist expressed his disapproval of the petitioner continuing to work after a stop order had been placed on the property and wants assurance that the petitioner will be more cooperative with the City and not violate the rules and regulations.

Mr. Tuzzolino assured Mr. Yourist and the Board and he will closely monitor his client's compliance with the City's requirements. He will stay in touch with Mr. D'Onofrio to insure that everything will be done according to Code.

Motion by Stover, second by Szabo, to overturn the decision of the Community Development Director and GRANT approval for the Multi-Family Use, subject to the building being limited to a two-flat. Thereupon roll was called:

AYES:	**Stover, Szabo, Yourist and Seegers**
NAYS:	**Messerschmidt**
ABSENT:	**Fletcher**

MOTION APPROVED

The Zoning Board of Appeals has final authority.

Case #99-26-V 2263 Webster Lane

A Variation to Section 7.2-2 of the City of Des Plaines Zoning Ordinance (Z-8-98) is requested to permit the creation of two single-family lots, both with the width of 50 feet instead of the required 55 feet.

Petitioner: Mario Mikoda

Mr. Mario Mikoda, 2263 Webster Lane, stated that he just purchased this property and he would like to subdivide into two lots. He would like to build two single family homes on these lots. Both of the lots would be 50 feet wide instead of the required 55 feet; therefore, they will need a Variation.

Mr. Seegers asked if there was a building on one of the lots. The answer was yes but they will be razing this building.

Mr. Mikoda showed the Board a rendering of the homes to be built.

Mr. Yourist asked if they would need any other Variations. The answer was no. All other requirements would be met.

Mr. Seegers asked if he had tentative approval of the subdivision. The petitioner stated that this has been done.

Mr. Yourist asked when the demolition and building will be done. The demolition and construction will be begin as soon as they receive the Variation and the OK from the City.

The petitioner will hire a general contractor and projects approximately six to seven months to complete.

The petitioner stated that he will live in one of the homes and the other will be put up for sale.

Staff Report

Case Number 99-26-V
Address 2263 Webster Lane
Petitioner Mario Mikoda
Owners Eva Andrukiewicz, Miroslaw Kruckowski & Mario Mikoda
Request A Variation to Section 7.2-2 of the City of Des Plaines Zoning Ordinance (Z-8-98) is requested to permit the creation of two single-family lots, both with the width of 50 feet instead of the required 55 feet.

General Information

Proposed Construction

This property is currently going through the subdivision approval process. The proposed Mikoda's Subdivision received Tentative Plat approval from the Plan Commission on March 29, 1999, subject to the petitioner securing lot width variations. The petitioner plans to demolish the existing structures and build a new single-family house on each of the lots, one of them to be occupied by him.

Existing Land Use Single-family residential (Two one-story frame residences)

Existing Zoning R-1, Single-family residential

Surrounding Zoning
North: R-1, Single-family residential
East: R-1, Single-family residential
South: R-1, Single-family residential
West: R-1, Single-family residential

Surrounding Land Use
East: Single-family residences
South: Single-family residences
North: Single-family residences
West: Single-family residences

Street Classification Webster Lane is for local traffic only.

Comprehensive Plan Recommendation Single-family residential

Other Information The petitioner's lot is located on the east side of the street and has 100 feet of frontage and has a depth of 220 feet.

Issues

In analyzing the variation request the staff took into consideration the following issues:

- This property is situated in an area that was originally divided into 100-foot wide lots. Since 1970, this area has been slowly redeveloping, for instance, at least 14 subdivisions or resubdivisions have taken place, many with 50-foot wide lots.
- Both lots would measure 50 by 187 feet and contain a total lot area of 9,350 square feet, which is 36 percent more lot area than required 6,875 square feet. Therefore, it appears there will be adequate room to build houses similar to others in the neighborhood.

Staff Recommendation
The staff recommends approval of the request because the variation would result in a use or development of the lot that would be in harmony with the Des Plaines Zoning Ordinance. Approval is subject to no further zoning variations being requested for the development of the two lots.

The Zoning Board may vote to grant or deny the variation request; City Council consideration is not required.

Motion by Messerschmidt, second by Yourist to GRANT the Variation. Thereupon roll was called.

AYES: Messerschmidt, Yourist, Szabo, Stover and Seegers

NAYS: None

ABSENT: Fletcher

MOTION CARRIED

Zoning Board has final authority.

Case #99-27-CU **1841 Busse Highway**

A Conditional Use permit in accordance with the City of Des Plaines Zoning Ordinance (Z-8-98) is requested to allow the establishment and operation of a precious metal recycling facility.

Petitioner: Mid-States Recycling, Inc.

Mr. Dan Dowd, 701 Lee Street, Des Plaines, attorney for the petitioner, appeared to give testimony regarding the Conditional Use permit. All individuals who may be giving testimony were sworn in.

Mr. Dowd stated that the petitioner has been operating his business in Rosemont for 16 years at the same location. Rosemont is now acquiring his property and he is forced to find a new location. The business is recycling metals to retain the precious metals. There is no refining on this site

Mr. Ellis Brown, 2353 Greenwood Road, Northbrook, has been in this business for 30 years. He stated that they are a small business and have no plans to do any refining on site. They use very small ovens to process the precious metal scrap. They ship out the materials for final refining. He has a small group of experienced people. The size of the facility on Busse is just right for this operation.

Mr. Brown explained the process of refining. He stated that this is a two step process, the second part being very involved.

Mr. Szabo asked what type of material is used for the recycling. The petitioner stated that they use dental scrap, jewelry scrap, circuit boards, etc. They do not accept any large shipments. They immediately send this to a refiner.

Mr. Messerschmidt asked what is done with the by-products. The petitioner stated that the by-products are very minimal. The gold and silver is sent out via UPS or some other vehicle. Mr. Messerschmidt asked how the furnaces are fired. They have two gas and four electrical furnaces. The furnaces are very small.

Mr. Seegers asked about the hours of operation. The plant is open from 7:00 AM to 4:00 and the office from 8:00 to between 4:30 and 5:30. There are approximately 14 employees.

Mr. Szabo asked how many furnaces. The answer is four. Mr. Szabo then asked about the size of the furnaces. They are about 3' X 3'.

Mr. Yourist asked if the facility would also be used for storage, as the facility is 14,000 sq.ft. The petitioner stated that they would use a large portion of the building for storage and also they will be building a vault for storage of the precious metals, as well.

Staff Report

Case Number	99-27-CU
Address	1841 Busse Highway
Petitioner	Mid-States Recycling, Inc.
Owner	Same as above
Request	A Conditional Use permit in accordance with the City of Des

Plaines Zoning Ordinance (Z-8-98) is requested to allow the establishment and operation of a precious metal recycling facility.

General Information

Proposed Use The petitioner, Mid-States Recycling, would like to establish a recycling operation that would process precious metals, such as gold, silver and platinum. The facility, an existing one-story brick building, would hold approximately 14 staff, with 8 being production staff and the rest providing sales and office support. The recycling operation would be 5,700 square feet larger than its current location in Rosemont (18,700 square feet vs. 13,000 square feet). Although no expansion or remodeling of the building is proposed at this time. If it is expanded it, however, the building will have to meet all floodplain development regulations.

Existing Use	Workshop for Northwest Suburban Aid to Retarded
Existing Zoning	M-1, Limited Manufacturing
Surrounding Land Use	North: Manufacturing/Industrial, Single-family East: Commercial South: Forest Preserve District, Union Pacific Railroad West: Forest Preserve District
Surrounding Zoning	North: M-2, General Manufacturing East: M-1, Limited Manufacturing South & West:R-1, Single-family residential
Street Classification	Busse Highway is a regional arterial under the jurisdiction of IDOT.
Comprehensive Plan Recommendation	Commercial

Issues

In analyzing this request, staff took the following into consideration:

Environmental

- Even though the Zoning Ordinance classifies recycling as an industrial use; it produces so little smoke or waste that it is not regulated by the Illinois Environmental Protection Agency.

- This company recycles only precious metals, such as gold, silver or platinum. Of course, all recycling material is stored indoors. Therefore, there will be no outdoor storage of material.

Traffic

- The required traffic study, which was completed by KOLA of Rosemont, concluded: "...occupation of the site will not create any traffic impact. In fact, it could very well be less of an impact than what currently exists. The site is ideally located with regard to the highway infrastructure in the area."

- The site has 28 parking spaces and the recycling facility currently has 14 employees. Thus, the facility will have adequate parking for all current employees, and visitors, plus excess parking spaces for any new employees that may be hired. Also, for any employee who would like to take advantage of Metra or Pace service, the facility is within walking distance of the downtown transit station.

Staff Recommendation

The Department of Community Development recommends approval of a Conditional Use permit. A positive recommendation would be given for the following reasons:

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

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

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

4. There is adequate vehicular access to the property in that it does not create an interference with traffic on surrounding streets.

Conditions

1. The petitioner must secure a Des Plaines business license within 30 days of approval of a Conditional Use permit.

The Zoning Board may vote to recommend granting or denying the request for a Conditional Use permit; the City Council has final authority.

Motion by Stover, second by Messerschmidt to recommend GRANTING the Conditional Use. Thereupon roll was called.

AYES: **Stover, Messerschmidt, Szabo, Yourist and Seegers**

NAYS: **None**

ABSENT: **Fletcher**

MOTION CARRIED

Zoning Board can only make a recommendation. City Council has final authority.

Case #99-28-V 1062 Woodlawn

A Variation is requested to permit the construction of a room addition that will result in lot area coverage of 31.9 percent instead of the maximum allowable coverage of 30 percent.

Petitioner: Patio Enclosures, Inc. (Agent for the owners)

Mr. Bill Jalafsky, the owner of 1062 Woodlawn, stated that he has had a cover over this patio for 22 years. They would like to replace the existing awning.

The snowstorm last year collapsed their original awning. The would like to replace this awning with this structure that would have windows and screens. They will be putting in a foundation to support this structure.

Mr. Seegers asked if the neighbors are in favor of the request. Mr. Jalafsky stated that the neighbors have not objected.

Mr. Jalafsky showed a brochure with a picture of the awning and enclosure to the members of the Board.

Mr. Yourist asked why there was a foundation. Mr. D'Onofrio stated that the City requires the foundation in case, in the future, someone wanted to fully enclose this area.

Staff Report

Case Number 99-28-V
Address 1062 Woodlawn Avenue
Petitioner Patio Enclosures Inc. (Agent for the owners)
Owners Bill and Sally Jalafsky
Request A Variation is requested to permit the construction of a room addition that will result in lot area coverage of 31.9 percent instead of the maximum allowable coverage of 30 percent.

General Information

Proposed Construction The petitioner's would like to build an 11 by 20-foot enclosed patio or sunroom where a patio currently exists. The total area of the addition would be 220 square feet.

Existing Land Use Single-family residential (A one-story brick and frame residence with attached garage)
Existing Zoning R-1, Single-family residential

Surrounding Land Use Single-family residences in all directions

Surrounding Zoning R-1, Single-family residential in all directions

Comprehensive Plan Single-family residential is recommended

Street Classification Woodlawn Avenue is a local street.

Other Information The general dimensions of the house are 39 feet by 52 feet

total area 2,041.04 square feet. Also, the lot measures 50 feet by 141.56 feet with a total area of 7,078 square feet.

Issues

- R-1, Single-family residential zoning standards allow the petitioners to cover 30 percent of their lot with buildings, or 2,123 square feet. Currently the existing house covers 28.8 percent of the lot, or 2,041 square feet. The planned 220 square foot sunroom increases the lot coverage to 31.9 percent, or 2,261 square feet.

- The sunroom should not have a negative effect on the neighborhood since it only slightly exceeds the lot coverage standard in that it is a modest-sized, one-story structure which will virtually be unnoticeable to most of the neighborhood.

Staff Recommendation

The staff has no objection to the variation request. The recommendation is based on the finding of fact that the variation would allow a use or development of the property that would be in harmony with the general purpose and intent of the Zoning Ordinance and the Comprehensive Plan.

The approval of the variation should be subject to the petitioners not asking for any further zoning variations to increase the lot coverage whatsoever.

Motion by Szabo, second by Messerschmidt to recommend GRANTING the Variation, subject to Staff recommendations. Thereupon roll was called.

AYES: **Szabo, Messerschmidt, Stover, Yourist and Seegers**

NAYS: **None**

ABSENT: **Fletcher**

MOTION CARRIED

Zoning Board of Appeals has final authority.

Mr. Seegers stated that he must abstain from this case due to a conflict of interest.

Mr. Szabo will be acting chairman for this case.

Case #99-24-V **Northeast Corner of First Avenue & Thacker Street**

A Variation to Section 7.4-4 of the City of Des Plaines Zoning Ordinance is requested to permit a front yard setback on First Ave. of five (5) feet instead of the required 60 feet; a front yard setback on Thacker Street of 28.5 feet instead of the required 60 feet; a side yard setback of 46.5 feet instead of the required 60 feet; and, a rear yard setback of five (5) feet instead of the required 60 feet.

A Variation to permit a lot area of 0.42 acres instead of the minimum five (5) acres. A Variation to Section 10.8-3 C to permit perimeter parking lot landscaping of 3.5 feet instead of the required minimum of seven (7) feet.

Petitioner: George Wade

Mr. Lee Poteracki, Attorney at Law, 9575 W. Higgins Road, Rosemont, is representing Mr. Wade. Mr. Wade is a long time business owner and resident in Des Plaines. They are here looking for six Variations.

Last night the Plan Commission unanimously approved a recommendation to change the zoning on this parcel from C-2 to M-1. This was done to allow the building of the proposed office and storage buildings.

Mr. Wade has owned this property since 1997. The parcel was then zoned C-2, which would have permitted contractor's offices for the purpose of developing a site for a cluster of buildings to be used as center for contractors. In 1998, Mr. Poteracki had begun to draft the necessary documents to begin this project. At that time a contractor that had been employed by the City to do sewer work had dumped debris on the parcel without the owner's permission. They also began to store material on the site. The owner then rented the lot to the contractor for the duration of the work.

During this period of time, this property was rezoned and was no longer able to be used for a contractor's office. The new zoning of M-1 is designed for use on much larger sites. The setbacks are unrealistic for the size of this site. C-1 Zoning does not allow this use.

The M-1 Zoning assumes a much larger site, with a minimum of five acres. This parcel would be very difficult to accommodate the restrictions imposed on an M-1 site.

Mr. Poteracki showed a layout of the building and the site plan. He showed the parking buffer and the lot which has 15 spaces. He pointed out where all of the Variations are located.

Mr. Poteracki stated that this use is appropriate for the site because of the variety of the neighboring mixed use. A use permitted under the current zoning would put a greater impact on the neighborhood than this use. Staff has concurred with this assessment.

Mr. Poteracki showed all of the elevations that depicted the traffic flow and those that reflected Staff recommendations and concerns. There will be no outside storage of materials. Outside storage of materials is not permitted in the M-1 Zoning District.

There will be only three to four office employees at the office during the day. Mr. Poteracki pointed out the flow of truck traffic on the site.

The building height will be 27 feet and will be built to look like an office park.

This use would serve as a good transitional use between the mixed use and residential buildings. This would be a contractor's office campus.

Mr. Messerschmidt asked the nature of the business. Mr. Wade is an electrical contractor. The other contractors would be a general contractor, who specializes in woodworking and a plumbing contractor.

Mr. Yourist asked if the building will be a single story or a two-story. The building will be a two story with primarily storage on the second level.

Mr. Yoursit asked if there will be retail sales. Mr. Wade stated that they have sold material to residents; however, he is not in the retail business.

Mr. Yourist asked what type of finish would be on the building. Mr. Wade stated that it will be masonry, but they have not yet made a decision on any specifics.

Staff Report:

Case Number	99-24-V
Address	Northeast Corner of First Ave. & Thacker Street
Petitioner	George Wade
Owner	Parkway Bank & Trust Co. T/U/T #11509
Request	A Variation to Section 7.4-4 of the City of Des Plaines Zoning Ordinance is requested to permit a front yard setback on First Ave.of five (5) feet instead of the required 60 feet; a front yard setback on Thacker Street of 28.5 feet instead of the required 60 feet; a side yard setback of 46.5 feet instead of the required 60 feet; and, a rear yard setback of five (5) feet instead of the required 60 feet.

A Variation to permit a lot area of 0.42 acres instead of the minimum five (5) acres. A Variation to Section 10.8-3 C to permit perimeter parking lot landscaping of 3.5 feet instead of the required minimum of seven (7) feet.

General Information

Proposed Use The petitioner is proposing to construct a trade contractor office on a 0.42-acre parcel. This development will be one lot in a proposed three-lot subdivision. The subdivision will have 438 feet of frontage along First Avenue,123 feet on Thacker Street and be a total of 1.3 acres in size. This entire area is vacant. The petitioner is proposing to construct a two story 15,469 S.F. masonry building on the site. Fifteen on-site parking spaces will also be provided. The development will include an office/shop/garage for the petitioner's electrical contracting business.

Existing Zoning	C-1 Neighborhood Shopping
Existing Land Use	Vacant
Surrounding Zoning	North: C-1 Neighborhood Shopping South: M-1 Limited Manufacturing East: R-1 Single Family Residential West: C-1 Neighborhood Shopping
Surrounding Land Use	North: Office Building South: Manufacturing Facility (Owl Hardwoods) East: Wisconsin Central RR and Single Family Homes West: Auto Salvage Yard (Schimka)
Street Classification	Thacker Street and First Avenue are local streets.
Comprehensive Plan	Commercial

Issues

Before discussing the merits of the zoning relief being requested, there are several issues which need to be addressed.

This property was rezoned from C-2 General Commercial to C-1 Neighborhood Shopping as part of the new zoning ordinance that was adopted last fall. Under the old ordinance, the requested use would have been permitted. As the petitioner states in his application, he purchased the property in 1997 with the intent to construct a trade contractor's office/shop/garage on the site. The site has been vacant for a number of years. Several years ago there was a request to rezone the property to multi-family residential to allow for the development of several of multi-family buildings. This request for a map amendment was denied. Since that time the site has been used as a construction staging and storage area, in effect becoming something of an eyesore for the neighborhood. In defense of the petitioner, for a period of approximately 12 months a contractor working for the City used the property without his permission.

In addition to the zoning relief being requested, the petitioner has also requested a map amendment to rezone the property from C-1 Neighborhood Shopping to M-1 Limited Manufacturing. That matter will be heard separately by the Plan Commission at its May 10, hearing. It should also be pointed out that a subdivision would also need to be approved so that the parcel will be divide into three lots.

As for the variations being requested, four of the six are yard setbacks and a fifth related to lot area. When the new zoning ordinance was drafted, the yard setbacks in the M-1 district were revised from 50 – 65 feet to a straight 60 feet for all yards. Additionally, under the old ordinance, there was no minimum lot size established. Given the size of the proposed lot there is no way for it to be developed using the 60 foot setbacks; in that it is only 123.5 feet in depth, the buildable width of the lot would only be 3.5 feet. As for the lot area variation, if the parcel were located in a much larger tract of vacant land, staff would be opposed to granting such a request. However, this is an infill parcel that has a number of constraints, and if it is to be developed, some type of accommodations need to be made. It should also be pointed out that under the C-1 district, five-foot front and side yard setbacks and a 25-foot rear yard setbacks are all that would be required. As for the final variation, the perimeter landscaping, the request is being made to allow a 3.5-foot landscape buffer instead of the required 7 feet. Here too, because of the configuration of the site, to add more landscaping would result in the elimination of a number of on-site parking spaces.

Staff Recommendation

Before discussing the findings of facts related to this case, staff would like to make several comments concerning the proposed development. First, this is a very unique site given its use over the years, what surrounds it is railroad tracks, an auto salvage yard, an office building and single family homes. This is truly a mixed-use area. Whereas, the comprehensive plan called for this to be a commercially zoned area, it is quite possible that a trade contractor office might be the most appropriate use. The impact on surrounding properties should be rather negligible due to the hours of operation and the fact that no outside storage would be permitted, compared to a commercial use, which might have longer hours of operation, refuse disposal issues, noise, lighting, etc. Furthermore, given the fact that the site has been zoned for many years and not been developed might lead one to the conclusion that commercial might not be the most appropriate use. Also, given the complaints the City has received concerning the condition of the property, this development should alleviate them.

Staff recommends that the variations be granted on the following conditions:

- A Map Amendment be approved for rezoning the property to M-1 Limited Manufacturing.
- A subdivision plat be submitted and approved.

The staff recommendation is based on the following findings of fact:

A. The petitioner does have a hardship in that given the unique physical characteristics of the property it would be difficult to develop the property without some type of zoning relief.

B. The petitioner did not create the physical condition of the property.

C. Given the fact that there is a similarly sized property and manufacturing facility located to the south that to deny the request would prohibit the petitioner from using the property as do other property owners.

D. Given the mixed-use nature of the area and the location of this site, one can make the case that the development would be compatible with the surrounding neighborhood.

The Zoning Board of Appeals can grant or deny the setback variations; and make recommendations to the City Council concerning the lot area and parking lot landscaping variations.

Motion by Yourist, second by Messerschmidt to GRANT the setback Variations. Thereupon roll was called.

AYES: Yourist, Messerschmidt, Szabo, and Stover

NAYS: None

ABSENT: Fletcher

MOTION CARRIED

Zoning Board has final authority.

Motion by Yourist, second by Messerschmidt to recommend GRANTING approval for the lot area and parking lot landscaping Variation. Thereupon roll was called.

AYES: Yourist, Messerschmidt, Szabo, Stover

NAYS: None

ABSENT: Fletcher

MOTION CARRIED

Zoning Board makes a recommendation; City Council has final authority.

The meeting adjourned at 9:45 PM.

Respectfully submitted,

A. Wm. Seegers, Chairman

Donna Delaney
Recording Secretary

cc: City Officials
Aldermen
Zoning Board Members