



Community & Economic Development  
1420 Miner Street, Des Plaines, IL 60016  
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## Planning and Zoning Board Agenda

January 27, 2026

Room 102 – 7:00 P.M.

### Call to Order and Roll Call

**Approval of Minutes:** November 25, 2025 Meeting

**Public Comment:** For matters not on the agenda

### General Communications:

- January 20, 2026 City Council meeting results:
  - Ordinance Z-1-26 approving a Text Amendment to the C-7 District – Approved (6-1) on Second Reading
  - Ordinance Z-2-26 approving CUs for a PPUD and a LASR, TPLAT, and Variations for Costco Business Center & Fuel Center at 2200 & 2400 E Devon Ave – Approved (6-1) on Second Reading

### Pending Applications:

1. **Address:** 1057 Hollywood Ave.

**Case Number:** 25-068-APPEAL

**Continued from the January 13, 2026 PZB meeting – Request a third continuance to the February 10, 2026 PZB meeting**

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, February 10, 2026.

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 0. 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, November 25, 2025  
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, November 25, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:02 p.m. and a roll call was established.

PRESENT: Weaver, Fowler, Fallico, Veremis, Zadrozny, and Szabo

ABSENT: Catalano

ALSO PRESENT: Samantha Redman, Senior Planner  
Jeff Rogers, Director of CED  
Jonathan Mendel, Assistant Director of CED  
Stewart Weiss, City General Counsel

A quorum was present.

**APPROVAL OF OCTOBER 28, 2025 & NOVEMBER 4, 2025 PZB MEETING MINUTES**

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

AYES: Fowler, Zadrozny, Weaver, Fallico, Veremis, and Szabo

NAYS: None

ABSTAIN: None

\*\*\*MOTION CARRIED\*\*\*

**PUBLIC COMMENT ON NON-AGENDA ITEM**

There was no public comment.

**GENERAL COMMUNICATIONS**

Chairman Szabo stated the PZB Rules of Procedure item would be heard at the end of the meeting.

Chairman Szabo provided the following updates:

- November 3, 2025 City Council meeting had no PZB cases on the agenda

CASE NO. 25-055-TA	TEXT AMENDMENT	CITYWIDE
CASE NO. 25-069-PPUD-CU-TSUB-LASR	PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.	
DEVON AVE		
CASE 25-064-CU-V	COND. USE & MAROR VAR	1111 JOSEPH SCHWAB RD
CASE 25-068-APPEAL	APPEAL OF ADMIN. DECISION	1057 HOLLYWOOD AVE

- 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 1<sup>st</sup> and 2<sup>nd</sup> reading
  - Consideration of an Ordinance for a Map Amendment, Conditional Use, and Major Variation at 30, 36, and 40 N. Des Plaines River Road
    - Denied by City Council in total – consistent with PZB denial recommendations

**ADMINISTRATIVE DECISIONS:**

Chairman Szabo noted two items:

- 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:**

Chairman Szabo introduced the cases on the agenda.

1. **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

Member Fallico moved and Member Veremis seconded a motion to grant the continuance to the December 9, 2025 meeting.

**AYES:** Fallico, Veremis, Weaver, Fowler, Zadrozny, and Szabo

**NAYS:** None

**ABSTAIN:** None

**\*\*\*MOTION CARRIED\*\*\***

CASE NO. 25-055-TA	TEXT AMENDMENT	CITYWIDE
CASE NO. 25-069-PPUD-CU-TSUB-LASR	PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.	
DEVON AVE		
CASE 25-064-CU-V	COND. USE & MAROR VAR	1111 JOSEPH SCHWAB RD
CASE 25-068-APPEAL	APPEAL OF ADMIN. DECISION	1057 HOLLYWOOD AVE

2. **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.

**Petitioner requests a continuance to the January 13, 2026 PZB meeting**

**PIN:** 09-17-305-007-0000

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

Member Fallico moved and Member Fowler grant a continuance to the January 13, 2026 meeting.

AYES: Fallico, Fowler, Veremis, Weaver, Zadrozny, and Szabo  
 NAYS: None  
 ABSTAIN: None

\*\*\*MOTION CARRIED\*\*\*

3. **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

Chairman Szabo swore in the petitioner’s representatives.

Director Jeff Rogers presented the staff analysis.

**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),

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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-underlined 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	*	*	*	<u>C</u>
Accessory off site parking lots	*	*	*	<u>C</u>
Adult Day Service Center	*	*	*	
Alternative tobacco establishments	*	*	*	
Animal clinic	*	*	*	
Animal hospital	*	*	*	
Artisanal retail establishments	*	*	*	
Assisted living facility	*	*	*	
Auto body repair	*	*	*	
Auto filling station	*	*	*	<u>P</u>
Auto service repair	*	*	*	
Bed and breakfast	*	*	*	
Body art establishments	*	*	*	
Brewpub	*	*	*	P <sup>6</sup>
Cannabis dispensaries	*	*	*	
Car wash	*	*	*	<u>C<sup>27</sup></u>

CASE NO. 25-055-TA

TEXT AMENDMENT

CITYWIDE

CASE NO. 25-069-PPUD-CU-TSUB-LASR

PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.

DEVON AVE

CASE 25-064-CU-V

COND. USE & MAROR VAR

1111 JOSEPH SCHWAB RD

CASE 25-068-APPEAL

APPEAL OF ADMIN. DECISION

1057 HOLLYWOOD AVE

Casino	* * *	
Childcare center	* * *	P <sup>6</sup>
Childcare center with accessory dwelling unit	* * *	
Colleges and universities	* * *	
Commercial art gallery	* * *	
Commercial indoor recreation	* * *	<u>P</u>
<b><u>Commercial Motor Vehicle Sales and Leasing</u></b>	* * *	<u>C</u>
Commercial outdoor recreation	* * *	
Commercial parking garage	* * *	
Commercial parking lot	* * *	<u>P</u>
Commercial shopping center	* * *	<u>P</u>
Commercially zoned assembly uses	* * *	
Congregate housing	* * *	
Consumer lender	* * *	
Convenience mart fueling or charging station	* * *	
Convenience retail store	* * *	<u>P</u>
Domestic pet service	* * *	
Drive-through facility (located adjacent to residential use)	* * *	<u>C</u>
Drive-through facility (not located adjacent to residential use)	* * *	<u>P</u>
Dry cleaners with plants on premises	* * *	
Dwellings, multiple-family	* * *	P
Dwellings, single-family detached	* * *	
Financial institutions	* * *	P
Food processing establishment	* * *	
Funeral homes	* * *	
Government facility	* * *	<u>P</u>
Grocery retail	* * *	<u>P</u>
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 <sup>16</sup>
Massage establishments	* * *	
Media broadcast stations	* * *	

CASE NO. 25-055-TA  
CASE NO. 25-069-PPUD-CU-TSUB-LASR  
DEVON AVE  
CASE 25-064-CU-V  
CASE 25-068-APPEAL

TEXT AMENDMENT  
PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.  
COND. USE & MAROR VAR  
APPEAL OF ADMIN. DECISION

CITYWIDE  
1111 JOSEPH SCHWAB RD  
1057 HOLLYWOOD AVE

Media print establishments	* * *	
Motor vehicle sales	* * *	<u>C</u>
Offices	* * *	P
Parks	* * *	
Pharmacies/drugstores	* * *	<u>P</u>
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 <sup>6</sup>
Class B	* * *	P <sup>6</sup>
Retail goods establishments	* * *	P <sup>6</sup>
Retail service establishments	* * *	P <sup>6</sup>
Schools, commercial	* * *	<del>P</del> <u>C</u>
Schools, private - elementary and high school	* * *	
Specialty food stores	* * *	P
Studios, artist, dance and music	* * *	P
Taverns and lounges	* * *	<u>P</u>
Trade contractors	* * *	
Transitional treatment facility	* * *	
Wholesale goods establishments	* * *	<u>P</u>

\* \* \*

*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 <sup>16</sup> 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. <u><b>This section intentionally left blank.</b></u>	*	*	*

Staff Commentary: The requested amendments to Note <sup>25</sup> aligns with the intended changes to the C-7 District requirements.

Staff recommends retaining Note <sup>16</sup> 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

<b>Bulk Controls</b>		C-7 <sup>5</sup>
Maximum height		165 ft.
Minimum front yard <sup>1</sup> :		
	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 <sup>2</sup>
* * *	* * *
Billboards	<p>Billboards shall be permitted only within the C-1, C-2, C-3, C-6, <u>C-7</u>, M-1, M-2 and I-1 Districts and located within 660 feet of I-90 and I-294 toll roads.</p> <p>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.</p> <p>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. <b><u>In the C-7 District, the number of permits issued for billboards pursuant to</u></b></p>

DRAFT	<p><b><u>subsection 12-11-3.C.3, "Billboard Permits", of this chapter is specifically limited to four.</u></b> 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.</p>
	<p>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.</p>
	<p>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.</p>
	<p>All billboards must meet the spacing requirements as required by the Illinois Advertising Control Act.</p>
	<p>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.</p>
	<p>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.</p>
* * *	

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 <sup>16</sup> 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.

Chairman Szabo asked for PZB comments.

Member Weaver asked if the only C-7 district in the City in this location and the minimum C-7 district area requirement is 1 acre.

Director Rogers affirmed these fact and creation of C-7 districts elsewhere in the City would have to meet the minimum district area requirements and proceed with a map amendment review process with final decision by City Council.

Member Weaver stated it appears the C-7 district is tailored for the Costco development and the applicant's proposal requests adding the option for billboards within the C-7 district and if additional C-7 districts were proposed elsewhere in the City they would be entitled to the billboards as proposed in this text amendment.

Director Rogers outlined this is theoretically correct, but the billboards would have to comply with the general billboard and C-7 district applicable requirements.

Member Veremis asked about the C-7 livery service uses and that there are many vehicles currently parked on the property. How many are permitted to be parked there?

Director Rogers explained current code allows livery service uses with up to 45 vehicles parked on the property and there are several livery service businesses on the property with likely no more than 45 vehicles per business. The petitioner proposes waiving that livery service limit, but staff recommends against this request.

Member Veremis stated that the recommendation would permit a livery service on the Costco property.

Director Rogers clarified that the C-7 livery service use would be throughout the entire O'Hare Lakes property, not just the Costco property.

Chairman Szabo asked for additional PZB questions.

Member Weaver asked what would happen if no changes to the C-7 district, would the proposed Costco development be permitted?

Director Rogers explained that scenario for the record related to the existing C-7 district creation history in 2015 and the subsequent policy and economic shift from 2019 through today recommending excess office land be redeveloped for other more productive land uses that are not currently permitted in the C-7 District. If the proposed text amendments was denied the petitioner would have the existing permitted and conditional uses of the C-7 available to them.

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Member Weaver asked if no residential is currently permitted in the C-7.

Director Rogers stated multi-family is currently permitted under 'dwellings-multi-family'.

Member Weaver reiterated that billboards would be for general regional traffic advertising along I-294 and not specifically only for Costco's use and advertising.

Director Rogers outlined the desired billboard development of Costco and the remaining property owner. He then outlined the current general billboard requirements.

Chairman Szabo asked if there was additional PZB comments there were none and asked if any public comment at this time.

Petitioner's representative – Steve Cross (Costco real estate development director) presented their proposed text amendment request and how it fits with the greater Costco development and the remaining land.

Mr. Cross stated the text amendment as proposed is primarily necessary for the Costco development. Mr. Cross then described the difference between a Costco business center versus a Costco general retail warehouse store.

Chairman Szabo swore in the property owner Tony Ruh (91 Meadowview, Northfield, IL).

Tony Ruh (property owner) introduced himself and the remaining land after Costco acquires their portion from Mr. Ruh.

Mr. Ruh stated he has plans under the proposed C-7 district and his possible ideas for redevelopment of the remaining property after the Costco redevelopment and its. He also stated he agreed to remove high intensity traffic generating land use.

Member Weaver stated your plan, Mr. Ruh, is still fairly wide open until after the Costco is developed.

Mr. Cross stated how the Costco development would occupy all the southern portion of the overall property and access easement will be created to permit passage across the Costco property to the remaining lots to the north.

Member Veremis asked about the changes to the lake.

Mr. Cross outlined the plans and reasons for filling part of the lake and what the current property owner has done to begin this lake filling process.

Member Veremis asked about the soil stockpiles on the property.

Mr. Cross much of the soil will be used fill demoed buildings' basement holes and additional soil with then come to the site to fill the lake in the manner needed to create the Costco lot.

City General Counsel Stewart Weiss clarified the need to refocus to the text amendments at this time and the Costco development plan will be discussed during the next case.

Chairman Szabo asked if there are public comments for staff or the petitioner's presentations on the text amendment request.

Jim Russo (3115 Patton St.) asked about the about if the current owner was part of the 2015 development proposal. Mr. Russo asked about the demolition timeline for the current building demolition. Mr. Russo asked about the need to trap rats due to the demolition of the building.

Mr. Ruh stated the demolition began on December 2, 2025.

Mr. Russo asked who's responsible for trapping rats and rodents.

Director Rogers clarified the request process for rodent catching and the times for baiting and demolition during this project. He further clarified that this issue is a code enforcement item and Mr. Russo should contact staff outside of this meeting.

Mr. Russo asked about the need for rodent control for the demolition of the next building.

Mr. Ruh stated he hasn't seen rats in the 3 years he's owned the property.

Chairman Szabo asked for more comments on the text amendment request.

Grace Vollkommer (3132 Patton St.) asked about the text amendment and the applicability to the entire 50 acres and whether the entire lake would be completely filled for 50 acres of redevelopment.

Director Rogers outlined the general C-7 regulations, requirements for stormwater management and general need for this lake as a general stormwater retention facility.

Rich Einecker (2911 S Craig Dr.) asked about the reduction of the minimum required 20% open space text amendment and relayed his concerns about whether such reduction would be detrimental to the property's stormwater management. He outlined his history of flooding but he generally accepts the proposed development.

Alderman Mark Walsten (Ward 6 Alderman) stated his past and current desire for the rat traps and baiting and asked to be informed about the status. He asked Director Rogers to explain.

Director Rogers explained the method and purpose of rat baiting.

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Chairman Szabo swore in Alderman Walsten for the record.

Alderman Walsten clarified that only a portion of the lake will be filled for the proposed development. Additionally, Alderman Walsten is not in favor of the proposed increase of the number of permitted billboards as part of this text amendment but is in favor of the Costco development. He also wants the immediate residents to the west to be assisted and be part of the development review process and to relay any concerns to his attention.

Chairman Szabo stated Aldermen typically don't address the PZB and that although he is appreciative of the elected officials' service he was concerned that direct participation in the PZB's hearing on the request may create a conflict.

Alderman Walsten stated he is a citizen and has the right to comment.

Chairman Szabo thanked the alderman for his comments.

Barabra Abt made a statement about the Methodist Campground.

Chairman Szabo stated that property is not on the agenda this evening.

Member Weaver clarified the minimum open space requirement will be likely less for the proposed Costco development versus the remaining land in the C-7 District.

Director Rogers clarified that the 20% minimum open space requirement would also include the lake which is on its own lot and would easily accommodate the minimum 20% open space for the C-7 district.

Chairman Szabo asked to close the public comment section and the PZB approved it unanimously by voice vote. Attorney Weiss clarified this only closes the public hearing portion of the meeting and the PZB can still deliberate and ask questions to staff and/or the petitioner.

Director Rogers clarified that the Petitioner/Owner testified during this meeting to agree to remove the text amendments as staff recommends.

Member Fowler asked why the PZB is reviewing the text amendments before the Costco development plan request.

Director Rogers clarified that the text amendment request could stand alone from the Costco development plan and it's important the City Council review and act on the text amendment before the Costco request to properly sequence the legislation and approvals.

Member Fallico asked what is the minimum necessary to permit the development of the Costco development.

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Director Rogers outlined the minimum necessary text amendments required to permit the proposed Costco development. Additionally, Director Rogers outlined the remaining proposed C-7 changes that don't necessarily enable the Costco development proposal.

Member Fallico stated the PZB could simply recommend the text amendments to permit only the Costco development and the property owner could return with the remaining text amendments as later time when they have a specific development.

Director Rogers agreed with this scenario.

Member Weaver asked about the difference between the proposed Business Center versus a Retail Wholesale Costco.

Mr. Cross stated the specific design of the Business Center design.

Member Weaver reiterated the proposed billboards text amendment is not necessary for the Costco development and asked who gets the revenue from potential billboards.

Director Rogers stated the owner can identify the billboard revenue receiver and reiterated that all development in the C-7 district requires the PUD review process.

Member Weaver stated that the Costco development does not include new billboards.

Director Rogers affirmed such.

Member Fallico asked if Costco wants any billboards of their own.

Mr. Cross affirmed that Costco does not propose a billboard and won't have one on their property.

Member Weaver stated the future possible rezoning of other similar lands in the City that could be rezoned for additional C-7 districts and this would require further analysis for other areas of the City.

Member Weaver moved and Member Zadrozny seconded a motion to recommend approval of the proposed text amendments as proposed by staff.

AYES:	Weaver, Zadrozny, Fowler, Fallico, Veremis, and Szabo
NAYS:	None
ABSTAIN:	None

\*\*\*MOTION CARRIED\*\*\*

Meeting was in recess at 8:12 p.m. for a break.

Meeting resumed at 8:16 p.m.

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**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

Chairman Szabo swore in some members of the public.

Chairman Szabo swore in the petitioner – Mr. Steve Cross.

Mr. Cross outlined the Costco development plan, site details and general development site operations, hours of operation and traffic as outlined in the meeting agenda packet. Additionally, he reiterated and reaffirmed Alderman Walsten’s concern that the neighboring residents should be thoughtfully considered with this proposed development. He stated he will have a public meeting with the adjacent neighborhood to further discuss this redevelopment project.

Mr. Brad Prischman (Engineer for the project with V3 Companies). He outlined the site development and site civil engineering, traffic patterns and driveways in/out of the property onto Devon Ave. There will be a full four-way traffic signal and pedestrian access sidewalks throughout the public ROW frontage and private property to complete the accessibility. Additionally, he outlined the specific layout, traffic patterns and location for the fueling stations area on the subject property’s western side. Lastly, he outlined the site landscaping and buffering plan throughout the subject property, site stormwater management plans, and the transition between the subject property and the existing residential neighborhood to the west.

Mr. Cross presented the building façade elevations, site orientation, site signage LASR, the preliminary plat of subdivision, major variations site landscaping designed to amply buffer the neighboring residential, and the preliminary PUD requested exemptions for parking. He also outlined the sustainable elements of the building and façade design to reduce energy consumption and adapted to a particular site’s contextual scale.

Member Veremis asked about the fuel center hours of operation.

Mr. Cross stated the fuel center hours 6 a.m. - 10 p.m. every day.

Member Veremis stated the site landscaping screening and shorter lighting standards are good. Would there be odors from the fuel trucks?

Mr. Cross stated there should be little to no noise or odors and most of the delivery vehicles should exit to the west.

Member Weaver discussed his opinion regarding the on-site parking proposed for wholesale and retail customers and parking. Member Weaver asked about the possible distribution of wholesale customers versus retail customers.

Mr. Cross stated the distribution is likely 40% retail customers versus 60% wholesale customers.

Member Weaver asked about the dimensions of the general parking spaces throughout the site.

Mr. Cross stated these parking spaces are standard motor vehicle parking space dimensions and the spaces are generally 10 feet wide by 20 feet deep.

Member Weaver asked if these box trucks are delivering to third-party customers.

Mr. Cross stated about 20% of the box trucks are delivering to third-party customers and 80% are wholesale customers buying for their own purposes/needs.

Member Weaver asked where the nearest Business Center Costco is and how many in Chicago metro.

Mr. Cross stated the nearest is Bedford Park, IL and this proposed store in Des Plaines would be the second in the Chicago metro area.

Member Fowler asked about the location of the fueling center and why choose the western side of the subject property.

Mr. Cross outlined the reasons for the proposed development site layout, which is to have parking within easy proximity to the entry and the location of the lake fill directly affecting the location of the building and the surface parking. The building can't be placed on the location of the lake fill due to soil structural requirements. Additionally, the fuel center is likely to have much less sound impact on the neighboring residential neighborhood instead of the having the loading docks on the residential side. The loading docks would have a much greater negative impact daily than the fuel center.

Member Fowler has concerns about the fueling center location and the impact on the residents to the west.

Mr. Cross stated the building couldn't be laid out with the main customer entrance on the west

Member Fowler stated her concerns still exist given the fuel center longer hours than the store.

Mr. Cross stated this layout is the best for Costco's operations and creating the least impact on the residential neighborhood to the west.

Member Veremis stated the residents rear yards are adjacent to the fueling center side of the development.

Tony Ruh (property owner) reiterated the need for the proposed fuel center site layout reasoning as described by Mr. Cross.

Member Weaver reiterated the impacts of loading bays versus the fuel center on the adjacent residential properties to the west.

Member Fowler made a comment about a desire Mr. Ruh to continue the property buffering for the remaining O'Hare Lakes land after the Costco sale and development.

Member Fallico wanted to clarify that the fuel center is only for passenger vehicles and not for large truck fueling with diesel. He asked if diesel is provided.

Mr. Cross stated affirmed the fuel center is only for passenger vehicles and no diesel fuel is available.

Member Fallico asked if Costco typically owns the land they develop.

Mr. Cross affirmed that Costco typically owns the land they develop, which will be the same for this proposed project.

Member Zadrozny asked about the sequencing/synchronizing of the proposed traffic signal with the existing traffic signals immediately to the west and east.

Mr. Cross stated the sequencing will still be worked through with the City of Des Plaines and the Village of Rosemont.

Chair Szabo asked staff to present.

Director Jeff Rogers presented the staff analysis.

**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

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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.

<i>Bulk Controls</i>	<i>Required</i>	<i>Proposed</i>
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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:

<b>Parking</b>	<b>Requirement</b>	<b>Total</b>
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
<b>Total Accessible Proposed:</b>		10 stalls
<b>Total Required:</b>		530 stalls
<b>Total Proposed:</b>		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:

<b>Loading</b>	<b>Requirement</b>	<b>Total</b>
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Building Size	1 loading space for each 50,000 square feet	120,634 square feet = 3 spaces
<b>Total Proposed:</b>		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.

	<b>Required</b>	<b>Proposed</b>
<b>Ground Floor Space Transparency</b>	75% above a height of 2.75 feet (min.)	Between 0%-2%
<b>Ground Floor Building Materials</b>	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.

<b>Site Plan Review</b>	
<i>Item</i>	<i>Analysis (based on Proposal)</i>
The arrangement of structures on the site	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
The arrangement of open space and landscape improvements	<ul style="list-style-type: none"> <li>• The proposed site plan would maintain existing landscaping along the west lot line while introducing new privacy fencing in this area.</li> <li>• 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</li> </ul>

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TEXT AMENDMENT  
PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.  
COND. USE & MAROR VAR  
APPEAL OF ADMIN. DECISION

CITYWIDE  
1111 JOSEPH SCHWAB RD  
1057 HOLLYWOOD AVE

	<p>dumpsters and ground-level mechanical infrastructure.</p> <ul style="list-style-type: none"> <li>• New privacy fencing and landscaping would screen proposed at-grade truck loading area near the front lot line.</li> </ul>
The adequacy of the proposed circulation system on the site	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
The location, design, and screening of proposed off-street parking areas	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
The adequacy of the proposed landscaping design on the site	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The proposed landscaping plan includes appropriately sized landscape islands and trees in the locations required.</li> <li>• 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.</li> </ul>
The design, location, and installation of proposed site illumination	<ul style="list-style-type: none"> <li>• The proposed site illumination plan would comply with Code requirements for site lighting &amp; mitigation of potential glare onto adjacent properties.</li> </ul>
The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comprehensive plan	<ul style="list-style-type: none"> <li>• The Comprehensive Plan recommends consideration of changes to land use requirements to facilitate “Low Density Urban 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.</li> </ul>

**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	
<i>Item</i>	<i>Analysis (based on Proposal)</i>
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 use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities	The proposed plans allow for 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.

CASE NO. 25-055-TA	TEXT AMENDMENT	CITYWIDE
CASE NO. 25-069-PPUD-CU-TSUB-LASR	PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.	
DEVON AVE		
CASE 25-064-CU-V	COND. USE & MAROR VAR	1111 JOSEPH SCHWAB RD
CASE 25-068-APPEAL	APPEAL OF ADMIN. DECISION	1057 HOLLYWOOD AVE

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.

Chairman Szabo asked for PZB comments and questions for staff and there were none.

Chairman Szabo asked public comments.

Alderman Mark Walsten asked about the 8-foot fence along the west property lines adjacent to the residents may not be sufficient. He suggested a 10- or 12-foot fence or solid sound wall. He asked the petitioner if the proposed building could be LEED certified.

Mr. Cross stated most of their buildings would likely meet LEED requirements but does not plan to seek actual LEED certification. Alderman Walsten stated the community is proud of the Casino's LEED certification but understands the Costco's desire and actions for this development project.

Matthew Jentle (3105 Patton Dr) concerned about the impact on his property and that the fencing will not be sufficient. He also has questions and concerns regarding the construction of the fueling center and the proposed traffic patterns into and from the proposed development. He also stated concerns regarding the number of variations for this project and whether this is the correct location for this development and would have also liked to know about this project before the meeting.

George Cutro (2941 S. Craig) resident asked if the fueling station is permitted at this location near the residents. Is there a setback requirement for gas stations from residential properties.

Director Rogers stated the current C-7 zoning district doesn't permit fueling uses, but the proposed C-7 text amendments reviewed at this meeting would permit the fuel center within a PUD review.

George Cutro asked if there will be fuel contamination on the residential properties and about an impact study on the Patton Drive intersection with Devon Ave. He also asked about the traffic and traffic signal design and increase traffic needs when the rest of the properties are development

Grace Vollkommer (3135 Patton Dr) knew the subject property would be developed and happy its not a large hotel development. She has concerns regarding the proximity of the fuel center adjacent to her rear yard. Additionally, traffic and fueling demand may be greater for this site given its proximity to the O'Hare airport and the refueling needs of car rental users.

Rich Einecker (2911 Patton Dr.) is providing information from his neighbors and asked about the location of the fueling station. Could the fueling station be located on the south westerly side of the property closer to the building and Devon Ave? He asked what is the criteria for the reason to layout the building as proposed. Is truck traffic noise reason to locate the loading areas as far away from the residents as possible. He believes the fuel center traffic will be significant and a high impact on the residents to the west.

Mr. Cross addressed the resident's questions for the record that placing the fuel center on the western side and the loading docks is the best operation and impact site layout. The traffic queuing throughout the site plan

Rich Einecker asked should queuing traffic be pulled into the property from the Devon Ave.

Mr. Cross stated that employee parking is intended to the north side of the parking lot and states queuing traffic must extend be accommodated within the subject property and the interior site layout is designed to accommodate this queuing traffic to prevent extending onto Devon Ave.

Rich Einecker asked why the traffic signal is necessary with this proposal. He does not feel there is sufficient traffic to warrant the proposed traffic signal given his perception of the current Devon Ave traffic. Additionally, he believes the fueling station will generate more traffic than the Costco business center. He also believes the notice distance requirement should be greater than 500 feet.

George Cutro asked if the traffic study included the fueling station and the business center.

Director Rogers stated the traffic study is within the agenda packet and did include the fuel center and the traffic signal in the study.

Member Veremis asked if more of the lake could be filled and the fueling center be located on the lake fill.

Mr. Cross stated that was not considered, but would require significantly more review, engineering, analysis and cost.

Member Fowler asked if filling the lake was necessary and could adjust the location of the proposed fueling center.

Mr. Cross stated they didn't consider pushing the Costco development to the east and not buy much of the westerly portion of the site. If Costco had done this, the remaining land on the southeast corner would likely have been developed

Member Weaver asked Director Rogers about the solid fencing around the proposed box truck area of the site.

Director Rogers outlined the specific site buffering and landscaping throughout the development.

Member Weaver asked about the specific process for perimeter fence.

Director Rogers clarified the site design and enclosure for fencing throughout the site but it is not required to be opaque.

CASE NO. 25-055-TA	TEXT AMENDMENT	CITYWIDE
CASE NO. 25-069-PPUD-CU-TSUB-LASR	PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.	
DEVON AVE		
CASE 25-064-CU-V	COND. USE & MAROR VAR	1111 JOSEPH SCHWAB RD
CASE 25-068-APPEAL	APPEAL OF ADMIN. DECISION	1057 HOLLYWOOD AVE

Member Weaver stated the fence is not to prevent people from seeing into the site, but to prevent unauthorized access to the loading area.

Mr. Cross outlined the details and purpose of fencing around the truck parking and loading areas of the site at the southeast corner of the site and building. The proposed fencing is designed to visually disappear but not opaque.

Member Weaver asked about the location and purpose of various wall signs proposed for the building.

Mr. Cross and Member Weaver discussed how the customers will make the distinction between a retail wholesale store and a business center.

Chair Szabo ended the public discussion.

Member Weaver reiterated the additional steps in this zoning entitlement review process with the Final PUD, Plat of Subdivision and eventual permitting and construction.

Member Weaver moved and Member Fallico seconded a motion to recommend the City Council approve the development request as proposed with conditions as drafted by Staff.

AYES: Weaver, Fallico, Fowler, Veremis, Zadrozny, and Szabo

NAYS: None

ABSTAIN: None

\*\*\*MOTION CARRIED\*\*\*

**ADDITIONAL ITEMS**

Director Jeff Rogers outlined the Staff memo to PZB regarding Rules of Procedure. He further outlined the Staff’s availability for PZB questions and reiterated the open meetings requirements, following PZB and City Council adopted rules of operation. He ended with the clarification that the 11/4/25 meeting and information distribution complied with local and state rules and laws.

Member Weaver asked to confirm if the packet was available on the website for the public.

Chairman Szabo confirmed that the 11/4/25 PZB packet email didn’t get to all the PZB members.

Director Rogers affirmed that the PZB members had not received it.

CASE NO. 25-055-TA	TEXT AMENDMENT	CITYWIDE
CASE NO. 25-069-PPUD-CU-TSUB-LASR	PRELIM PUD, COND. USE, TSUB & LASR 2200 & 2400 E.	
DEVON AVE		
CASE 25-064-CU-V	COND. USE & MAROR VAR	1111 JOSEPH SCHWAB RD
CASE 25-068-APPEAL	APPEAL OF ADMIN. DECISION	1057 HOLLYWOOD AVE

Member Weaver asked about timeline for downtown development update memo from Staff to the PZB.

Director Rogers stated staff will target providing such information for the January 13, 2026 PZB meeting.

Chairman Szabo asked about Alderman or Mayor providing testimony to the PZB and asked about the rules for such.

Attorney Weiss confirmed that there were no State or local provisions prohibiting participation in a public hearing by an elected official.

Member Fowler agreed that participation in a PZB hearing by an elected official was rare during her tenure.

**ADJOURNMENT**

Chairman Szabo adjourned the meeting by affirmative voice vote at 10:01 P.M.

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




COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT


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

MEMORANDUM

Date: January 23, 2026

To: Planning and Zoning Board (PZB)

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

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

Subject: Request to Continue 25-068-APPEAL – 1057 Hollywood Avenue

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The petitioner is coordinating with the buyer of this property and requested to continue the hearing to the Board's regular meeting on **Tuesday, February 10, 2026**. A written request to continue is attached.

## Jonathan Mendel

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**From:** Heather Glockler <hglockler@castlelaw.com>  
**Sent:** Friday, January 23, 2026 1:36 PM  
**To:** Jeffrey Rogers; Samantha Redman  
**Cc:** Jonathan Mendel; Ame Wallace; Kevin Hansen; Mayra Prado-Pagan  
**Subject:** RE: Kendall Partners Ltd Sale to Mendoza 1057 Hollywood Avenue, Des Plaines, IL. 60016

Jeff & Samantha,

I've left several messages for City Staff throughout the day as I know this is time sensitive, including each of you, Sophie, and another gentleman. I realize many people may be safely sheltering at home out of the weather today. I spoke with my client and the below is our final request.

We are requesting one absolute final continuance to allow the Buyer to comply with the City's requests as noted in an earlier email below. We will not be present at the meeting on the 27<sup>th</sup>. We understand that the PZB has sole discretion on whether to grant the continuance. Our initial requests should have allowed sufficient time for the Buyer/owner to work with the City and we have made it very clear that the Buyer needed to reach out to the City to work toward a resolution well in advance of today. We also understand that if PZB denies the continuance, the Buyer/owner will need to de-convert the 2 units to 1 unit. My client did offer a substantial reduction in purchase price in consideration of possible work needed to come into compliance with the City's deconversion if required. Our presentation materials provided to Samantha are the most recent and relevant documents available to us. We have no knowledge of Buyer/Owner's intent with the property.

My client owned the property from 7/31/25 through 1/7/26. Prior to my client's sale to current Buyer/Owner, the property was owned by four people (two families), who, to the best of our knowledge, used the property as two separate dwelling units. All four individuals were in title. No rental agreement was available as such. The City advised that we did not need a pre-sale inspection because this was not a rental home. The lack of pre-sale inspection caused the City to send the letter dated 10/2/25 announcing City's intent to remove the zoning from multi family to SFH. I reached out to the City at that time to see if there was any other option available in lieu of filing an appeal to keep the multi family status and was advised in October the only method was to pursue the appeal. We filed a prompt appeal. The Buyer/owner chose to proceed with the purchase subject to the zoning issue. We have made many attempts to have the Buyer/owner work with the City as we have been unable to obtain the transfer stamps needed to record. Jeff has reached out regarding same.

We are respectfully requesting the PZB approve a final continuance in hopes of allowing the Buyer/owner time to cure the City's requests below. Please confirm receipt of this email and request at your earliest convenience.



## Heather Glockler

Attorney

**Office:** (815) 744-6550

**Direct:** (708) 942-6041

**Email:** [hglockler@castlelaw.com](mailto:hglockler@castlelaw.com)

2 N. 129th Infantry Drive

Suite 100

Joliet, IL 60435

[castlelaw.com](http://castlelaw.com)



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**From:** Mayra Prado-Pagan <[mayra@mpplawyer.com](mailto:mayra@mpplawyer.com)>

**Sent:** Friday, January 23, 2026 11:00 AM

**To:** Heather Glockler <[hglockler@castlelaw.com](mailto:hglockler@castlelaw.com)>; Jeffrey Rogers <[jrogers@desplainesil.gov](mailto:jrogers@desplainesil.gov)>

**Cc:** Jonathan Mendel <[jmendel@desplainesil.gov](mailto:jmendel@desplainesil.gov)>; Ame Wallace <[ame@castlelaw.com](mailto:ame@castlelaw.com)>; Kevin Hansen <[kevin@kendallpartnersltd.com](mailto:kevin@kendallpartnersltd.com)>

**Subject:** Re: Kendall Partners Ltd Sale to Mendoza 1057 Hollywood Avenue, Des Plaines, IL. 60016

**Caution: External Sender, email originated outside Castle Law**

Heather,

It is certainly not true that the buyer is not cooperative. It appears the seller did not provide access in all the months they owned the property.

My buyer is a teacher and has a very hectic schedule. She lost many days at work because the seller was unable to close.

Again, the stamps are a seller responsibility.

I am advising that my client will be contacting the village after she is back.

That is the best I can do so do not contact me regarding the appeal matter.

Let me know once you obtain the stamps.

Mayra

Law Office of Mayra Prado-Pagan



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.<sup>1</sup> 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

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<sup>1</sup> 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.

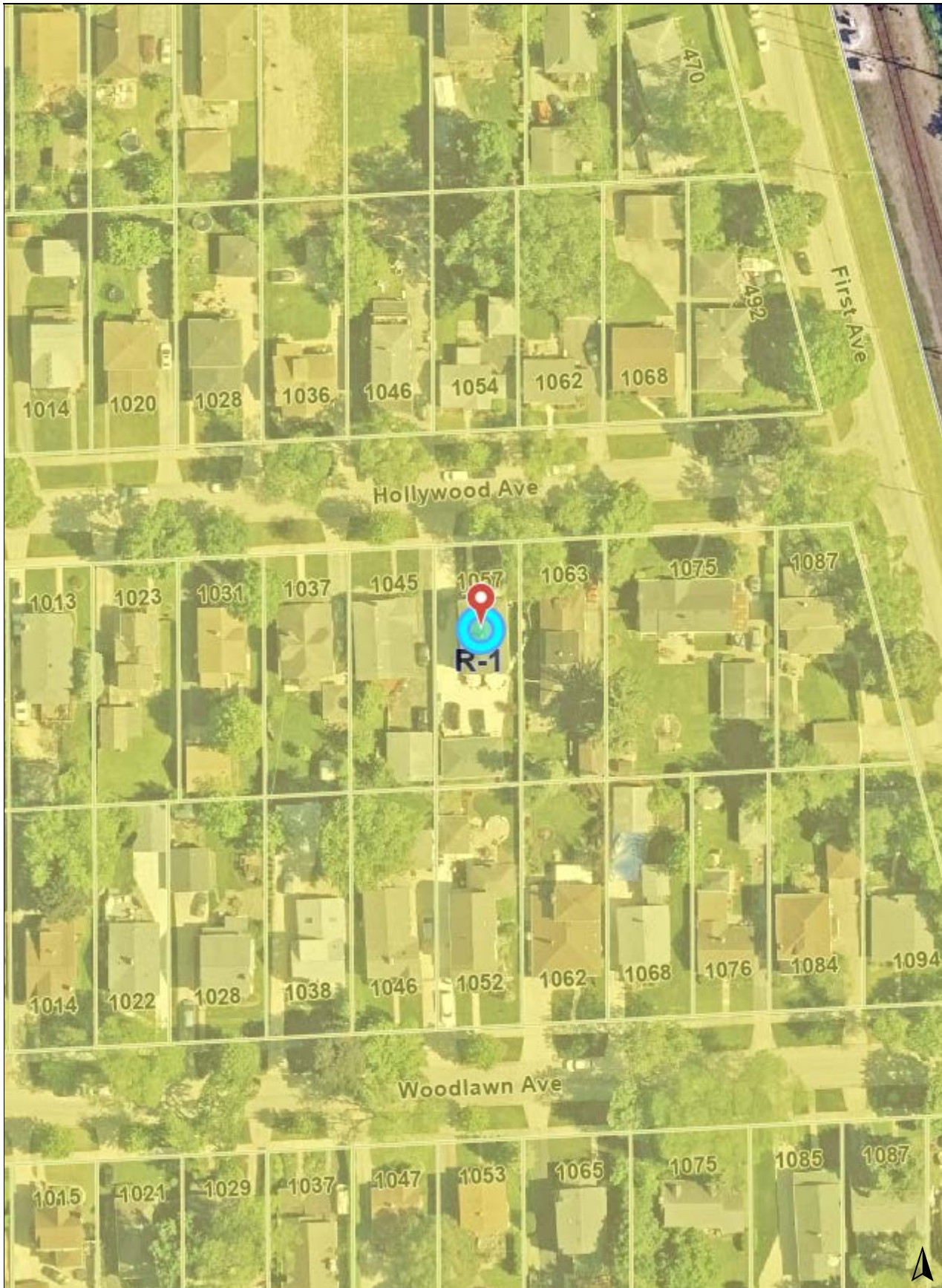
Consideration of the request should be based on a review of the information presented by the petitioner. If the PZB reverse this interpretation, staff recommends the following condition.

**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

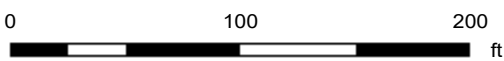


**Legend**

Zoning and Development

Zoning

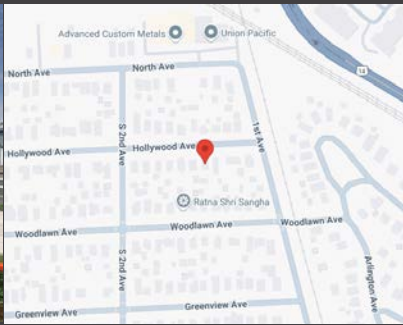
- R-1: Single Family Residential



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.



**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      SS  
COUNTY OF GRUNDY

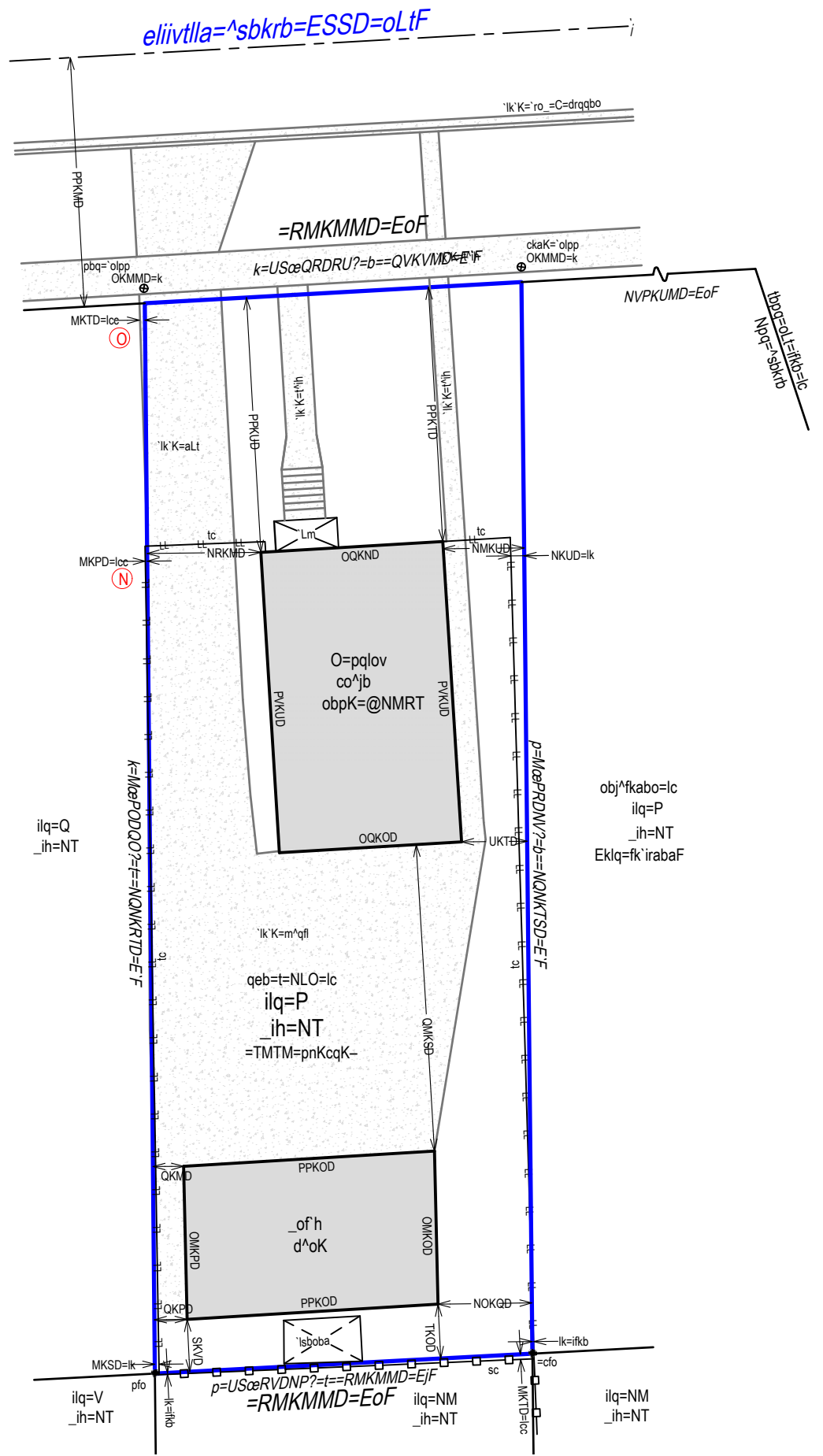
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Kenneth Kennedy*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

Exacta Land Surveyors, LLC  
PDF # 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

ORMSKQTNM  
mi^q=lc=prosbv  
`llh=`lrkqvl=fiifklfp  
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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:**

**JOB SPECIFIC SURVEYOR NOTES:**

- GENERAL SURVEYORS NOTES:**
- 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.
  - 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.
  - 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.
  - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
  - Alterations to this survey map and report by other than the signing surveyor are prohibited.
  - Dimensions are in feet and decimals thereof.
  - 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](http://www.fema.gov) and may not reflect the most recent information.
  - Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
  - 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.
  - 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.
  - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
  - 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.
  - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
  - 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.
  - 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:**

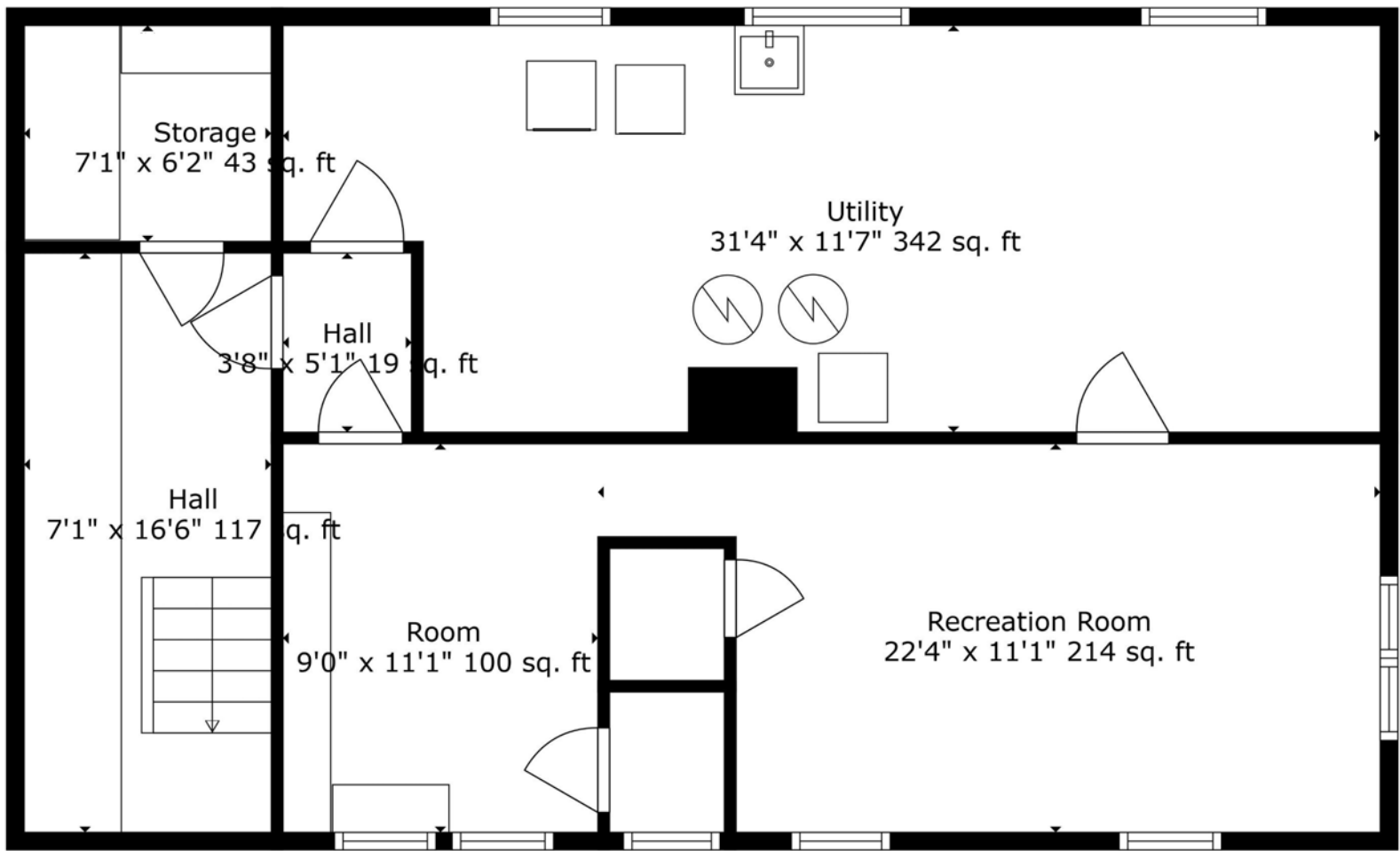
LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	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

<p><b>ABBREVIATIONS</b></p> <p>(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 &amp; 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</p>	<p><b>FIP</b> - Found Iron Pipe <b>FIPC</b> - Found Iron Pipe &amp; Cap <b>FIR</b> - Found Iron Rod <b>FIRC</b> - Found Iron Rod &amp; Cap <b>FN</b> - Found Nail <b>FN&amp;D</b> - Found Nail &amp; Disc <b>FRRSPK</b> - Found Rail Road Spike <b>GAR</b> - Garage <b>GM</b> - Gas Meter <b>ID</b> - Identification <b>IE/EE</b> - Ingress/Egress Easement <b>ILL</b> - Illegible <b>INST</b> - Instrument <b>INT</b> - Intersection <b>IRRE</b> - Irrigation Easement <b>L</b> - Length <b>LAE</b> - Limited Access Easement <b>LB#</b> - License No. (Business) <b>LBE</b> - Limited Buffer Easement <b>LE</b> - Landscape Easement <b>LME</b> - Lake/Landscape Maintenance Easement <b>LS#</b> - License No. (Surveyor) <b>MB</b> - Map Book <b>ME</b> - Maintenance Easement <b>MES</b> - Mitered End Section <b>MF</b> - Metal Fence <b>MH</b> - Manhole <b>MHWL</b> - Mean High Water Line <b>NR</b> - Non-Radial <b>NTS</b> - Not to Scale <b>NAVD88</b> - North American Vertical Datum 1988 <b>NGVD29</b> - National Geodetic Vertical Datum 1929 <b>OG</b> - On Ground <b>ORB</b> - Official Records Book <b>ORV</b> - Official Record Volume <b>O/A</b> - Overall <b>O/S</b> - Offset <b>OFF</b> - Outside Subject Property <b>OH</b> - Overhang <b>OHL</b> - Overhead Utility Lines <b>OHWL</b> - Ordinary High Water Line <b>ON</b> - Inside Subject Property <b>P/E</b> - Pool Equipment <b>PB</b> - Plat Book <b>PC</b> - Point of Curvature <b>PCC</b> - Point of Compound Curvature <b>PCP</b> - Permanent Control Point <b>PI</b> - Point of Intersection <b>PLS</b> - Professional Land</p>	<p>Surveyor <b>PLT</b> - Planter <b>POB</b> - Point of Beginning <b>POC</b> - Point of Commencement <b>PRC</b> - Point of Reverse Curvature <b>PRM</b> - Permanent Reference Monument <b>PSM</b> - Professional Surveyor &amp; Mapper <b>PT</b> - Point of Tangency <b>PUE</b> - Public Utility Easement <b>R</b> - Radius or Radial <b>R/W</b> - Right of Way <b>RES</b> - Residential <b>RGE</b> - Range <b>ROE</b> - Roof Overhang Easement <b>RP</b> - Radius Point <b>S/W</b> - Sidewalk <b>SBL</b> - Setback Line <b>SCL</b> - Survey Closure Line <b>SCR</b> - Screen <b>SEC</b> - Section <b>SEP</b> - Septic Tank <b>SEW</b> - Sewer <b>SIRC</b> - Set Iron Rod &amp; Cap <b>SMWE</b> - Storm Water Management Easement <b>SN&amp;D</b> - Set Nail and Disc <b>SQFT</b> - Square Feet <b>STL</b> - Survey Tie Line <b>STY</b> - Story <b>SV</b> - Sewer Valve <b>SWE</b> - Sidewalk Easement <b>TBM</b> - Temporary Bench Mark <b>TEL</b> - Telephone Facilities <b>TOB</b> - Top of Bank <b>TUE</b> - Technological Utility Easement <b>TWP</b> - Township <b>TX</b> - Transformer <b>TYP</b> - Typical <b>UE</b> - Utility Easement <b>UG</b> - Underground <b>UP</b> - Utility Pole <b>UR</b> - Utility Riser <b>VF</b> - Vinyl Fence <b>W/C</b> - Witness Corner <b>W/F</b> - Water Filter <b>WF</b> - Wood Fence <b>WM</b> - Water Meter/Valve Box <b>WV</b> - Water valve</p>
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Exacta Land Surveyors, LLC  
PDF # 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

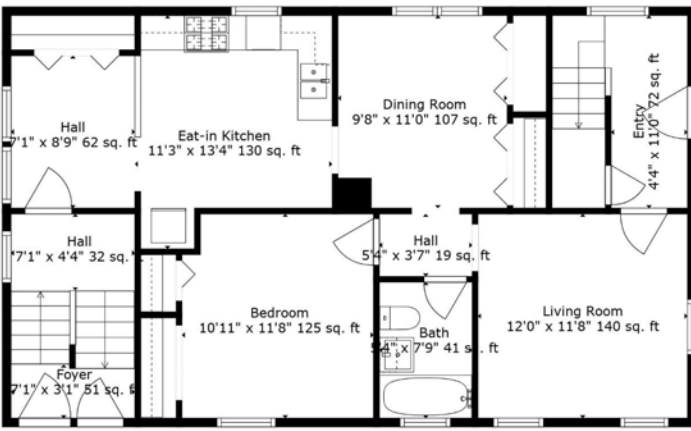
**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**  
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**



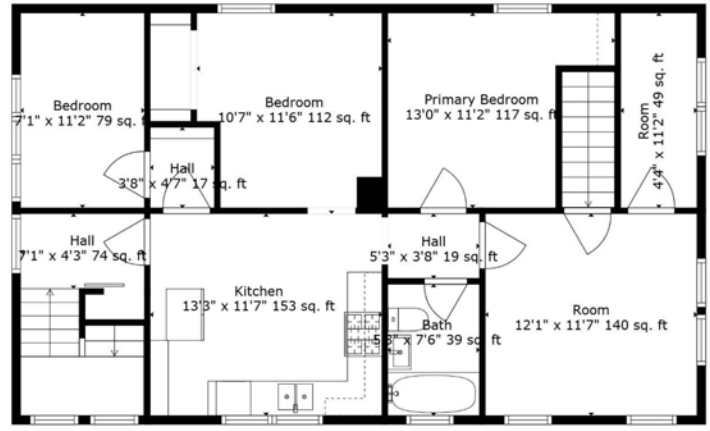
**TOTAL: 2287 sq. ft**  
 BELOW GROUND: 504 sq. ft, FLOOR 2: 892 sq. ft, FLOOR 3: 891 sq. ft  
 EXCLUDED AREAS: UTILITY: 344 sq. ft, STORAGE: 43 sq. ft  
 WALLS: 187 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

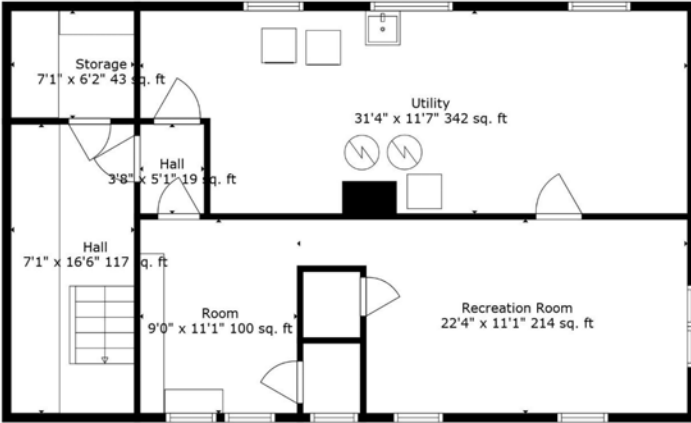




Floor 2



Floor 3

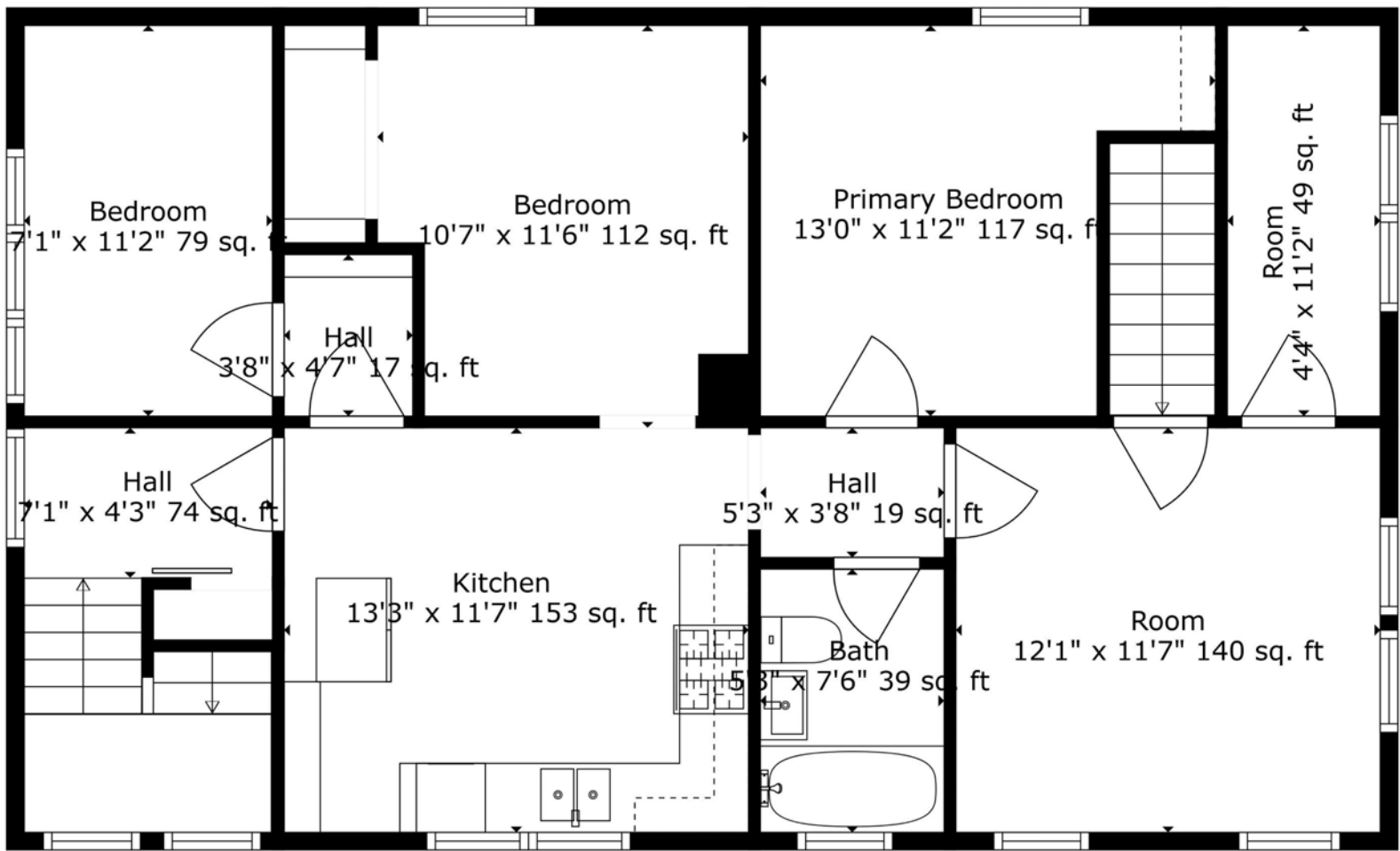


Floor 1

**TOTAL: 2287 sq. ft**  
 BELOW GROUND: 504 sq. ft, FLOOR 2: 892 sq. ft, FLOOR 3: 891 sq. ft  
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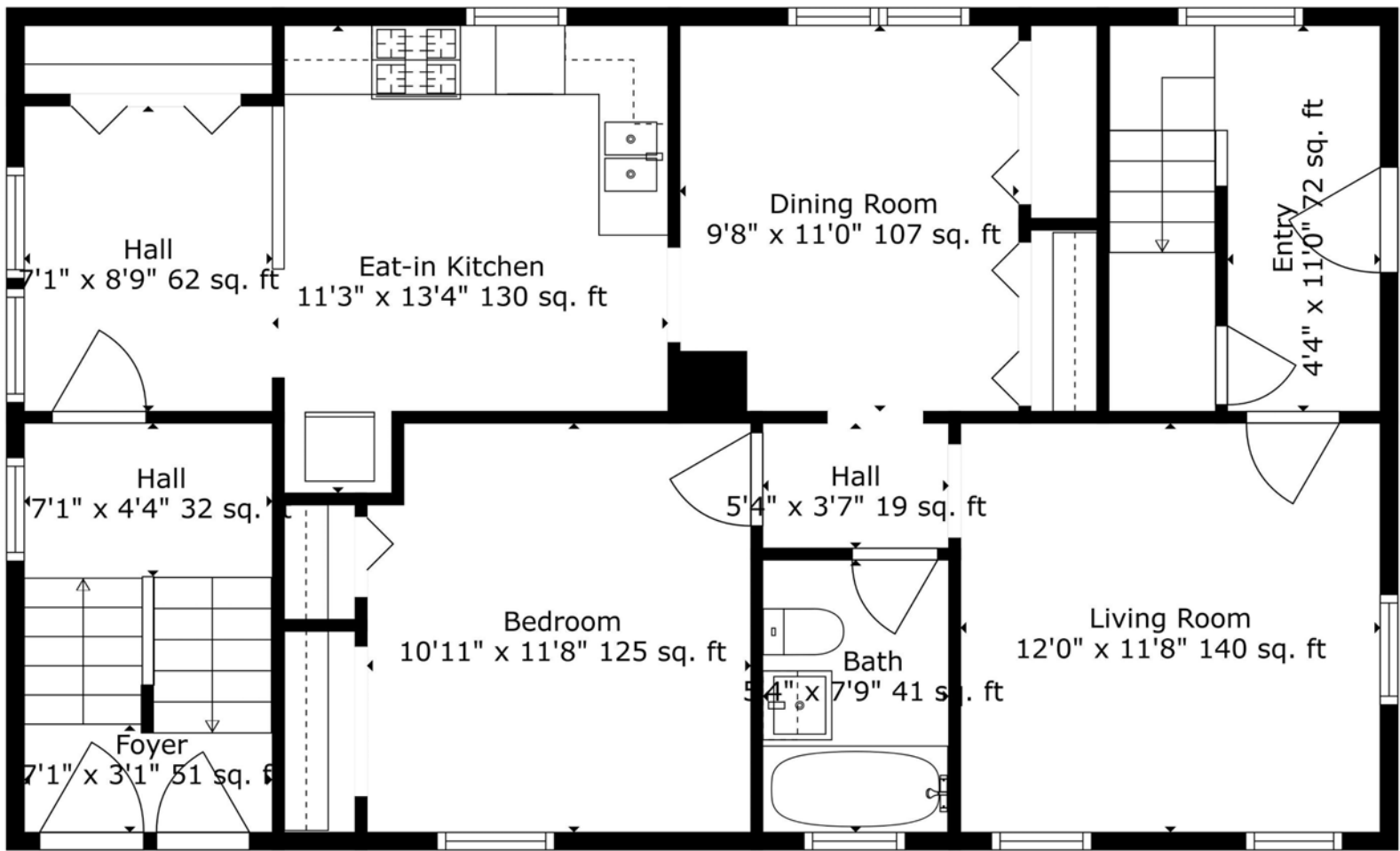




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 BELOW GROUND: 504 sq. ft, FLOOR 2: 892 sq. ft, FLOOR 3: 891 sq. ft  
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 WALLS: 187 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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,

A handwritten signature in black ink, appearing to read "Jeff Rogers". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jeff Rogers, AICP  
Director of Community and Economic Development  
City of Des Plaines

Attachment:  
City of Des Plaines Zoning Map



**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](mailto: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.

UtilityBill.pdf

Done

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



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	Meter Readings
5/1/2025 - 6/30/2025	

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

<b>Previous Balance</b>	202.79
<b>Penalties</b>	0.00
<b>Adjustments</b>	0.00
<b>Payments Received</b>	(405.58)
<b>Balance at Billing</b>	(202.79)

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.

<b>Balance Due</b>	(28.16)
<b>Due Date</b>	8/5/2025

<b>After Due Date</b>	(28.16)
-----------------------	---------



**TOTAL PAYMENT DUE**

**2024 First Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 08/01/25 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 \$0.00 09/02/2025 - 10/01/2025 \$0.00 10/02/2025 - 11/01/2025 \$0.00 **LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW**

**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%
<b>Total</b>	<b>\$12,131,217,001</b>	<b>\$31,060,747,028</b>	<b>\$16,545,025,006</b>	

For a more in-depth look at government finances and how they affect your taxes, visit [cookcountytreasurer.com](http://cookcountytreasurer.com)

**PAY YOUR TAXES ONLINE**

Pay at [cookcountytreasurer.com](http://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 \*\*\*



**TOTAL PAYMENT DUE**

**2023 Second Installment Property Tax Bill - Cook County Electronic Bill**

**\$0.00**

By 08/01/2025

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 Total Tax Before Exemptions	8,173.27
2023 Property Value	310,000	Homeowner's Exemption	-874.10
2023 Assessment Level	X 10%	Senior Citizen Exemption	.00
2023 Assessed Value	31,000	Senior Freeze Exemption	.00
2023 State Equalizer	X 3.0163		
2023 Equalized Assessed Value (EAV)	93,505	2023 Total Tax After Exemptions	7,299.17
2023 Local Tax Rate	X 8.741%	First Installment	3,903.18
2023 Total Tax Before Exemptions	8,173.27	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**

<b>Taxing Districts</b>	<b>2023 Tax</b>	<b>2023 Rate</b>	<b>2023 %</b>	<b>Pension</b>	<b>2022 Tax</b>
<b>MISCELLANEOUS TAXES</b>					
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
<b>Miscellaneous Taxes Total</b>	<b>664.70</b>	<b>0.796</b>	<b>9.11%</b>		<b>661.20</b>
<b>SCHOOL TAXES</b>					
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
<b>School Taxes Total</b>	<b>5,161.45</b>	<b>6.181</b>	<b>70.72%</b>		<b>4,982.43</b>
<b>MUNICIPALITY/TOWNSHIP TAXES</b>					
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
<b>Municipality/Township Taxes Total</b>	<b>1,061.35</b>	<b>1.271</b>	<b>14.54%</b>		<b>1,040.19</b>
<b>COOK COUNTY TAXES</b>					
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
<b>Cook County Taxes Total</b>	<b>411.67</b>	<b>0.493</b>	<b>5.63%</b>		<b>412.87</b>
<b>(Do not pay these totals)</b>	<b>7,299.17</b>	<b>8.741</b>	<b>100.00%</b>		<b>7,096.69</b>

**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 \*\*\***



# 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](#)



[Incorrect Image? Click Here.](#)

Scroll down for more information.

**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

**Original Billed Amount:** \$3,903.18  
**Due Date:** 03/01/2024  
**Tax:** \$0.00  
**Interest:** \$0.00  
**Current Amount Due:** \$0.00

### 2nd INSTALLMENT - Tax Year 2023

**Original Billed Amount:** \$2,696.71  
**Due Date:** 08/01/2024  
**Tax:** \$0.00  
**Interest:** \$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.**

## 20-Year Property Tax Bill History

Tax Year 2004:	\$3,460.29
Tax Year 2023:	\$6,599.89
<b>Difference:</b>	<b>+ \$3,139.60</b>
<b>Percent Change:</b>	<b>+ 90.73%</b>

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

<b>Total Taxing District Debt Attributed to Your Property:</b>	<b>\$32,978</b>
<b>Property Value:</b>	<b>\$310,000</b>
<b>Total Debt % Attributed to Your Property Value:</b>	<b>10.6%</b>

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
<a href="#">Northwest Mosquito Abatement Wheeling</a>	\$833,004	\$99,462,645,968	\$310,000	0.0003117%	\$3
<a href="#">Metro Water Reclamation Dist of Chicago</a>	\$4,681,319,000	\$615,525,376,003	\$310,000	0.0000504%	\$2,358
<a href="#">Des Plaines Park District</a>	\$11,709,202	\$6,901,266,918	\$310,000	0.0044919%	\$526
<a href="#">Oakton College Dist Skokie Des Plaines</a>	\$110,616,164	\$92,676,578,865	\$310,000	0.0003345%	\$370
<a href="#">Maine Township High School District 207</a>	\$219,963,289	\$20,285,403,646	\$310,000	0.0015282%	\$3,361
<a href="#">Comm Consolidated SD 62 (Des Plaines)</a>	\$98,194,358	\$6,915,572,648	\$310,000	0.0044826%	\$4,402
<a href="#">City of Des Plaines</a>	\$288,630,488	\$7,981,965,470	\$310,000	0.0038838%	\$11,210
<a href="#">Town of Maine</a>	\$1,214,230	\$18,781,005,300	\$310,000	0.0016506%	\$20

<b>Cook County Forest Preserve District</b>	\$548,552,253	\$627,061,316,173	\$310,000	0.0000494%	\$271
<b>County of Cook</b>	\$21,151,767,748	\$627,061,316,173	\$310,000	0.0000494%	\$10,457
<b>Total Taxing District Debt Attributed to Your Property:</b>					<b>\$32,978</b>

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
<a href="#">Northwest Mosquito Abatement Wheeling</a>	\$455,316	\$8,630,076	\$461,013	19	8	11
<a href="#">Metro Water Reclamation Dist of Chicago</a>	\$3,126,243,000	\$3,151,727,000	\$1,449,923,000	1,966	2,454	-488
<a href="#">Des Plaines Park District</a>	\$10,665,859	\$27,602,033	\$1,567,709	54	78	-24
<a href="#">Oakton College Dist Skokie Des Plaines</a>	\$110,616,164	\$15,817,022	\$0	836	0	836
<a href="#">Maine Township High School District 207</a>	\$214,967,846	\$132,794,720	\$855,260	941	533	408
<a href="#">Comm Consolidated SD 62 (Des Plaines)</a>	\$90,905,272	\$50,095,393	\$9,389,105	743	286	457
<a href="#">City of Des Plaines</a>	\$98,859,655	\$530,986,021	\$207,176,478	434	864	-430
<a href="#">Town of Maine</a>	\$1,482,493	\$13,253,441	(\$268,263)	26	49	-23
<a href="#">Cook County Forest Preserve District</a>	\$214,441,242	\$617,834,550	\$382,643,760	625	536	89
<a href="#">County of Cook</a>	\$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	<b>211</b>
SQUARE FOOTAGE (LAND)	<b>7,100</b>
NEIGHBORHOOD	<b>23</b>
TAXCODE	<b>22028</b>
NEXT SCHEDULED REASSESSMENT	<b>2025</b>

## Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	<b>2025 Assessor Valuation</b>	<b>2024 Board of Review Certified</b>
TOTAL ESTIMATED MARKET VALUE	<b>\$360,000</b>	<b>\$310,000</b>
TOTAL ASSESSED VALUE	<b>\$36,000</b>	<b>\$31,000</b>
LAND ASSESSED VALUE	<b>\$6,390</b>	<b>\$5,325</b>
BUILDING ASSESSED VALUE	<b>\$29,610</b>	<b>\$25,675</b>

\* "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 \(https://www.cookcountypropertyinfo.com/\)](https://www.cookcountypropertyinfo.com/)**  
**Dis. Veteran Exemption | [Check Here \(https://www.cookcountypropertyinfo.com/\)](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	<b>Two to six apartments, over 62 years</b>
RESIDENCE TYPE	<b>Two Story</b>
USE	<b>Multi Family</b>
APARTMENTS	<b>TWO</b>
EXTERIOR CONSTRUCTION	<b>Stucco</b>
FULL BATHS	<b>2</b>
HALF BATHS	<b>1</b>
BASEMENT <sup>1</sup>	<b>Full</b>
ATTIC	<b>None</b>
CENTRAL AIR	<b>No</b>
NUMBER OF FIREPLACES	<b>0</b>
GARAGE SIZE/TYPE <sup>2</sup>	<b>2.5 Car</b>

AGE **97**

BUILDING SQUARE FOOTAGE **1,536**

ASSESSMENT PHASE **Assessor Valuation**

<sup>1</sup> Excluded from building square footage, except apartment

<sup>2</sup> Excluded from building square footage

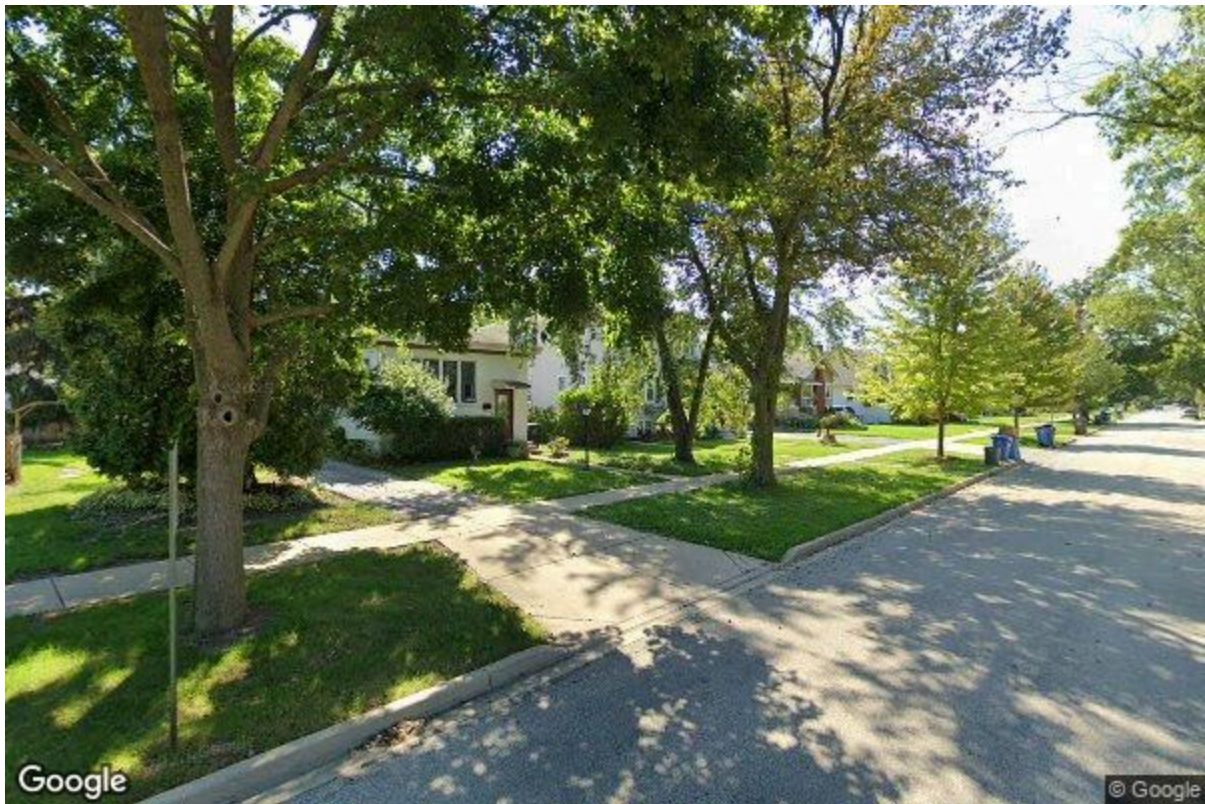
\* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to 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

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.





09173050070000 07/20/2007

Enter 14 digit PIN

**SEARCH**

**CAPTCHA**



I'm not a robot

reCAPTCHA  
Privacy - Terms

**Don't know your PIN? [Search by address here \(/address-search\).](#)**

1057 HOLLYWOOD AVE 02  
 Tax Year: 2025 (Taxes Payable in 2026)

ROLL: RP

**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**

1 of 3

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**

1 of 3

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.

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  
May 11, 1999  
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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:**

<b>Case Number</b>	99-20-APL – Continued case
<b>Address</b>	1057 Hollywood
<b>Petitioner</b>	Kazimierz Rybaltowski
<b>Owner</b>	“ “
<b>Request</b>	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.

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  
May 11, 1999  
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### **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.

<b>Existing Zoning</b>	R-1 Single Family Residential
<b>Existing Land Use</b>	Two-story residential structure
<b>Surrounding Zoning</b>	Completely surrounded by R-1 Single Family Residential
<b>Surrounding Land Use</b>	Completely surrounded by single family residential uses.
<b>Street Classification</b>	Hollywood Avenue is a local street.
<b>Comprehensive Plan</b>	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

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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 do 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

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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.

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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.

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**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**

<b>Case Number</b>	99-26-V
<b>Address</b>	2263 Webster Lane
<b>Petitioner</b>	Mario Mikoda
<b>Owners</b>	Eva Andrukiewicz, Miroslaw Kruckowski & Mario Mikoda
<b>Request</b>	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.

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**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.

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**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**

<b>Case Number</b>	99-27-CU
<b>Address</b>	1841 Busse Highway
<b>Petitioner</b>	Mid-States Recycling, Inc.
<b>Owner</b>	Same as above
<b>Request</b>	A Conditional Use permit in accordance with the City of Des

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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.

<b>Existing Use</b>	Workshop for Northwest Suburban Aid to Retarded
<b>Existing Zoning</b>	M-1, Limited Manufacturing
<b>Surrounding Land Use</b>	North: Manufacturing/Industrial, Single-family East: Commercial South: Forest Preserve District, Union Pacific Railroad West: Forest Preserve District
<b>Surrounding Zoning</b>	North: M-2, General Manufacturing East: M-1, Limited Manufacturing South & West: R-1, Single-family residential
<b>Street Classification</b>	Busse Highway is a regional arterial under the jurisdiction of IDOT.
<b>Comprehensive Plan Recommendation</b>	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."

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- 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.

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**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. They 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**

<b>Case Number</b>	99-28-V
<b>Address</b>	1062 Woodlawn Avenue
<b>Petitioner</b>	Patio Enclosures Inc. (Agent for the owners)
<b>Owners</b>	Bill and Sally Jalafsky
<b>Request</b>	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

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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.**

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**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.

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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

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### **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.

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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**

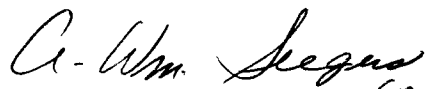
**MOTION CARRIED**

Zoning Board makes a recommendation; City Council has final authority.

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The meeting adjourned at 9:45 PM.

Respectfully submitted,



A. Wm. Seegers, Chairman *AS*

Donna Delaney  
Recording Secretary

cc: City Officials  
Aldermen  
Zoning Board Members