



VIRTUAL & IN-PERSON
PLANNING AND ZONING BOARD MEETING

Tuesday, February 23, 2021

Regular Session – 7:00 p.m.

As the City of Des Plaines continues to follow social distancing requirements along with Governor Pritzker's Executive Orders and mandated mitigation restrictions, the Planning and Zoning Board Meeting on Tuesday, February 23, 2021 will be held virtually beginning at 7:00 p.m.

The meeting will be held virtually through Zoom and in person at City Hall in the Council Chambers (Room 102). However, pursuant to the current state-wide executive orders, no more than 25 people (including City staff) can be in the Council Chambers at one time during the meeting. Therefore, the City encourages residents and interested parties to participate in the meeting through Zoom and by submitting written public comments in advance of the meeting. Public comment can be taken during the meeting for those that choose to be physically present, those that follow the instructions below to participate virtually, or by submitting public comments by e-mail to publiccomments@desplaines.org.

Public comments received by 5 p.m., Tuesday, February 23, 2021 will be distributed to Planning and Zoning Board members prior to the Council meeting. Please indicate if you wish to have your comment read at the meeting. Public comments read at the meeting are limited to 200 words or less. Public comments should be e-mailed and contain the following information:

- In the subject line, identify "Planning and Zoning Board Meeting Public Comment"
- Name
- Address (optional)
- City
- Phone (optional)
- Organization, agency representing, if applicable
- Topic or agenda item number of interest

If you would like to provide live public comment during the virtual meeting, please send your request to publiccomments@desplaines.org and you will be sent a link with additional information to join the meeting.

All e-mails received will be acknowledged. Individuals with no access to e-mail may leave a message with the City Clerk's Office at 847-391-5311.

The City of Des Plaines remains united in ensuring the safety and health of our community and our employees. To protect the public and staff, the City will continue to provide only essential functions and services during the Governor's Stay-at-Home Order. The City urges residents and businesses to comply with the Order. If residents must leave their home, it is very important to practice social distancing and keep at least six feet between others. For a list of services and additional information during this time, please visit www.desplaines.org. The City encourages individuals to sign up for its e-news for important information from the City and its government partners, including State and Federal authorities. The City updates its website and posts on social media daily. To sign up for electronic newsletters, please visit <https://www.desplaines.org/mycity/>.



Planning and Zoning Board Agenda

February 23, 2021

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: January 12, 2021

Public Comment: For matters that are not on the Agenda

Old Business: None

New Business:

1. Address: 607 E. Oakton Street

Case Number: 20-053-CU -
Public Hearing

The petitioner is requesting a Conditional Use under Section 12-7-3(F)(3) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow for an auto service repair use in the C-3 zoning district, and approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-30-202-008-0000

Petitioner: Pedro Romero, 303 Delaware Street, Carpentersville, IL 60110

Owner: 607 Oakton, LLC, 2241 W. Howard Street, Chicago, IL 60645

2. Address: 460 Good Avenue

Case Number: 21-001-FPLAT -
Public Hearing

The petitioner is requesting a Final Plat of Subdivision under Section 13-2-4 of the Subdivision Regulations to split one lot into two lots of record at 460 Good Avenue, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-15-300-009-0000

Petitioner: Samee Baig, 10051 Potter Road, Des Plaines, IL 60016

Owner: Mirza Baig, 10051 Potter Road, Des Plaines, IL 60016

3. Address: 3000 River Road

Case Number: 21-002-PUD-A
Public Hearing

The petitioner is requesting an amendment to an existing Planned Unit Development under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a two-story addition onto the existing casino building and make various site adjustments at 3000 River Road, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-34-300-032-0000; -045; -046; -047

Petitioner: Michael Tobin, Midwest Gaming and Entertainment, LLC,
900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Owner: Gregory A. Carlin, Midwest Gaming and Entertainment, LLC / Devon
Parcel, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Next Agenda – March 9, 2021

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.

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DES PLAINES PLANNING AND ZONING BOARD MEETING

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MINUTES

As the City of Des Plaines continues to follow social distancing requirements and Governor Pritzker's Restore Illinois Order, the Planning and Zoning Board Meeting on Tuesday, January 12, 2021 was held virtually, via Zoom, and in person in Room 101 of the Des Plaines Civic Center beginning at 7:00 p.m.

ZONING BOARD

Chairman Szabo called the meeting to order at 7:00 p.m. and read this evening's cases. Roll call was established.

PRESENT: Fowler, Hofherr, Saletnik, Veremis, Szabo

ABSENT: Bader, Catalano

ALSO PRESENT: Michael McMahon/Director/Community & Economic Development
Jonathan Stytz, Planner/Community & Economic Development
Wendy Bednarz/Recording Secretary

A quorum was present.

PUBLIC COMMENT

There was no Public Comment.

Member Catalano entered the meeting at 7:02 p.m.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Saletnik, to approve the minutes of November 24, 2020, as corrected.

AYES: Hofherr, Saletnik, Fowler, Veremis, Szabo

NAYES: None

ABSTAIN: None

*****MOTION CARRIED UNANIMOUSLY*****

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OLD BUSINESS

NEW BUSINESS

1. **Address:** 10 S River Road

Case Number: 20-046-TSUB-V

The petitioner is requesting: (i) Tentative Plat of Subdivision under Section 13-2 of the Subdivision Regulations to resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000; (ii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a front building setback of 10.28-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a north side building setback of 22.75-feet and south side building setback of 10.53-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iv) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a rear building setback of 25.99-feet in the M-1, Limited Manufacturing District where 60-feet is required; (v) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a lot size of 0.54-acres in the M-1, Limited Manufacturing District where a minimum of 5-acres is required; and (vi) the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-200-022-0000
Petitioner: Peter Damiano, Damiano Service Center and Damiano Properties, LLC,
10 S. River Road, Des Plaines, IL 60016
Owner: Carol A. Damiano and Peter S. E. Damiano, 10 S. River Road
Des Plaines, IL 60016

Chairman Szabo swore in the Petitioner and Representatives.

Ms. Beil provided an overview of the application, which includes a variation to the front, side, and rear yard setbacks and a reduction of the minimum lot size. Ms. Beil stressed that the variations are due to existing conditions on the property to comply with current zoning code.

Mr. Doland went over the proposed tentative plat of subdivision; Lot 1 will have the 1415 Redeker Rd address, while Lot 3 will have the 10 S River Rd address.

Chairman Szabo inquired about the address conventions. Director McMahan went over the subdivision. The owner of Lot 3 will be acquiring Lot 2. Mr. McMahan explained that the current subdivision record goes back to the 1800's and used a different system of record keeping.

Chairman Szabo asked that the Staff Report entered into record. Planner Stytz provided a summary of the following report:

Issue: The petitioner is requesting: (i) Tentative Plat of Subdivision under Section 13-2 of the Subdivision Regulations to resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000; (ii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to

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allow a front building setback of 10.28-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a north side building setback of 22.75-feet and south side building setback of 10.53-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iv) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a rear building setback of 25.99-feet in the M-1, Limited Manufacturing District where 60-feet is required; (v) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a lot size of 0.54-acres in the M-1, Limited Manufacturing District where a minimum of 5-acres is required; and (vi) the approval of any other such variations, waivers, and zoning relief as may be necessary.

Analysis:

Address: 10 S. River Road
Owner: Carol A. Damiano Trust & Peter Damiano Trust, 10 S. River Road, Des Plaines, IL 60016
Petitioner: Peter Damiano, Damiano Service Center & Damiano Properties, LLC, 10 S. River Road, Des Plaines, IL 60016

Case Number: 20-046-SUB-V
Real Estate Index Number: 09-17-200-022-0000
Ward: #1, Alderman Mark A. Lysakowski

Existing Zoning: M-1, Limited Manufacturing District
Existing Land Use: Automotive Repair Shop (Damiano Service Center)

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

Surrounding Land Use: North: Commercial (City Electric Supply)
 South: Commercial (Peter Troost Monument Company)
 East: Cook County Forest Preserve
 West: Manufacturing (Multi-tenant industrial building)

Street Classification: River Road is classified as an arterial road and Redeker Road is classified as a local street.

Comprehensive Plan: The Comprehensive Plan designates the site as Commercial Industrial Urban Mix.

Project Description:

The petitioner, Peter Damiano, is requesting a Tentative Plat of Subdivision and Major Variations for building setbacks and lot size for the property located at 10 S. River Road. The subject property is 10,862-square feet (0.249 acres) in size and is comprised of one lot, which is improved with a single building and

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parking area as shown in the Plat of Survey. The building on the subject property contains a 100-square foot office area, 3,906-square foot shop/storage area, and a separate 280-square foot mechanical area with restrooms. The petitioner also currently holds a Land Lease with ComEd to park within the ComEd right-of-way located south of the properties at 24 River Road and 1415 Redeker Road.

The petitioner is proposing to resubdivide and absorb a portion of 1415 Redeker Road (Parcel 09-17-200-044-0000) located west of the subject property and behind the properties located at 20 River Road and 24 River Road shown as Lot 2 on the Proposed Site Plan. Lot 2 is 12,684-square feet (0.291-acres) in size and is comprised of one lot, which is improved with a portion of the multi-tenant manufacturing building located on 1415 Redeker Road and a gravel drive aisle/parking area. The petitioner proposes to improve Lot 2 with a paved, dust-free hard surface and utilize it to access the leased parking area within the ComEd right-of-way. Given the proposed acquisition of Lot 2 by the petitioner, this portion of the building, denoted as the East Annex on the Existing Floor Plan, will be demolished as part of this request within a year of City Council approval.

The proposal does not include any alterations to the existing building on the subject property. Pursuant to Section 12-9-7 of the Des Plaines Zoning Ordinance, the following parking regulations apply to this request:

- One space for every 250-square feet of gross floor area of office areas; and
- One space for every 1,500-square feet of gross floor area for warehousing areas.

Based on the parking regulations, the total number of parking spaces required is four (100-square foot/250-square foot plus 3,906-square feet/1,500-square feet), including one handicap accessible parking space. The petitioner proposes to add four required parking spaces, including the handicap accessible space, on the proposed Lot 2 as shown on the Proposed Site Plan.

There are several variations included with this request given that the subject property does not conform to building setback and minimum lot size requirements for the M-1, Limited Manufacturing District and the proposed resubdivision would increase the existing non-conforming building setbacks for the building on 1415 Redeker Road even with the removal of the East Annex building. Thus, the petitioner is also requesting four Major Variations as summarized in the table below:

Bulk Regulations	M-1	Existing	Proposed
Maximum height	50-feet	33-feet	39-feet
Minimum front yard setback	60-feet	30.18-feet	10.28-feet*
Minimum side yard setback	60-feet	2.51-feet (west); 21.75-feet (east)	10.53-feet (south); 20.50-feet (north)*
Minimum rear yard setback	60-feet	0-feet	25.99-feet*
Minimum lot size	5-acres	1.20-acres	0.54-acres*

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Maximum building coverage	75%	69%	<75%
Parking (Office & Warehouse)	4 spaces	0 spaces	4 spaces

****Requested Variations***

Tentative Plat of Subdivision Report

Name of Subdivision: Damiano-Merchandise Resubdivision

Address: 10 S. River Road

Requests: Approval of Tentative Plat of Subdivision & Variations

Total Acreage of Subdivision: 0.541 acres

Lot Descriptions and Construction Plans:

The petitioner’s Tentative Plat of Subdivision shows the resubdivision and transfer of ownership of the Lot 2 parcel to the subject property. Lot 2 will have an area of 10,807-square feet and Lot 3 (subject property) will have an area of 8,520-square feet. The Plat shows the existing 8-foot non-exclusive easement on Lot 2, a new 24-foot ingress and egress easement on Lot 2 for use of Lots 1 and 3, and a new parking easement on Lot 2 for use of Lot 3.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the 1998 City of Des Plaines Zoning Ordinance, as amended.

- 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: Please see the Petitioner’s responses to Standards for Variations.

- 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: Please see the Petitioner’s responses to Standards for Variations.

- 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: Please see the Petitioner’s responses to Standards for Variations.

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- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

Recommendation: Staff is not making a recommendation of the request for a Tentative Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance and the Major Variation requests for building setbacks and minimum lot size pursuant to Section 12-3-6 of the Des Plaines Zoning Ordinance.

Planning and Zoning Board Procedure: Under Section 13-2-7 (Approval of Tentative Plat By Planning and Zoning Board) of the Subdivision Ordinance and Section 12-3-6 (Approval of Variations), the Planning and Zoning Board has the authority to approve, approve subject to conditions, or deny the above-mentioned Tentative Plat of Subdivision and Major Variation requests for the property at 10 S. River Road.

A motion was made by Board Member Saletnik, seconded by Board Member Hofherr to approve the request for a Tentative Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance and the Major Variation requests for building setbacks and minimum lot size pursuant to Section 12-3-6 of the Des Plaines Zoning Ordinance with the condition that the use of the property does not change.

AYES: Saletnik, Hofherr, Fowler, Veremis, Szabo

NAYES: Catalano

*****MOTION CARRIES *****

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2. **Address:** 1415 Redeker Road

Case Number: 20-045-V

The petitioner is requesting the following: (i) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a front building setback of 30.18-feet in the M-1, Limited Manufacturing District where 60-feet is required; (ii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a west side building setback of 2.51-feet and an east side building setback of 0-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a rear building setback of 0-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iv) a Major Variation under Section 12-9-7 of the 1998 Des Plaines Zoning Ordinance, as amended, to allow eighteen parking spaces on site where 41 parking spaces are required; (v) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a lot size of 0.54-acres in the M-1, Limited Manufacturing District where a minimum of 5-acres is required; and (vi) the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-200-044-0000; -045; -051; -106
Petitioner: 1415 Redeker, LLC, 1415-1419 Redeker Road, Des Plaines, IL 60016
Owner: 1415 Redeker, LLC, 1415-1419 Redeker Road, Des Plaines, IL 60016

Chairman Szabo swore in Zoe Biel (attorney) and Jason Doland (engineer), representing the Petitioner, via Zoom. Chairman Szabo also swore in Peter Damiano, owner of the subject property.

Mr. Doland provided an overview of the requested variations, which include front, side, and rear yard setbacks as well as a reduction in lot size and parking reductions. Mr. Doland went over the current site plan and tentative plat of survey, including what structures would be removed, egress access and parking. The requested variations are for pre-existing conditions to comply with current zoning regulations and not for new construction.

Chairman Szabo asked if the Board had any questions.

Member Catalano asked what the ultimate purpose of the variations/tentative plat of subdivision. Ms. Biel stated that the property at 1415 Redeker would not change at all, would stay a warehouse, the current owners of 1415 Redeker are selling Lot 2 to Mr. Damiano so he may expand his business.

Ms. Biel clarified that the business located at 10 S River Rd, by purchasing the property, Mr. Damiano is able to expand his business by being able to service additional vehicles and storage. There will be no new construction of buildings; the annex building on Lot 2 will be demolished.

Member Saletnik asked to explain operationally what will happen vehicle-wise in the new lot. Ms. Biel stated that there is a limited amount of space on Lot 3, acquiring Lot 2 will be able to store vehicles and provide more time to each vehicle. Member Saletnik reiterated that the number of bays would not be increasing, but the space for jockeying vehicles will increase which will allow the work to be more efficient.

Member Fowler asked if there was a plan for improving streets. Ms. Biel stated some of Lot 2 will be improved (paved) once the annex building is demolished.

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Member Hofherr asked Director McMahon if there was plans for the City to redo the street, and commented that the street is in need of some attention. Director McMahon stated that the location was originally part of a TIF District designed for major redevelopment. Mr. McMahon stated that the area was originally constructed by Cook County and then annexed within the City of Des Plaines in the 1950's/1960's. The City does not have any plans to improve Redeker, the street is functioning, but in bad shape. It would be unfair of the City to ask the Petitioner to make major improvements.

Member Catalano asked Staff about the "No Recommendation" stance of Staff. Director McMahon stated that this is an unusual request, taking a parcel that is part of Lot 1 and selling to another landowner for private use. From a Staff level, a neutral stance is necessary due to the number of variations requested and current use of the property. Staff does not feel that the changes would negatively affect how Redeker Rd is used by the owners and residents of the area; however, the owner feels that this change will benefit the owner functionally and economically.

Chairman Szabo asked as far as the Building goes with its history with Cook County, with zero lot lines, were the norm. Director McMahon stated that the warehouse building has adequate parking and does not need to utilize all the parking on the property.

Member Saletnik commented that all of this is fine as long as the use remains the same, as intended, and will improve the operations of the corner lot. If the use changes, then the case will have to come before the Planning & Zoning Board.

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

Issue: The petitioner is requesting the following: (i) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a front building setback of 30.18-feet in the M-1, Limited Manufacturing District where 60-feet is required; (ii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a west side building setback of 2.51-feet and an east side building setback of 0-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a rear building setback of 0-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iv) a Major Variation under Section 12-9-7 of the 1998 Des Plaines Zoning Ordinance, as amended, to allow eighteen parking spaces on site where 41 parking spaces are required; (v) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a lot size of 0.54-acres in the M-1, Limited Manufacturing District where a minimum of 5-acres is required; and (vi) the approval of any other such variations, waivers, and zoning relief as may be necessary.

Analysis:

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Owner: 1415 Redeker, LLC, 1415-1419 Redeker Road, Des Plaines, IL 60016
Petitioner: 1415 Redeker, LLC, 1415-1419 Redeker Road, Des Plaines, IL 60016
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Real Estate Index Numbers: 09-17-200-044-0000; -045; -051; -106
Ward: #1, Alderman Mark A. Lysakowski
Existing Zoning: M-1, Limited Manufacturing District
Existing Land Use: Manufacturing (Multi-tenant industrial building)

Surrounding Zoning: North: C-2, Limited Office Commercial District / C-3, General Commercial District
 South: C-3, General Commercial District
 East: M-1, Limited Manufacturing District / C-3, General Commercial District
 West: M-1, Limited Manufacturing District

Surrounding Land Use: North: Commercial (City Electric Supply / Golf River)
 South: Utilities (ComEd)
 East: Automotive Repair Shop (Damiano Service Center)
 West: Commercial (X-pert Landscaping)

Street Classification: Redeker Road is classified as a local street.

Comprehensive Plan: The Comprehensive Plan designates the site as Commercial Industrial Urban Mix.

Project Description: The petitioner Jay Lazar, on behalf of 1415 Redeker, LLC, is requesting Major Variations for building setbacks, parking, and lot size for the property located at 1415 Redeker Road. The subject property is 52,382-square feet (1.203 acres) in size and is comprised of four lots, which are improved with a single 2-story building, surface parking areas on the north and east side of the building, and a drive aisle along the east side of the building that connects to River Road as shown in the Plat of Survey. The first floor of the building on the subject property contains a 1,345-square foot office area, an 18,115-square foot east warehouse area, an 8,715-square foot west warehouse area, and 9,360-square foot central warehouse area, a 400-square foot mechanical area with restrooms, and an 2,210-square foot east annex. The partial second floor located over the east warehouse area contains an 18,200-square foot warehouse space. In total, the building contains 52,645-square feet of warehouse area.

The petitioner wishes to sell off one of the four parcels to the property owner of 10 S. River Road who is proposing to resubdivide and absorb the easternmost portion of the property (Parcel 09-17-200-044-0000) located at 1415 Redeker Road. This request is tied with a Tentative Plat of Subdivision and Major Variation request at 10 S. River Road (Case #20-046-SUB-V). The parcel in question is located behind the properties at 10 River Road, 20 River Road and 24 River Road and is shown as Lot 2 on the Proposed Site Plan. Lot 2 is 12,684-square feet (0.291-acres) in size and is comprised of one lot, which is improved with a portion of the multi-tenant manufacturing building located on 1415 Redeker Road and a gravel drive aisle/parking area. A portion of the multi-tenant manufacturing building is located on Lot 2, denoted as the East Annex on the Existing Floor Plan. Since the east annex structure is located entirely on Lot 2 and is attached with the rest of the multi-tenant building, the east annex structure would not meet current building and fire codes. Thus, the property owner of 10 River Road plans to demolish the east annex structure and replace it with a dust-free hard surface.

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Aside from the portion of 1415 Redeker Road (Lot 2) being sold to the owner of 10 River Road, the proposal does not include any alterations to the existing building or site as a whole. Pursuant to Section 12-9-7 of the Des Plaines Zoning Ordinance, the following parking regulations apply to this request:

- One space for every 250-square feet of gross floor area of office areas; and
- One space for every 1,500-square feet of gross floor area for warehousing areas.

Based on the parking regulations, the total number of parking spaces required is 41 (1,345-square foot/250-square foot plus 52,645-square feet/1,500-square feet equals 41 spaces), including two handicap accessible parking spaces. Given the loss of the parking and drive aisle area on Lot 2, the petitioner proposes to designate 18 parking spaces, including two handicap accessible parking spaces, at the front of the building located along Redeker Road for use of the subject property (Lot 1) as shown on the Proposed Site Plan. Since the provided parking count results in a 23 parking space deficit to the minimum parking space requirements pursuant to Section 12-9-7, the petitioner is requesting a parking variation.

There are several variations included with this request given that the subject property does not conform to building setback, parking, and minimum lot size requirements for the M-1, Limited Manufacturing District and the proposed resubdivision would increase the existing non-conforming building setbacks and parking availability for the building on 1415 Redeker Road, even with the removal of the east annex structure. Thus, the petitioner is also requesting five Major Variations as summarized in the table below:

Bulk Regulations	M-1	Existing	Proposed
Maximum height	50-feet	33-feet	33-feet
Minimum front yard setback	60-feet	30.18-feet	30.18-feet*
Minimum side yard setback	60-feet	2.51-feet (west); 21.75-feet (east)	2.51-feet (west); 0-feet (east)*
Minimum rear yard setback	60-feet	0-feet	0-feet*
Minimum lot size	5-acres	1.20-acres	1.20-acres*
Maximum building coverage	75%	69%	69%
Parking (Office & Warehouse)	41 spaces	18 spaces	18 spaces*

***Requested Variations**

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the 1998 City of Des Plaines Zoning Ordinance, as amended.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

- 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: Please see the Petitioner's responses to Standards for Variations.

Case 20-046-TSUB-V	10 S. River Rd	Tentative Plat of Subdivision/Variations
Case 20-045-V	1415 Redeker Rd	Major Variations
Case 20-051-TA	City-wide	Text Amendment

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Recommendation: Staff is not making a recommendation of the Major Variation requests for building setbacks, parking, and minimum lot size pursuant to Section 12-3-6 of the Des Plaines Zoning Ordinance.

Planning and Zoning Board Procedure: Under Section 12-3-6 (Approval of Variations), the Planning and Zoning Board has the authority to recommend approval, approval subject to conditions, or denial of the above-mentioned Major Variation requests for the property at 1415 Redeker Road.

A motion was made by Board Member Saletnik, seconded by Board Member Hofherr to approve the Major Variation requests for building setbacks, parking, and minimum lot size pursuant to Section 12-3-6 of the Des Plaines Zoning Ordinance with the condition that the use of the property does not change.

AYES: Saletnik, Hofherr, Veremis, Szabo
NAYES: Catalano
ABSTAIN: Fowler

*****MOTION CARRIES *****

Case 20-046-TSUB-V	10 S. River Rd	Tentative Plat of Subdivision/Variations
Case 20-045-V	1415 Redeker Rd	Major Variations
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3. Address: City-wide

Case Number: 20-051-TA

The petitioner is requesting a Text Amendment to Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended to change the maximum allowable contiguous office area in the C-4, Regional Shopping District from 2,500-square feet to 5,000-square feet and approval of any other such variations, waivers, and zoning relief as may be necessary.

Chairman Szabo swore in Brian Bucaro, on behalf of the Petitioner, PJR Properties (The Oak Properties), via Zoom. Mr. Bucaro provided a brief overview of the request, which includes increasing the permitted maximum area of office uses in the C-4 shopping district from 2,500 square feet to 5,000 square feet.

Chairman Szabo asked if there were any questions from the Board. There were no questions.

Member Saletnik stated the following comment: that the current poor retail climate makes sense for the office use to fill the vacant space.

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

Issue: The petitioner is requesting a Text Amendment to Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended to increase the total allowable contiguous area for Office uses in the C-4, Regional Shopping District from 2,500-square feet to 5,000-square feet and approval of any other such variations, waivers, and zoning relief as may be necessary.

Analysis:

Owner: PJR Properties, LLC, 1153 Lee Street, Suite 109, Des Plaines, IL 60016

Petitioner: PJR Properties, LLC, 1153 Lee Street, Suite 109, Des Plaines, IL 60016

Case Number: 20-051-TA

Real Estate Index Numbers: 09-20-400-051-0000; -052

Ward: #5, Alderman Carla Brookman

Existing Zoning: C-4, Regional Shopping District

Existing Land Use: Shopping Center

Surrounding Zoning: North: C-4, Regional Shopping District
 South: R-1, Single-Family Residential District
 East: Railroad; C-3, General Commercial District / R-1, Single Family Residential District
 West: C-3, General Commercial District / C-4, Regional Shopping District

Surrounding Land Use North: Shopping Center
 South: Single Family Residences
 East: Railroad; Single Family Residences / Vacant Commercial

Case 20-046-TSUB-V
 Case 20-045-V
 Case 20-051-TA

10 S. River Rd
 1415 Redeker Rd
 City-wide

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 Major Variations
 Text Amendment

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Property
 West: Jewel (Commercial) / Shopping Center

Street Classification Lee Street and Oakton Street are classified as arterial streets.

Comprehensive Plan Designation The Comprehensive Plan designates this property as Commercial.

Project Description The petitioner is proposing a Text Amendment to Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended to increase the total allowable contiguous area for Office uses in the C-4, Regional Shopping District from 2,500-square feet to 5,000-square feet.

Amending Section 12-7-3(K) of the Zoning Ordinance to Allow for Increased Office Area in the C-4 Zoning District

Prior to 2018, the Zoning Ordinance did not allow office uses in the R-4, Regional Shopping District. Ordinance Z-28-18 was approved by City Council on September 4, 2018 to allow office uses up to 2,500-square feet in area in the C-4, Regional Shopping District provided that they are not contiguous to another office use. The petitioner owns the Oak Shopping Center and is looking to fill vacant space within the existing shopping center. Recently, various businesses that are classified under office uses have been interested in occupying space within the shopping center in excess of 2,500-square feet. Thus, the proposed text amendment would allow office uses up to 5,000-square feet of contiguous space within the C-4, Regional Shopping District. The proposed amendment is as follows:

Amend

12-7-3.K: Commercial Use Matrix: Amending Office Use footnote to Allow Additional Contiguous Office Area in the C-4, Regional Shopping District.

COMMERCIAL DISTRICT USE MATRIX

Uses	C-1	C-2	C-3	C-4	C-5	C-6	C-7
<u>Offices</u>	C	P	P	<u>P¹⁷</u>	P		P

Note 17. Each office use in the C-4 Regional Shopping District shall be limited to 2,500 5,000 square feet of area and shall not be contiguous to another office use.

Amendment Findings: Text Amendment requests are subject to the standards set forth in Section 12-3-7(E) of the 1998 City of Des Plaines Zoning Ordinance, as amended. In reviewing these standards, staff has the following comments:

- A. 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:

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Comment: The Comprehensive Plan strives to expand the range of commercial uses along major Des Plaines corridor. The subject property is located along the Lee Street/Mannheim Road corridor and near the Oakton Street corridor and is surrounding by different types of commercial development. The proposed text amendment would help expand the types of office uses permitted in the C-4 zoning district and provide additional services to Des Plaines residents. See also the petitioner's responses to standards for amendments.

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

Comment: The subject property consists of a shopping center that is surrounded by a mix of commercially-zoned properties. The proposed text amendment allowing additional office space in the C-4 zoning district would not alter the current conditions or overall character of existing development in the immediate vicinity as the development in this area already contains a mixture of retail, service, and office uses. See also the petitioner's responses to standards for amendments.

C. The proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property:

Comment: There are currently adequate public facilities for the subject property and the proposed text amendment will not alter the public facilities in any way. See also the petitioner's responses to standards for amendments.

D. The proposed amendment will not have an adverse effect on the value of properties throughout the jurisdiction:

Comment: The proposed text amendment would assist in boosting the economy in Des Plaines by filling vacant spaces in the C-4 zoning district that have been vacated by a retail use or do not fit the needs of a retail use. This request would allow for office uses of larger sizes to be located in the C-4 zoning district, which may attract larger businesses to Des Plaines. See also the petitioner's responses to standards for amendments.

E. The proposed amendment reflects responsible standards for development and growth:

Comment: The proposal strives to meet and exceed the responsible standards required for development and growth as it would allow for larger office uses to locate on site to attract new businesses and further expand the services available to Des Plaines residents. See also the petitioner's responses to standards for amendments.

Recommendations: Staff recommends approval of the proposed Text Amendment to Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended to increase the total allowable contiguous area for Office uses in the C-4, Regional Shopping District from 2,500-square feet to 5,000-square feet and approval of any other such variations, waivers, and zoning relief as may be necessary.

Planning and Zoning Board Procedure:

The Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the proposed Text Amendment request.

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Case 20-051-TA

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A motion was made by Board Member Saletnik, seconded by Board Member Catalano to recommend approval of the text amendment as presented.

AYES: Saletnik, Catalano, Fowler, Hofherr, Veremis, Szabo

NAYES: None

*****MOTION CARRIES *****

STAFF UPDATES

Staff provided an updated on the Ellinwood Project and the Municipal Parking Deck, both projects are underway. Director McMahon provided a brief overview of the upcoming February cases.

ADJOURNMENT

The next meeting scheduled for January 26, 2021 has been cancelled. The next scheduled Planning & Zoning Board meeting is Tuesday, February 9, 2021.

Chairman Szabo adjourned the meeting by voice vote at 7:42 p.m.

Sincerely,

Wendy Bednarz, Recording Secretary

cc: City Officials, Aldermen, Zoning Board of Appeals, Petitioners



COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: April 13, 2021
To: Planning and Zoning Board Members
From: Jonathan Stytz, Planner
Subject: Request to Continue 20-053-CU 607 E. Oakton Street

The petitioner has attempted to submit full revisions for the Conditional Use request but the revisions are not complete. As such, staff is respectfully requesting the Planning and Zoning Board to open the public hearing at the February 23, 2021 meeting and to continue the case to the April 13, 2021 Planning and Zoning Board Meeting.

MEMORANDUM

Date: February 8, 2021
To: Planning and Zoning Board
From: Jonathan Stytz, Planner JS
Cc: Michael McMahon, Community & Economic Development Director mm
Subject: Consideration of Final Plat of Subdivision at 460 Good Avenue, Case 21-001-FPLAT (1st Ward)

Issue: The petitioner is requesting a Final Plat of Subdivision under Section 13-2 of the Des Plaines Subdivision Regulations to split one lot into two lots of record in the R-1 zoning district at 460 Good Avenue.

Analysis:

Address: 460 Good Avenue
Owner: Samee Baig, 10051 Potter Road, Des Plaines, IL 60016
Petitioner: Mirza Baig, 10051 Potter Road, Des Plaines, IL 60016
Case Number: 21-001-FPLAT
Real Estate Index Number: 09-15-300-009-0000
Ward: #1, Alderman Mark A. Lysakowski
Existing Zoning: R-1, Single Family Residential District
Existing Land Use: Vacant Lot
Surrounding Zoning: North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: R-1, Single Family Residential District
West: R-1, Single Family Residential District

Surrounding Land Use: North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

Street Classification: Good Avenue and Edward Court are local roads.

Comprehensive Plan: The Comprehensive Plan designates the site as Single Family Residential.

Project Description: The petitioner, Samee Baig, is requesting a Final Plat of Subdivision for the property located at 460 Good Avenue. The subject property is 25,961.20-square feet (0.596 acres) in size and is comprised of one undeveloped lot as shown in the Plat of Survey (Attachment 4).

The petitioner proposes to subdivide the existing lot into two lots of record and construct a new single-family home on each new lot. Lot 1 will serve as the western lot with access from Edward Court whereas Lot 2 will serve as the east lot with access from Good Avenue. Both lots will be 90-feet in width and 13,020-square feet in area as shown on the Final Plat of Subdivision (Attachment 5).

Final Plat of Subdivision Report

Name of Subdivision: Baig Estates

Address: 460 Good Avenue

Requests: Approval of Final Plat of Subdivision

Total Acreage of Subdivision: 0.596 acres

Lot Descriptions and Construction Plans: The petitioner's Final Plat of Subdivision shows the existing 25,961.20-square foot property being split into two lots each 90-feet in width and 13,020-square feet in area. The Final Plat of Subdivision shows a five-foot public utility and drainage easement at the rear, a five-foot public utility and drainage easement on the sides, a 25-foot building line in the front of each proposed lot, and ten-foot public utility and drainage easement and sanitary sewer easement along the front (west side) of Lot 1.

Compliance with the Comprehensive Plan

There are several parts of the 2019 Des Plaines Comprehensive Plan that align with the proposed project. Those portions are follows:

- Under Overarching Principles:
 - The Comprehensive Plan seeks to promote a wider range of housing options and to encourage the reinvestment and preservation of established Des Plaines neighborhoods through the addition of new housing to fit diverse needs. The proposal seeks to reinvest in this vacant lot and provide additional housing options in this established neighborhood.

- Under Future Land Use Map:
 - The property is marked for Single-Family Residential land uses. These areas are designated for detached single-family residences to maintain and improve housing options for residents. The proposed use will transform an existing undeveloped lot to provide additional single-family housing options for the community as a whole.

While the aforementioned bullet points are only a small portion of the Comprehensive Plan, there is a large emphasis on maintaining detached single-family zoning areas and promoting the expansion of these developments to increase housing options for residents. The petitioner is proposing to take an undeveloped 0.596-acre parcel and subdivide it to provide two additional residences for the community.

Recommendation: I recommend approval of the Final Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance to split one lot into two lots of record in the R-1 zoning district at 460 Good Avenue.

Planning and Zoning Board Procedure: Under Section 13-2-5 (Approval of Final Plat By Planning and Zoning Board) of the Subdivision Ordinance, the Planning and Zoning Board has the authority to recommend approval, approval subject to conditions, or denial of the above-mentioned Final Plat of Subdivision request for the property at 460 Good Avenue.

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Location Map
- Attachment 3: Plat of Survey
- Attachment 4: Final Plat of Subdivision
- Attachment 5: Final Engineering Drawings
- Attachment 6: Site and Context Photos

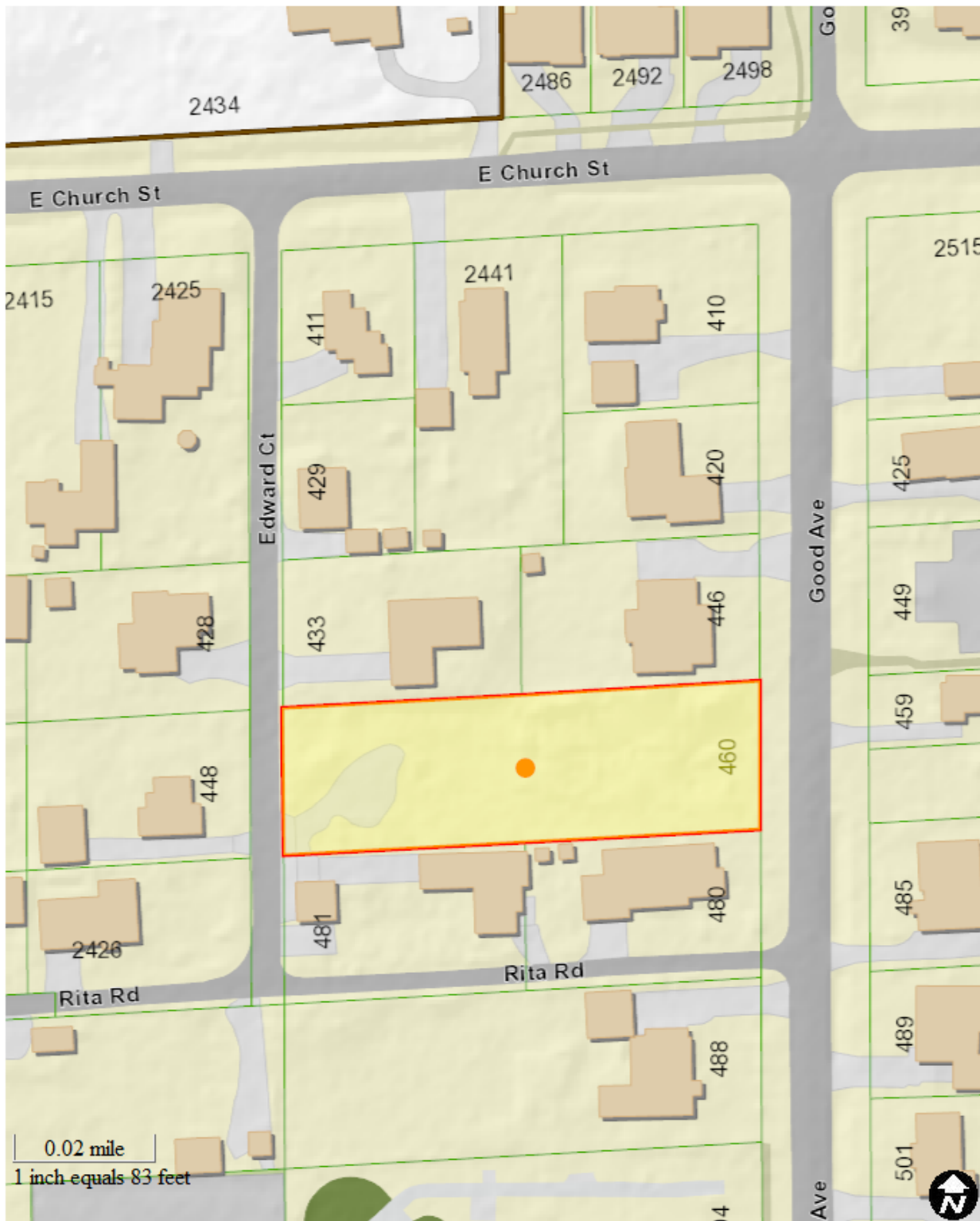


1661 Aucutt Road · Montgomery · IL 60538
Tel: (630) 801-7927 · Fax: (630) 701-1385

Project Narratives:
Dated 01/06/2021

With the approval of Tentative Plat of Subdivision, Preliminary and Final Engineering Plan, we are hereby requesting a Final Plat of Subdivision approval on Baig Estates Subdivision.

Subject property is located at 460 Good Ave. It is the second lot north of Rita Road stretching between Good Ave and Edward Court. The owner is applying to subdivide the property into two lots, with "Baig Estates" Subdivision, so that one subdivided lot faces easterly towards Good Ave. while the other faces westerly towards Edward Court. Each lot will be occupied by a residential residence. In fact, the permit to improve the east lot (lot 2 in Baig Estates) is close to been issued by the City. The proposed subdivided lots are consistent in size and harmonious with the neighborhood and will not be injurious to the use and enjoyment of other properties in the immediate vicinity of the purpose already permitted. The proposed subdivision will not be detrimental to or endanger the public safety, health, morals, comfort or general welfare. Further, adequate utilities, access roads and drainage have been provided for the subdivided lots. Lastly, the proposed subdivision and the residential use will conform in all respects to the applicable regulations of R-1 Single-Family Residential District.



Map created on October 7, 2020.
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Disclaimer: 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.

Boundary and Topographic Survey

LEGAL DESCRIPTION:

THE NORTH 90.00 FEET OF THE SOUTH 180.00 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 5 IN FREDERICH MEINSHAUSEN DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 460 GOOD AVENUE, DES PLAINES, ILLINOIS.



Vicinity Map
(No Scale)



ABBREVIATION LEGEND

- C/L = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DIP = DUCTILE IRON PIPE
- E = EAST
- ELY = EASTERLY
- FEX = FENCE CORNER
- FFE = FINISHED FLOOR ELEVATION
- (M) = MEASURED DISTANCE
- MT = MULTI TRUNK
- N = NORTH
- NLY = NORTHERLY
- PVC = POLYVINYL CHLORIDE (PLASTIC PIPE)
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- RCP = ROUND CONCRETE PIPE
- (R) = RECORD DISTANCE
- S = SOUTH
- SLY = SOUTHERLY
- T/F = TOP OF FOUNDATION ELEVATION
- T/W = TOP OF WALL ELEVATION
- U.&D.E. = UTILITY & DRAINAGE EASEMENT
- W = WEST
- WLY = WESTERLY

SYMBOL LEGEND

- = ASPHALT
- = BRICK
- = CATCH BASIN
- = CONCRETE
- = DECIDUOUS TREE
- = GRAVEL
- = HYDRANT
- = MAIL BOX
- = PINE TREE
- = COMBINED SEWER MANHOLE
- = STORM MANHOLE
- = WATER MANHOLE
- = WOOD POWER POLE

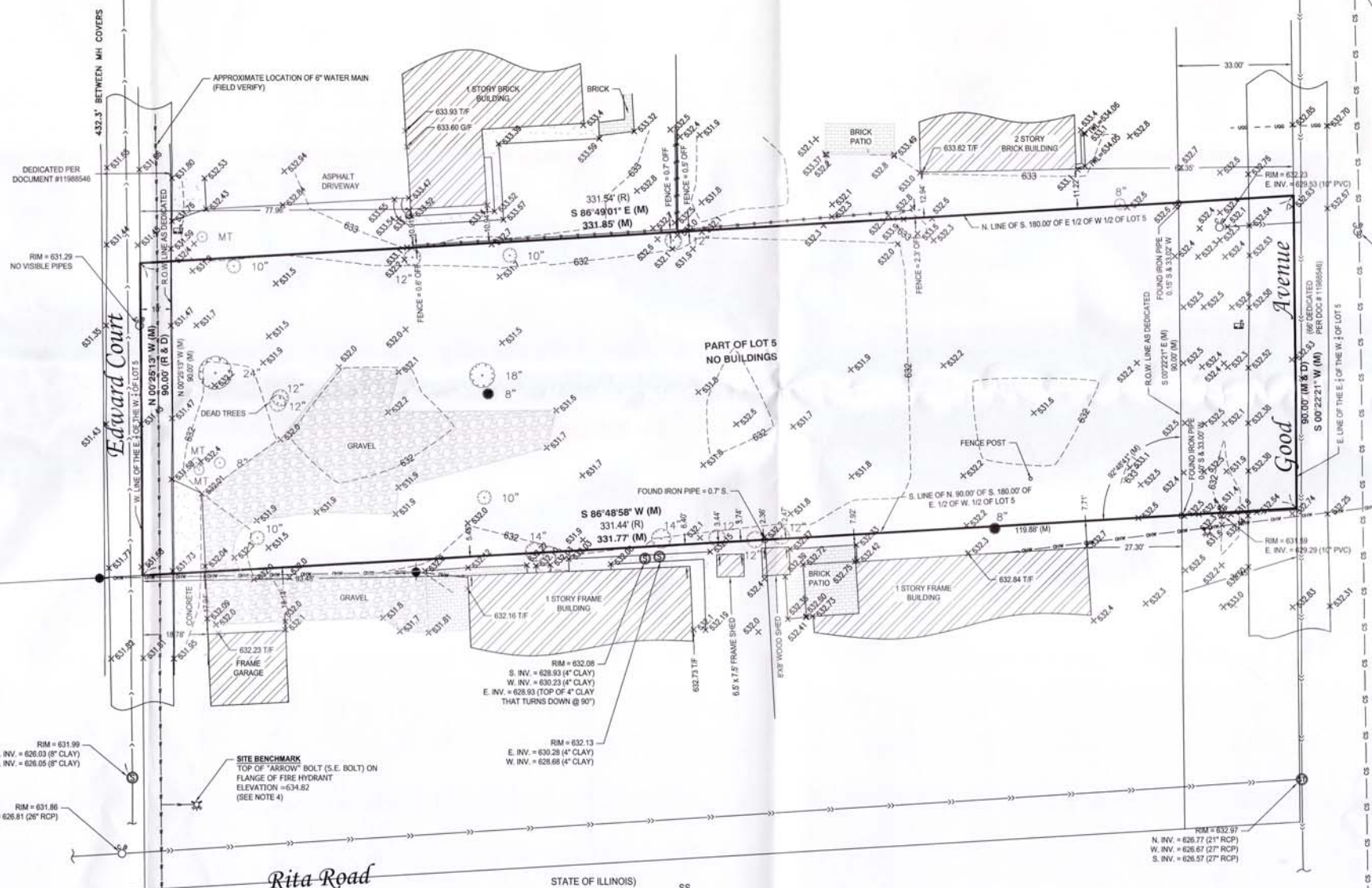
LINE TYPE LEGEND

- BUILDING SETBACK =
- EASEMENT =
- FENCE =
- CENTERLINE OF OVERHEAD WIRES =
- COMBINED SEWER =
- STORM SEWER =
- WATER LINE =

UNDERGROUND UTILITIES PER J.U.L.I.E.

- GAS LINE =

RM = 631.35 (FLOWS WEST)
S. INV. = 624.51 (8" CLAY)
E. INV. = 624.51 (8" CLAY)
W. INV. = 624.47 (8" CLAY)



NOTES:

- 1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (EAST ZONE).
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER TO CITY OF DES PLAINES DATUM (NAVD83)
- 4) SOURCE BENCHMARK: CITY OF DES PLAINES BENCHMARK #96, MONUMENT AT NE CORNER OF CHURCH ST. AND LYMAN AVE. ELEVATION = 631.30
SITE BENCHMARK: TOP OF "ARROW" BOLT (SE BOLT) ON FLANGE OF FIRE HYDRANT @ E. SIDE OF EDWARD COURT & 66.2' SOUTH OF SOUTH LINE OF SITE (NEAR NE CORNER OF EDWARD CT. AND RITA RD.) ELEVATION = 634.82
- 5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 7) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 8) ORIGINAL FIELD WORK COMPLETED ON 9-18-2013 ADDITIONAL FIELD WORK COMPLETED ON FEBRUARY 14, 2020.
- 9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 10) PARCEL CONTAINS APPROXIMATELY 29827.8 SQUARE FEET OR 0.68 ACRES (INCLUDES AREA IN GOOD AVENUE AND EDWARD COURT).
- 11) SNOW COVER EXISTED AT TIME OF SURVEY ON FEBRUARY 14, 2020.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, HAVE PREPARED THIS BOUNDARY AND TOPOGRAPHIC SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

DATED AT MONTGOMERY, ILLINOIS ON SEPTEMBER 27, 2013

George H. Skulavik



GEORGE H. SKULAVIK, P.L.S. 035-002580 EXPIRATION DATE 11/30/2020
STACY L. STEWART, P.L.S. 035-003415 EXPIRATION DATE 11/30/2020

PROFESSIONAL DESIGN FIRM NO. 184-004766

1841 AUCUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-901-7927 FAX 630-701-1385



Page 1 of 1

DATE	DATE
BY	BY
CHECKED BY	CHECKED BY
DATE	DATE
PROJECT NUMBER	PROJECT NUMBER

Final Plat of Subdivision for Baig Estates

OWNER AND DEVELOPER
FUTURE TAX BILLS TO BE SENT TO:
MRZA BAIG
481 EDWARD COURT
DESPLAINES, ILLINOIS

PARCEL NUMBER
18-16-208-018-0000

BEING A RESUBDIVISION OF THE NORTH 90.00 FEET OF THE SOUTH 180.00 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 5 IN FREDERICH MEINSHAUSEN DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 460 GOOD AVENUE, DESPLAINES, ILLINOIS.

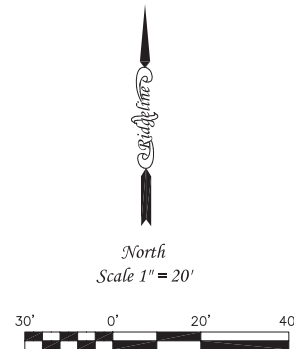
BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS EAST M4D 83 STATE PLANE COORDINATE SYSTEM AS DETERMINED BY USING TRIMBLE VRS (GPS) NETWORK.

LEGAL DESCRIPTION:

THE NORTH 90.00 FEET OF THE SOUTH 180.00 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 5 IN FREDERICH MEINSHAUSEN DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 460 GOOD AVENUE, DES PLAINES, ILLINOIS.



LEGEND

- = CONCRETE MONUMENT SET
- = IRON PIPE FOUND
- = IRON PIPE SET

ABBREVIATION LEGEND

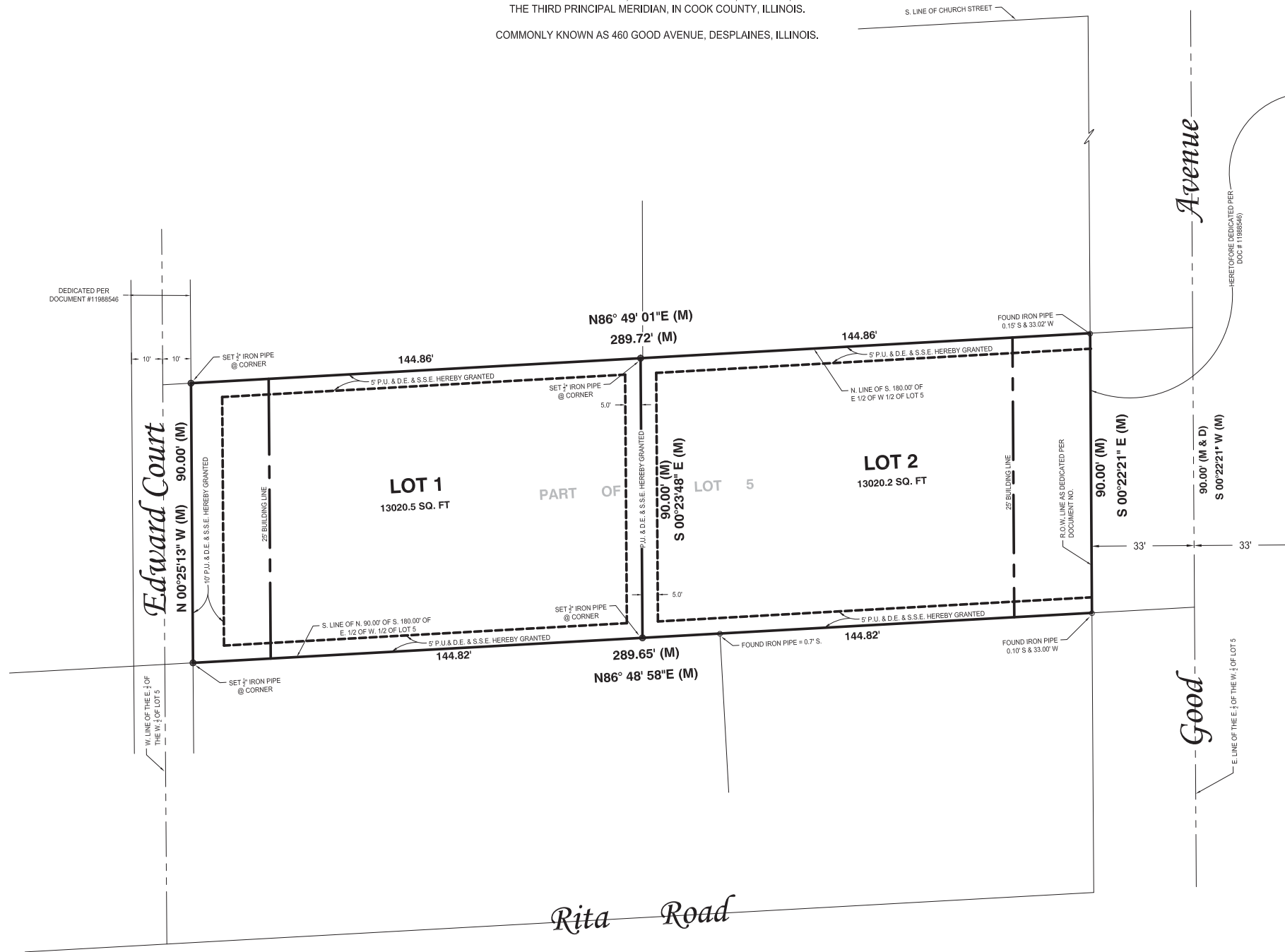
- (D) = DEED DISTANCE
- E = EAST
- (M) = MEASURED DISTANCE
- N = NORTH
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- (R) = RECORD DISTANCE
- S = SOUTH
- W = WEST

LINE TYPE LEGEND

- EASEMENT = - - - - -
- PROPERTY LINE = _____
- ROAD CENTERLINE = - - - - -
- SECTION LINE = - - - - -

NOTES:

1. UPON VILLAGE APPROVAL IRON PIPE MONUMENTS WILL BE PLACED AT ALL PROPERTY CORNERS CREATED BY THIS PLAT UNLESS OTHERWISE NOTED.



GEORGE H. SKULAVIK P.L.S. 035-002580 EXPIRATION DATE 11/30/2022
STACY L. STEWART P.L.S. 035-003415 EXPIRATION DATE 11/30/2022
PROFESSIONAL DESIGN FIRM NO. 184-004766
1661 ALCUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-901-7927 FAX 630-701-1385

Page 1 of 2

Rev. Date	Rev. Description
7/10/20	PER VILLAGE REVIEW
8/5/20	EASEMENTS
9/28/20	PER VILLAGE REVIEW
11/4/21	PER VILLAGE REVIEW
1/28/21	PER VILLAGE REVIEW
2/1/21	PER EMAIL FROM STYTZ (2/1/21)

Book #:	Dwg. Size:	U	
Drawn By:	TLC	Checked By:	GHS
Date:	7-6-20		
Client:	MMB BUILDERS		
Project Number:	2020-0291		

Final Plat of Subdivision for Baig Estates

BEING A RESUBDIVISION OF THE NORTH 90.00 FEET OF THE SOUTH 180.00 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 5 IN FREDERICH MEINSHAUSEN DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 460 GOOD AVENUE, DESPLAINES, ILLINOIS.

PARCEL NUMBER
09-15-300-009

OWNER

MIRZA BAIG, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION ESTABLISH(ES) THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE(S) THE ROADS, STREETS, ALLEYS, WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISH(ES) ANY OTHER EASEMENTS SHOWN THEREON.

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MIRZA BAIG, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE [SHE] [THEY] SIGNED AND DELIVERED SAID INSTRUMENT AS HIS [HER] [THEIR] FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONSENT OF MORTGAGEE

_____, WHICH IS THE HOLDER OF A MORTGAGE DATED AS OF _____, 20__, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS ON _____, 20__ AS DOCUMENT NO. _____ ENCUMBERING THE PROPERTY DESCRIBED ON THIS PLAT OF SUBDIVISION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF THIS PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED ON _____, 20__.

ATTEST: _____, A _____

BY: _____ ITS: _____
BY: _____ ITS: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__, BY _____, THE _____, AND _____, THE _____.

SECRETARY, OF _____, A _____, WHICH INDIVIDUALS ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF THE CORPORATION FOR AND ON BEHALF OF SAID CORPORATION, AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

SIGNATURE OF NOTARY

MY COMMISSION EXPIRES: _____

MAYOR

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS ON THIS DAY OF _____, 20__.

MAYOR

ATTEST: _____

CITY CLERK

PLANNING AND ZONING BOARD

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF DES PLAINES, ILLINOIS ON THIS ____ DAY OF _____, 20__.

CHAIRMAN

DIRECTOR OF FINANCE

I CERTIFY THAT THERE ARE NO DELINQUENT OR CURRENT UNPAID SPECIAL ASSESSMENTS ON THE PROPERTY SHOWN ON THIS PLAT.

DATE: _____

DIRECTOR OF FINANCE

DIRECTOR OF PUBLIC WORKS & ENGINEERING

APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING OF THE CITY OF DES PLAINES, ILLINOIS ON THIS ____ DAY OF _____, 20__.

CITY ENGINEER

RESTRICTIVE COVENANTS AND EASEMENT FOR STORM WATER DETENTION AREA (NO HOA)

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNERS OF LOTS 1 & 2 (THE "DETENTION AREA LOTS") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.

2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERRECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS (THE "CITY"). EACH OWNER OF A DETENTION AREA LOT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF HIS LOT LOCATED WITHIN THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.

3. IN THE EVENT THE CITY DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE CITY, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE DETENTION AREA LOTS, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE DETENTION AREA LOTS FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.

4. IN THE EVENT THAT THE CITY SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE CITY SHALL HAVE THE RIGHT TO CHARGE THE OWNERS OF THE DETENTION AREA LOTS AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNERS OF THE DETENTION AREA LOTS WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE CITY FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE DETENTION AREA LOTS AND THE CITY SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE DETENTION AREA LOTS, OR AN ACCEPTANCE THEREOF, BY THE CITY.

6. THE CITY SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE CITY SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE CITY OF DES PLAINES BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE CITY ENGINEER, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER OR DULY AUTHORIZED AGENT REGISTERED PROFESSIONAL ENGINEER

NAME: _____ NAME: _____

DATE: _____ DATE: _____

(SEAL) FIRM: _____

EASEMENT FOR PUBLIC UTILITIES "(P.U.)"

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "P.U. (EASEMENT FOR PUBLIC UTILITIES)" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "P.U. (EASEMENT FOR PUBLIC UTILITIES)" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "P.U. (EASEMENT FOR PUBLIC UTILITIES)" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE CITY. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

EASEMENT FOR STORM WATER DRAINAGE "(D.E.)"

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, AND TO, AND FOR THE USE AND BENEFIT OF, THE OWNERS OF ALL OF THE LOTS IN THIS SUBDIVISION, FOR THE SOLE PURPOSE OF STORM WATER DRAINAGE, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "D.E. (EASEMENT FOR STORM WATER DRAINAGE)" ON THIS SUBDIVISION PLAT. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN ANY "D.E. (EASEMENT FOR STORM WATER DRAINAGE)," AND NO CONSTRUCTION OF ANY KIND WHATSOEVER SHALL BE ERRECTED OR PERMITTED TO EXIST WITHIN ANY "D.E. (EASEMENT FOR STORM WATER DRAINAGE)" THAT MIGHT MATERIALLY REDUCE THE STORM WATER DRAINAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, AND NORMAL LANDSCAPE PLANTINGS SHALL BE PERMITTED WITHIN ANY "D.E. (EASEMENT FOR STORM WATER DRAINAGE)" ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DES PLAINES. EACH OWNER OF A LOT WITH ANY "EASEMENT FOR STORM WATER DRAINAGE" LOCATED ON IT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THAT PORTION OF SUCH LOT LOCATED WITHIN THE "D.E. (EASEMENT FOR STORM WATER DRAINAGE)," AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A FIRST-CLASS AND TRIMMED CONDITION. THE OWNERS OF LOTS ON WHICH ANY "D.E. (EASEMENT FOR STORM WATER DRAINAGE)" IS LOCATED SHALL NOT IN ANY MANNER DAMAGE, DESTROY, INJURE, OBSTRUCT, OR PERMIT TO BE OBSTRUCTED THE "D.E. (EASEMENT FOR STORM WATER DRAINAGE)" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DES PLAINES.

EASEMENT FOR STORM SEWER "(S.S.E.)"

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF DES PLAINES, COOK COUNTY, ILLINOIS ("CITY"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPPMENTS AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" ON THIS SUBDIVISION PLAT. THE OWNERS OF THE PROPERTY SUBDIVIDED ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "EASEMENT FOR STORM SEWER" AND THE ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "EASEMENT FOR STORM SEWER" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE CITY.

SURVEYOR

I, GEORGE H. SKULAVIK, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON PIPES WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE DES PLAINES CITY CODE; THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN; THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL, COMMUNITY PANEL NO. 17031C0236J FLOOD INSURANCE RATE MAP PANEL 236 OF 832 WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

THE NORTH 90.00 FEET OF THE SOUTH 180.00 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 5 IN FREDERICH MEINSHAUSEN DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS)
) SS
COUNTY OF LASALLE)

I, TAMMY L. CRUSE, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT GEORGE H. SKULAVIK, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: DECEMBER 15, 2021

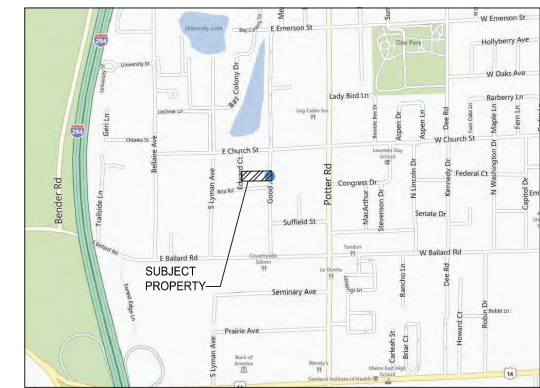
Page 2 of 2

Rev. Date	Rev. Description
7/10/20	PERVILLAGE REVIEW
8/5/20	EASEMENTS
8/28/20	PERVILLAGE REVIEW
1/4/21	PERVILLAGE REVIEW
1/28/21	PERVILLAGE REVIEW
2/1/21	PER EMAIL FROM STVITZ (2/1/21)
Book #:	Drawn By: TLC
Drawn By: TLC	Checked By: GHS
Reference:	Date: 7-4-20
Date: 7-4-20	Client: AMB BUILDERS
Client: AMB BUILDERS	Project Number: 2020-0291

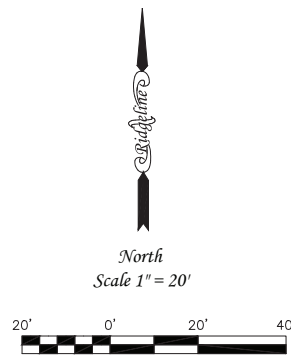
GEORGE H. SKULAVIK P.L.S. 035-002580 EXPIRATION DATE 11/30/2022
STACY L. STEWART P.L.S. 035-003415 EXPIRATION DATE 11/30/2022
PROFESSIONAL DESIGN FIRM NO. 184-004766
1681 AUGUST ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-901-7927 FAX 630-901-1385



Boundary/Topographic Survey and Demolition Plan



Vicinity Map
(No Scale)



ABBREVIATION LEGEND

- C/L = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DIP = DUCTILE IRON PIPE
- E = EAST
- ELY = EASTERLY
- FEX = FENCE CORNER
- FFE = FINISHED FLOOR ELEVATION
- (M) = MEASURED DISTANCE
- MT = MULTI TRUNK
- N = NORTH
- NLY = NORTHERLY
- PVC = POLYVINYL CHLORIDE (PLASTIC PIPE)
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- RCP = ROUND CONCRETE PIPE
- (R) = RECORD DISTANCE
- S = SOUTH
- SLY = SOUTHERLY
- T/F = TOP OF FOUNDATION ELEVATION
- T/W = TOP OF WALL ELEVATION
- U.&D.E. = UTILITY & DRAINAGE EASEMENT
- W = WEST

SYMBOL LEGEND

- [Pattern] = ASPHALT
- [Pattern] = BRICK
- [Symbol] = CATCH BASIN
- [Pattern] = CONCRETE
- [Symbol] = DECIDUOUS TREE
- [Pattern] = GRAVEL
- [Symbol] = HYDRANT
- [Symbol] = MAIL BOX
- [Symbol] = PINE TREE
- [Symbol] = COMBINED SEWER MANHOLE
- [Symbol] = STORM MANHOLE
- [Symbol] = WATER MANHOLE
- [Symbol] = WOOD POWER POLE

LINE TYPE LEGEND

- BUILDING SETBACK = ---
- EASEMENT = - - -
- FENCE = ———
- CENTERLINE OF OVERHEAD WIRES = —OHW— OHW—
- COMBINED SEWER = —CS— CS— CS—
- STORM SEWER = ———
- WATER LINE = —W— W— W—

UNDERGROUND UTILITIES PER J.U.L.I.E.

- GAS LINE = —UGG— UGG— UGG— UGG—

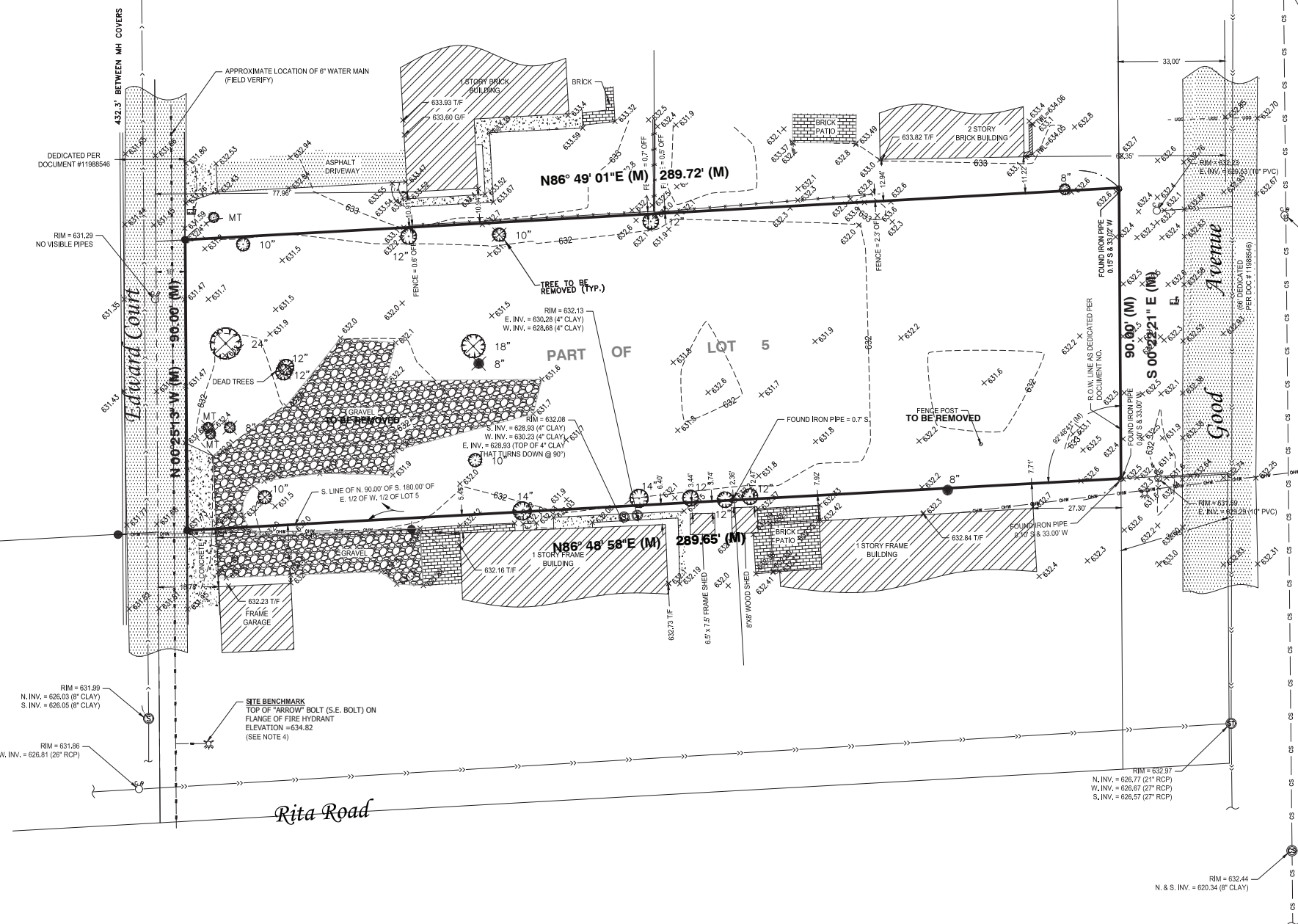
LEGAL DESCRIPTION:

THE NORTH 90.00 FEET OF THE SOUTH 180.00 FEET OF THE EAST HALF OF THE WEST HALF OF LOT 5 IN FREDERICK MEINSHAUSEN DIVISION OF LANDS IN SECTIONS 15 AND 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 460 GOOD AVENUE, DES PLAINES, ILLINOIS.

RIM = 631.35 (FLOWS WEST)
S. INV. = 624.51 (8" CLAY)
E. INV. = 624.51 (8" CLAY)
W. INV. = 624.47 (8" CLAY)

RIM = 631.26
N. & S. INV. = 627.55 (12" RCP)



NOTES:

- 1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (EAST ZONE).
- 2) CONTOUR INTERVAL = 1.0'
- 3) ELEVATIONS HEREON REFER TO CITY OF DES PLAINES DATUM (NAVD88)
- 4) SOURCE BENCHMARK: CITY OF DES PLAINES BENCHMARK #96, MONUMENT AT NE CORNER OF CHURCH ST. AND LYMAN AVE. ELEVATION = 631.30
SITE BENCHMARK: TOP OF "ARROW" BOLT (SE BOLT) ON FLANGE OF FIRE HYDRANT @ E. SIDE OF EDWARD COURT & 66.2' SOUTH OF SOUTH LINE OF SITE (NEAR NE CORNER OF EDWARD CT. AND RITA RD.) ELEVATION = 634.82
- 5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 7) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY OF DES PLAINES AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 8) ORIGINAL FIELD WORK COMPLETED ON 9-18-2013 ADDITIONAL FIELD WORK COMPLETED ON FEBRUARY 14, 2020.
- 9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 10) PARCEL CONTAINS APPROXIMATELY 29827.8 SQUARE FEET OR 0.68 ACRES (INCLUDES AREA IN GOOD AVENUE AND EDWARD COURT).
- 11) SNOW COVER EXISTED AT TIME OF SURVEY ON FEBRUARY 14, 2020.

RECEIVED

12/4/2020

BUILDING DEPT.



GEORGE H. SKULAVIK P.L.S. 035-002580 EXPIRATION DATE 11/30/2022
STACY L. STEWART P.L.S. 035-003415 EXPIRATION DATE 11/30/2022

PROFESSIONAL DESIGN FIRM NO. 184-004766

1661 AUGUST ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7927 FAX 630-701-1385

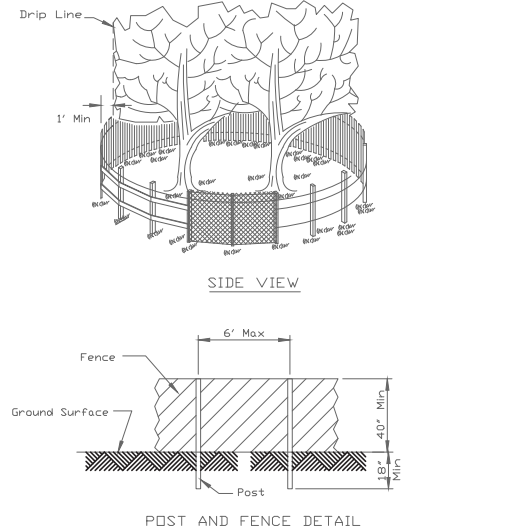
Survey is valid only if original seal is shown in red.

Page 1 of 6

Rev.	Date	Rev. Description

Book #	RL-84	Dwg. Size	U
Drawn By	TMS/JLD	Checked By	GHS
Date	9-27-2013		
Client	MMB BUILDERS		
Project Number	2020-0291		

TREE PROTECTION - FENCING



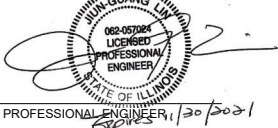
NOTES:
 1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 3 feet to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40' high snow fence, 40' plastic web fencing or any other material as approved by the engineer/inspector.

Project	Date	STANDARD DWG. NO.
Designed	Date	IL-690
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE 4-7-24



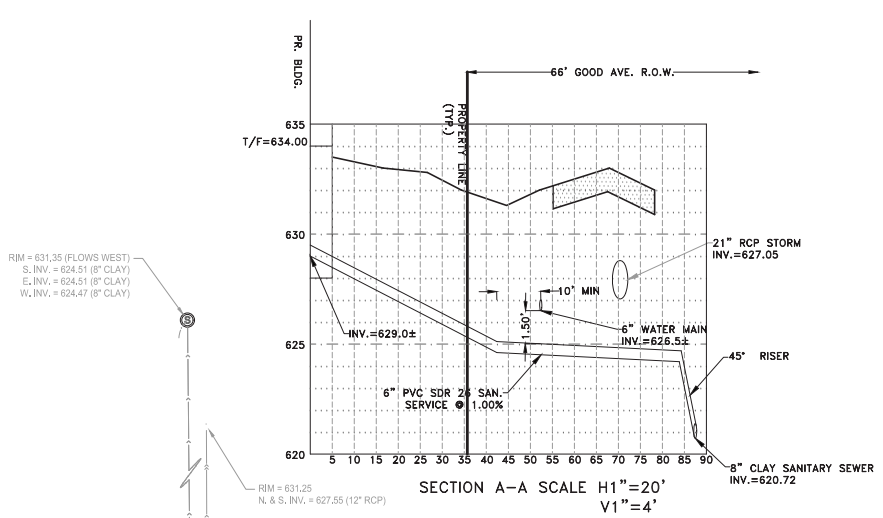
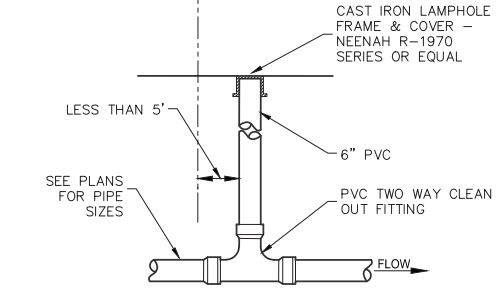
STATE OF ILLINOIS
 COUNTY OF KANE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS APPROVED FOR USE BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.



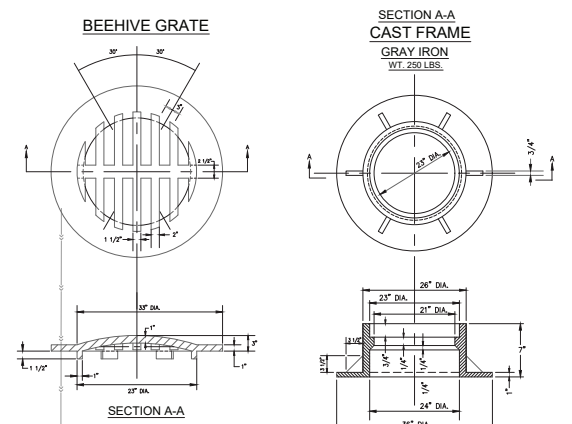
ABBREVIATION LEGEND

- BLC = BUILDING CORNER
- C.E. = CITY EASEMENT
- CL = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DIP = DUCTILE IRON PIPE
- E = EAST
- E'LY = EASTERLY
- FEX = FENCE CORNER
- FFE = FINISHED FLOOR ELEVATION
- (M) = MEASURED DISTANCE
- MT = MULTI TRUNK
- N = NORTH
- N'LY = NORTHERLY
- PVC = POLYVINYL CHLORIDE (PLASTIC PIPE)
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- RCP = ROUND CONCRETE PIPE
- (R) = RECORD DISTANCE
- S = SOUTH
- S'LY = SOUTHERLY
- T/F = TOP OF FOUNDATION ELEVATION
- T/W = TOP OF WALL ELEVATION
- U.&D.E. = UTILITY & DRAINAGE EASEMENT
- W = WEST
- W'LY = WESTERLY

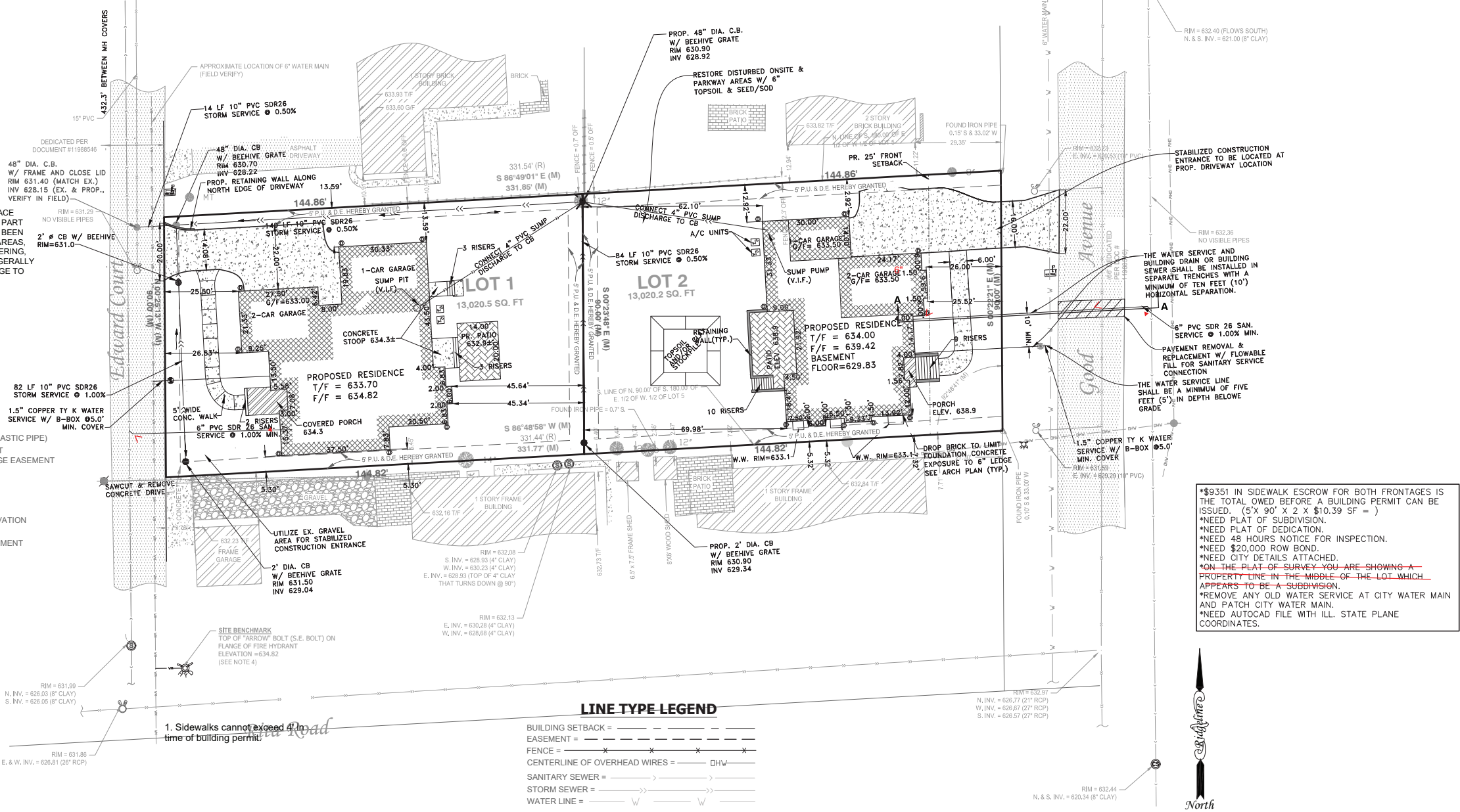


NOTES:

- 1) SUBJECT PROPERTY P.I.N. = 09-15-300-009
- 2) ALL BEARINGS SHOWN HEREON ARE MEASURED TO SHOW ANGULAR RELATIONSHIP AND ARE NOT BASED ON ANY KNOWN BEARING SYSTEM.
- 3) CONTOUR INTERVAL = 1.0'
- 4) ELEVATIONS HEREON REFER TO CITY OF DES PLAINES DATUM (NAVD88)
- 5) SOURCE BENCHMARK: CITY OF DES PLAINES BENCHMARK #96, MONUMENT AT NE CORNER OF CHURCH ST. AND LYMAN AVE. ELEVATION: 631.40
- 6) SITE BENCHMARK: TOP OF "ARROW" BOLT (SE BOLT) ON FLANGE OF FIRE HYDRANT @ E. SIDE OF EDWARD COURT & 66.2' SOUTH LINE OF SITE (NEAR NE CORNER OF EDWARD CT. AND RITA RD.) ELEVATION = 634.82
- 7) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 8) FIELD WORK COMPLETED ON 9-18-2013 AND 2-14-2020.
- 9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
- 10) PARCEL CONTAINS APPROXIMATELY 29827.8 SQUARE FEET OR 0.68 ACRES (INCLUDES AREA IN GOOD AVENUE AND EDWARD COURT).
- 11) ALL DEAD TREES, DEBRIS, AND EVERGREEN BUSHED ALONG EDWARD COURT WILL BE REMOVED.
- 12) BASED ON RESEARCH INTO FEMA FLOOD INSURANCE RATE MAP AND FLOOD INSURANCE STUDY, THE PROPERTY IS LOCATED WITHIN ZONE X, AREA WITHIN 0.2% ANNUAL CHANCE FLOOD. 100 YEAR BASE FLOOD ELEVATION IS DETERMINED TO BE 631.3.
- 13) CITY OF DES PLAINES ENGINEERING DEPARTMENT STANDARDS SUPERSEDE ALL OTHERS.
- 14) TRENCHES IN CITY ROWS MUST BE BACKFILLED WITH FLOWABLE FILL.
- 15) SOD DISTURBED PARKWAYS AT BOTH EDWARD COURT AND GOOD AVENUE.
- 16) REMOVE ANY OLD WATER SERVICE AT CITY WATER MAIN AND PATCH CITY WATER MAIN.



NOTES:
 1) THE CAST GRATE MAY BE MADE OF EITHER GRAY IRON OR DUCTILE IRON CONFORMING TO THE STANDARD SPECIFICATIONS.
 2) DUCTILE IRON CASTINGS SHALL BE GRADE 65-45-12.
 3) THIS TYPE OF GRATE SHALL BE USED IN GRASSY AREAS.
 4) DIMENSIONS ARE COMPARABLE TO MEXIAN RASHER OR EAST JORDAN 6527 OR EQUAL APPROVED BY THE CITY ENGINEER.
 5) ALL CASTING MUST BE SHOP PAINTED WITH AN ASPHALT BASE PAINT.



LINE TYPE LEGEND

- BUILDING SETBACK = - - - - -
- EASEMENT = - - - - -
- FENCE = - - - - -
- CENTERLINE OF OVERHEAD WIRES = - - - - -
- SANITARY SEWER = - - - - -
- STORM SEWER = - - - - -
- WATER LINE = - - - - -

UNDERGROUND UTILITIES PER J.U.L.I.E.

- GAS LINE = - - - - -
- UGG = - - - - -
- UGG = - - - - -
- UGG = - - - - -

*\$9351 IN SIDEWALK ESCROW FOR BOTH FRONTAGES IS THE TOTAL OWED BEFORE A BUILDING PERMIT CAN BE ISSUED. (5'x 90' x 2' x \$10.39 SF =)
 *NEED PLAT OF SUBDIVISION.
 *NEED PLAT OF DEDICATION.
 *NEED 48 HOURS NOTICE FOR INSPECTION.
 *NEED \$20,000 ROW BOND.
 *NEED CITY DETAILS ATTACHED.
 *ON THE PLAT OF SURVEY YOU ARE SHOWING A PROPERTY LINE IN THE MIDDLE OF THE LOT WHICH APPEARS TO BE A SUBDIVISION.
 *REMOVE ANY OLD WATER SERVICE AT CITY WATER MAIN AND PATCH CITY WATER MAIN.
 *NEED AUTOCAD FILE WITH ILL. STATE PLANE COORDINATES.



RIDGELINE CONSULTANTS, LLC
 ILLINOIS PROFESSIONAL DESIGN FIRM: 164-004766
 1661 AUCUTT ROAD, MONTGOMERY, IL 60538
 PHONE (630) 801-7927 · Fax (630) 701-1385

DATE	
BY	
REVISION	

FINAL ENGINEERING PLAN - SITE & UTILITY
TWO-LOT SUBDIVISION AT 460 GOOD AVE.
DES PLAINES, ILLINOIS

PROJ. MGR.	J. H.
DRAWN BY	Y. L.
CHECKED BY	J. L.
DATE	08/03/20
SCALE	1"=20'
SHEET	2 OF 6
	2020-0291

PLANS PREPARED FOR:
 ATTN: MIRZA BAIG
 10051 POTTER RD.
 DES PLAINES, IL 60016

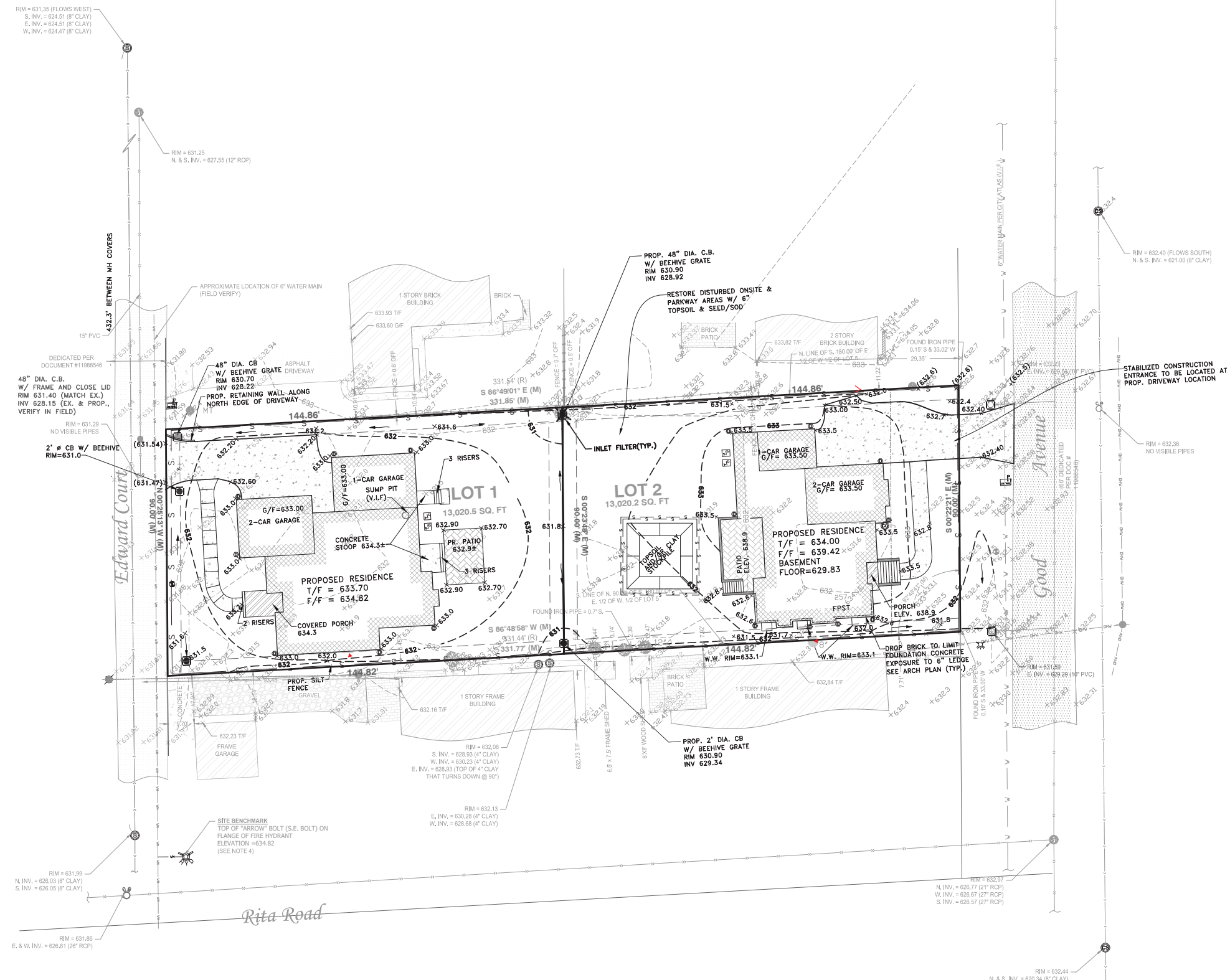
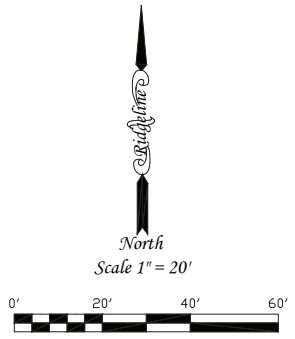
BY	
REVISION	
DATE	

FINAL ENGINEERING PLAN - GRADING & EROSION CONTROL
TWO-LOT SUBDIVISION AT 460 GOOD AVE.
DES PLAINES, ILLINOIS

PROJ. MGR.	J. H.
DRAWN BY	Y. L.
CHECKED BY	J. L.
DATE	08/03/20
SCALE	1"=20'

SHEET	3 OF 6
2020-0291	

PLANS PREPARED FOR:
 ATTN: MIRZA BAIG
 10051 POTTER RD.
 DES PLAINES, IL 60016



ABBREVIATION LEGEND

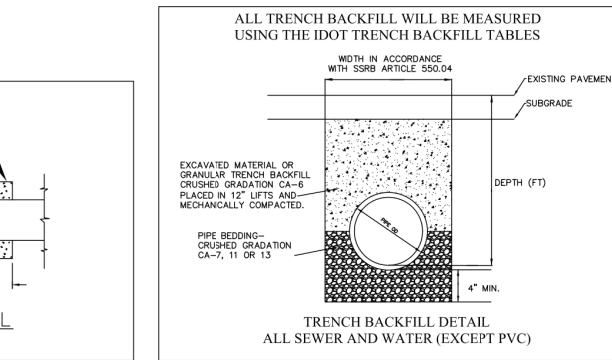
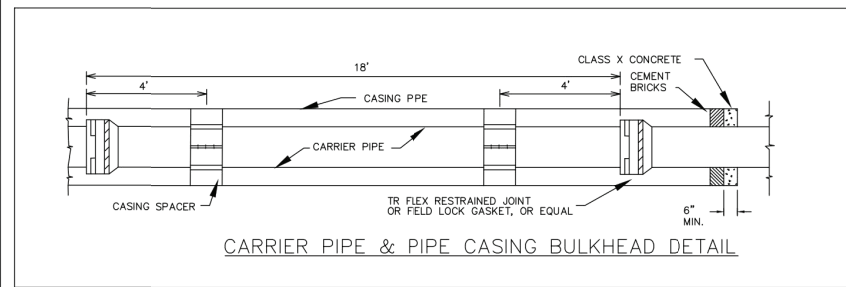
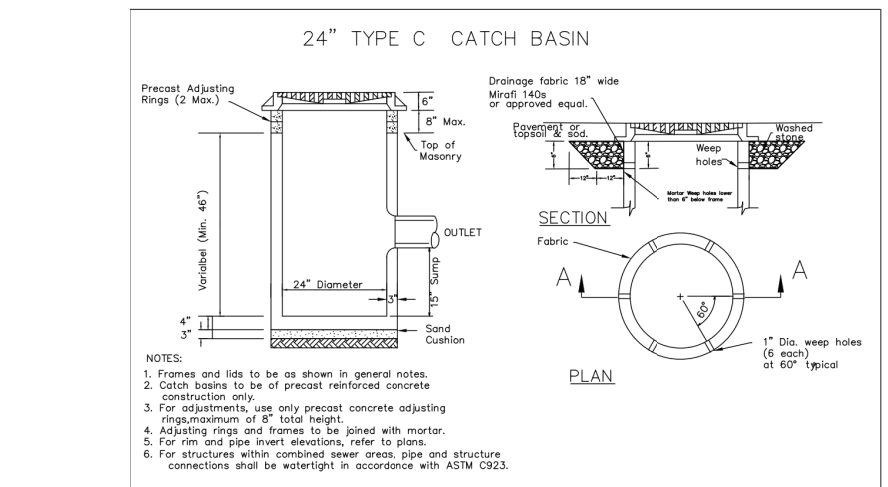
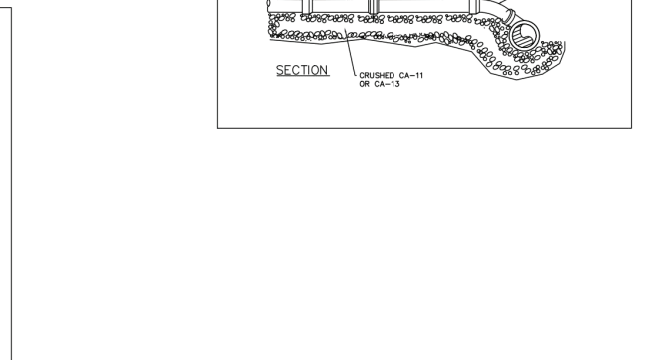
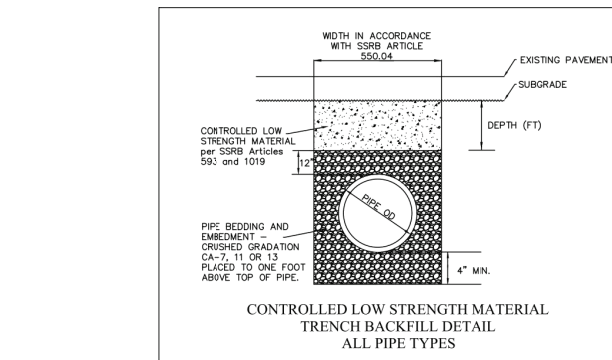
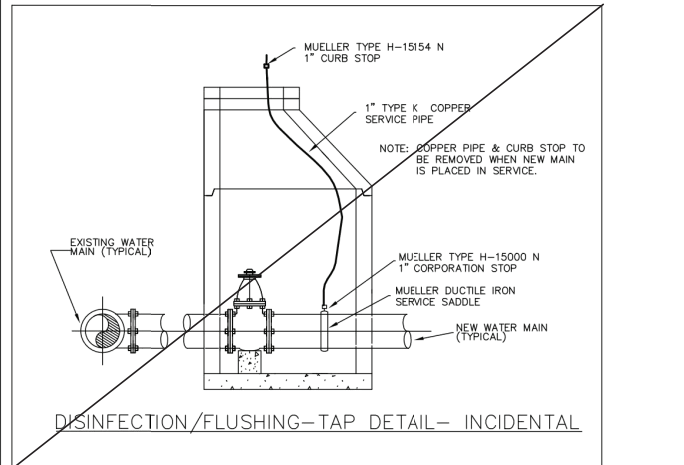
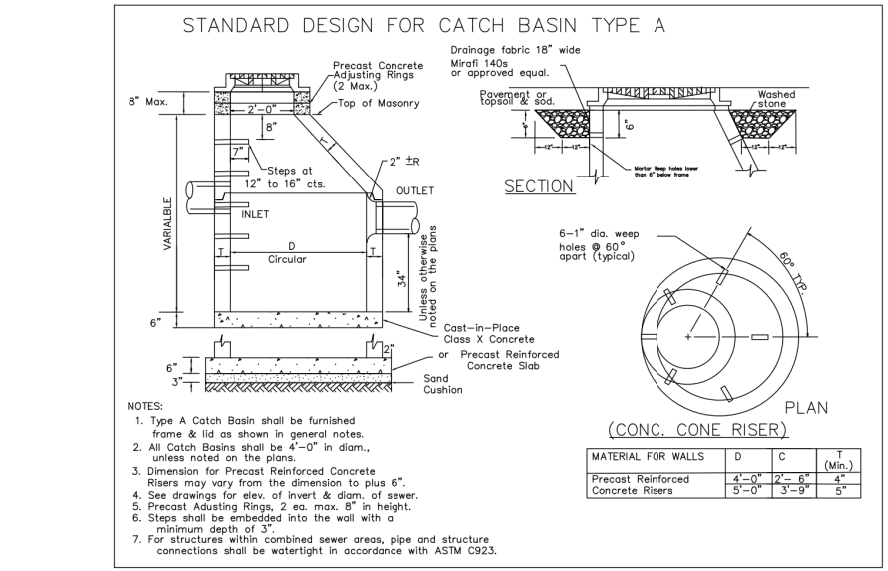
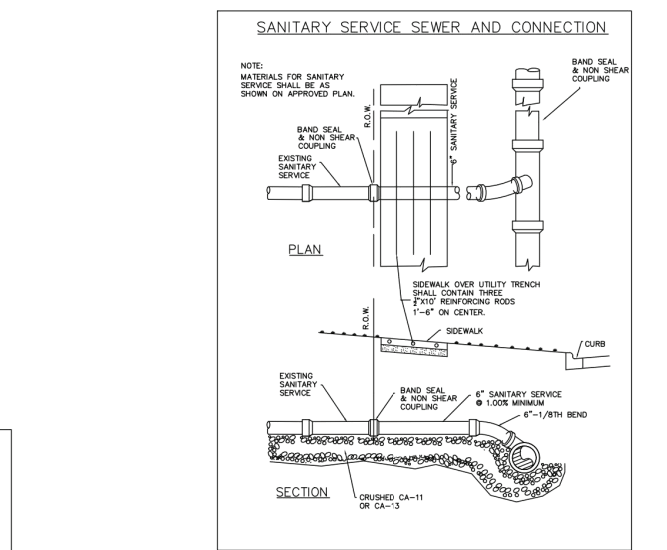
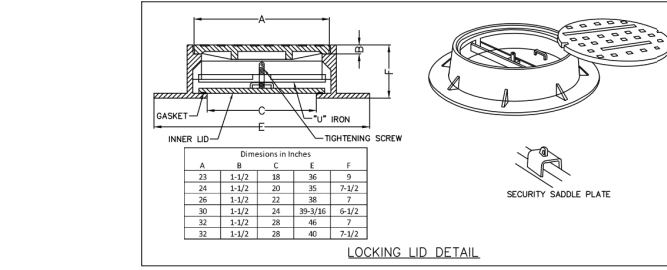
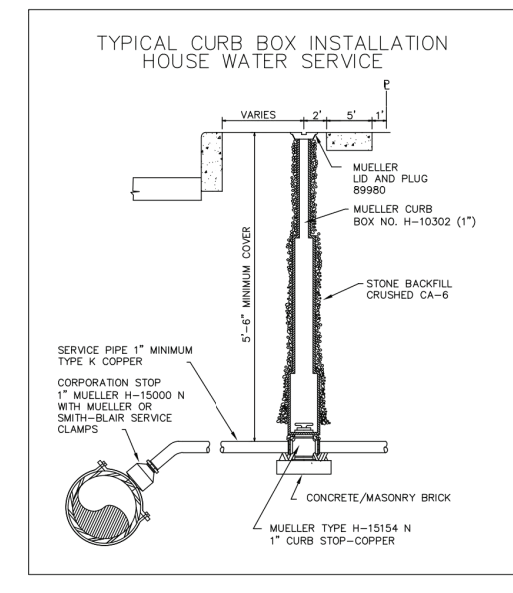
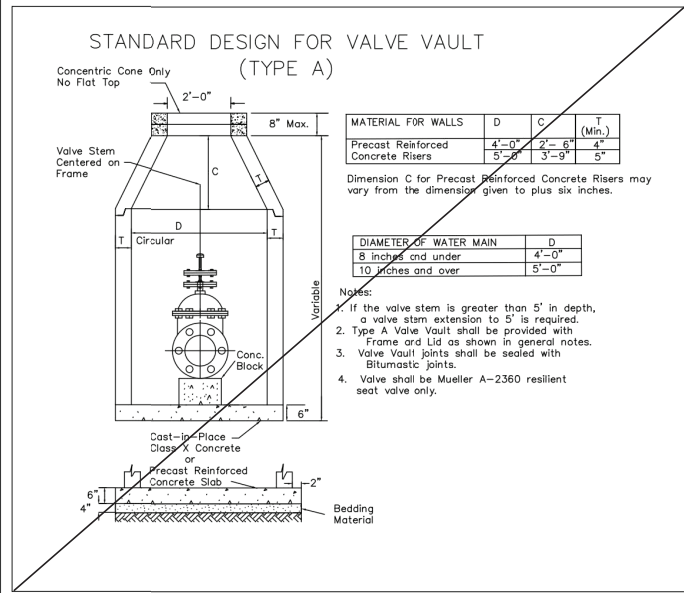
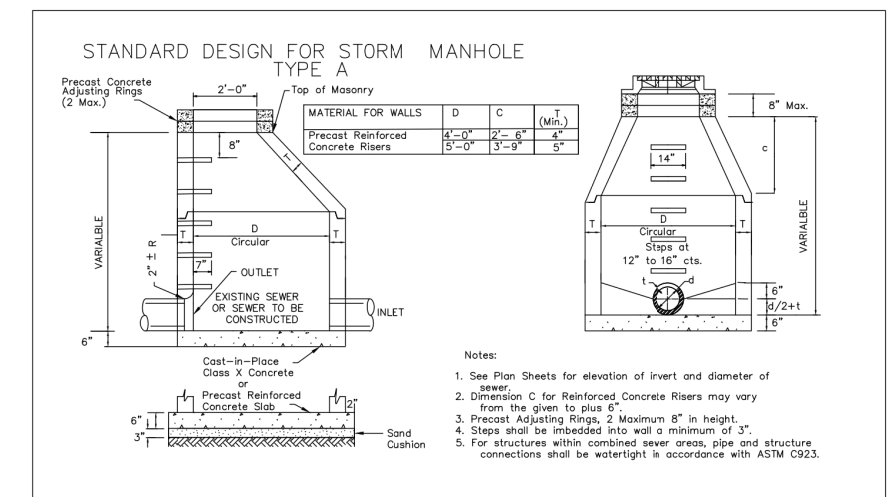
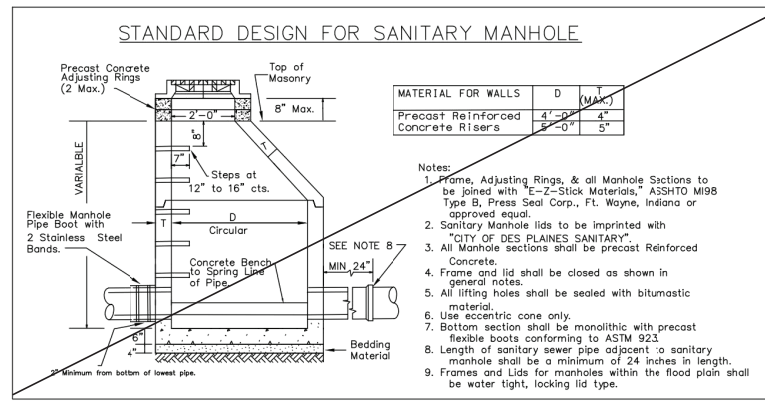
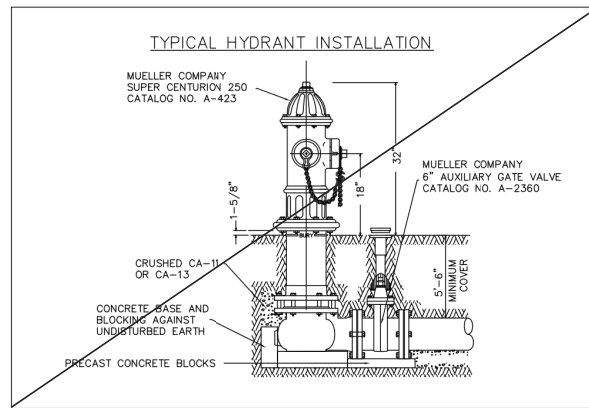
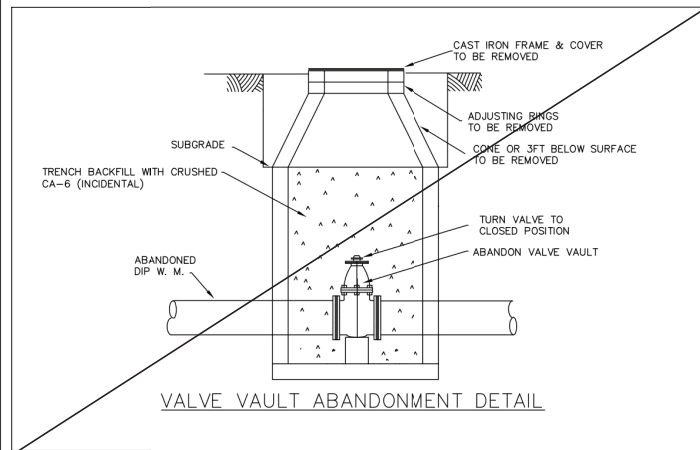
- B/C = BUILDING CORNER
- C.E. = CITY EASEMENT
- C/L = CENTERLINE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DIP = DUCTILE IRON PIPE
- E = EAST
- ELY = EASTERLY
- FEX = FENCE CORNER
- N = NORTH
- NLY = NORTHERLY
- PVC = POLYVINYL CHLORIDE (PLASTIC PIPE)
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- RCP = ROUND CONCRETE PIPE
- (R) = RECORD DISTANCE
- S = SOUTH
- S/LY = SOUTHERLY

LINE TYPE LEGEND

- BUILDING SETBACK = [Symbol]
- EASEMENT = [Symbol]
- FENCE = [Symbol]
- CENTERLINE OF OVERHEAD WIRES = [Symbol]
- SANITARY SEWER = [Symbol]
- STORM SEWER = [Symbol]
- WATER LINE = [Symbol]

UNDERGROUND UTILITIES PER J.U.L.I.E.

- GAS LINE = [Symbol] UGG [Symbol] UGG [Symbol] UGG



REV. NO.	DATE	DESCRIPTION
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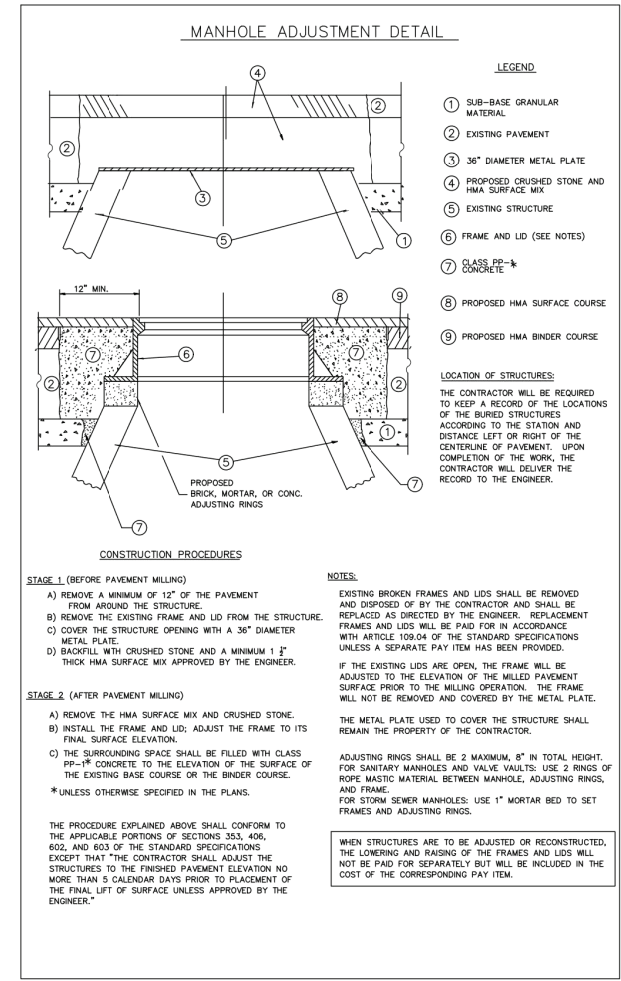
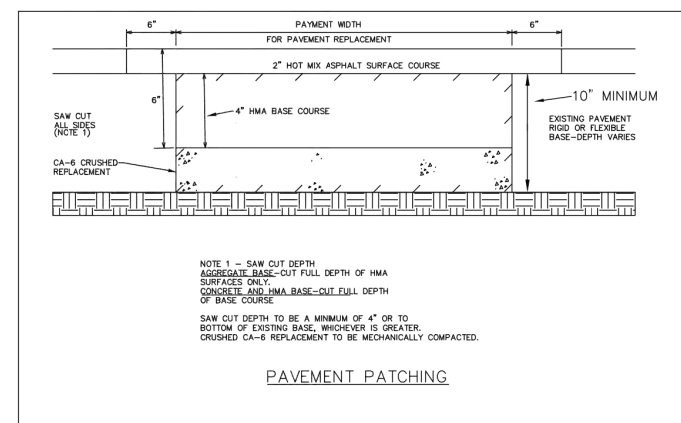
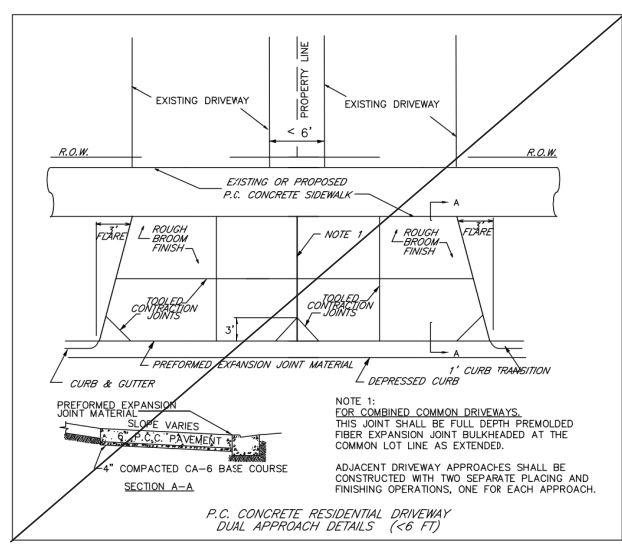
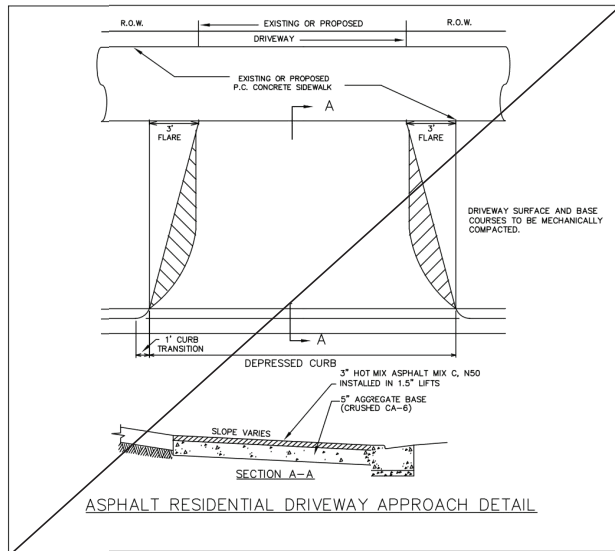
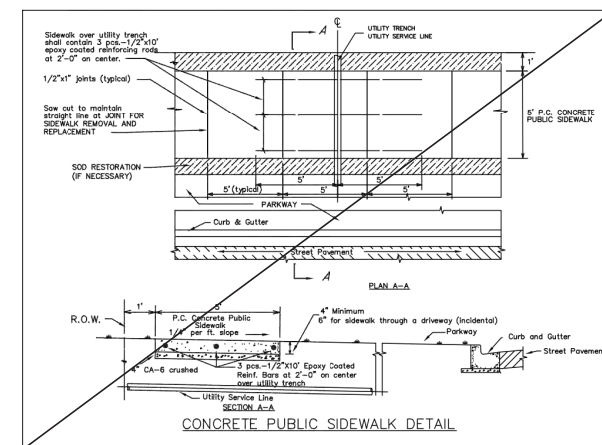
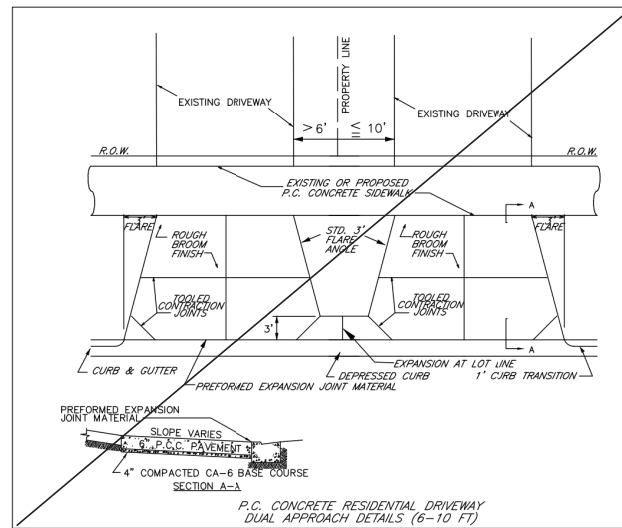
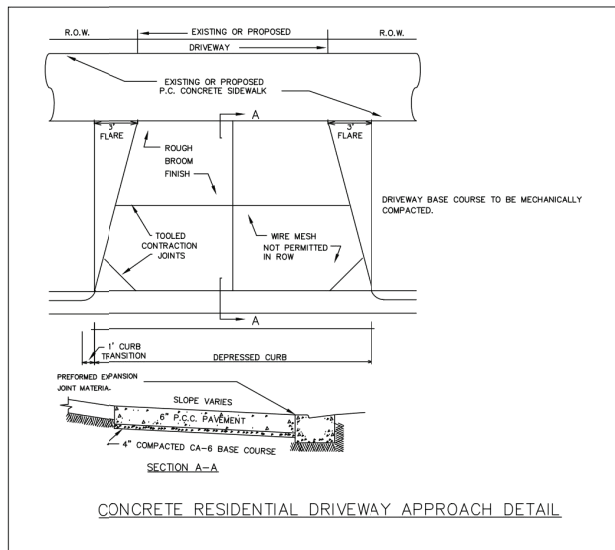
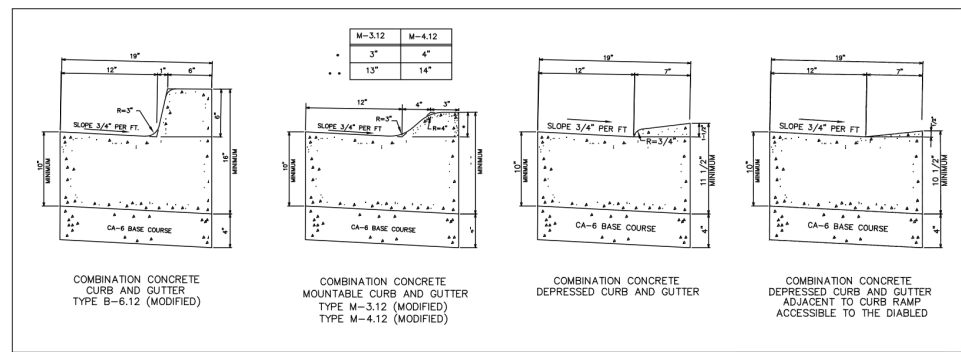
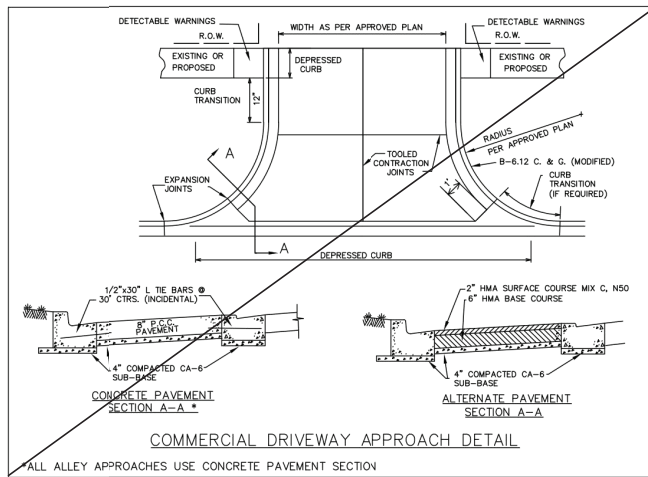
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CITY OF DES PLAINES
PUBLIC WORKS AND ENGINEERING DEPARTMENT
1420 MINER STREET
DES PLAINES, IL 60016
PHONE-847-391-5350 FAX 847-391-5619
WWW.DESPLAINES.ORG

DETAIL SHEET

DESIGNED BY	SCALE
BLS	HORIZ: 1"=N/A
CHECKED BY	VERT: 1"=N/A
AJD	
APPROVED BY	SHEET NO.
TPO	
DATE	4 OF 6
2/5/18	



REV. NO.	DATE	DESCRIPTION

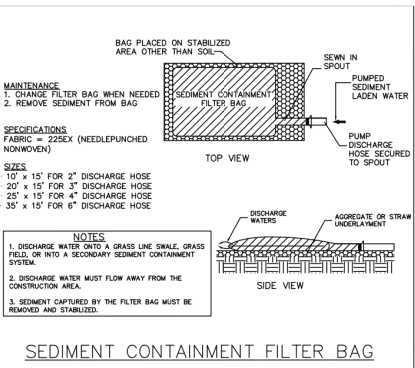
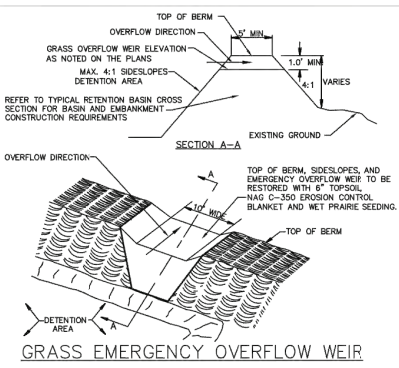
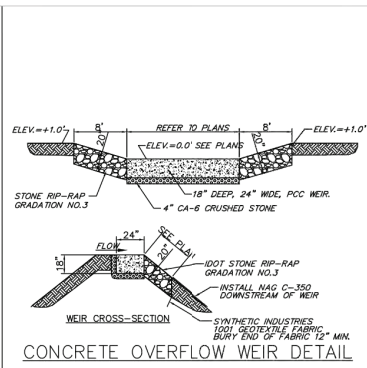
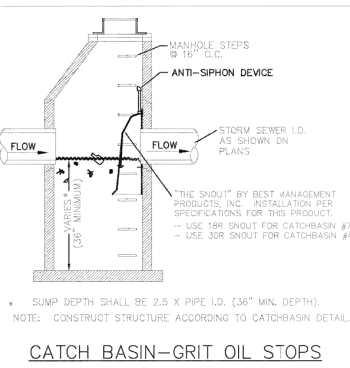
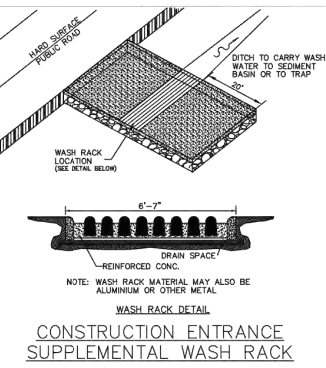
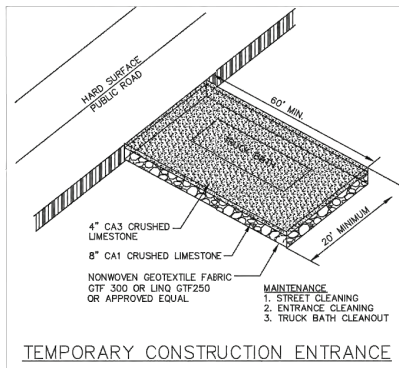
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CITY OF DES PLAINES
PUBLIC WORKS AND ENGINEERING DEPARTMENT
1420 MINER STREET
DES PLAINES, IL 60016
PHONE 847-391-5390 FAX 847-391-5619
WWW.DESPLAINES.ORG

DETAIL SHEET

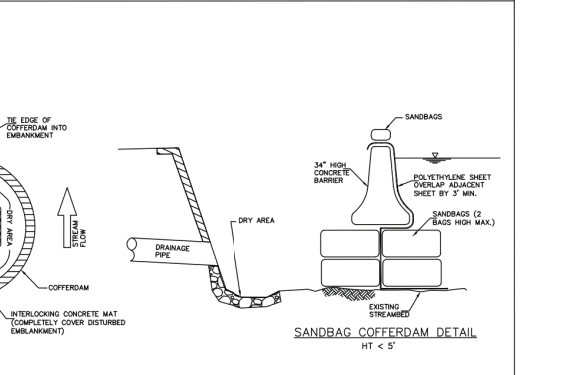
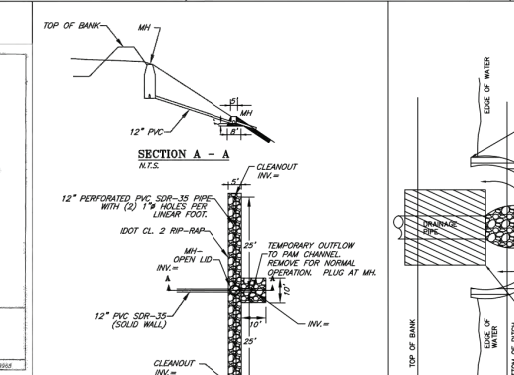
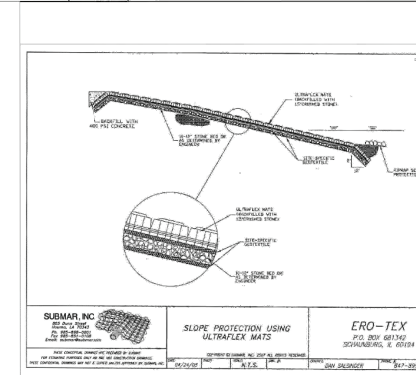
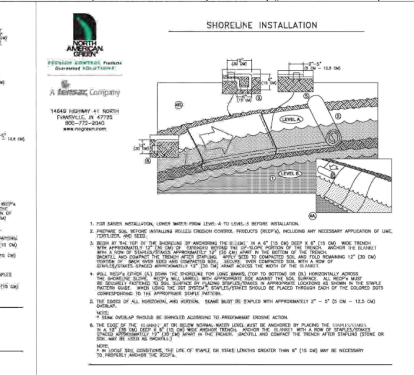
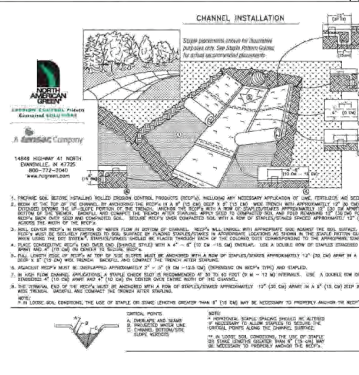
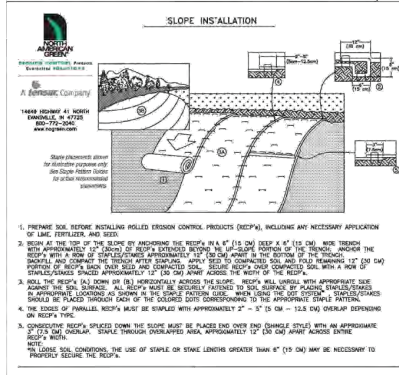
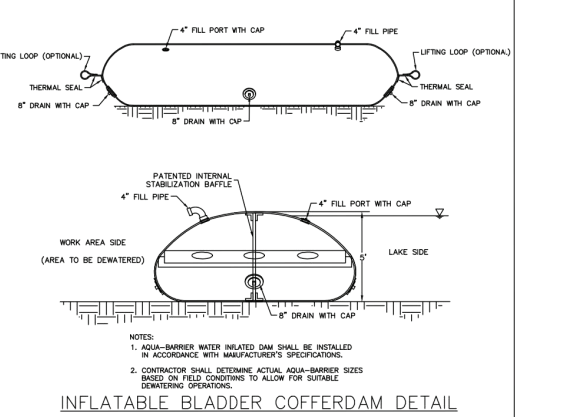
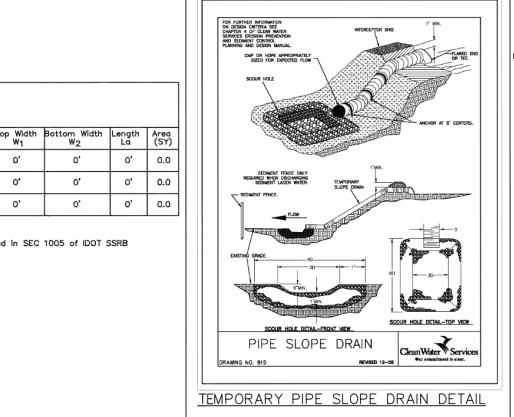
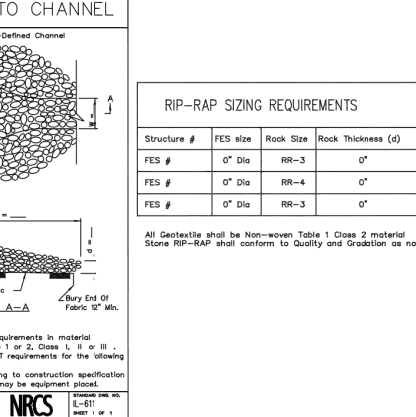
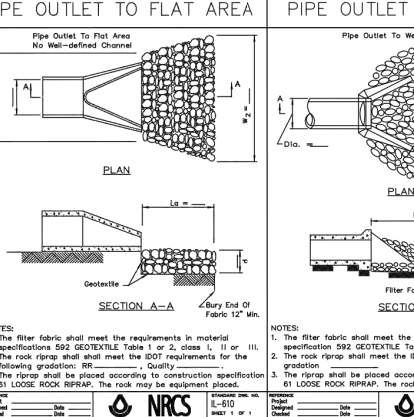
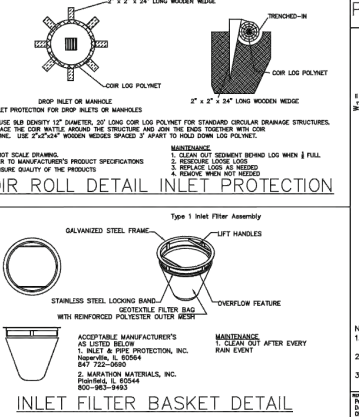
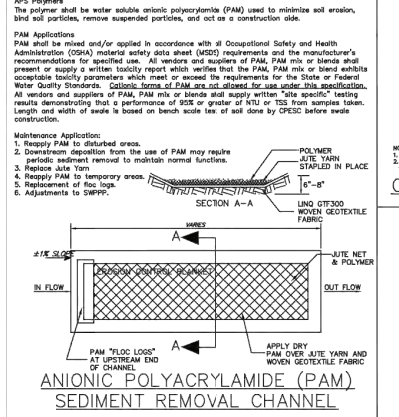
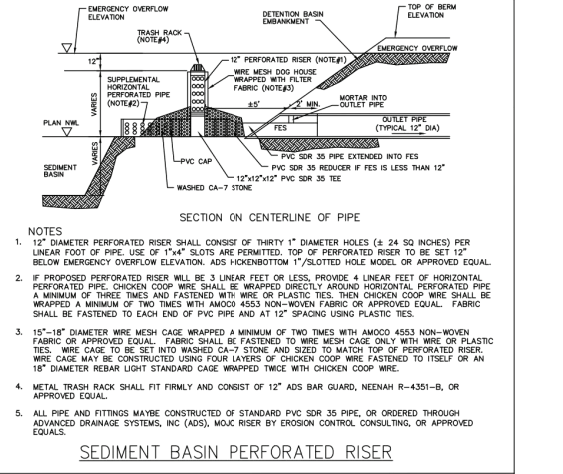
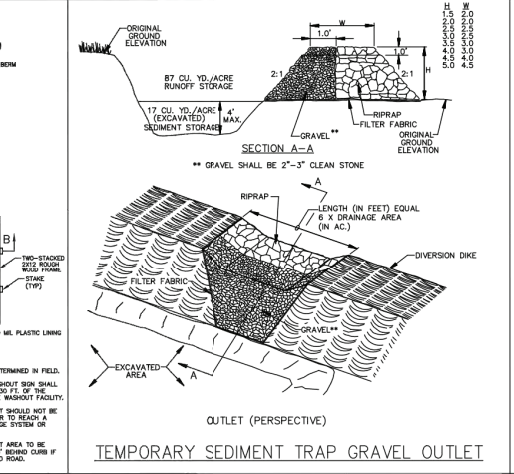
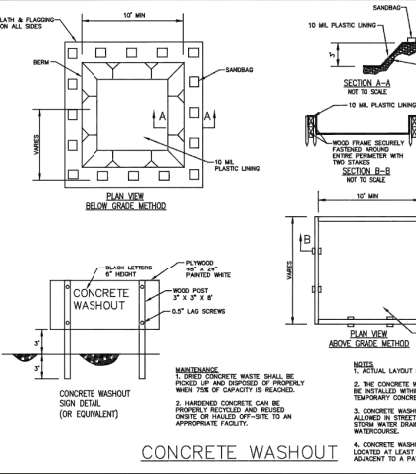
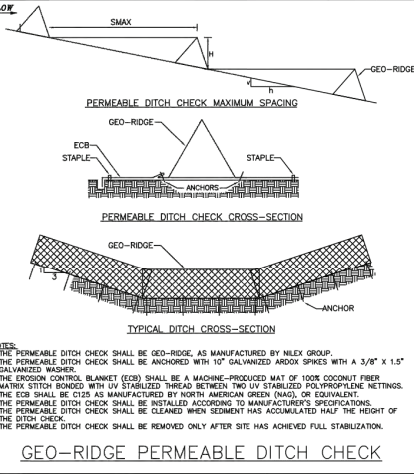
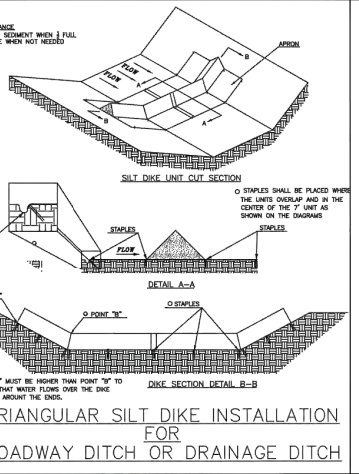
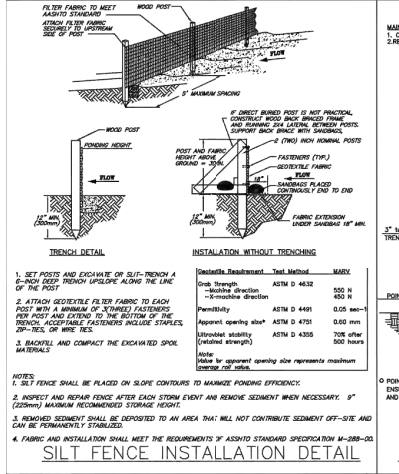
DESIGNED BY BLS	SCALE HORIZ: 1"=N/A
CHECKED BY AJD	VERT: 1"=N/A
APPROVED BY TPO	SHEET NO.
DATE 2/5/18	5 OF 6



Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding		A	X	X	X	X	X	X	X	X		
Dormant Seeding	B											
Temporary Seeding		C	X	X	X	X	X	X	X	X		
Sodding			E	X	X							
Mulching			F									

A = Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 20 lbs/ac.
 B = Kentucky Bluegrass @ 135 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.
 C = Spring Oats @ 100 lbs/ac.
 D = Wheat or Jerec eye @ 150 lbs/ac.
 E = Sod
 F = Straw Mulch (Hydramulch or use Straw Blanket) @ 2 tons/ac.
 XXX = Irrigation needed
 Irrigation should be provided as necessary to thoroughly establish intended growth.

TYPICAL SOIL PROTECTION CHART



REV. NO.	DATE	DESCRIPTION
###	###	###

FILE: H:\AUTODESK\CIVIL 3D PROJECTS\2016 CIP\SE-SC DETAILS 2016.DWG

CITY OF DES PLAINES
 PUBLIC WORKS AND ENGINEERING DEPARTMENT
 1420 MINER STREET
 DES PLAINES, IL 60016
 PHONE-847-391-5390 FAX 847-391-5619
 WWW.DESPLAINES.ORG

PLAN AND PROFILE
 SOIL EROSION AND
 SEDIMENT CONTROL DETAILS

DESIGNED BY BLS
 CHECKED BY AJD
 APPROVED BY TPO
 DATE 10/15

SCALE
 HORIZ: N/A
 VERT: N/A
 SHEET NO.
6 OF 6



460 Good Ave – Public Notice



460 Good Ave – Looking South at Front of Site



460 Good Ave – Looking West at Property



460 Good Ave – Looking North at Rear Yard

MEMORANDUM

Date: February 9, 2021

To: Planning and Zoning Board

From: Jonathan Stytz, Planner JS

CC: Michael McMahon, Community and Economic Development Director MM

Subject: Consideration of a Major Amendment to the existing Planned Unit Development under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a two-story addition onto the existing casino building and make various site adjustments at 2980-3000 River Road, and the approval of any other such variations, waivers, and zoning relief as may be necessary. Case #21-002-PUD-A

Issue: The petitioner is requesting a Major Amendment to the Planned Unit Development (PUD) under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a two-story addition onto the existing casino building and make various site adjustments at 3000 River Road, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

Analysis:

Address: 3000 River Road

Owner: Gregory A. Carlin, Midwest Gaming & Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Petitioner: Michael Tobin, Midwest Gaming & Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Case Number: 21-002-PUD-A

Real Estate Index Numbers: 09-34-300-032; -045; -046; & -047

Existing Zoning C-6, Casino District

Existing Land Uses Casino, Parking Garage, and Surface Parking

Surrounding Zoning North: C-2, Limited Office
South: Commercial (Rosemont)
East: Cook County Forest Preserve
West: I-294 Tollway, then C-7, High Density Campus District

Surrounding Land Use North: Hotel
South: Office Space and Rosemont Village Hall
East: Open Space/Park
West: I-294 Tollway, then O’Hare Lakes Business Park

Street Classification Devon Avenue and River Road are classified as Arterial Streets.

Comprehensive Plan Designation Commercial

Final Planned Unit Development

Project Description The applicant is requesting a Major Amendment to the Planned Unit Development to amend Ordinance Z-33-19 to allow for a proposed expansion of Rivers Casino, which is located at 3000 River Road, and the modification of the “Onsite Utility Maintenance Agreement” between Midwest Gaming & Entertainment, LLC and the City of Des Plaines recorded as Document Number 1129903055. The existing property contains a 140,363 square foot casino building, a four-story parking garage with a pedestrian bridge connecting from the second level of the garage to the casino building, and a two-story office building with a surface parking lot. With all lots combined, the property encompasses 20.017 acres in land area. This request comes after the previous Planned Unit Development Major Amendment request to expand the existing parking garage to accommodate necessary parking for the increase of gaming positions from 1,200 to 1,485, which was approved December 2, 2019 through Ordinance Z-33-19. The parking garage expansion resulted in a net gain of 719 parking spaces bringing the total number of parking spaces on site to 3,063 parking spaces.

This request will entail a proposal to expand the existing casino building with a two-story, approximately 84,000-square foot addition and various site adjustments to the parking garage, main site entrance, and circulation of the site. The two-story expansion is comprised of approximately 84,000-square feet of enclosed space distributed over two main levels and two smaller mezzanine levels, including approximately 33,000-square feet of new gaming space, small food and beverage outlet, 10,100-square foot multi-purpose event center, and associated back of house areas. The proposal to expand the casino building is a direct result of recent Illinois legislation that allows existing casinos to apply to expand from the former limit of 1,200 gaming positions to the new limit of 2,000 gaming positions. As cited in the applicant’s Project Narrative, the ownership team is proposing the casino building expansion with this Planned Unit Development Major Amendment request to reach 2,000 gaming positions.

The other items to note are the modification of the “Onsite Utility Maintenance Agreement” to account for the parking garage expansion that was approved with the previous Planned Unit Development Major Amendment for the property and the proposed amendments to the Localized Alternative Sign

Regulation (LASR), which was originally approved by City Council through Ordinance Z-6-10 and to which a previous amendment was approved December 2, 2019 through Ordinance Z-33-19. While the materials and project narrative provide details of proposed amendments to the LASR on the site, this request will be submitted on a separate development application at a later date.

The Des Plaines Zoning Ordinance Section 12-7-3.I. requires one parking space per gaming seat, the same parking regulation as the State of Illinois. The total number of parking spaces provided by the previous parking garage expansion far exceeds the parking count required by the Zoning Ordinance as 2,000 parking spaces are required and 3,063 spaces will be provided. The proposed parking is high in order to accommodate the approximately 1,200 employees that work at Rivers Casino and the expansion of the casino to reach 2,000 gaming positions. The attached traffic study discusses the parking and trip generation in more detail (Attachment 10).

Compliance with the Comprehensive Plan

As found in the City of Des Plaines' 2019 Comprehensive Plan, there are several parts of the Comprehensive Plan that align with the proposed project. Those portions are as follows:

- Under Future Land Use Map:
 - The property is marked for commercial land use. The proposed expanded parking garage will further enhance the existing casino property which will also allow the casino to expand to the maximum allowed 2,000 gaming positions. This will also allow the casino to continue to be a regional entertainment destination.
- Under Economic Development:
 - The Comprehensive Plan recognizes the economic vitality of the surrounding area and its importance to the broader region. The proposed enhancements of this site would be in-keeping with prior development efforts from the casino.

Compliance with the City's Strategic Plan, Focus 2022

The City's current Strategic Plan lays out a clear vision for future economic development projects. Specifically, under Re-imagined Growth, the Strategic Plan states the following: "Encourage more entertainment and hotel expansion to enhance the Casino corridor". Approving the proposed development application will assist with enhancing the casino corridor as it will prepare this site to expand the casino and allow for an attached hotel.

As cited in various sections in the Des Plaines Zoning Ordinance and the Subdivision Ordinance, each request comes paired with a series of statements to assist the Planning and Zoning Board as well as the City Council to review the facts with each request. These statements are referred to as 'Standards' and the subsections below directly relate to the requests being made by the applicant.

Planned Unit Development (PUD) Findings

As required, the proposed development is reviewed in terms of the findings contained in Section 3-5-5 of the Zoning Ordinance. In reviewing these standards, staff has the following comments:

A. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5-1 and is a stated Conditional Use in the subject zoning district:

Comment: A PUD is a listed conditional use in the C-6 zoning district. The proposed project meets the stated purpose of the PUD. Additionally, the proposed improvements of the subject parcels will enhance the neighboring area, but also be cognizant of nearby land uses. Please also see the responses from the applicant.

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

Comment: The proposed development will be in-keeping with the City's prerequisites and standards regarding planned unit development regulations. Please also see the responses from the applicant.

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

Comment: The proposed project is in-line with the intent of a PUD as a setback exception for the five foot building setback requirement for the existing office building at 2980 River Road has been recorded with the previous PUD Major Amendment in 2019. All other aspects of the property's building height and number of parking spaces complies with the Zoning Ordinance. Please also see the responses from the applicant.

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

Comment: All provisions for public services, adequate traffic control and the protection of open space are being accommodated in the development. The petitioner is proposing to adjust the main entrance to the site to accommodate the building expansion and improve circulation and access throughout the site. Please also see the responses from the applicant.

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

Comment: The proposed expansion complements existing development to the north, west and south as all surrounding properties, except for the Cook County Forest Preserve are built up. Additionally, measurements will be made to reduce any impact on the nearby properties as all elements will have to comply with the Des Plaines Subdivision and Zoning Ordinances.

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

Comment: The proposed project will contribute to an improved physical appearance within the City by constructing an addition onto the existing casino building with updated landscaping, utility connections, and vehicular access and circulation. This will contribute positively to the tax base and economic well-being of the community. Please also see the responses from the applicant.

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

Comment: The proposed development meets the goals, objectives and recommendations of the 2019 Comprehensive Plan. Please also see the responses from the applicant.

Recommendations: Staff supports the Major Amendment to the Planned Unit Development under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a two-story addition onto the existing casino building and make various site adjustments at 3000 River Road with the condition that drawings may have to be amended to comply with all applicable codes and regulations.

Planning and Zoning Board Procedure:

The Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval over the request Major Amendment for the Planned Unit Development and modification of the Onsite Utility Maintenance Agreement for River’s Casino at 3000 River Road. The City Council has final authority over the proposal.

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Petitioner’s Responses to Standards
- Attachment 3: Location Map
- Attachment 4: Plat of Survey
- Attachment 5: Amended Plat of PUD and Overlay Exhibit
- Attachment 6: Floor Plan, Elevation Drawings, and Renderings
- Attachment 7: Select Final Engineering Drawings
- Attachment 8: Tree Preservation and Landscape Plan
- Attachment 9: Photometric Plan
- Attachment 10: Traffic Study
- Attachment 11: Site and Context Photos

Rivers Casino – North Expansion PUD Amendment Summary of Zoning Actions & Project Narrative (01/22/2021)

The anticipated zoning actions at this time will include:

1. PUD Amendment
2. Amendment to the Localized Alternative Sign Regulation (LASR)

FUTURE REQUEST (NOT INCLUDED)

3. Modification to the “Onsite Utility Maintenance Agreement” between Midwest Gaming & Entertainment LLC and the City of Des Plaines recorded as Doc. No. 1129903055

Note:

This agreement will also be modified to account for the garage expansion that was approved with the last PUD Amendment for the property

The proposed improvements are being made in the east-west corridor between the casino and parking garage as summarized below.

Building/Garage Revision:

- The 2 Story Expansion houses approx. +/-84,000 sf of conditioned space distributed over 2 main levels with 2 smaller mezzanines.
- Within the Expansion, there will be approximately 33,300 sf of new Gaming space along with a small Food & Beverage outlet, 10,100 sf multi-purpose ‘event center’ and associated back of house.
- Project will also include Signage elements on the East Façade that include the use of LED (approximately 14’ H x 98’ L) as well as static building signage.
- The West Façade will incorporate very similar size and scale static signage as to the West, as well as an LED display on the West Façade of the new expansion and South West corner of the existing property.
- The Existing building ‘Lantern Lights’ will be upgraded to 3 sided LED elements located on the West Façade as well as on the existing Garage.
- Some alterations will be made to the third floor of the existing garage (which aligns to the second level of the expansion). Due to egress requirements on the second floor of the expansion, doors have been added from the expansion to the garage. These doors are required by code to allow the occupants within the building to egress through a new horizontal exit at the existing garage. The existing entry vestibule from the garage will be enlarged to create a better user experience. The new entry vestibule is protected from vehicular traffic by bollards and striping. The enlargement of the vestibule and additional egress doors have caused parking to be modified on the third floor of the existing garage.
- A smoking patio that accommodates the gaming and poker areas on the second level expansion is proposed on the third level of the existing garage. The addition of the patio has caused parking to be modified on the third floor of the existing garage.

Site Revisions:

- Demolition of Porte Cochere on north side of casino
- Demolition of existing walkway connecting parking garage and existing casino.
- Demolition and reconstruction of the existing east-west roadway that includes two (2) westbound lanes and one (1) eastbound lane located between the existing casino and the parking garage. The roadway will be reconstructed to have one lane in each direction
- Addition of a 2nd northbound left turn lane at the casino main entrance to Des Plaines River Road



- Modification of the existing traffic signal mast arm to accommodate the additional northbound left turn lane
- Modification of the median in the north leg of Des Plaines River Road to accommodate the additional northbound left turn lane by reducing the median width and increasing the roadway width
- Modification of the pavement markings for the inbound lane of the casino main entrance to Des Plaines River Road to account for an entry taper, westbound through lane and westbound right turn lane into garage
- Restriping the outbound lane of the casino main entrance
- Modification of the western north-south road to account for the reconstructed east-west road
- Addition of a service drive to account for a new overhead door on the west side of the building addition
- Converting the existing northbound right turn lane on the west side of the casino to a striped short-term delivery and drop off area
- Stormwater management in accordance with the updated MWRD WMO
- Minor increase in impervious area due to building addition and construction of additional northbound left turn lane.
- Construction of a new sanitary service and grease trap on the west side of the building addition to connect to the existing sanitary sewer system that serves the existing casino
- Modifications to the existing storm sewer system to account for the building addition
- Maintaining the existing east-west water main
- Maintaining the existing east-west Pratt Avenue Relief Sewer Force Main

**RIVERS CASINO
NORTH EXPANSION PUD AMENDMENT
STANDARDS FOR PLANNED UNIT DEVELOPMENTS
(01/22/2021)**

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Planned Unit Development 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.

1. The extent to which the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations set forth in subsection A of this section;

The proposed plan is consistent with the stated purpose of the PUD regulations. The PUD for the casino was established in 2010 and last amended in 2019. The proposed changes for this application include the expansion of the casino between the north wall of the existing casino building and the south wall of the existing parking garage. The proposed changes include:

- ***An increase in floor area***
- ***Modifications of building and garage elevations***
- ***Modifications of overall parking counts to reflect the as-built conditions of the garage***
- ***Minor increase in impervious area due to building addition and additional northbound left turn lane***

2. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations;

The proposed changes are consistent with the PUD regulations approved for the site

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

The previously approved setback of 2980 Des Plaines River Road of 3 inches less than the required 5-foot setback is still applicable from the previous PUD Amendment. The building addition and changes in parking count are being modified, but consistent with previously approved PUD for the property.

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

The proposed plan does make adequate provision for the above in that:

- ***The building addition is consistent with existing casino building.***
- ***Site plan modifications provide for adequate internal circulation.***
- ***An additional northbound left-turn lane is being added for the casino main entrance at Des Plaines River Road that includes a modification to the existing traffic signal.***

5. The extent to which the relationship and compatibility of the proposed plan is beneficial or adverse to adjacent properties and neighborhood;

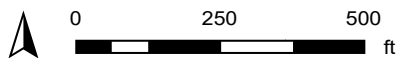
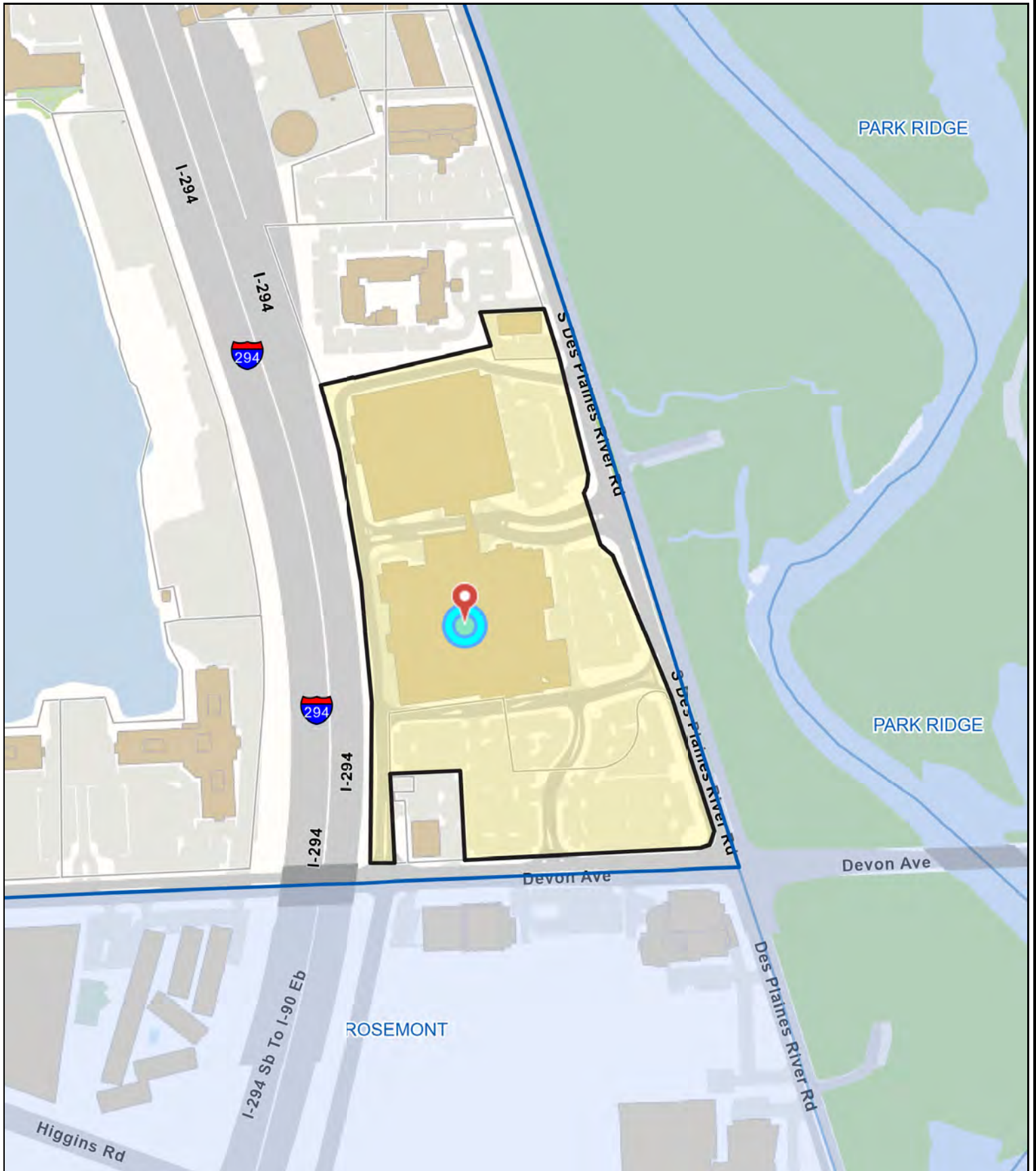
The proposed building addition and site modifications are compatible with the existing use on the property.

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

The building addition will allow for the expansion of the casino's gaming positions from the originally approved 1,200 up to 2,000 which is the maximum allowed by the Gambling Expansion Bill. The increase in gaming positions from 1,200 to 2,000 (67% increase) is anticipated to have a significant positive financial impact on the City.

7. The extent to which the proposed plan is not in conformity with the recommendations of the comprehensive plan

The proposed changes are consistent with the comprehensive plan and compatible with the existing PUD for the site.



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

Notes

PLD AMENDMENT PARCELS:
 P.L.N. No. 09-24-300-032-0000 (PARCEL 1) - PART OF LOT 1 OF DES PLAINES CASINO FIRST AMENDED RESUBDIVISION
 P.L.N. No. 09-24-300-045-0000 (PARCEL 2) - PART OF LOT 1 OF DES PLAINES CASINO FIRST AMENDED RESUBDIVISION
 P.L.N. No. 09-24-300-047-0000 (PARCEL 3) - PART OF LOT 1 OF DES PLAINES CASINO FIRST AMENDED RESUBDIVISION
 P.L.N. No. 09-24-300-047-0000 (PARCEL 2) - LOT 3 OF DES PLAINES CASINO RESUBDIVISION

ADDITIONAL CONTIGUOUS OWNERSHIP PARCEL (N.L.C. IN PLD AMENDMENT):
 P.L.N. No. 09-24-300-044-0000 (PARCEL 3) - LOT 1 OF 2500 DEVON AVENUE RESUBDIVISION

Attachment 4

PLAT OF SURVEY

OF

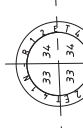
PARCEL 1 OWNERSHIP ENTITY #1 MIDWEST GAMING & ENTERTAINMENT, LLC;
 [THIS PARCEL IS INCLUDED IN THE DES PLAINES CASINO PLD]

PARCEL 2 OWNERSHIP ENTITY #2 DEVON PARCEL, LLC;
 [THIS PARCEL IS INCLUDED IN THE DES PLAINES CASINO PLD]

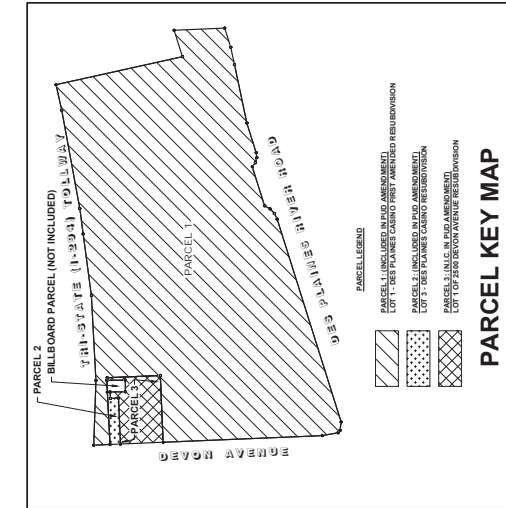
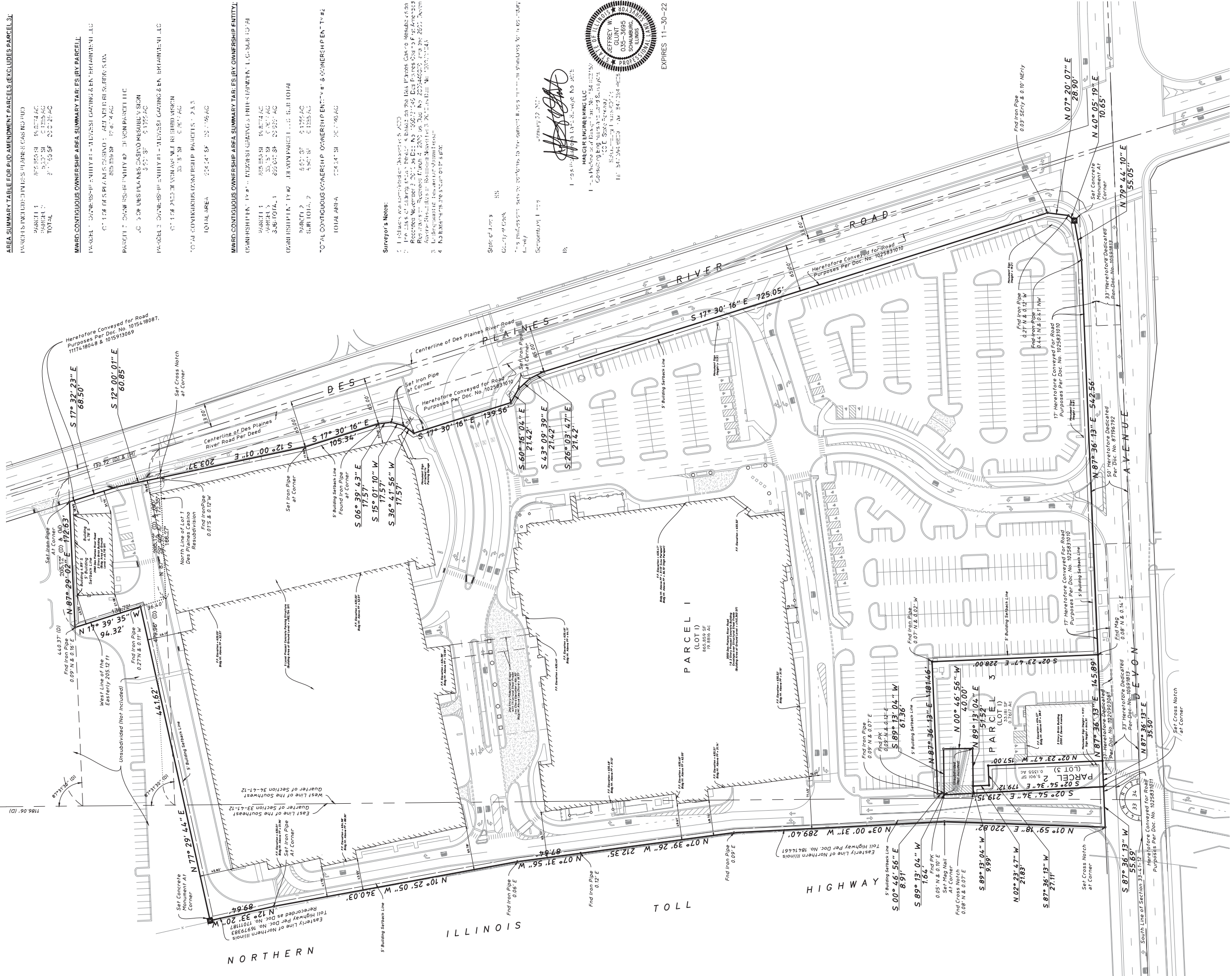
PARCEL 3 OWNERSHIP ENTITY #3 MIDWEST GAMING & ENTERTAINMENT, LLC;
 [THIS PARCEL IS NOT INCLUDED IN THE DES PLAINES CASINO PLD]

PARCEL 4 OWNERSHIP ENTITY #4 MIDWEST GAMING & ENTERTAINMENT, LLC;
 [THIS PARCEL IS NOT INCLUDED IN THE DES PLAINES CASINO PLD]

PARCEL 5 OWNERSHIP ENTITY #5 MIDWEST GAMING & ENTERTAINMENT, LLC;
 [THIS PARCEL IS NOT INCLUDED IN THE DES PLAINES CASINO PLD]



SCALE: 1" = 60'



PARCEL KEY MAP

- PARCEL 1 (INCLUDED IN PLD AMENDMENT)
- PARCEL 2 (INCLUDED IN PLD AMENDMENT)
- PARCEL 3 (INCLUDED IN PLD AMENDMENT)
- PARCEL 4 (NOT INCLUDED IN PLD AMENDMENT)
- PARCEL 5 (NOT INCLUDED IN PLD AMENDMENT)

AREA SUMMARY TABLE FOR PLD AMENDMENT PARCELS (EXCLUDES PARCEL 3):

PARCELS INCLUDED IN DES PLAINES CASINO PLD

PARCEL 1	854,852.51	15,877.42 AC
PARCEL 2	5,137.51	0.094662 AC
TOTAL	859,990.02	15.972062 AC

MWRD CONTIGUOUS OWNERSHIP AREA SUMMARY TABLES (BY PARCEL):

PARCEL 1 OWNERSHIP ENTITY #1 - MIDWEST GAMING & ENTERTAINMENT, LLC

OWNER'S PARCEL	AREA
01 OF DES PLAINES CASINO - MIDWEST GAMING & ENTERTAINMENT, LLC	854,852.51
02 OF DES PLAINES CASINO - MIDWEST GAMING & ENTERTAINMENT, LLC	5,137.51
TOTAL CONTIGUOUS OWNERSHIP PARCELS - 2 OF 3	859,990.02

PARCEL 2 OWNERSHIP ENTITY #2 - DEVON PARCEL, LLC

OWNER'S PARCEL	AREA
01 OF DES PLAINES CASINO - MIDWEST GAMING & ENTERTAINMENT, LLC	5,137.51
TOTAL CONTIGUOUS OWNERSHIP PARCELS - 1 OF 1	5,137.51

MWRD CONTIGUOUS OWNERSHIP AREA SUMMARY TABLES (BY OWNERSHIP ENTITY):

OWNERSHIP ENTITY #1 - MIDWEST GAMING & ENTERTAINMENT, LLC - SUB TOTAL

PARCEL 1	854,852.51	15,877.42 AC
PARCEL 2	5,137.51	0.094662 AC
TOTAL	859,990.02	15.972062 AC

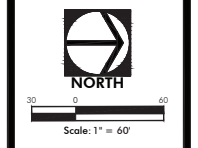
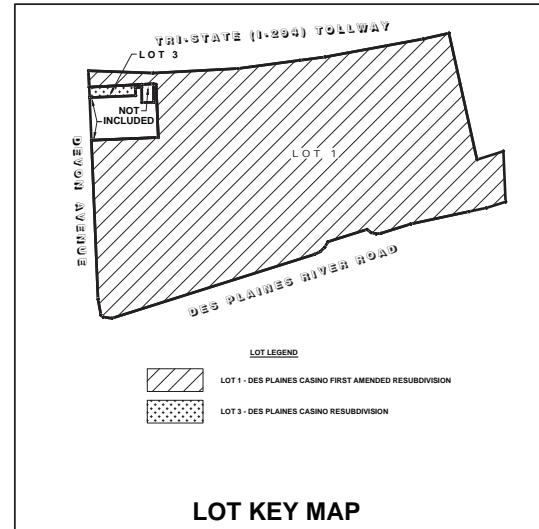
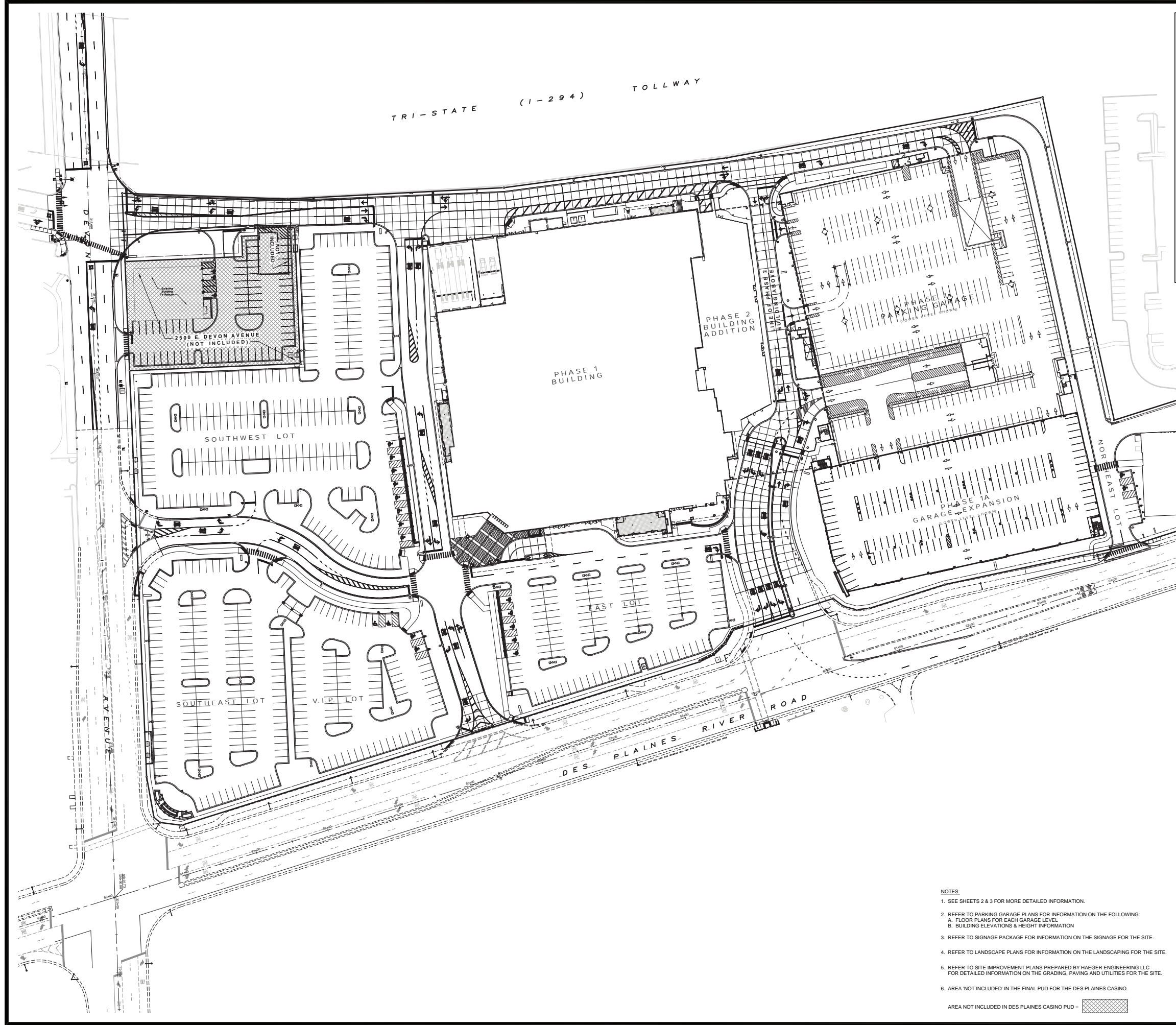
OWNERSHIP ENTITY #2 - DEVON PARCEL, LLC - SUB TOTAL

PARCEL 2	5,137.51	0.094662 AC
TOTAL	5,137.51	0.094662 AC

Surveyor's Notes:

- This plat was prepared from the original field notes and data provided by the client.
- The bearings and distances were measured and verified by the surveyor.
- The area calculations were performed using the double meridian method.
- The survey was conducted in accordance with the Illinois Surveying Act.

DATE OF SURVEY: 11/15/2021
 COUNTY: ILLINOIS
 SURVEYOR: JEFFREY W. GLUNT
 LICENSE NO.: 035-3695
 PROFESSIONAL SEAL



LOT AREA SUMMARY:

Existing Lot Areas	Area (SF)	Area (AC)
Lot 1 - Des Plaines Casino First Amended Resubdivision	865,659	19,874
Lot 3 - Des Plaines Casino Resubdivision	6,907	0,158
Total Area	872,566	20,032

Previous Area	Area (Acres)	Area (Acres)
Impervious Area	2,432	17.2
Total Area	20,032	100.0

OVERALL PARKING SUMMARY:

Category	Standard Stalls	HC Stalls	TOTAL
Phase 1 Garage - See Garage Plans & Notes	2,281	49	2,330
Lot 1 - 10' x 18'	112	4	116
VIP - 20' x 15'	50	4	54
Southwest - 21' x 15'	162	0	162
Southwest - 20' x 18'	246	0	246
North East - 20' x 18'	4	0	4
Total	2,855	53	2,908

Parking Garage Summary	Standard Stalls	HC Stalls	TOTAL
Parking Garage Level	378	0	378
Garage Top	405	14	419
Structure Level	496	1	497
Pool Deck	45	1	46
Top Deck	51	16	67
Total	2,281	49	2,330

MAIN BUILDING AREA & HEIGHT SUMMARY:

Main Building Ground Floor Total Floor Area	1,039,642 SF
Main Building First Level Monorail Area	3,123 SF
Main Building Second Level Monorail Area	58,493 SF
Main Building Second Level Restaurant Area	8,825 SF
Main Building Total Floor Area	1,109,083 SF

Maximum Building Height (See Elevation) = 64'-0"

PARKING GARAGE AREA & HEIGHT SUMMARY:

Parking Garage Ground Level Total Floor Area	1,013,932 SF
Parking Garage Structure Level Total Floor Area	18,259 SF
Parking Garage Top Level Total Floor Area	18,247 SF
Parking Garage Second Level Total Floor Area	18,259 SF
Parking Garage Top Level Total Floor Area	18,259 SF
Main Building Total Floor Area	1,072,955 SF

Maximum Building Height (See Elevation) = 88'-0"
 Maximum Above-Garage Ground Level = 37'-11" Above Main Building Floor

HOURS OF OPERATION:
 Tuesday - Friday: 24 Hours a Day - Seven (7) Days a Week

ESTIMATED EMPLOYEE SUMMARY:
 ***** Working based on the efficiency of staff and other factors.
 Average # of Full Time Employees = 1,200

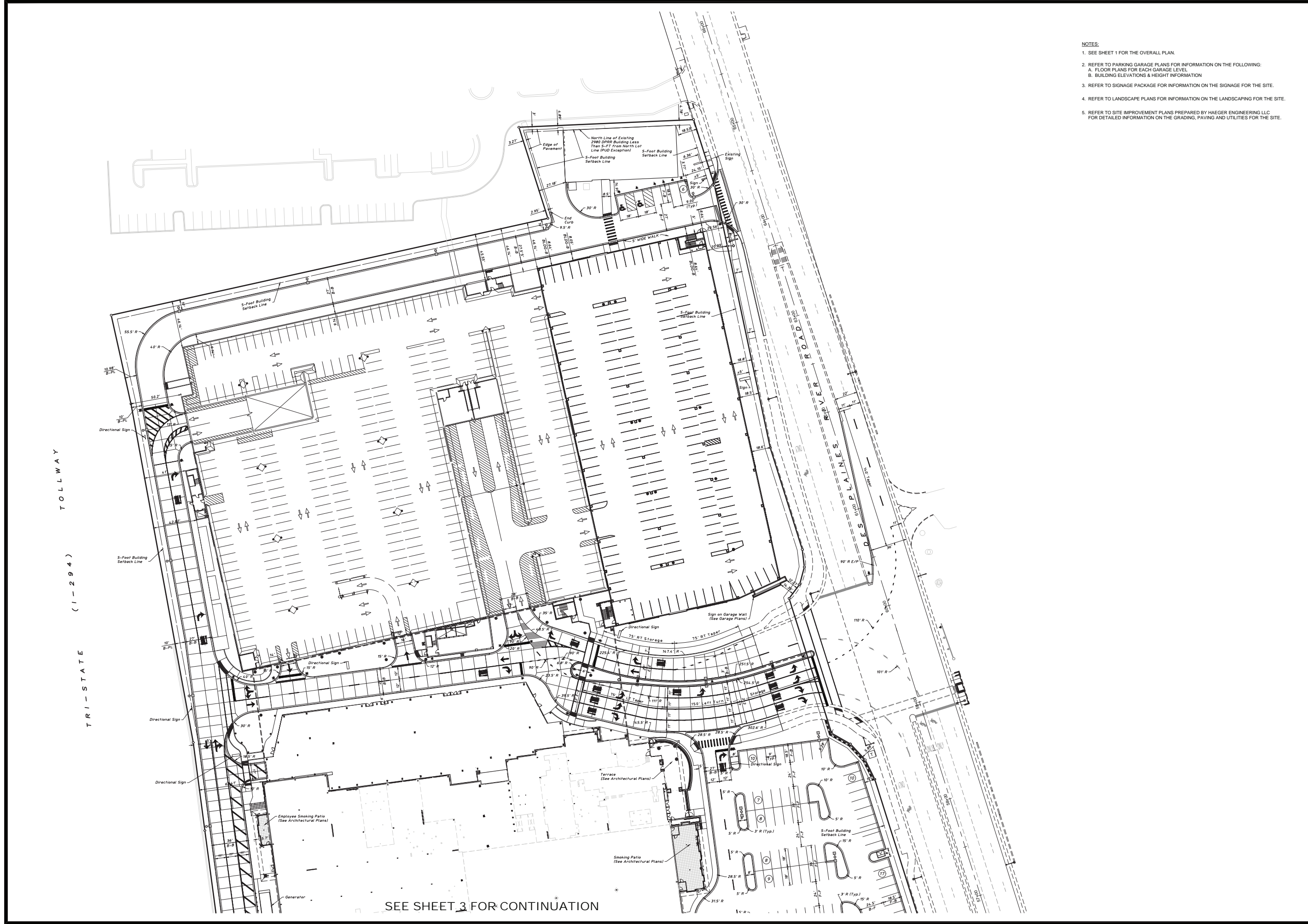
- NOTES:**
- SEE SHEETS 2 & 3 FOR MORE DETAILED INFORMATION.
 - REFER TO PARKING GARAGE PLANS FOR INFORMATION ON THE FOLLOWING:
 A. FLOOR PLANS FOR EACH GARAGE LEVEL
 B. BUILDING ELEVATIONS & HEIGHT INFORMATION
 - REFER TO SIGNAGE PACKAGE FOR INFORMATION ON THE SIGNAGE FOR THE SITE.
 - REFER TO LANDSCAPE PLANS FOR INFORMATION ON THE LANDSCAPING FOR THE SITE.
 - REFER TO SITE IMPROVEMENT PLANS PREPARED BY HAEGER ENGINEERING LLC FOR DETAILED INFORMATION ON THE GRADING, PAVING AND UTILITIES FOR THE SITE.
 - AREA NOT INCLUDED IN THE FINAL PUD FOR THE DES PLAINES CASINO.

AREA NOT INCLUDED IN DES PLAINES CASINO PUD = [Hatched Pattern]

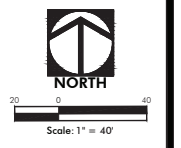
HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Cell: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-0003152
 www.haegerengineering.com

**OVERALL SITE PLAN
 (60 SCALE)**
**DES PLAINES CASINO
 FINAL PUD AMENDMENT**
 2980 & 3000 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 01/22/2021
 Project No. 12127-PUD
 Sheet 1 / 1



- NOTES:**
- SEE SHEET 1 FOR THE OVERALL PLAN.
 - REFER TO PARKING GARAGE PLANS FOR INFORMATION ON THE FOLLOWING:
 - FLOOR PLANS FOR EACH GARAGE LEVEL
 - BUILDING ELEVATIONS & HEIGHT INFORMATION
 - REFER TO SIGNAGE PACKAGE FOR INFORMATION ON THE SIGNAGE FOR THE SITE.
 - REFER TO LANDSCAPE PLANS FOR INFORMATION ON THE LANDSCAPING FOR THE SITE.
 - REFER TO SITE IMPROVEMENT PLANS PREPARED BY HAEGER ENGINEERING LLC FOR DETAILED INFORMATION ON THE GRADING, PAVING AND UTILITIES FOR THE SITE.

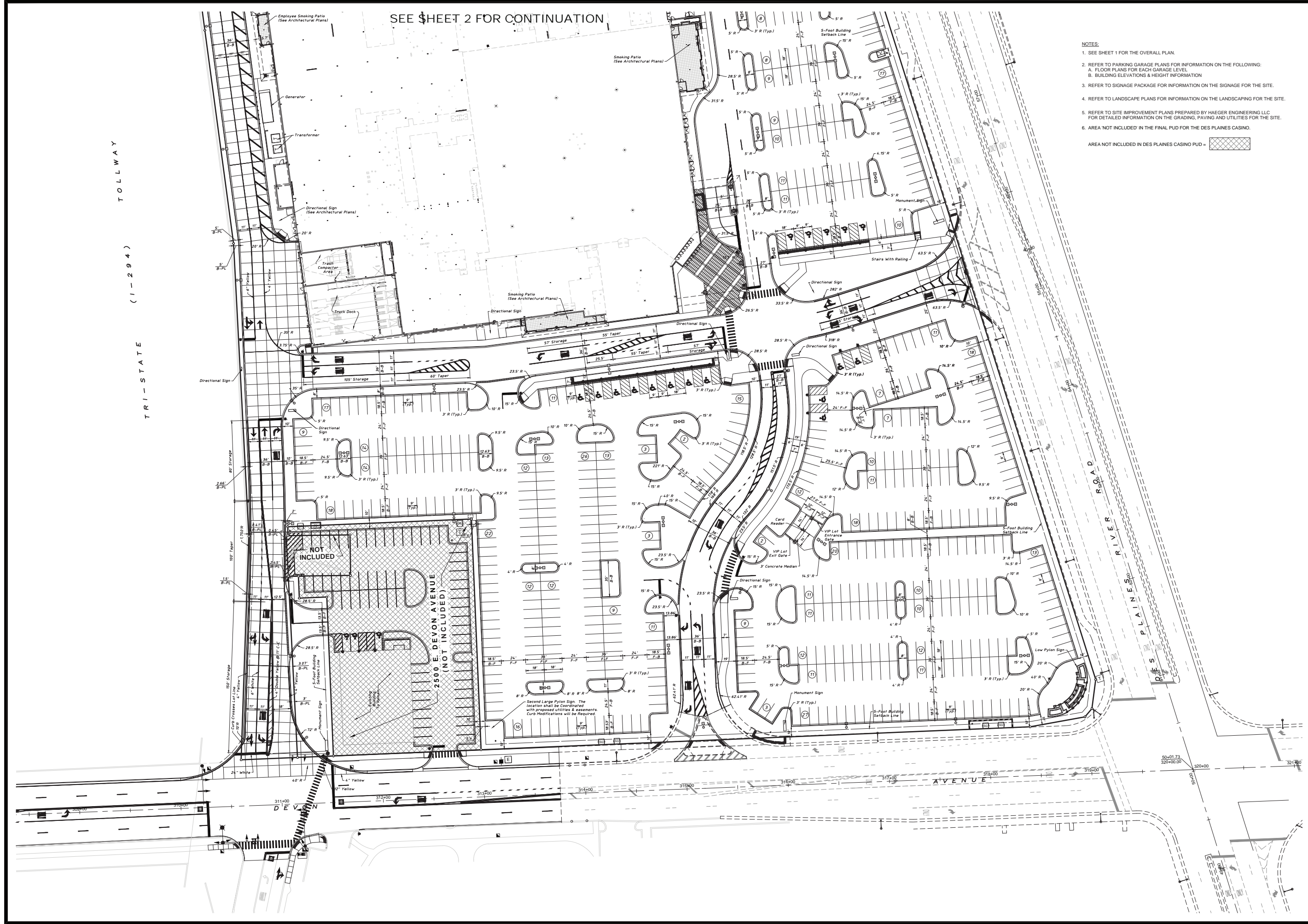


SEE SHEET 3 FOR CONTINUATION

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 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-000152
 www.haegerengineering.com

**SITE PLAN - NORTH
 (40 SCALE)**
**DES PLAINES CASINO
 FINAL PUD AMENDMENT**
 2980 & 3000 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS

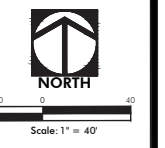
Project Manager:	TAS
Engineer:	PAC
Date:	01/22/2021
Project No.:	12127-PUD
Sheet:	2 / 3



SEE SHEET 2 FOR CONTINUATION

- NOTES:**
- SEE SHEET 1 FOR THE OVERALL PLAN.
 - REFER TO PARKING GARAGE PLANS FOR INFORMATION ON THE FOLLOWING:
 - FLOOR PLANS FOR EACH GARAGE LEVEL
 - BUILDING ELEVATIONS & HEIGHT INFORMATION
 - REFER TO SIGNAGE PACKAGE FOR INFORMATION ON THE SIGNAGE FOR THE SITE.
 - REFER TO LANDSCAPE PLANS FOR INFORMATION ON THE LANDSCAPING FOR THE SITE.
 - REFER TO SITE IMPROVEMENT PLANS PREPARED BY HAEGER ENGINEERING LLC FOR DETAILED INFORMATION ON THE GRADING, PAVING AND UTILITIES FOR THE SITE.
 - AREA NOT INCLUDED IN THE FINAL PUD FOR THE DES PLAINES CASINO.

AREA NOT INCLUDED IN DES PLAINES CASINO PUD = [Hatched Box]



TOLLWAY
(1-294)
TRI-STATE

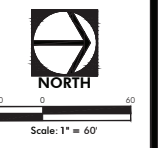
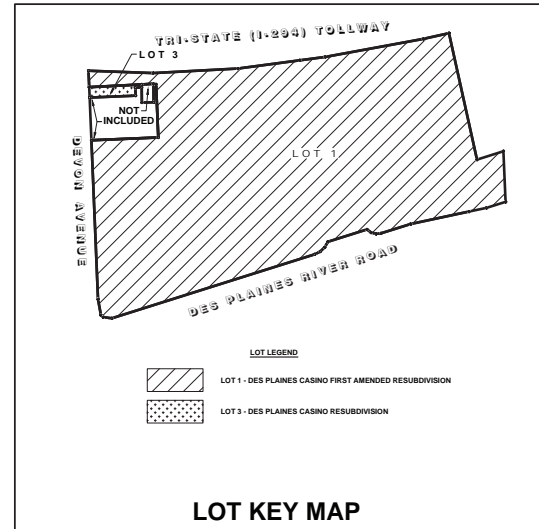
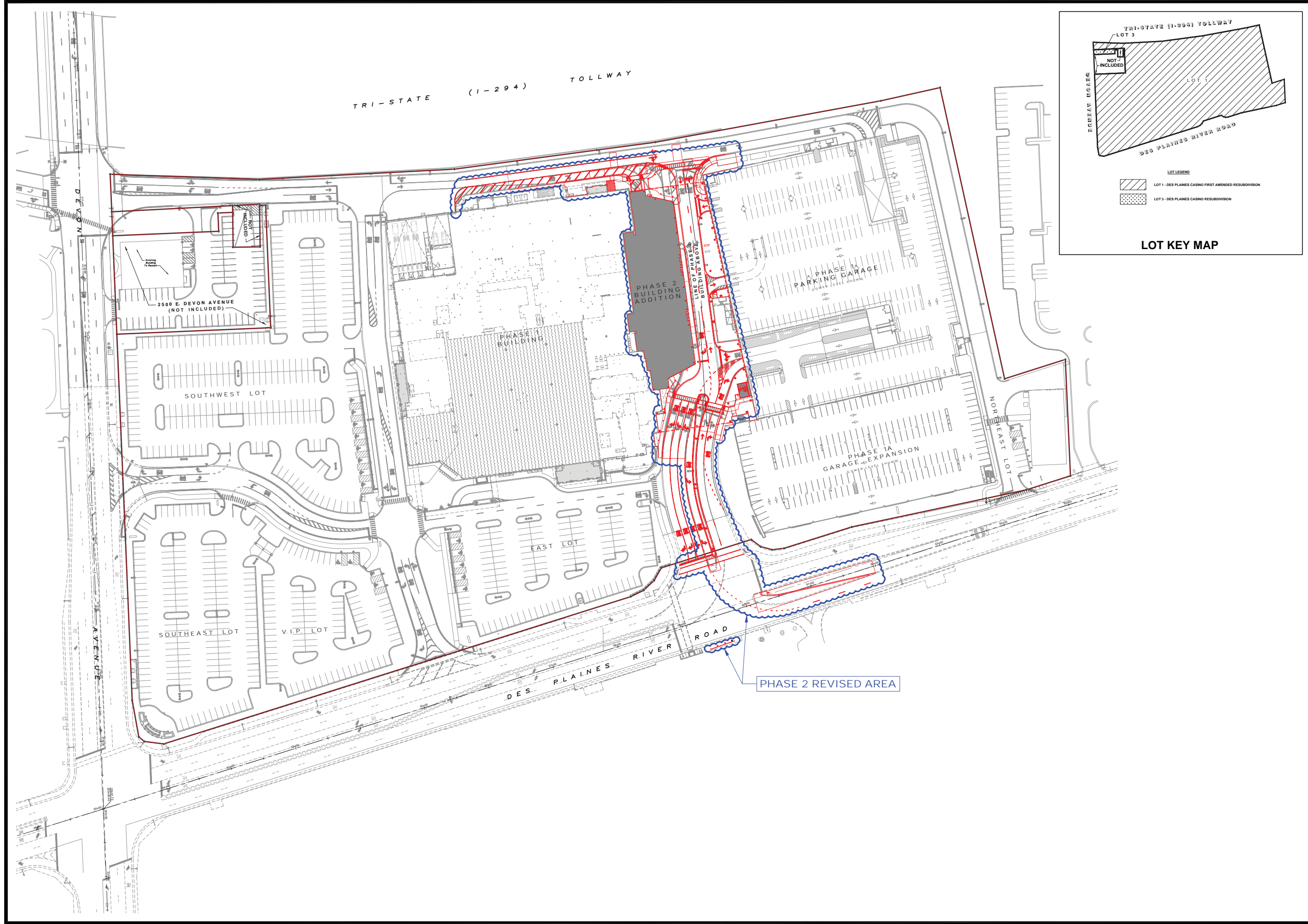
DES PLAINES RIVER ROAD

2500 E. DEVON AVENUE
(NOT INCLUDED)

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Illinois Professional Design Firm License No. 184-000152
www.haegerengineering.com

**SITE PLAN - SOUTH
(40 SCALE)**
**DES PLAINES CASINO
FINAL PUD AMENDMENT**
2980 & 3000 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS

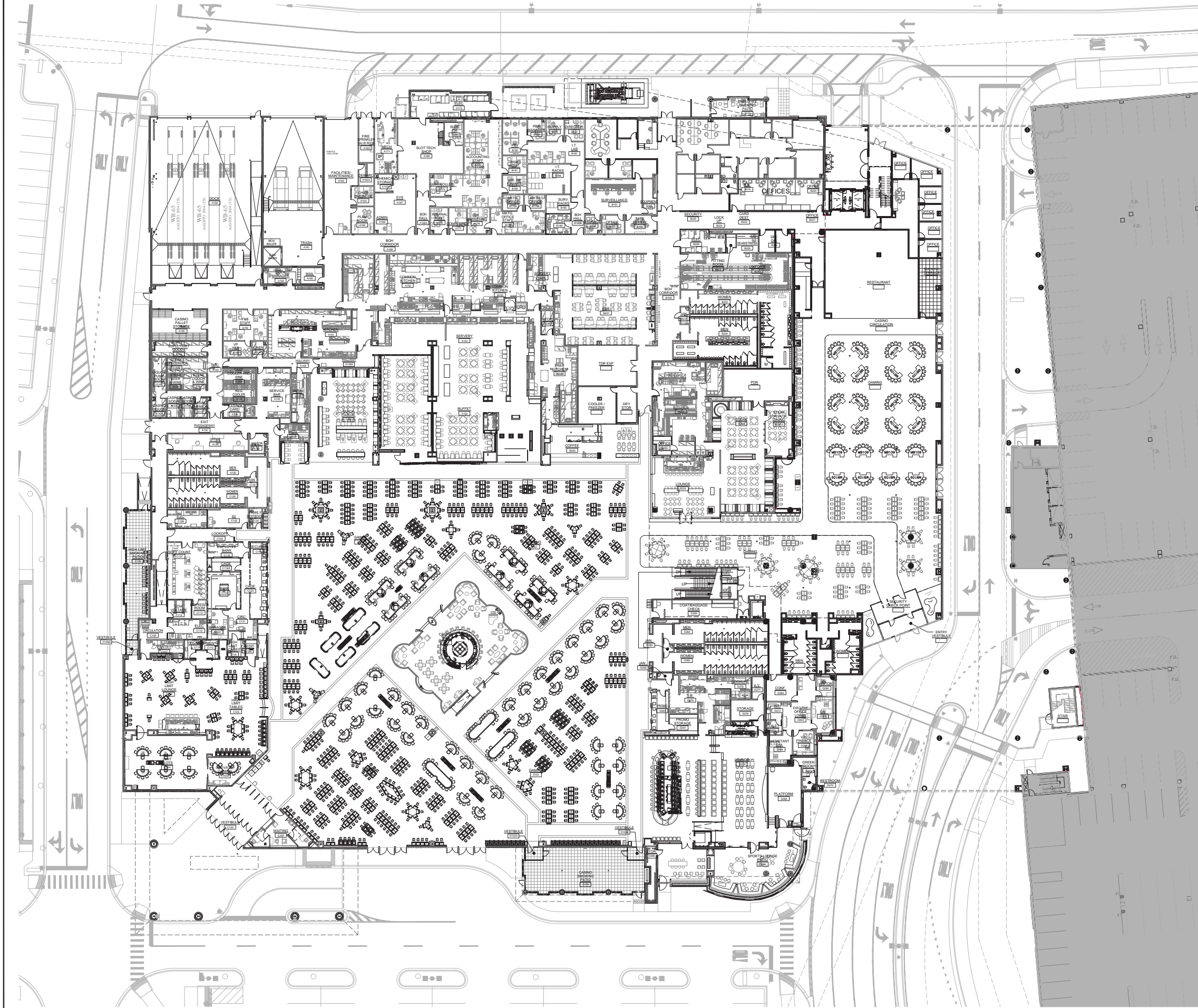
Project Manager: T A S
Engineer: P A C
Date: 01/22/2021
Project No.: 12127-PUD
Sheet: 3



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 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-000152
 www.haegerengineering.com

OVERALL SITE PLAN - OVERLAY
PHASE 2 vs PHASE 1A
DES PLAINES CASINO
FINAL PUD AMENDMENT
 2980 & 3000 S. DES PLAINES RIVER ROAD, DES PLAINES, ILLINOIS

Project Manager: T A S
 Engineer: P A C
 Date: 01/22/2021
 Project No. 12127-PUD
 Sheet 1 / 1



1

OVERALL FIRST LEVEL FLOOR PLAN (163,644 SF)

SCALE: 1" = 20'



RIVERS
CASINO
DES PLAINES

3000 SOUTH RIVER ROAD
DES PLAINES, ILLINOIS 60018

KLAI JUBA WOLD
architects

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PUD SUBMITTAL
NOT FOR CONSTRUCTION
DATE: 01/22/2021

KJWA Job Number: 19036

ISSUED/REVISED

NO.	DESCRIPTION	DATE:

OVERALL
FIRST LEVEL
FLOOR PLAN

GAMING
EXPANSION

A1.01.0
Page 16 of 52



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DATE: 01/22/2021

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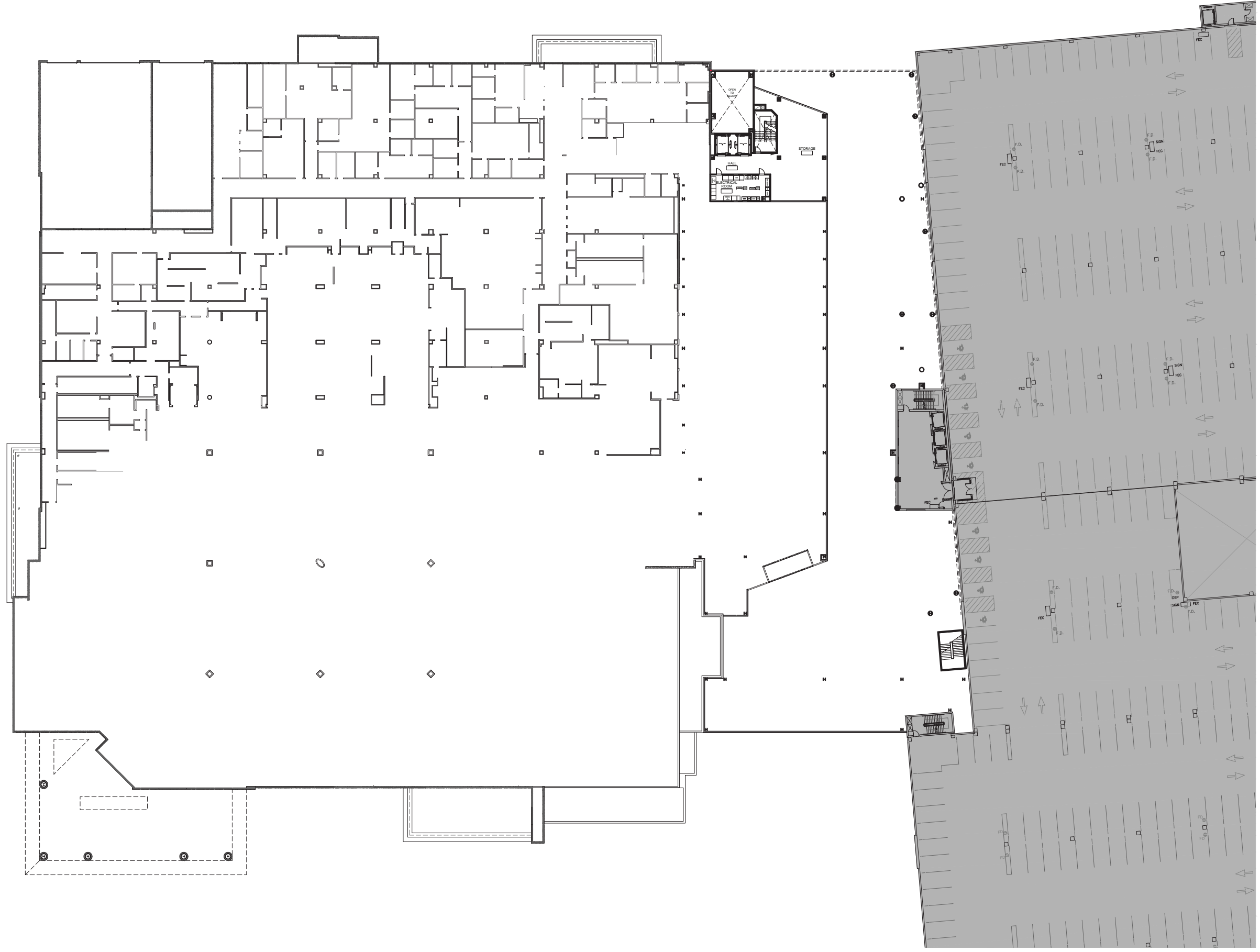
ISSUED/REVISED

NO.	DESCRIPTION	DATE:

OVERALL
1ST LEVEL
MEZZANINE PLAN

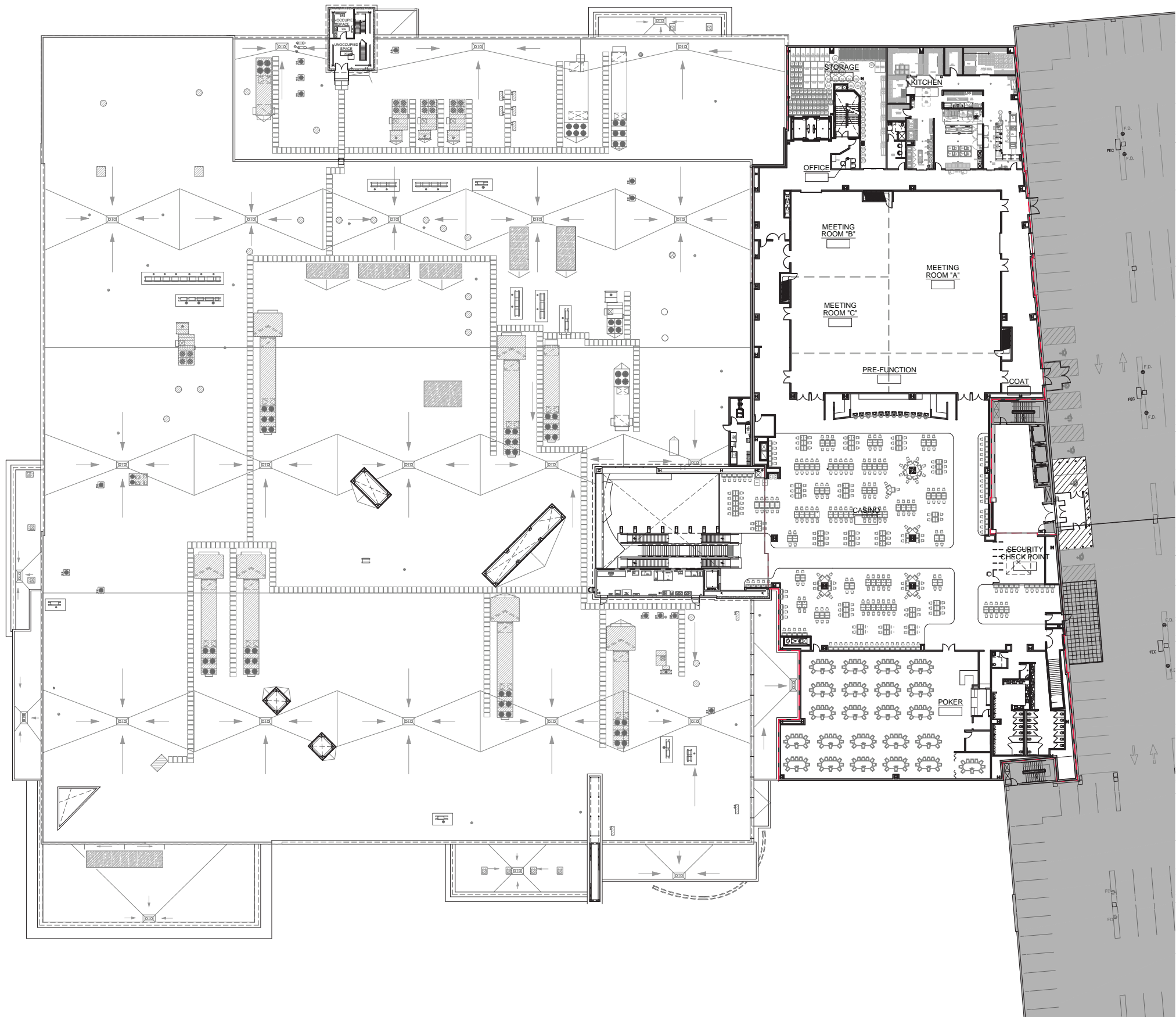
GAMING
EXPANSION

A1.01.5
Page 17 of 52



1 OVERALL FIRST LEVEL MEZZANINE FLOOR PLAN (3,120 SF)
SCALE: 1" = 20'

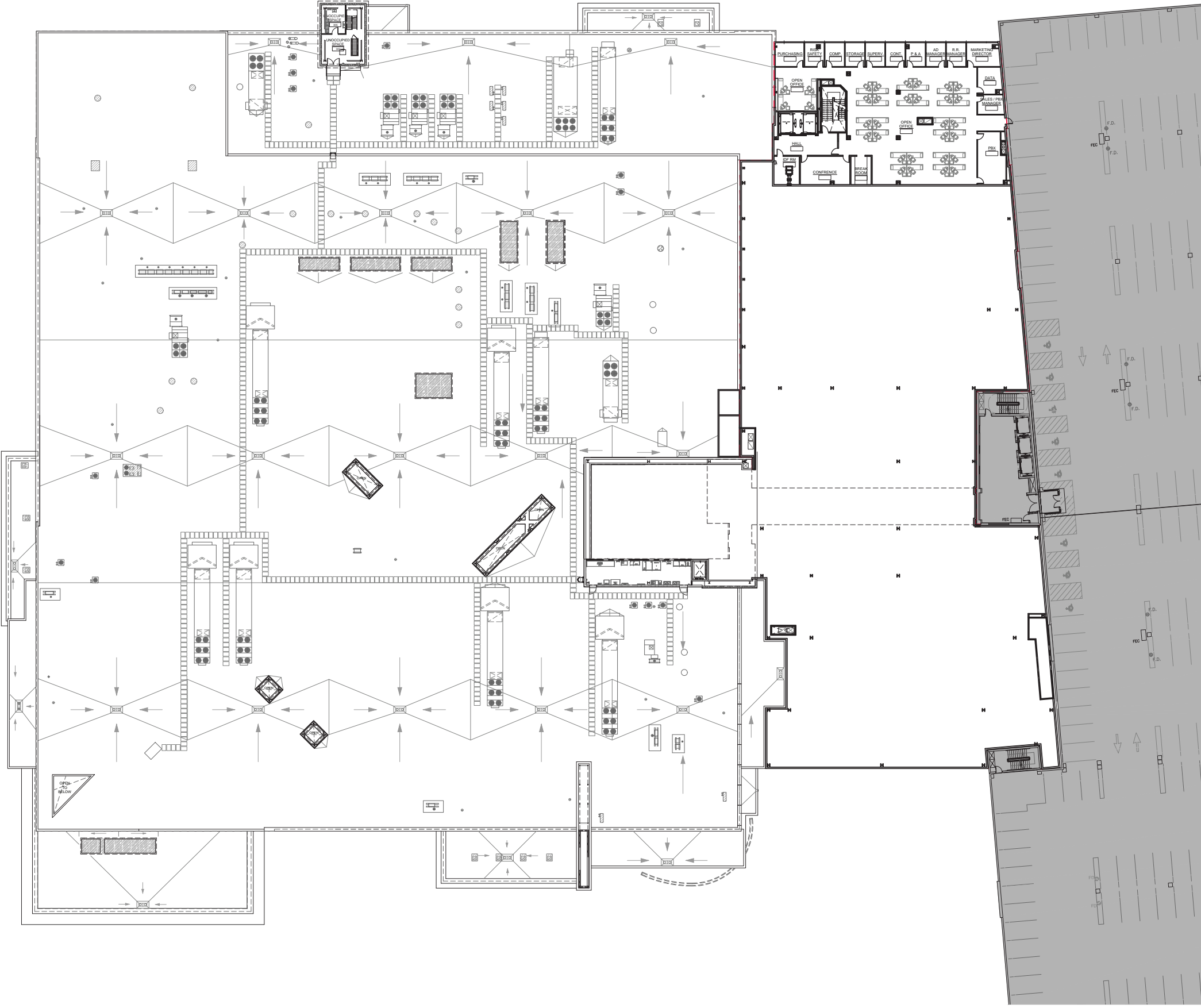




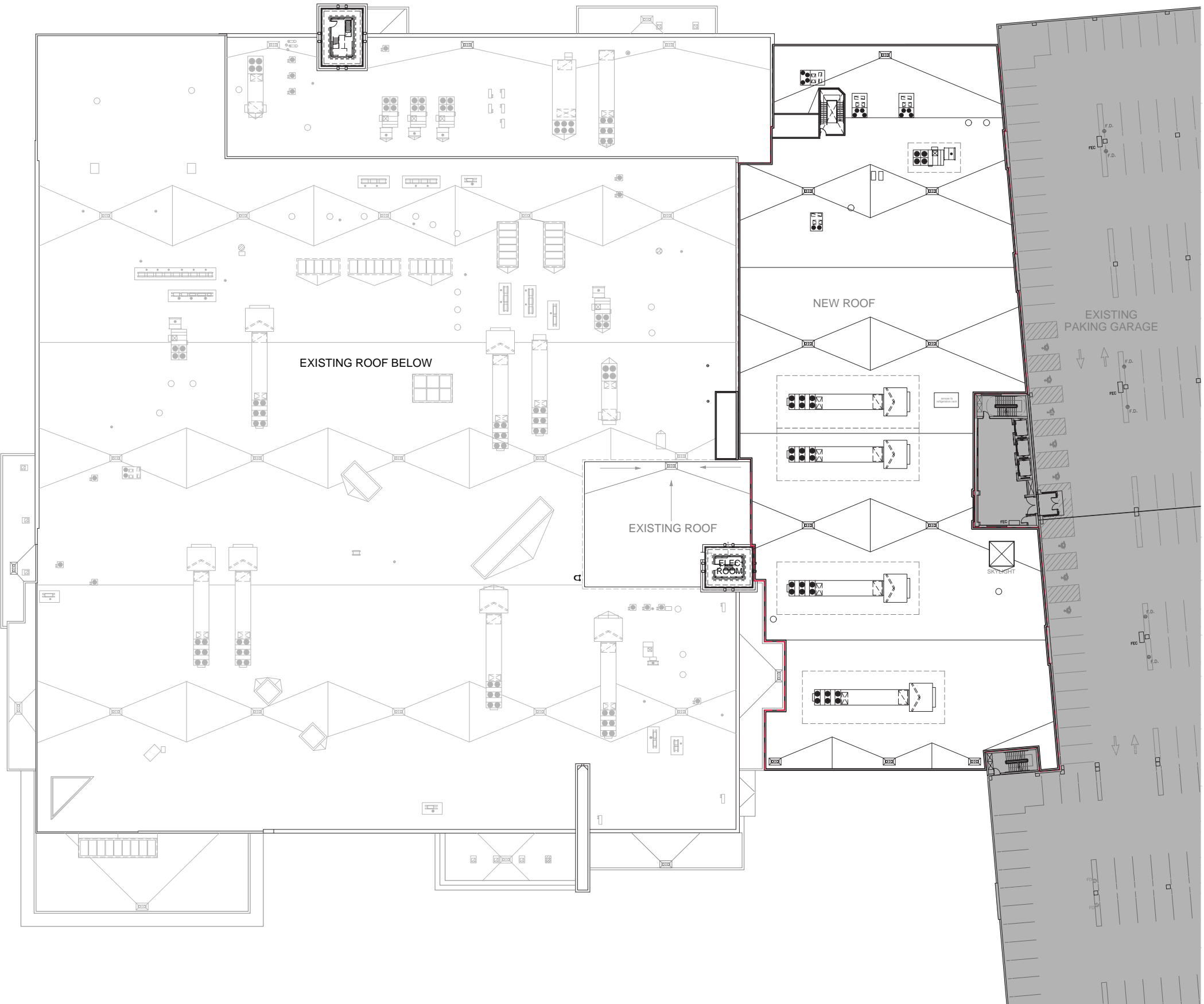
1 OVERALL SECOND LEVEL FLOOR PLAN (48,891 SF)
SCALE: 1" = 20'

NO.	DESCRIPTION	DATE:

NO.	DESCRIPTION	DATE



2 OVERALL SECOND LEVEL MEZZANINE FLOOR PLAN (8,185 SF)
 SCALE: 1" = 20'



1 OVERALL ROOF LEVEL PLAN
SCALE: 1" = 20'



- ROOF PLAN LEGEND**
- ROOF DRAIN W/ OVERFLOW
 - PLUMBING VENT VERIFY QUANTITY AND LOCATION, RE: PLUMBING DRAWINGS
 - DIRECTION OF TAPERED INSULATION SLOPE 1/4" / FT. MIN.
 - APPROXIMATE THICKNESS OF TAPERED INSULATION ONLY 1/2" THICKNESS MIN. SEE PROJECT MANUAL.
 - MECHANICAL EQUIPMENT. CONTRACTOR TO VERIFY SIZE, HEIGHT AND TYPE OF CURB REQUIRED
- GENERAL NOTES: ROOF**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS INCLUDING ALL CURB AND BLOCKING HEIGHTS.
 2. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL ROOF PENETRATIONS. COORDINATE W/ MECH. AND PLUMBING DRAWINGS.
 3. CONTRACTOR TO VERIFY ALL SCUPPER LOCATIONS. DO NOT LOCATE OVER JOINTS, WINDOWS, DOORS, OR ELECTRICAL FIXTURES.



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NO.	DESCRIPTION	DATE:

OVERALL ROOF PLAN

GAMING EXPANSION



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DATE: 07/22/2021

KJWA Job Number: 19036

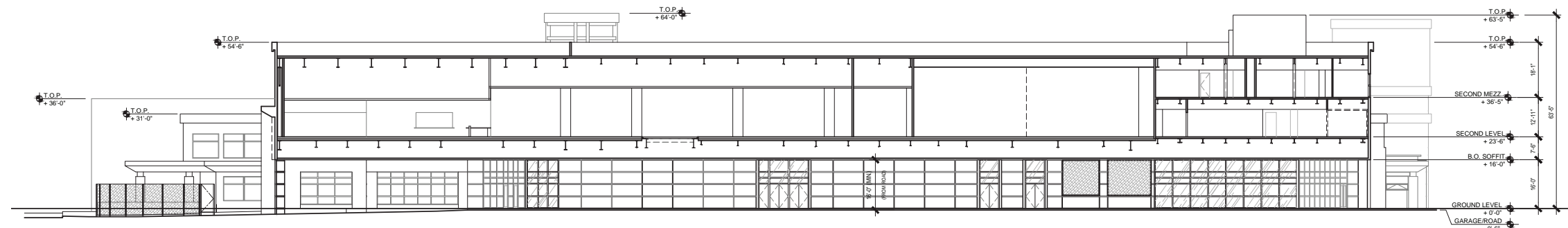
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NO.	DESCRIPTION	DATE

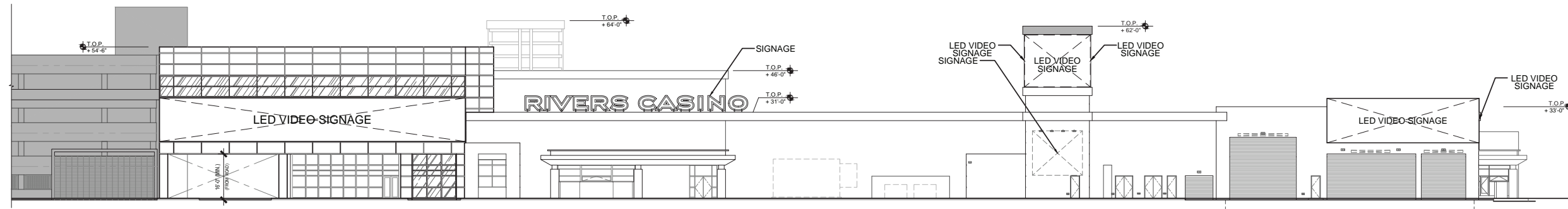
ELEVATIONS

GAMING
EXPANSION

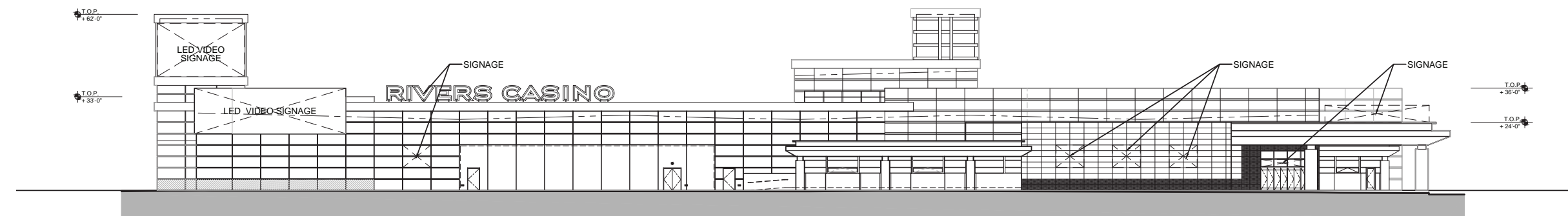
A2.00.0
Page 21 of 52



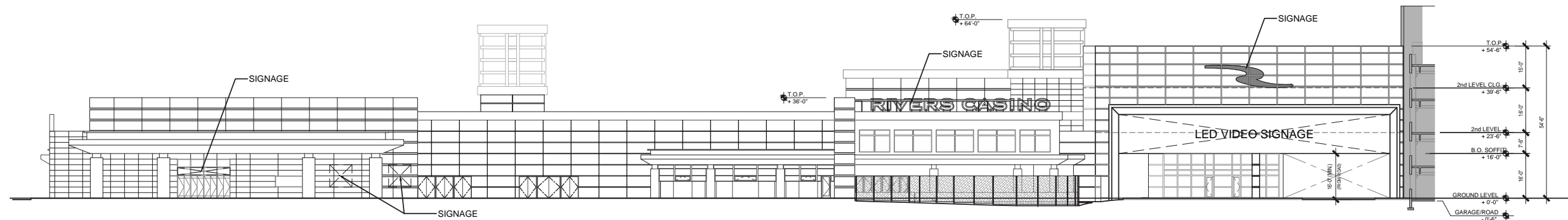
2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



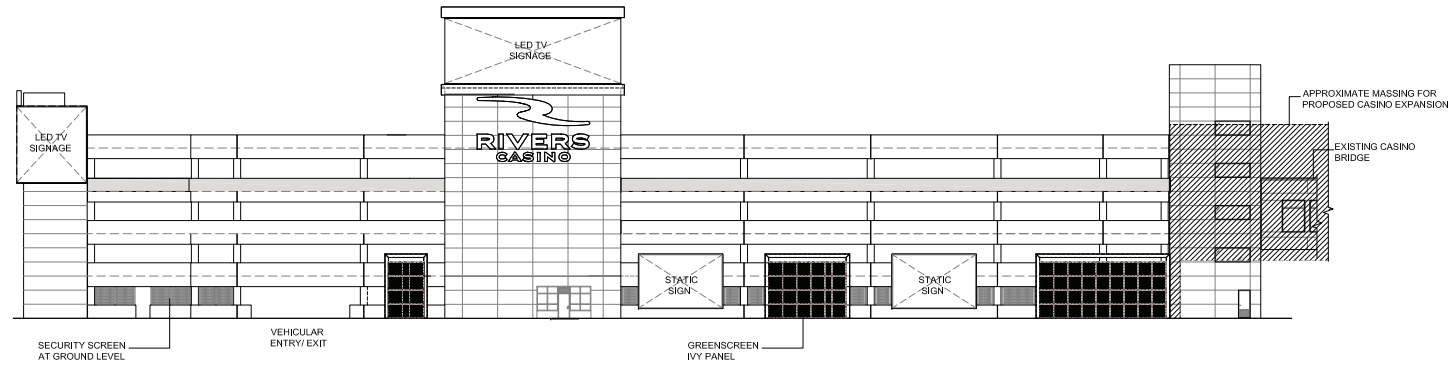
3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



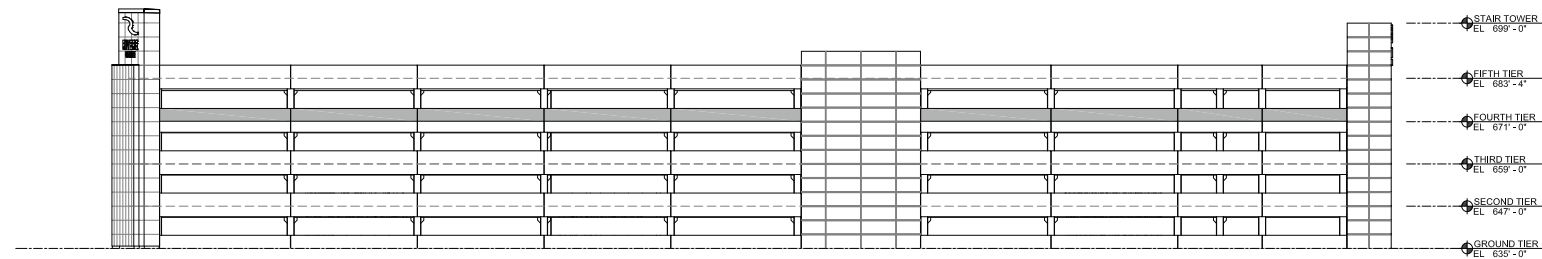
5 SOUTH ELEVATION - PARTIAL
SCALE: 1/16" = 1'-0"



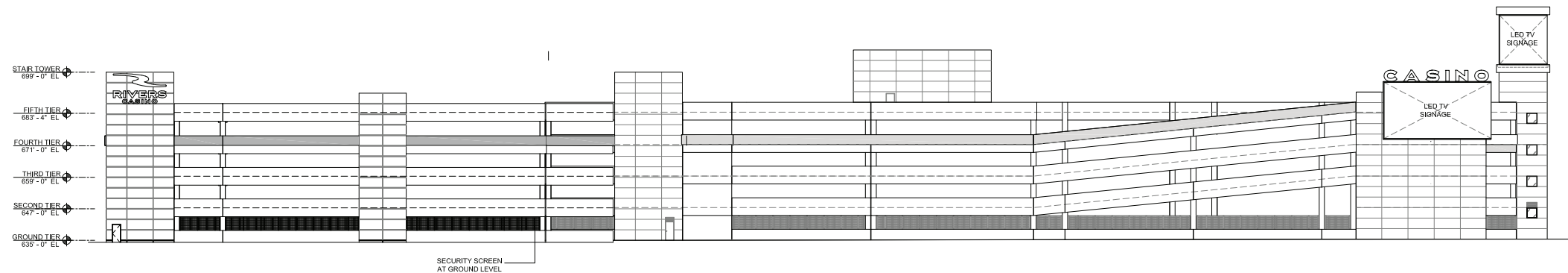
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



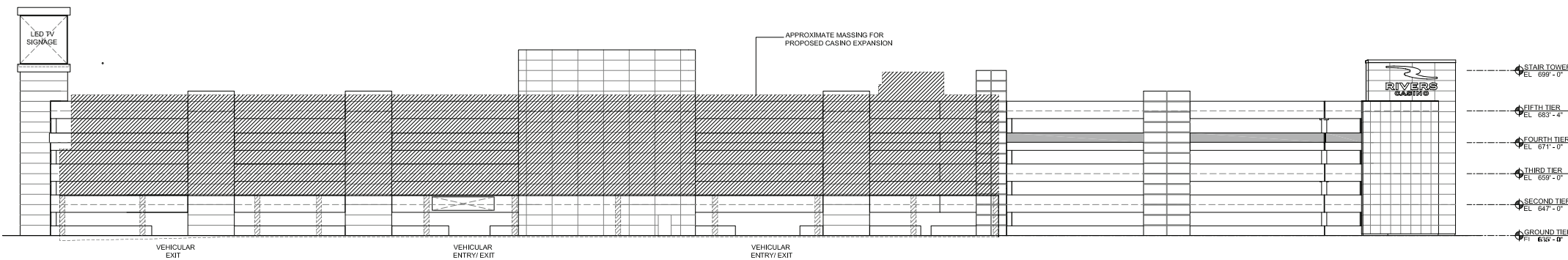
4 WEST ELEVATION
1" = 20'-0"



3 EAST ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"



1 SOUTH ELEVATION
1" = 20'-0"

RIVERS CASINO

**RIVERS CASINO
PARKING STRUCTURE**

3000 S. RIVER RD, DES PLAINES, IL 60018

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE:	PLD AMENDMENT SUBMITTAL	
ISSUE DATE:	01.22.2021	
PROJECT NO.:	31-00074.00	
DRAWN BY:	ANA	
CHECKED BY:	BFN	

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SHEET TITLE:
**EXTERIOR BUILDING
ELEVATIONS**

A-201

**RIVERS CASINO
PARKING STRUCTURE**

3000 S. RIVER RD, DES PLAINES, IL 60018

MARK DATE DESCRIPTION

REVISIONS

ISSUE: PUD AMENDMENT SUBMITTAL

ISSUE DATE: 01.22.2021

PROJECT NO: 31-00974.00

DRAWN BY: RG/ANA

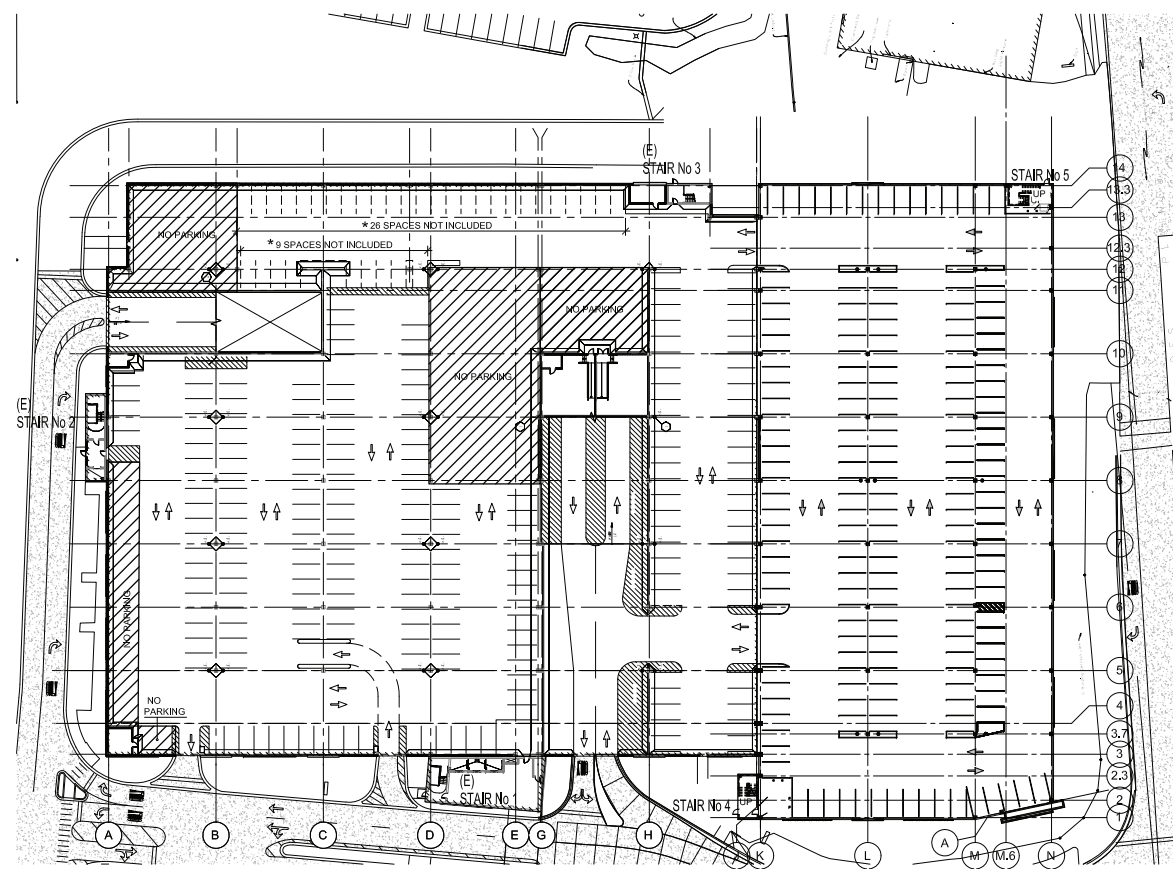
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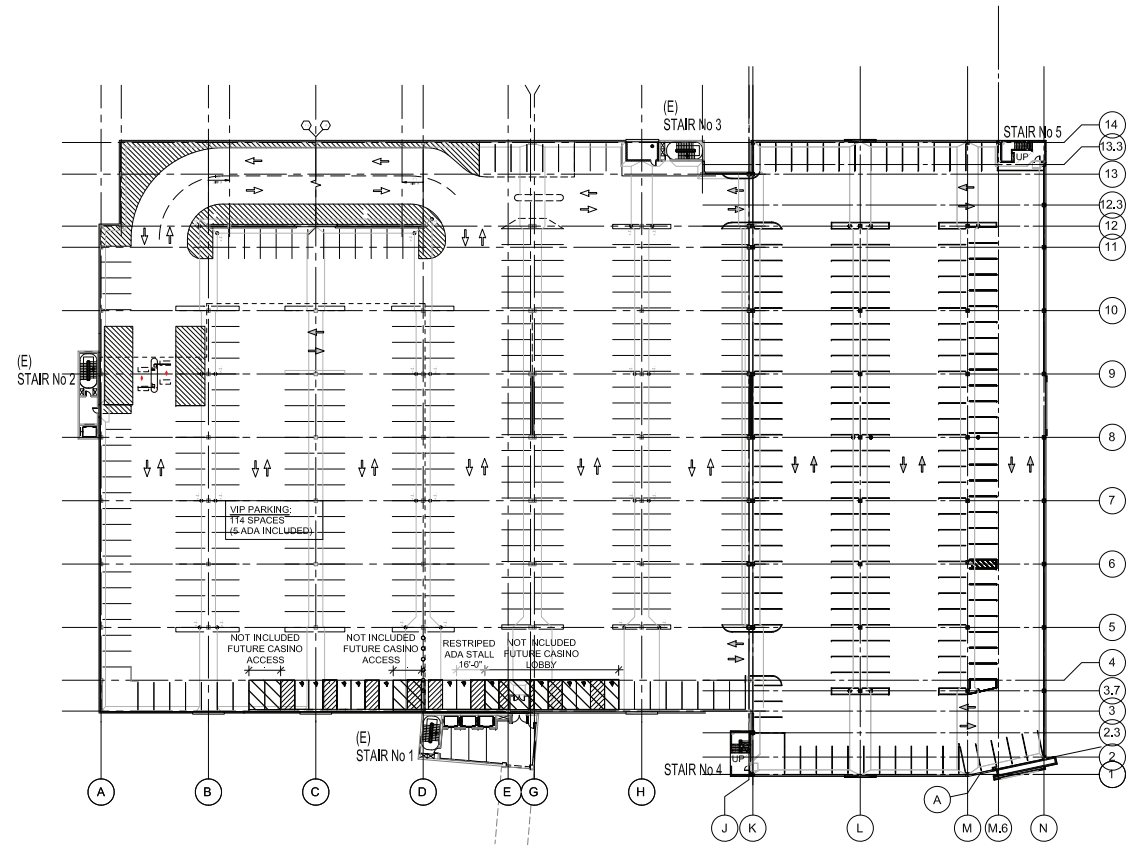
SHEET TITLE:

PARKING GARAGE FLOOR PLANS

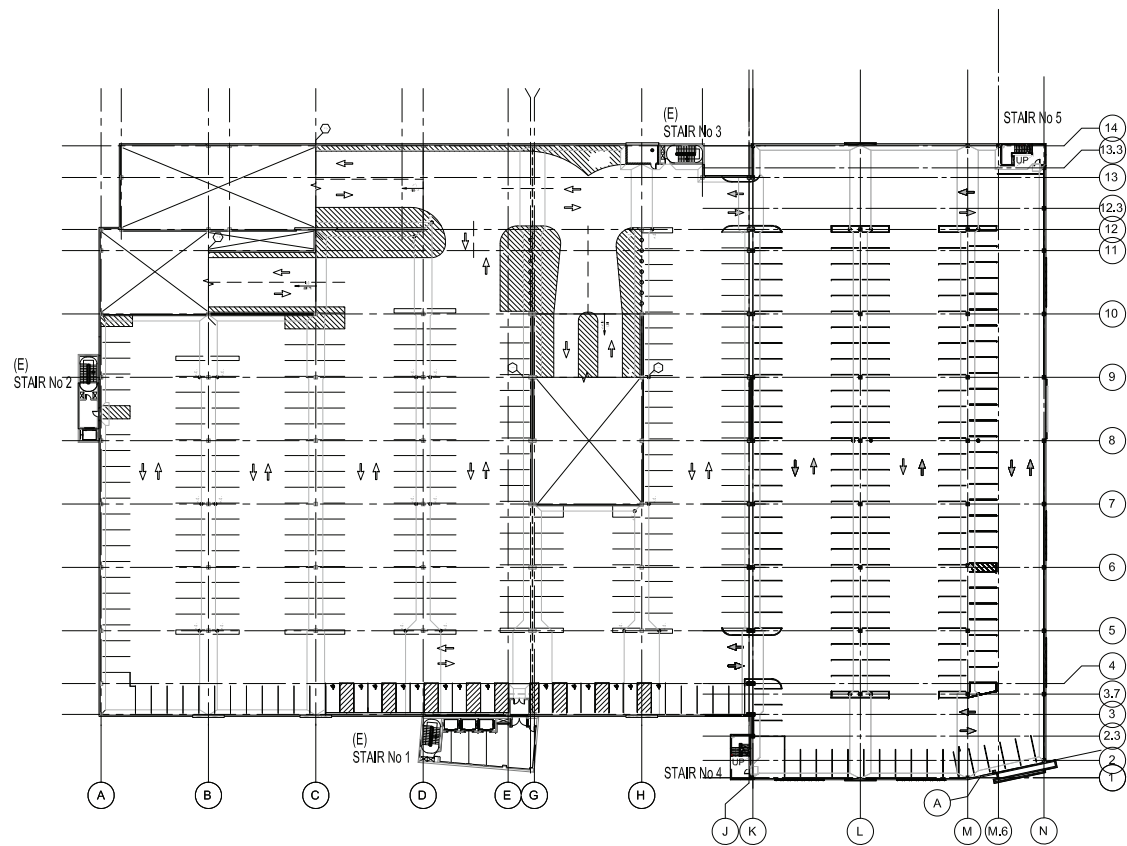
AG-101



1 GROUND TIER - OVERALL PLAN
1" = 40'-0"



3 THIRD TIER PLAN
1" = 40'-0"



2 SECOND TIER - OVERALL PLAN
1" = 40'-0"

TOTAL PARKING COUNT

9'-0" GUEST PARKING SPACES
8'-6" EMPLOYEE PARKING SPACES
(FIFTH LEVEL)

	EXISTING GARAGE		TOTAL PER LEVEL	AREA PER LEVEL (SF)
	STANDARD	ADA		
GROUND LEVEL*	376	0	376	181,816
SECOND LEVEL	409	14	423	181,259
THIRD LEVEL***	464	7	471	181,259
FOURTH LEVEL	491	12	503	181,259
FIFTH LEVEL	521	16	537	178,361
TOTAL PER TYPE	2,261	49	2,310	903,954**
TOTAL PARKING	2,310			

* EXCLUDES 35 PARKING STALLS IN THE NORTHWEST CORNER OF THE GROUND LEVEL FOR PUD AMENDMENT SUBMITTAL

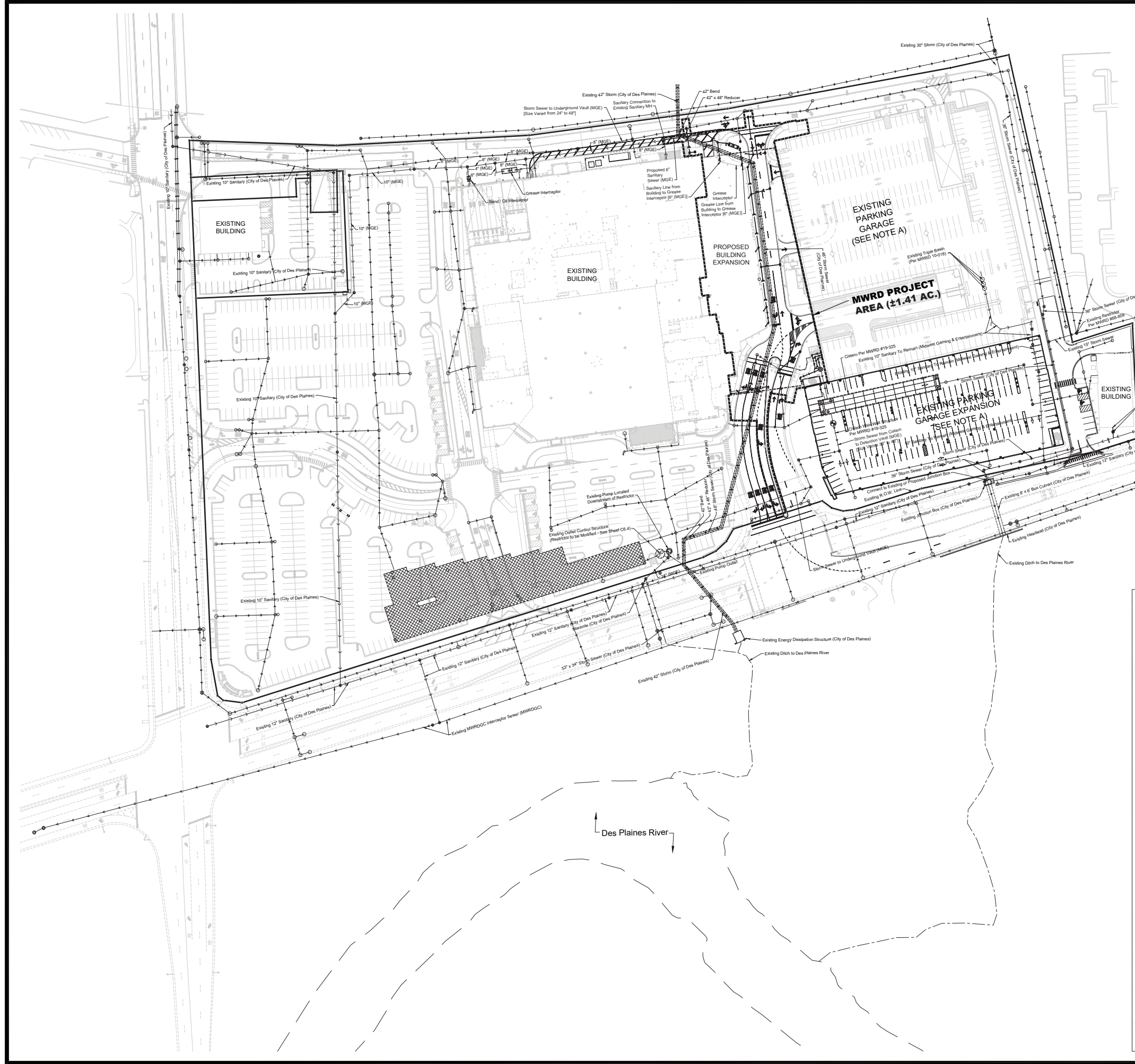
** BUILDING AREA INCLUDES AREA OF MAIN ELEVATORS/ STAIR TOWER

	VIP PARKING		GENERAL PARKING	
	STANDARD	ADA	STANDARD	ADA
GROUND LEVEL	0	0	0	0
THIRD LEVEL	-3	0	0	-5
TOTAL PARKING	-8			







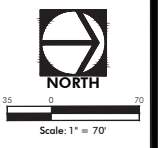


- Notes:**
- 1 This sheet is provided for reference only
 - 2 Refer to "Utility Plan" for routing of proposed storm sewer to proposed underground detention

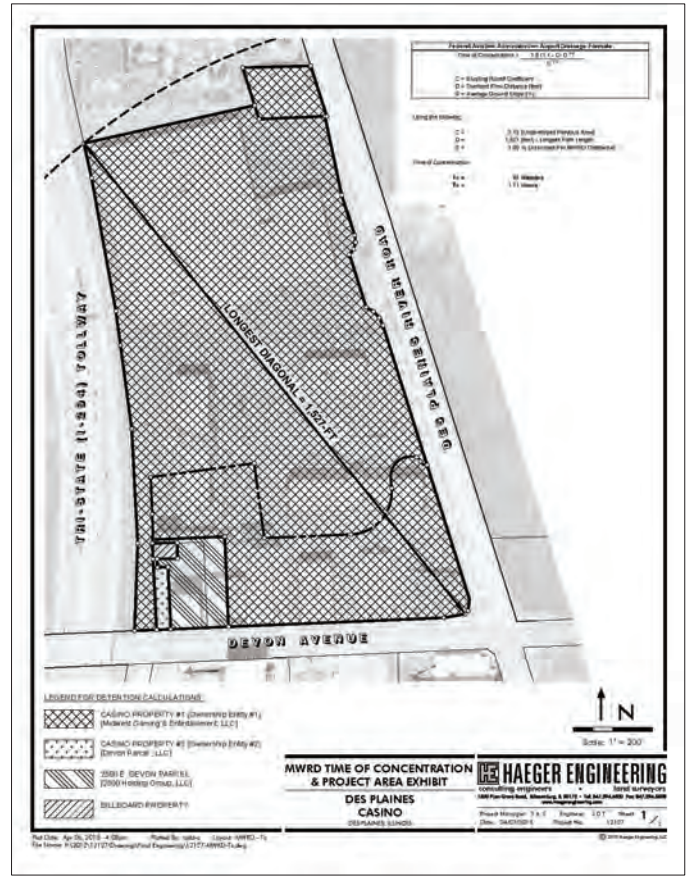
NOTE A:

1. THE TOP LEVEL OF THE PARKING GARAGE DISCHARGES TO THE PROPOSED STORM SEWER SYSTEM & DETENTION AREA.
2. THE EXTERIOR PERIMETER OF THE PARKING GARAGE INCLUDES OPENING PERCENTAGES OF ±33%. AS A RESULT THE COVERED PORTIONS OF THE PARKING GARAGE SHALL DISCHARGE TO A TRIPLE BASIN THEN THE SANITARY SEWER SYSTEM.

- EXISTING SEWER LEGEND**
- Existing Sanitary Sewer
 - Existing Storm Sewer Main
 - Existing MWRD Interceptor Sewer
 - Existing Manhole
 - ▨ Existing Underground Detention
- PROPOSED SEWER LEGEND**
- Proposed Storm Sewer Main
 - Proposed Sanitary Manhole
 - Proposed Storm Manhole
 - Proposed Sanitary Sewer



MWRD TIME OF CONCENTRATION CALCULATION



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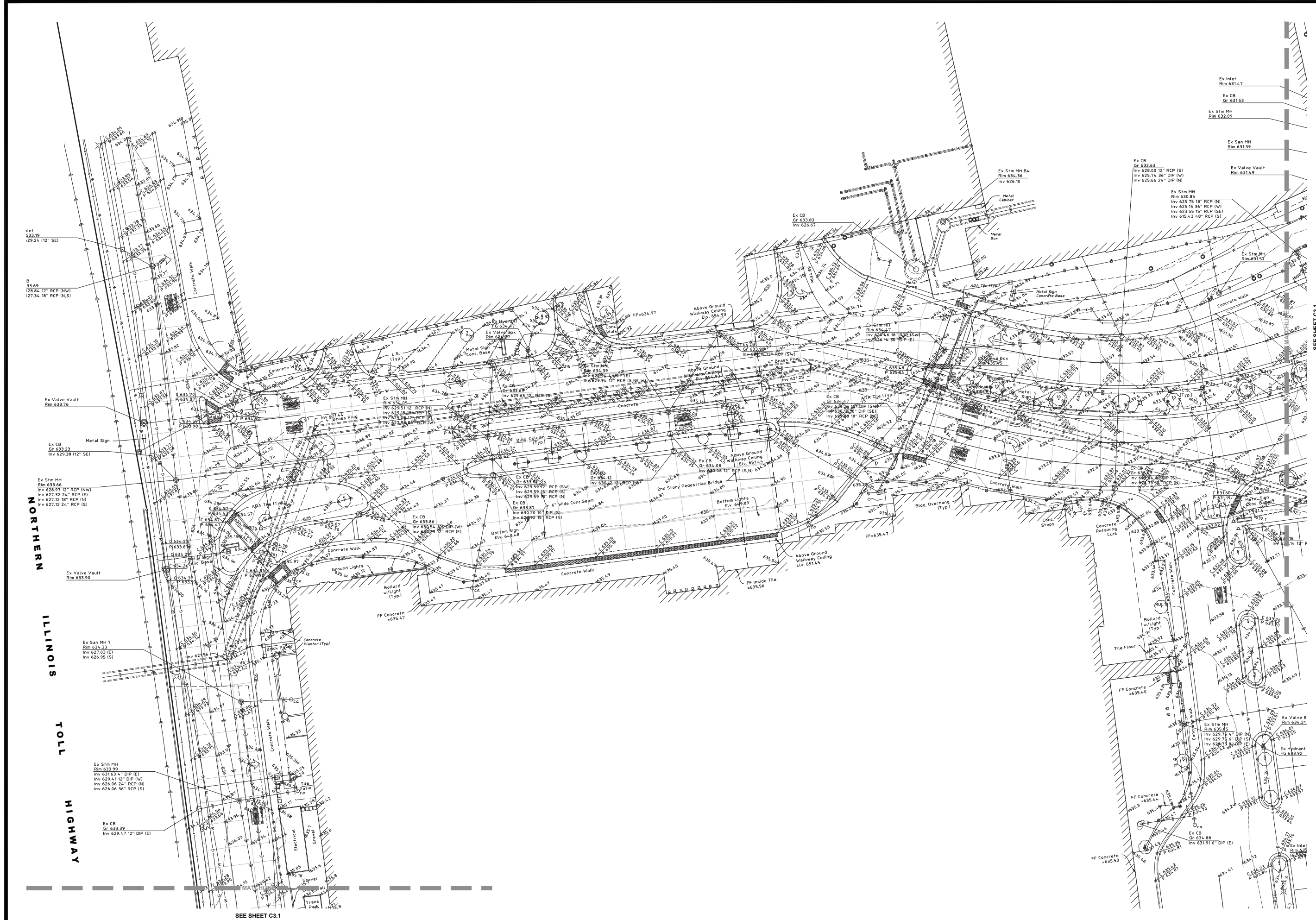
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MWRD SEWER ROUTING MAP & TIME OF CONCENTRATION EXHIBIT
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SITE IMPROVEMENT PLANS
3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
Engineer: P A C
Date: 01.22.2021
Project No. 12-127
Sheet **C1.1** of C10



NORTH
Scale: 1" = 20'



SEE SHEET C3.1

SEE SHEET C3.1

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**EXISTING CONDITIONS
 PLAN
 RIVERS CASINO NORTH EXPANSION
 SITE IMPROVEMENT PLANS
 3000 DES PLAINES RIVER ROAD, DES PLAINES, IL**

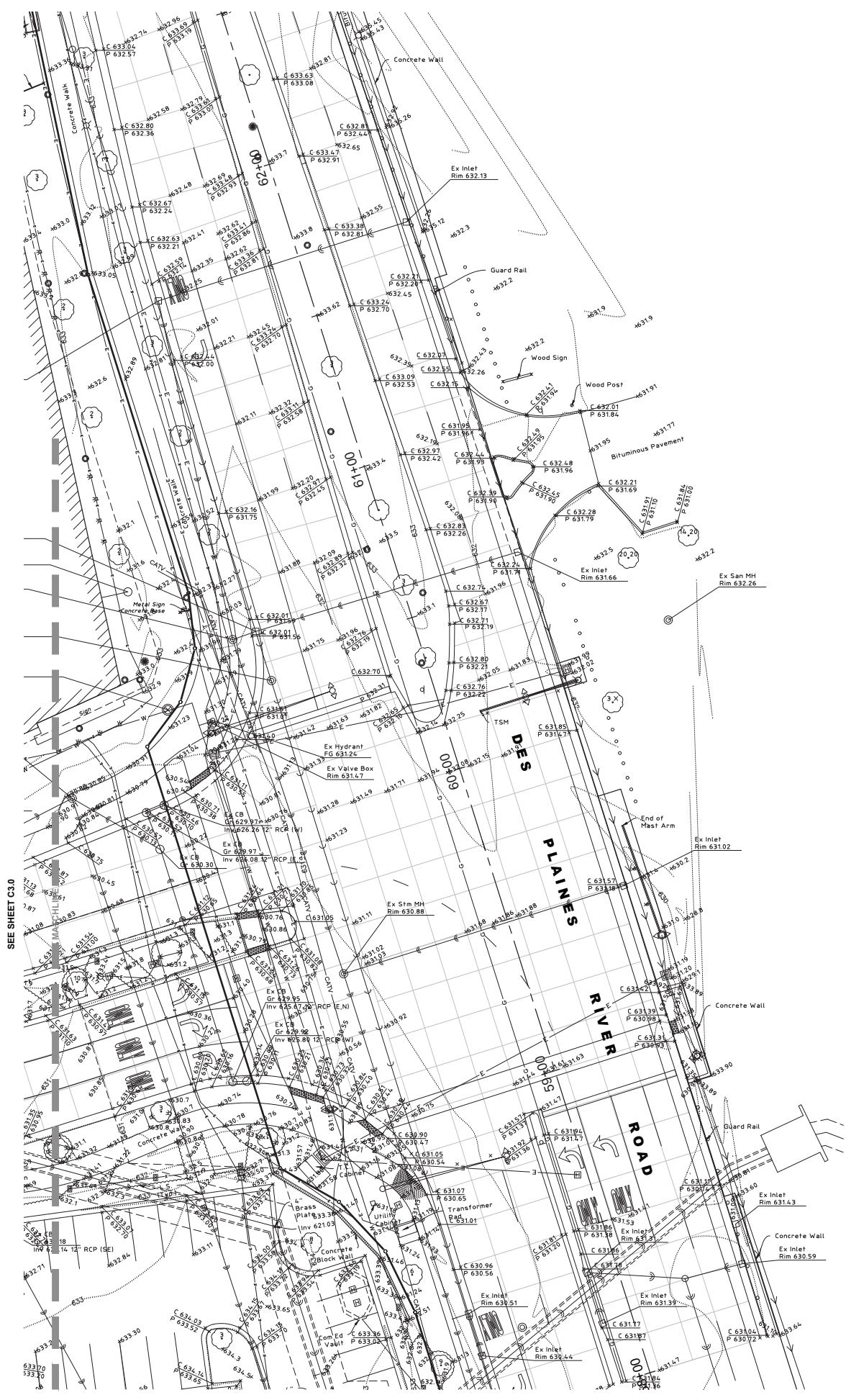
Project Manager:	T A S
Engineer:	P A C
Date:	1.22.2021
Project No.:	12-127
Sheet	C3.0

No. Date Revision

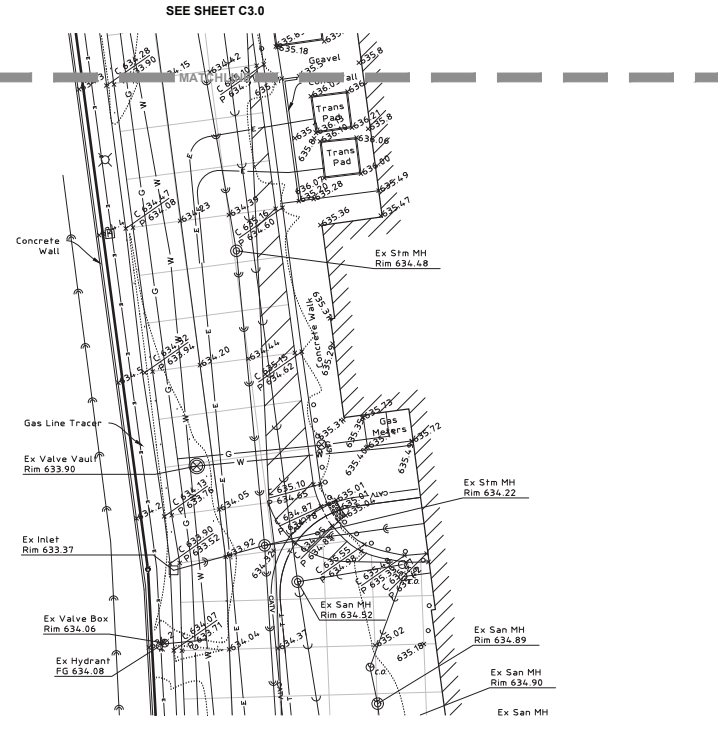


NORTH

Scale: 1" = 20'



SEE SHEET C3.0



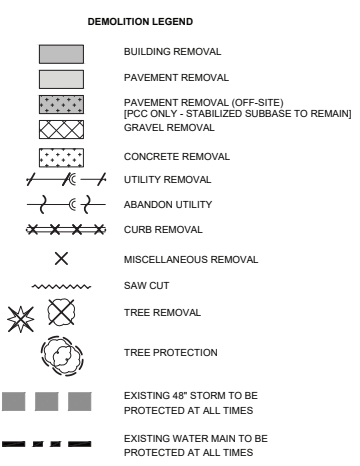
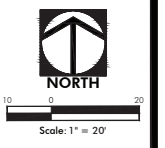
SEE SHEET C3.0

No.	Date	Revision

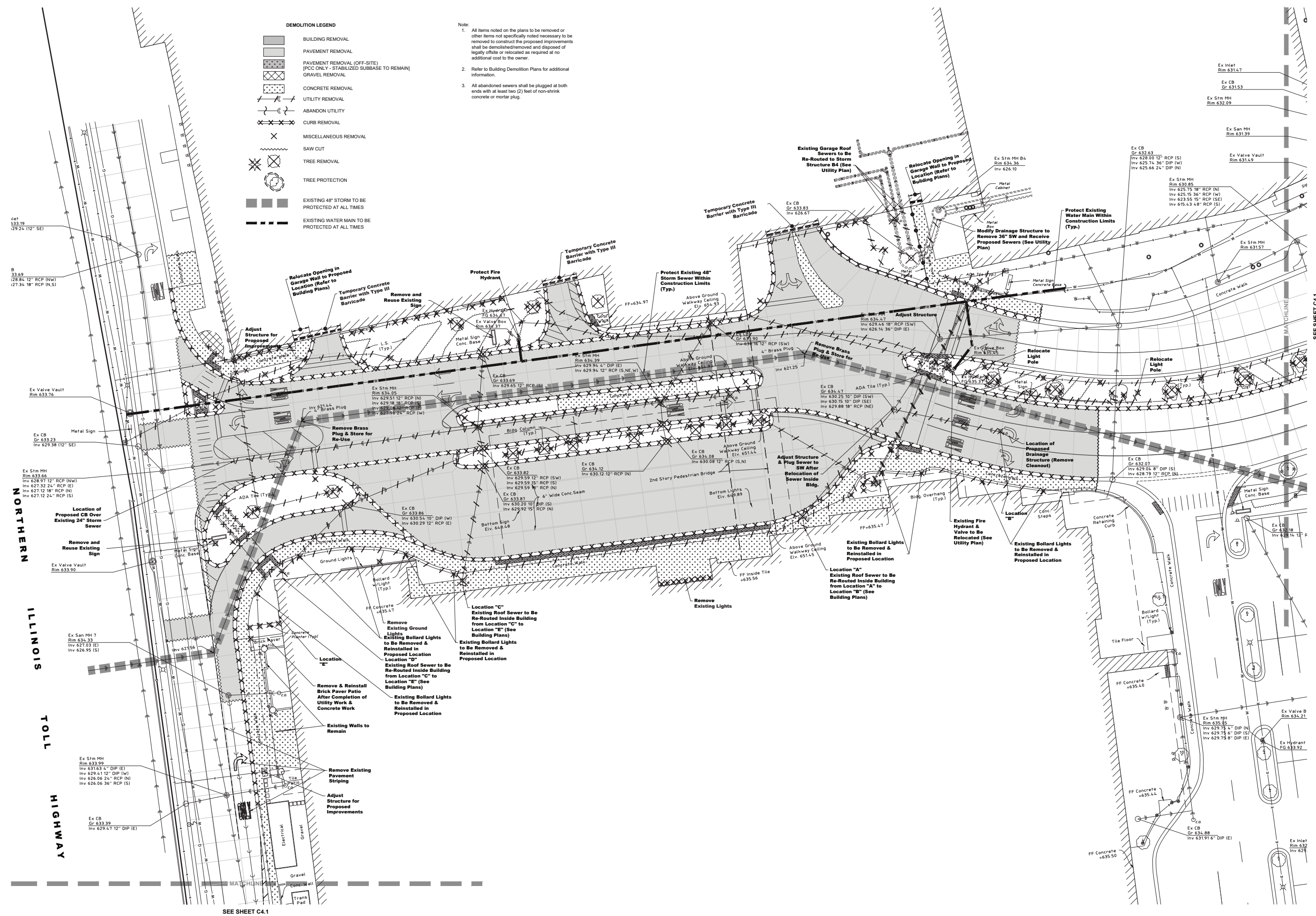
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EXISTING CONDITIONS PLAN
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SITE IMPROVEMENT PLANS
 3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
 Engineer: P A C
 Date: 1.22.2021
 Project No. 12-127
 Sheet C3.1



- Note:
1. All items noted on the plans to be removed or other items not specifically noted necessary to be removed to construct the proposed improvements shall be demolished/removed and disposed of legally offsite or relocated as required at no additional cost to the owner.
 2. Refer to Building Demolition Plans for additional information.
 3. All abandoned sewers shall be plugged at both ends with at least two (2) feet of non-shrink concrete or mortar plug.



SEE SHEET C4.1

SEE SHEET C4.1

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DEMOLITION PLAN
RIVERS CASINO NORTH EXPANSION
SITE IMPROVEMENT PLANS
 3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
 Engineer: P A C
 Date: 01.22.2021
 Project No. 12-127
 Sheet **C4.0**



NORTH

Scale: 1" = 20'

Revision

Date

No.

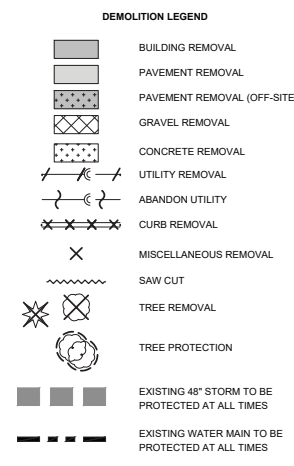
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DEMOLITION PLAN
RIVERS CASINO NORTH EXPANSION
SITE IMPROVEMENT PLANS
 3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

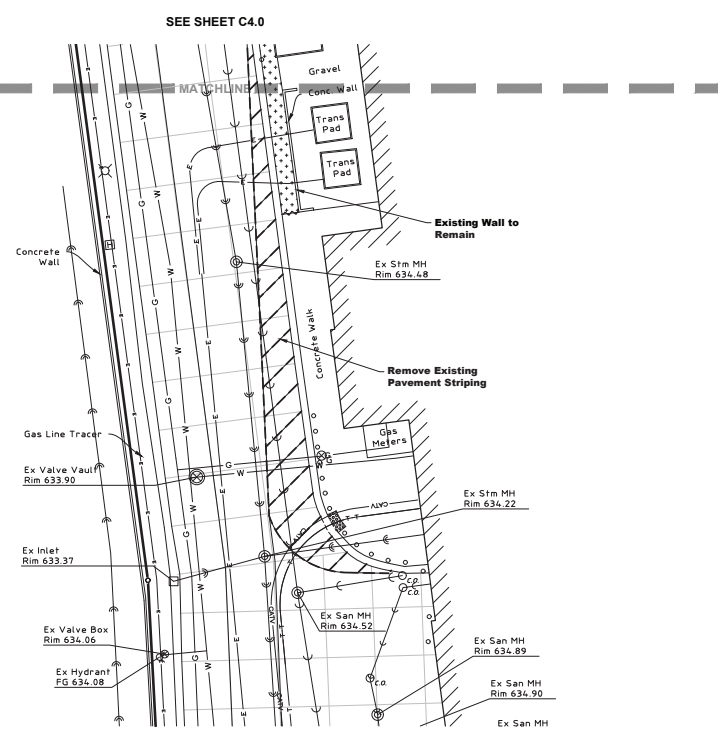
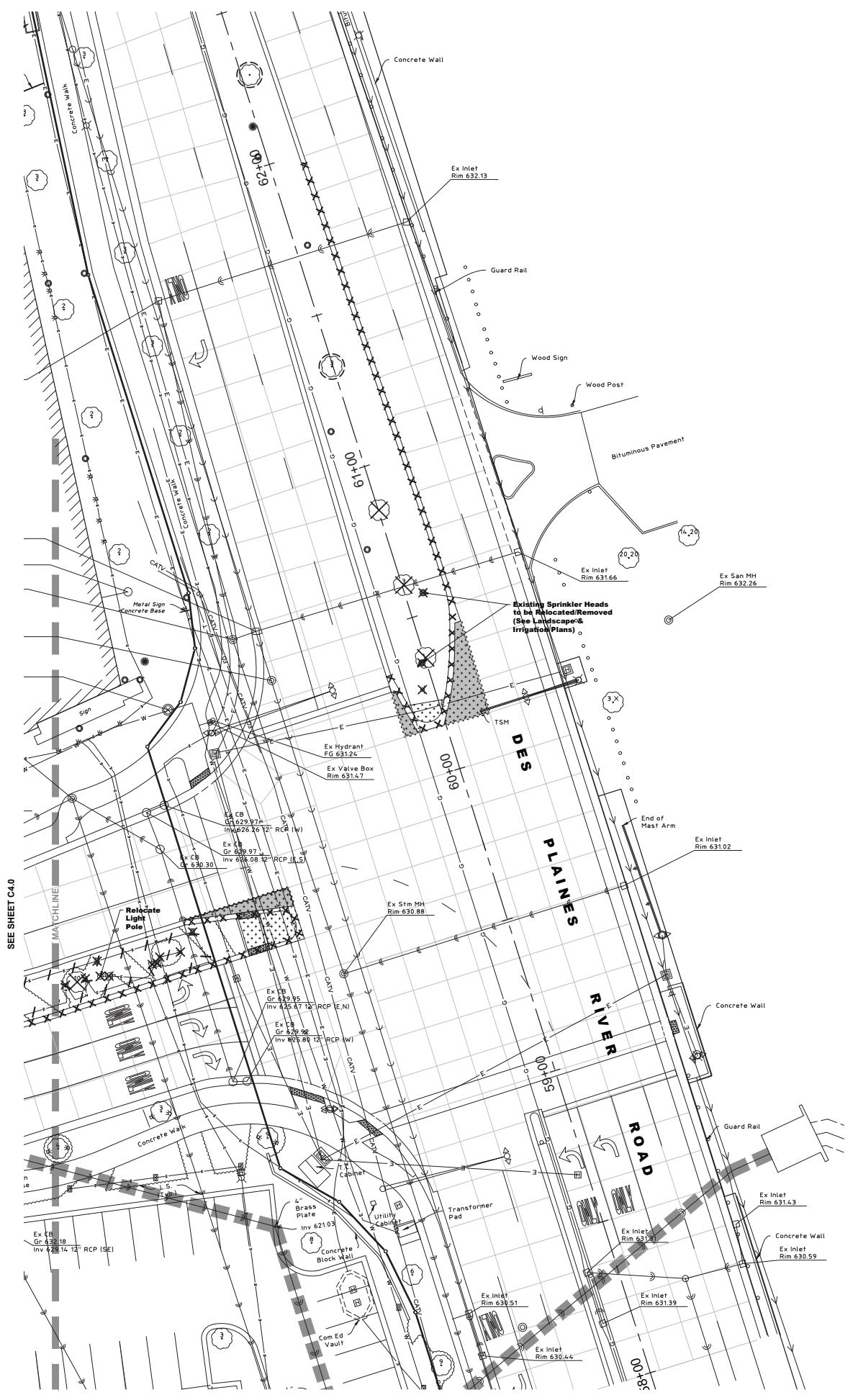
Project Manager: T A S
 Engineer: P A C
 Date: 01.22.2021
 Project No.: 12-127
 Sheet: C4.1

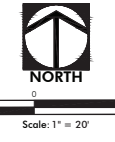
C10



Note:

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- Refer to Building Demolition Plans for additional information.
- All abandoned sewers shall be plugged at both ends with at least two (2) feet of non-shrink concrete or mortar plug.





PAVING LEGEND

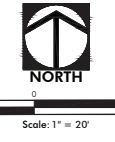
	PROPOSED BUILDING EXPANSION
	CONCRETE PAVEMENT (OFF-SITE) - 9-3/4" P.C.C. Pavement (Jointed) [SEE SECTION FOR TIE BARS] - 4-1/2" Staircase Subbase (HMA) - 12" Aggregate Subgrade with Geo-Textile Fabric for Ground Stabilization
	CONCRETE PAVEMENT (SITE) - 8" P.C.C. Pavement (Class PV) with 6" x 6" #6 Rigid Wire Mesh - 12" Aggregate Base Course, CA-6, Crushed
	CONCRETE WALK - 4" P.C.C. Walk - 4" Aggregate Base Course, CA-6, Crushed
	DETECTABLE WARNING
	LANDSCAPE RESTORATION (SITE) - 4" TOPSOIL & SOD
	LANDSCAPE RESTORATION (OFF-SITE) - 4" TOPSOIL & SOD
	CONCRETE MEDIAN - 4" P.C.C. Walk - 4" Aggregate Base Course, CA-6, Crushed
	MISCELLANEOUS HARDSCAPE



NORTHERN ILLINOIS TOLL HIGHWAY

SEE SHEET CS.1

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GEOMETRY / PAVING PLAN	RIVERS CASINO NORTH EXPANSION SITE IMPROVEMENT PLANS
3000 DES PLAINES RIVER ROAD, DES PLAINES, IL	
Project Manager:	T A S
Engineer:	P A C
Date:	01.22.2021
Project No.:	12-127
Sheet	C5.0

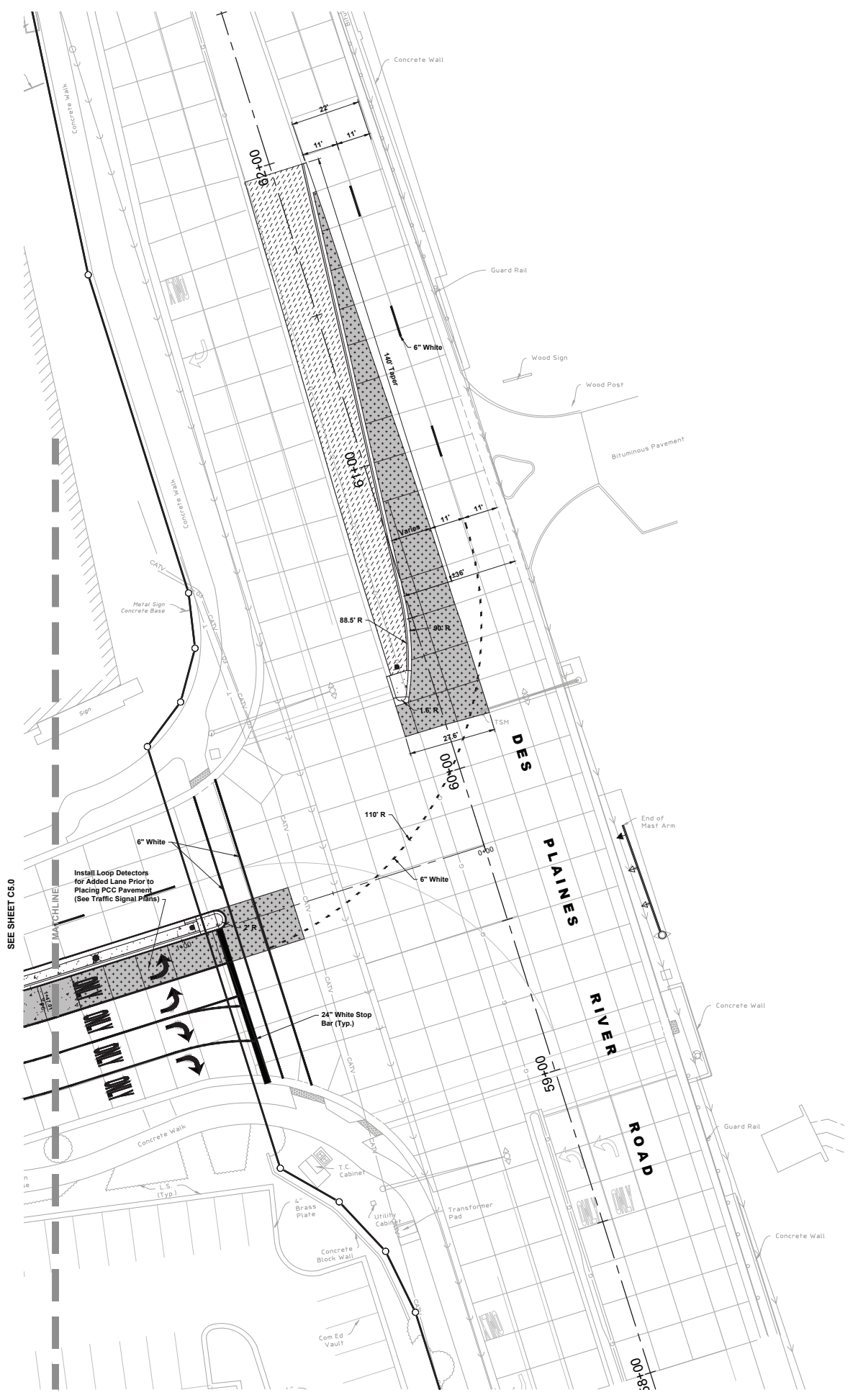


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Date _____
Revision _____

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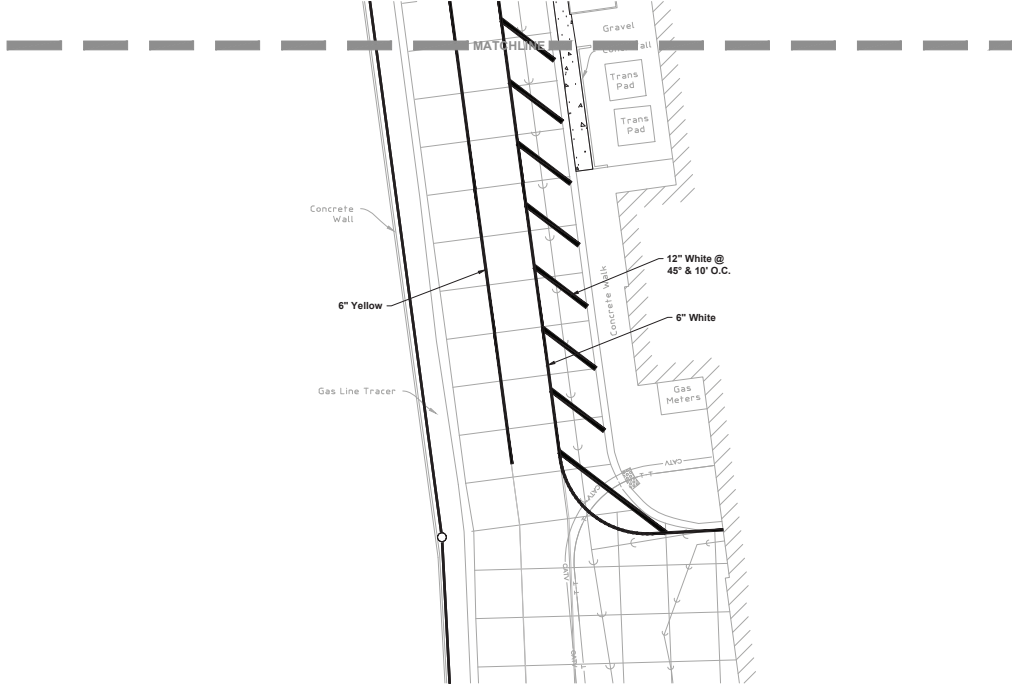
GEOMETRY / PAVING PLAN
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SITE IMPROVEMENT PLANS
3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
Engineer: P A C
Date: 01.22.2021
Project No. 12-127
Sheet **C5.1**
C10

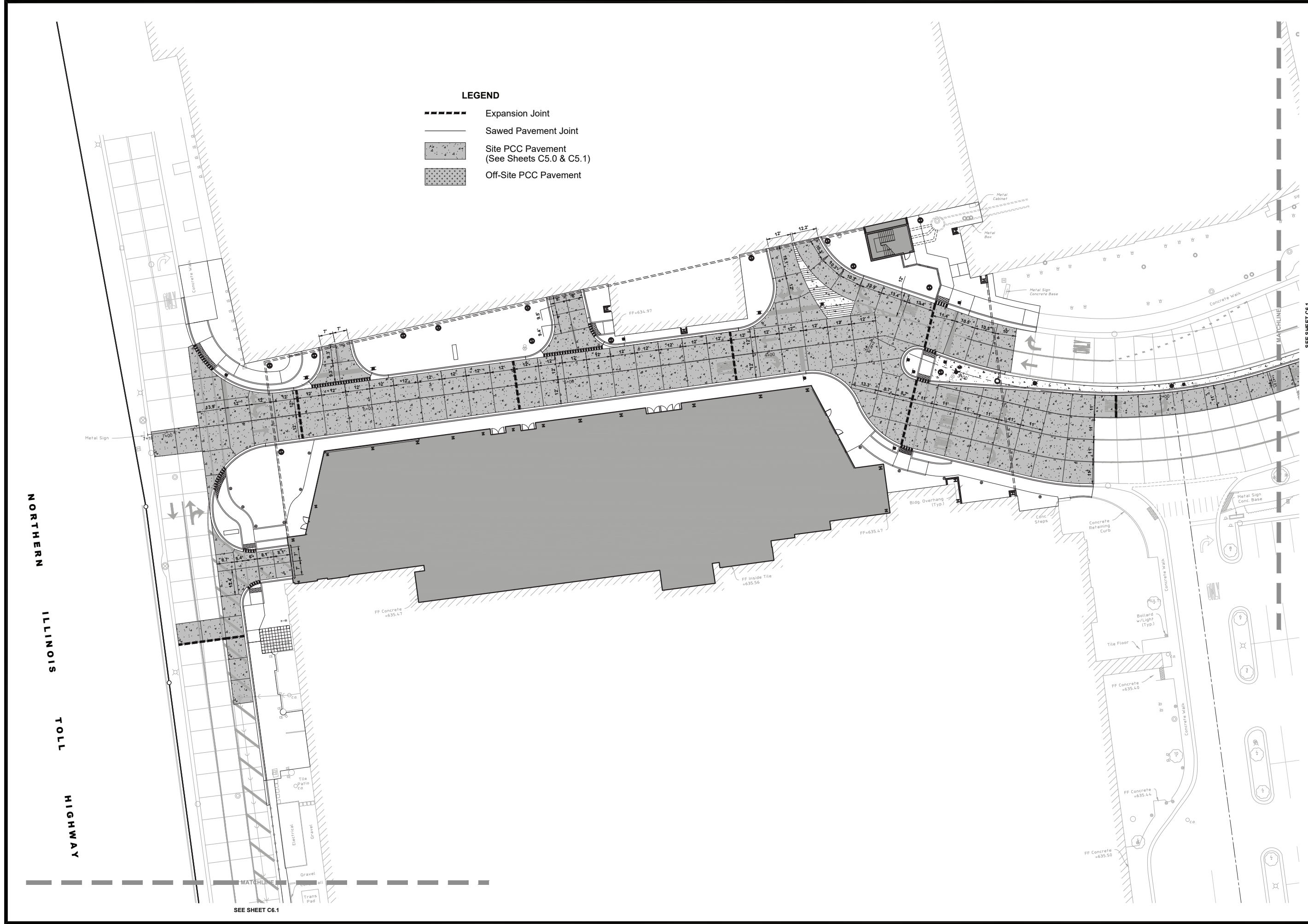


SEE SHEET C5.0

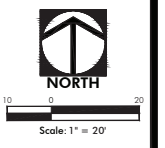
SEE SHEET C5.0



- PAVING LEGEND**
- PROPOSED BUILDING EXPANSION
 - CONCRETE PAVEMENT (OFF-SITE)
 - 8-3/4" P.C.C. Pavement (Jointed) [SEE SECTION FOR TIE BARS]
 - 4-1/2" Stabilized Subbase (HMA)
 - 12" Aggregate Subgrade with Geo-Textile Fabric for Ground Stabilization
 - CONCRETE PAVEMENT (SITE)
 - 8" PCC Pavement (Class PV) with 6" x 6" #6 Rigid Wire Mesh
 - 12" Aggregate Base Course, CA-6, Crushed
 - CONCRETE WALK
 - 4" PCC Walk
 - 4" Aggregate Base Course, CA-6, Crushed
 - DETECTABLE WARNING
 - LANDSCAPE RESTORATION (SITE)
 - 4" TOPSOIL & SOD
 - LANDSCAPE RESTORATION (OFF-SITE)
 - 4" TOPSOIL & SOD
 - CONCRETE MEDIAN
 - 4" PCC Walk
 - 4" Aggregate Base Course, CA-6, Crushed
 - MISCELLANEOUS HARDSCAPE



- LEGEND**
- Expansion Joint
 - Sawed Pavement Joint
 - ▒ Site PCC Pavement (See Sheets C5.0 & C5.1)
 - Off-Site PCC Pavement



NORTHERN ILLINOIS TOLL HIGHWAY

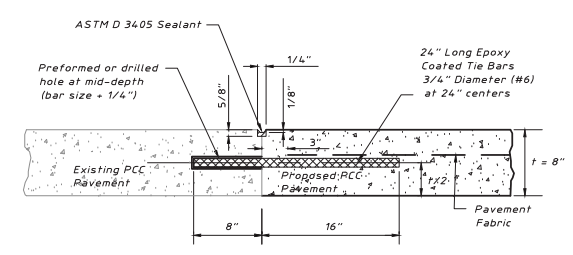
SEE SHEET C6.1

SEE SHEET C6.1

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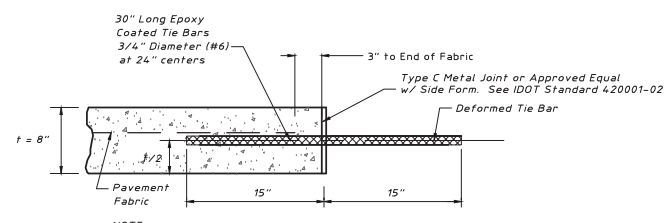
PCC PAVEMENT JOINT PLAN
RIVERS CASINO NORTH EXPANSION
SITE IMPROVEMENT PLANS
 3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
 Engineer: P A C
 Date: 01.22.2021
 Project No. 12-127
 Sheet **C6.0** of C10



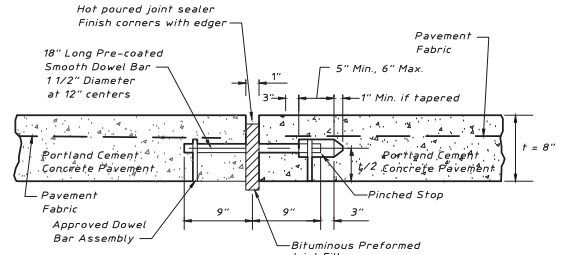
NOTE:
1. t = Pavement thickness (See Typical Cross Section)

**LONGITUDINAL CONSTRUCTION JOINT
GROUTED-IN-PLACE TIE BAR**



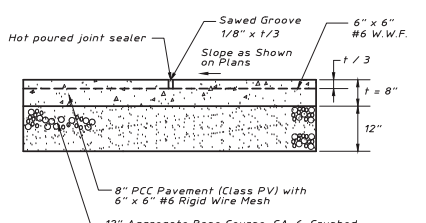
NOTE:
1. t = Pavement thickness (See Typical Cross Section)

KEYED LONGITUDINAL CONSTRUCTION JOINT



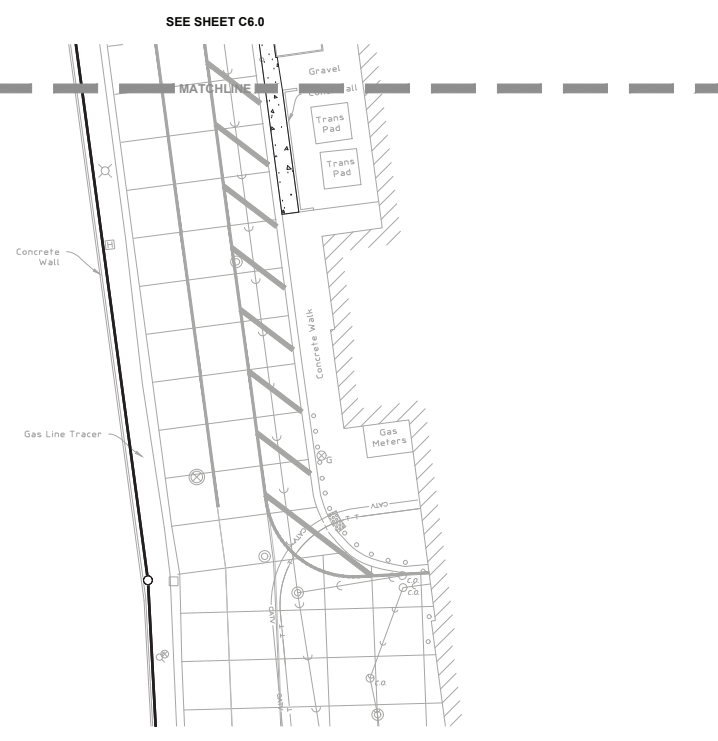
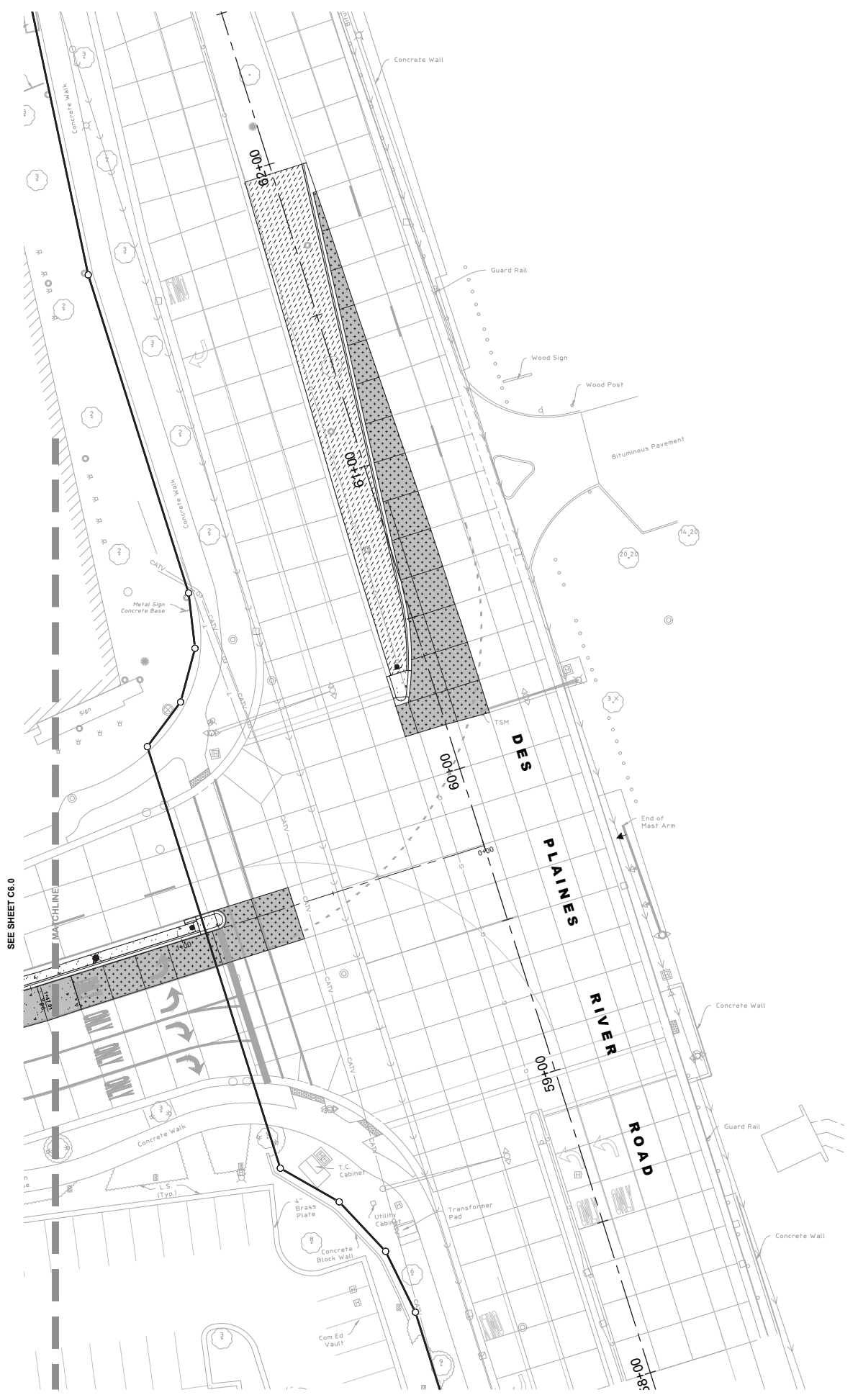
NOTE:
1. t = Pavement thickness (See Typical Cross Section)

EXPANSION JOINT



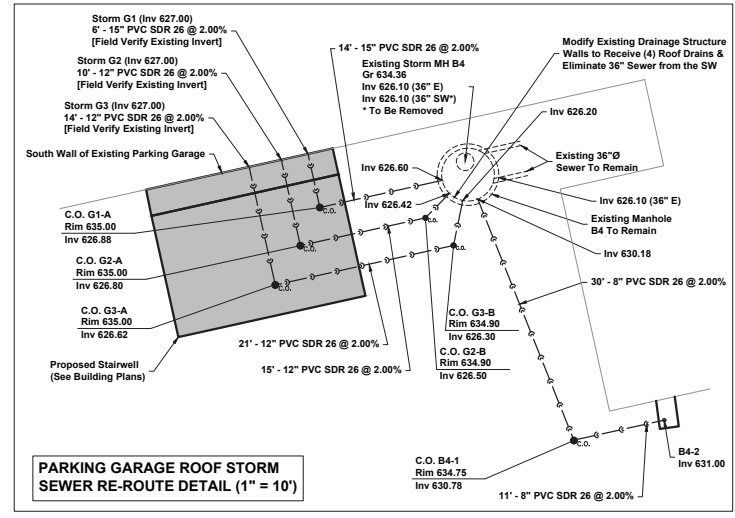
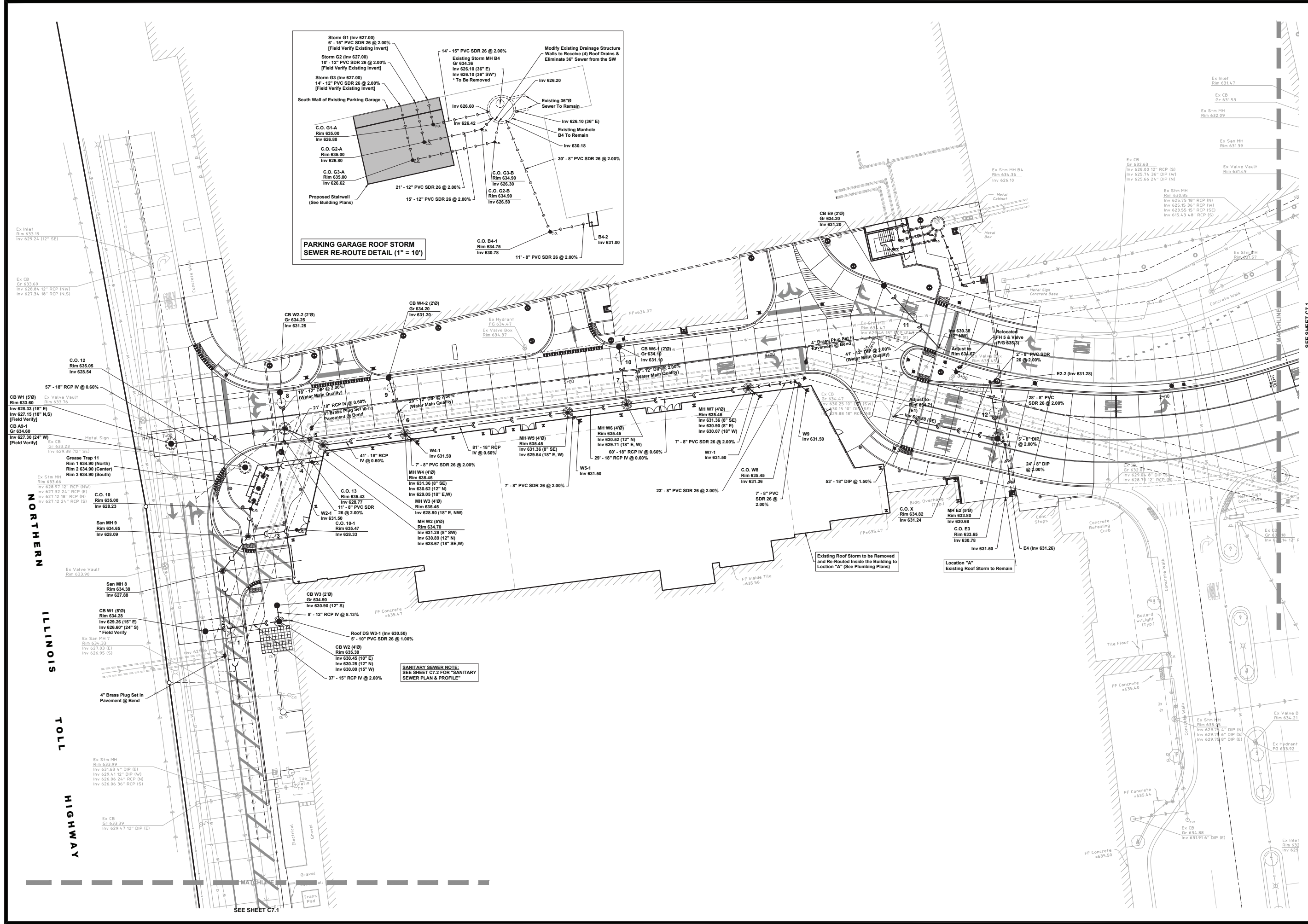
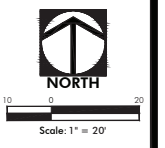
CONCRETE PAVEMENT SECTION

**PCC JOINT DETAILS FOR "SITE" PCC PAVEMENT ONLY
(SEE IDOT DETAILS FOR "OFF-SITE" PCC JOINT DETAILS)**



LEGEND

	Expansion Joint
	Sawed Pavement Joint
	Site PCC Pavement (See Sheets C5.0 & C5.1)
	Off-Site PCC Pavement



SANITARY SEWER NOTE:
SEE SHEET C7.2 FOR "SANITARY SEWER PLAN & PROFILE"

SEE SHEET C7.1

SEE SHEET C7.1

No.

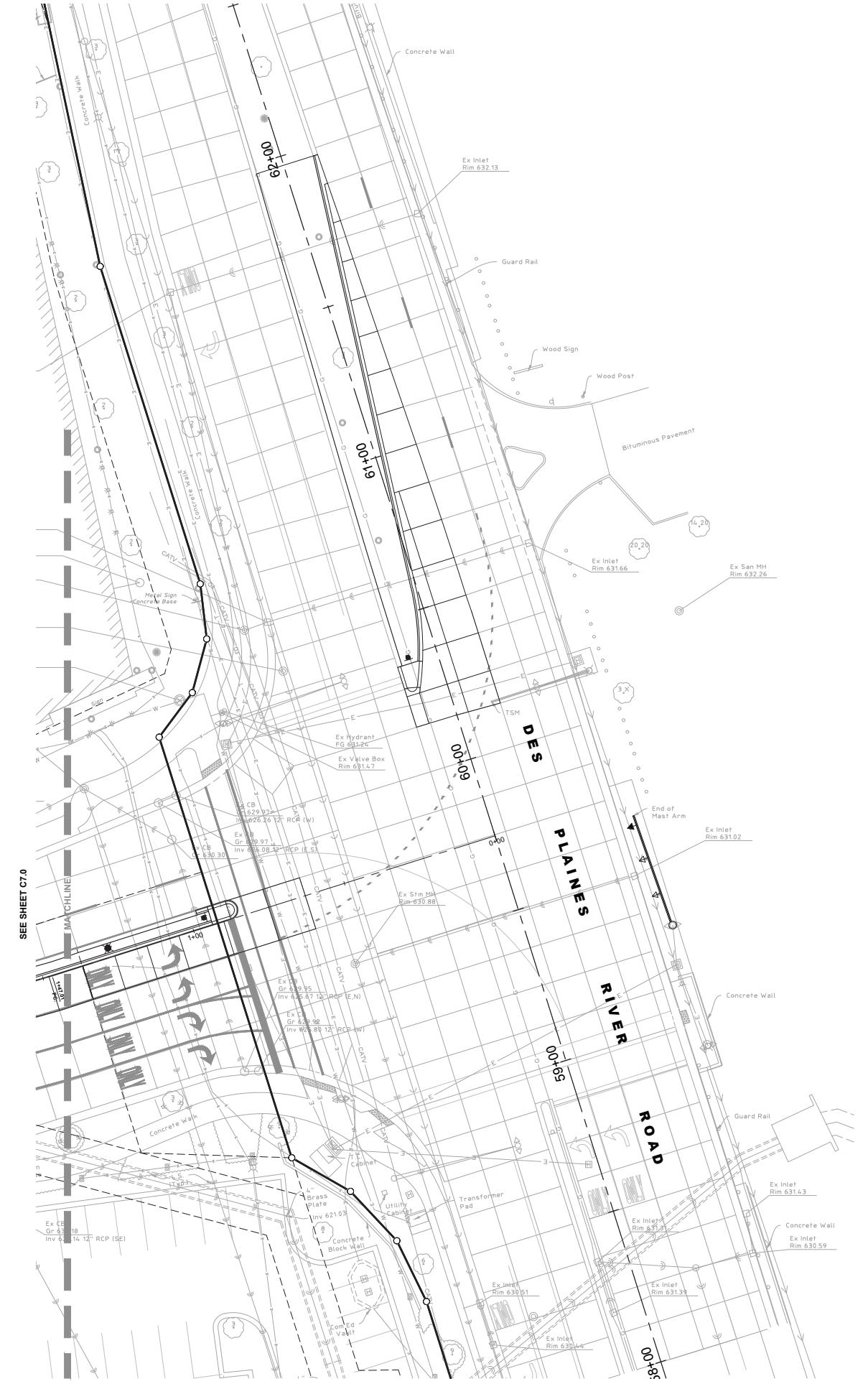
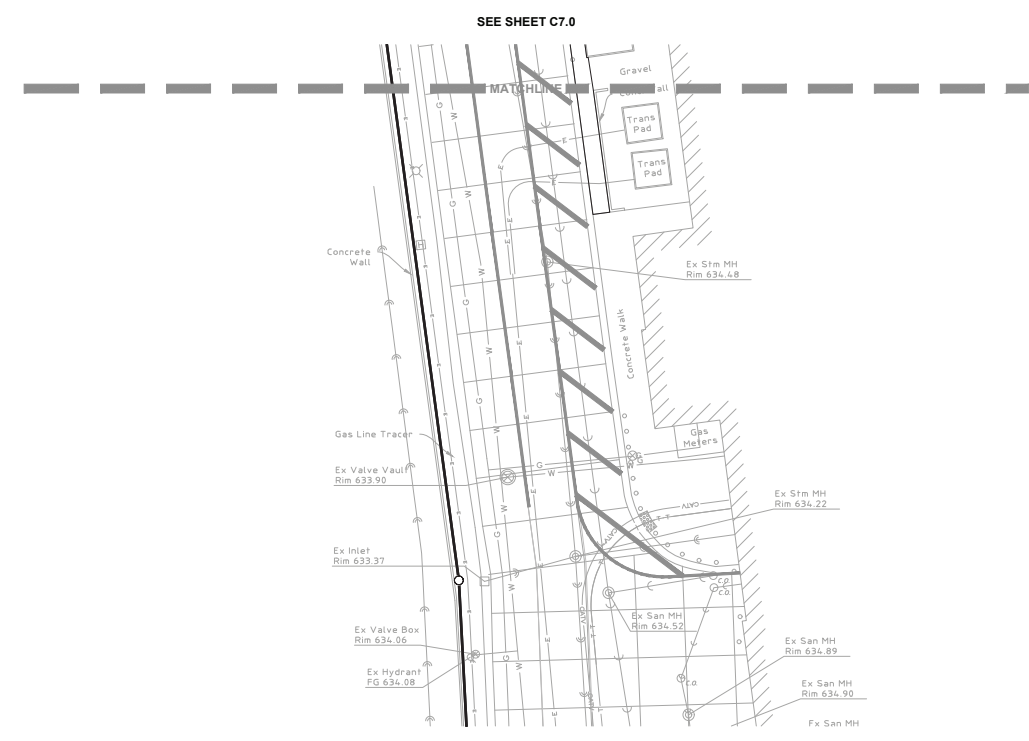
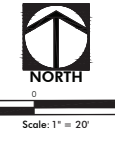
Date

Revision

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UTILITY PLAN
RIVERS CASINO NORTH EXPANSION
SITE IMPROVEMENT PLANS
3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

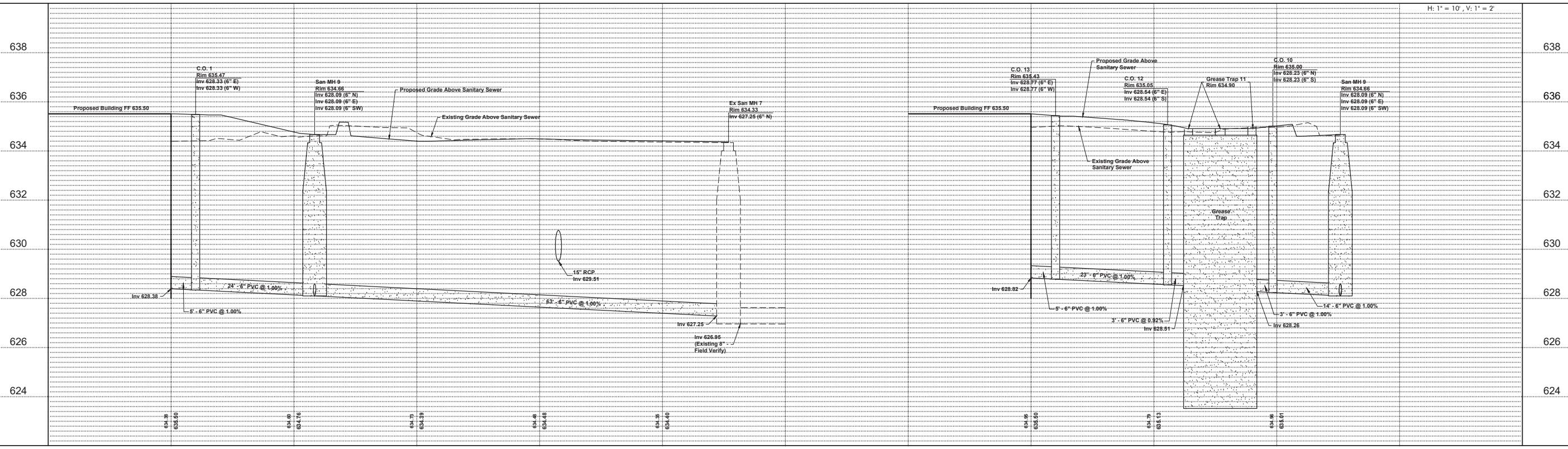
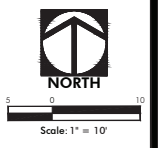
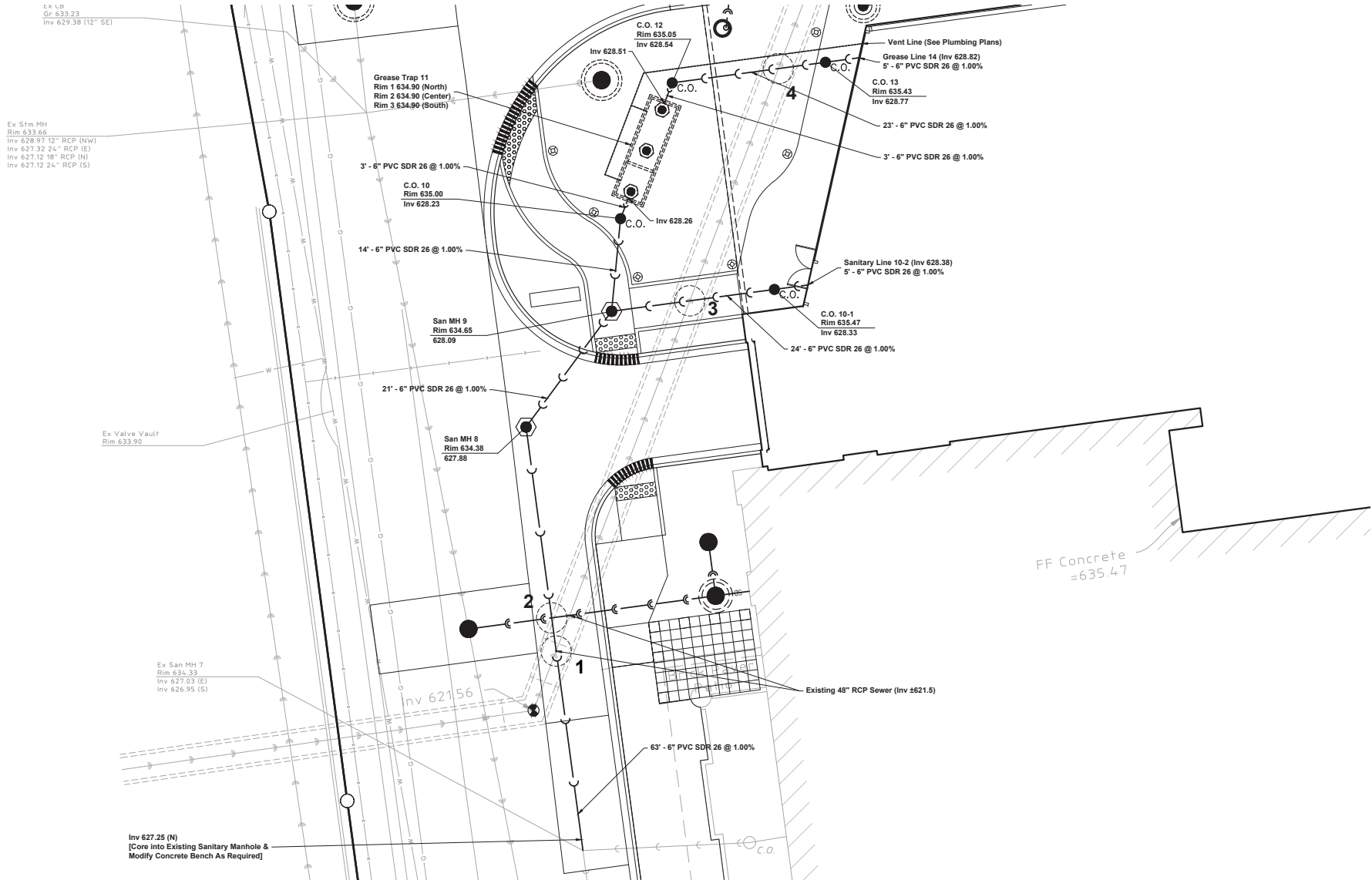
Project Manager: T A S
Engineer: P A C
Date: 01.22.2021
Project No.: 12-127
Sheet **C7.0** of C8



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Project Manager: T A S
 Engineer: P A C
 Date: 01.22.2021
 Project No. 12-127
 Sheet C7.1
 No. _____
 Date _____
 Revision _____



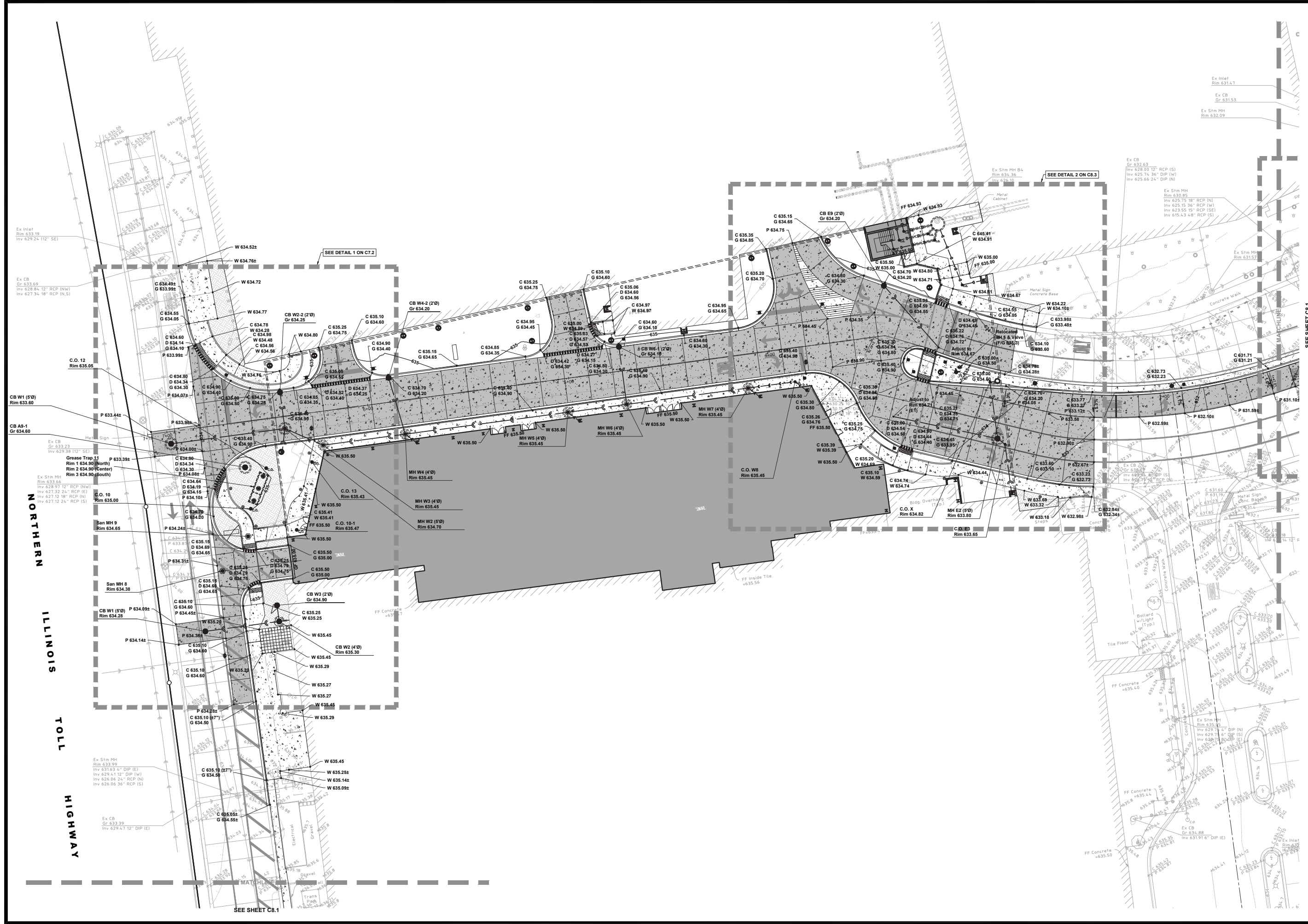
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**SANITARY SEWER
 PLAN AND PROFILE**
**RIVERS CASINO NORTH EXPANSION
 SITE IMPROVEMENT PLANS**
 3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
 Engineer: P A C
 Date: 01.22.2021
 Project No. 12-127
 Sheet **C7.2** / C10



NORTH
Scale: 1" = 20'



SEE SHEET CB.1

No.

Date

Revision

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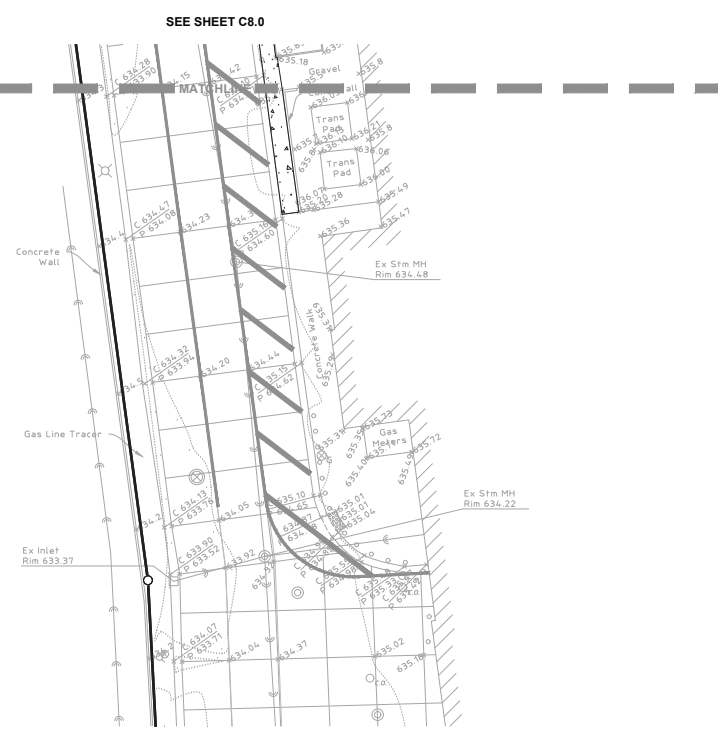
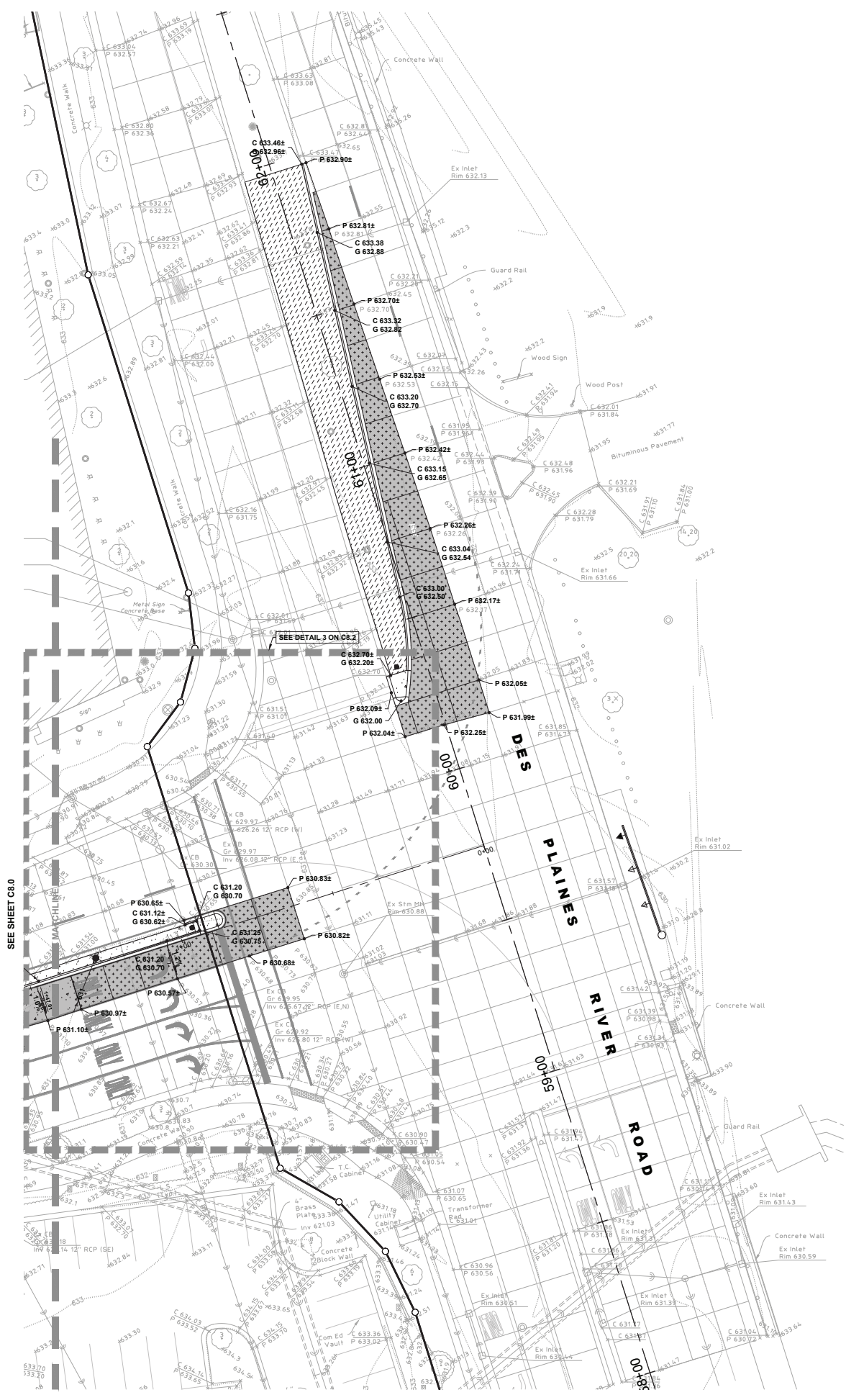
GRADING PLAN
RIVERS CASINO NORTH EXPANSION
SITE IMPROVEMENT PLANS
3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
Engineer: P A C
Date: 01.22.2021
Project No.: 12-127
Sheet **C8.0** of C10



NORTH

Scale: 1" = 20'

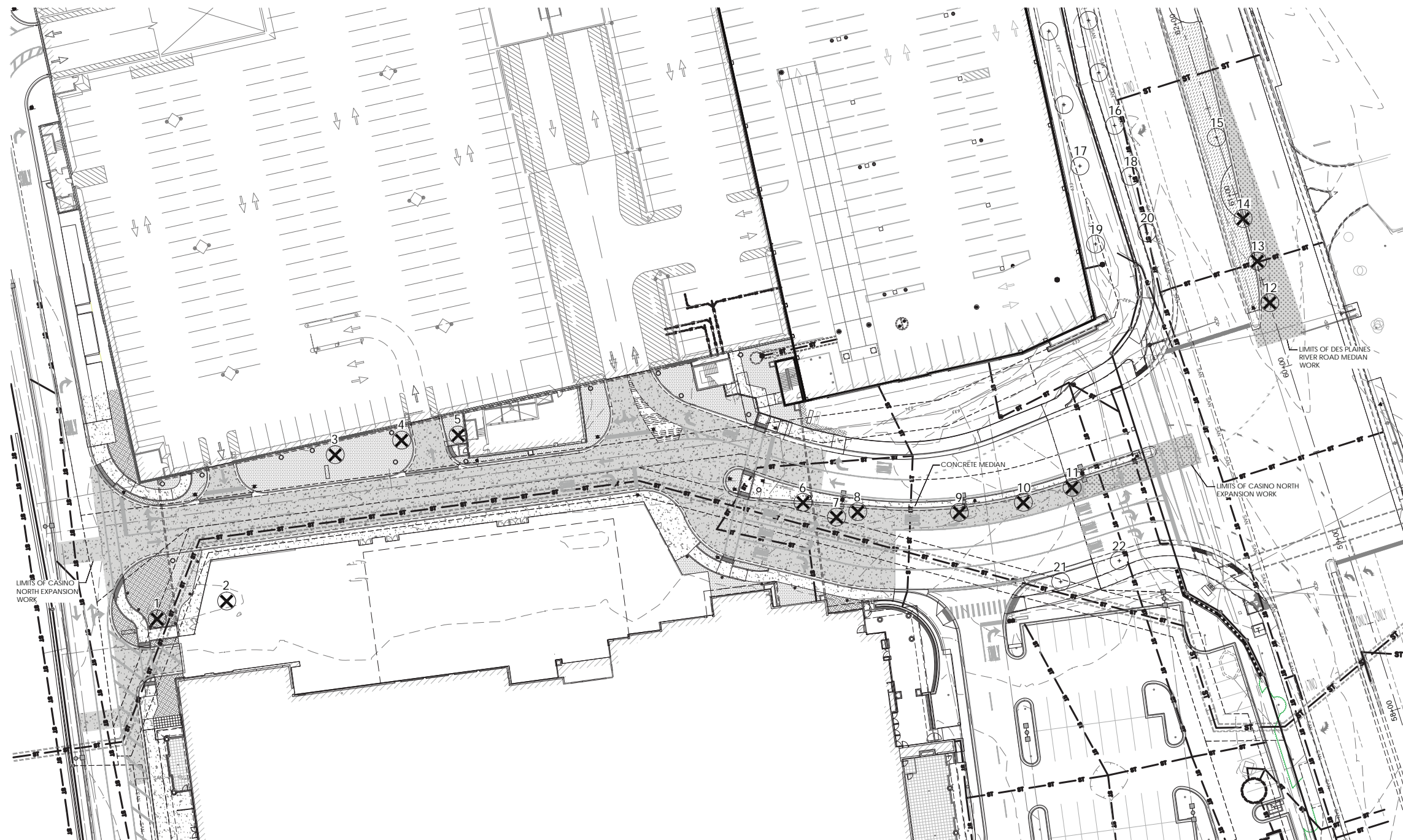


No.	Date	Revision

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GRADING PLAN
RIVERS CASINO NORTH EXPANSION
SITE IMPROVEMENT PLANS
 3000 DES PLAINES RIVER ROAD, DES PLAINES, IL

Project Manager: T A S
 Engineer: P A C
 Date: 01.22.2021
 Project No. 12-127
 Sheet **C8.1**



Legend

- Decomposed Granite over Soil Separator Fabric
- Landscape Hardscape to be determined
- Landscape Planting

Laflin Design Group Inc.
Landscape Architecture
beyond the seasons

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4444 W. Russel Rd, Suite J
Las Vegas, Nevada 89118

project:
Rivers Casino North Expansion
2980 & 3000 Des Plaines River Rd
Des Plaines, Illinois

sheet title:
Tree Preservation Plan

project #: 2906
issue date: 01/22/21
checked by:
drafted by:
file: 2906_2021-01-22_Landscape
plot: 24x36

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revisions:

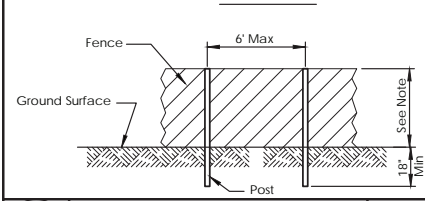
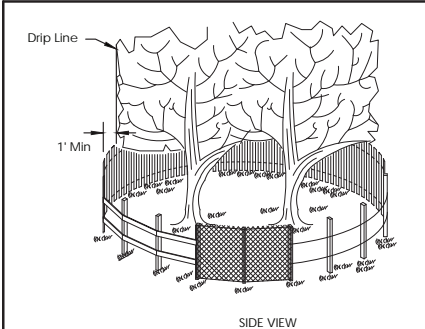
no.	date	description	by

scale: 1" = 30'-0"

north: sheet: 1 of 1

TREE INVENTORY

Tag	Common Name	Scientific Name	Size	Cond.	Form	Notes	F/X
1	Red Maple	Acer rubrum	7'	3	3		X
2	Red Maple	Acer rubrum	8'	3	3		X
3	Tilia americana	Redmond Linden	7'	2	3		X
4	Tilia americana	Redmond Linden	7'	2	3		X
5	Columnar Maple	Acer rubrum 'Columnar'	6'	2	3		X
6	Pear	Pyrus calleryana 'Redspire'	10'	2	2		X
7	Pear	Pyrus calleryana 'Redspire'	10'	2	3		X
8	Pear	Pyrus calleryana 'Redspire'	10'	2	3		X
9	Pear	Pyrus calleryana 'Redspire'	10'	2	2		X
10	Pear	Pyrus calleryana 'Redspire'	10'	2	2		X
11	Pear	Pyrus calleryana 'Redspire'	10'	2	2		X
12	Black Tupelo	Nyssa sylvatica	3'	3	4		X
13	Black Tupelo	Nyssa sylvatica	3'	2	3		X
14	Black Tupelo	Nyssa sylvatica	2'	4	4		X
15	Black Tupelo	Nyssa sylvatica	3'	2	2		P
16	Sweetgum	Liquidambar styraciflua	5'	3	4		P
17	Ginkgo	Ginkgo biloba	2'	1	1		P
18	Linden	Tilia cordata	3'	1	1		P
19	Ginkgo	Ginkgo biloba	2'	1	1		P
20	Linden	Tilia cordata	2'	1	1		P
21	Pear	Pyrus calleryana 'Redspire'	5'	1	1		P
22	Pear	Pyrus calleryana 'Redspire'	3'	1	1		P



NOTES:
The fence shall be located 1' minimum outside the dripline of the existing trees to remain or as shown on the tree preservation plans.

Fence posts shall be standard steel posts.

All fencing may be highway quality 40" height snow fence. Posts may be no more than 6' on center.

At the contractor's option, chain link fencing may be substituted for the snow fencing.

A TREE PRESERVATION FENCE
N.T.S.

01/20/21
C.64

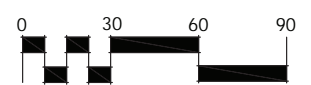
TREE PRESERVATION NOTES

- Tree protection zones shall be created as indicated on the plans and herein to preserve trees and other plants which are to remain.
- Provide highway quality snow fencing at the limits of grading for perimeter areas or at the critical root zone prior to the commencement of any grading on the site. Maintain the fencing throughout construction.
- Carefully remove trees designated for removal to avoid damage to adjacent trees to remain.
- Protect existing trees and other vegetation indicated to remain in place against unnecessary cutting, breaking or skinning of roots. Protect against skinning and bruising of bark.
- Do not cut or fill within the critical root zone.
- At no time shall construction materials or excavated materials be stockpiled within the critical root zone.
- At no time shall construction debris and refuse be disposed of within the critical root zone, including but not limited to concrete washout.
- Vehicular and pedestrian traffic and parking of vehicles is strictly prohibited within the tree protection zones.
- At no time shall attachments or wires other than those of a protective or non-damaging nature be affixed to trees during construction.
- Maintain existing drainage patterns during construction operations as to not impede the existing overland flow in and around woodland areas and existing trees to remain.
- Water trees and other vegetation to remain within limits of contract work as required to maintain their health during the course of construction.
- Provide protection for roots over 1.5" diameter cut during construction operations. Coat cut faces with an emulsified asphalt or other acceptable coating formulated for use on damaged plant tissues. Temporarily cover exposed roots with wet burlap to prevent roots from drying out. Cover with soil as soon as possible.

revisions:

no.	date	description	by

scale: 1" = 30'-0"



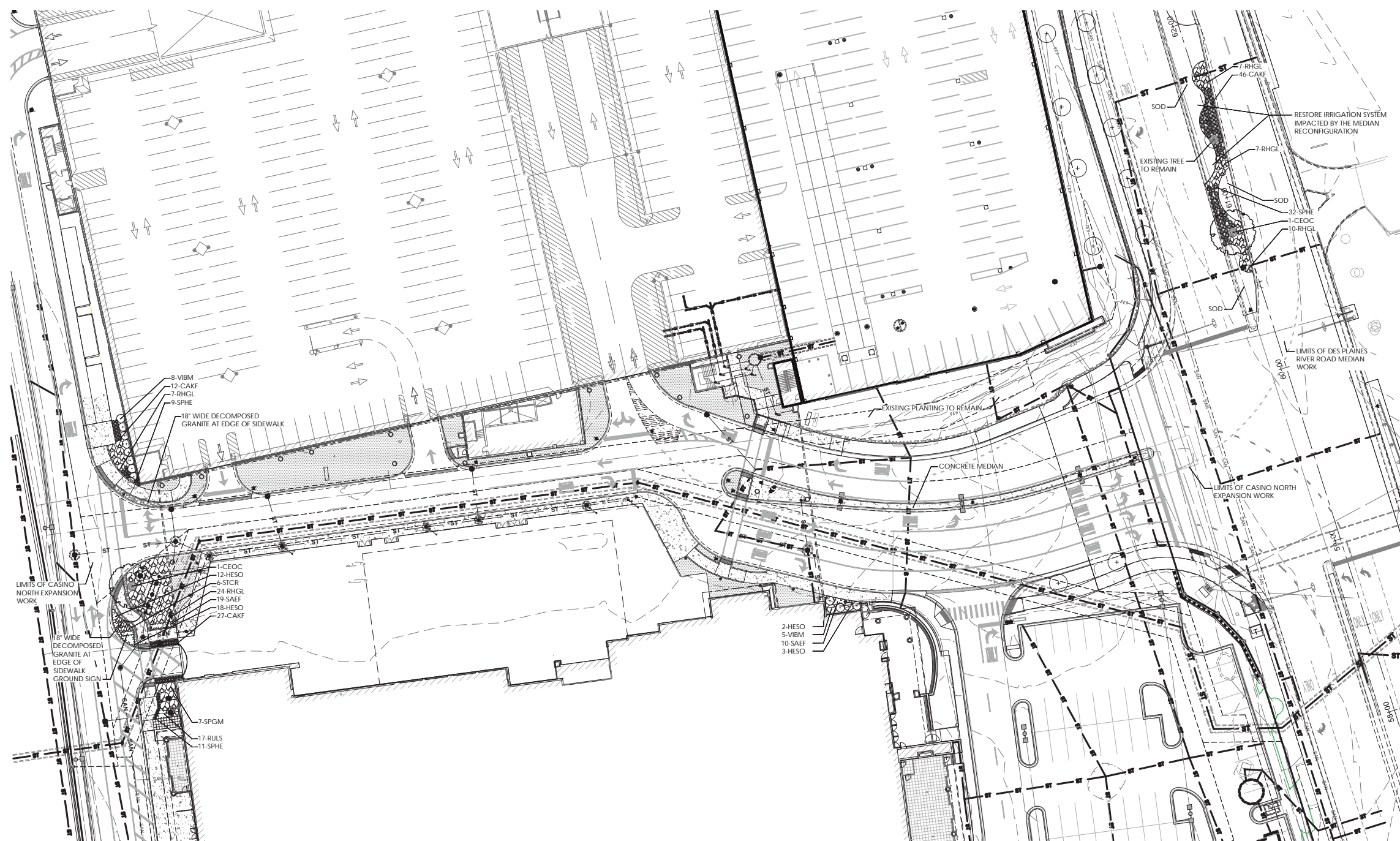
north: sheet:



Legend

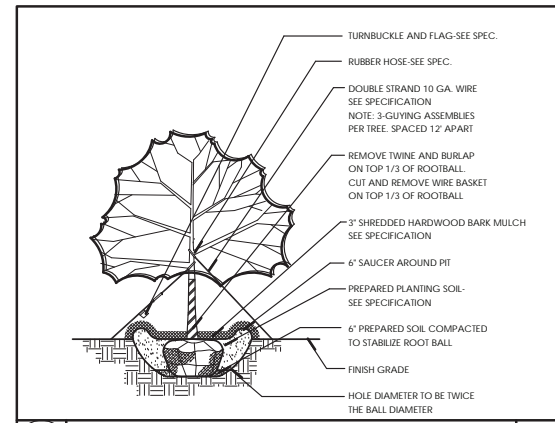
- Decomposed Granite over Soil Separator Fabric
- Landscape Hardscape to be determined
- Shredded Hardwood Mulch

- ### Landscape Notes
- Contractor is responsible for verification of underground utility lines and is responsible for any damage occurring as a product of his work.
 - Contractor shall maintain clear and open access to the vehicular and pedestrian entrances to and from the property during all periods of work.
 - Contractor is responsible for verification of all existing conditions in the field prior to bidding and construction and shall notify the Landscape Architect and/or Owner of any variances.
 - Contractor is responsible for acquisition of and payment for all permits, fees and inspections necessary for the proper execution of this work and for compliance with all codes applicable to this work.
 - Contractor shall protect the property and is directly responsible for all damages caused by his work and for daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect and/or the Owner.
 - Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
 - All work shall conform to American Nursery & Landscape Association 2004 edition of the American Standard for Nursery Stock, State of Illinois Horticultural Standards and local municipal requirements.
 - All plant material installation shall be as detailed on these Drawings.
 - All pruning work shall be performed only with hand pruners.
 - All deciduous plant material shall be thin pruned to remove 1/4 interior branches, dead branches and broken branches. Pruning shall complement the plants natural form. Absolutely no tip pruning is allowed, except for hedges as noted on the Drawing. Any plant that is tip pruned is subject to rejection by the Landscape Architect and/or Owner.
 - Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect and/or Owner.
 - The Landscape Architect and/or Owner reserves the right to inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements of variety, size and quality.
 - Planting beds shall be prepared with a 2" depth of mushroom compost and a 1" depth of calcined clay tilled to an overall depth of 6'-9".
 - Prior to mulching, all individual trees, shrub beds and groundcover areas shall be treated with a pre-emergent herbicide, such as Snap-Shot®. All areas shall be free from weeds prior to herbicide application.
 - All shrub beds and individual existing and proposed trees within the contract limits shall be mulched to a depth of 3" with finely shredded hardwood mulch.
 - All perennial planting beds shall be mulched to a depth of 2" with leaf compost. Mushroom compost may be substituted if leaf compost is unavailable.
 - Water trees, shrubs and groundcover beds within the first 12 hours of initial planting. Continue watering weekly or as needed until the end of the maintenance period.
 - Sod shall be Kentucky Bluegrass and is required in all areas as noted on the Drawings.
 - Contractor shall maintain all planting under the contracted work for a period of no less than 90 days or until establishment of seeding, whichever is longer.
 - Maintenance operations shall include pruning, cultivating, weeding, resetting settled plants, application of pesticides if required and application of fertilizer as needed to insure proper establishment of planting and lawns.

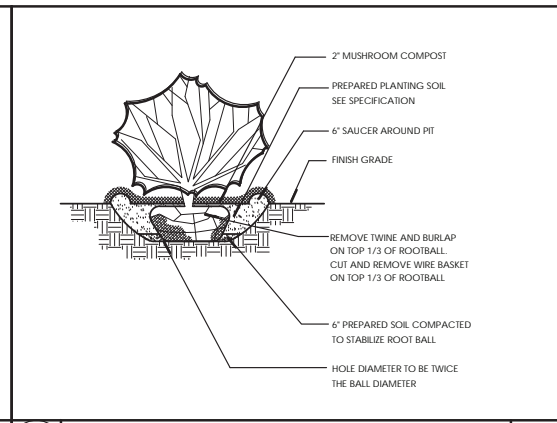


PLANT LIST

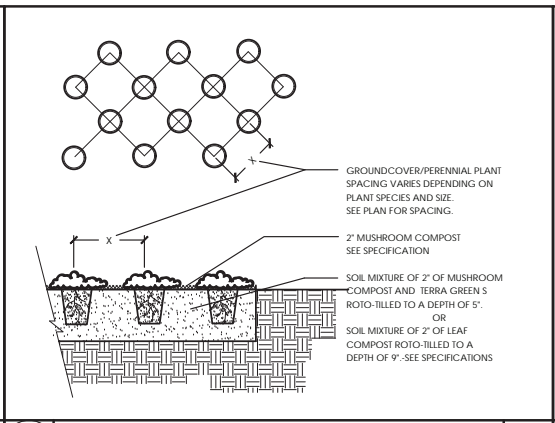
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
Shade Trees					
2	CEOC	Callis occidentalis Hackberry	3" cal.	40-60'	40-60'
Deciduous Shrubs					
55	RHGL	Rhus aromatica 'Gro-Low' Grow-Low Sumac	5 gal.	1.5-2'	6-8'
7	SPGM	Spiraea japonica 'Goldmound' Goldmound Spiraea	5 gal.	2-3'	3-4'
6	STCR	Stephanandra incisa 'Crispa' Dwarf Cut-leaf Stephanandra	3 gal.	1-2'	3-4'
13	VIBM	Viburnum dentatum 'Christom' Blue Muffin Viburnum	5 gal.	4-6'	4-6'
Perennials, Groundcover, Ornamental Grasses & Vines					
85	CAKF	Calamagrostis x acutiflora 'Kari Foerster' Kari Foerster Feather Reed Grass	1 gal.	36-48"	24-36"
35	HESO	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	1 gal.	12-18"	12-18"
17	RULS	Rudbeckia fulgida 'Vietta's Little Suzy' Little Suzy Black-eyed Susan	1 gal.	12-18"	18-24"
29	SAEF	Salvia nemorosa 'East Friesland' East Friesland Salvia	1 gal.	12-18"	12-18"
52	SPHE	Sporobolus heterolepis Prairie Dropseed	1 gal.	24-36"	18-24"



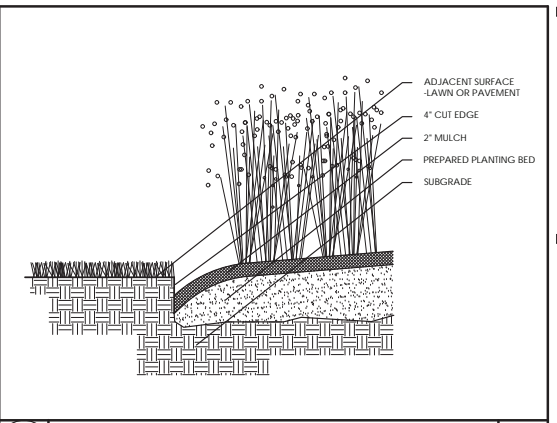
A SHADE TREE PLANTING DETAIL
09/11/96
N.T.S. P-01



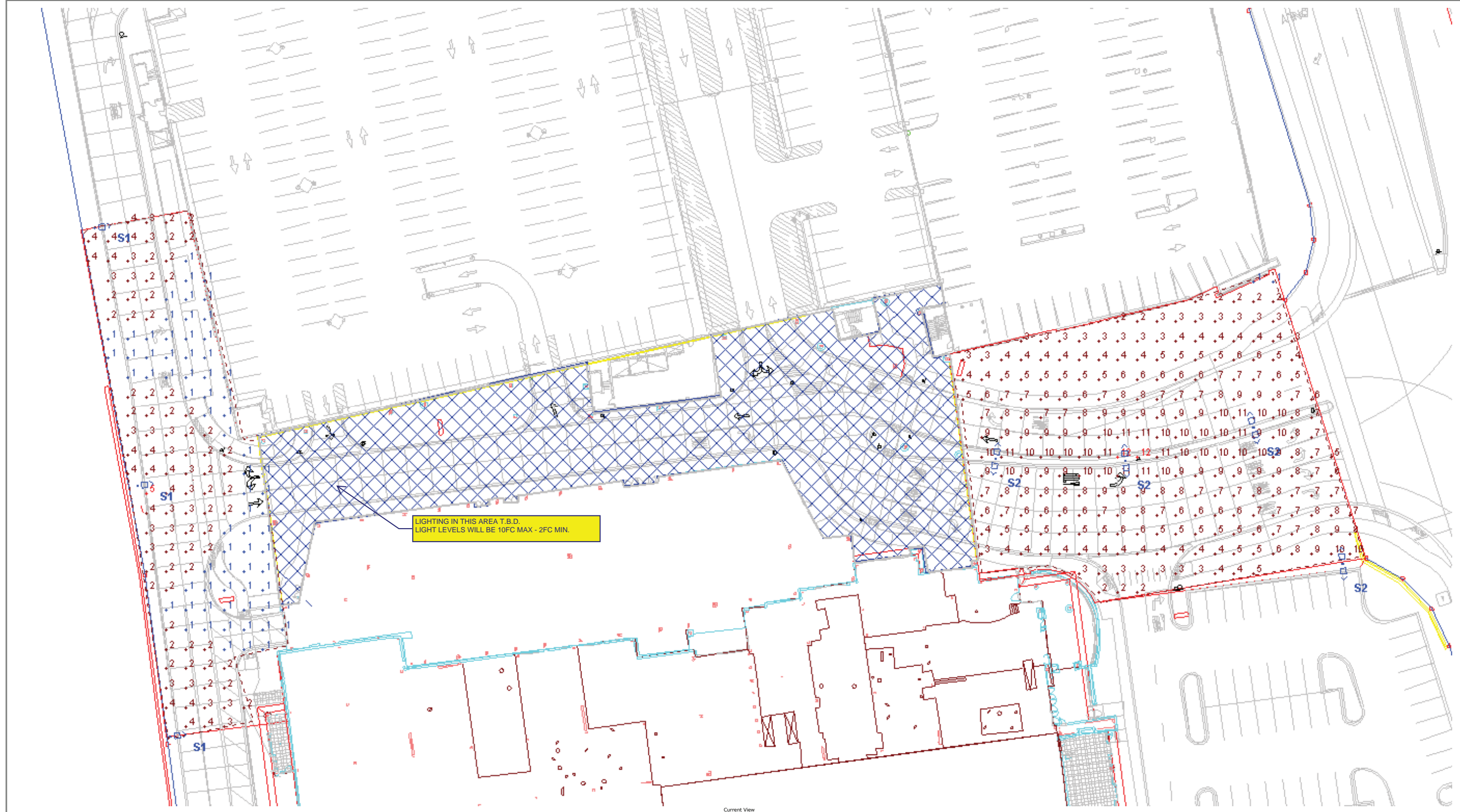
B SHRUB PLANTING DETAIL
09/11/96
N.T.S. P-03



C PERENNIAL PLANTING DETAIL
01/25/98
N.T.S. P-04



D SPADED PLANTING BED EDGE
02/02/00
N.T.S. P-04.2



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST PARKING LOT	+	6 fc	12 fc	1 fc	12.0:1	6.0:1
WEST ROADWAY	+	2 fc	5 fc	1 fc	5.0:1	2.0:1

LED Area Light

Mounting

- Standard mounting height is 12' (3.05m)
- 2' maximum height for poles

Finish

- Standard finish is white
- Other finishes available

LED Output

- 100W LED Module
- 150W LED Module
- 200W LED Module
- 250W LED Module
- 300W LED Module
- 350W LED Module
- 400W LED Module
- 450W LED Module
- 500W LED Module
- 550W LED Module
- 600W LED Module
- 650W LED Module
- 700W LED Module
- 750W LED Module
- 800W LED Module
- 850W LED Module
- 900W LED Module
- 950W LED Module
- 1000W LED Module

Electrical Control

- 0-10V dimming
- 0-10V dimming with photocell
- Photocell and motion sensor
- Photocell and motion sensor with occupancy

Product

Photometric

MEMORANDUM TO: Mike Tobin, AIA
Rush Street Gaming, LLC

FROM: Brendan S. May, PE
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: January 22, 2021

SUBJECT: Traffic Evaluation
Rivers Casino Expansion
Des Plaines, Illinois

Introduction

This memorandum summarizes the results of a traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) regarding the proposed expansion of Rivers Casino in Des Plaines, Illinois that contains 1,200 gaming positions, approximately 27,000 square feet of restaurant space, and 2,318 parking spaces per the 2010 PUD. Access is provided via a service drive, a signalized access drive, and a right-in/right-out access drive off Des Plaines River Road, and a signalized access drive aligned opposite Shafer Court, and a right-in/right-out access drive off Devon Avenue.

Under the proposed plans, Rivers Casino will be expanded by increasing the number of gaming positions to 2,000 gaming positions and providing a 10,000 square foot Event Center with a maximum capacity of 1,200 people. Upon buildout, the casino will provide a total of 2,945 parking spaces (2,310 garage spaces and 635 surface spaces). As part of the proposed expansion, the signalized access drive off Des Plaines River Road will be modified to provide dual eastbound left-turn lanes.

The purpose of this memorandum is to evaluate the operation of the access system under the existing conditions and future conditions with the proposed expansion during a peak.

Evaluation of Existing Conditions

Traffic counts were conducted at all of the access drives serving the Rivers Casino as follows:

- On Wednesday, September 25, 2019 from 12:00 P.M. to 6:00 P.M.
- On Thursday, September 26, 2019 from 4:00 P.M. to 10:00 P.M.
- On Friday, September 27, 2019 from 12:00 P.M. to 11:00 P.M.
- On Saturday, September 28, 2019 from 12:00 P.M. to 11:00 P.M.

The results of the traffic counts showed that the casino had the highest trip generation on Friday from 4:45 to 5:45 P.M. and on Saturday from 6:00 to 7:00 P.M. **Figure 1** illustrates the existing peak hour volumes.

Casino Expansion Trip Generation

The volume of traffic that will be generated by the increase in gaming positions was based on the trip generation rates derived from the traffic counts. Additionally, the volume of traffic estimated for the event space was estimated taking into consideration the following:

- An average vehicle occupancy of 2.2 attendees per vehicle
- Not all attendees will arrive for the event during the peak hours
- Some of the trips made for events may be made by taxis and ride-sharing vehicles.

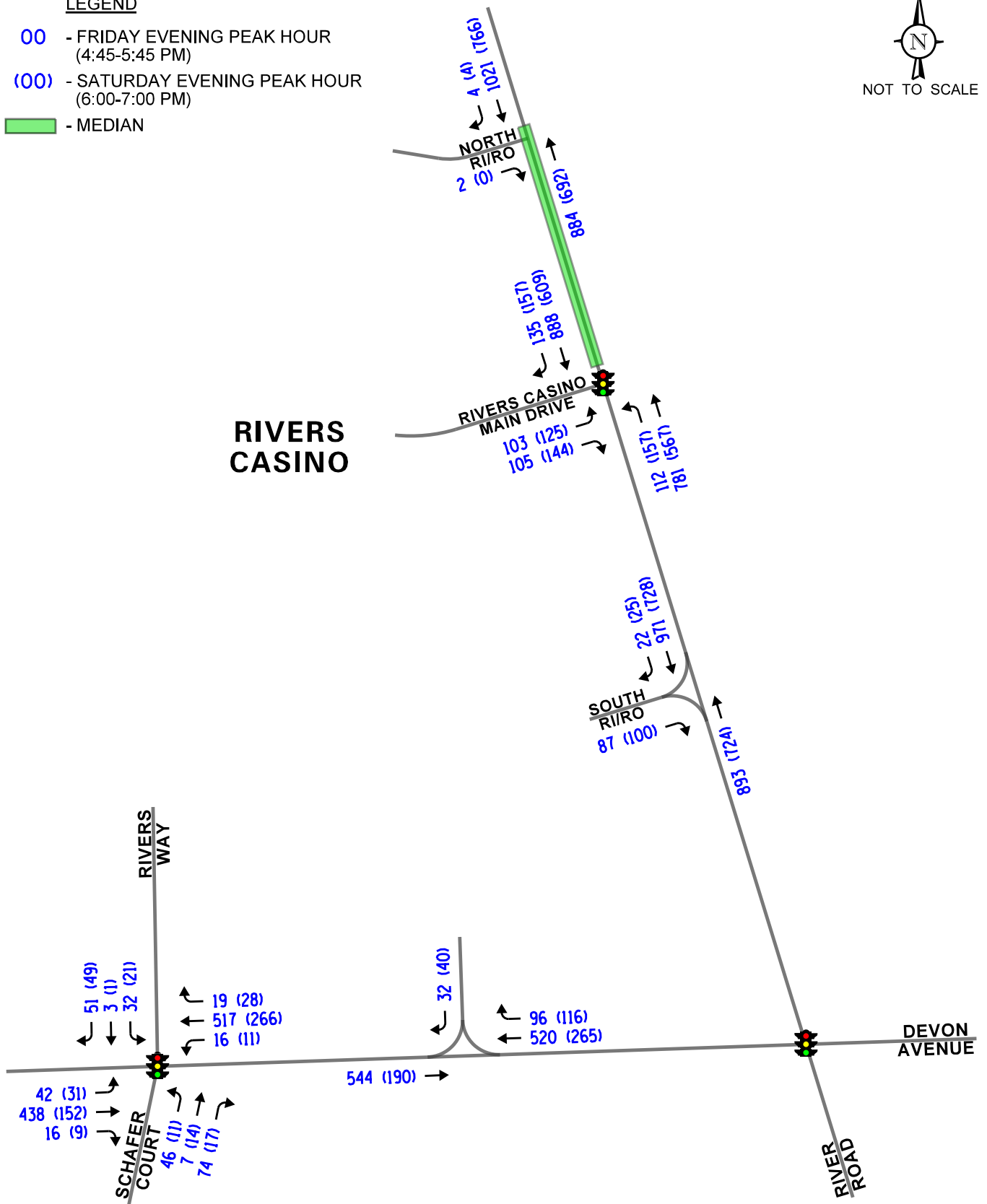
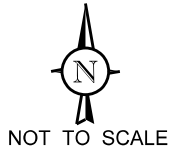
It should be noted that at the time the existing traffic volumes were conducted, the Sports Book was not in operation and as such, trips generated by the Sports Book was based on information previously provided on its operation and included in the estimated trip generation for the expansion. **Table 1** shows the site-generated traffic volumes for the proposed expansion. All tables are included in the Appendix.

Future Traffic Volumes

The traffic estimated to be generated by the casino was assigned to the existing access system based on existing traffic volumes to determine the future projected traffic volumes, as illustrated in **Figure 2**

LEGEND

- 00** - FRIDAY EVENING PEAK HOUR
(4:45-5:45 PM)
- (00)** - SATURDAY EVENING PEAK HOUR
(6:00-7:00 PM)
- MEDIAN



Rivers Casino
Expansion
Des Plaines, Illinois

Existing Peak Hour Volumes

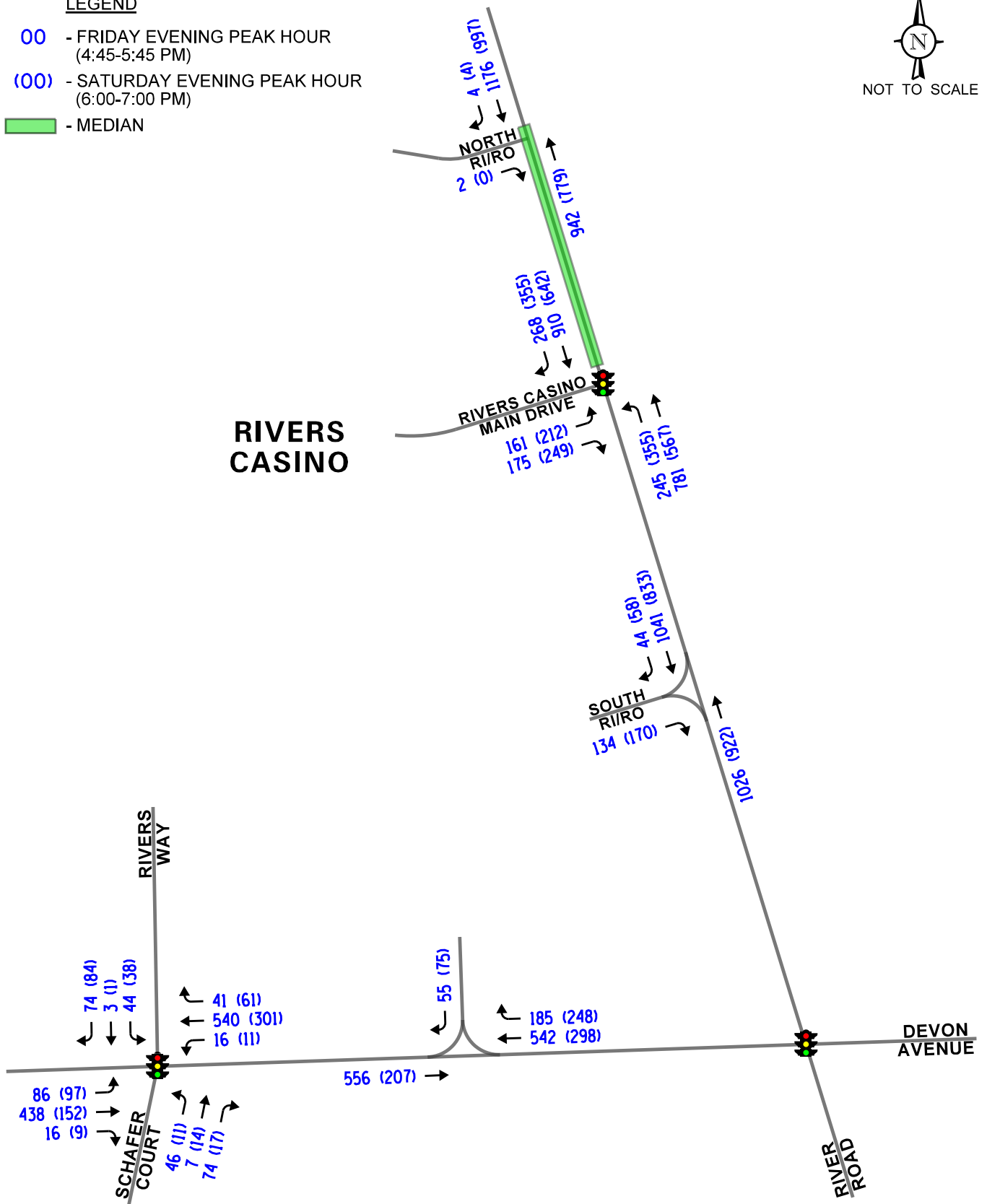
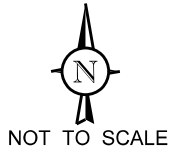


Job No: 19-225

Figure: 1

LEGEND

- 00** - FRIDAY EVENING PEAK HOUR
(4:45-5:45 PM)
- (00)** - SATURDAY EVENING PEAK HOUR
(6:00-7:00 PM)
- MEDIAN



Rivers Casino
Expansion
Des Plaines, Illinois

Future Traffic Volumes



Job No: 19-225

Figure: 2

Traffic Evaluation

Capacity analyses were conducted at all of the access drives serving the Rivers Casino, **Tables 2** through **5** summarize the results of the capacity analyses. The results of the analyses indicated the following:

- All of the access drives are operating at acceptable Levels of Service (LOS) during the Friday evening and Saturday evening peak hours.
- The 95th percentile outbound queues from the main access drive off Des Plaines River Road are approximately 110 feet or less and clear the intersection with every green phase.
- The northbound 95th percentile left-turn queues approximately 160 feet or less and are accommodated by the existing dual left-turn lanes.
- Outbound queues from Rivers Way at its intersection with Devon Avenue are less than 50 feet and clear the intersection with every green phase.

On-site Circulation Evaluation

As proposed, the internal intersection permitting turning movements to/from the parking garage, through movements to/from Rivers Way and U-turns to the drop-off/pick-up area will be located as far west on the site as possible to minimize the influence of this intersection on the main signalized access drive off Des Plaines River Road. Way findings signage should be provided to direct entering customer traffic especially from the signalized access off Des Plaines River Road to the drop off/pick up area on the eastside of the building.

Additionally, as previously indicated, outbound queues from the signalized access drive onto Des Plaines River Road with the provision of the dual left turn lanes are projected to be approximately 110 feet or less which will not extend to this internal intersection.

As such, the proposed location and design of this internal intersection will minimize vehicle turning conflicts, will not have an influence on the operations of the signalized access drive and will be adequate in accommodating the increase in traffic generation from the proposed expansion.

Conclusion

Overall, the current access system, with the proposed improvement to widen the main access drive at Des Plaines River Road access drive to provide dual left-turn lanes, will be adequate in accommodating the increase in the traffic generation.

Summary of Findings

Below is a summary of findings based on the capacity analyses conducted and preliminary evaluation of existing and future conditions:

1. Under existing conditions, based on field observations and the results of the capacity analyses, all of the access drives are adequate in accommodating site traffic.
2. With the proposed expansion, the increase in traffic can be accommodated with acceptable delays and on-site queuing.
3. To accommodate the increase in traffic, the main access drive off Des Plaines River Road will be widened to provide a second (dual) left-turn lane.
4. To ensure maximum access flexibility and efficient internal circulation and wayfinding, it is recommended that all existing access drives should be maintained.



3000 River Rd – Public Notice



3000 River Rd – Looking West at Entrance & Parking Garage



3000 River Rd – Looking West at Area for Proposed Addition



3000 River Rd – Looking North at Parking Garage Entrance