



Planning and Zoning Board Agenda

April 14, 2026

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: March 10, 2026 PZB Meeting

Public Comment: For matters not on the agenda

General Communications:

March 16, 2026 City Council meeting results:

- Approved Major Variations for Fire Station 62 at 1313-1333 East Oakton Street – 1st & 2nd Reading (from the February 10, 2026 PZB recommendation)
- Approved Conditional Use and Major Variations for a Recycling Facility Expansion at 1777-1841 Busse Highway – 2nd Reading (from the February 10, 2026 PZB recommendation)

April 6, 2026 City Council meeting results:

- Approved Text Amendments to the City Code, Title 12, Zoning Regarding Regulations for Off-Street Parking, Accessory Uses Related to EV Readiness and Drive-Through Facility Operation and Layout Design Regulations – 1st Reading (from the March 10, 2026 PZB recommendation)
- Approved a Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Split One Lot into Two Lots at 1055 S. Mt. Prospect Road and 30 E. Algonquin Road (from the March 10, 2026 PZB recommendation)
- Approved a Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Consolidate Two Lots into One Lot at 25 & 95 E. Algonquin Road (from the March 10, 2026 PZB recommendation)

Reminder of March 20, 2026 Clerk’s Office email:

Please forward a copy of your Cook County Statement of Economic Interests and the Disclosure Statement to the City Clerk’s office by May 1, 2026.

Discuss staff memo formatting

Pending Applications:

1. **Address:** 999 E. Touhy Avenue **Case Number:** 26-008-CU-V

The petitioner requests: (i) a conditional use amendment to allow an electronic message board (EMB) sign in the C-2 Limited Office Commercial district at 999 E. Touhy Avenue; (ii) a major variation to allow an EMB sign that exceeds 500 square feet in area per side; and (iii) and any other variations, waivers, and zoning relief as may be necessary.

Petitioner/Owner: ALM 7 LLC and DPM LLC (Representative: Dante Monteverde, 999 E. Touhy Avenue, Suite 120, Des Plaines, IL 60018)

2. **Address:** 1585 Ellinwood Street **Case Number:** 26-009-CU

The petitioner requests a conditional use to allow a commercial school to operate in the C-5 Central Business district at 1585 Ellinwood Street and any other variations, waivers, and zoning relief as may be necessary.

Petitioner: Wilsa dela Cruz Cabrera, 1585 Ellinwood Street, Suite 106, Des Plaines, IL 60016

Owner: DZ 1585 LLC (Representative: Lucas Fuksa, 102 Main Street, Suite 200, Park Ridge, IL 60068)

Adjournment

Next Agenda: Next meeting is Tuesday, April 28, 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 hr@desplainesil.gov. Notices of this meeting were posted in accordance with the requirements of 5 ILCS 120/1 et. Seq. (Open Meetings Act)



**DES PLAINES PLANNING AND ZONING BOARD MEETING
Tuesday, March 10, 2026
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, March 10, 2026, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Acting Chairman Catalano called the meeting to order at 7:01 p.m. and a roll call was established.

PRESENT: Veremis, Weaver, Fowler, Fallico and Catalano

ABSENT: Szabo and Zadrozny

ALSO PRESENT: Jonathan Stytz, Senior Planner
Jack Tierney, Management Analyst
Jeff Rogers, Director
Jonathan Mendel, Assistant Director

A quorum was present.

APPROVAL OF FEBRUARY 10, 2026 PZB MEETINGS MINUTES

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

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

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

GENERAL COMMUNICATIONS

Acting Chairman Catalano provided the following updates:

March 2, 2026 City Council meeting result:

The Conditional Use and Major Variations request for Recycling Facility Expansion at 1777-1841 Busse Highway was approved on first reading (second reading on March 16, 2026).

ADMINISTRATIVE DECISIONS:

None

PENDING APPLICATIONS:

1. **Addresses:** 1055 S. Mount Prospect Road and 30 E. Algonquin Road
Case Number: 26-005-FPLAT

The applicant requests a Final Plat of Subdivision to split one lot into two lots in the M-3 Special Manufacturing District.

PIN: 09-19-101-005-0000

Applicant/Owner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Acting Chairman Catalano swore-in Doug Houser representing the petitioner.

Mr. Houser presented the final plat requests for both sites showing an aerial of the subject properties, their zoning, and detailing each final plat request. He also provided an overview of Seefried Properties company and their focus on industrial real estate development. He added that some of the public improvements include upgrading traffic signals and widening Algonquin Road to five lanes although the frontage of their two subdivisions.

Acting Chairman Catalano asked for PZB comments.

Member Fallico asked if the other Des Plaines developments were speculative buildings. Mr. Houser responded that some did not have tenants before construction and were speculative but filled quickly due to Des Plaines' location adjacent to O'Hare airport.

Member Fallico asked if the Algonquin Road widening part of this development is also part of the Algonquin railroad underpass project planned immediately to the east. Assistant Director Mendel stated the Petitioner's Algonquin Road widening is not part of the underpass project and the underpass project is still several years in the future at this time.

Member Weaver asked if the petitioner has a good relationship with UOP and if UOP expressed any concerns with the proposed subdivisions. Mr. Houser stated they will maintain a portion of the overall property, but the Petitioner will be fully separating from the remaining UOP property. He reiterated that they have a good relationship with UOP.

Member Fallico asked if the tenants would be logistic/warehouse or some other businesses. Mr. Houser stated there may be variety of possible permitted or conditional uses but that the proposed developments would likely be warehouse buildings.

Member Veremis asked if these would be air freight facilities. Mr. Houser said that they could be.

Member Fallico asked if the Petitioner would continue to be the owner long term for the proposed properties. Mr. Houser stated they would be the landlord for the properties long term.

Senior Planner Jonathan Stytz presented the staff analysis.

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

Applicant/Owner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Case Number: 26-005-FPLAT

PIN: 09-19-101-005-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: M-3 Special Manufacturing District

Existing Land Use: Former office buildings and surface parking lots

Surrounding Zoning:
 North: R-1 Single Family Residential District
 South: M-2 General Manufacturing District
 East: M-3 Special Manufacturing District
 West: M-3 Special Manufacturing District

Surrounding Land Use:
 North: Single Family Residences (Residential)
 South: Former Office Building (Commercial)
 East: Laboratory/Manufacturing (Industrial)
 West: Office Building (Commercial)

Street Classification: Mount Prospect Road is a major collector under Cook County jurisdiction and Algonquin Road is a major collector under Illinois Department of Transportation (IDOT) jurisdiction.

Comprehensive Plan: The subject property is illustrated as an *industrial* land use on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: As illustrated in the attached ALTA/NSPS Land Title Survey, the subject property was improved with two separate office buildings, each with its own off-street parking area and street address. The northern building addressed as 1055 S. Mount Prospect Road has since been demolished and replaced with turf, but the off-street parking area still remains. In contrast, the two-story, 26,454-square-foot office building and off-street parking area at the south portion of the site addressed as 30 E. Algonquin Road still remain as illustrated in the attached ALTA/NSPS Land Title Survey.

FINAL PLAT OF SUBDIVISION

Overview

The applicant requests splitting the existing site into two lots of record and redeveloping each with a new speculative industrial building, loading docks, off-street trailer storage spaces, and off-street car parking spaces described in the attached Project Narrative and illustrated on the attached Final Site Improvement Plans. On August 26, 2025, the PZB approved the Tentative Plat of Subdivision with the condition that all building setbacks for the M-3 Special Manufacturing district were provided on the Final Plat. As such, the applicant now requests a final plat, which is the last part of the process noted in Section 13-2-5 of the Subdivision Regulations.

The proposal includes the subdivision of the existing lot into a 9.150-acre north lot (Lot 1) and 9.624-acre south lot (Lot 2), with a total subdivision area of 18.77 acres. The attached Final Plat of O’Hare Logistics Center 17 and 18 Subdivision shows the locations, boundaries, and sizes of the proposed lots.

Since the 2025 tentative plat review, a recent Amendment to Declaration of Easement Appurtenant recorded on November 4, 2025 reduced the original 160-foot-wide easement along the north of the subject property to 70 feet, allowing for an increase in the building size and alteration of site improvements on the proposed Lot 1 without a change to the overall subdivision boundaries and lot dimensions. The table below provides an overview of the proposed site improvements for each proposed lot in the subdivision noting the revised site improvements for Lot 1.

Proposed Lot Improvements					
<i>Lot ID</i>	<i>Lot Area</i>	<i>Building Area</i>	<i># of Docks</i>	<i># of Parking Spaces</i>	<i># of Trailer Storage Spaces</i>
Lot 1	398,556 SF (no change)	106,756 SF (+31,396 SF)	21 (+4)	111 (+9 spaces)	30 (+21 trailer spaces)
Lot 2	419,257 SF	166,320 SF	35	172	32
Totals	817,813 SF	273,076 SF	56	283	62

Building Lines and Easements

The Final Plat includes the required 60-foot building setbacks for all required front, side, and rear yards in conformance with Section 12-7-4.H of the Zoning Ordinance. Both lots in the proposed subdivision meet the minimum 5-acre lot size requirement and

CASE NO. 26-005-FPLAT
CASE NO. 26-006-FPLAT
CASE NO. 26-007-TA

FINAL PLAT 1055 S. MOUNT PROSPECT RD & 30 E. ALGONQUIN RD
FINAL PLAT 25 & 95 E. ALGONQUIN RD
TEXT AMENDMENTS CITYWIDE

minimum 125-foot lot depth requirement. Note that Lot 1 will be an interior lot with its front yard on the west property line along Mount Prospect Road and Lot 2 will be corner lot with its front yard on the south property line along Algonquin Road.

The subdivision plat shows: (i) a new 70-foot-wide blanket easement along the north property line of the proposed subdivision (reduced from 160-feet-wide) including a 10-foot-wide electrical easement, a 10-foot-wide natural gas easement, and existing 15-foot-wide sewer easement; (ii) a 30-foot-wide temporary maintenance easement near the northeast portion of the proposed subdivision including a 10-foot-wide private sanitary sewer easement, both to be vacated; (iii) a 40-foot-wide ingress and egress easement in the northwest corner of the subdivision along Mount Prospect Road to be vacated; (iv) a 10-foot-wide private watermain easement at the northeast corner of Lot 2 of the subdivision; (v) a new 5-foot-wide public utility easement along the east (rear) property line of Lot 1 of the subdivision; (vi) a new 5-foot-wide public utility easement along the north (rear) property line of Lot 2 of the subdivision; and (vii) a 5-foot-wide sidewalk easement on the west property line.

Public Works and Engineering (PWE) Review

The applicant has provided the attached Final Site Improvement Plans, which identify the specific public improvements related to this project including a new curb cut on Mount Prospect Road, new side path along Algonquin Road and Mount Prospect Road, replacement of the 12-inch watermain along Mount Prospect Road, site grading, a new water line connection on Algonquin Road, two new industrial buildings, detention basin, and surface parking areas. The applicant has provided an Engineer's Estimate of Probable Cost (EOPC) for these improvements, which have been approved by the PWE department with conditions as noted in the attached PWE approval letter.

PZB Procedure and Recommended Conditions: Under Section 13-2-7 (Approval of Final Plat by the Planning and Zoning Board) of the Subdivision Regulations, the PZB has the authority to recommend approval, approval with conditions, or denial of the Final Plat request and forward the decision to City Council for final determination. There are no staff recommended conditions of approval for this request.

Member Weaver asked how far the northeastern curb cut is from the railroad to the east and if the new curb cut will be impacted by the underpass project. Senior Planner Stytz stated that while the Illinois Department of Transportation (IDOT) plan for the underpass project has not been finalized, there is no concern the new curb cut will be impacted given that it is far enough away from the railroad to the east.

CASE NO. 26-005-FPLAT FINAL PLAT 1055 S. MOUNT PROSPECT RD & 30 E. ALGONQUIN RD
CASE NO. 26-006-FPLAT FINAL PLAT 25 & 95 E. ALGONQUIN RD
CASE NO. 26-007-TA TEXT AMENDMENTS CITYWIDE

Member Veremis asked if IDOT would have to approve of all curb cuts on Algonquin Road. Senior Planner Stytz confirmed that Algonquin Road is under IDOT jurisdiction and any new or adjusted curb cuts will require IDOT approval.

Member Veremis asked if trucks will come out on Algonquin Road or Mount Prospect Road when exiting the southern development. Mr. Houser stated that the trucks will utilize Algonquin Road when exiting the southern development because it has full access.

Acting Chairman Catalano asked if there was any public comment.

Norbert Paprocki from 949 S. Warrington Road asked about how the proposed 1055 S. Mount Prospect development (north development) will handle stormwater management. Mr. Houser stated their development will have its own stormwater detention area on the east side of their development site and the existing detention basin on the northside of the subject site will be removed but the detention basin remaining on UOP retained property to the east will remain. He added that the new development on the northern site would include a dry basin for water run-off and would actually decrease run-off into the existing pond.

Brayden Bobowski from 23 Westfield Lane had concerns related to traffic and truck movements on Algonquin Road with the two proposed developments. Mr. Houser responded that a truck could take a left turn out of the southern site onto Mount Prospect Road but can easily make turns onto Algonquin Road with the new northeastern curb cut.

Mr. Bobowski stated that at the tentative plat review there was a discussion about trucks exiting the southern development onto Algonquin and proceeding east to Wolf Road and he wanted to know if this has been alleviated. Mr. Houser stated that his company did a traffic study to apply to IDOT and Cook County for access to the adjacent roads and these studies permitted full access to Algonquin Rd. and the Algonquin Rd ROW will continue to be a full 5 lane cross-section roadway.

Member Weaver asked how far the southwest drive to the southern development to Mount Prospect Road is from the Westfield Lane/Mount Prospect Road intersection. Assistant Director Mendel measured the distance for the meeting and the distance is about 180 feet between the two roadway features.

Assistant Director Mendel also reiterated this is only a Final Plat review and not a Site Plan review.

Member Weaver moved and Member Fallico seconded a motion to recommend the City Council approve the proposed Final Plat request.

AYES: Weaver, Veremis, Fowler, Fallico and Catalano

NAYS: None

ABSTAIN: None

MOTION CARRIED

1. **Addresses:** 25 and 95 E. Algonquin Road **Case Number:** 26-006-FPLAT

The applicant requests a Final Plat of Subdivision to consolidate two lots into one in the M-2 General Manufacturing District.

PINs: 09-19-300-010-0000 and 09-19-300-012-0000

Applicant/Owner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Acting Chairman Catalano swore-in Doug Houser representing petitioner

Mr. Houser presented the request. (Addressed in the petitioner’s presentation at the beginning of the hearing.)

Senior Planner Jonathan Stytz presented the staff analysis.

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

Applicant/Owner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Case Number: 26-006-FPLAT

PINs: 09-19-300-010-0000 and 09-19-300-012-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: M-2 General Manufacturing District (*both properties*)

Existing Land Use: Office building and parking lot (*both properties*)

Surrounding Zoning: North: M-3 Special Manufacturing District
South: M-2 General Manufacturing District
East: M-2 General Manufacturing District
West: R-1 Single Family Residential District

Surrounding Land Use: North: Office Buildings (Commercial)
South: Multi-tenant Industrial Building (Manufacturing)
East: Industrial Building (Manufacturing)
West: Single Family Residences (Residential)

Street Classification: Algonquin Road is a major collector under the Illinois Department of Transportation (IDOT) jurisdiction and Mount Prospect Road is a major collector under Cook County jurisdiction.

CASE NO. 26-005-FPLAT	FINAL PLAT	1055 S. MOUNT PROSPECT RD & 30 E. ALGONQUIN RD
CASE NO. 26-006-FPLAT	FINAL PLAT	25 & 95 E. ALGONQUIN RD
CASE NO. 26-007-TA	TEXT AMENDMENTS	CITYWIDE

Comprehensive Plan: The subject properties are both illustrated as *industrial* land uses on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: The subject properties described below are both located in the M-2 General Manufacturing district and are currently under the ownership of the applicant. Both properties are developed—each with a two-story building and a surface parking area—as illustrated on the attached ALTA/NSPS Land Title Survey.

Current Property Information		
Address	PIN	Lot Size
25 E. Algonquin Road	09-19-300-010-0000	505,249 SF (11.59 acres)
95 E. Algonquin Road	09-19-300-012-0000	238,188 SF (5.46 acres)

FINAL PLAT OF SUBDIVISION

Request Description:

Overview

The applicant requests consolidating and redeveloping both lots into a single lot with a new 260,400-square-foot speculative industrial building with 45 loading docks, 63 off-street trailer storage spaces, and 300 off-street car parking spaces as described in the attached Project Narrative and illustrated in the attached Final Site Improvement Plans. On August 26, 2025, the PZB approved the Tentative Plat of Subdivision with the condition that all building setbacks for the M-2 General Manufacturing district were provided on the Final Plat. As such, the applicant now requests a final plat, which is the last part of the process noted in Section 13-2-5 of the Subdivision Regulations.

The proposal includes the consolidation of the two existing lots into one 15.98-acre lot. The attached Final Plat of O’Hare Logistics Center 19 Subdivision shows the location, boundary, and size of the proposed consolidated lot. The plat also notes the previously dedicated areas along the Algonquin Road and Mount Prospect Road rights-of-way for roadway purposes.

Building Lines and Easements

The Final Plat includes the required 65-foot front building line and 25-foot side and rear building lines in conformance with Section 12-7-4.H of the Zoning Ordinance. While there is no minimum lot area requirement, the single lot in the proposed subdivision will meet the minimum 125-foot lot depth requirement. The new lot will be a corner lot with its front yard on the west property line along Mount Prospect Road.

CASE NO. 26-005-FPLAT
CASE NO. 26-006-FPLAT
CASE NO. 26-007-TA

FINAL PLAT 1055 S. MOUNT PROSPECT RD & 30 E. ALGONQUIN RD
FINAL PLAT 25 & 95 E. ALGONQUIN RD
TEXT AMENDMENTS CITYWIDE

The subdivision plat shows: (i) a new 5-foot-wide sidewalk easement along the west property line abutting Mount Prospect Road; (ii) a new 5-foot-wide public utility easement along the east (rear) property line; (iii) an existing 20-foot-wide utility easement along the south property line; and (iv) an existing 17-foot watermain easement along the west property line of the proposed subdivision.

Public Works and Engineering (PWE) Review

The applicant has provided the attached Final Site Improvement Plans, which identify the specific public improvements related to this project including a new curb cut on Mount Prospect Road, new side path along Algonquin Road and Mount Prospect Road, adjustments to the two existing curb cuts on Algonquin Road, site grading, a new looped water line connection on Mount Prospect Road, a new industrial building, detention basin, and surface parking areas. The applicant has provided an Engineer's Estimate of Probable Cost (EOPC) for these improvements, which have been approved by the PWE department with conditions as noted in the attached PWE approval letter.

PZB Procedure and Recommended Conditions: Under Section 13-2-7 (Approval of Final Plat by the Planning and Zoning Board) of the Subdivision Regulations, the PZB has the authority to recommend approval, approval with conditions, or denial of the Final Plat request and forward the decision to City Council for final determination. There are no staff recommended conditions of approval for this request.

(PZB questions and public comments addressed in the preceding discussion)

Member Weaver moved and Member Veremis seconded a motion to recommend the City Council approve the proposed Final Plat request.

AYES: Weaver, Veremis, Fowler, Fallico and Catalano

NAYS: None

ABSTAIN: None

MOTION CARRIED

1. **Address:** Citywide

Case Number: 26-007-TA

The petitioner requests various text amendments to Chapters 3, 7, 8, 9, and 13 of the Zoning Ordinance to: (i) add explicit regulations for electric vehicle charging spaces and equipment; (ii) define additional standards for drive-through facilities and clarify their accessory use classification; and (iii) adjust and cleanup portions of text to improve clarity and consistency throughout.

PIN: Citywide

Petitioner: City of Des Plaines, 1420 Miner St., Des Plaines, IL 60016

Owner: N/A

Acting Chairman Catalano opened the public hearing.

Assistant Director Jonathan Mendel presented the staff analysis

Issue: Consideration of text amendments modifying regulations of the Zoning Ordinance applicable to the installation and location of electric vehicle charging off-street parking spaces and electric vehicle charging supply equipment. Additionally, the proposed text amendments clarify the operation and site design regulations for drive-through facilities.

Background

The City's zoning code regulates and controls the use and development of land within the City of Des Plaines and is Title 12 of the City Code of Des Plaines.

Electric vehicle charging parking and supply equipment regulations

Currently, there are numerous sections of the zoning code that implicitly permit existing or new off-street parking spaces to incorporate charging supply equipment for charging electric vehicles. Additionally, the building and electrical codes also implicitly permit the installation of interior or exterior building-mounted electric charging supply equipment. Despite these numerous implicit permissions, staff recommend making the permissions more explicit within targeted portions of the zoning code.

Refining drive-through facility operation, layout and queuing regulations

Over the years, using the current drive-through facility layout and operations regulations in City Code Section 12-9-6, staff determined needed layout and operational code changes such as explicitly stating that layout design must be sufficient to accommodate operational needs, minimum queuing length, and explicitly requiring an escape lane exit from the queuing lane.

Proposed Amendments

The intention of these amendments is to: (i) more explicitly state requirements for electric vehicle charging parking spaces and supply equipment placement; (ii) address gaps in the drive-through regulations; and (iii) clean up other portions of the Zoning Ordinance that require additional clarification. The proposed amendments seek to adjust Title 12, Chapters 7, 8, 9, and 13 of the Zoning Code, which are described in more detail below and in the attached Proposed Amendments.

CHAPTER 7 DISTRICTS and CHAPTER 8 ACCESSORY, TEMPORARY, AND SPECIFIC USE REGULATIONS

The following amendments intend to explicitly identify electric vehicle supply equipment, as currently defined in Section 12-13-3 of the Zoning Ordinance, as a permitted obstruction in all required yards and allow accessory uses and structures in the C-7 district through a conditional use permit. The proposed amendments in Section 12-7-1.C are as follows:

12-7-1: GENERAL DISTRICT REGULATIONS:

C. Permitted Obstruction In Required Yards: The following structures and uses shall be permitted in the following required yards:

* * *

	Required Yards			
	Front	Side	Rear	Corner Side ¹
Driveways ^{5,4}	P	P	P	P
* * *				
<u>Electric Vehicle Supply Equipment:</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Refer to section 12-8-17 of this title for specific regulations</u>				
* * *				
Recreational Equipment ^{2,3}	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>

* * *

Notes:

1. Corner side yard regulations shall only apply within the R-1, R-2, R-3 and R-4 Districts.
2. There is no limit to the number of recreational equipment items allowed on any lot. However, any recreational equipment that adds impervious surface will count towards the maximum rear yard coverage for properties zoned R-1.
3. Accessory Auto Filling Station Canopies do not have to follow the bulk regulations set forth in section 8-1.C. of this title; provided, however, Accessory Auto Filling Station Canopies may not exceed 25 feet in height.
4. All driveways must comply with the applicable regulations in Section 12-9-6 .

Staff Commentary: Staff recommend amending the permitted obstructions table to explicitly permit electric vehicle supply equipment within a minimum required yard for a given property within a given zoning district. For example, this would permit a R-1-zoned detached single-family property to place a stand-alone electric vehicle charging supply pedestal along a driveway within a required 25-foot front yard setback. This could provide the occupant the flexibility to place such equipment in a manner most advantageous to their needs.

12-7-3: COMMERCIAL DISTRICTS REGULATIONS:

K. Commercial Use Matrix:

TABLE 3: COMMERCIAL DISTRICTS USE MATRIX

P = Permitted use; C = Conditional use permit required

Uses	C-1	C-2	C-3	C-4	C-5	C-6	C-7
Accessory uses and structures	P	P	P	P	P	P	<u>C</u>

Staff Commentary: Adding accessory uses and structures as a conditional use in the C-7 district, where they are currently prohibited adds use flexibility to a high-profile zoning district but retains public review and scrutiny of specific implementation through a public hearing review process.

CHAPTER 8 ACCESSORY, TEMPORARY, AND SPECIFIC USE REGULATIONS

The following amendments are a completely new subsection intended to explicitly identify electric vehicle supply equipment bulk and placement regulations. The proposed amendment adds the new Section 12-8-17 as follows:

12-8-17: ELECTRIC VEHICLE SUPPLY EQUIPMENT

Electric vehicle supply equipment is permitted in all zoning districts, subject to the regulations set forth above and the following requirements:

- A. Quantity: In any district, electric vehicle supply equipment shall be allowed in addition to the total quantity of accessory structures otherwise permitted by Section 12-8-1 as follows:**
 - 1. Detached Single-family and Two-Family Residences are permitted one electric vehicle supply equipment pedestal for each dwelling unit.**
 - 2. All other uses are permitted multiple electric vehicle supply equipment pedestals provided that the number of electric vehicle charging spaces do not exceed five percent of the total off-street parking spaces.**
- B. Height Requirement: In any non-residential district or for any non-residential use, electric vehicle supply equipment within any required yard shall not exceed eight feet in height. For residential districts and uses, electrical vehicle supply equipment cannot exceed four feet in height.**
- C. Minimum Setback: Electric vehicle supply equipment shall be set back a minimum of five feet from any lot line.**
- D. Location of Equipment: All electric vehicle supply equipment and appurtenances thereto shall be located adjacent to a compliant electric vehicle charging space. All electrical service lines shall be placed underground.**
- E. Protection: Electric vehicle supply equipment shall be protected from vehicle**

movements by barrier curbing, steel bollards, or other adequate protection.

- F. Signage & Illumination: Any signage embedded within electric vehicle supply equipment is subject to the sign regulations of this title. Signs, advertising, and illumination of electric vehicle supply equipment is not permissible for residential districts and uses.**
- G. Landscaping: The installation of electric vehicle supply equipment shall not exempt the parking facility from minimum interior and perimeter landscaping requirements of this title. Electric vehicle supply equipment installed for residential uses or in residential districts shall be improved with a minimum two-foot-wide landscape bed around its entire base.**
- H. Maintenance: Electric vehicle supply equipment shall be maintained in a good and safe condition at all times. Every damaged or missing element of any electric vehicle supply equipment shall be repaired or replaced immediately.**
- I. Accessibility (ADA Compliance): Where electric vehicle charging stations are provided, electric vehicle charging station stalls shall comply with current Federal Americans with Disabilities Act (ADA) requirements, Illinois Accessibility Code regulations, and all other applicable accessibility laws, rules, and regulations. Accessible electric vehicle charging station stalls shall provide an accessible route to the entrance of the primary use and/or the public right-of-way.**

Staff Commentary: The proposed amendments clarify and make explicit many of the current regulations for electric vehicle parking spaces and charging equipment placement.

CHAPTER 9 OFF STREET PARKING AND LOADING FACILITIES

The following amendments intend to: (i) clarify the need to provide off-street parking and loading facilities necessary for the safe and compliant operation of uses regardless of the existing standards; (ii) expand and clarify specific standards for drive-through facilities; (iii) adjust and clarify surfacing and striping standards; (iv) adjust and expand regulations for electric vehicle charging parking spaces and reference new standards for electric vehicle charging supply equipment in Section 12-8-17; (v) add a specific note related to compliance of State of Illinois law when in conflict with the Zoning Ordinance; and (vi) incorporate miscellaneous adjustments related to off-street loading spaces and land-bank parking.

12-9-2: GENERAL REQUIREMENTS:

* * *

- I. Regardless of the minimum off street parking and loading requirements of Title 12, Chapter 9, all uses must provide parking and loading facilities in a quantity necessary for the safe and compliant operation of the subject land use(s).**

* * *

12-9-7: OFF STREET PARKING REQUIREMENTS:

The parking and loading requirements applicable in each district are set forth below, except as exempted by State of Illinois law:

* * *

Staff Commentary: The above two text amendments make the implicit explicit in the City’s zoning code. The first is a new subsection to Section 12-9-2 explicitly states that regardless of the zoning code’s minimum parking requirements, any given property/use operator must provide sufficient parking to accommodate their particular use and operation. The second explicitly states the City’s zoning code minimum off-street parking requirements are mandated unless exempted/preempted by an applicable State of Illinois law. This need to be explicit arises from current State of Illinois laws (SB 2111) approved in December 2025 and effective June 2026 preempting the City’s ability to require minimum off-street residential and most commercial parking requirements within ½ mile of a commuter train station and public bus routes with a 15 minute or less headways. This applies to a sizable portion of the City of Des Plaines.

12-9-4: ~~STACKING~~ SPECIFIC REQUIREMENTS FOR DRIVE-THROUGH FACILITIES:

A. Required Stacking Spaces: Every drive-through facility shall provide sufficient off-street stacking spaces to accommodate operations while preventing queues from extending into the public right-of-way, but in no case shall there be fewer than six (6) stacking spaces per facility as measured **backward** from the menu board, ~~plus one stacking space per waiting area provided.~~ The stacking spaces shall be designed so to not interfere with the ingress and egress of the off street parking provided on the site. (Ord. Z-8-98, 9-21-1998)

B. Required Drive-Through Escape Exit Lane: **All drive-through facilities shall include an exit lane between the ordering point and pick-up window that is accessible from all drive-through lanes. The exit lane shall be a minimum of 12 feet in width and designed to not interfere with the ingress and egress of the off street parking provided on the site.**

Staff Commentary: Staff proposes these text amendments to refine and further calibrate the specific zoning code drive-through facilities regulations. The current regulations have some blind spots regarding escape lanes , minimum drive-through queue length and general need to explicitly state the desire to prevent drive-through facility queuing into adjacent public rights-of-way. The above minor but crucial additions to the drive-through facility operational and site layout regulations will provide clear direction

12-9-6: SPECIFICATIONS FOR OFF STREET PARKING AND OUTSIDE STORAGE AREAS

* * *

A. Surfacing And Striping:

- 1.** All off street parking areas, including around the perimeter and interior landscaped islands, and access driveways, shall be fully improved with a hard surface pavement

(consisting of a continuous combination concrete curb and gutter, type B-6.12 as specified in Illinois department of transportation, bureau of design, highway standard 2130) as required by the city building code. The curb and gutter shall be located a minimum of three and one-half feet (3^{1/2}) from any adjacent property line or right of way line.

2. Striping of the surface to define each parking space shall be provided and visible at all times. **Except when accessory to a single-family residential use,** electric vehicle charging spaces shall be clearly identified through pavement markings, striping, and/or symbols indicating their use for charging. Such markings shall be maintained in a visible and legible condition and shall comply with all applicable federal, state, and local regulations. Mobility impaired accessible spaces shall be marked in accordance with Section 12-9-8 of this title.
 3. Upon a change in occupancy of any unit within or the transfer of ownership of a non-residentially zoned property, all outside storage areas located on the property shall be modified to meet the following standards: (i) the design and maintenance of the outside storage area must allow for adequate ingress and egress; and (ii) the outside storage area must be fully improved with a hard surface pavement (consisting of a continuous combination concrete curb and gutter located a minimum of three and one-half feet from any adjacent property line or right of way line). No certificate of occupancy will be issued by the city until the outside storage areas comply with this subsection D of this section.
- B. Electric Vehicle Charging Spaces: Electric vehicle charging spaces, **whether standard or mobility impaired accessible off-street parking spaces,** are subject to the same dimension and setback requirements as all other parking spaces, **and must also comply with the specifications below;** provided, however, that ~~mobility impaired accessible parking spaces have priority over electric vehicle charging spaces in proximity and accessible routes to building entrances. A mobility impaired accessible parking space may also serve as an electric vehicle charging space; provided, however, that the minimum number of mobility impaired parking spaces for the facility must first be met by non-charging spaces.~~
- ~~The following specifications shall apply to electric vehicle charging spaces:~~
- ~~1. Electric vehicle charging spaces must be striped with a symbol and lettering to indicate their reservation for charging, and may have a sign not to exceed 1.5 square feet in area designating such reservation mounted to a wall or freestanding post. An electric vehicle charging space that is also a mobility impaired accessible space must fully comply with the specification requirements for accessible spaces.~~
 - ~~2. Electric vehicle supply equipment may be located adjacent to the electric vehicle charging spaces. Charging ports shall not exceed eight feet in height.~~
 - ~~3. Signage embedded within charging ports is subject to the sign regulations of this title.~~
 - ~~4. The installation of electric vehicle supply equipment shall not exempt the parking facility from minimum interior and perimeter landscaping requirements of this title.~~

- 1. Electric vehicle charging spaces shall count toward the minimum parking requirements; provided, however, that no more than five percent of the required off-street parking spaces are utilized for electric vehicle charging spaces.**
- 2. Mobility impaired accessible parking spaces have priority over electric vehicle charging spaces in proximity and accessible routes to building entrances. A mobility impaired accessible parking space may also serve as an electric vehicle charging space; provided, however, that the minimum number of mobility-impaired parking spaces for the facility must first be met by non-charging spaces.**
- 3. All electric vehicle charging equipment associated with an electric vehicle charging space shall comply with all regulations in Section 12-8-17 of this title.**

12-9-9: OFF STREET LOADING REQUIREMENTS

* * *

5. Use:
 - a. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities ~~provided in any residential or commercial district.~~
 - b. Space allocated to any off street loading space shall not be used to satisfy the space requirements for any off street parking facilities or portions thereof.

Staff Commentary: Staff proposes to explicitly state the current zoning code's implicit requirements for certain parking space striping and use of loading facilities.

CHAPTER 13 DEFINITIONS

The following amendments would apply to the zoning code Electric Vehicle Charging Space definition.

12-13-3: DEFINITION OF TERMS:

For the purposes of this title, the following terms shall have the following meanings:

* * *

ELECTRIC VEHICLE CHARGING SPACE: A marked parking space in a public or private off-street parking facility that provides for the charging of electric vehicles. ~~Electric vehicle charging spaces may fulfill up to five percent of an off-street parking requirement and may be adjacent to electric vehicle supply equipment. "Electric Vehicle Charging Space" does not include off-street parking directly adjacent to private residential driveways or in private residential garages, where charging technology may also be installed.~~

* * *

Staff Commentary: Staff proposes removing specific location and use regulations from the definition as definitions are not the place in a zoning code for use/bulk/location requirements. Consistent with professional best practice, they must be placed elsewhere in the zoning code's applicable regulatory sections.

Standards for Text Amendments:

Consideration of the following standards included in Section 12-3-7.E. of the City Code is required when formulating a recommendation to amend the text of the Zoning Ordinance. Both the PZB & City Council may use 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 generally encourages regular (re)examination of our land use regulations to modernize and clarify the zoning code's use and interpretation. The proposed amendments provide these benefits at the individual property, neighborhood, community-wide levels.

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

The proposed amendments desire clarification and greater calibration of electric vehicle charging equipment and parking regulations and implementation throughout the community. This same intent and execution is embodied in the proposed amendments to the accessory structure/use and drive-through facility regulations.

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

The proposed amendments provide clarity for the implementation of private infrastructure and accessory uses/structures.

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

Most of the proposed amendments simply propose clarification and greater calibration of primarily implicitly permitted activities, such as electric vehicle parking and equipment and drive-through facilities. The amendments related to accessory structures is a broad change to the current regulatory scheme but needed to provide more appropriately calibrated accessory structure regulations for a given land use and/or zoning district intensity.

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

The proposed amendments certainly reflect responsible regulation of development and growth as they provide greater clarity and flexibility for existing land uses which currently are quite inflexible and/or not clearly stated.

PZB Procedure and Recommended Conditions: Per Section 12-3-7.D.3 of the Code, the PZB has the authority to recommend approval or approval with modification 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.

Acting Chairman Catalano asked for PZB comments or questions.

Member Veremis would any of these regulations be retroactive. Assistant Director Mendel stated that none would be retroactive and we are not permitted to create retroactive regulations.

Member Fallico asked if these requirements have the same setback for EV pedestals the same as a principal building. Assistant Director Mendel stated the setbacks for the EV pedestals would be different than a principal structure.

Member Fallico asked if EV pedestals could be in a front yard and create an aesthetic issue. Assistant Director Mendel outlined the proposed regulations allowing a pedestal anywhere within a front yard.

Member Fallico asked if there are aesthetic regulations for the pedestals. Senior Planner Stytz stated there are minimum pedestal base landscaping requirements.

Member Fowler asked about placing these in front of a garage and how it could be implemented. Assistant Director Mendel further outlined that in a side yard the pedestal would have to be at least 5 feet from a side lot line and that they could go within a front yard, but there is going to be minimum aesthetic requirements in the zoning code and minimum design to comply with the electrical code.

There was general discussion between staff and the PZB member.

Member Weaver asked about general site landscaping regulations and how staff determines the scale of the intensity of landscaping for sufficiency. Assistant Director Mendel outlined some general landscaping examples of categorical regulations within the zoning code.

Mr. Stytz and Mr. Mendel also outlined the general staff enforcement practice.

Member Veremis asked whether we surveyed other municipalities regulations. Assistant Director Mendel stated that these regulations come out of an EV Readiness Program within the Metropolitan Mayors Caucus. He asked Management Analyst Jack Tierney to elaborate.

CASE NO. 26-005-FPLAT	FINAL PLAT	1055 S. MOUNT PROSPECT RD & 30 E. ALGONQUIN RD
CASE NO. 26-006-FPLAT	FINAL PLAT	25 & 95 E. ALGONQUIN RD
CASE NO. 26-007-TA	TEXT AMENDMENTS	CITYWIDE

Management Analyst Jack Tierney outlined the City's participation in the EV Readiness Program and that many other municipalities provided their current EV policies and regulations for comparison and analysis by all participants.

Member Weaver moved and Member Fallico seconded a motion to recommend the City Council approve the proposed text amendments to City Code Title 12 as presented.

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

MOTION CARRIED

ADDITIONAL ITEMS

None

ADJOURNMENT

Acting Chairman Catalano adjourned the meeting by affirmative voice vote at 7:55 P.M.


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

MEMORANDUM

Date: April 10, 2026

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

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

Subject: Consideration of a Conditional Use and Major Variation for an Electronic Message Board (EMB) Sign at 999 E. Touhy Avenue, Case #26-008-CU-V

Issue: The petitioner requests a conditional use and a major variation to allow an EMB sign on the subject property in the C-2 Limited Office Commercial district at 999 E. Touhy Avenue that exceeds the maximum sign area permitted for a EMB sign for a qualified property.

Petitioners/Owners: ALM 7 LLC and DPM LLC (Representative: Dante Monteverde, 999 E. Touhy Avenue, Suite 120, Des Plaines, IL 60018)

Case Number: #26-008-CU-V

PIN: 09-32-101-030-0000

Ward Number: #5, Alderman Thomas Merlin

Existing Zoning: C-2, Limited Office Commercial district

Existing Land Use: Multi-Tenant Office Building with Off-Street Parking Area

Surrounding Zoning: North: R-1, Single Family Residential District (City of Des Plaines)
South: PD-0, Planned Development District (City of Chicago)
East: C-2, Limited Office Commercial district (City of Des Plaines)
West: C-3, General Commercial District (City of Des Plaines)

Surrounding Land Uses: North: Single Family Residences (residential) / Park (recreational)
South: Industrial Warehouses (industrial)
East: Multi-Tenant Office Building (commercial)
West: Convenience Mart Fueling Station (commercial)

Street Classification: Touhy Avenue is classified as an *other principal arterial* road under Illinois Department of Transportation (IDOT) jurisdiction.

Comprehensive Plan: The Comprehensive Plan designates this site as *Commercial*.

Property/Zoning History: The subject property was annexed into the City in 1966 as an office building with an off-street parking lot¹. Based on City records, a conditional use was approved June 20, 2011 through Ordinance Z-18-11 (attached) to allow a 45-foot-tall, 500-square-foot EMB sign to be installed on the subject property, which is classified as a qualified EMB property pursuant to Section 12-11-5.G.7 of the Zoning Ordinance. There are existing items to address related to parking lot improvements and fire inspections, which both must be addressed to comply with all current regulations.

CONDITIONAL USE

Request Summary:

Overview

The petitioner requests replacing an existing Electronic Message Board (EMB) sign, as defined below, on the subject property to advertise for the specific uses within the multi-tenant office building and various City of Des Plaines messages pursuant to the current community messaging agreement.

SIGN, ELECTRONIC MESSAGE BOARD: A sign whose informational content can be changed or altered by manual or electric, electromechanical or electronic means (Section 12-13-3 of the Zoning Ordinance).

Pursuant to Section 12-11-5.G of the Zoning Ordinance, an EMB sign is a separate sign type that is only allowed in certain zoning districts and under specific regulations.

Qualified EMB Property Exception

Pursuant to Section 12-11-5.G.7 of the Zoning Ordinance, properties that meet the below criteria are classified as a qualified EMB property and are allowed additional EMB sign allowances than regular EMB signs:

- Occupies a parcel of land of not less than 15 acres zoned C-2 or C-3 or contiguous parcels of land of not less than 15 acres zoned C-2 or C-3 with either vehicular cross access easements or shared parking agreements that are recorded with the Cook County Recorder of Deeds;
- Is improved with multi-story, multi-tenanted office building(s) that have more than 400,000 square feet of rentable space; and
- Has a combined frontage of at least 200 linear feet on I-90 or I-294.

In 2011, Ordinance Z-18-11 approved a conditional use for a 45-foot-tall, 500-square-foot EMB sign on the basis that the subject property met all requirements to be classified as a qualified EMB property. Staff confirms the above Qualified EMB property criteria are still met today.

EMB Sign Regulations for Qualified EMB Properties

An EMB sign on a qualified EMB property has slightly different standards in Section 12-11-6.B than an EMB sign on a typical, non-qualified EMB property but is still regulated by location, quantity, size, and operation to minimize any adverse effects on surrounding developments.

¹ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved April 7, 2026.

- **Location:** Qualified EMB properties must be located in either the C-2 or C-3 zoning districts and a conditional use is required to allow the installation of an EMB sign under the qualified EMB property exception in Section 12-11-5.G.7 of the Zoning Ordinance. Any EMB sign associated with a qualified EMB property shall be: (i) located between I-90 or I-294 and the structure(s) on the subject qualified EMB property, and (ii) screened from any residential property.
- **Quantity:** Only one EMB sign is permitted per qualified EMB property even in the case of business parks, retail centers, and multi-lot uses².
- **Size:** An EMB sign on qualified EMB properties cannot exceed 500 square feet in area³.
- **Operation:** The changeable copy on the EMB sign must be specific to the businesses or organizations residing on the qualified EMB property and is only for tenants with a lease of 3 years, actually occupies and operates a space of at least 500 square feet within the building. The EMB sign cannot make any sounds and must be equipped with light dimming device or timer to reduce light intensity based on time of day. The changeable copy on the EMB sign cannot be changed more than one every 7.5 seconds or as established by Federal or State Guidelines, whichever is greater.

EMB Sign Proposal

The petitioner proposes replacing the existing two-sided EMB sign with a new larger, two-sided sign in the same location as the current sign as illustrated on the attached Sign Plans. The current sign is surrounded by a wood fence and its base is void of landscaping improvements. However, as part of this request, the petitioner has provided a landscape diagram illustrating the proposed plantings around the sign base outside of the existing fence enclosing the sign base.

The table analyzes how the proposed EMB sign aligns with Section 12-11-6.B of the Zoning Ordinance for EMBs for qualified EMB properties. The EMB sign will exceed 500 square feet in area, requiring a major variation.

EMB Sign for Qualified EMB Property			
Standard	Requirement	Existing	Proposed
Sign Height	45 FT Maximum	45 FT	45 FT
Total Sign Area	500 SF Maximum	488 SF	509 SF*
Sign Quantity	Up to One Sign Permitted	One	One
Sign Location	Must be located between I-90 or I-294 & structure(s) on site and be screened from all residences	Located between office building & I-90 and is screened from residences	<i>No change to sign location</i>

**A major variation is required for the EMB sign area.*

² Excluding EMB signs embedded within electric vehicle (EV) charging ports and drive-through menu board signs.

³ Excluding EMB signs embedded within EV charging ports and drive-through menu board signs, which have specific regulations.

Major Variation

Request Summary:

Overview

As noted above, the proposed EMB monument sign will be 509 square feet in area, which exceeds the maximum 500-square-foot sign area permitted in Section 12-11-6.B for EMBs on qualified EMB properties. While the sign is screened from residential, the PZB should consider the adverse effects of this sign type on motorists and whether the increase size is feasible in this location.

Consideration of Alternatives

There are alternatives available that do not require the conditional use and variation application requested:

- Like for Like Replacement of Current Sign: Allows replacement of the current sign size and structure with little to no adjustments.
- Slight Enlargement of Current Sign to Max Area Allowed: Allows an enlargement of the sign to the maximum 500 SF permitted—which is included in the original 2011 approval—for a larger display but primarily same function as the existing sign.

Other Considerations

In its review of this request, the PZB may also consider the following:

- 2019 Comprehensive Plan: This plan provides general goals and strategies for the implementation of gateway and wayfinding signs throughout the City, especially in the downtown area and specific significant street corridors, to promote uniform identity and reduce visual clutter through sign regulation. *It does not, however, promote or seek to increase the installation and use of EMBs or other signs that could visually clutter along corridors for private property.* As a result, the proposal would not align with a specific goal or strategy of the City's 2019 Comprehensive Plan.
- City's Zoning Ordinance: Chapter 11 of the Zoning Ordinance provides comprehensive regulations of signs in the City to:
 - Provide *reasonable yet appropriate conditions* for identifying businesses and services rendered in commercial, institutional and industrial areas;
 - *Reduce traffic hazards by restricting signs and lights which exceed a viewer's capacity to receive information, or which increases the potential for accidents created by signage which distracts or obstructs a viewer's vision;* and
 - *Protecting the health, safety and general welfare* of the residents of the City.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached Petitioner's Responses to Standards. As its rationale for its determination, the Board may use the responses provided as written, modify, or adopt its own.

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

Comment: An EMB for a qualified EMB property is a special sign only permitted through a conditional use as specified in Section 12-11-5.G.7 of the Zoning Ordinance for properties in the C-2 Limited Office Commercial District.

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

Comment: The Comprehensive Plan designates this property as commercial and strives to foster growth and retention of existing commercial businesses in Des Plaines. However, the proposed private EMB sign may not align with the general goals and strategies for commercial properties in the city.

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

Comment: In addition to the existing EMB sign on the subject property, there are other EMB signs in the immediate area alongside the I-90 corridor so it can be argued that the proposed EMB sign could be harmonious and appropriate with the existing character of general vicinity of this commercial corridor.

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

Comment: EMBs by their nature are designed to attract attention with lights and movement and, therefore, could be considered inherently disturbing to neighboring uses. Moreover, the light and imagery emitted from these signs could be distracting to motorists potentially creating hazardous conditions. In the case of the subject property, the proposed two-sided EMB sign will face westbound and eastbound I-90 travel lanes and could result in hazardous or disturbing conditions to motorists. While existing EMB signs exist along this corridor, the PZB should decide if the proposed larger EMB sign is appropriate for the subject property or if a 500-square-foot or less sign would suffice instead.

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

Comment: The subject property is currently served adequately by essential public facilities and services. Given the proposed EMB will be served by the existing electrical service feeding the current building, there are no concerns from staff to the adequacy of existing public facilities and services or the need for additional public facilities and services with the proposed EMB on the subject property.

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

Comment: While there is no indication the proposed EMB will create excessive additional requirements for public facilities and services, PZB should consider whether the larger EMB sign is feasible or necessary to appropriately advertise the individual uses on the subject property.

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

Comment: The EMB itself does not produce any traffic, smoke fumes, or odors by design. However, glare is a common adverse effect from digital signs that could impact neighboring properties and motorists.

Related to glare, Section 12-11-5.G prohibits the use of flashing and animated signs as defined above to partially address the glare concern. However, the light emittance from the sign can still cause glare either from natural or ambient light sources, which could impact motorists and neighboring properties alike, especially during evening hours.

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

Comment: The subject property contains a single access point from Touhy Avenue that will not change or be impacted by the installation of the proposed EMB monument sign.

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

Comment: The proposal would not cause the destruction, loss, or damage of any natural, scenic or historic features as the site is already developed. Furthermore, the proposal does include the installation of landscaping around the sign base that will help soften the EMB monument sign base.

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

Comment: Aside from the major variation for EMB sign area, this proposal is anticipated to meet all other requirements of the Zoning Ordinance for the C-2 Limited Office Commercial District. Moreover, EMBs are governed under standards in Sections 12-11-5.G and 12-11-6.B, which the petitioner is required to comply with for the life of the conditional use and operation of the EMB sign.

Standards for Variation: The following is a discussion of standards for variations from Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed use would satisfy the standards as provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

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

Comment: Staff does not believe a hardship or practical difficulty exists preventing the petitioner from complying with the sign area requirement. A 500-square-foot or less EMB sign has already been permitted through Ordinance Z-18-11 and the replacement of this sign within this existing approval does not require a conditional use or variation request. The petitioner's pursuit of a larger digital sign with the inability to comply with the additional standards required for such sign type is ill-advised and could be defined as a perceived inconvenience as opposed to a hardship or practical difficulty. As the request may not constitute a defined hardship or practical difficulty, approving the variation for a larger EMB sign, especially when ample options to comply with current regulations are easily accessible, could defeat the intention of the sign area requirement for EMBs and create unnecessary adverse effects to motorists and nearby uses.

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

Comment: The subject property attributes are not uncommon for properties along the I-90 or I-294 tollways throughout the City, many of which with similar lot dimensions, shapes, and areas. As such, the lot size and shape are not considered an exceptional or unique attribute of the subject property. In addition, there are no exceptional topographical or extraordinary features on the subject property that would have impact on the EMB sign size. Thus, the variation request could be considered a personal preference and convenience of the property owner instead of a unique physical condition of the subject property.

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

Comment: While the property attributes are not necessarily the result of a known action by the current owner or their predecessors, the proposed EMB sign size is a direct result of the current property owner despite knowledge of Ordinance Z-18-11 limiting the sign area to 500 square feet in area. As such, it could be concluded that the variation request is not the inability of the petitioner to meet the EMB sign requirements due to a defined unique physical attribute of the subject property, but rather by the petitioner's desire for a larger EMB sign area that exceeds the maximum sign area allowed even though alternative sign designs and sizes exist, many of which would meet the EMB sign requirements.

- 4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

Comment: Staff believe carrying out the strict letter of this code for EMBs may not deprive the property owner of substantial rights. First, having the ability to install an EMB sign is not, in and of itself, a permitted right granted to property owners. In fact, the Zoning Ordinance specifically limits the size and location of EMB signs to limit their use to properties able to meet the additional requirements and minimize adverse effects on neighboring properties. This is why only a select few zoning districts permit EMBs by right whereas many zoning districts either prohibit EMBs altogether or require additional approvals, as in the case of the subject C-2-zoned property. Furthermore, even less properties meet the standards in Section 12-11-5.G.7 to be classified as a qualified EMB property and be allowed to install a substantially larger EMB sign than what is permitted anyone else in the City.

Enforcing these regulations, especially for an EMB sign, does not deny property owners the opportunity to install and utilize an EMB sign on the subject property but requires said sign to conform with all requirements. Therefore, enforcing the applicable requirements for EMB sign would not prevent the property owner from replacing the existing EMB sign, but rather restrict its area to not exceed 500 square feet, which is clearly stated in the approval of the original EMB sign in 2011.

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

Comment: Granting this variation for a larger EMB sign that exceeds 500 square feet—which is already substantially larger than many other properties are eligible to install—could provide a special privilege for the property owner not available to other property owners in the city regardless of the design and orientation of the sign. The subject property was approved for a maximum 500-square-foot EMB sign and a 488-square-foot EMB sign was requested and approved as noted in the attached Ordinance Z-18-11 and Original Sign Permit.

While technological advancements in EMB sign may be available today, Ordinance Z-18-11 was approved by the City and acknowledged by the property owner with the understanding the EMB sign would not exceed 500 square feet in area. As such, a request for the larger EMB sign with full knowledge of the maximum sign area allowed trends on providing a special privilege for this current user. Given that there are arguably better and more appropriate sign alternatives available for the subject property than the requested variation, the PZB and City Council should consider whether a sign area variation of this amount for an EMB sign would be appropriate on the subject property.

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

Comment: The installation of an EMB sign may not align with the general and specific purposes of the Zoning Ordinance nor the purpose and intent of the Comprehensive Plan. The 2019 Comprehensive Plan does not mention EMB signs in any capacity and the Zoning Ordinance establishes specific regulations for any EMB signs. Section 12-7-3.D of the Zoning Ordinance defines the purpose of the C-1 district “to preserve existing office development and provide locations for the development of new office locations.” While signs are inherently helpful to advertise various commercial properties, an EMB sign, especially at the size requested, is not necessarily appropriate in this case.

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

Comment: The *Consideration of Alternatives* section above and Section 12-11-6.B of the Zoning Ordinance identify viable alternatives to the proposed conditional use and variation being requested by the petitioner. While staff have discussed these options with the petitioner, out of convenience the petitioner has requested approval of the proposed larger EMB sign. Given the multiple alternatives available to the petitioner, the PZB may wish to ask why certain alternative designs are not feasible.

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

Comment: The variation request may not be the minimum measure of relief to address the petitioner’s concerns. Instead, the installation of a like-for-like replacement or slightly larger sign not exceeding 500 square feet would adequately advertise the subject property and meet the applicable city ordinances all while minimizing adverse effects on surrounding properties.

PZB Procedure and Recommended Conditions: Under Sections 12-3-4 (Procedure for Review and Decision of Conditional Uses) and 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the requests for a conditional use and major variation.

Consideration of the requests should be based on a review of the information presented by the applicant and the findings made above, as specified in Sections 12-3-4 (Standards for Conditional Uses) and 12-3-6.H (Standards for Variation) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

Conditions of Approval:

1. A minimum three-foot-wide landscape bed is required to be installed and maintained around the entire sign base. The landscape bed shall be improved with evergreen bushes not less than three feet in height in front of the sign and shorter shrubs and perennials along the fence enclosure around the sign base.
2. At time of the building permit process, the Electronic Message Board (EMB) sign plans may be modified as necessary to comply with all local and state requirements, provided the total sign area is not increased in size.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: ALTA/ACSM Land Title Survey
- Attachment 4: Ordinance Z-18-11 and Original Approved Sign Permit
- Attachment 5: Petitioner’s Responses to Standards
- Attachment 6: Project Narrative
- Attachment 7: Sign Plans



0 250 500 ft

Print Date: 4/10/2026

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.



999 E. Touhy Avenue – Public Notice Sign



999 E. Touhy Avenue – Facing Southeast at Front of Property



999 E. Touhy Avenue – Facing North at Rear of Building



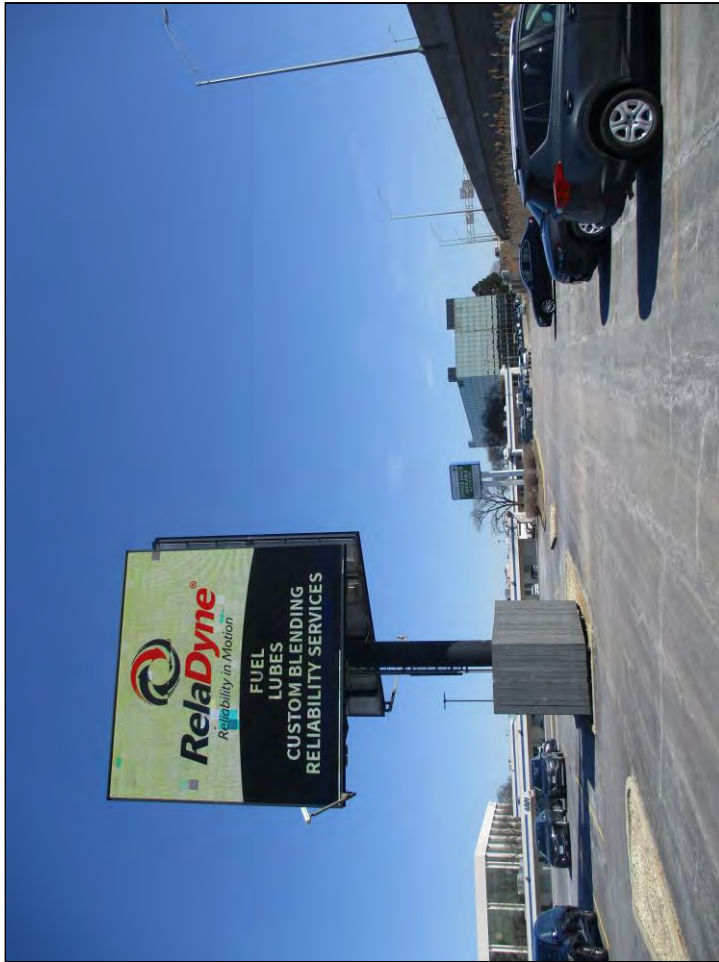
999 E. Touhy Avenue – Facing Southeast at Side Parking Area



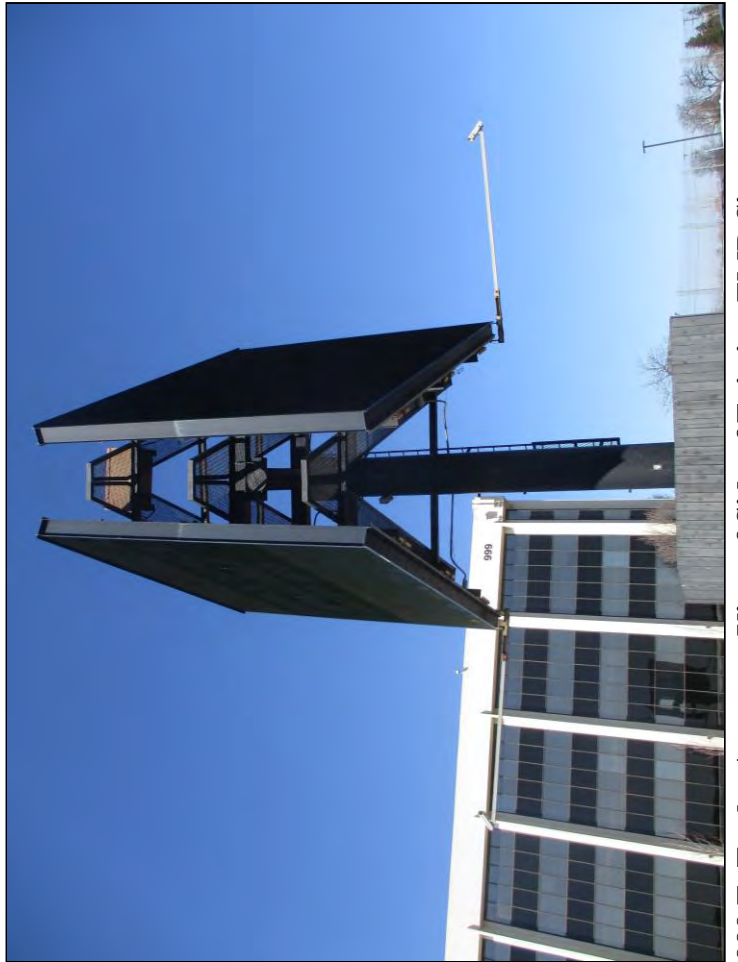
999 E. Touhy Avenue – View of Existing EMB Sign Base



999 E. Touhy Avenue – View of Rear of Existing EMB Sign



999 E. Touhy Avenue – View of Front of Existing EMB Sign



999 E. Touhy Avenue – View of Side of Existing EMB Sign

CITY OF DES PLAINES

ORDINANCE Z - 18 - 11

AN ORDINANCE APPROVING A CONDITIONAL USE UNDER SECTION 11.5-7 OF THE CITY OF DES PLAINES ZONING ORDINANCE TO AUTHORIZE A 500 SQUARE FOOT ELECTRONIC MESSAGE BOARD SIGN AT 999 E. TOUHY AVENUE, DES PLAINES, ILLINOIS. (CASE #11-016-CU).

FILE COPY

WHEREAS, application has been made by Patrick J. Devereaux on behalf of ALM 7, LLC and DPM 7, LLC ("Petitioner") for a Conditional Use, under Section 11.5-7 of the City of Des Plaines Zoning Ordinance, to authorize a 500 square foot Electronic Message Board Sign at 999 E. Touhy Avenue, Des Plaines, Illinois; and

WHEREAS, the existing zoning is C-2, Limited Office Commercial and the property is a Qualified EMB Property; and

WHEREAS, within fifteen (15) days of the receipt thereof, said application was referred by the Department of Community Development to the Zoning Board of Appeals of the City of Des Plaines; and

WHEREAS, within ninety (90) days from the date of said application a public hearing was held by the Zoning Board of Appeals on May 31, 2011 pursuant to publication in the Des Plaines Journal and Topics on May 13, 2011 and notice was mailed to all property owners within 300 feet of the subject property of the consideration of the Conditional Use Permit so proposed by the Applicant; and

WHEREAS, said hearing of the Zoning Board of Appeals was held pursuant to notice published as required by law, wherein competent testimony and evidence was given with respect to how said applicant intended to meet the provisions of the Zoning Ordinance, and said Zoning Board of Appeals filed a written report of such testimony and evidence and their recommendations unanimously approving thereon to the City Council on May 31, 2011; and

WHEREAS, said applicant made certain commitments to the Zoning Board of Appeals with respect to the requested Conditional Use Permit, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for a Conditional Use Permit subject to certain terms and conditions; and

WHEREAS, the City Council has studied the respective written reports of the Zoning Board of Appeals, together with the applicable standards set forth in the Zoning Ordinance, the Staff Report dated June 1, 2011, including the Conditional Use Application completed by the Petitioner, together with the exhibits to the Staff Report, which include a Land Title Survey, a Signage Package, a Location Map, Site and Context Photos, a Plan of Operation, Ordinance Z-10-11, the Draft Minutes of the Zoning Board of Appeals, dated May 31, 2011, and the Letter

B. The approval of a proposed conditional use permit by the City Council shall be deemed to authorize only that particular use at that particular location for which the conditional use was issued.

C. Except when otherwise provided for in this Ordinance, a conditional use shall be deemed to relate to, and be for the benefit of, the use and lot in question, rather than the owner or operator of such use or lot.

3.4-9: The approval of a conditional use permit application by the City Council shall not authorize the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for such permits or approvals as may be required by the regulations of the City, including but not limited to a Zoning Certificate and a building permit.

SECTION 4: That the property located at 999 E. Touhy Avenue, Des Plaines, Illinois,

which is the subject of this Ordinance is legally described as follows:

PARCEL 1:

LOT 1 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY AGREEMENT DATED DECEMBER 12, 1975 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 48605 (GRANTOR), FIRST CHICAGO REALTY SERVICES CORPORATION (MORTGAGEE), AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 46595 (GRANTEE), RECORDED DECEMBER 16, 1975 AS DOCUMENT 23325794, OVER AND ACROSS THE FOLLOWING:

THE NORTH 60.0 FEET, AS MEASURED AT RIGHT ANGLES AND CONCENTRIC WITH THE NORTHERLY LINE, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE NORTH 2/3 OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32 AFORESAID, A DISTANCE OF 634.43 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, (SAID WEST LINE HAVING A BEARING OF SOUTH 00 DEGREE, 14 MINUTES, 58 SECONDS WEST FOR THE PURPOSES OF THIS DESCRIPTION); THENCE NORTH 88 DEGREES, 32 MINUTES, 18 SECONDS EAST, A DISTANCE OF 157.28 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 576.94 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE (THE CHORD OF SAID CURVE BEARING NORTH 58 DEGREES, 48 MINUTES, 38 SECONDS EAST, A DISTANCE OF 390.77 FEET), AND ARC DISTANCE OF 398.65 FEET TO A POINT ON ANOTHER CURVE, WHICH HAS A RADIUS OF 490.0 FEET AND BEING CONCAVE TO THE SOUTHWEST, SAID POINT BEING 2.78 FEET SOUTHEASTERLY, (AS MEASURED ALONG THE ARC OF SAID CURVE FROM A POINT) WHICH LIES 444.0 FEET SOUTH, (AS MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 32 AND 175.0 FEET WEST, (AS MEASURED AT RIGHT ANGLES) FROM THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 32 AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 2/3 OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, WHICH WAS ACQUIRED BY CONDEMNATION FILED AS CASE NO. 57-S-1501; THENCE NORTH 00 DEGREE, 17 MINUTES EAST

STRIP OF LAND IN LOT 2 IN O'HARE NORTHEAST OFFICE PARK SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, ACROSS, AND UPON ALL STREETS, ROADS, ALLEYS, AND WAYS NOW OR HEREAFTER LOCATED, AND FOR PARKING UPON ALL PUBLIC PARKING AREAS NOW OR HEREAFTER LOCATED ON THE PORTION OF TRACT A DESCRIBED ON EXHIBIT C ATTACHED THERETO, AS CREATED BY A RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 29, 1976 AS DOCUMENT 23432344, IN COOK COUNTY ILLINOIS.

PINs: 09-32-101-019-0000
09-32-101-022-0000

09-32-101-020-0000
09-32-101-023-0000

09-32-101-021-0000

SECTION 5: That granting of the Conditional Use Permit for the subject property is granted upon the conditions set forth below. Upon failure of the Petitioner to act upon this authorization within twelve (12) months of the date of this Ordinance, the granting of the Conditional Use Permit for the subject property shall be automatically revoked; provided, however, that upon request in writing of the Petitioner prior to the expiration of the twelve (12) month period, the City Council may at any time, or from time to time by ordinance duly adopted at any meeting of the City Council, extend said period of time. In addition to the foregoing and the requirements of 11.5-7 and 11.6 B of the Zoning Code, the Petitioner must meet the following conditions:

1. The proposed Electronic Message Board signs shall conform to all Des Plaines Zoning Ordinance regulations regarding operational characteristics such as permitted and prohibited types of Electronic Message Boards, interval of message, brightness of signs.
2. Automatic Dimming. Electronic multiple message signs shall be equipped with light sensing devices or a scheduled dimming timer which automatically dims the intensity of the light emitted by the sign during ambient low-light and nighttime (dusk to dawn) conditions. The signs shall not exceed five hundred (500) nits of intensity as measured at the sign surface during nighttime and low-light conditions and five thousand (5,000) nits during daytime hours.
3. The operator of the Electronic Message Board agrees to permit the City to post messages, including public service announcements, Amber Alerts and City information to be displayed no less than 3.5% of the total time the Electronic Message Board is operating in any 24 hour period. City messages will be displayed throughout such 24 hour period, with the majority of the display occurrences taking place during the periods from 5 a.m. to 11 a.m. and 1 p.m. to 9 p.m., unless the City requests a different over-night or middle of the night distribution. Notwithstanding the foregoing and without the consent of the City, the operator may cease displaying any announcements which may be outdated or superseded.

SECTION 8: That within 60 days of the passage of said Ordinance, the executed, original Ordinance shall be returned to the City Clerk's office.

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

SECTION 10: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

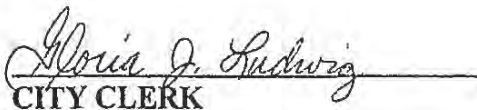
PASSED this 20th day of June, 2011.

APPROVED this 20th day of June, 2011.

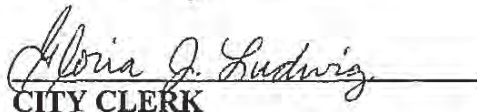
VOTE: AYES 8 NAYS 0 ABSENT 0


MAYOR

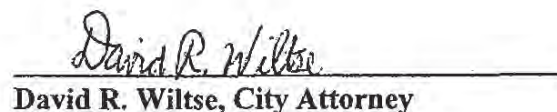
ATTEST:


CITY CLERK

Published in pamphlet form this
20th day of June, 2011.

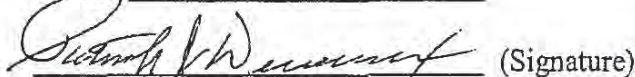

CITY CLERK

Approved as to form:


David R. Wiltse, City Attorney

ALM 7, LLC and DPM 7, LLC, being the owner or other party in interest of the property, legally described within this Ordinance, having read a copy of the Ordinance, do hereby accept, concur and agree to develop and use the subject property in accordance with the terms of this Ordinance.

Dated: 6/27/2011

 (Signature)

ALM 7, LLC and DPM 7, LLC
By its authorized representative

LegalOrd\Special\CU 999 Touhy Sign

DATE RECEIVED 2-29-2012
DATE ISSUED _____
PERMIT NO. 12020118

APPLICATION FOR SIGN PERMIT

SIGN ADDRESS 999 E Touhy Ave.
OWNER (LESSEE) Siete 7, LLC ADDRESS 999 E Touhy Ave ZIP _____ TEL _____
MANUFACTURER Landmark Sign Group ADDRESS _____ ZIP _____ TEL _____
INSTALLER SAME ADDRESS _____ ZIP _____ TEL _____
ELECTRICAL CONTRACTOR Aulinger Electric ADDRESS _____ ZIP _____ TEL _____

TYPE OF SIGN

- POLE
- ILLUMINATED
- RE-FACE
- TEMPORARY
- MONUMENT
- SINGLE FACED
- BANNER
- TENT
- WALL
- DOUBLE FACED
- AWNING
- DATE LAST TEMPORARY SIGN _____

UNLESS VOID
RECEIVED
BY CASHIER

BUILDING FRONTAGE 232' LOT FRONTAGE 672' SETBACK REQUIREMENTS 37'-3"

DESCRIPTION OF SIGN

DIMENSIONS OF SIGN: 21'-8" x 22'-6 1/2" HEIGHT ABOVE GROUND: 45'
MATERIAL(S): LED Technology within Steel & Aluminum Cabinet TOTAL SQUARE FEET (ALL SIDES): 488
DESCRIPTION AND SQUARE FOOTAGE OF EXISTING SIGNS: Existing sign being removed
TEMPORARY SIGN TIME LIMIT FROM: _____ TO: _____

ADDITIONAL INFORMATION

Per Ordinance Z-18-11
Case # 11-016-C4

RECEIVED
FEB 29 2012

* Existing "blacked out" westmost pole sign shall be removed at time of installation.

CITY OF DES PLAINES 2012 FEES	
REFUNDABLE BOND	
TEMPORARY SIGN FEE	\$10
STANDARD SIGN FEE	\$50
SQ. FOOTAGE FEE	\$244
ELECTRICAL FEE	\$50
TOTAL FEE	\$354.00 ✓

FILED BY Landmark Sign Group - Shaun O'Brien APPROVED THIS 2nd DAY OF February 20 12
ADDRESS _____
CITY Chesterton STATE IN ZIP 46304



Illinois Department of Transportation

Division of Highways / Bureau of Land Acquisition
2300 South Dirksen Parkway, Springfield, Illinois 62764

February 23, 2012

CERTIFIED MAIL

Siete 7, LLC
Attn: Mr. Patrick J. Devereaux
999 E. Touhy Avenue, Suite 130
Des Plaines, Illinois 60018

RE: NOTICE OF PERMIT APPROVAL

Route: I-90
Location: Des Plaines
County: Cook

Dear Mr. Devereaux:

This is to notify you that the applications you submitted for outdoor advertising signs to be located in Des Plaines, Illinois have been approved. A copy of the approved permit applications, assigned Permit Nos. [REDACTED] are enclosed for your files.

This approval is contingent upon the prior removal of the "brown" sign. The Department, however, agrees to your proposal that the "brown" sign be removed when the LED sign is erected. With respect to the LED sign, you must ensure that the multiple message feature meets the requirements for multiple message signs (as defined in Section 522.20). In addition, you must ensure that your messages only pertain to activities that are conducted on-premise. Please contact this office at [REDACTED] once the signs have been erected. After receiving notification, and upon assessing compliance, the Department will place approved tags on the signs.

If you have any questions or need additional information, please contact Tim Hoesli, Outdoor Advertising Program Manager, at the telephone number listed above.

Sincerely,

Handwritten signature of Cheryl L. Cathey in black ink.

Cheryl L. Cathey, P.E.
Acting Bureau Chief of Land Acquisition

Handwritten signature of Tim Hoesli in black ink.

By Tim Hoesli
Outdoor Advertising Program Manager

Enclosure:

Copy of Approved Application
cc: File



Application for Outdoor Advertising Permit
On-Premise Sign - Interstate Highway

Ownership

Permit No. 016-21749

Owner of Proposed Sign Slate 7, LLC

Address 999 E. Touhy Avenue Des Plaines IL 60018 [Redacted]
(Street) (City) (State) (Zip Code) (Telephone)

Owner of Land Slate 7, LLC

Address 999 E. Touhy Avenue Des Plaines IL 60018 [Redacted]
(Street) (City) (State) (Zip Code) (Telephone)

Proposed Sign Location

County Cook Marked Route No. Interstate 80

Sign will be located 1,246 feet mile/miles N of D'Hare International Airport property line
(NSEW) (Landmark)

37 feet mile/miles from the N of the highway right-of-way.
(NSEW)

GPS Coordinates in decimal format: 42.008047 42°0' - 28.9686" latitude (eq. 37.2860370)
-87.898983 87° - 53' - 56.3388" longitude (eq. -89.4820425)

For signs located within incorporated limits, provide the following:

Name of town Des Plaines, IL

Present zoning classification C-2

Was site within incorporated limits on September 21, 1959? Yes No

If no, what was the zoning classification on September 21, 1959? R-4

For signs located outside incorporated limits, provide the following:

Present Zoning Classification N/A

Zoning Classification on September 21, 1959 _____

Will sign be located more than 50 feet from the activity advertised? Yes No

Description of Proposed Sign

Size: Width 22'-6 1/2" feet Height 45' feet

Will sign have lighting? No Yes If yes, what type: LED

Will lights be flashing, intermittent, or moving? No Yes

If yes, please describe: Message will be static for period of time and have an instant change

Will sign be other than rectangular? No Yes If yes, attach a sketch.



Illinois Department of Transportation

**Application for Outdoor Advertising Permit
On-Premise Sign - Interstate Highway**

**BUREAU OF
LAND ACQUISITION**

Ownership

Permit No. 016-21867

Owner of Proposed Sign Siete 7, LLC 2011 DEC 29 AM 10 04

Address 999 E. Touhy Avenue Des Plaines IL 60018 [REDACTED]
(Street) (City) (State) (Zip Code) (Telephone)

Owner of Land Siete 7, LLC

Address 999 E. Touhy Avenue Des Plaines IL 60018 [REDACTED]
(Street) (City) (State) (Zip Code) (Telephone)

Proposed Sign Location

County Cook Marked Route No. Interstate 90

Sign will be located 1,246 feet mile/miles N of O'Hare International Airport property line
(NSEW) (Landmark)

37 feet mile/miles from the N of the highway right-of-way.
(NSEW)

GPS Coordinates in decimal format: 42.007485 latitude (eq. 37.2960370)
-87.896955 longitude (eq. -89.4820425)

For signs located within incorporated limits, provide the following:

Name of town Des Plaines, IL

Present zoning classification C-2

Was site within incorporated limits on September 21, 1959? Yes No

If no, what was the zoning classification on September 21, 1959? R-4

For signs located outside incorporated limits, provide the following:

Present Zoning Classification N/A

Zoning Classification on September 21, 1959 _____

Will sign be located more than 50 feet from the activity advertised? Yes No

Description of Proposed Sign

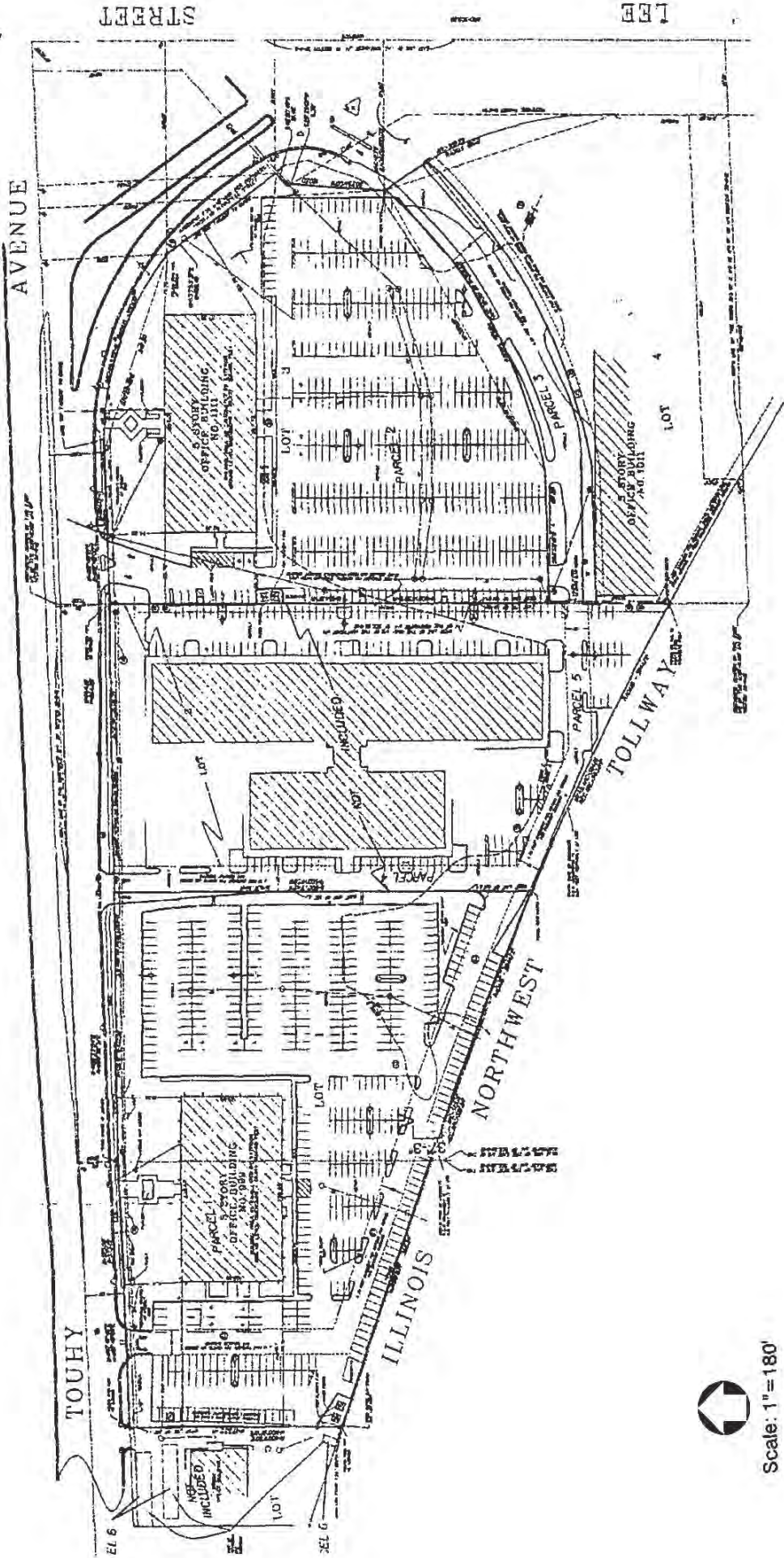
Size: Width 14' 8" feet Height 11' 0" feet

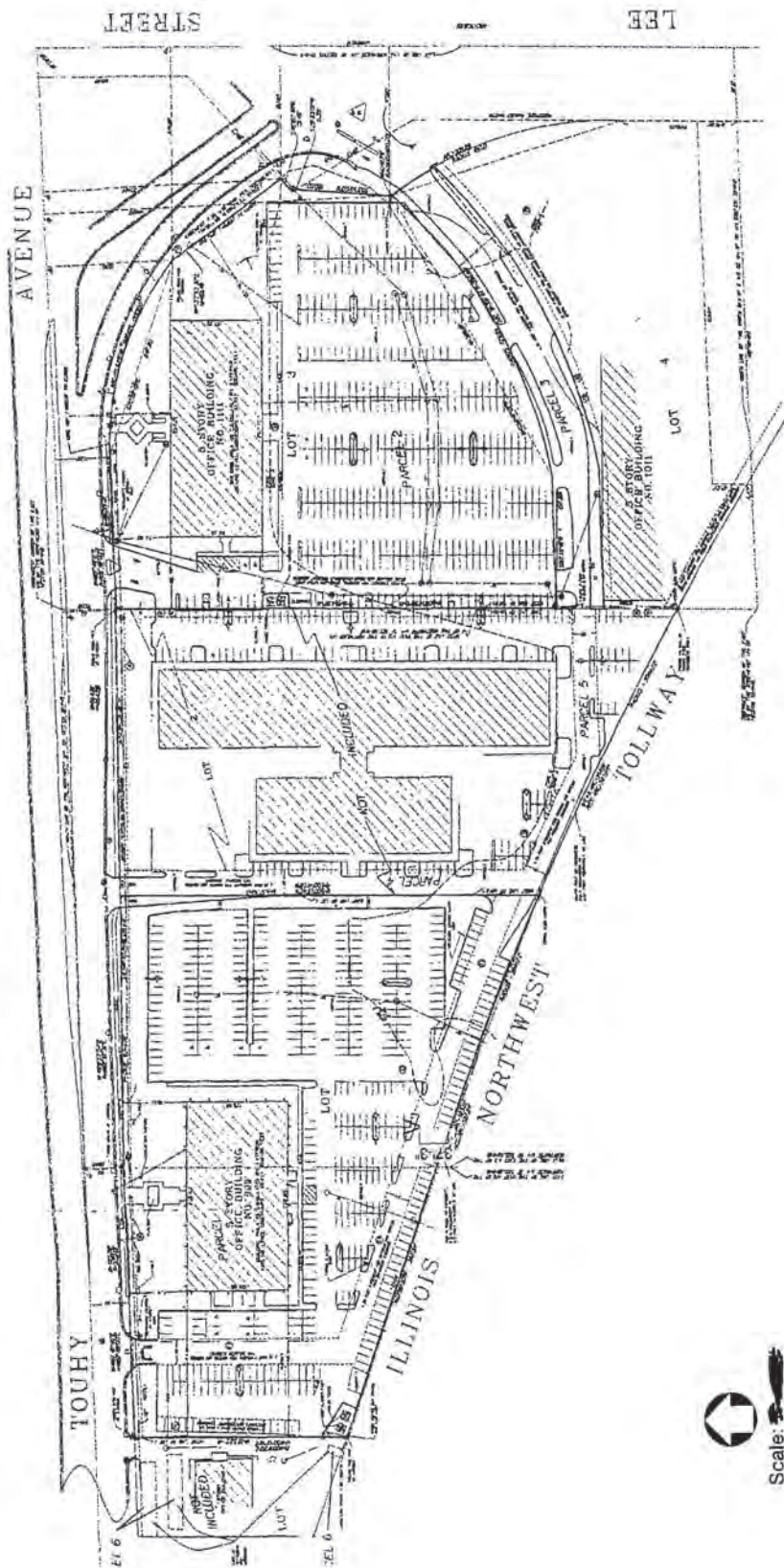
Will sign have lighting? No Yes If yes, what type: fluorescent lighting

Will lights be flashing, intermittent, or moving? No Yes

If yes, please describe: _____

Will sign be other than rectangular? No Yes If yes, attach a sketch.



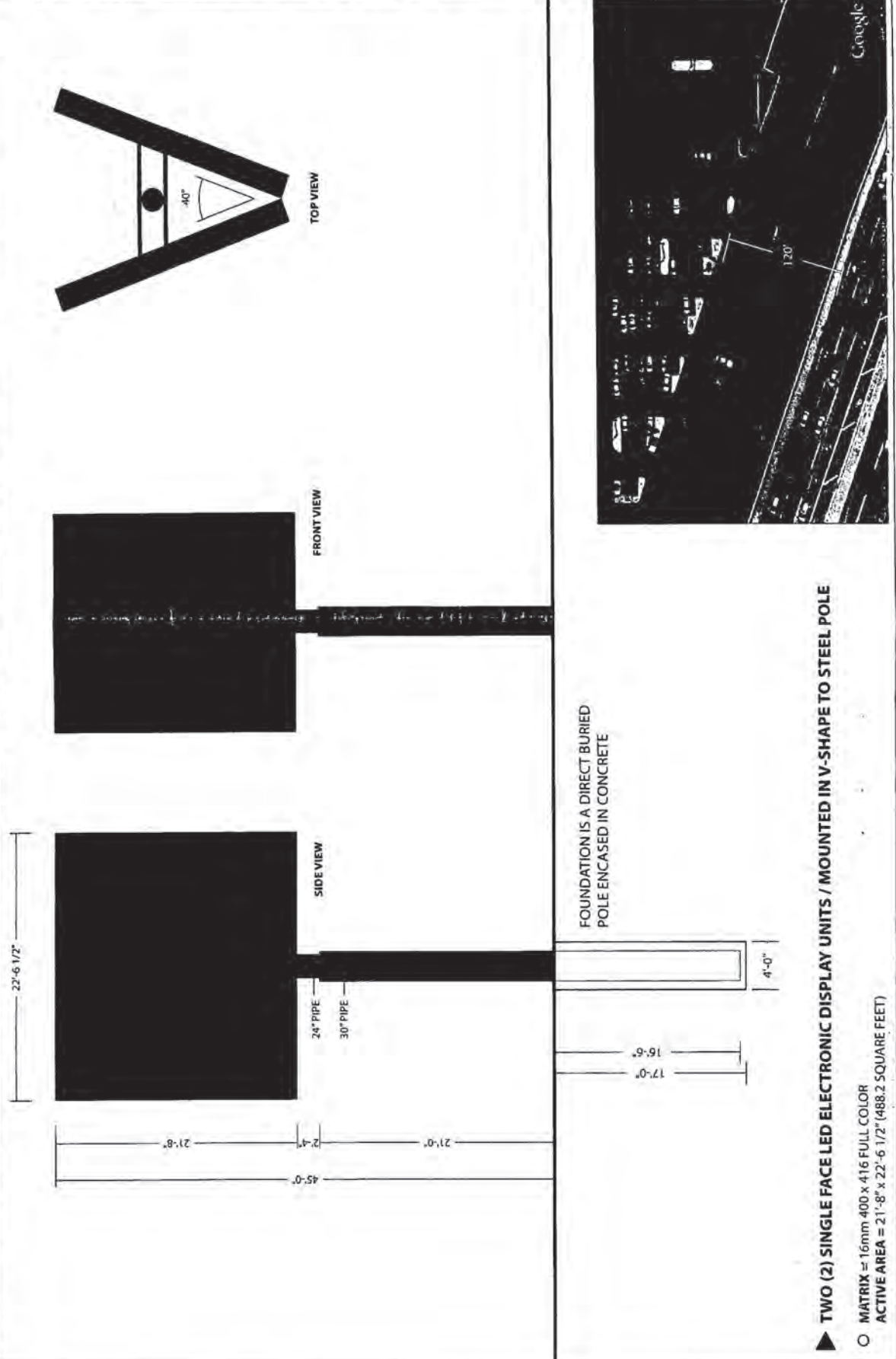


Designed for 110 volts
 Electrical Connection will be visible within 5 Ft. at time of installation.
 Second Trip will be charged at time of Material

THIS DRAWING IS THE PROPERTY OF LANDMARK SIGN GROUP, INC. NO REPRODUCTIONS OR EXEMPTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC. AN ASSURANCE OF UP TO \$10,000.00 WILL BE CHARGED FOR ANY REPRODUCTION OF THIS DRAWING.

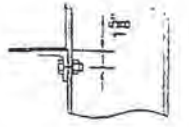
Customer Acceptance SIGNATURE DATE
 IF REQUIRED: Landlord Acceptance SIGNATURE DATE

By signing the Customer Acceptance on this print, I understand that I am accepting all aspects of this drawing. X
 This includes all dimensions, specifications, materials, spelling, and all other representations herein.
 I also understand that color reproductions on this print are approximate, and may not match manufacturer's exact color.

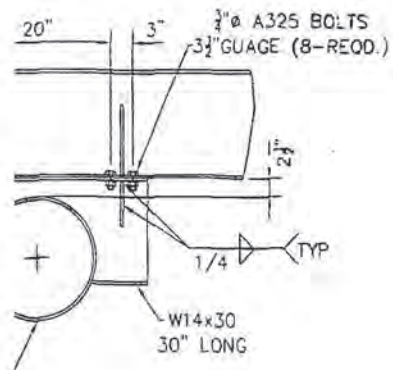


▲ TWO (2) SINGLE FACE LED ELECTRONIC DISPLAY UNITS / MOUNTED IN V-SHAPE TO STEEL POLE

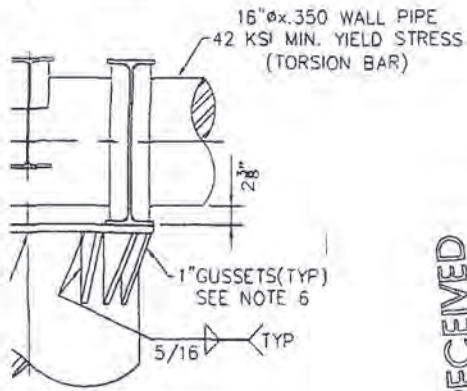
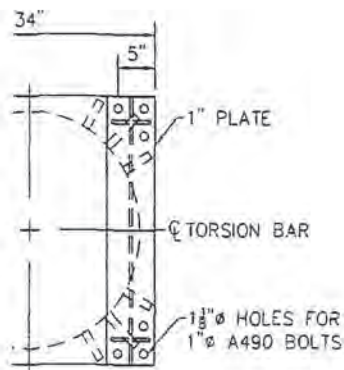
- MATRIX = 16mm 400 x 416 FULL COLOR
- ACTIVE AREA = 21'-8" x 22'-6 1/2" (488.2 SQUARE FEET)



SECTION T-H
S.F.S.



BEAM, SLEEVE TORSION
D WELD ALL AROUND
TAIL K
N.T.S.



BEAM, SLEEVE TORSION
D 1/4 FILLET ALL AROUND
TAIL B
N.T.S.

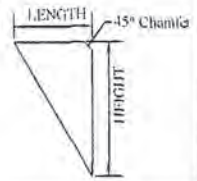
RECEIVED
 FEB 29 2012
 BUILDING DEPT.

SAND OR BETTER. (Allowable soil pressure=200p.s.f./ft. of depth).
 CONTRACTOR TO NOTIFY ENGINEER IF OTHER THAN THESE SOIL
 CONDITIONS EXIST.
 4) ATTACH CATWALK ANGLES USING 1/2" Ø A-325 BOLT (1 / ANGLE).
 5) CATWALK GRATING TO BE 3.14 PSF EXPANDED METAL GRATING.
 WELDED WITH 1/2" FILLET, 1" LONG @ 12" O/C TO ANGLE.
 6) PLACE GUSSETS AS CLOSE TO HOLES AS POSSIBLE ALLOWING
 FOR BOLT TIGHTENING.

TYPICAL GUSSET DETAIL

(Use this criteria for all gussets).

-Length & height of gussets to be determined by fabricator if not specified. Use maximum length & height possible & still allow for welding all around.
 -depth of 45° chamfer to be minimum required to clear weld or fillet.



GENERAL NOTES

- All nuts and bolts are to be zinc plated. (Except A-490 bolts which are not to be plated, but primed and painted after installation).
- The contractor shall verify all dimensions and conditions in the field before fabrication or construction, and notify engineer of any discrepancies.
- Any deviations from this print must be approved by Engineer.
- All structural steel shall conform to the requirements of ASTM A-36 (Except structural tubing, which shall conform to A-500 grade B).
- All W-shape beams shall conform to A-572 (50 ksi minimum yield).
- All steel pipe shall conform to the requirements of ASTM A-53 grade B or A-252 grade 2, unless otherwise noted.
- Concrete shall attain a minimum compressive strength of $f_c = 3000$ psi in 28 days, unless otherwise noted.
- All structural steel shall be produced, fabricated, and erected according to latest AISC Specifications and Standard Practice.
- All welding shall be in accordance with AWS Standards. Welding to be performed by certified welders using E-70 electrodes.
- Contractor to ensure that all work is performed in accordance with federal, state, and local codes & ordinances; and OSHA safety regulations.
- Splicing of pipes having an equal diameter, wall & yield is permitted. A full penetration weld all around (Per AWS D1.1) shall be used and must be performed by a certified welder. Splices shall not be: within one half of the foundation depth below grade, within 10' above grade or within 10' above telescoping splices. Unless specified otherwise.

THE UNDER SIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION AND/OR ERECTION OF THIS STRUCTURE.

APPLICABLE BUILDING CODE AND WIND SPEED:

International Building Code (2006/2009 Edition)
 (90 mph Exposure-C) 3-Second Gusts

PROJECT

22'-0" x 23'-0" CM, 40°V @ 45'-0" O.A.H.
 w/(2)-7,590# L.E.D. Units
 Located in Des Plaines, IL



Effective Engineering Solutions, L
 61 White Water Court
 New Lenox, IL 60451
 (815) 485-1470

AFFIX SEAL



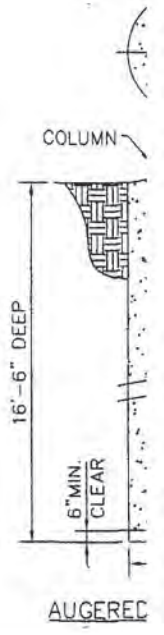
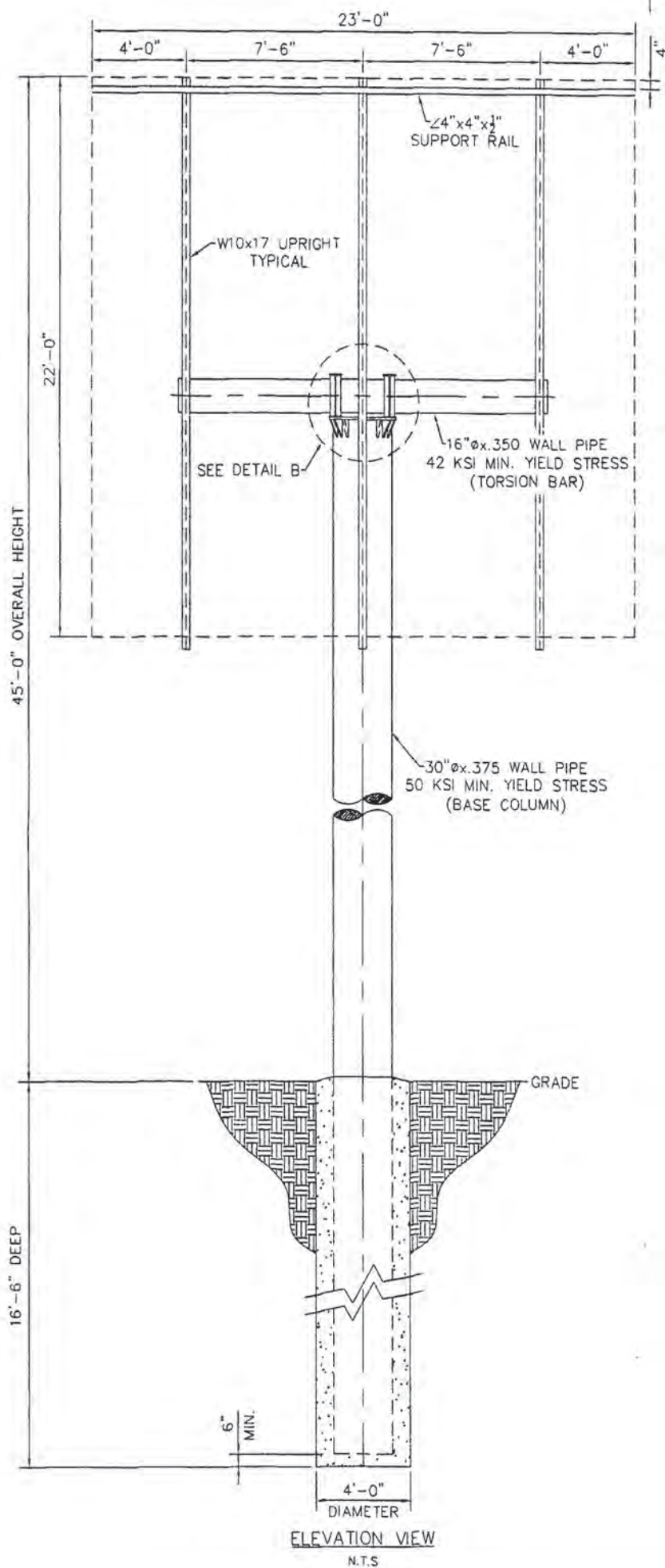
Clifford W. Leverenz
 OCT 31 2011

THIS PRINT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED, OR ITS CONTENTS DISCLOSED IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT FROM

Effective Engineering Solutions, Ltd.

REVISIONS

DRAWN BY:	JNG
DATE DRAWN:	10-26-11
SCALE:	N/A
SELECTIVE E:	Permitting
DRAWING #:	SS-6076
SHEET #:	1 OF 1



STANDARDS FOR CONDITIONAL USES

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

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

-The request for additional square footage is a conditional use established within the C-2 Zoning District. The new EMB unit is allowed under certain conditions through conditional use pursuant to section 12-11-5.G.7 of the Des Plaines Zoning Ordinance. The sign replacement and request for additional square footage will remain compliant with the district's designated guidelines.

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

-The proposed sign replacement request, including the application for additional square footage beyond what is typically permitted, has been thoroughly designed and found to be in alignment with the City's comprehensive planning documents. The new sign will align within the economic development mission statement in relation to vibrant commercial sectors. The sign will be modern and bring vibrancy to the area.

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

-The proposed signage replacement will not alter the character of the surrounding area. The sign will incorporate only minimal additional square footage, which will preserve the current style and appearance of the existing sign. The replacement is primarily an upgrade for safety and maintenance, addressing a nonfunctioning unit.

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

- The proposed conditional use will not be hazardous or disruptive to the neighboring area. The additional square footage of the digital sign constitutes a modern replacement that will mitigate the hazardous condition of the existing sign non-functioning sign. The illumination of the sign, in regard to brightness, scheduled illumination and pace of the changing display, will be per sign code to avoid disturbance within the surrounding areas and roadways. The replacement will not adversely affect the neighboring area.

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

- The proposed conditional use of the sign will be adequately served by any necessary essential services. The minor increase in the sign's square footage will not alter the service requirements for the sign or the associated establishment.

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

- The proposed conditional use will not generate additional expenses or impose new requirements upon the public. Furthermore, the increase in square footage for the existing signage is not anticipated to negatively affect the economic welfare of the community.

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

-The replacement of the digital sign display unit will not be detrimental to the property or to any person in its vicinity. This replacement will rectify the current sign issues, which result in monthly display outages until maintenance is performed. Additionally, the unit replacement will be made with a Ledman LED model, which saves 25% more energy than traditional display units. The sign replacement will yield a properly functioning unit, eliminating the distraction and operational issues currently experienced by the establishment.

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

-The sign replacement will be limited solely to the digital sign component. The existing base and foundation of the sign will remain unaltered, ensuring no disruption to the flow of traffic within the parking lot or on the adjacent street.

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

-The proposed conditional use is not anticipated to negatively influence the surrounding area. The location and height of the existing sign will remain unchanged, thereby ensuring no physical alteration to its foundation or visual impact.

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

A major variation request and subsequent approval are necessary because the replacement sign exceeds the maximum allowable sign area. Nonetheless, we will ensure strict compliance with all other sign specifications as outlined in the City of Des Plaines ordinances.

STANDARDS FOR VARIATIONS

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

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

-The Hardship/difficulty has been created simply because the existing sign requires replacement due to the malfunctioning illumination, which presents an issue since the current digital display is experiencing intermittent failure because of outdated components. As a result since Siete 7 will be using a different sign manufacturer, the size of the unit will vary slightly, posing a need for a larger sign. The replacement sign will feature minor dimensional adjustments as a result of variances in the manufacturing specifications for digital cabinets. Specifically, the new sign will necessitate an increase in size—approximately 19.89 square feet per side—to ensure optimal functionality of the digital display.

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

The sign has been a familiar fixture in Des Plaines, visible to passing vehicles on I-90, since 2012. This Sign location is unique because it involves replacing the existing unit with a new one on the same foundation, rather than installing a new sign.

To ensure the sign remains in good condition and maintains its originally intended placement, maintenance is necessary. Given its long-standing familiarity in the area, it is crucial to retain the original signage and the requested square footage at this location. This continuity ensures optimal visibility for vehicular traffic on the roadway.

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

-The pursuance of a larger EMB sign is not a self-created hardship given the wide range of sign sizes available. The existing digital sign requires replacement due to normal wear and tear. As sign manufacturers' specifications vary slightly, replacing the unit with a modern alternative will result in a minor increase in size.

4. **Denied Substantial Rights:** The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

-Denying the variation would result in the loss of substantial rights. Siete 7 LLC has a vested right to proceed with development because they have already made significant, good-faith expenditures in reliance on approved building permits. This right protects them from subsequent alterations to the zoning ordinances. The minimal increase in square footage is exclusively needed to accommodate the slightly larger size of the replacement for the existing, limited-capacity digital display.

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

The proposed replacement and minimal square footage addition are necessary solely to repair and restore the sign's digital components to operational status for the foreseeable future. This modification is not an appeal for special privilege to increase business revenue, but rather a necessity to ensure the sign remains in proper working condition. Due to the updated technology of the modern sign manufacturer, the sign itself will be slightly larger to accommodate the display components. This size difference is necessitated by the technological updates, not by choice.

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

The replacement sign will maintain the original display's location and appearance, ensuring harmony with the lot as it appeared before the unit display issues. This sign update will continue to inform the community about new developments within Siete 7 and the Des Plaines Area. Furthermore, the sign will remain non-distracting and consistent with the style of other signage along I-90.

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

The requested variance is essential because no other suitable alternative exists, such as a smaller size, different design, or different product. The chosen sign unit is the optimal solution for its current location. Specifically, this unit is ideal for being out in the open and enduring the elements, making it the best option to withstand snowy and rainy weather conditions in the Midwest.

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

-The requested variation is the minimum measure of relief necessary to alleviate the difficulty presented by the strict title. We are requesting a minimum relief of just 19.89 square feet per side in order to accommodate for the replacement of a non-functioning sign.

March 30th, 2026

Planning and Zoning Commission
Community & Economic Development
City of Des Plaines
1420 Miner Street
Des Plaines, IL 60016

Re: Siete 7 LLC, 999 E Touhy Ave. 60018, Des Plaines, IL

The proposal involves the replacement of one existing digital sign display labeled as P2 on the inset plan. The sign necessitates an increase in square footage for a 508.29 Sf Ft. sign. Consequently, this modification requires the granting of a variance and conditional use approval from the City of Des Plaines in accordance with the sign ordinance

Omega Sign & Lighting, representing Siete 7 LLC, has submitted this request to address the aid in a difficulty regarding the proposed additional square footage to the double-faced pole sign that was permitted previously under permit #12020118 in 2012 for a 488.40 Sf ft sign. The larger sign request is simply because each digital manufacturer has small size difference in cabinet size, additionally per our measurements the existing size of the unit on site was slightly larger than what was approved on the original permit. Furthermore, the business hours for Siete 7 LLC currently operate under Monday-Friday 6:00AM-6:00PM Saturday: 7AM-1PM, the sign replacement will not influence the company's hours or operations in any way. With respect to the sign display, the hours of operation will be determined by the Des Plaines sign ordinance. These points explain that the proposed sign replacement, require a need for variance and conditional use approval from the City of Des Plaines current Sign Ordinance. The following is a detailed response addressing all relevant points that will appease the sign Ordinance.

The request for a minor increase in square footage is due to slight differences in the manufacturing specifications for modern digital cabinets. Specifically, the new sign will require an increase in size—approximately 19.89 square feet per side—to ensure optimal functionality of the digital display. This constitutes the minimum measure of relief necessary to alleviate the difficulty presented by the strict ordinance. The change is minimal, as the sign will incorporate only a slight increase in square footage, which will preserve the current style and appearance of the existing sign and will not alter the character of the surrounding area. The location and height of the existing sign will remain unchanged, ensuring no physical alteration to its foundation or visual impact. Furthermore, the sign replacement will enhance the fixture's cohesion with the lot and maintain harmony with the subject lot as it originally appeared prior to the unit display issues.


Furthermore, the replacement will positively affect the area by mitigating a potential safety hazard and aesthetic detriment. The existing sign's malfunctioning illumination presents a safety concern for motorists who may be distracted by the unclear display. The replacement with a properly functioning unit will rectify current sign issues and will not be hazardous or disruptive to the neighboring area. The additional square footage is solely intended to repair and restore the digital components of the sign to operational status for the foreseeable future. Although the sign will be a bit larger by a few inches, it is unavoidable due to manufacturing differences. It is not anticipated that the properly functioning unit will negatively influence the surrounding area or negatively affect the economic welfare of the community.

All things considered, Omega Sign & Lighting formally requests that the City of Des Plaines approve the requested variance and conditional use for the proposed replacement of the digital display for Siete 7 LLC. We attest that this detailed submission comprehensively addresses all stated concerns and demonstrates that the sign will be a positive enhancement to the community. Additionally, Omega Sign & Lighting is committed to ensuring that all sign codes, conditions, and inspection requirements will be fully satisfied to maintain compliance with the city's regulations.

We welcome the opportunity to discuss this request further and provide any additional information that may be required.

Sincerely,

Leslie McCracken
Permit Specialist



Siete 7 LLC

999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	001
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26
Drawn By	D. Townson

For Design Intent Only**
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Date
Cust. Approval	Date
Inspector	Date
Landlord Approval	Date

Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.

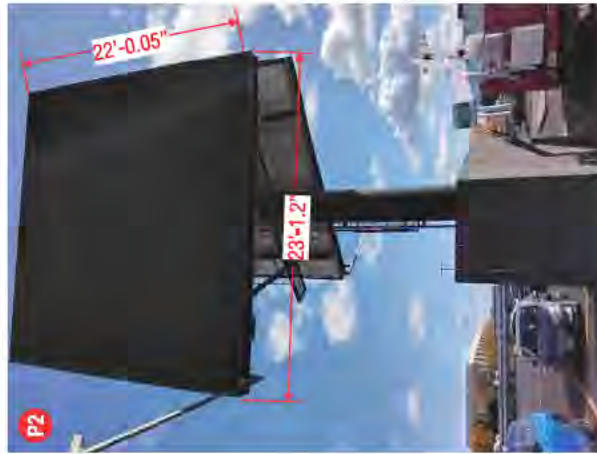
P2 REMOVE EXISTING EMU & REPLACE WITH NEW EMU

Option 1 - **Ledman 8MM**

- Ledman 8MM
- Double Sided - V-Shape
- Matrix 756 x 792
- Cabinet / Viewing **22'-0.05" H x 23'-1.2" W**
- Novastar Controller
- Cloud Based Software
- Cellular & Data Plan - 10yr Opt-Connect

REMOVE EXISTING EMU
LEAVING POLE SUPPORTS /
STRUCTURE INTACT
REPLACE WITH NEW EMU

TOTAL SIGN HEIGHT IS 45'-0"



- The proposed Electronic Message Board signs shall conform to all Des Plaines Zoning Ordinance regulations regarding operational characteristics such as permitted and prohibited types of Electronic Message Boards, interval of message, brightness of signs, 2. Automatic Dimming. Electronic multiple message signs shall be equipped with light sensing devices or a scheduled dimming timer which automatically dims the intensity of the light emitted by the sign during ambient low-light and nighttime (dusk to dawn) conditions. The signs shall not exceed five hundred (500) nits of intensity as measured at the sign surface during nighttime and low-light conditions and five thousand (5,000) nits during daytime hours.
- The operator of the Electronic Message Board agrees to permit the City to post messages, including public service announcements, Amber Alerts and City information to be displayed no less than 3.5% of the total time the Electronic Message Board is operating in any 24 hour period. City messages will be displayed throughout such 24 hour period, with the majority of the display occurrences taking place during the periods from 5 a.m. to 11 a.m. and 1 p.m. to 9 p.m., unless the City requests a different over-night or middle of the night distribution. Notwithstanding the foregoing and without the consent of the City, the operator may cease displaying any announcements which may be outdated or superseded.

ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.



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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

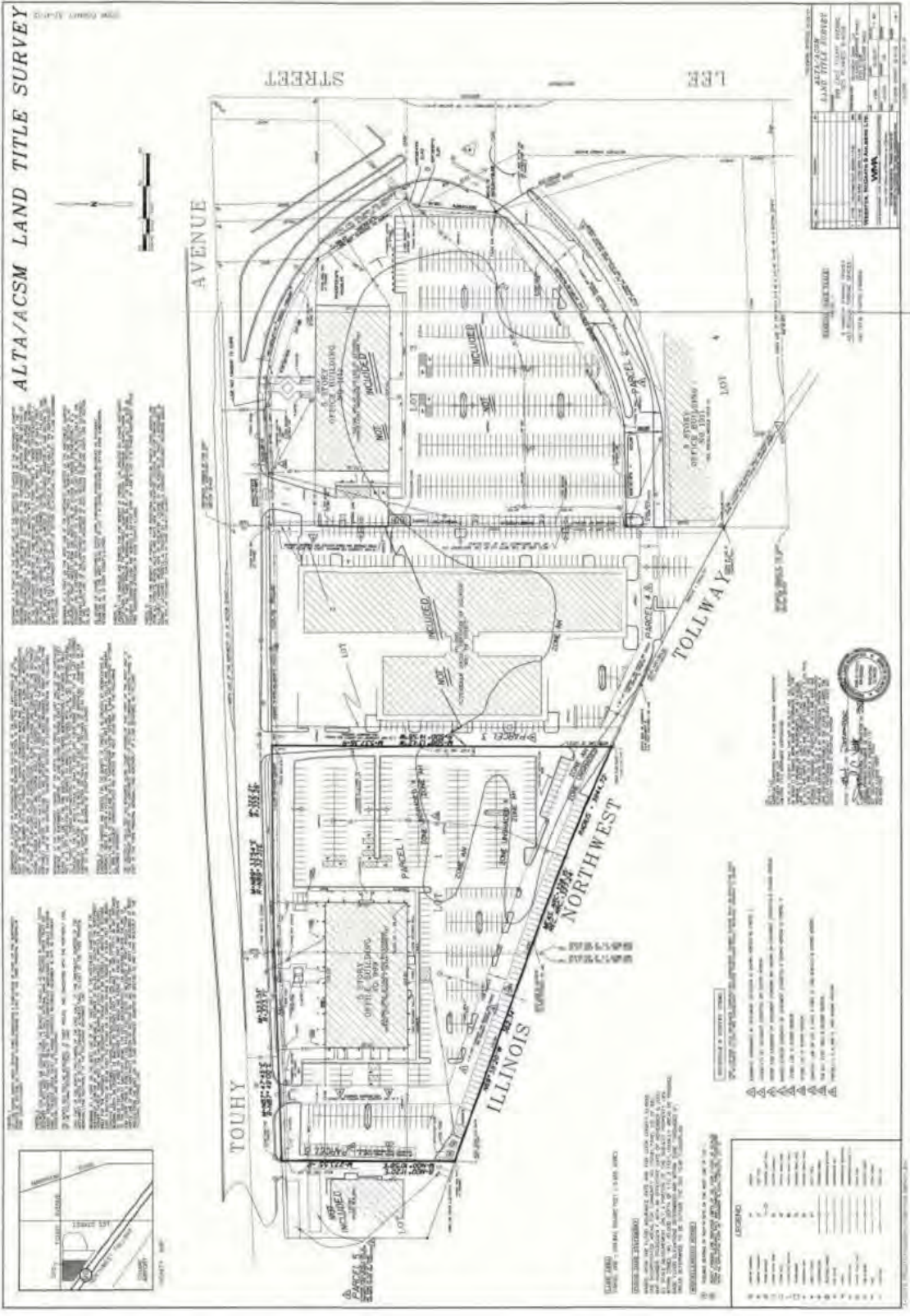
Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	002
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26
Drawn By	D. Townson

For Design Intent Only**
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Authority
Cust. Approval	Date
Inspector	Authority
Landlord Approval	Date



ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.



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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	003
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26
Drawn By	D. Townson

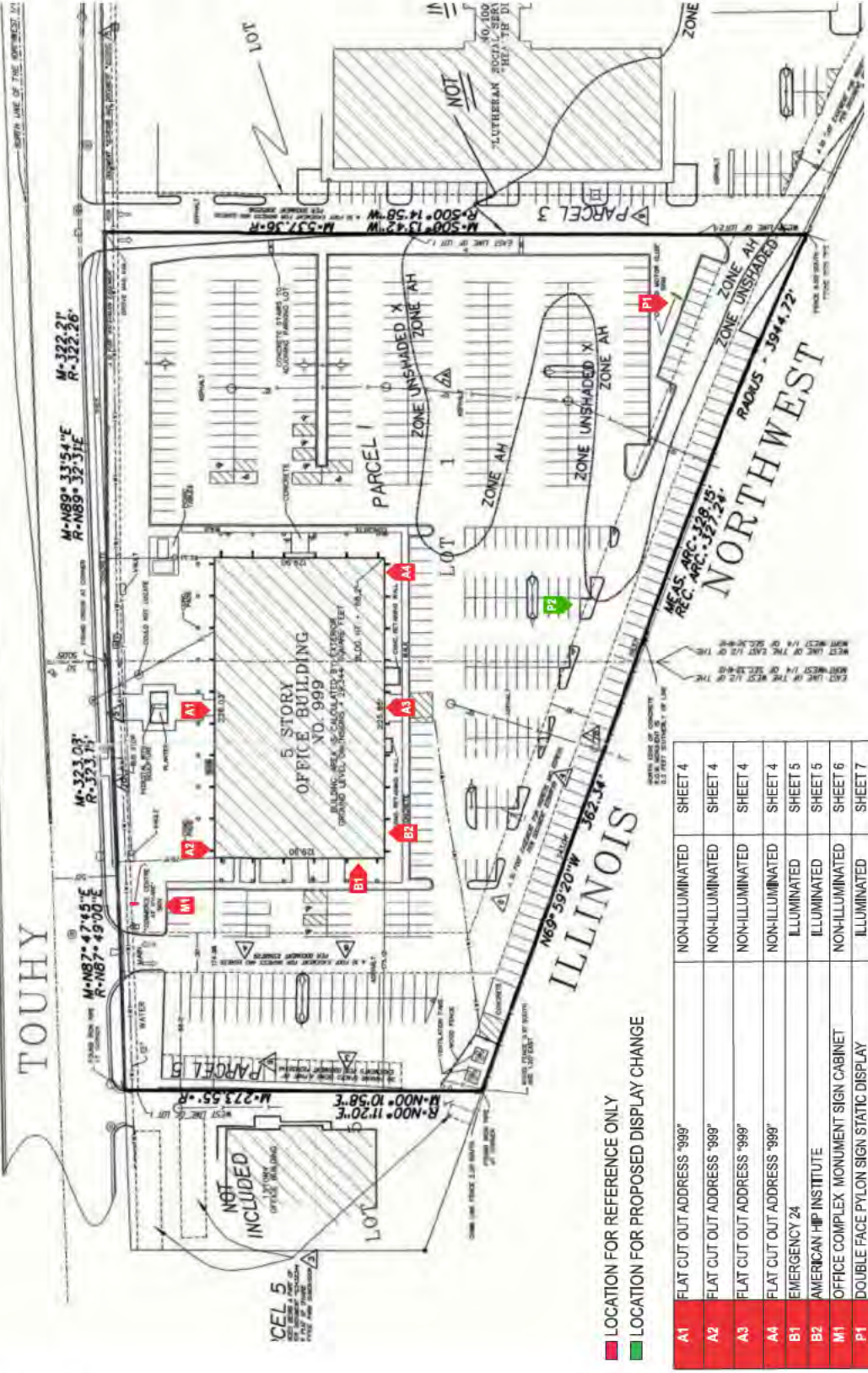
For Design Intent Only**
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Date
Cust. Approval	Date
Inspector	Date
Landlord Approval	Date

Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.



■ LOCATION FOR REFERENCE ONLY
■ LOCATION FOR PROPOSED DISPLAY CHANGE

Code	Sign Description	Sign Type	Sheet Reference
A1	FLAT CUT OUT ADDRESS "999"	NON-ILLUMINATED	SHEET 4
A2	FLAT CUT OUT ADDRESS "999"	NON-ILLUMINATED	SHEET 4
A3	FLAT CUT OUT ADDRESS "999"	NON-ILLUMINATED	SHEET 4
A4	FLAT CUT OUT ADDRESS "999"	NON-ILLUMINATED	SHEET 4
B1	EMERGENCY 24	ILLUMINATED	SHEET 5
B2	AMERICAN HP INSTITUTE	ILLUMINATED	SHEET 5
M1	OFFICE COMPLEX MONUMENT SIGN CABINET	NON-ILLUMINATED	SHEET 6
P1	DOUBLE FACE PYLON SIGN STATIC DISPLAY	ILLUMINATED	SHEET 7
P2	ANGLE PYLON SIGN WITH DIGITAL DISPLAYS	ILLUMINATED	SHEET 8

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ELECTRICAL NOTES

Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.

FOR REFERENCE ONLY

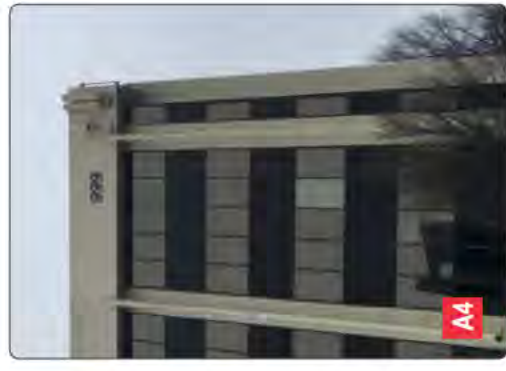
Siete 7 LLC
 999 E Touhy Ave.
 Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	004
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26
Drawn By	D. Townson

****For Design Intent Only****
SQC # 251622-07

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Issued
Cust. Approval	Date
Approval	Date
Landlord Approval	Date



[A4] - FLAT CUT OUT LETTERS
 NON-ILLUMINATED

O.A.H.: 1'-6"
 O.A.W.: 3'-6"
 TOTAL SQ.FT.: 5.25

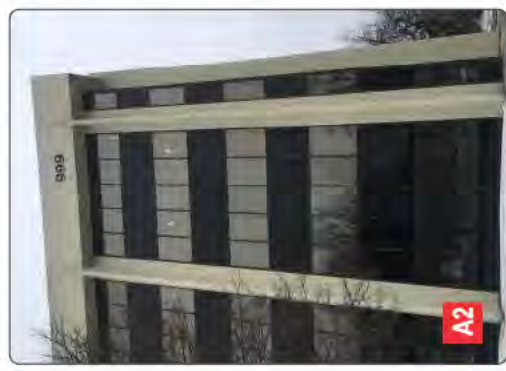
FOR REFERENCE ONLY



[A3] - FLAT CUT OUT LETTERS
 NON-ILLUMINATED

O.A.H.: 1'-6"
 O.A.W.: 3'-6"
 TOTAL SQ.FT.: 5.25

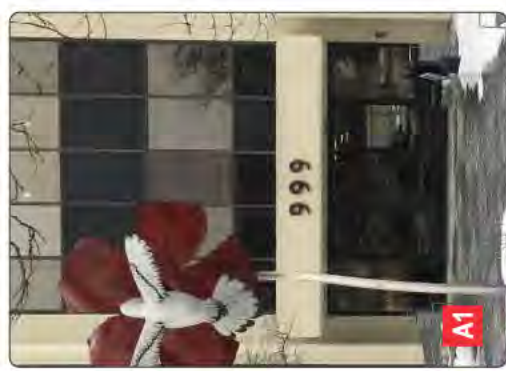
FOR REFERENCE ONLY



[A2] - FLAT CUT OUT LETTERS
 NON-ILLUMINATED

O.A.H.: 1'-6"
 O.A.W.: 3'-6"
 TOTAL SQ.FT.: 5.25

FOR REFERENCE ONLY



[A1] - FLAT CUT OUT LETTERS
 NON-ILLUMINATED

O.A.H.: 1'-6"
 O.A.W.: 3'-6"
 TOTAL SQ.FT.: 5.25

FOR REFERENCE ONLY

ELECTRICAL NOTES
 Each Sign Must Have:
 1. A minimum of One (1) dedicated Sign company DOES NOT provide Primary Electrical to Sign.
 2. Junction box installed within Six (6) feet of Sign.
 3. Three Wire-Line, Ground, and Neutral.
 by a licensed electrical contractor or licensed electrician.



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FOR REFERENCE ONLY



Siete 7 LLC
 999 E Touhy Ave.
 Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	005
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26
Drawn By	D. Townson

****For Design Intent Only****
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approvals	Install Date
Cust. Approval	Date
Installer	Install Date
Landlord Approval	Date



[B1] - ILLUMINATED CHANNEL LETTERS
 "AMERICAN HIP INSTITUTE"

O.A.H.: 2'-6"
 O.A.W.: 51'-0"
 TOTAL SQ.FT.: 127.5
FOR REFERENCE ONLY



[B2] - ILLUMINATED CHANNEL LETTERS
 "EMERGENCY 24"

O.A.H.: 2'-6"
 O.A.W.: 27'-0"
 TOTAL SQ.FT.: 67.5
FOR REFERENCE ONLY

ELECTRICAL NOTES
 Each Sign Must Have:
 1. A minimum of One (1) dedicated 120V 20A circuit.
 2. Junction box installed within Six (6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.
 Sign company DOES NOT provide Primary Electrical to Sign.
 Power to the Sign must be done by a licensed electrical contractor or licensed electrician.



FOR REFERENCE ONLY

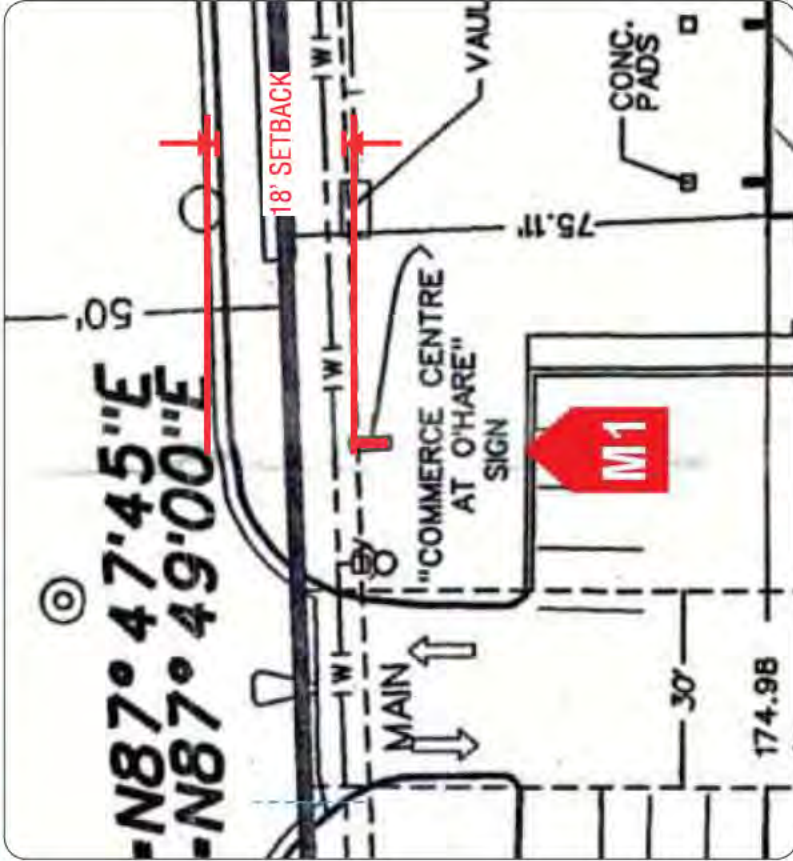


[M1] - OFFICE COMPLEX MONUMENT SIGN ILLUMINATED

18 FT. SETBACK FROM TOUHY AVE.

O.A.H.: 13'-0"
 O.A.W.: 5'-0"
 TOTAL SQ.FT.: 65

FOR REFERENCE ONLY



Siete 7 LLC
 999 E Touhy Ave.
 Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	006
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26
Drawn By	D. Townson

For Design Intent Only**
SQC # 251622-07

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Signature
Cust. Approval	Date
Approval	Signature
Landlord Approval	Date

ELECTRICAL NOTES
 Each Sign Must Have:
 1. A minimum of One (1) dedicated 120V 20A circuit.
 2. Junction box installed within Six (6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.
 Sign company DOES NOT provide Primary Electrical to Sign.
 Power to the Sign must be done by a licensed electrical contractor or licensed electrician.



Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	007
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26
Drawn By	D. Townson

****For Design Intent Only****
SQC # 251622-07

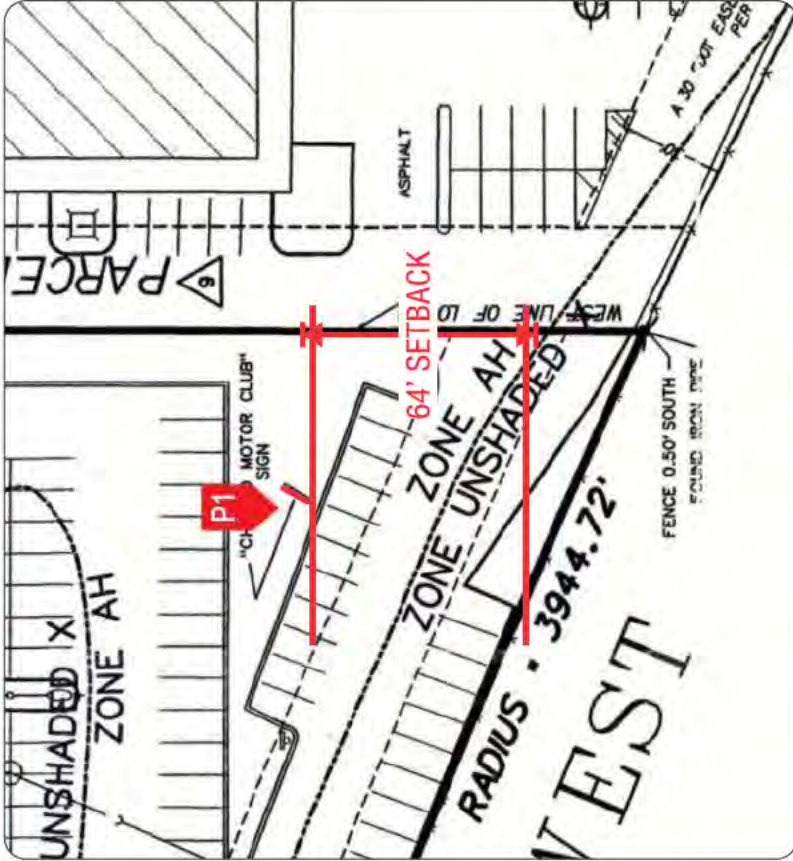
PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	_____ Date
Cust. Approval	_____ Date
Installer	_____ Date
Landlord Approval	_____ Date

ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.

FOR REFERENCE ONLY



[P1] - DOUBLE FACE PYLON SIGN STATIC DISPLAY ILLUMINATED
64 FT. SETBACK FROM FENCE
33 FT. BEYOND FENCE TO EXPRESSWAY WALL

O.A.H.: 13'-0"
O.A.W.: 5'-0"
TOTAL SQ.FT.: 65

FOR REFERENCE ONLY

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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

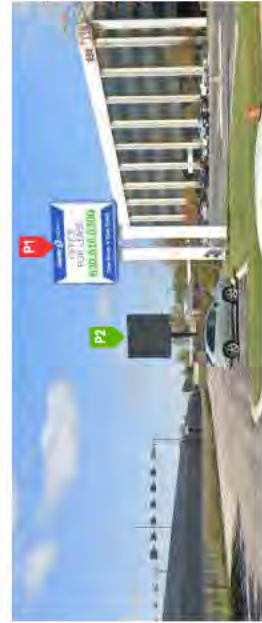
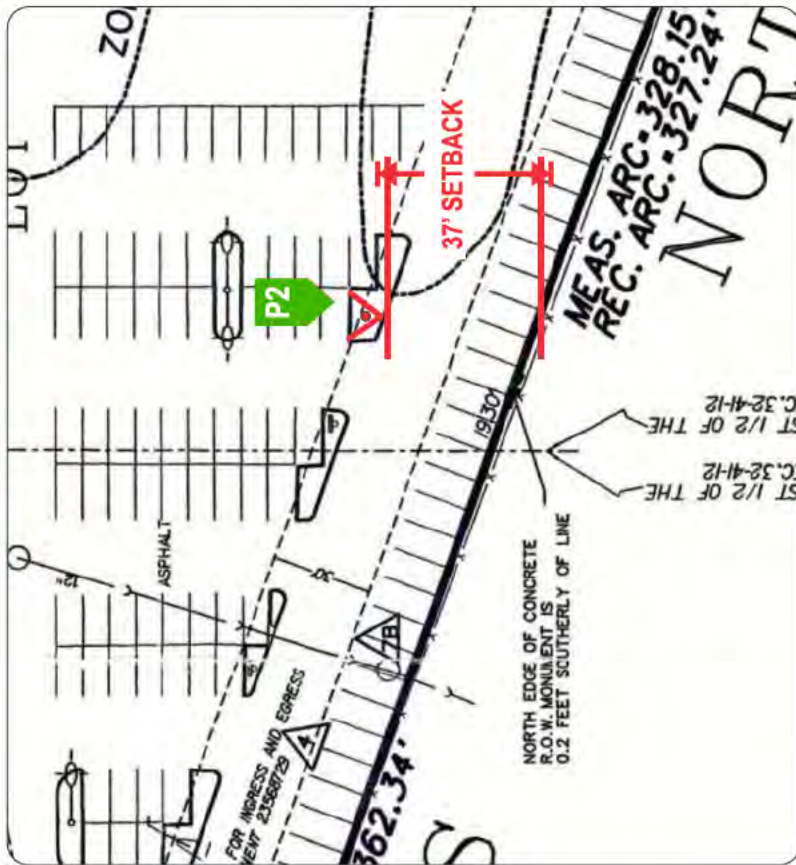
Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	008
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26

Drawn By **D. Townson**

****For Design Intent Only****
SQC # 251622-07

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	
Approval	Date
Cust. Approval	Date
Approval	Date
Landlord Approval	Date

INSET PLAN SIGN P2



[P2] - ANGLE PYLON SIGN WITH DIGITAL DISPLAYS ILLUMINATED
37 FT. SETBACK FROM FENCE
33 FT. BEYOND FENCE TO EXPRESSWAY WALL

EXISTING	PROPOSED
O.A.H.: 21'-8"	O.A.H.: 22'-0.05"
O.A.W.: 22'-6 1/2"	O.A.W.: 23'-1.2"
TOTAL SQ.FT.: 488.40	TOTAL SQ.FT.: 508.29

Ledman 8MM
Double Sided - V-Shape
Matrix 756 x 792
Cabinet / Viewing 22'-0.5"H x 23'-1.2" W
Novastar Controller
Cloud Based Software
Cellular & Data Plan - 10yr Opti-Connect

ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.



LANDSCAPE PLAN

Aerial View



Qty. (4) Boxwood Baby Gem Bushes



Qty. (4) Elijah Blue Fescue Ornamental Grass



Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
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1	00/00/00
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****For Design Intent Only****
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PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approvals	Signature	Date
Cust. Approval		
Inspector		
Landlord Approval		

ELECTRICAL NOTES

- Each Sign Must Have:**
1. A minimum of One(1) dedicated Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.
 2. Junction box installed within Six(6) feet of Sign.
 3. Three Wire: Line, Ground, and Neutral.



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MEMORANDUM

Date: April 10, 2026
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: Jonathan Mendel, AICP, Assistant Director of Community and Economic Development
Subject: Consideration of a Conditional Use for a Commercial School at 1585 Ellinwood Street, Suite 106, Case #26-009-CU

Issue: The petitioner requests a conditional use for a Commercial School in the C-5 Central Business district at 1585 Ellinwood Street, Suite 106.

Petitioner: Central Scholar Academy (Representative: Wilsa Dela Cruz Cabrera, 1585 Ellinwood Street, Suite 106, Des Plaines, IL 60016)

Owner: DZ 1585 LLC (Representative: Lucas Fuksa, 102 Main Street, Suite 200, Park Ridge, IL 60068)

Case Number: #26-009-CU

PINs: 09-17-421-033-0000 and 09-17-421-028-0000

Ward Number: #2, Alderman Colt Moylan

Existing Zoning: C-5, Central Business

Existing Land Use: Multi-Tenant Commercial Building with Off-Street Parking Area

Surrounding Zoning: North: C-5, Central Business District
South: C-5, Central Business District
East: C-5, Central Business District
West: C-5, Central Business District

Surrounding Land Uses: North: Religious Institution (commercial)
South: Senior Living Facility (commercial)
East: Senior Living Facility (commercial)
West: Vacant building (former restaurant)

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

Comprehensive Plan: The Comprehensive Plan designates this site as *Higher Density Urban Mix with Residential*.

Property/Zoning History: The subject property was annexed into the City in 1870 as a single family residence¹. Around 1972, the subject property was redeveloped with a commercial building. Today, the subject property consists of an off-street parking area and multi-tenant office building, which consists of predominantly office uses with a single retail establishment also operating on site. Based on City records, there are existing items to address related to elevator inspections and an expired sign permit, which both must be addressed to comply with all current regulations.

CONDITIONAL USE

Request Description: *Overview*
The petitioner requests a conditional use to operate a commercial school as described in the attached Project Narrative. A commercial school, as defined below, is a conditional use in the C-5 district.

COMMERCIAL SCHOOL: An establishment, the principal use or purpose of which is teaching the skills needed to perform a particular professional job or trade including, but not limited to, schools of construction or building trade, cosmetology, cooking, motor vehicle repair, computer training facilities, vocational schools, administrative business training facilities and similar fields. "Commercial schools" do not include any use otherwise listed specifically in a zoning district as a permitted or conditional use. (Section 12-13-3 of the Zoning Ordinance).

The subject property is currently a two-story, approximately 5,000-square-foot multi-tenant office building and off-street parking area in the rear as illustrated on the attached ALTA/ACSM Land Title Survey. The commercial school would occupy the far eastern tenant space on the first level of the building without any proposed exterior and interior changes to the building itself.

Proposed Operations

Based on the attached Project Narrative, this use would provide a supervised skills performance evaluation on site for up to 20 hours as part of an educational healthcare training program to prepare students to become Certified Nursing Assistants (CNAs) in the State of Illinois. This use is anticipated to operate Wednesday through Sunday from 4:00 P.M. to 8:00 P.M. for the supervised performance skills evaluation and Monday and Tuesday only by appointment as specified in the attached Project Narrative. Each course will not exceed 12 students and one instructor minimizing daily traffic and parking needs during the week. See the attached Project Narrative and attached Program Schedule for additional information.

¹ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved April 7, 2026.

Floor Plans

The existing tenant space where the commercial school use is proposed is approximately 628 square feet in area consisting of a classroom, two simulation rooms, a reception area, break room, and equipment/storage space as illustrated in the attached Floor Plan. The table below has been provided by the petitioner to illustrate the area, use, and occupancy of all rooms within the tenant space. Please see the attached Program Schedule for additional information.

Proposed Floor Plan Spaces			
Space ID	Use	Area (SF)	Occupancy Load
Classroom	Educational Classes	163.61 SF	8 persons
Simulation Room #1	Skills Performance Evaluation	103.28 SF	2 persons
Simulation Room #2	Skills Performance Evaluation	111.17 SF	2 persons
Equipment Storage	Storage	90.25 SF	1 person
Reception and Library	Business / Reception	105.25 SF	3 persons
Break Room	Accessory / Staff Break Room	54.65 SF	1 person
Totals		628.21 SF	17 persons

Access and Circulation

The rear surface parking lot on the subject property is currently only accessed via a permanent and perpetual vehicle ingress and egress easement through a portion of the Brookfield Senior Living property at 800 S. Des Plaines River Road off Ellinwood Street. This easement is located just east of the subject property as illustrated in the attached ALTA/ACSM Land Title Survey and is not subject to change with this request. The proposed commercial school will have limited classes throughout the week with no more than one class at the same time and no more than ten students in each class. As a result, there is no concern from staff that the existing off-street parking area and access drive will suffice for access and circulation.

Off-Street Parking

The subject property contains 25 off-street parking spaces including one accessible space. As noted in the definition above, multi-tenant office buildings are required to adhere to the minimum off-street parking space requirement for offices as identified in Section 12-9-7 of the Zoning Ordinance. Offices require a minimum of one off-street parking space for every 250 square feet of gross floor area. Based on the floor area definition, a minimum of two off-street parking spaces including one accessible space are required for Suite 106, which is satisfied by the existing parking on the subject property. Further, the petitioner notes in the attached Project Narrative that limited courses will be provided during the week and all other visitors will access the site on an appointment-only basis minimizing the overall traffic generated from this use.

It is important to note that based on the floor plans provided, approximately 9,180 square feet for the entire multi-tenant office building is factored into the parking calculation resulting in a total of 37 required off-street parking spaces for the subject property. However, pursuant to Section 12-9-2 of the Zoning Ordinance, no additional parking is required since the use of the building as a multi-tenant office building will not change with the proposed conditional use.

Standards for Conditional Use: Conditional Use requests are subject to the standards set forth in Section 12-3- 4(E) of the Zoning Ordinance. Rationale for how the conditional use would satisfy the standards is provided below and in the attached Petitioner Responses to Standards. For its rationale, the Board may use the responses provided as written, modify them, or adopt its own.

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

Comment: A commercial school is listed as a conditional use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-5 District.

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

Comment: The Future Land Use Map of the 2019 Comprehensive Plan designates this property as *Higher Density Urban Mix with Residential*, which focuses on denser mix of commercial and residential developments. The existing multi-tenant office building does provide a denser commercial component but does not provide any residential component at this time. While the conditional use request adds to the existing commercial uses on site, it does not fully align with the Future Land Use classification noted on the Comprehensive Plan.

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

Comment: The proposed commercial school use will be located within an established concrete and brick office building that is generally harmonious and appropriate in appearance to surrounding commercial and office development in the immediate area. The street frontage and improvements match those along the remainder of Ellinwood Street, including landscape planter boxes.

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

Comment: The proposed commercial school use will be conducted entirely within the individual tenant space inside the building itself minimizing perceived adverse effects. In addition, the existing parking and drive aisle areas will remain to accommodate both student and teacher access to the site to minimize adverse effects on neighboring uses.

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

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

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

Comment: The existing multi-tenant office building on the subject property currently provide services that benefit the community as a whole. A commercial school provides additional services that further benefit the community without excessive additional requirements for public facilities and services.

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

Comment: The specific educational and evaluation activities listed for the proposed commercial school does not appear to create any adverse effects in respect to traffic, noise, smoke fumes, glare, and odors. All activities of the proposed commercial school use will occur inside the individual tenant space and will only occur for a portion of each day, minimizing adverse effects on surrounding properties.

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

Comment: The vehicular access to the subject property will occur on private property accessible by utilizing the existing street connection, is sufficient for the commercial school, and will not be adjusted. The location and layout of the rear off-street parking lot for the multi-tenant office building is near one of the multiple entrances to the building and would not interfere with surrounding public thoroughfares.

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

Comment: The subject property has already been developed with the multi-tenant office building and off-street parking area. The commercial school will occupy a portion of the existing building without further development or any new loss of these features.

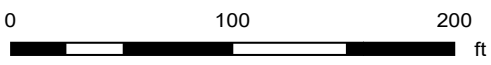
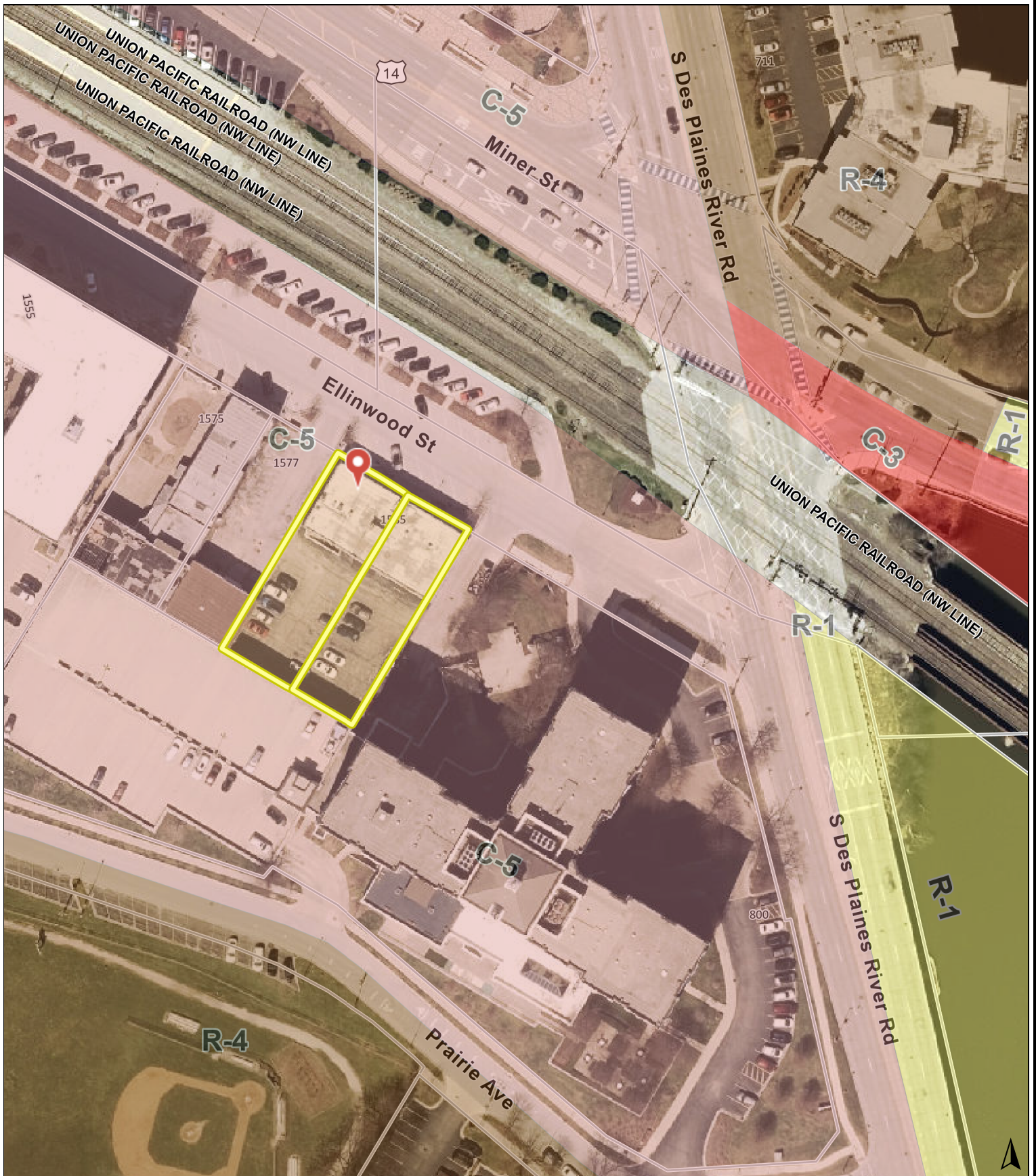
- 10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**

Comment: The proposed commercial school will comply with all other requirements of the Zoning Ordinance for the C-5 Central Business District.

PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny requested commercial school use. Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. There are no staff recommended conditions of approval for this request.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: ALTA/ACSM Land Title Survey
- Attachment 5: Petitioner’s Responses to Standards
- Attachment 6: Project Narrative
- Attachment 7: Program Schedule
- Attachment 8: Floor Plan for Commercial School Tenant Space



Print Date: 4/10/2026

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.



1585 Ellinwood Street – Public Notice Sign



1585 Ellinwood Street – Facing Southeast at Front of Building



1585 Ellinwood Street – Facing Southwest at Front Entrance



1585 Ellinwood Street – Facing South from Ellinwood Street



1585 Ellinwood Street – View of Front On-Street Parking Area



1585 Ellinwood Street – View of Rear of Building



1585 Ellinwood Street – View of Rear Parking Area



1585 Ellinwood Street – Facing South at Ingress/Egress Easement











GREMLEY & BIEDERMANN, INC.

PROFESSIONAL ILLINOIS LAND SURVEYORS

4505 N. Elston Avenue Chicago, Illinois 60630
 Telephone: (773) 685-5102 Fax: (773) 286-4184
 Illinois Land Surveyor Corporation No. 16
 License No. 184-002761

Plat of Survey ALTA / ACSM Land Title Survey

PARCEL 1:
 THE NORTHEASTERLY 150.0 FEET OF LOTS 103 AND 104 IN THE TOWN OF RAND (NOW THE CITY OF DES PLAINES), BEING A SUBDIVISION OF PART OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 PERMANENT AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED BY DEED FROM CITY OF DES PLAINES TO RIVER OAKS PARTNERS DATED JUNE 2, 1992 AND RECORDED JUNE 5, 1992 AS DOCUMENT 92396888 AND CREATED BY DEED FROM GARFIELD RIDGE TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 89813 TO RICHARD E. VAN STOCKUM AND KRISTINE M. VAN STOCKUM, AS TO AN UNDIVIDED 1/2 INTEREST AND RANGVALD T. THOMPSON, AS TO AN UNDIVIDED 1/2 INTEREST DATED JUNE 24, 1993 AND RECORDED JUNE 24, 1993 AS DOCUMENT 93482922, FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

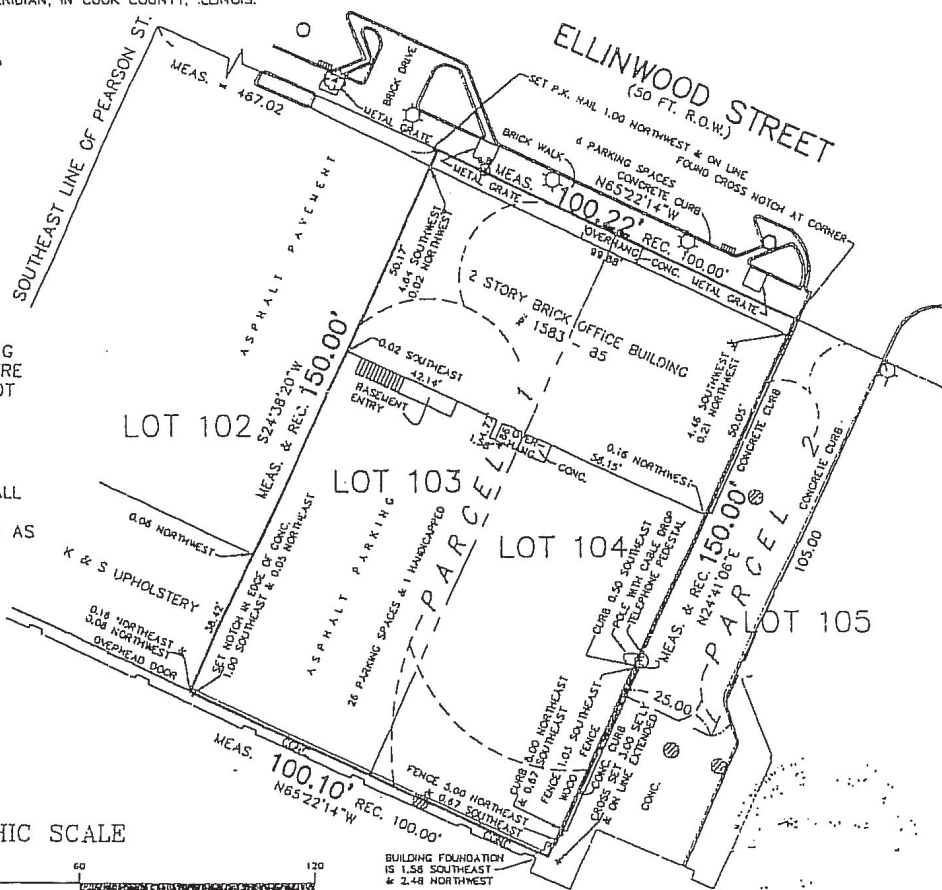
THE WEST 25.0 FEET OF THE NORTH 105.0 FEET OF LOT 105 IN TOWN OF RAND, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, THE NORTHEAST 1/4 OF SECTION 20, THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- Storm CB
- Storm Inlet
- Unclassified Manhole
- Electric Light Pole
- Water Buffalo Box
- Tree - Deciduous

NOTE: INREGARDS TO ADJOINING PROPERTY OWNERS, NAMES WERE NOT SHOWN AS THEY WERE NOT FURNISHED AS SPECIFIED IN ALTA/ACSM REQUIREMENTS OF 1999.

THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS & MATTERS APPEARING OF PUBLIC RECORD AS MIGHT BE DISCLOSED BY A CURRENT TITLE COMMITMENT.



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft

LAND AREA = 15024 SQ.FT. OR 0.345 ACRES

PROPERTY IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN, AS PER INSURANCE RATE MAP COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO. 17031C 0217F EFFECTIVE DATE NOV 6, 2000.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing, Baza, Elevation Datum and Coordinate Datum if used is ASSUMED.

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State of Illinois)
 County of Cook)ss

This is to certify to 1585 Ellinwood LLC, an Illinois limited liability Company, Metropolitan Bank and Trust Company, its successors and/or assigns, Chicago Title Insurance Company and Schiff Hardin & Waite, that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Field measurements completed on JUNE 27, 2002.

Signed on SEPT. 20, 2002

By: Robert G. Biedermann

Professional Illinois Land Surveyor No. 2702
 My License Expires November 30, 2002

This professional service conforms to the current **Page 14 of 31**

REVISED: 09-20-2002 ADD CERT. NAMES (G.L)

Checked	Drawn
JB	RS

1021088

ORDER NO. 1021088
 SCALE: 1 inch = 30 Feet
 DATE: JUNE 27, 2002
 ADDRESS: 1583-85 ELLINWOOD ST., DES PLAINES
 ORDERED BY: ROBERT W. SINGER

STANDARDS FOR CONDITIONAL USES

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

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

The proposed Basic Nursing Assistant Training Program (BNATP) constitutes an educational and vocational training use, which is identified as a conditional use within the C-5 Central Business District under the applicable zoning ordinance.

The proposed use is instructional in nature and will operate entirely within an existing commercial tenant space, with no exterior alterations. The request meets the intent of the C-5 district and satisfies the general standards for conditional uses as follows:

Compatibility with Surrounding Uses:

The program is consistent with the commercial and service-oriented character of the C-5 district. The instructional use is low-intensity and comparable to other permitted office, educational, and professional uses within the area.

Traffic and Parking Impact:

The use generates minimal traffic due to small class sizes, limited onsite hours, and staggered scheduling. Only one cohort is onsite at a time, and many students utilize public transportation. Parking is accommodated within designated onsite areas, ensuring no adverse impact on surrounding properties.

Public Health, Safety, and Welfare:

The program operates in compliance with Illinois Department of Public Health requirements, including a strict instructor-to-student ratio and regulated training standards. The use does not involve hazardous materials, high noise levels, or activities that would negatively affect public safety.

Operational Characteristics:

The program operates during off-peak hours with limited daily occupancy. All instruction is conducted indoors, and the majority of coursework is delivered virtually, further reducing onsite activity.

Consistency with Zoning Intent:

The proposed use supports workforce development and educational advancement, which aligns with the broader goals of the C-5 district to accommodate a mix of commercial, professional, and service-related uses that serve the community.

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

The proposed use is consistent with the City's Comprehensive Plan goals, which support workforce development and community-serving institutional uses. The program provides job training for an in-demand healthcare occupation while maintaining a low-impact operational profile. The use aligns with the intent of this title and the purpose of the C-5 district.

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

The proposed use will operate entirely within an existing commercial building and will not require exterior modifications. All instructional activities occur indoors and on a limited schedule. The use is compatible with the surrounding commercial, office, and professional development in the area.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses; The proposed program does not involve hazardous materials, industrial activities, or medical treatment services. Operations are limited in scope and duration and generate minimal noise or disruption. The use will not adversely affect adjacent properties or uses.

5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services; The subject property is adequately served by existing public facilities and services, including streets, utilities, police and fire protection, water, sewer, and refuse services. The proposed use will not significantly increase demand for these services. No additional public improvements are required.

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

The proposed use will operate within an existing building and does not require additional public expenditures or infrastructure expansion. The program contributes positively to the local economy by supporting workforce readiness in the healthcare sector. The use is not detrimental to the community's economic welfare.

7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property,

or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

The proposed use will not result in excessive traffic, noise, smoke, odors, or other nuisances. There are no outdoor activities, late-night operations, or operational impacts that would affect surrounding properties. The use is consistent with public health, safety, and welfare standards.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares; Existing vehicular access and parking facilities are sufficient to accommodate the proposed use. On-site activity is limited to approximately four hours per week with small class sizes. The use is not expected to create traffic congestion or interfere with public thoroughfares.

Anticipated Daily Visitor Traffic

The proposed use of the site in Des Plaines will occur during off-peak hours, which further supports minimal impact on surrounding traffic patterns. Based on the program's structure and limited onsite activity, traffic is expected to remain low and well controlled.

Each session will include approximately 8 students, with a maximum of 10 students per session, in compliance with program and regulatory requirements. In addition, one instructional staff member will be present per session.

Because sessions are staggered throughout the week and limited to one class per day, there is no overlap between groups. This scheduling approach significantly reduces peak traffic volume and prevents congestion during arrival and departure times.

Parking and Transportation

Students and staff will park in the designated parking area of the building, in full compliance with local zoning and parking regulations.

Additionally, the program primarily serves individuals pursuing entry-level healthcare training, many of whom rely on public transportation (including buses, Metra Train, Taxi, Uber, Car Pooling) as their primary means of travel. This further reduces the demand for onsite parking.

Visitor parking will be located at the front (north side) of the building. Students, staff, and instructors will utilize the designated parking area at the rear (east side) of the building.

This separation of parking areas helps maintain an organized traffic flow, minimizes congestion, and ensures efficient use of available parking spaces.

Overall, the combination of small class sizes, staggered scheduling, limited hours of operation, and reliance on public transportation ensures that the proposed use will not create a significant burden on surrounding traffic patterns or parking resources.

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

The proposed use does not involve construction, site disturbance, or exterior alterations. All activities occur within the existing structure. No natural, scenic, or historic features will be impacted.

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

The applicant shall comply with all applicable provisions of the City of Des Plaines Zoning Ordinance and any conditions imposed as part of the Conditional Use Permit. The program will also comply with all applicable state and federal regulations. Required permits and inspections will be obtained prior to commencement of operations.

Sincerely,

Wilsa dela Cruz Cabrera

Central Scholar Academy

██████████

██



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016

██████████

CONDITIONAL USE APPLICATION

Commercial School

Central Scholar Academy. LLC

Property Address:

1585 Ellinwood Street

Des Plaines, Illinois

Applicant:

Wilsa dela Cruz Cabrera

Property Owner:

Lucas Fuksa

PIN (if available):

09-17-421-033-0000

Date of Submittal/ Revision:

4/1/2026



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016

[REDACTED]

CONDITIONAL USE OF PROPERTY APPLICATION

Basic Nursing Assistant Training Program (BNATP)

I. Purpose of the Request

Central Scholar Academy respectfully submits this application for a Conditional Use Permit to operate a Basic Nursing Assistant Training Program (BNATP) at the above-referenced property in Des Plaines, Illinois.

The proposed onsite use consists of supervised skills performance evaluation at proposed location in Des Plaines totaling 20 hours, delivered over approximately four (4) hours per week, as part of an educational healthcare training program that prepares students to become Certified Nursing Assistants (CNAs) in the State of Illinois. The program will operate in compliance with requirements established by the Illinois Department of Public Health.

The Academy seeks conditional approval to operate as an educational/vocational training facility within the applicable zoning district. This on-campus component is scheduled over 5-week periods and averages approximately 4 hours per week, with no daily or full-day instructional use of space. The enrollment and class size are highly regulated by the Illinois Department of Public Health, including a 12:1 student-to-instructor ratio requirement. As a result, no more than 12 students are allowed to attend each supervised skills evaluation session/class.



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016

██████████

II. Description of the Proposed Use

The BNATP is a structured healthcare education program that provides:

- 60 Hours - Virtual Classroom instruction (didactic/theory) - (Not at the campus)
- 20 Hours - Supervised Performance Skills Evaluation (On-campus- Des Plaines)
- 40 Hours - Clinical experience at an approved healthcare facility (off-site)

Program Structure

- Minimum of 120 instructional hours in accordance with Illinois regulations
- Supervised Performance Skills Evaluation at proposed location in Des Plaines is limited to 4 hours per week.
- Off-site clinical rotations at IDPH-approved long-term care facilities
- Small class sizes to ensure compliance with IDPH instructor to student ratio.

III. Hours of Operation

Proposed hours of operation:

- Monday – by appointment
- Tuesday - by appointment
- Wednesday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Thursday– Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Friday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM



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- Saturday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM
- Sunday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM

Supervised Performance Skills Evaluation sessions are held Wednesday through Sunday.

Administrative office hours are available in person by appointment only.

- Due to simulation room capacity limitations, Supervised Performance Skills Evaluation is conducted in small groups to maintain safe occupancy levels and in compliance with Illinois Department of Public Health (IDPH).
- No overnight operations.

IV. Traffic and Parking Impact

The BNATP operates in 5-week instructional cycles. The didactic (theory) portion of the program is delivered entirely through virtual/online instruction and does not occur at the Des Plaines location. Students are only physically present at the proposed site for the required Supervised Performance Skills Evaluation component.

The Supervised Performance Skills Evaluation training at Des Plaines consists of a total of 20 hours distributed over the 5-week period, averaging approximately 4 hours per week for the entire 5 week course. Supervised Performance Skills Evaluation sessions are scheduled on a staggered basis to prevent congestion and avoid overlapping arrival and departure times.



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This structure ensures that onsite attendance is limited, controlled, and predictable, with only one small class present per session in accordance with Illinois Department of Public Health requirements.

In accordance with regulations established by the Illinois Department of Public Health (IDPH), the Basic Nursing Assistant Training Program (BNATP) maintains a strict instructor-to-student ratio of one (1) instructor to a maximum of ten (12) students during all Supervised Performance Skills Evaluation and clinical training sessions.

To ensure full compliance, each Supervised Performance Skills Evaluation session is limited to no more than 10 students per instructor or 1 class per scheduled operational time. This structure ensures appropriate supervision, enhances student safety, and supports effective hands-on skills training in a controlled learning environment.

Each cohort attends one 4-hour Supervised Performance Skills Evaluation session per week. Supervised Performance Skills Evaluation sessions in Des Plaines are scheduled Wednesday through Sunday.

Classes are distributed across different days and times throughout the 5-week period to minimize simultaneous occupancy.

This staggered scheduling ensures that no more than 12 students per session are present at one time, in accordance with Illinois Department of Public Health requirements.



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Anticipated Daily Visitor Traffic

The proposed use of the site in Des Plaines will occur during off-peak hours, which further supports minimal impact on surrounding traffic patterns. Based on the program's structure and limited onsite activity, traffic is expected to remain low and well controlled.

Each session will include approximately 8 students, with a maximum of 10 students per session, in compliance with program and regulatory requirements. In addition, one instructional staff member will be present per session.

Because sessions are staggered throughout the week and limited to one class per day, there is no overlap between groups. This scheduling approach significantly reduces peak traffic volume and prevents congestion during arrival and departure times.

Parking and Transportation

Students and staff will park in the designated parking area of the building, in full compliance with local zoning and parking regulations.

Additionally, the program primarily serves individuals pursuing entry-level healthcare training, many of whom rely on public transportation (including buses, Metra Train, Taxi, Uber, Car Pooling) as their primary means of travel. This further reduces the demand for onsite parking.



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Visitor parking will be located at the front (north side) of the building. Students, staff, and instructors will utilize the designated parking area at the rear (east side) of the building.

This separation of parking areas helps maintain an organized traffic flow, minimizes congestion, and ensures efficient use of available parking spaces.

Overall, the combination of small class sizes, staggered scheduling, limited hours of operation, and reliance on public transportation ensures that the proposed use will not create a significant burden on surrounding traffic patterns or parking resources.

V. Compatibility with Surrounding Uses

The proposed BNATP is compatible with surrounding commercial/educational/professional uses because:

- It generates minimal noise
- There is no industrial activity
- No outdoor operations are conducted
- All instructional activities occur indoors
- Clinical training is conducted off-site

The use is educational in nature and consistent with community-serving institutional functions.

VI. Public Benefit

Approval of this conditional use will:



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- Support healthcare workforce development in the Des Plaines area
- Address statewide CNA workforce shortages
- Provide local residents with career advancement opportunities
- Increase access to entry-level healthcare training
- Contribute positively to the local economy

The program directly supports regional healthcare facilities by preparing qualified nurse aides.

Students and staff will utilize designated onsite parking areas in full compliance with City zoning and parking requirements. Given the limited hours of operation and low occupancy levels, the proposed educational use is low-impact and comparable to other small-scale, office or classroom-based instructional uses permitted within the district.

VII. Compliance with City Ordinances

Central Scholar Academy will:

- Comply with all City of Des Plaines zoning requirements
- Obtain all required building permits, occupancy certificates, and fire inspections
- Maintain ADA accessibility compliance
- Adhere to all applicable local, state, and federal regulations

The Academy commits to operating in a professional, safe, and community-conscious manner.

VIII. No Adverse Impact on Surrounding Uses



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The school will operate indoors only, produce minimal noise, and be confined to the private areas of the school; it has no outdoor activities, no industrial equipment or hazardous materials, and does not operate late at night or overnight. As a result, the use is fully compatible with surrounding commercial, office, and professional uses.

IX. Conclusion

Approval of this Conditional Use application will directly benefit local assisted living and healthcare providers, including Discovery Village, which is located approximately 350 feet from the proposed site. Establishing the Basic Nursing Assistant Training Program will meaningfully contribute to workforce development within a high-demand healthcare sector and help address the growing need for qualified nursing assistants in the community.

Central Scholar Academy has also confirmed an immediate need for CNAs with Vanguard Home Health, which operates in the same building. This partnership further underscores the direct workforce demand and community benefit that the program will serve.

The proposed use aligns with the goals of the City of Des Plaines by promoting economic vitality, expanding local employment opportunities, and strengthening essential community services.

Central Scholar Academy respectfully requests approval of a Conditional Use Permit to operate a Basic Nursing Assistant Training Program at the proposed location in Des Plaines. The proposed use:



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- Is consistent with community-serving educational purposes
- Presents minimal impact to surrounding properties
- Supports local healthcare workforce development
- Complies with all applicable local, state, and regulatory standards
-

We appreciate the City's consideration of this request and look forward to contributing positively to the Des Plaines community.

Submitted by:

Wilsa dela Cruz Cabrera, BSN, RN, CMCN

President

Central Scholar Academy

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April 1, 2026

City of Des Plaines
Community & Economic Development Department
1420 Miner Street
Des Plaines, IL 60016

Subject: Occupant Load and Program Schedule – Conditional Use Submission

Dear Community & Economic Development Department,

This letter is submitted in support of the Conditional Use Permit application for **Central Scholar Academy**, a vocational training institution located at the above address.

The facility will be utilized to provide a **Basic Nursing Assistant Training Program (BNATP)** supervised skills performance evaluation instruction only.

The program is delivered over a five-week period for each cohort, with one class session per week. Each session is four hours in duration - total of 20 hours in a span of five (5) weeks, with a minimum of eight (8) students, and a maximum of ten (10) students per class.

Due to simulation room capacity limitations, laboratory instruction is conducted in rotating small groups to maintain safe occupancy levels and ensure effective supervision.



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Occupant loads have been determined in accordance with the International Building Code (IBC),

Table 1004.5, using the following occupant load factors:

Space	Dimensions	Area (SF)	Occupancy Classification	Factor (SF/Person)	Occupant Load
Classroom	12'8" × 12'11"	163.61	Educational (Classroom)	20 net	8
Simulation Room 1	8'11" × 11'7"	103.28	Skills Performance Evaluation Instruction	50 net	2
Simulation Room 2	9'8" × 11'6"	111.17	Skills Performance Evaluation Instruction	50 net	2
Equipment Storage	9'6" × 9'6"	90.25	Storage	500 gross	1
Reception & Library	9'8" × 10'11"	105.53	Business / Reception	150 gross	3
Break Room	5'1" × 10'9"	54.65	Accessory / Staff Break Area	150 gross	1

No more than two class sessions are conducted per day, scheduled as follows:

- Monday – by appointment
- Tuesday - by appointment
- Wednesday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Thursday– Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM



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- Friday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Saturday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM
- Sunday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM

Supervised Performance Skills Evaluation sessions are held Wednesday through Sunday.

Administrative office hours are available in person by appointment only.

Overall, the facility is designed to maintain a controlled, low-density occupancy appropriate for vocational training and to support safe operations and egress in compliance with applicable building and safety codes.

We respectfully request your review and approval of this Conditional Use Permit application. Please do not hesitate to contact us should additional information or documentation be required.

Thank you for your time and consideration.

Sincerely,

Wilsa dela Cruz Cabrera
Central Scholar Academy

