



Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5392 | W: desplaines.org

Planning and Zoning Board Agenda

June 22, 2021

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: June 8, 2021

Public Comment: For matters that are not on the Agenda

Old Business: None

New Business:

1. Address: 10 S. River Road and 1415 Redeker Road

Case Number: 21-025-FPLAT
Public Hearing

The petitioners are requesting a Final Plat of Subdivision to re-subdivided certain legal lots of record under Section 13-2 of the Subdivision Regulations.

PIN: 09-17-200-022-0000; -044-0000; -045-0000; -051-0000

Petitioner: Peter Damiano, Damiano Service Center and Damiano Properties, LLC, 10 S. River Road, Des Plaines, IL 60016 and 1415 Redeker Rd, LLC, 1415 – 1419 Redeker Road, Des Plaines, IL 60016

Owner: Carol A. Damiano and Peter S. E. Damiano, 10 S. River Road, Des Plaines, IL 60016 and 1415 Redeker Rd, LLC, 1415 – 1419 Redeker Road, Des Plaines, IL 60016

2. Address: 1041 North Avenue

Case Number: 21-017-TSUB-V
Public Hearing

The petitioner is requesting the following items: (i) a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations to split an existing lot into two new lots of record; (ii) a Standard Variation under Section 12-7-2(J) of the Des Plaines Zoning Ordinance, as amended, to allow a lot width of 50-feet where a minimum lot width of 55-feet is required in the R-1 zoning district; and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-302-003-0000

Petitioner: Helen Roman, 5734 W. Warwick Ave, Chicago, IL 60634

Owner: Helen Roman, 5734 W. Warwick Ave, Chicago, IL 60634

3. Address: 994 Hollywood Avenue

Case Number: 21-022-V
Public Hearing

The petitioner is requesting the following items a Standard Variation under Section 12-7-2(J) of the Des Plaines Zoning Ordinance, as amended, to allow an accessory structure to be constructed within 2' of the property line when 5' is required and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-301-020-0000

Petitioner: Erin Johnson, 994 Hollywood Ave, Des Plaines, IL 60016

Owner: Erin Johnson, 994 Hollywood Ave, Des Plaines, IL 60016

4. Addresses: 1050 East Oakton Street
1090-1100 Executive Way, 1555 Times Drive

Case Number: 21-019-PPUD-TSUB-MAP-CU
Public Hearing

The petitioner is requesting the following items: (i) a Preliminary Planned Unit Development (PUD) under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended; (ii) a Conditional Use for a Planned Unit Development under Section 12-3-4 of the 1998 Des Plaines Zoning Ordinance as amended; (iii) Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations; and (iv) a Map Amendment under Section 12-3-7 of the 1998 Des Plaines Zoning Ordinance as amended to rezone the subject property from C-3, General Commercial District to R-3, Townhouse Residential.

PIN: 09-20-316-020-0000; -021-0000; -023-0000; -024-0000; -025-0000; -026-0000;
09-20-321-005-0000; 09-20-322-001-0000

Petitioner: Marc McLaughlin, M/I Homes of Chicago, LLC

Owner: 1090-1100 Executive Way, LLC; Times Drive, LLC; Oakton Mannheim LLC

Next Agenda –July 13, 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

June 8, 2021

MINUTES

The Des Plaines Planning and Zoning Board Meeting held its regularly-scheduled meeting on Tuesday, June 8, 2021, at 7:00 p.m. in Room 101 of the Des Plaines Civic Center.

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

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

ABSENT: Bader

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

A quorum was present.

PUBLIC COMMENT

There was no Public Comment.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Fowler, to approve the minutes of May 11, 2021, as presented.

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

NAYES: None

ABSTAIN: None

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

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OLD BUSINESS

NEW BUSINESS

1. **Address:** 69-79 Broadway St

Case Number: 21-009-CU
Public Hearing

The petitioner is requesting a Conditional Use under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to locate a Commercially Zoned Assembly Use at 69-79 Broadway Street in the C-3 zoning district, and approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-07-418-016-0000; -017; -018; -019
Petitioner: Steven Bonica, 732 W. Algonquin Road, Arlington Heights, IL 60005
Owner: Gerald J. Meyer, 108 W. Sunset Road, Mount Prospect, IL 60056

Chairman Szabo swore in Steven Bonica, Arlington Heights, who provided an overview of the request. The Petitioner stated that the request is for a Romanian Heritage Center, which will focus on social and cultural values, as well as a gathering space. The Center will provide youth programs and provide the general community with additional programs for college preparedness. The Petitioner stated that the Center will also host large events throughout the year (approximately 1-3 per month, on weekends). Parking is a general concern of the center, but the Petitioner stated that he is in process and has arranged parking agreements with neighboring properties for alleviate some of the parking issues.

The Petitioner provided a revised parking plan, which depicted 14 spaces at the rear of the property.

Chairman Szabo asked if the Board had any questions.

Member Fowler inquired about the maximum capacity of the multipurpose room, the net floor area of 2,300 square feet. The Petitioner stated that the capacity will comply with the assessment given by the Fire and Building Departments. Mr. Stytz stated that according to the materials submitted, the library will be used to tutor 12 students during the week and have 2-3 staff present. The Petitioner reiterated that there is a twelve-student maximum, based on efficiency.

Mr. Stytz also stated event attendance is estimated between 50-100 people per event.

Member Fowler also inquired about parking, the Petitioner stated that the Center is also considering valet parking options for events and a parking agreement with the Romanian Church.

Member Catalano inquired about the traffic study. Mr. Stytz stated that staff did not feel a traffic study was necessary and the requirement was waived.

Member Veremis was impressed with the number of classes offered, and inquired about the types of programs that are available at the Niles School. The Petitioner stated that the school in Niles is a private

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school, offering education to students in kindergarten through twelfth grade. While the school offers after school activities, the cultural center could not commit to something permanent.

There was additional discussion regarding parking for large-scale events including shuttling individuals from an off-site parking location and valet options, including valet location. The Petitioner also stated that they have looked into a Police presence for safety during events (crossing streets safely).

Chairman Szabo recommended that formal lease agreements be entered prior to hosting events. Chairman Szabo also inquired about the affiliation with the Romanian Church, the Petitioner stated that they are currently not members of the Romanian Church, but have shared interests and meet with Church leaders twice per year.

Member Saletnik reiterated the sentiment that parking is paramount and parking agreements are necessary. Mr. Bonica agreed with the statement and stated that he is looking at additional parking options and has reached out to his insurance provider to provide a certificate of insurance to properties.

Chairman Szabo asked if there were any questions or comments from the audience. The following comments were provided:

Edna Graef, 635 Yale Ct, stated that most of her concern stems from the current parking problems caused by commercial businesses, and inquired about how the Petitioner plans on preventing parking on residential streets. Ms. Graef also commended on the location of valet pick-up/drop-off. Ms. Graef said commented that she represented the neighbors of the area, and has tried to work with commercial owners regarding parking.

Chairman Szabo stated that some of the concerns that she has should be addressed by the Police Department. Member Fowler also stated that she has business in the area several times during normal business hours and parking has not been an issue.

The Petitioner stated that he also has a standby agreement to purchase an open lot near the clinic on Golf Rd; however, prior to purchase there is a temporary agreement for parking.

The Petitioner stated that he appreciates the concerns regarding parking, but is actively looking for additional parking options.

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 Conditional Use under Section 12-7-3(K)(3) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a Commercially Zoned Assembly use in the C-3 zoning district at 69-79 Broadway Street.

Analysis:

Address: 69-79 Broadway Street

Owners: Steven Bonica, 732 W. Algonquin Road, Arlington Heights, IL 60005

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Petitioner: Harriet Denisewicz, Chicago Title Land Trust Company, 10 S. LaSalle Street, Suite 2750, Chicago, IL 60604

Case Number: 21-009-CU
Real Estate Index Numbers: 09-07-418-016-0000; -017; -018; -019

Ward: #7, Alderman Patsy Smith

Existing Zoning: C-3, General Commercial District

Existing Land Use: Vacant Building

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

Surrounding Land Use: North: Vacant Building
South: Multi-Unit Residential Building
East: Single Family Residences
West: Electrician (Commercial)/Vacant Building

Street Classification: Broadway Street is classified as a Local Street.

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

Project Description: The petitioner, Steven Bonica, has requested a Conditional Use Permit to operate a Community Center, Romanian Heritage Center NFP, at 69-79 Broadway Street. A community center is classified as a Commercially Zoned Assembly use, which is a conditional use in the C-3, General Commercial District. The subject properties are located within the C-3 zoning district, along Broadway Street between Cumberland Circle and the Cumberland Metra Station. The four subject properties contain a multi-unit, one-story building spanning all four lots, each with a separate PIN, with on-street parking in the front and a small accessory parking area at the rear as shown in the Plat of Survey for 69-73 Broadway Street, the Plat of Survey for 75-79 Broadway Street, and the following table.

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Address	PIN	Zoning District
69 Broadway Street	09-07-418-019-0000	C-3, General Commercial
73 Broadway Street	09-07-418-018-0000	C-3, General Commercial
75 Broadway Street	09-07-418-017-0000	C-3, General Commercial
79 Broadway Street	09-07-418-016-0000	C-3, General Commercial

The petitioner plans to completely remodel the interior of the existing building to locate a library/multi-purpose room, office areas, inaccessible Romanian heritage exhibit areas, conference room, kitchen area, restrooms, and storage areas based on the Floor Plan. The petitioner's proposal does not include any changes to the outside of the building with the exception of new landscaping and signage at the front of the building. The dumpster for this suite will be stored inside the building except on trash collection days. The Romanian Heritage Center NFP will be open on Monday through Friday from 8 am to 7 pm as a research and tutoring center, as denoted in the Proposed Activities, Programs, and Parking Plan and the Proposed Schedule of Activities. A maximum of two to three employees will be on site at a given time hosting a maximum of eight to ten sessions throughout the week with up to twelve students per session. This location will host evening meetings for the Board of Directors and Leadership Advisory Council with up to 20 people and various events once or twice a month. The proposed events include fellowship groups, commemorative and cultural events, exhibitions, concerts, community meetings, conferences, and seminars that are coordinated with the nearby Romanian Baptist Church of Chicago located at 484 E. Northwest Highway. See the Project Narrative for more details.

The following parking regulations apply to this request pursuant to Section 12-9-7 of the Des Plaines zoning Ordinance:

- One parking space for 200-square feet of gross activity area for community centers, banquet halls, and membership organizations; and
- One parking space for every 250-square feet of gross floor area for office areas.

Thus, a total of 19 off-street parking spaces are required including one handicap accessible parking space. The Site Plan shows the proposed parking area at the rear of the building, which is designed to accommodate 13 parking spaces and one handicap parking on the subject property. The petitioner intends to utilize a portion of the parking lot at the nearby Romanian Baptist Church of Chicago located at 484 E. Northwest Highway to accommodate the remaining required spaces and for monthly or bimonthly events. The proposal also includes the utilization of a valet service to address parking concerns, especially during events where 50-100 patrons could be in attendance. Staff has added a condition that the petitioner must obtain, execute, and submit a collective parking agreement with the nearby Romanian Baptist Church to

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staff to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.

Compliance with the Comprehensive Plan

The proposed project, including the proposed site improvements, addresses various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- **Future Land Use Plan:**

- This property is designated as Higher Density Urban Mix with Residential on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial and residential uses. While the proposed use does not have a retail component, the petitioner will enhance the subject property by renovating the existing vacant building to make it an asset in the City of Des Plaines as a whole.
- The subject property is located along Broadway Street near the defined Northwest Highway and Golf Road commercial corridors in Des Plaines surrounded by commercial and residential development. The request would transform the existing vacant building into a community center that could help bridge the gap between the residences and commercial development in this area and bring benefits to the community as a whole.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments throughout Des Plaines.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the 1998 City of Des Plaines Zoning Ordinance, as amended. In reviewing these standards, staff has the following comments:

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

Comment: The proposed community center is classified as a Commercially Zoned Assembly use. A Commercially Zoned Assembly use is a conditional use in the C-3 zoning district. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The proposed community center repurposes an existing vacant building, which helps to achieve the goal of the Comprehensive Plan to foster and improve commercial developments. This proposal can also provide another asset to the community through the promotion of cultural diversity, which the Comprehensive Plan strives to preserve and foster. Please see the petitioner's responses to Standards for Conditional Uses.

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

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Comment: The proposed community center will not redevelop the existing vacant building in a way that would not be harmonious and appropriate in appearance to surrounding development since the petitioner does not plan to alter the building's exterior. Instead, the proposal includes additional landscaping in front of the building and parking area improvements at its rear to improve the aesthetic appearance of the property. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The proposed community center will not be hazardous or disturbing to the existing neighborhood uses since all of its operations will take place inside the building. The petitioner has proposed off-street parking spaces at the rear of the building and will provide a collective parking agreement with the nearby Romanian Baptist Church to utilize a portion of their parking spaces to meet parking standards and handle any overflow parking during events. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The existing building is adequately served by essential public facilities and services through property access from a rear alley, on street parking in the front, and municipal services. Staff does not feel that the proposed community center will alter the existing service of this property. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The existing building does not create excessive additional requirements at the public expense for public facilities and services. Staff does not feel that the proposed community center will create excessive additional requirements for public facilities and service, as the size and location of the existing building remain the same. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The proposed community center operations will not produce excessive production of traffic, noise, smoke fumes, glare, or odors since all operations will take place inside the building and consist of smaller groups of people. The anticipated events that will occur on occasion once or twice during the month will be scheduled and planned in coordination with the Romanian Baptist Church to ensure adequate parking is provided. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The proposed community center will have parking and property access concentrated at the rear of building with some parking in the front of the building. Staff feels that the proposed parking and access to the site is sufficient during normal operations, but has required a collective parking agreement

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to be established and executed between the proposed Romanian Heritage Center NFP to accommodate events with larger vehicular and pedestrian traffic. The proposal includes the use of a valet to allow patrons to drop off their vehicle on site and have it parked in the existing Romanian Baptist Church parking lot during events. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The proposed community center will not result in the destruction, loss, or damage of natural, scenic, or historic features since the property is already developed with the building and parking area. In addition, the subject building is not listed as a historic significant structure. Please see the petitioner's responses to Standards for Conditional Uses.

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

Comment: The proposed community center will comply with all other regulations in the Zoning Ordinance. The conditional use for the Commercially Zoned Assembly use will be the only entitlement necessary for the proposed community center request as presented. Please see the petitioner's responses to Standards for Conditional Uses.

Recommendation: Staff recommends approval of the Conditional Use Permit for a Commercially Zoned Assembly use at 69-79 Broadway Street based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4(E) (Standards for Conditional Uses) of the City of Des Plaines Zoning Ordinance.

Planning and Zoning Board Procedure: Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use for a Commercially Zoned Assembly use at 69-79 Broadway Street. The City Council has final authority on the proposal.

A motion was made by Board Member Saletnik, seconded by Board Member Hofherr, to recommend approval of the Conditional Use under Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended, to locate a Commercially Zoned Assembly Use at 69-79 Broadway Street in the C-3 zoning district, with the key condition of executed parking agreements, as presented:

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

NAYES: None

ABSTAIN: None

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

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2. **Address:** 1418-1424 Webford Ave

Case Number: 21-014-TPLAT-V
Public Hearing

The petitioner is requesting the following items: (i) a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations to split an existing lot into two new lots of record; (ii) a Standard Variation under Section 12-7-2(J) of the Des Plaines Zoning Ordinance, as amended, to allow a lot width of 50-feet where a minimum lot width of 55-feet is required in the R-1 zoning district; and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-19-405-009-0000

Petitioner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL 60010

Owner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL 60010

Chairman Szabo swore in Daniel Beniek of Barrington, IL, representing the Petitioner, Skycrest Homes.

Mr. Beniek provided an overview of the request, indicating that he was not asking for special treatment since several of the lots in the area do not meet the 55-foot width requirement. The Petitioner also stated that this request was initially presented on 2006, but never completed.

Chairman Szabo asked if the Board had any questions.

Member Hofherr inquired about the use of the property. The Petitioner stated that there are plans to build a single family home, one on each lot. Member Hofherr also inquired about the construction schedule, the Petitioner stated that construction would begin as soon as possible once the request is approved.

Member Hofherr also inquired about the lot to the north of the subject properties, the Petitioner stated that he does not represent that property, but he believes that the current owner was not interested in selling the lot only.

The Petitioner also stated that Skycrest Homes is highly regarded and has a great reputation. The homes that will be built will have an approximately \$700K price point, which is on par for the area. The Petitioner also stated that the first home is roughly 2,700 square feet, with a main floor master suite. The homes will be large, but not at the maximum lot size.

Member Veremis inquired about how many other homes Skycrest has built in Des Plaines, the Petitioner stated that this will be the first home to be built by Skycrest in Des Plaines.

Chairman Szabo asked if there were any questions or concerns from the public.

Cassandra Faber of 1430 Wedgewood Ave, had a few questions. Ms. Faber had a concern about the driveway, requesting that the driveway was not shared or too narrow, especially with the concern of shared on-street parking. Mr. Beniek responded that potential buyer has requested a long driveway, approximately 40 feet, and will meet all the zoning requirements.

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Ms. Faber also asked about the ComEd easement, Mr. Beniek stated that he was familiar with the easement and plans will meet the requirements.

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: (i) Tentative Plat of Subdivision under Section 13-2 of the Subdivision Regulations to subdivide the existing vacant lot into two lots of record; (ii) a Standard Variation under Section 12-7-2(J) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow for a lot width of 50-feet where a minimum of 55-feet is required; and (iii) the approval of any other such variations, waivers, and zoning relief as may be necessary.

Analysis:

Address: 1418-1424 Wedgewood Avenue
Owner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL 60010
Petitioner: Daniel Beniek, Skycrest Homes, 26303 W. Merton Road, Barrington, IL 60010

Case Number: 21-014-SUB-V

Real Estate Index Number: 09-19-405-009-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: R-1, Single Family 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: Wedgewood Avenue is classified as a local street.

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

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Project Description:

The petitioner, Daniel Beniek, is requesting a Tentative Plat of Subdivision and Standard Variation for lot width for the property located at 1418- 1424 Wedgewood Avenue. The subject property is 19,984-square feet (0.459 acres) in size and is comprised of one unimproved lot as shown in the Plat of Survey. A request to subdivide the subject property was approved in 2006 and addresses 1418 and 1424 Wedgewood were assigned. However, the Final Plat of Subdivision was never recorded. Thus, the petitioner is requesting a new Tentative Plat of Subdivision and a variation for lot width for this site.

The petitioner is proposing to subdivide the existing vacant lot into two lots of record for future single-family home development. However, this proposal does not include the immediate development of the two proposed lots at this time. Both lots will be 10,000-square feet in size and measure 50-feet in width with a 30-foot front building setback. There are five-foot public utility easements proposed for the sides and ten-foot public utility easements proposed for the front and rear of each lot as shown in the Tentative Plat of Subdivision. There is also a variation request for lot width, as the proposed lots will not meet the minimum 55-foot lot width requirement for properties in the R-1 district pursuant to Section 12-7-2(J) of the Zoning Ordinance.

Tentative Plat of Subdivision Report

Name of Subdivision: Skycrest Subdivision

Address: 1418-1424 Wedgewood Avenue

Requests: Approval of Tentative Plat of Subdivision & Variation

Total Acreage of Subdivision: 0.459 acres

Lot Descriptions and Construction Plans:

The petitioner's Tentative Plat shows the subdivision of the existing lot into two 10,000-square foot, 50-foot wide lots with a 30-foot building setback. The proposed public utility easements are five feet on the sides, ten-feet on the front, and ten-feet on the rear of each property.

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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 as 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 Land Use Plan:
 - A primary goal of the Comprehensive Plan is to preserve and enhance established single-family neighborhoods while also expanding newer housing options. The proposal matches the existing character of the neighborhood and provides modern housing options that are prevalent in the immediate vicinity.
- 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 residential lot with one residence and provide an additional single-family housing option 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 a 0.459-acre vacant parcel for future development of two new residences for the community.

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: Requiring the petitioner to adhere to the minimum 55-foot lot width requirement would limit development on this property to one residence and would not meet the goals and objectives of the Comprehensive Plan to foster growth of residential areas and provide additional housing options. Furthermore, surrounding properties in the area have similar lot widths as the proposal. 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: The existing property was platted with its current dimensions before the code was updated from a minimum lot width of 50-feet to 55-feet. Under the previous code, the property would have met the standards for a subdivision. However, the property is land-locked so it cannot be expanded to meet the requirements. 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: The unique physical condition is not the result of the current owner or previous owners as the property was platted long before the zoning code update to change the minimum lot width required from 50-feet to 55-feet. Additionally, there is not a way for the petitioner to widen the lot to meet the 55-foot lot width requirement. 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: Carrying out the strict letter of the code would prevent the petitioner from subdividing the existing property for use of two single family residences as many of the surrounding properties have done, which would deny them the substantial rights of neighboring property owners. A majority of the existing lots in this area are less than 55-feet wide and do not meet the current minimum 55-foot lot width requirement. 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: The variation request would not provide the petitioner with any special privilege that is not already enjoyed by many of the surrounding property owners or allow him to make more money from the property. The petitioner does not plan to develop these lots at this time, but rather to subdivide them for future development. 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:**

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Comment: The proposal would result in the future development of this site that would be in harmony with the specific purposes of Section 12-3-6 of the Zoning Ordinance or the Comprehensive Plan. This proposal sets to develop this vacant property into two separate lots to add residential options in Des Plaines. 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: There is no way that the petitioner can alter the dimensions of the property to meet the 55-foot minimum lot width requirement, as the property is land-locked by developed properties. The variation is required for the petitioner to create two residential lots and expand housing options in Des Plaines. 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: The variation request is the minimum measure of relief necessary to allow the petitioner to create two residential lots out of the large existing vacant lot. Please see the Petitioner's responses to Standards for Variations.

Recommendation: Staff recommends approval of the request for a Tentative Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance and the Standard Variation request for lot width 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 Standard Variation request for the property at 1418-1424 Wedgewood Avenue.

A motion was made by Board Member Catalano, seconded by Board Member Fowler, (i) a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations to split an existing lot into two new lots of record; (ii) a Standard Variation under Section 12-7-2(J) of the Des Plaines Zoning Ordinance, as amended, to allow a lot width of 50-feet where a minimum lot width of 55-feet is required in the R-1 zoning district; and the approval of any other such variations, waivers, and zoning relief as may be necessary , as presented.

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

NAYES: None

ABSTAIN: None

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

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3. **Addresses:** 1316 Webford Ave

Case Number: 21-016-V
Public Hearing

The petitioner is requesting a Major Variation under Section 12-8-1(C) of the Des Plaines Zoning Ordinance, as amended, to allow for the installation of an 897-square foot detached garage where the maximum detached garage area is 720-square feet in the R-1 zoning district, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-306-028-0000
Petitioner: Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60018
Owner: Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60018

Chairman Szabo swore in Chris Colldock and Michelle Daniel, property owners and Petitioners for the property located at 1316 Webford, Des Plaines.

The Petitioners provided an overview of the request, stating that they are requesting a larger garage to provide additional privacy, a noise barrier and to square off the garage to get rid of the L-shape. The Petitioners stated that this is their third year in the house and fell in love with the character of the home.

Chairman Szabo asked if the Board had any questions.

Member Saletnik asked in the option the Petitioners are requesting is "Option B", the box shaped garage. The Petitioners stated that Option B is the option they are requesting; the Petitioner stated the front elevation will match the character of the home, and went over the characters that will be removed.

Further, Member Saletnik, inquired why the Petitioners presented architectural plans of a fully conforming garage and proposing a different garage. The Petitioners stated that the new garage would have some of the same elements and provide additional storage and privacy.

The Petitioners also stated that the garage will only be used as storage and to enhance privacy, and not be used as a work shop.

Member Fowler commended the Petitioners on the renovation of the home and adding value to the property.

Member Veremis stated that the driveway will also need to be paved with a hard surface (currently gravel). The driveway resurfacing is currently a condition of the variance request.

Chairman Szabo asked if there were any questions or concerns from the public. There were no questions from the public.

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

Case 21-009-CU	69-79 Broadway St	Conditional Use
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Issue: The petitioner is requesting a Major Variation under Section 12-8-1(C) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow the construction of a 897-square foot detached garage at 1316 Webford Avenue where the maximum area permitted for a detached garage in a residential zoning district is 720-square feet.

Analysis:

Address: 1316 Webford Avenue
Owner: Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60016
Petitioner: Chris Colldock, 1316 Webford Avenue, Des Plaines, IL 60016
Case Number: 21-016-V
PIN: 09-17-306-028-0000
Ward: #3, Alderman Sean Oskerka

Existing Zoning: R-1, Single Family Residential District
Existing Land Use: Single Family Residence

Surrounding Zoning: North: C-3, General Commercial District
South: R-3, Townhouse Residential District
East: R-3, Townhouse Residential District
West: R-3, Townhouse Residential District

Surrounding Land Use: North: Walgreens (Commercial)
South: Single Family Residences
East: Single Family Residences
West: Single Family Residences

Street Classification: Webford Avenue is classified as a local street.

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

Project Description: The petitioner, Chris Colldock, is requesting a major variation to allow for an 879-square foot detached garage in the R-1, Single Family Residential District at 1316 Webford Avenue where a maximum area for a detached garage in a residential zoning district is 720-square feet. The subject property is located along Webford Avenue near Downtown Des Plaines and backs up to the Metra railroad. The property is 13,650-square feet (0.31 acres) in size and currently consists of a one-story residence, patio area, detached garage, and driveway area as shown on the Plat of Survey. The existing one-car detached garage is approximately 337-square feet in size, is located 3.67-feet from the east property line, and is setback approximately 33.37-feet from the north property line. Pursuant to Section 12-8-1(C), the maximum area for a detached garage in a residential zoning district is 720-square foot.

The petitioner is proposing to construct a one-story, 897-square foot detached garage with an 18-foot wide garage door. The proposed garage will be setback 5'-6" off the east property line and 19'-2" off the north property line to meet the minimum five-foot setback requirement for detached garages as shown in the Site Plan. The petitioner is requesting the over-sized detached garage to accommodate additional vehicles, yard equipment, seasonal furniture, and personal workbench for residence maintenance on the

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property in an enclosed structure, which is not possible in the existing one-car garage. The proposal would replace the existing detached garage with the new 879-square foot detached garage setback further from the property lines but without any changes to access as shown in the Site Plan. Please note that while the driveway surface on the Site Plan does not reflect the design, setback, and dimensions that the petitioner proposes to install on the property, the petitioner intends to conform with all required driveway regulations. The petitioner has provided garage plans to illustrate the overall design, layout, and elevations of the proposed garage as shown in the Garage Plans. It is important to note that the garage plans depicted in the architectural drawings do not reflect the exact shape and dimensions of the current detached garage proposed, but rather are included for illustrative purposes for what the proposed rectangular detached garage will look like when completed. The existing gravel driveway leading from the front property line to the existing detached garage does not comply with current code. If approval is recommended for this request, staff is adding a condition that the gravel driveway is improved with a dust-free hard surface.

Pursuant to Section 12-8-1(C)(5) of the Des Plaines Zoning Ordinance, the maximum area of a detached garage shall be seven hundred twenty (720) square feet or less. The petitioner's request to allow for a detached garage that exceeds the 720-square foot maximum for accessory structures in Des Plaines constitutes the need for a major variation to Section 12-8-1(C) of the 1998 Des Plaines Zoning Ordinance.

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: Staff finds that there is no hardship or practical difficulty preventing the petitioner from complying with the 720-square foot maximum area allowance for detached garages in residential districts as a 720-square foot space does allow for the storage of multiple vehicles, equipment, and workbench area depending on design. Additionally, the zoning code allows for two accessory structures for each property so a shed could be added to accommodate additional storage as needed. 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: Staff finds that there is no unique physical condition on the subject property than differs from any other property along this street as there are several other properties backing up to the Metra train tracks that share the same conditions. While detached garages and other accessory structures inevitably may provide some semblance of privacy and noise reduction, this is not their intended purpose. Additionally, there is ample room to install landscaping as a natural

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barrier to address the noise and privacy concerns posed by the petitioner. 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: While the subject property's location, size, and close proximity to the Metra train tracks may not be a result of any action or inaction of the property owner, the subject property was purchased with the understanding of these attributes and conditions. As such, staff does not find these physical conditions of the subject property warrant the approval of a variation for an over-sized garage, whether for privacy, noise dampening, or additional storage, since other properties along this street deal with similar circumstances. 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: Staff finds that carrying out the strict letter of this code to permit a 720-square foot detached garage would not deprive the existing property owner of substantial rights enjoyed by other owners of similarly zoned lots since this regulation is enforced for all residentially-zoned properties regardless of size, location, and composition of the property. All new detached garages are held to the same standards under Section 12-8-1(C) of the Zoning Ordinance so enforcing the maximum detached garage area would not prevent the property owner from any substantial rights enjoyed by other single family residential properties. 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: Staff finds that the granting of this variation for density would, in fact, provide a special privilege for the property owner not available to other single family residential properties as it would give the petitioner preferential treatment over owners of other single family residences. Additionally, it could create a precedence for additional over-sized garage requests for single family residential properties that do not meet the standards for variations and may not have the available space or justifiable need for an over-sized detached garage. 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: Staff finds that the proposed over-sized detached garage would not be harmonious with the surrounding single family residential development in this area or for other single family

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zoned properties in Des Plaines and does not meet the standards for variation in Section 12-3-6 of the Zoning Ordinance. Additionally, the zoning code requires a minimum of two off-street parking spaces, which a 720-square foot garage can meet and exceed depending on design. The request for the oversized detached garage would not support the goals and objectives of the Comprehensive Plan as this does not benefit other residents or the City of Des Plaines as a whole. 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: Staff finds that there are ways to avoid the requested variation for an oversized garage. Aside from the fact that the allowable 720-square foot size for a detached garage can accommodate multiple vehicles, equipment storage, and work area depending on its design, the zoning code allows up to two accessory structures for each property up to 150-square feet in size. Thus, a shed could be added on the property as a second accessory structure to accommodate additional storage as needed totaling 870-square feet, which is near the area that the petitioner is requesting for the detached garage. An additional alternative if more space is needed is constructing an addition on the existing residence, in conformance with all applicable codes, since there is ample room in the rear yard. In essence, there are other available options aside from the variation to remedy the petitioner's posed concerns. 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: Staff finds that the approval of this variation request for an oversized garage is not the minimum measure of relief to address the petitioner's concerns, but rather the installation of mature landscaping at the rear of the property to reduce noise, add privacy, and allow for outdoor space. In addition to that, the zoning ordinance allows properties that abut a railroad right-of-way to install an eight-foot tall fence along the side that abuts the alley, which could assist in the privacy and noise reduction measures. Please see the Petitioner's responses to Standards for Variations.

Recommendation: Staff recommends denial of the request to allow the construction of an 879-square foot detached garage in the R-1 zoning district at 1316 Webford Avenue based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined within the City of Des Plaines Zoning Ordinance, as amended. If the request is recommended for approval, staff recommends adding a condition that the existing gravel driveway shall be improved with a dust-free hard surface in conformance with all applicable City of Des Plaines codes within 60 days of City Council approval.

Planning and Zoning Board Procedure: Under Section 12-3-6(F) of the Zoning Ordinance (Major Variations), the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve subject to conditions, or disapprove the above-mentioned variance for detached garage area within the R-1 Zoning District at 1316 Webford Avenue. The City Council has the final authority on the proposal.

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A motion was made by Board Member Hofherr, seconded by Board Member Catalano, to approve a Major Variation under Section 12-8-1(C) of the Des Plaines Zoning Ordinance, as amended, to allow for the installation of an 897-square foot detached garage where the maximum detached garage area is 720-square feet in the R-1 zoning district, and the approval of any other such variations, waivers, and zoning relief as may be necessary, with the additional condition that revised plans be presented to City Council depicting the new garage characteristics.

AYES: Hofherr, Catalano, Fowler, Veremis, Szabo

NAYES: Saletnik

ABSTAIN: None

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

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday, June 22, 2021.

Chairman Szabo adjourned the meeting by voice vote at 8:13 p.m.

Sincerely,

Wendy Bednarz, Recording Secretary

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

MEMORANDUM

Date: June 9, 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 10 S. River Road, Case 21-025-FPLAT (1st Ward)

Issue: The petitioner is requesting a Final Plat of Subdivision under Section 13-2 of the Des Plaines Subdivision Regulations to resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000 in the M-1 zoning district at 10 S. River Road.

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: 21-025-FPLAT
Real Estate Index Number: 09-17-200-022-0000; -044
Ward: #1, Alderman Mark A. Lysakowski
Existing Zoning: M-1, Limited Manufacturing District
Existing Land Use: Automotive Repair Shop
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 (Retail Store)
South: Commercial (Retail Store)
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 Final Plat of Subdivision resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000 in the M-1 zoning district 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 parking area as shown in the Plat of Survey (Attachment 4). 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 Final Plat of Subdivision (Attachment 5). 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 as shown in the Select Final Engineering Plans (Attachment 6). 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 (Attachment 7), will be demolished as part of this request within a year of City Council approval. The petitioner recently submitted an application for a Tentative Plat of Subdivision and Major Variations for building setbacks and lot area, which was approved by Ordinance Z-30-21.

Final Plat of Subdivision Report

Name of Subdivision: Damiano-Merchandise Resubdivision

Address: 10 S. River Road

Requests: Approval of Final Plat of Subdivision

Total Acreage of

Subdivision:

0.541 acres

**Lot Descriptions and
Construction Plans:**

The petitioner's Final 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.

Recommendation: Staff is not making a recommendation of the request for a Final Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance. If approval of this request is sought, staff recommends adding the following conditions.

Conditions of Approval:

1. The Lot 2 property identified on the Final Plat of Subdivision to be acquired by the owner of 10 S. River Road shall be only utilized for the ingress/egress to the 10 S. River Road property and the parking of vehicles to be serviced. No equipment, materials, or other items shall be stored in this location.
2. All existing structures located in Lot 2 property identified on the Final Plat of Subdivision shall be demolished and replaced with a dust-free hard surface within a year of City Council approval.
3. The Lot 2 property identified on the Final Plat of Subdivision shall be demolished and replaced with a dust-free hard surface within a year of City Council approval.

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 the above-mentioned Final Plat of Subdivision request for the property at 10 S. River Road.

Attachments:

Attachment 1: Project Narrative

Attachment 2: Location Map

Attachment 3: Plat of Survey

Attachment 4: Existing Floor Plan

Attachment 5: Final Plat of Subdivision

Attachment 6: Select Final Engineering Plans

Attachment 7: Site and Context Photos

City of Des Plaines

FINAL PLAT OF SUBDIVISION APPLICATION

10 S. RIVER ROAD/EAST ANNEX

PROJECT NARRATIVE

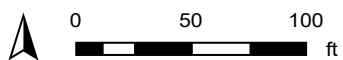
Damiano Service Center (“Damiano”) is an auto and truck service & repair business with hours of operations from 7:30 a.m. to 6:00 p.m. Monday through Friday.

At any given time during business hours there are 5 employees on the premises; at most 6 customers on any given day are anticipated; most days only 1 customer.

With Damiano’s acquisition of the East Annex property from 1415 Redeker LLC, 10 South River Road will utilize the East Annex for ingress & egress access to the 10 S. River Road property, for the parking of vehicles being serviced, and for storage.

Upon the City of Des Plaines’ final approval of the Final Plat of Subdivision, Damiano will close on the acquisition of the East Annex from 1415 Redeker LLC—before closing Damiano will (a) remove/block off all egress from the 1415 Redeker Building into the East Annex structure, will not occupy the East Annex structure for any reason, (b) terminate all utilities (gas, electric, plumbing, etc.) for the East Annex structure—after closing (c) **will demolish the structure within one (1) year of the City of Des Plaines’ approval of the Final Plat of Subdivision**; all the while Damiano will obtain all necessary permits to accomplish (a), (b) and (c).

Upon the demolition completion Damiano will pave the gravel area with a dust-free hard surface.



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

PLAT OF SURVEY

BY
JOHN M. HENRIKSEN
 58 BROADWAY DES PLAINES, ILLINOIS 60016
 847-791-0301
 OF

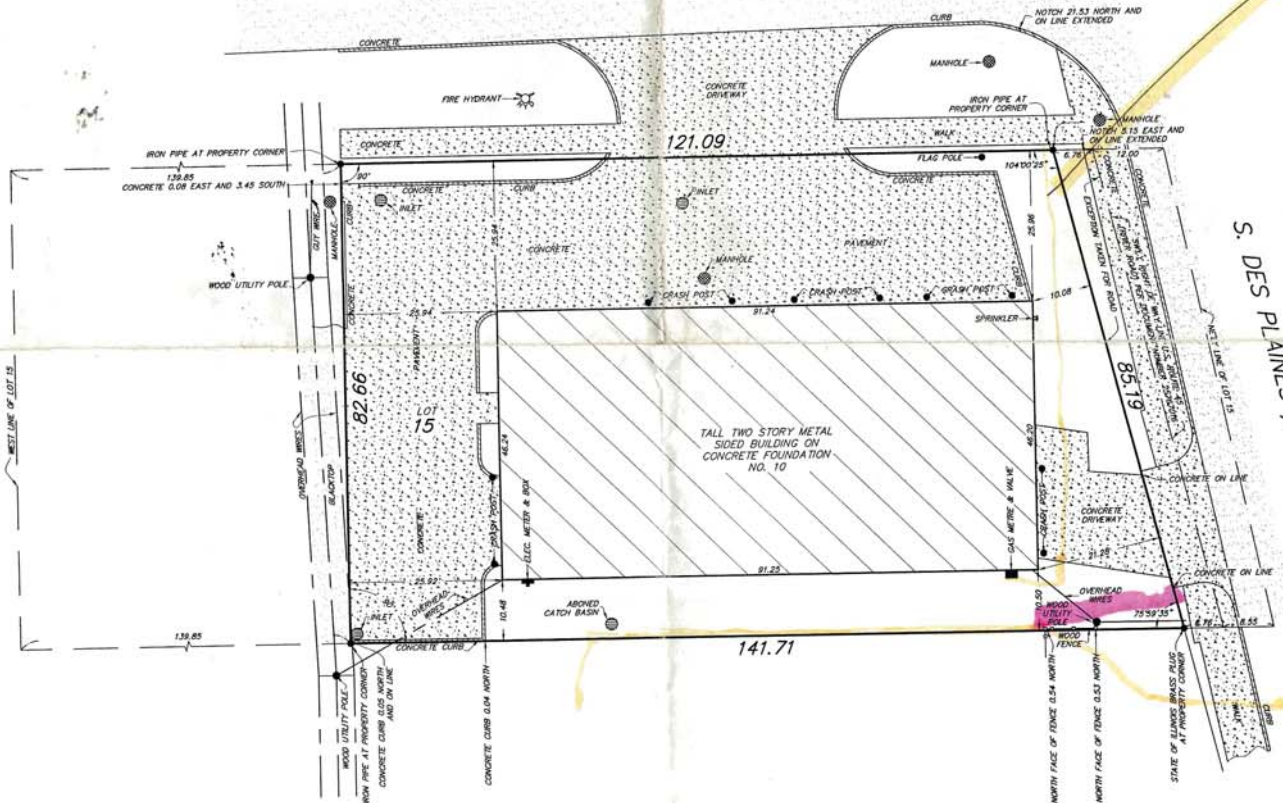
LOT 15 (EXCEPT THE WEST 139.85 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES) IN REDEKER'S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION OF LOTS 6 AND 7 (EXCEPT THE SOUTH 4 ACRES THEREOF) IN REDEKER'S ESTATE, A SUBDIVISION OF PARTS OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



E. REDEKER ROAD

GAS LINE

S. DES PLAINES / RIVER ROAD



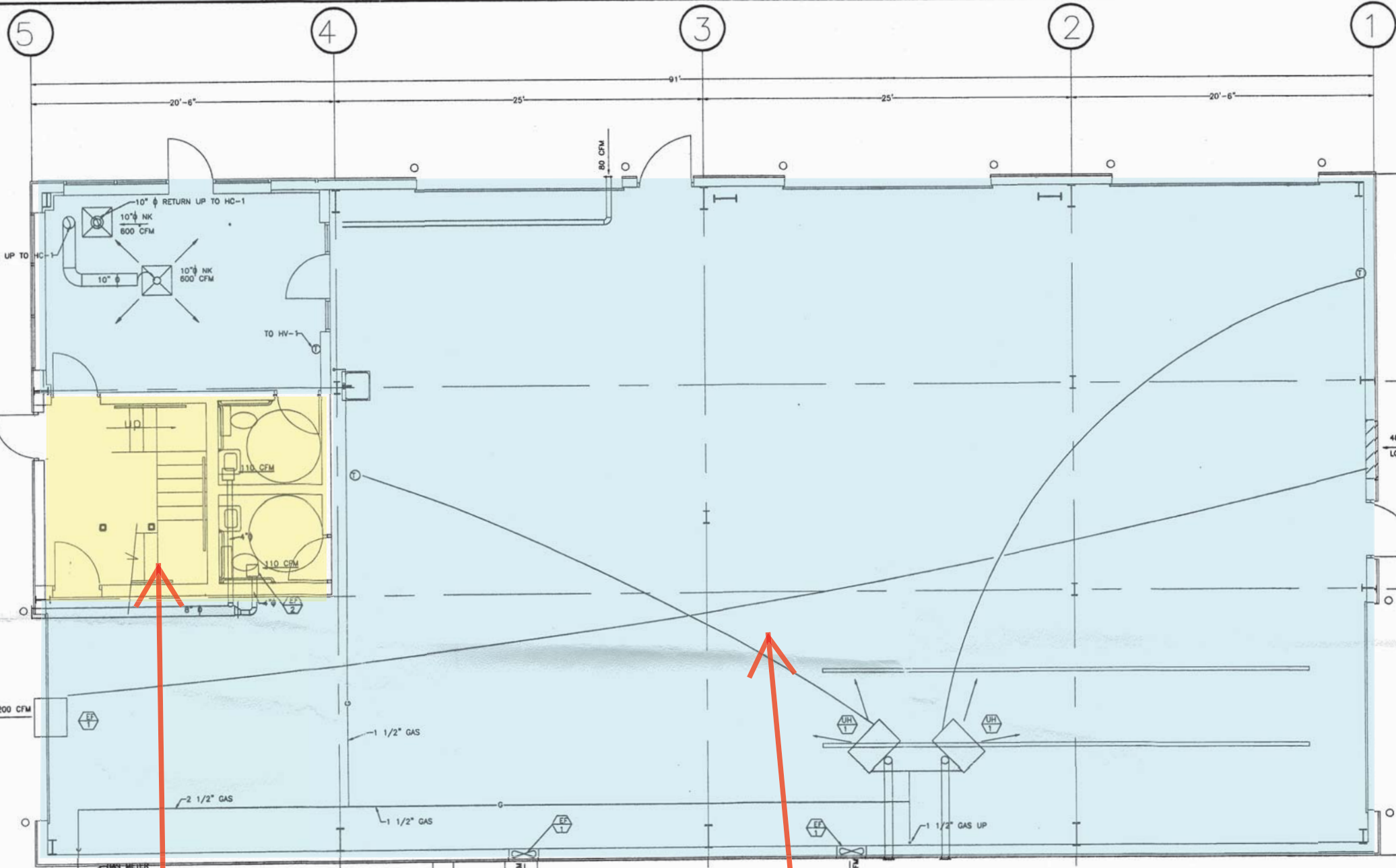
ORDER NUMBER: **020450-FINAL**
 SCALE: 1 INCH = 15 FEET
 ORDERED BY: **PETER DAMIANO**
 BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.
 PLEASE CHECK LEGAL DESCRIPTION WITH DEED.
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
 DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF DECIMAL PARTS OF A FOOT

0.01-1/8"	0.25-3"
0.02-1/4"	0.51-6"
0.03-3/8"	0.76-9.2"
0.04-1/2"	0.98-12.2"
0.05-5/8"	1.25-15.2"
0.06-3/4"	1.50-18.2"
0.07-7/8"	1.75-21.2"
0.08-1"	2.00-24.2"
0.09-1.18"	2.25-27.2"
0.10-1.47"	2.50-30.2"
0.11-1.76"	2.75-33.2"
0.12-2.05"	3.00-36.2"
0.13-2.34"	3.25-39.2"
0.14-2.63"	3.50-42.2"
0.15-2.92"	3.75-45.2"
0.16-3.21"	4.00-48.2"
0.17-3.50"	4.25-51.2"

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 STATE OF ILLINOIS
 COUNTY OF COOK
 I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.
 DES PLAINES, ILLINOIS NOVEMBER 16, 2004.
John M. Henriksen
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
 LICENSE EXPIRES NOVEMBER 30, 2004.





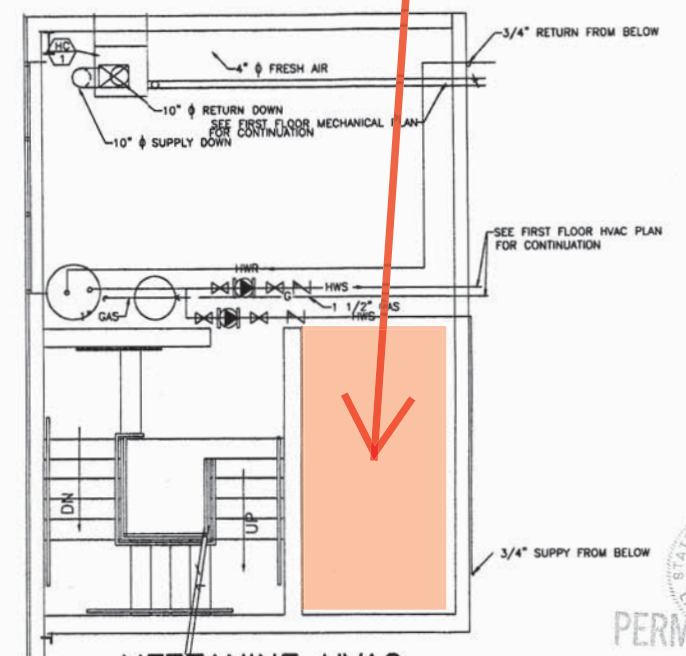
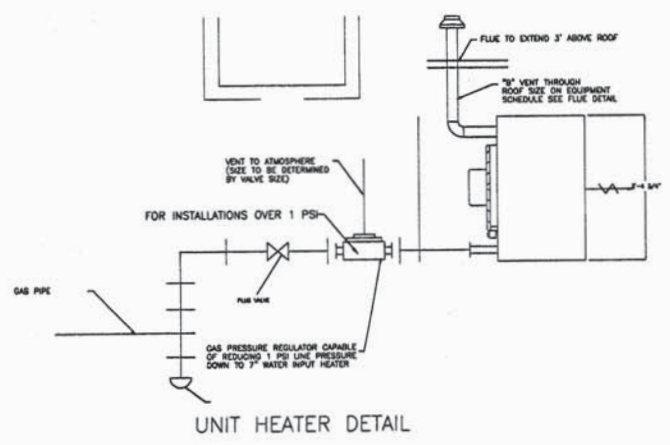
- AMSTRONG AMGIC PAK 64HW183 GAS FIRED COMBINATION HEAT COOL DIRECT VENT IN THE WALL UNIT. 18,000 BTUH COOLING CAPACITY, 64,000 BTUH INPUT 50,000 BTUH HEATING CAPACITY, 800 CFM @.25"ESP 208V 1 PHASE 14.6 AMPS, 20 AMP CIRCUIT BREAKER
- TWIN CITY TB-24E24 TUBEAXIAL BELT DRIVE POWER WALL EXHAUST FAN 7,200 CFM @.125" ESP .90 BHP 1 HP MOTOR UNIT TO HAVE BELT GUARD, MOTOR COVER, INLET SCREEN, WALL ANODIZED BRONZ LOUVER AND BACKDRAFT DAMPER
- BROAN 676 POWER CEILING FAN 110 CFM @.2" ESP.
- BROAN 503 POWER CEILING FAN 160 CFM @.2" ESP.
- 48" X 48" MOTORIZED LOUVER INTERLOCK WITH EF-1 LOUVER TO BE ANODIZED BRONZ
- GAS FIRED 300,000 BTUH UNIT HEATER BY OWNER
- STATE ULTRA FORCE SUP100 150 GAS FIRED HYDRONIC CERTIFIED HOT WATER HEATER 150,000 BTUH INPUT 141,000 BTUH OUTPUT 100 GAL CAPACITY

FIRST FLOOR HVAC
SCALE 1/4" = 1'-0"

280 sq.ft.
Mechanicals
& Stairs

3,906 sq.ft.
Shop & Storage

100 sq.ft.
Office



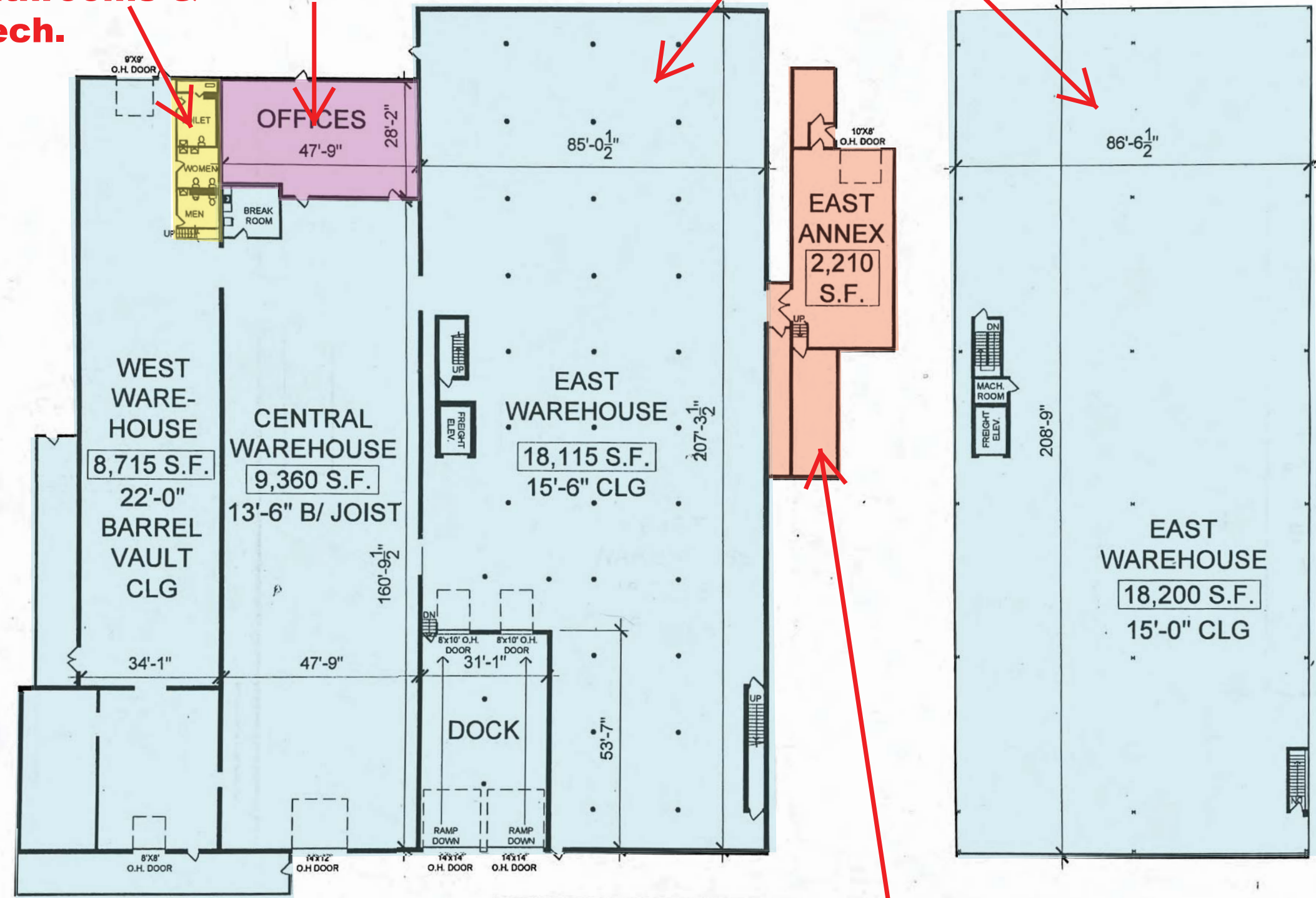
MEZZANINE HVAC
SCALE 1/4" = 1'-0"



**400 sq.ft.
Bathrooms &
Mech.**

**1,345 sq.ft.
Offices**

52,645 sq.ft. Warehouse



FIRST FLOOR
TOTAL AREA: +/-38,400 S.F.

1415 REDEKER RD,
DES PLAINES, IL
TOTAL AREA: 56,600 S.F.

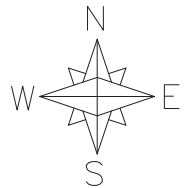


SECOND FLOOR
TOTAL AREA: +/-18,200 S.F.

**2,210 sq.ft. Annex Warehouse
(counted with 10 S. River Bldg.)**

PLAT OF SUBDIVISION DAMIANO-MERCHANDISE RESUBDIVISION

BEING A SUBDIVISION OF LOTS 14, 15, 16, 17 & PART OF 18 IN REDEKER'S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=30'

SURVEYOR

STATE OF ILLINOIS
COUNTY OF COOK)SS

I, JASON R. DOLAND, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY DESCRIBED HEREON.

LOT 14, THE WEST 86.85 FEET OF LOTS 56, 16 AND 17, THAT PART OF LOT 18 LYING NORTH OF A LINE EXTENDING FROM A POINT IN THE NORTH LINE OF SAID LOT 18, WHICH IS 663.11 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY 607.86 FEET TO AN ANGLE POINT WHICH IS 61.28 FEET WEST OF AND 28.78 FEET SOUTH OF SAID NORTHEAST CORNER OF LOT 18 (MEASURED ALONG LINES PARALLEL TO SAID NORTH LINE AND THE EAST LINE OF SAID LOT 18); THENCE SOUTHEASTERLY 71.14 FEET TO A POINT IN THE EAST LINE OF SAID LOT 18 (BEING THE CENTER LINE OF RIVER ROAD), WHICH IS 52.54 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 18, (EXCEPTING FROM SAID TRACE THAT PART THEREOF LYING WEST OF THE WEST LINE EXTENDED SOUTH OF LOT 14 AND ALSO THAT PART OF THE LOT 18 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 18 AND THE WESTERLY RIGHT OF WAY LINE OF DES PLAINES RIVER ROAD PER DOCUMENT 172839 RECORDED JANUARY 29, 1923; THENCE SOUTH 14 DEGREES 25 MINUTES 09 SECONDS EAST 11.683 METERS (38.33 FEET) (BEARINGS BASED ON STATE PLANE COORDINATES: ILLINOIS - EAST ZONE); THENCE NORTH 71 DEGREES 52 MINUTES 22 SECONDS WEST 2.371 METERS (7.78 FEET); THENCE NORTH 14 DEGREES 25 MINUTES 09 SECONDS WEST 10.823 METERS (35.51 FEET) TO THE NORTH LINE OF SAID LOT 18; THENCE NORTH 87 DEGREES 18 MINUTES 51 SECONDS EAST 2.042 METERS (6.70 FEET) AS MEASURED ALONG SAID NORTH LINE TO THE POINT OF BEGINNING); ALL IN REDEKER'S GARDEN ADDITION TO DES PLAINES IN SECTIONS 8 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO, THE EAST 53.00 FEET OF THE WEST 139.85 FEET OF LOT 15, 16 AND 17 ALL IN REDEKER'S GARDEN ADDITION TO DES PLAINES, BEING A SUBDIVISION OF LOT 6 AND 7 (EXCEPT THE SOUTH 4 ACRES THEREOF) IN REDEKER'S ESTATE SUBDIVISION OF PARTS OF SECTION 8, 9, 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO, LOT 15 (EXCEPT THE WEST 139.85 FEET THEREOF AND EXCEPT THAT PART THEREOF TAKEN FOR HIGHWAY PURPOSES) IN REDEKER'S GARDEN ADDITION TO DES PLAINES BEING A SUBDIVISION OF LOTS 6 AND 7 (EXCEPT THE SOUTH 4 ACRES THEREOF) IN REDEKER'S ESTATE, A SUBDIVISION OF PART OF SECTIONS 8, 9, 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I, JASON R. DOLAND, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON RODS AND CONCRETE MONUMENTS 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 WITH A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP PANEL 17031C02173, EFFECTIVE ON AUGUST 19, 2008.

SURVEYOR - JASON R. DOLAND

NOTES

- IRON RODS SET AT LOT CORNERS.
- TOTAL AREA OF SUBDIVISION --- 75,928 SQUARE FEET
- RETURN THE PLAT LINES TO:
CITY OF DES PLAINES
DEPARTMENT OF COMMUNITY DEVELOPMENT
1420 MINER STREET, ROOM 301
DES PLAINES, IL 60016
- EXISTING P.I.N.'S
09-17-200-051-0000
09-17-200-045-0000
09-17-200-044-0000
09-17-200-022-0000
09-17-200-106-0000

CITY OFFICIALS

MAYOR

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS.

ON THIS _____ DAY OF _____, 20____

CITY CLERK

MAYOR

PLANNING AND ZONING BOARD

APPROVED BY THE PLANNING AND ZONING BOARD OF 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____

DIRECTOR OF PUBLIC WORKS AND ENGINEERING

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 WHICH THE OWNER HAS A RIGHT TO USE, 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.

OWNERS:

REGISTERED PROFESSIONAL ENGINEER

NAME: JASON R. DOLAND
FIRM: DOLAND ENGINEERING, LLC.

OWNER LOT 1

_____, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, 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.

ON THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER LOT 2

_____, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, 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.

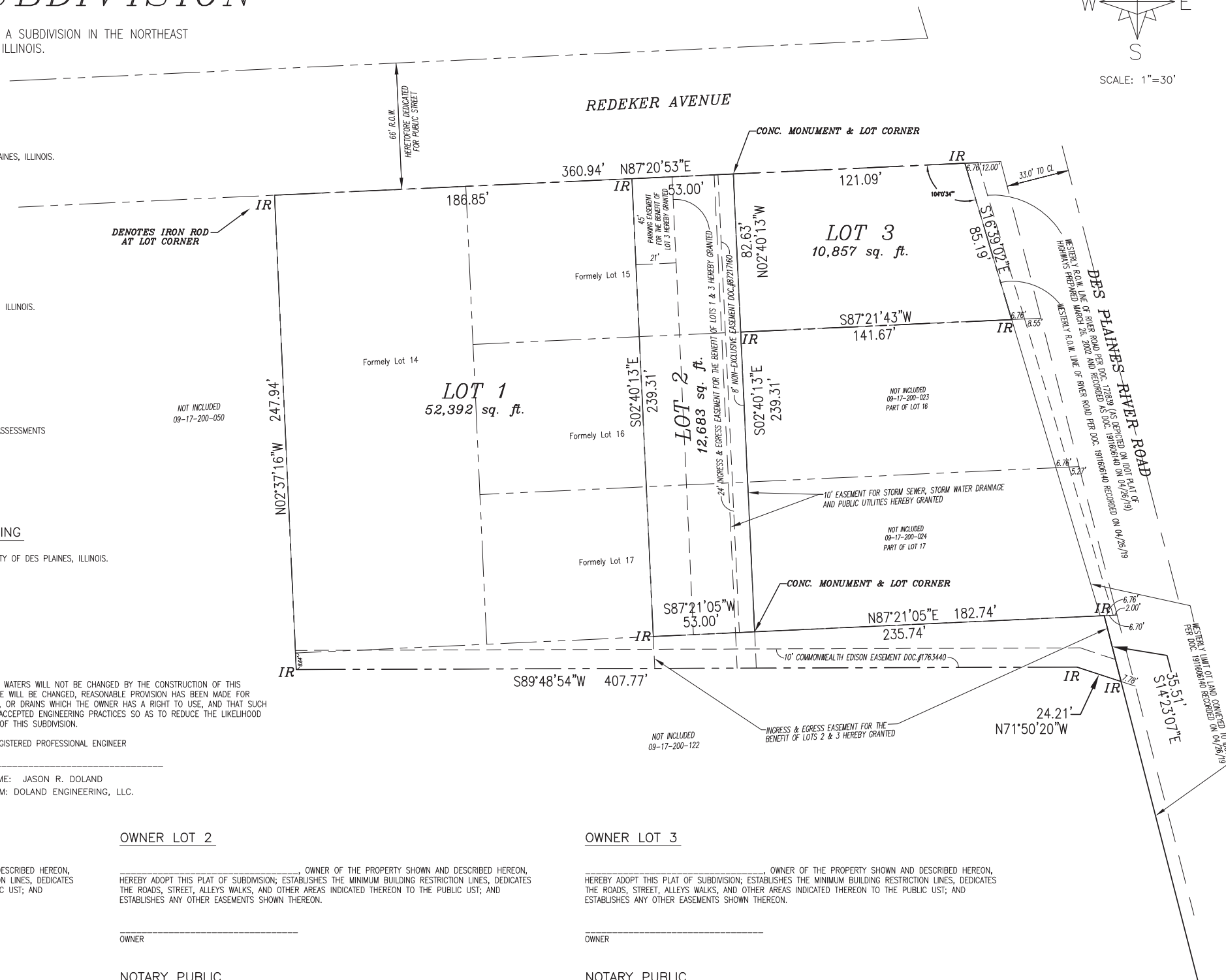
GIVEN UNDER MY HAND AND OFFICIAL SEAL.

ON THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REDEKER AVENUE



OWNER LOT 3

_____, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

OWNER

NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, 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.

ON THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JUNE 1, 2021
APRIL 27, 2021
DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 E. COLFAX STREET, SUITE C,
PALATKA, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT LOT 2 IN DAMIANO-MERCHANDISE RESUBDIVISION CITY OF DES PLAINES, ILLINOIS

J.U.L.I.E. INFORMATION

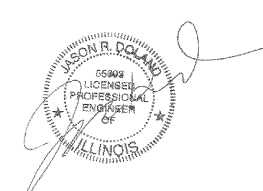
J.U.L.I.E. TELEPHONE No. : 811
(CALL 48 HOURS BEFORE YOU DIG. - EXCLUDING SAT., SUN. AND HOLIDAYS)
COUNTY : COOK
CITY / TOWNSHIP : DES PLAINES / MAINE TWP.
SECTION : 17-T41N-R12E

GENERAL NOTES

- 1.) THE CITY OF DES PLAINES SHALL BE NOTIFIED IN WRITING AT LEAST (3) FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR EXISTING UTILITIES IN CONFORMANCE WITH THE AFFECTED UTILITY COMPANIES REQUIREMENTS AS MAY BE REQUIRED TO PERFORM THE WORK OF THIS CONTRACT.
- 3.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LINE AND GRADES SHOWN ON THE CONTRACT DRAWINGS, IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE OWNER PRIOR TO PERFORMING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.
- 4.) ALL ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS ARE U.S.G.S. DATUM UNLESS OTHERWISE SPECIFIED.
- 5.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
 - A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", AS PREPARED BY IDOT.
 - B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
 - C. CITY OF DES PLAINES STANDARDS.
- 6.) THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY AND ALL DETAILS OF WORK TO BE PERFORMED OR EQUIPMENT TO BE SUPPLIED. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ILLUSTRATE THE CONCEPTUAL DESIGN AND LAYOUT. THE CONTRACTOR SHALL BE KNOWLEDGEABLE AND REGULARLY ENGAGED IN THE TYPE OF WORK DESCRIBED BY THESE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR UNDERSTANDING THEIR INTENT. ANY WORK TO BE PERFORMED OR ITEM OF EQUIPMENT TO BE SUPPLIED WHICH IS NOT SPECIFICALLY CALLED FOR BY THESE CONTRACT DOCUMENTS BUT WHICH IS NECESSARY TO PROVIDE A COMPLETE AND SUCCESSFUL WORKING SYSTEM SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.
- 7.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF/HERSELF OF ALL CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS THE TOTAL COST FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED DUE TO THE CONTRACTOR'S FAILURE TO UNDERSTAND THE SCOPE OF WORK.
- 8.) 100 YEAR FLOOD ELEVATION IN THE AREA OF CONCERN IS SHOWN WHEN APPLICABLE.
- 9.) THE WORK PERFORMED UNDER THIS CONTRACT SHALL IN NO WAY INTERFERE WITH THE NORMAL OPERATION OF ANY EXISTING UTILITY SERVICE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ITEMS OF EQUIPMENT REQUIRED TO MAINTAIN SUCH NORMAL OPERATION AT NO ADDITIONAL COST TO THE OWNER. THE COST ASSOCIATED FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.
- 10.) ORIENTATION OF PIPING, CONDUITS, EQUIPMENT, ETC. MAY VARY. CONTRACTOR TO COORDINATE SAME WITH THE OWNER.
- 11.) ANY AND ALL DEWATERING REQUIRED TO KEEP EXCAVATIONS DRY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 12.) CERTAIN INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DRAWINGS OF RECORD. CONTRACTOR SHALL VERIFY SUCH INFORMATION PRIOR TO ACTUAL START OF WORK. WHERE DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE BY THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES SHALL RESULT IN THE CONTRACTOR BEARING THE FULL BURDEN OF ALL RISKS/COSTS ATTRIBUTED TO THE DISCOVERED DISCREPANCY.
- 13.) SOIL EROSION PROTECTION SHALL BE IN ACCORDANCE WITH IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL DISTURBED AREAS (NOT IMPERVIOUS IN NATURE) SHALL BE FINE GRADED, TOP SOIL RESTORED (MIN. 6 INCHES) AND SEED/MULCH APPLIED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- 14.) CONTRACTOR MUST PROTECT THE INTEGRITY OF THE EXISTING ROAD PAVEMENT. ANY DAMAGE TO THE PAVEMENT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR IN KIND.
- 15.) CONTRACTOR SHALL BE RESPONSIBLE FOR VIDEO TAPING AND PROVIDING STILL PICTURES OF THE WORK AREA PRIOR TO BEGINNING ANY WORK, AND FURNISHING OWNER WITH SAME FOR DOCUMENTATION OF EXISTING CONDITIONS TO BE USED UPON THE COMPLETION OF THE PROJECT RESTORATION.
- 16.) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS DAILY AS REQUIRED.



LOCATION MAP



PROJECT BENCHMARK

DES PLAINES BENCHMARK #67
CHISELED SQUARE ON THE SOUTH FACE OF THE CONCRETE SIGNAL BASE WITHOUT A MAST ARM LOCATED AT THE N.W. CORNER OF GOLF (IL 58) AND RIVER ROADS (US 45)
ELEVATION=640.71

LEGEND

<p>— < — EXISTING SANITARY SEWER</p> <p>⊙ EXISTING SANITARY MANHOLE</p> <p>— W — EXISTING WATER MAIN</p> <p>⊗ EXISTING FIRE HYDRANT</p> <p>⊗ EXISTING VALVE VAULT</p> <p>— << — EXISTING STORM SEWER</p> <p>□ EXISTING CATCHBASIN</p> <p>⊙ EXISTING STORM MANHOLE</p>	<p>---657--- EXISTING CONTOUR</p> <p>⊕ EXISTING UTILITY POLE</p> <p>•18" EXISTING TREE</p> <p>⊠ EXISTING GAS METER</p> <p>⊠ EXISTING ELECTRIC METER</p> <p>W% EXISTING WATER VALVE</p> <p>• EXISTING POST</p>
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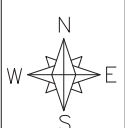
INDEX OF SHEETS

C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	PROPOSED SITE PLAN
C4	GRADING PLAN
Sheet 1 of 2	DES PLAINES STANDARD DETAILS
Sheet 2 of 2	DES PLAINES STANDARD DETAILS

REVISIONS	PER OWNERS DIRECTION
02/18/20	BUILDING BEING RAZED
02/26/21	PER CITY OF DES PLAINES REVIEW - 03/31/21
04/01/21	

DOLAND ENGINEERING, LLC.
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
 334 EAST COLFAX STREET, SUITE C
 PALATINE, ILLINOIS 60067
 (847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS
 LOT 2
 DAMIANO-MERCHANDISE RESUBDIVISION
 DES PLAINES, ILLINOIS



DATE: 01/29/20
SCALE: 1"=20'
FILE: 1415-Redeker

COVER SHEET

C1

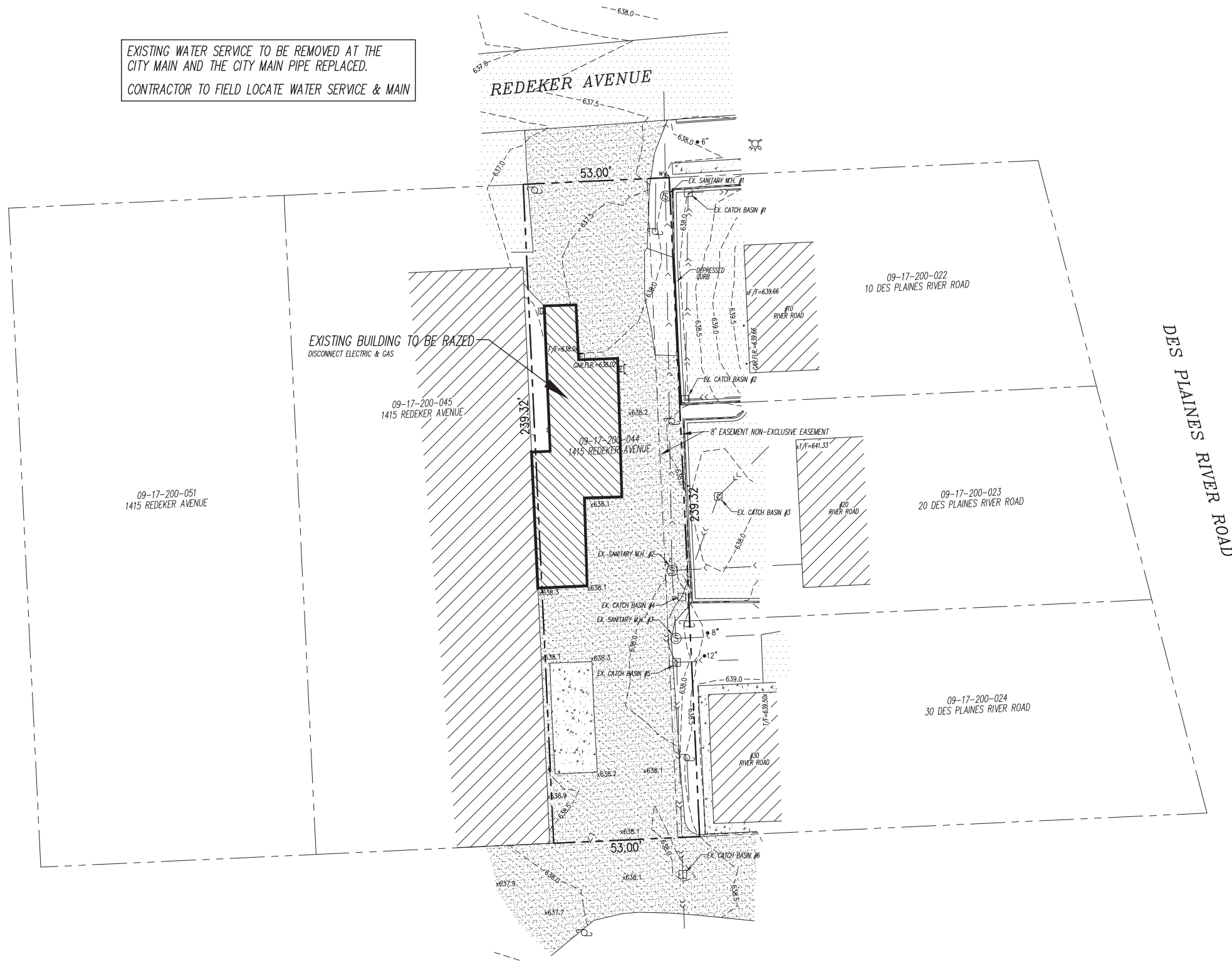
LEGEND

- ⊙ EXISTING SANITARY MANHOLE
- <— EXISTING SANITARY SEWER
- ⊗ EXISTING FIRE HYDRANT
- <<— EXISTING STORM SEWER
- EXISTING CATCHBASIN
- ⊕ EXISTING STORM MANHOLE
- - - 657 - - - EXISTING CONTOUR
- ⊕ EXISTING UTILITY POLE
- 18" EXISTING TREE
- ⊕ EXISTING GAS METER
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING WATER VAVLE
- EXISTING POST
- [Pattern] BITUMINOUS PAVEMENT
- [Pattern] CONCRETE
- [Pattern] GRAVEL

EXISTING STORM STRUCTURES	
EX. CATCH BASIN #1 RM=637.74 INV.=634.64 S.E. 8"	EX. CATCH BASIN #5 RM=637.46 INV.=634.31 E. 10"
EX. CATCH BASIN #2 RM=637.01 INV.=634.96 N.E. 8"	EX. CATCH BASIN #6 RM=637.84 INV.=632.96 S. 12"
EX. CATCH BASIN #3 RM=637.45 INV.=634.95 SW.NE 12"	
EX. CATCH BASIN #4 RM=637.54 INV.=634.99 N.E.S. 12"	

EXISTING SANITARY STRUCTURES	
EX. SANITARY M.H. #1 RM=637.79 INV.=632.49 N.S. 6"	EX. SANITARY M.H. #3 RM=638.07 INV.=633.57 N.E. 6"
EX. SANITARY M.H. #2 RM=638.01 INV.=633.36 N.S.E. 6"	

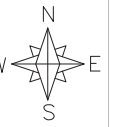
EXISTING WATER SERVICE TO BE REMOVED AT THE CITY MAIN AND THE CITY MAIN PIPE REPLACED.
CONTRACTOR TO FIELD LOCATE WATER SERVICE & MAIN



REVISIONS	PER OWNERS DIRECTION
02/18/20	BUILDING BEING RAZED
02/26/21	PER CITY OF DES PLAINES REVIEW - 03/31/21
04/01/21	

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

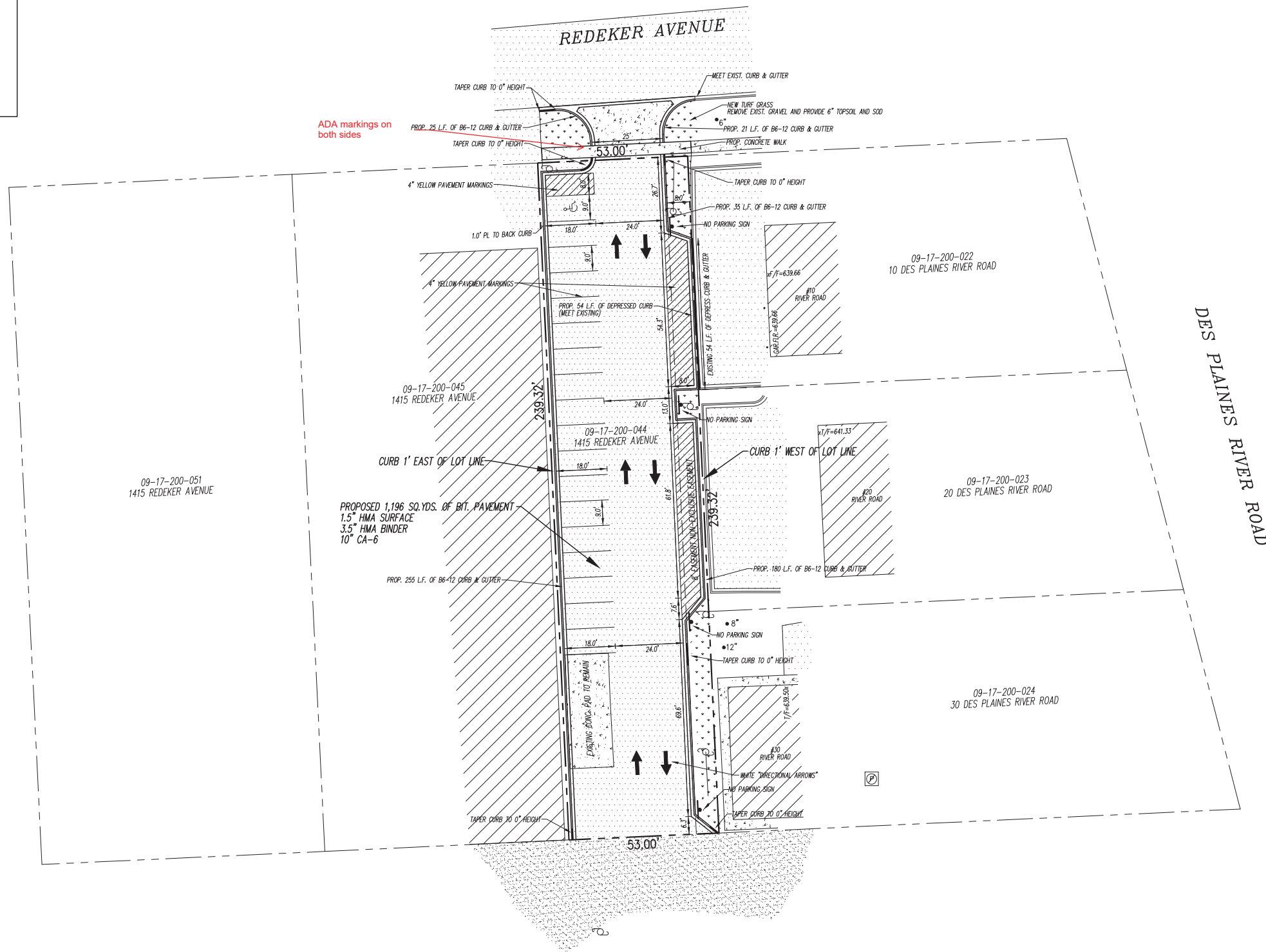
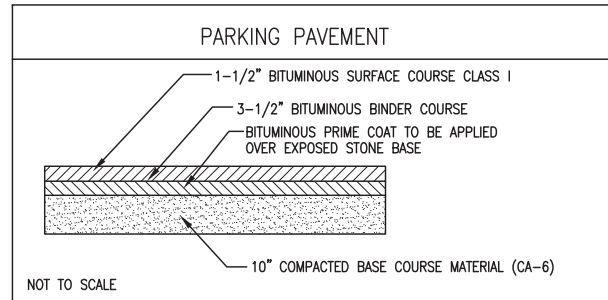
SITE IMPROVEMENTS
LOT 2
DAMIANO-MERCHANDISE RESUBDIVISION
DES PLAINES, ILLINOIS



DATE: 01/29/20
SCALE: 1"=20'
FILE: 1415-Redeker

EXISTING CONDITIONS

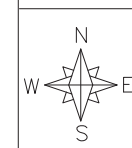
C2



REVISIONS	PER OWNERS DIRECTION
02/18/20	BUILDING BEING RAZED
02/26/21	PER CITY OF DES PLAINES REVIEW - 03/31/21
04/01/21	

DOLAND ENGINEERING, LLC.
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
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 PALATINE, ILLINOIS 60067
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SITE IMPROVEMENTS
 LOT 2
 DAMIANO-MERCHANDISE RESUBDIVISION
 DES PLAINES, ILLINOIS

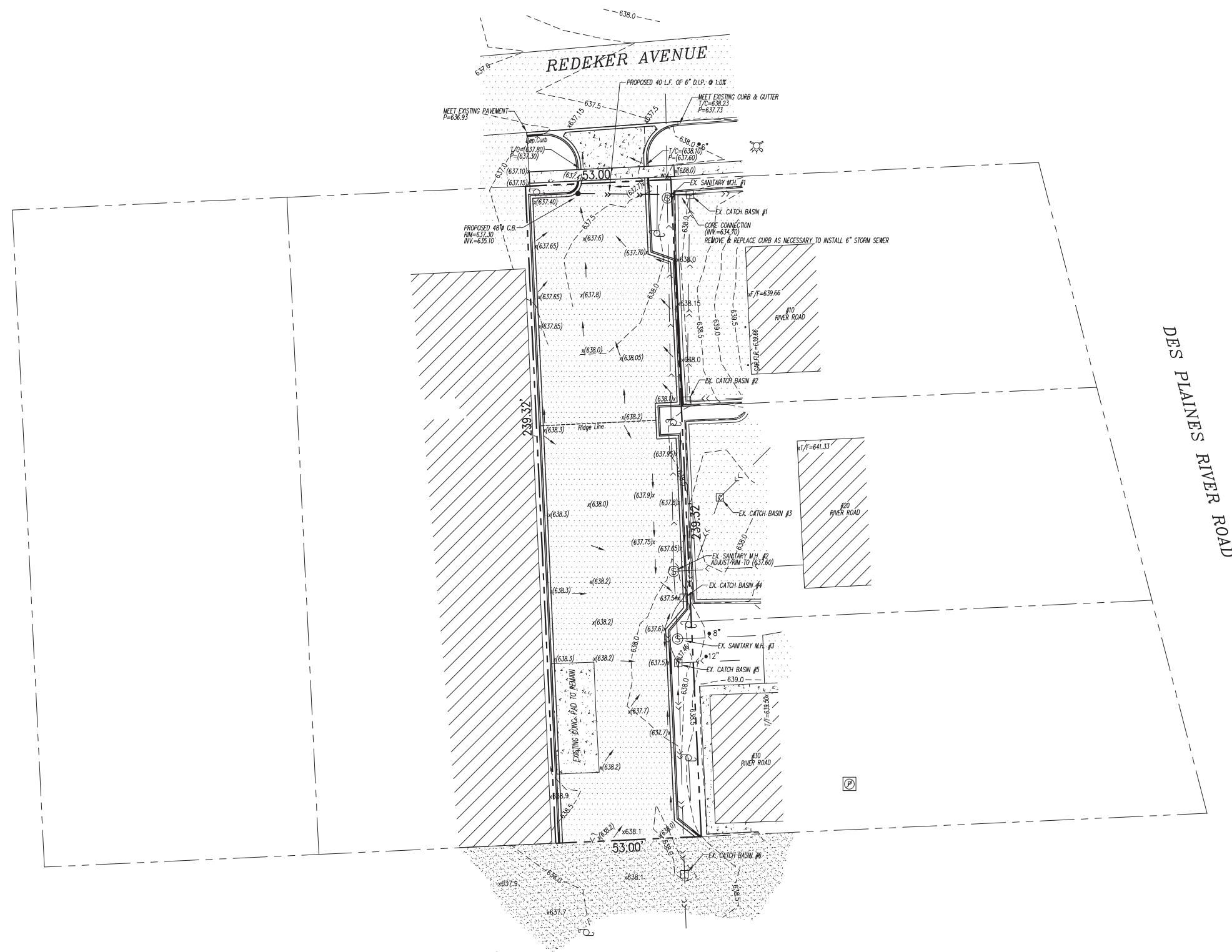


DATE: 01/29/20
 SCALE: 1"=20'
 FILE: 1415-Redeker

SITE PLAN
 C3

EXISTING STORM STRUCTURES	
EX. CATCH BASIN #1 RIM=637.74 INV.=634.64 S.E. 8"	EX. CATCH BASIN #5 RIM=637.46 INV.=634.31 E. 10"
EX. CATCH BASIN #2 RIM=637.91 INV.=634.96 N.E. 8"	EX. CATCH BASIN #6 RIM=637.84 INV.=632.49 N.S. 12"
EX. CATCH BASIN #3 RIM=637.45 INV.=634.95 SW.NE. 12"	
EX. CATCH BASIN #4 RIM=637.54 INV.=634.99 N.E.S. 12"	

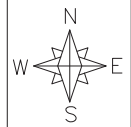
EXISTING SANITARY STRUCTURES	
EX. SANITARY M.H. #1 RIM=637.79 INV.=632.49 N.S. 6"	EX. SANITARY M.H. #3 RIM=638.07 INV.=633.57 N.E. 6"
EX. SANITARY M.H. #2 RIM=638.01 INV.=633.36 N.S.E. 6"	



REVISIONS	PER OWNERS DIRECTION
02/18/20	BUILDING BEING RAZED
02/26/21	
04/01/21	PER CITY OF DES PLAINES REVIEW - 03/31/21

DOLAND ENGINEERING, LLC.
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
 334 EAST COLFAX STREET, SUITE C
 PALATINE, ILLINOIS 60067
 (847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS
 LOT 2
 DAMIANO-MERCHANDISE RESUBDIVISION
 DES PLAINES, ILLINOIS



DATE: 01/29/20
 SCALE: 1"=20'
 FILE: 1415-Redeker

GRADING PLAN

C4



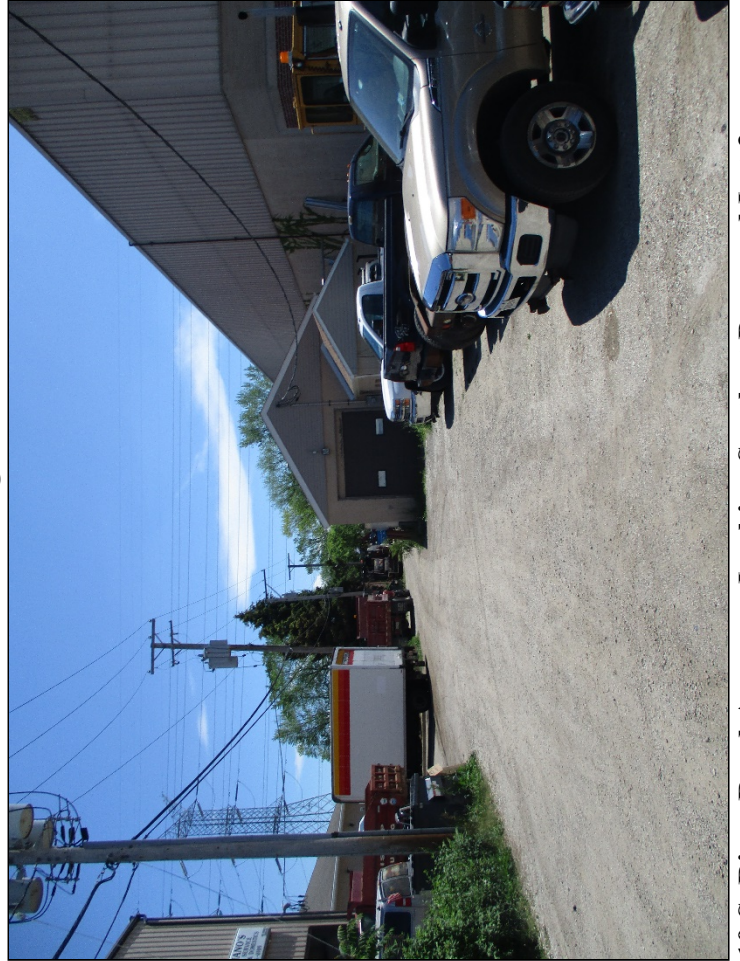
10 S. River Road – Public Notice



10 S. River Road Avenue – Looking South at Front of Site



10 S. River Road Avenue – Looking North at Proposed Lot 2



10 S. River Road Avenue – Looking South at Proposed Lot 2

MEMORANDUM

Date: June 9, 2021
To: Planning and Zoning Board
From: Jonathan Stytz, Planner JS
Cc: Michael McMahon, Community and Economic Development Director MM
Subject: Consideration of Tentative Plat of Subdivision and Standard Variation at 1041 North Avenue, Case 21-017-TSUB-V (3rd Ward)

Issue: The petitioner is requesting: (i) a Tentative Plat of Subdivision under Section 13-2 of the Subdivision Regulations to subdivide the existing lot into two lots of record; (ii) a Standard Variation under Section 12-7-2(J) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a lot width of 50-feet where the minimum lot width permitted in the R-1 zoning district for an interior lot is 55-feet; and (iii) the approval of any other such variations, waivers, and zoning relief as may be necessary.

Analysis:

Address: 1041 North Avenue
Owner: Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634
Petitioner: Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634
Case Number: 21-017-TSUB-V
Real Estate Index Number: 09-17-302-003-0000
Ward: #3, Alderman Sean Oskerka
Existing Zoning: R-1, Single Family Residential District
Existing Land Use: Vacant Lot
Surrounding Zoning: North: M-2, General Manufacturing 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: Manufacturing (Multi-tenant industrial building)
South: Single Family Residences
East: Single Family Residences
West: Single Family Residences

Street Classification: North Avenue is classified as a local street.

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

Project Description: The petitioner, Helen Roman, is requesting a Tentative Plat of Subdivision and Standard Variations for lot width for the property located at 1041 North Avenue. The subject property is 14,161-square feet (0.325 acres) in size and is comprised of one lot, which was improved with a single-family residence, detached garage with driveway, sidewalk, and shed as shown in the Plat of Survey (Attachment 4). However, the single-family residence has since been demolished as noted in the Existing Conditions Diagram (Attachment 5).

The petitioner is proposing to subdivide the existing lot into two lots of record measuring 50-feet wide and 7,070.50-square feet in area. The existing detached garage, shed, and other pavement on the subject property will be removed as part of this request. There is a ten-foot public utility easement proposed for the rear of each lot as shown in the Tentative Plat of Subdivision (Attachment 6). However, staff will require minimum five-foot public utility easements on the common line in between the proposed lots as part of the Final Plat of Subdivision submittal. There is a variation request for lot width, as the proposed lots will not meet the minimum 55-foot lot width requirement for interior lots in the R-1 district pursuant to Section 12-7-2(J) of the Zoning Ordinance.

Tentative Plat of Subdivision Report

Name of Subdivision: Helen Roman Subdivision

Address: 1041 North Avenue

Requests: Approval of Tentative Plat of Subdivision & Variation

Total Acreage of Subdivision: 0.325 acres

Lot Descriptions and Construction Plans: The petitioner's Tentative Plat shows the subdivision of the existing lot into two 7,070.50-square foot, 50-foot wide lots. A ten-foot public utility easement is proposed for the rear of each property. Note that the Preliminary Engineering Plans (Attachment 7) are conceptual and have not been approved by staff. All engineering comments will be addressed in the Final Engineering Plans at time of the Final Plat of Subdivision.

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 as 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 Land Use Plan:
 - A primary goal of the Comprehensive Plan is to preserve and enhance established single-family neighborhoods while also expanding newer housing options. The proposal matches the existing character of the neighborhood and provides modern housing options that are prevalent in the immediate vicinity.
- 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 residential lot and provide an additional single-family housing option 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 a 0.325-acre parcel for future development of two new residences for the community.

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: Requiring the petitioner to adhere to the minimum 55-foot lot width requirement would limit development on this property to one residence and would not meet the goals and objectives of the Comprehensive Plan to foster growth of residential areas and provide additional housing options. Furthermore, some of the surrounding properties in the area have similar lot widths as the proposal. 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: The existing property was platted with its current dimensions before the code was updated from a minimum lot width of 50-feet to 55-feet. Under the previous code, the property would have met the standards for a subdivision. However, the property is land-locked so it cannot be expanded to meet the requirements. 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: The unique physical condition is not the result of the current owner or previous owners as the property was platted long before the zoning code update to change the minimum lot width required from 50-feet to 55-feet. Additionally, there is not a way for the petitioner to widen the lot to meet the 55-foot lot width requirement. 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: Carrying out the strict letter of the code would prevent the petitioner from subdividing the existing property for use of two single family residences as many of the surrounding properties have done, which would deny them the substantial rights of neighboring property owners. A majority of the existing lots in this area are less than 55-feet wide and do not meet the current minimum 55-foot lot width requirement. 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: The variation request would not provide the petitioner with any special privilege that is not already enjoyed by many of the surrounding property owners or allow him to make more money from the property. The petitioner does not plan to develop these lots at this time, but rather to subdivide them for future development. 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: The proposal would result in the future development of this site that would be in harmony with the specific purposes of Section 12-3-6 of the Zoning Ordinance or the Comprehensive Plan. This proposal sets to develop this vacant property into two separate lots to add residential options in Des Plaines. 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: There is no way that the petitioner can alter the dimensions of the property to meet the 55-foot minimum lot width requirement, as the property is land-locked by developed properties. The variation is required for the petitioner to create two residential lots and expand housing options in Des Plaines. 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: The variation request is the minimum measure of relief necessary to allow the petitioner to create two residential lots out of the large existing vacant lot. Please see the Petitioner's responses to Standards for Variations.

Recommendation: Staff recommends approval of the request for a Tentative Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance and the Standard Variation request for lot width 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 Standard Variation request for the property at 1041 North Avenue.

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Responses to Standards
- Attachment 3: Location Map
- Attachment 4: Plat of Survey
- Attachment 5: Existing Conditions
- Attachment 6: Tentative Plat of Subdivision
- Attachment 7: Preliminary Engineering Plans
- Attachment 8: Site and Context Photos



B O N O C O N S U L T I N G , I N C .

May 5, 2021

City of Des Plaines
Community and Economic Development Department

RE: Project Narrative
Proposed 2-Lot Subdivision
1041 North Avenue
Des Plaines, IL 60016

To Whom It May Concern,

The owner of this property wishes to subdivide the existing lot into two new, separate lots using Des Plaines' two-step process for subdivision development. Both parcels would be vacant and available for development of a single family residence.

A variation will be requested as well due to the proposed lot widths (50' each) being below the minimum lot width (55') for the R-1 zoning district as outlined in the City's zoning code. Multiple existing properties on the block are below the minimum lot width as well.

The vacant lots resulting from the subdivision will provide the opportunity for a builder or user to purchase the vacant lots and construct new homes. This would add quality new construction to the neighborhood, evincing confidence in the area and supporting investment in existing homes.

There is no immediate plan to develop the vacant lots. The site plan included in the submittal is not specific to particular proposed structures, but the structures shown were sized to be about the maximum building size for the lots so that the subdivision engineering design would be for the maximum. When the lots are proposed for development, the site plan and landscaping proposed in conjunction with the construction of the single family homes would have to comply with the City of Des Plaines ordinances.

The owner, Helen Roman, will also be the petitioner. Attached with this letter you will find copies of the preliminary engineering drawings and tentative plat of subdivision for the project.

Civil Engineers Specializing In Drainage & Grading Plans
1018 Busse Highway • Park Ridge, Illinois 60068 • Phone (847) 823-3300 • Fax (847) 823-3303

If you have any questions regarding the drawings, please contact me at (847) 823-3300 or whepburn@bonoconsulting.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Hepburn".

Will Hepburn, E.I.T.
Engineer II

STANDARDS FOR VARIATIONS

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

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

The existing lot is a conforming lot, being proposed to become two non-conforming lots to be more in line with the neighboring properties. Existing lot is less than 110' wide, so splitting lot in half does not allow the proposed lots to meet the min. lot width of 55'

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

The existing lot is unique in that it is the only 100' wide lot in the surrounding area. Many lots on the block are below the minimum lot width required, including properties to the West, Southwest, South & Southeast.

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

The lot was exceptional in its width when purchased by the current owner. The surrounding properties are likely in violation of the zoning requirements due to being developed before the current zoning standards were enacted.

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.

The existing lot is a conforming lot, being proposed to become two non-conforming lots to be more in line with the neighboring properties. Enforcing the min. lot width for this request would not allow the owner to develop the property to be more in line with the surrounding neighborhood.

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

The existing lot is a conforming lot, being proposed to become two non-conforming lots to be more in line with the neighboring properties. The owner may be able to sell the existing, larger lot for development for just as much money, but their are concerns with a large development not meshing with the surrounding properties.

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

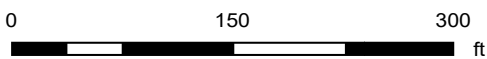
The proposed lots would still be used for single family residence properties, the same as existing conditions. If granted, the variation would allow the properties to be developed as residential properties more in line with the residential properties of the surrounding neighborhood

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

The existing lot is a conforming lot, being proposed to become two non-conforming lots to be more in line with the neighboring properties. The remedy would be to leave the existing lot as is, but their are concerns that a large residential property would be developed and not be in line with the surrounding properties. Since the existing lot is less then 110' wide, the lots can't be split in a way for them to both meet the min. width.

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

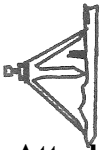
The variation request is for each new lot to be 5' below the minimum lot with for the zoning district. Since the 100' lot is being split equally, this is the minimum variation for each new lot.



Print Date: 6/16/2021

Notes

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

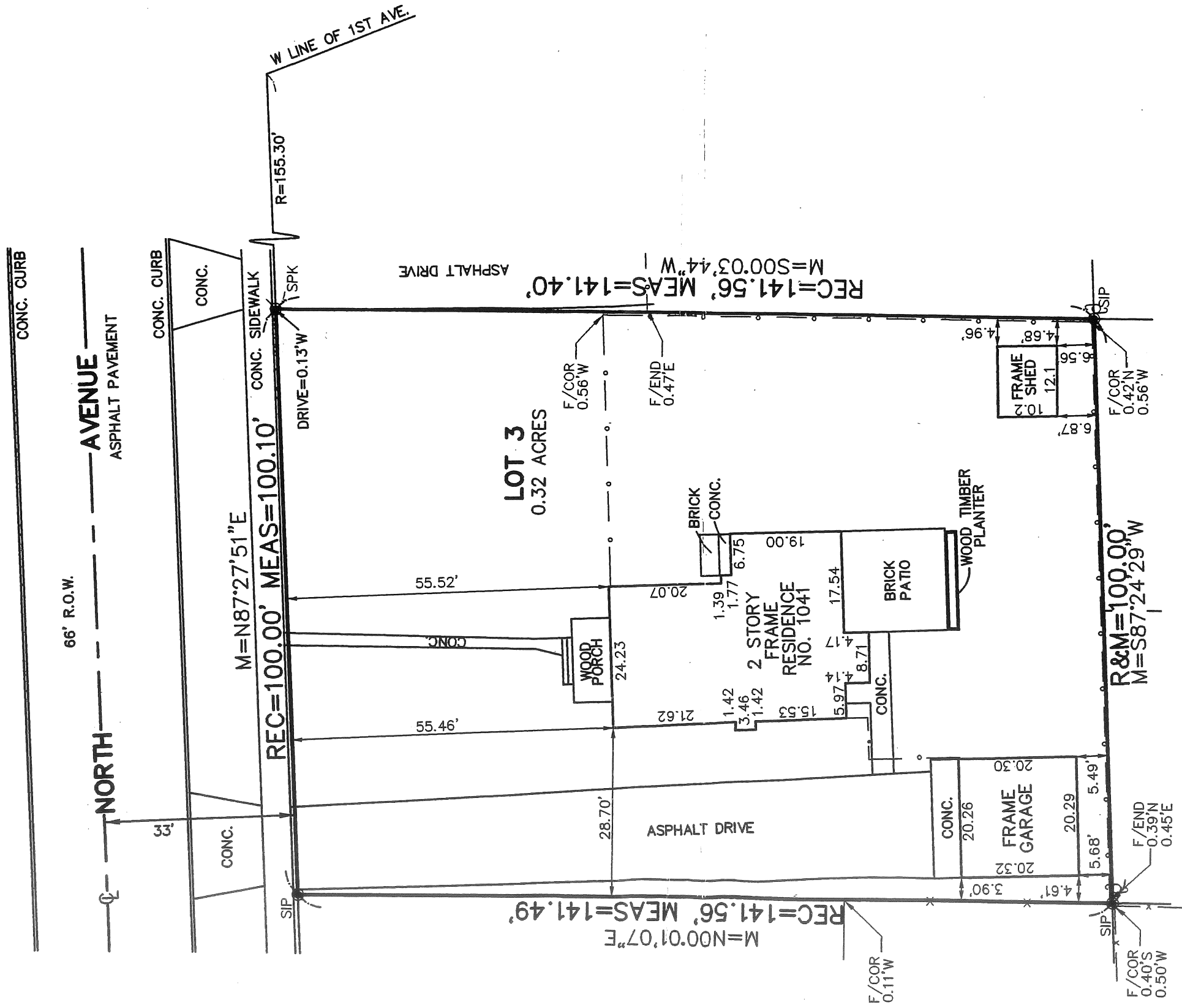


PLAT OF SURVEY



OF

LOT 3 IN BLOCK 12 IN DES PLAINES MANOR TRACT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PRECISION LAND SURVEYORS, INC.
d.b.a. TERATEK, INC.

SURVEYORS-ENGINEERS-CONSULTANTS

PROFESSIONAL DESIGN FIRM

LICENSE #184-004383 EXPIRES: 4/30/2019

2503 E. BURNETT ROAD

ISLAND LAKE, IL. 60042

(847) 487-0500

DRAWING NO.: P180109B

ORDERED BY: KSN LAW

DRAWN BY: TG

FIELDWORK COMPLETED: 11/10/2018

RECORDS FROM: PUBLIC RECORDS

DATE OF REVISION: ASSUMED

LEGEND

- FIP ○ FOUND IRON PIPE
- FIR ○ FOUND IRON ROD
- SPK ⊗ SET PK NAIL
- SIP ⊙ SET IRON PIPE
- ⊕ POWER POLE
- WOOD FENCE
- ×-×-× CHAINLINK FENCE

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED, FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, TITLE COMMITMENT

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

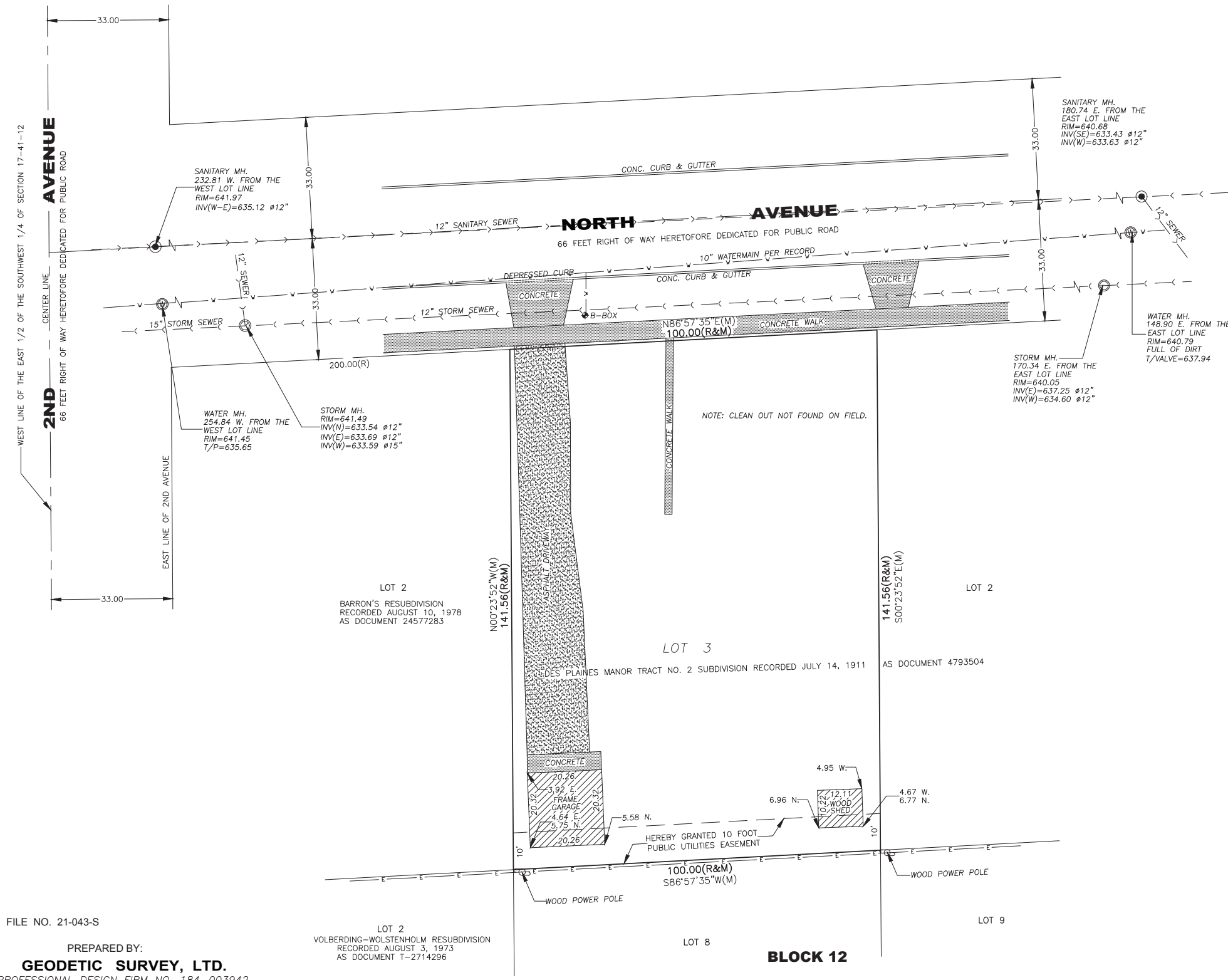
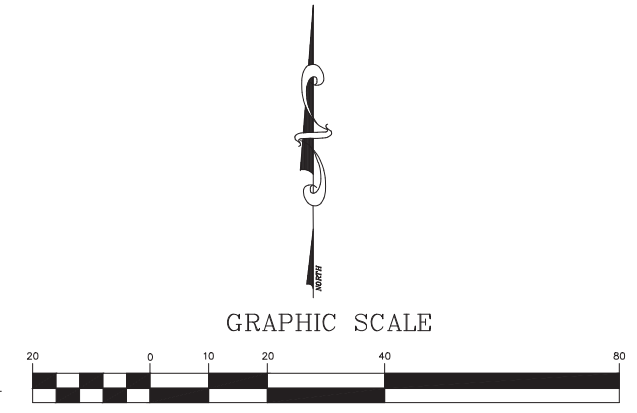
I, DAVID A. HEMBD, AN ILLINOIS REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 11TH DAY OF JANUARY, 2018.

DAVID A. HEMBD
MEMBER ILLINOIS SURVEYORS ASSOCIATION

EXISTING CONDITIONS OF THE PROPOSED HELEN ROMAN SUBDIVISION

BEING A SUBDIVISION OF LOT 3 IN BLOCK 12 IN DES PLAINES MANOR TRACT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

- LEGEND:**
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NW'y = Northwesterly
 - NE'y = Northeasterly
 - SW'y = Southwesterly
 - SE'y = Southeasterly
 - P.U. & D.E. = Public Utility & Drainage Easement
 - ⊙ = Water Manhole
 - ⊙ = Storm Manhole
 - ⊙ = Sanitary Manhole
 - ⊙ = B-Box
 - ⊙ = Wood Power Pole
 - Storm Sewer ———>
 - Sanitary Sewer ———>
 - Water Main ———v
 - Overhead Wires ———ε

PERMANENT INDEX NUMBER: 09-17 302-003-0000

TAX BILL RECIPIENT:
HELEN ROMAN
1041 NORTH AVENUE
DES PLAINES, IL 60654

FILE NO. 21-043-S

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-003942
200 WAUKEGAN ROAD, GLENVIEW IL 60025
TEL. (847) 904-7690; INFO@GSURVEY.NET

LOT 2
VOLBERDING-WOLSTENHOLM RESUBDIVISION
RECORDED AUGUST 3, 1973
AS DOCUMENT T-2714296

LOT 8

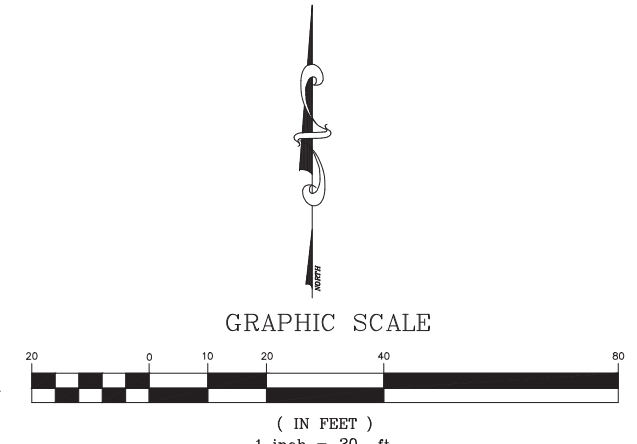
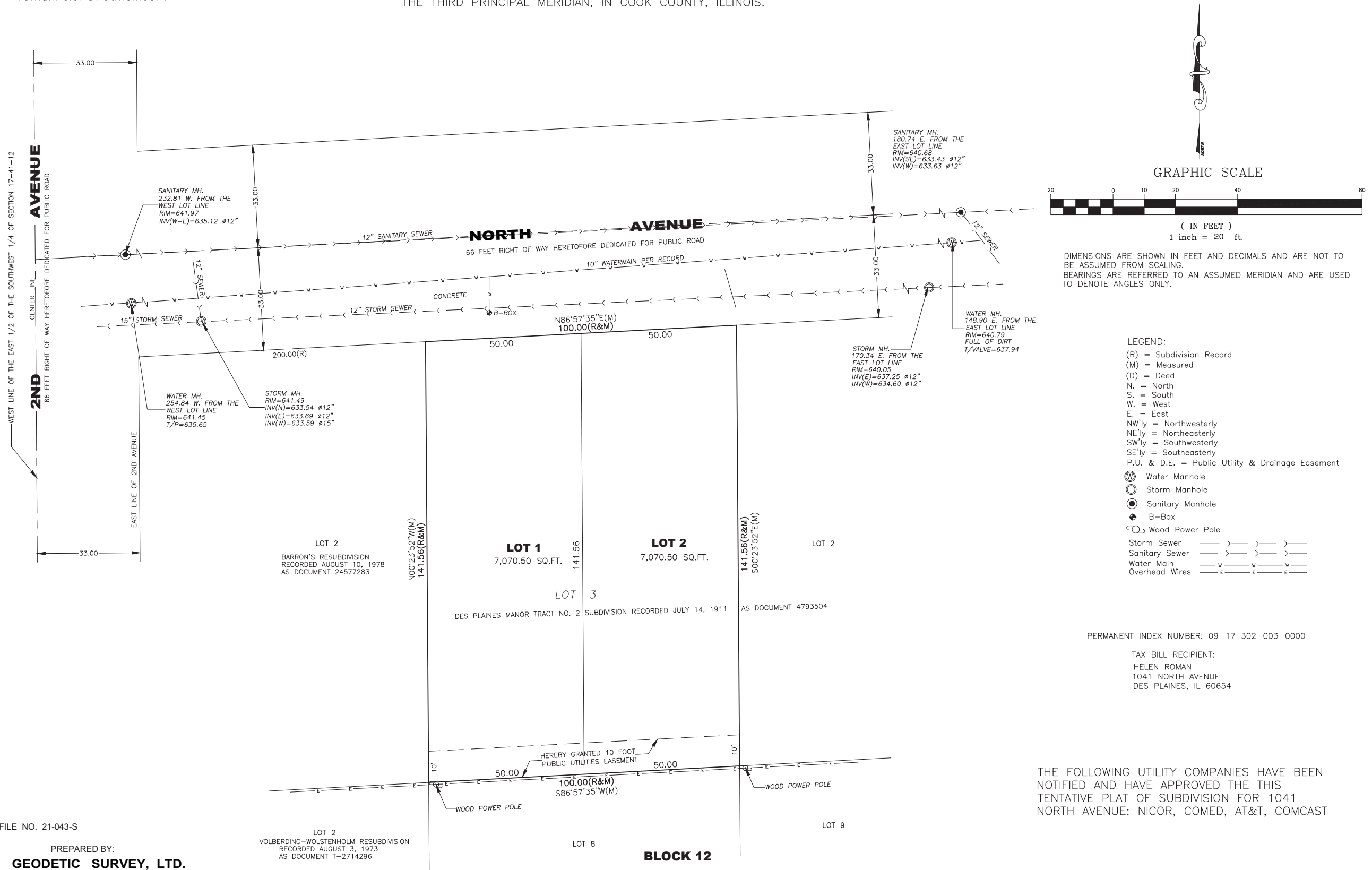
BLOCK 12

LOT 9

OWNER INFO
Helen Roman
5734 W. Warwick
Chicago, IL 60634
(773)-685-0179
romanhelen@hotmail.com

TENTATIVE PLAT OF HELEN ROMAN SUBDIVISION

BEING A SUBDIVISION OF LOT 3 IN BLOCK 12 IN DES PLAINES MANOR TRACT NO. 2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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- SE'y = Southeasterly
- P.U. & D.E. = Public Utility & Drainage Easement
- ⊕ Water Manhole
- ⊙ Storm Manhole
- ⦿ Sanitary Manhole
- ◆ B-Box
- ⊝ Wood Power Pole
- |—|—|— Storm Sewer
- |—|—|— Sanitary Sewer
- v—v—v—v— Water Main
- E—E—E—E— Overhead Wires

PERMANENT INDEX NUMBER: 09-17 302-003-0000

TAX BILL RECIPIENT:
HELEN ROMAN
1041 NORTH AVENUE
DES PLAINES, IL 60654

THE FOLLOWING UTILITY COMPANIES HAVE BEEN NOTIFIED AND HAVE APPROVED THIS TENTATIVE PLAT OF SUBDIVISION FOR 1041 NORTH AVENUE: NICOR, COMED, AT&T, COMCAST

TENTATIVE PLAT REVISED PER CITY COMMENTS ON 6/10/2021

FILE NO. 21-043-S

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-003942
200 WAUKEGAN ROAD, GLENVIEW IL 60025
TEL. (847) 904-7690; INFO@GSURVEY.NET

LOT 2
VOLBERDING-WOLSTENHOLM RESUBDIVISION
RECORDED AUGUST 3, 1973
AS DOCUMENT T-2714296

LOT 8
BLOCK 12

PROPOSED 2-LOT SUBDIVISION OF EXISTING RESIDENTIAL LOT SITE DEVELOPMENT PLAN 1041 NORTH AVE., DES PLAINES, ILLINOIS PRELIMINARY PLANS

SECTION: 17
TOWNSHIP: 41N
RANGE: 12E

PIN(S):
09-17-302-003

BENCHMARK INFO
SITE BENCHMARK IS CUT CROSS IN SIDEWALK NEAR THE NORTHWEST CORNER OF THE EXISTING PROPERTY, ELEV. 641.80. TRANSFERRED FROM DES PLAINES BM 62, ELEV. 641.03 NAVD 88.

- DRAWING INDEX:**
- (C-1) 1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
 - (C-2) 2. EXISTING TOPOGRAPHY, TREE PROTECTION & DEMOLITION PLAN
 - (C-3) 3. PROPOSED GRADING & UTILITY PLAN – NEW LOTS 1 & 2
 - (C-4) 4. SITE PLAN & GEOMETRIC PLAN – ENTIRE SUBDIVISION

PROJECT DESCRIPTION

THE EXISTING PROPERTY AT 1041 NORTH AVENUE WILL BE SPLIT DOWN THE MIDDLE TO CREATE TWO (2) NEW LOTS. A VARIATION WILL BE REQUESTED DUE TO THE PROPOSED LOT WIDTHS OF 50' BEING BELOW THE MINIMUM OF 55' FOR THE ZONING DISTRICT. MANY SURROUNDING PROPERTIES ARE ALREADY BELOW THE REQUIRED 55' LOT WIDTH.

PROPOSED LOT SIZES:
LOT 1 NORTH AVENUE – 7,070.50 S.F.
LOT 2 NORTH AVENUE – 7,070.50 S.F.



LEGEND:	
EXISTING	PROPOSED
PROPERTY LINE	---
SANITARY SEWER LINE	—>—>
WATER LINE	—v—v
STORM SEWER LINE	—>—>
STORM MANHOLE	⊙
SANITARY MANHOLE	⊙
COMBINED SEWER	—>>—>>
COMBINED MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
WATER VALVE VAULT	⊙
WATER VALVE	⊙
GRADE	—/—
DRAINAGE DIVIDE	+
CURB & GUTTER	====
CLEANOUT	○
DOWNSPOUT (ROOF DRAINS)	←○→
WATER B. BOX	⊙
TREE PROTECTION FENCE	—○—○—○—
CONSTRUCTION FENCE	— — — —
INLET FILTER BASKET	⊙
TRAFFIC DIRECTION PAVEMENT MARKING	⇒
FIRE HYDRANT	⊙
RETAINING WALL W/RAILING	—/—/—/—
TOP OF CURB	T/C XXXXX
BOTTOM OF CURB	B/C XXXXX
TOP OF CURB	T/C XXXXX
BOTTOM OF GUTTER	B/G XXXXX
WALK	W XXXXX
BOTTOM OF WALK	B/W XXXXX
DESPRESSED CURB	D/C XXXXX
BOTTOM OF GUTTER	B/G XXXXX
MOUNTABLE CURB	M/C XXXXX
BOTTOM OF GUTTER	B/C XXXXX

- CITY OF DES PLAINES NOTES:**
- CITY STANDARDS SUPERCEDE ALL OTHERS
 - A \$20,000 STREET OPENING BOND IS NEEDED
 - CALL AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction. Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

DES PLAINES DRAINAGE STATEMENT:
"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 DEVELOPMENT."



Ashjith Veer
REGISTERED PROFESSIONAL ENGINEER

OWNER

ADDRESS

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: B. BONC P.E.	1	PRELIMINARY DRAWING	5/3/2021
ENGINEER: A. VEER P.E.			
ENGINEER: W. WERBURN			
TECHNICIAN:			

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
1041 NORTH AVE., DES PLAINES, IL 60016
 NOT FOR CONSTRUCTION

COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.	
PROJECT NUMBER:	21091
START DATE:	MAY 3, 2021
GRAPHIC SCALE:	0
SCALE:	NTS
SHEET NUMBER:	1 OF 4

PLAT OF TOPOGRAPHY

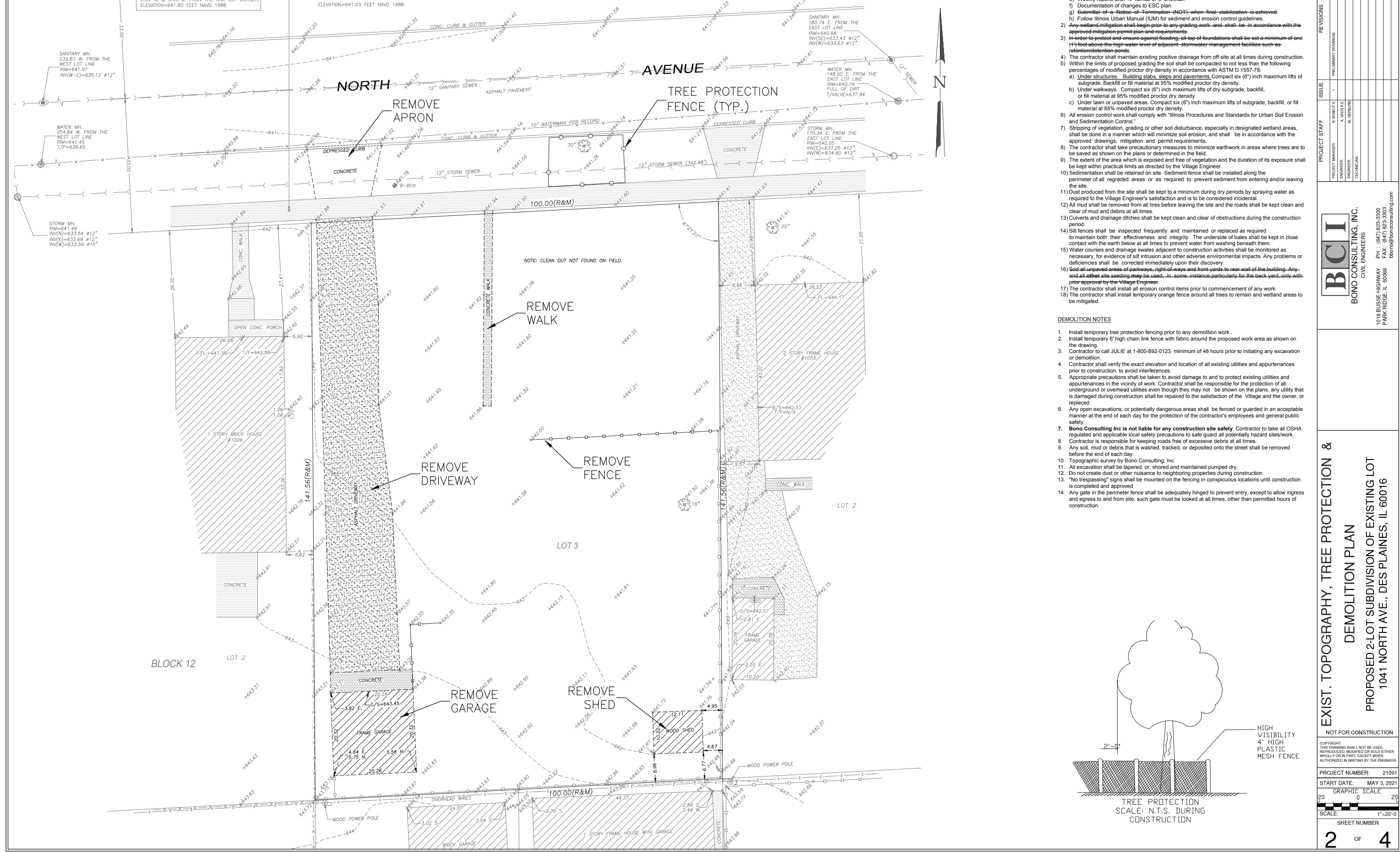
OF
 LOT 3 IN BLOCK 12 IN DES PLAINES MANOR TRACT NO. 2, BEING A SUBDIVISION OF
 PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF
 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 TOTAL LAND AREA: 14,141 SQ.FT.
 COMMONLY KNOWN AS: 1041 NORTH AVENUE, DES PLAINES, ILLINOIS 60054

PREPARED BY:
GEODETTIC SURVEY, LTD.
 PROFESSIONAL DESIGN FIRM NO. 184-00434
 CONSTRUCTION AND LAND SURVEYORS
 200 WALKERMAN ROAD, GLENVIEW, IL 60025
 TEL (847) 864-7000 FAX (847) 864-7001
 info@geodetic.net www.geodetic.net

NOTE: Location of underground utilities and sewer size where
 not substantiated by physical evidence are taken from
 records normally considered reliable. No responsibility
 for their accuracy is assumed by the surveyor.
 Locations of existing utility services are based on visual
 observations. Contractor must confirm location and condition
 of all utility services to remain.
**FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E.
 @1-800-892-0123 BEFORE DIGGING**

SITE BENCHMARK:
 CONTROL POINT, CUT CROSS IN SIDEWALK
 3.36 N. & 5.43 W. FROM THE N.W. LOT CORNER.
 ELEVATION=641.80 FEET NAVD 1988

REFERENCE BENCHMARK:
 DES PLAINES BENCHMARK NO. 62
 MONUMENT SET IN CONCRETE AT N.E. CORNER OF
 NORTH AND FIRST AVENUES, 11 FEET FROM E/P IN
 NORTHEAST CORNER OF SECTION.
 ELEVATION=641.03 FEET NAVD 1988

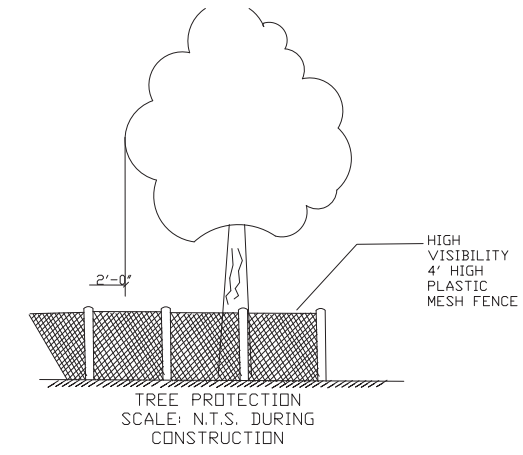


EARTHWORK / EROSION & SEDIMENTATION CONTROL

- 1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
 - a) Submission of a Notice of Intent (NOI) to EPA.
 - b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - c) Implementation of the SWPPP.
 - d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
 - e) Weekly reports after 1/2" rainfall or 5" snowfall.
 - f) Documentation of changes to ESC plan.
 - g) Submission of a Notice of Termination (NOT) when final stabilization is achieved.
- 2) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
- 3) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- 4) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1) foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- 5) The contractor shall maintain existing positive drainage from off-site at all times during construction. Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures, Building slabs, steps and pavements. Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
 - b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
- 6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control".
- 7) Striping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- 8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
- 9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
- 10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
- 11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
- 12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- 13) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
- 14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- 15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
- 16) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all other site seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
- 17) The contractor shall install all erosion control items prior to commencement of any work.
- 18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work.
2. Install temporary 6' high chain link fence with fabric around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123, minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans, any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. Bono Consulting Inc is not liable for any construction site safety. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Bono Consulting, Inc.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved.
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be locked at all times, other than permitted hours of construction.



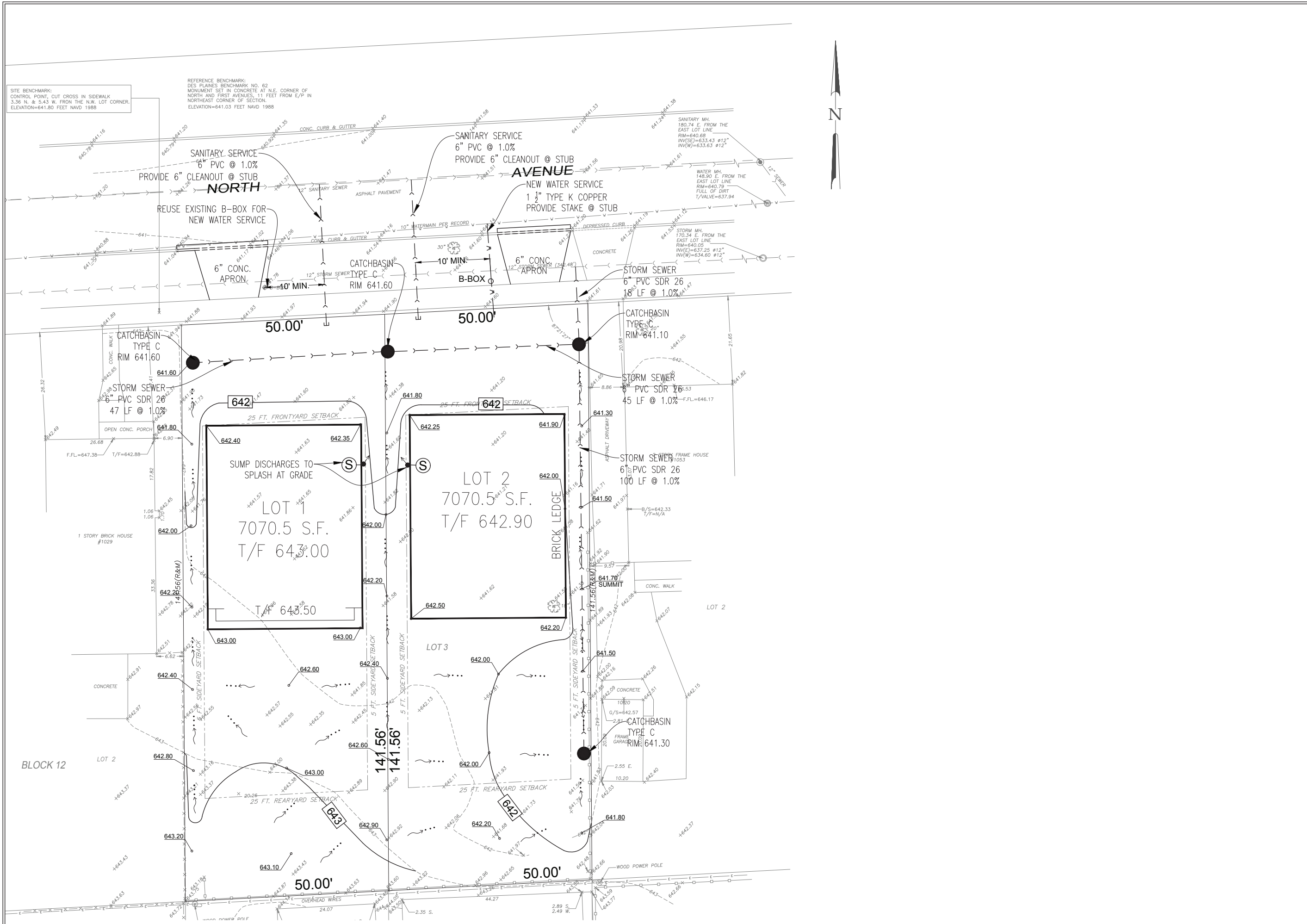
DATE	REVISIONS	ISSUE	PROJECT STAFF
03/2021			

BCI
 BONO CONSULTING, INC.
 CIVIL ENGINEERS

1016 BUSSE HIGHWAY PH: (847) 825-3300
 PARK RIDGE, IL 60068 FAX: (847) 825-3303
 bono@bonoconsulting.com

EXIST. TOPOGRAPHY, TREE PROTECTION &
 DEMOLITION PLAN
 PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
 1041 NORTH AVE., DES PLAINES, IL 60016

NOT FOR CONSTRUCTION	
COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.	
PROJECT NUMBER:	21091
START DATE:	MAY 3, 2021
GRAPHIC SCALE	
SCALE:	1"=20'-0"
SHEET NUMBER	2 OF 4



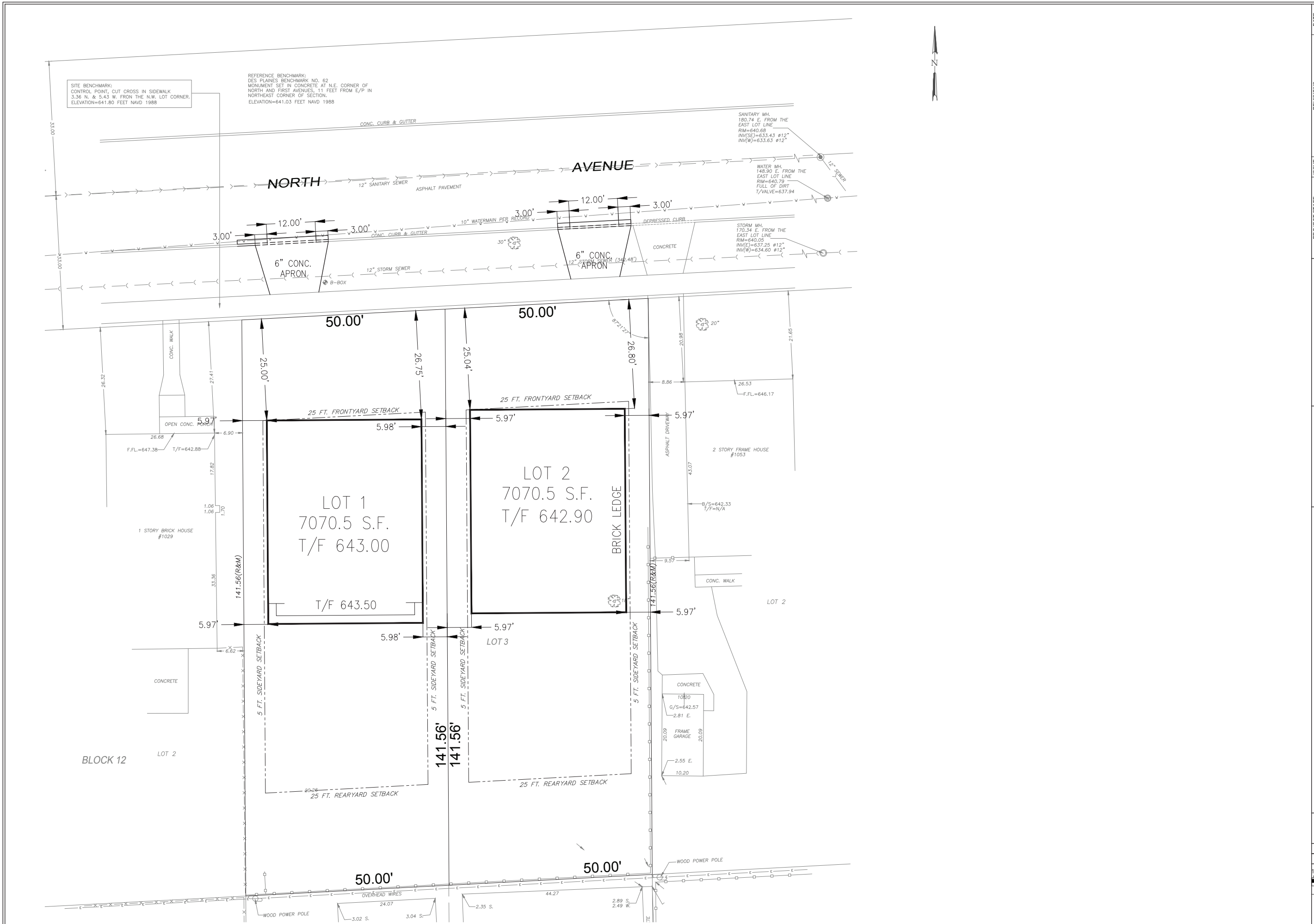
DATE	REVISIONS
5-3-2021	PRELIMINARY DRAWINGS
1	ISSUE

PROJECT MANAGER	ENGINEER	TECHNICAL
B. BONO P.E.	A. WEFER P.E.	W. WEFER

BCI
BONO CONSULTING, INC.
 CIVIL ENGINEERS
 1018 BUSSE HIGHWAY
 PARK RIDGE, IL 60068
 PH: (847) 823-3300
 FAX: (847) 823-3303
 bbono@bonoconsulting.com

PROPOSED GRADING & UTILITY PLAN
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
1041 NORTH AVE., DES PLAINES, IL 60016

NOT FOR CONSTRUCTION
 COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLELY EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.
 PROJECT NUMBER: 21091
 START DATE: MAY 3, 2021
 GRAPHIC SCALE: 1" = 10'-0"
 SCALE: 1" = 10'-0"
 SHEET NUMBER: **3** OF **4**



REVISIONS	
DATE	5-3-2021
ISSUE	1
PROJECT STAFF	B. BONO P.E. A. VEER P.E. W. HEBURN ENGINEER TECHNICIAN
 BONO CONSULTING, INC. CIVIL ENGINEERS 1018 BUSSE HIGHWAY PARK RIDGE, IL 60068 PH: (847) 822-3000 FAX: (847) 823-3003 bbono@boniconsulting.com	
SITE PLAN & GEOMETRIC PLAN ENTIRE SUBDIVISION PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT 1041 NORTH AVE., DES PLAINES, IL 60016	
NOT FOR CONSTRUCTION	
<small>COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.</small>	
PROJECT NUMBER:	21091
START DATE:	MAY 3, 2021
GRAPHIC SCALE:	1" = 10'-0"
SCALE:	1" = 10'-0"
SHEET NUMBER	4 OF 4



1041 North Avenue – Public Notice



1041 North Avenue – Looking Southwest at Site



1041 North Avenue – Looking South at Front of Site



1041 North Avenue – Looking Southeast at Site

MEMORANDUM

Date: June 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 Standard Variation request to allow the installation of an accessory structure setback two-feet from the property line in the interior side yard at 994 Hollywood Avenue, Case #21-022-V (3rd Ward)

Issue: The petitioner is requesting Standard Variations under Section 12-8-1(C) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow the installation of an accessory structure setback two-feet from the property line and located in the interior side yard at 994 Hollywood Avenue where the minimum setback for accessory structures in the R-1 Zoning District is five-feet and accessory structures are only permitted within the rear yard and buildable area.

Analysis:

Address: 994 Hollywood Avenue

Owner: Erin Johnson, 994 Hollywood Avenue, Des Plaines, IL 60016

Petitioner: Erin Johnson, 994 Hollywood Avenue, Des Plaines, IL 60016

Case Number: 21-022-V

PIN: 09-17-301-021-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Single Family Residence

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: Hollywood Avenue and Second Avenue are classified as local streets.

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

Project Description: The petitioner, Erin Johnson, is requesting Standard Variations to allow the installation of an accessory structure setback two-feet from the property line and located in the interior side yard at 994 Hollywood Avenue where the minimum setback for accessory structures in the R-1 Zoning District is five-feet and accessory structures are only permitted within the rear yard and buildable area. This 7,333-square foot, 51.95-foot wide property contains a one-story residence with a deck, private front walk, driveway, and existing 81.60-square foot shed as shown on the Plat of Survey (Attachment 3). The existing development is located at the very north portion of the on the subject property and the existing shed is located approximately 0.2-feet from the west property line straddling the interior side yard and buildable area of the subject property.

The petitioner is requesting the new 17'-1/4" long by 7'-10" wide prefabricated shed (133.33 sq. ft.), as noted in the Shed Specifications (Attachment 5), to replace the existing shed that is in disrepair and is not functional for their use. The proposed shed is intended to be located two-feet from the west property line in between the existing deck area and the property line as shown on the Site Plan (Attachment 4). Pursuant to Sections 12-7-1(C) and 12-8-1(C), accessory sheds may only be located in the rear yard and may be located no closer than five-feet from side and rear lot lines. The petitioner's request to allow a shed in the interior side yard that is located less than five-feet from the side and rear property lines constitutes the need for variations to Sections 12-7-1(C) and 12-8-1(C) of the 1998 Des Plaines Zoning Ordinance. Staff has spoken to the petitioner regarding alternative locations for the proposed shed that do not require the request variations. However, the petitioner is requesting to locate the proposed shed in a location that is not permitted by the Zoning Ordinance. Staff does not find a hardship with the land or unique circumstance with the property to warrant such 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: There are no found practical difficulties or particular hardship with the subject property to warrant the extent of the variance requests. There is ample room on the subject property within the buildable area to install the proposed shed to avoid the variation requests. Please see the petitioner's responses to 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: There are no unique circumstances to this property as compared to any other lot on the block and compared to any other corner lot within the City. Even with the existing development mostly contained within the northern portion of the lot, there is still ample space in the buildable area for the proposed shed that would not be affected by any unique physical condition of the site. The requested variations to deviate from the location requirements for an accessory structure alleviates a personal situation versus a unique physical condition associated with the subject property. Please see the petitioner's responses to 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: The requested variances are self-created as the subject property already contains a deck, room addition on the principle structure, and other lawn features that reduce the available space for the proposed shed given their placement. Additionally, the petitioners have an option to remove the existing shed and install, with a permit, a shed size and orientation that could be accessible to the property owners and meet required accessory structure location requirements. Please see the petitioner's responses to 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: No property rights will be diminished with the denial of these variation requests. The property owner has existing spaces to utilize as storage or has the option to replace the existing shed structure with a new shed with a size and orientation that can be better accommodated on the site and still fits within the guise of the Zoning Ordinance requirements. All single-family residences are governed by the same size, location, and setback requirements for accessory structures. Please see the petitioner's responses to 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: Granting the two variances for the shed will create a special privilege for the subject property owner compared to all other homes on this block and within the City who have code compliant sheds. The owners have the capability to utilize the buildable area of their property for storage purposes while still complying with the Zoning Ordinance. There is no alleged hardship or practical difficulty with the subject property to warrant the variances. Please see the petitioner's responses to 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: The existing 81.60-square foot shed located in the interior side yard is not in harmony with the surrounding residential development in the area and does not match the goals and objects outlined in the Comprehensive Plan. Accessory structures in line with the size and location requirements specified in the Zoning Ordinance are prevalent throughout the surrounding area and the City as a whole. Allowing a shed in the current location and in violation of these code requirements will set a precedent for excessive shed requests in potentially unsafe locations. Please see the petitioner's responses to 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: There are other remedies available, aside from the variations, which permit a reasonable use of the subject lot. One remedy would be to utilize existing unobstructed space on the site to locate the proposed shed. Another remedy could be the replacement or alteration of the existing obstructions in the area where the shed is proposed to meet the location requirements pursuant to the Zoning Ordinance. Please see the petitioner's responses to 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: The minimum extent for the proposed variations have not been met. The subject property currently contains ample room within the buildable area to sufficiently accommodate the proposed shed without any variations. The alleged hardship raised by the property owner is a personal hardship, not a physical hardship with the subject property. The extent of the requested variances are not warranted given the opportunity to fully utilize the available space on site and still meet the current zoning regulation.

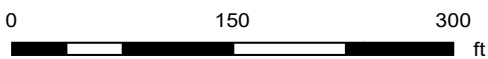
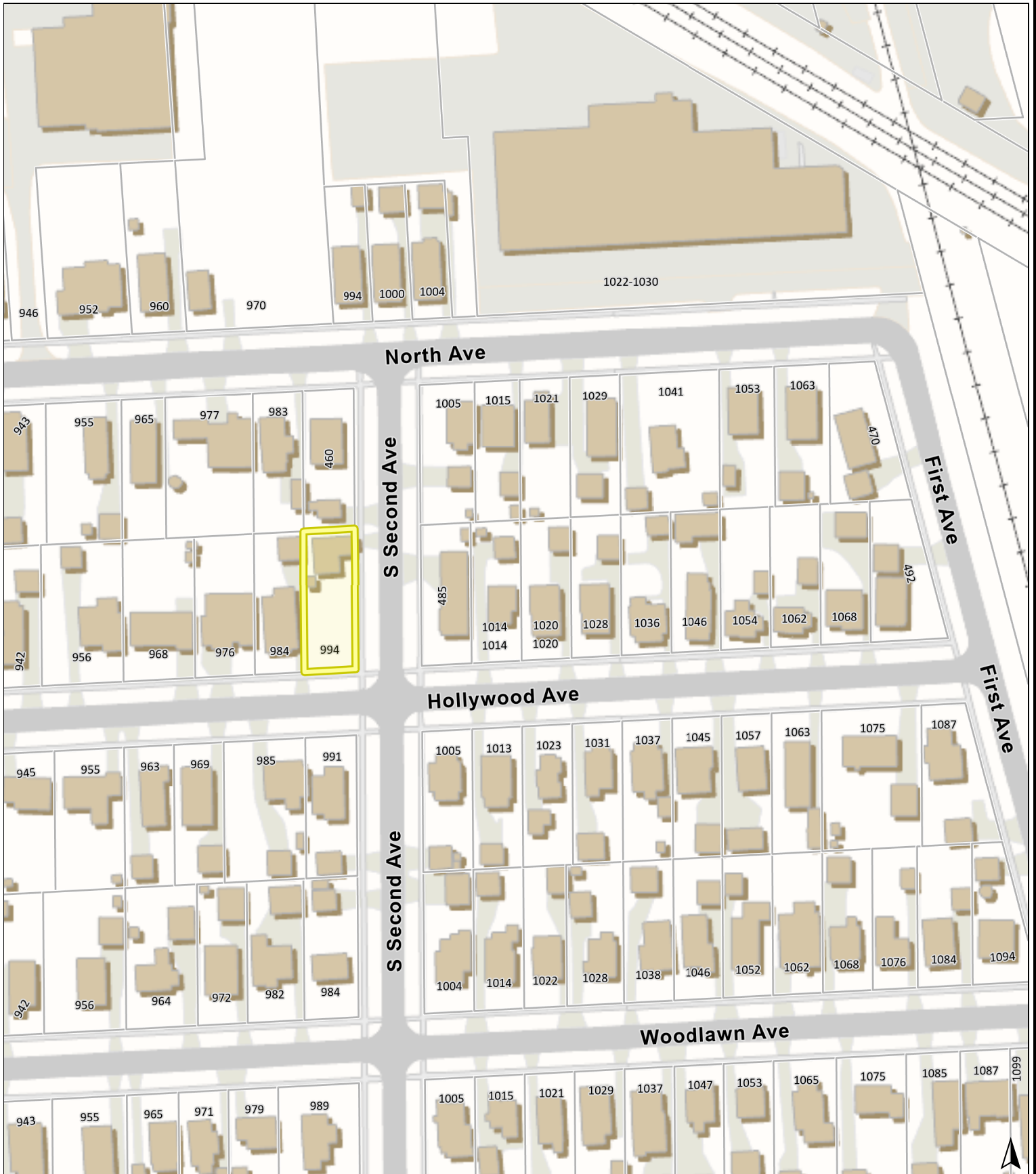
Recommendation: Staff recommends denial of the requested variations based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined within the City of Des Plaines Zoning Ordinance, as amended, for the proposed variations at 994 Hollywood Avenue.

Planning and Zoning Board Procedure: Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the Planning and Zoning Board has the authority to approve, approve subject to conditions, or deny the above-mentioned variances for the installation of an accessory structure located within the interior side yard and located less than five-feet from the property line at 994 Hollywood Avenue.

Attachments:

- Attachment 1: Petitioner's Standards for Variation
- Attachment 2: Location Map
- Attachment 3: Plat of Survey
- Attachment 4: Site Plan
- Attachment 5: Shed Specifications
- Attachment 6: Site Photos

1. We bought our home in 1995 and it included an outdoor storage shed that was erected less than 5 ft from our property line. This shed, now over 30 years old, has become quite unsightly, rusty, leaks when it rains or when snow melts and is losing its functionality. We would like to replace this shed with one that will suit our needs, will improve the curb appeal of our home and add to its value.
2. We are on a corner lot and the house was built near the back property line. Realistically, there is no other location on the lot that would be aesthetically pleasing.
3. The shed we have now sits on an angle. The northwest corner is 7 inches from the lot line and the southwest corner is 3 inches from the lot line. We will position the shed so there will be 2 feet on either side to accommodate spring and fall cleaning.
4. The shed is falling apart. There are no doors and there are holes in the structure. A new modern shed would be more appealing from the neighbors view and from any passing vehicles.
5. We are not looking for any special concession. We are replacing what is falling apart and keeping the shed in the same location.
6. The variance we are requesting is to erect a new shed 2 feet from our lot line as our current shed is merely inches. Our property does not include a backyard or any side yards to which we could move or erect a new shed. The location we want to use is the only practical location for it on our property.
7. Our house is set back on the lot. Locating a shed anywhere else would damage the view of our front yard from inside our house. The present shed is behind the deck and mostly out of sight from the street.
8. As mentioned in item one above, we want to erect our new shed at the same distance from our property line as is the shed that is there now. We would not come any closer to that property line than what has been the case for approximately 30 some years. Adding to the distance or erecting it in another location in our front yard would be impractical and cause a significant hardship for us.



Print Date: 6/16/2021

Notes

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



Land Surveyors

933 S. Plum Grove Road
Suite 101
Palatine, Illinois 60067
Phone: (708) 358-5960

P.O. Box 608
Huntley, Illinois 60142

PLAT OF SURVEY

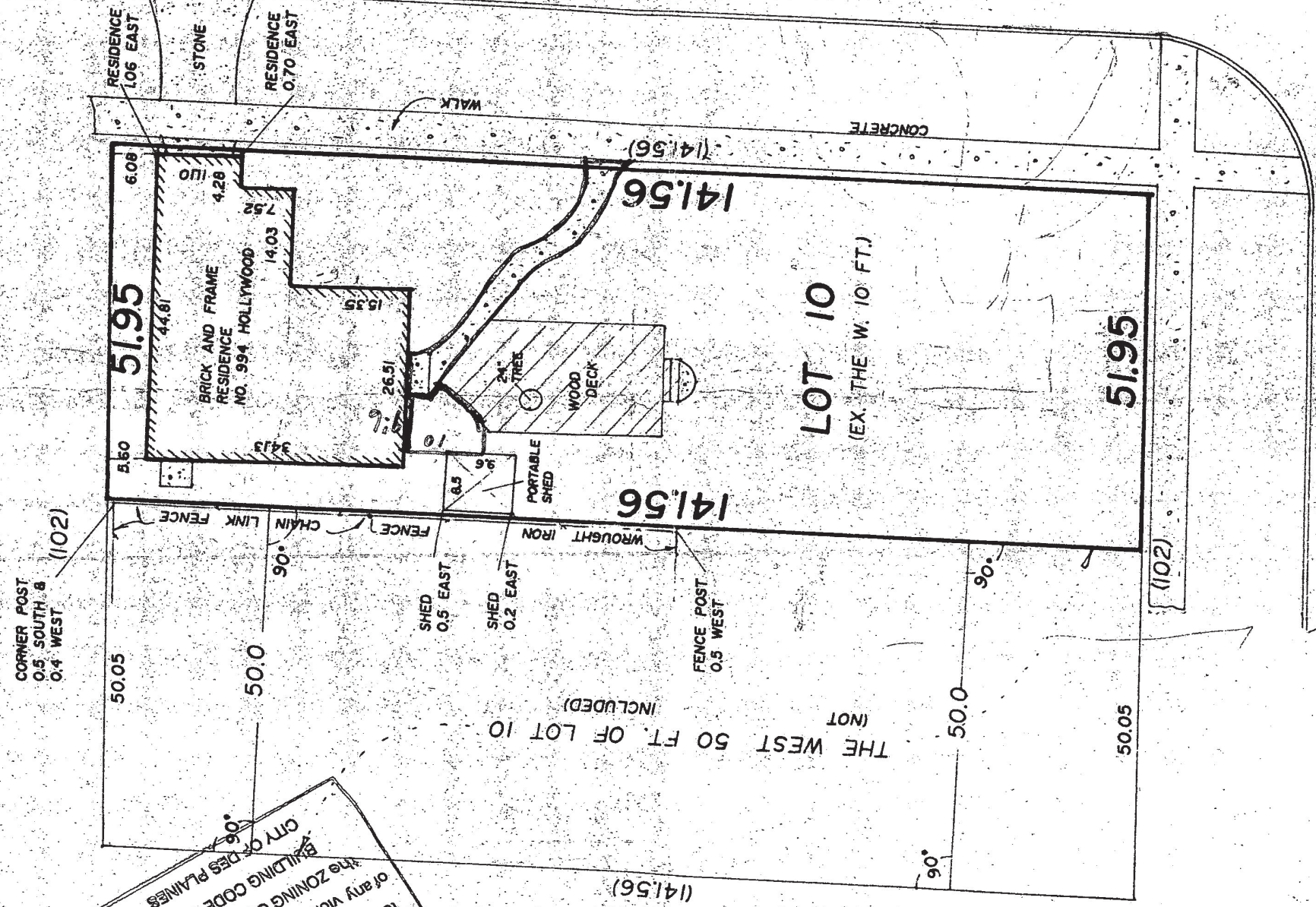
OF

LOT 10 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 13 IN DES PLAINES MANOR TRACT NUMBER 2, IN THE WEST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911, AS DOCUMENT 4793364, IN COOK COUNTY, ILLINOIS.

APPROVED
APR 19 2011
Building Department

FILE COPY

The issuance of a permit or approval of drawings shall not be construed to be a permit for, or an approval of any violation of the provisions of the BUILDING CODE OF THE CITY OF DES PLAINES



This survey has been made for mortgage purposes and shall not be used for any other purpose.

Dimensions shown thus: 50.25 are feet and decimal parts thereof.
Dimensions shown thus: 50'-3" are feet and inches.

STATE OF ILLINOIS }
COUNTY OF McHENRY } ss.

I, Thomas M. Sheets an Illinois Professional Land Surveyor hereby certify that I have surveyed the above described parcel and that the above plat is a correct representation of said

Huntley, Illinois SEPTEMBER 21, 1995
Thomas M. Sheets
Illinois Professional Land Surveyor

Check legal description, building lines and easements with Title Policy or Torrens Certificate and report any discrepancies immediately.

ORDER No. 95-1733 94L52 SURVEY MADE END STEPHEN J. EPSTEIN, ATTORNEY HUNTLLEY, ILLINOIS 1" = 20'



933 S. Plum Grove Road
Suite 101
Palatine, Illinois 60067
Phone: (708) 358-5960
P.O. Box 608
Huntley, Illinois 60142

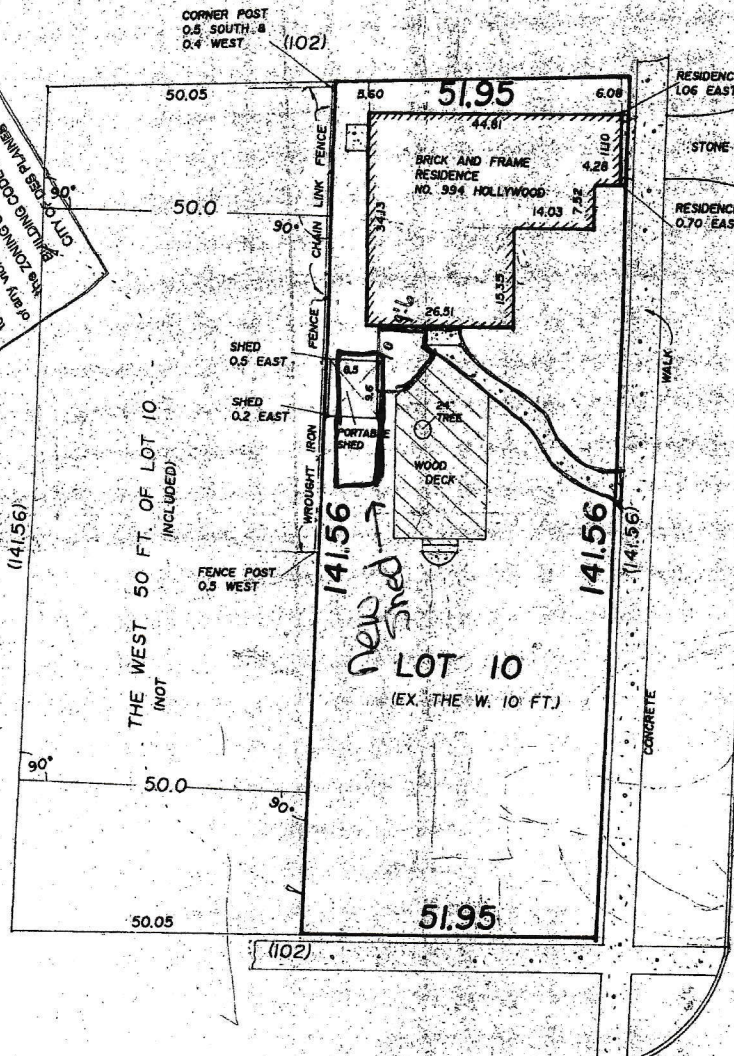


PLAT OF SURVEY

OF

LOT 10 (EXCEPT THE WEST 50 FEET THEREOF) IN BLOCK 13 IN DES PLAINES MANOR TRACT NUMBER 2, IN THE WEST HALF OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 14, 1911, AS DOCUMENT 4793364, IN COOK COUNTY, ILLINOIS.

THE ZONING ORDINANCES of the City of Des Plaines require that the zoning ordinance be observed in the location of the building. The zoning ordinance shall not be construed to deprive a permittee of the right to construct a building in accordance with the provisions of the ordinance.



APPROVED
Building Department
July 18, 1995

FILE COPY

AVENUE
AVENUE

SECOND
(2nd)

HOLLYWOOD AVENUE
(CHICAGO AVENUE)

17.3 feet
by
7 foot 10
inches

24 inches
from the
lot

This survey has been made for mortgage purposes and shall not be used for any other purpose.

Dimensions shown thus: 50.25 are feet and decimal parts thereof.
Dimensions shown thus: 50'-8" are feet and inches.

Check legal description, building lines and easements with Title Policy or Torrens Certificate and report any discrepancies immediately.

STATE OF ILLINOIS }
COUNTY OF McHENRY } ss.

I, Thomas M. Sheets an Illinois Professional Land Surveyor hereby certify that I have surveyed the above described property and that the above plat is a correct representation of said property.

Huntley, Illinois SEPTEMBER 21, 1995

Thomas M. Sheets
Illinois Professional Land Surveyor

DESCRIPTION

Homeowners need the right solution to keep their space organized. Lifetime's 17.5-foot x 8-foot Sheds offer a huge amount of extra space to store anything from larger items like lawn mowers, kayaks, and bikes, to smaller tools like shovels, rakes, and watering cans. This shed features steel-reinforced double-wall panels as well as roof trusses for ultimate strength and durability. Lockable doors (lock not included) provide extra security. The height adjustable shelves give you better control over your space and maximize your storage options. The large skylights and windows provide excellent interior lighting while the screened vents provide airflow and keep out pests. Find the perfect storage space for all your belongings with Lifetime's 17.5-foot x 8-foot Shed.

FEATURES

- High-Pitched Roof Allows for Quick Drainage of Rain and Snow
- 10-Year Limited Warranty
- Full-Length Ridge Skylight for Natural Interior Lighting
- Lockable Steel-Reinforced Doors for Added Security (Lock Not Included)
- Weather-resistant Construction
- Dual-wall High Density Polyethylene Panels
- Attractive Appearance and Design
- Adjustable Shelving and Storage System
- Steel-reinforced Structure and Roof Trusses for Greater Strength
- Heavy Duty Shed Floor
- UV-protected to Prevent Fading
- Snow Load Kit included
- Easy to Clean, Low Maintenance Material
- Stain Resistant Floors and Walls

SPECIFICATIONS

Model	60213
Windows	Two (2) 16.5 in. W x 16.5 in. H Polycarbonate Win
Footprint	17 ft. 3 in. x 7 ft. 10 in. (525,8 cm x 238,8 cm)
Eave Depth	1.85 in. (4,7 cm)
Cubic Feet	754.5 ft ³ (21,4 m ³)
Square Feet	127.5 ft ² (11,84 m ²)
Interior Dimensions	7 ft. 6 in. W x 17 ft. D x 5 ft. 10 in. - 7 ft. 10 in. H (
Interior Headroom (truss to floor)	80 in. (2,03 m)

Tool Corral Compatible	No
Max Wind Resistance	65 mph (104,6 kph)
Nominal Dimensions	8 ft. x 17.5 ft. (2,43 m x 5,33 m)
Door Opening Dimensions	4 ft. 10 in. W x 6 ft. 4 in. H (1,473 cm x 1,93 cm)
Tool Pouch	One (1) Tool Pouch for Easy Access to Hand Too
Tool Storage Pouch	One (1) Tool Storage Pouch
Warranty	10-Year Limited
Exterior Dimensions	17 ft. 3 in. L x 7 ft. 10 in. W x 7 ft. 10 in. H (5,258
Exterior Roof Dimensions	8 ft. W x 17 ft. D (2,438 cm x 5,334 cm)
Roof Pitch	6:12
California Residents	Click Here for Proposition 65 Warning

ASSEMBLY & MANUALS

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REVIEWS

☆☆☆☆☆ 4.1 71 Reviews



71
Reviews

113
Questions

146
Answers

Reviews

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RATING SNAPSHOT

Select a row below to filter reviews.



944 Hollywood Avenue – Public Notice



994 Hollywood Avenue – Looking Northeast at Front of Site



994 Hollywood Avenue – Looking West at Existing Shed



994 Hollywood Avenue – Looking East at Site

MEMORANDUM

Date: June 15, 2021

To: Planning and Zoning Board (PZB)

From: John T. Carlisle, AICP, Economic Development Manager *JTC*
Jonathan Stytz, Planner *JS*

CC: Michael McMahon, Community and Economic Development Director *MM*

Subject: **1050 East Oakton Street – Case #21-019-PPUD-TSUB-MAP-CU**
Consideration of a Preliminary Planned Unit Development (PUD), Tentative Plat of Subdivision, Conditional Use for a PUD, and Map Amendment for a proposed a 125-unit attached single-family (townhouse) development in the current C-3 zoning district (proposed R-3 district).

Issue: The petitioner is requesting the following under the Zoning Ordinance: (i) a Preliminary PUD under Section 12-3-5; (ii) a Conditional Use for a PUD under Section 12-3-4; and (iii) a Map Amendment to rezone the subject property from C-3, General Commercial District to R-3, Townhouse Residential under Section 12-3-7. The petitioner also requests a Tentative Plat of Subdivision under Section 13-2-2 of the Subdivision Regulations. Finally, under Section 8-1-9 of the Municipal Code, the petitioner will seek a Vacation of Public Streets to be approved by the City Council.

Owner: 1090-1100 Executive Way, LLC; Times Drive, LLC; Oakton Mannheim, LLC

Petitioner: Marc McLaughlin, M/I Homes of Chicago, LLC

Case Number: 21-019-PPUD-TSUB-MAP-CU

PINs: 09-20-316-020-0000; -021-0000; -023-0000; -024-0000; -025-0000; -026-0000; 09-20-321-005-0000; 09-20-322-001-0000

Ward: #5, Carla Brookman

Existing Zoning: C-3, General Commercial District

Existing and Historical Land Use: Vacant; site formerly contained Grazie restaurant and banquet hall, which was demolished in 2013, as well as office buildings and surface parking

- Surrounding Zoning:** North: R-1, Single-Family Residential
 South: C-3, General Commercial and C-4, Regional Shopping
 East: C-3, General Commercial, and C-4 Regional Shopping
 West: C-3, General Commercial
- Surrounding Land Use:** North: Single-family detached homes
 South: Restaurants and retail goods
 East: Services (Vision Care), restaurants, retail goods (Jewel-Osco grocer)
 West: Post office
- Street Classification:** Oakton Street is classified as an arterial roadway. Times Drive and Executive Way are local roadways.
- Comprehensive Plan Illustration** The Comprehensive Plan illustrates this property as commercial.

Preliminary Planned Unit Development (PUD)

Project Summary: The petitioner is proposing a full redevelopment of 11.2 contiguous acres of vacant property at 1050 East Oakton Street, 1090-1100 Executive Way, and 1515 Times Drive. The proposal is for a residential-only development of 125 townhouses, tentatively branded as Halston Market. Seven townhouses would have two bedrooms, and 118 would have three bedrooms. The units would be horizontally connected to each other and spread across 23 separate buildings. Each building would be three stories with each unit having a ground-floor, two-car, rear-loaded garage (i.e. facing inward, not toward public streets or private drives). Walkways would connect unit front doors to public and private sidewalks. Each building will also have balconies and include landscaped grass front yards. However, the amount of private open space per unit is minimal, as the concept is built around shared open space. Centrally located on the site would be a landscaped common plaza area of 14,000 square feet with benches, plantings, walkways, and open green space. There is also a 10,605-square-foot common area oriented north-south between the buildings in the southwest portion. In the southeast portion, a stormwater retention area (“dry” basin, not a pond) of approximately 69,050-square feet (1.6 acres) is shown, with 12 adjacent surface parking spaces. Fifteen additional spaces intended for visitors are interspersed through the development for a total of 277, which would meet the parking minimum of Section 12-9-7.

The Building Design Review requirement under Section 12-3-11 would apply. In general, the applicant is proposing that for the elevations that would face public streets, the primary material is face brick on all three stories with projections of complementary vinyl. Elevations that would not face public streets contain face brick only on the ground floor, and where garage doors are shown, the brick is interrupted.

Considering the large scale of the redevelopment, the proposal is somewhat restrained in tree removal. According to the petitioner, healthy trees in the

existing row at the north lot line will be preserved and augmented where necessary. Together, these plantings along with existing and proposed fencing should serve as effective screening and separation between the development and the single-family residential neighborhood to the north and the commercial development to the east. New plantings throughout the development appear to provide both functional and aesthetic benefits.

At this time, the petitioner is requesting the following bulk exceptions under Section 12-3-5 from the regulations for the proposed R-3 district. The following exceptions would be required:

- **Minimum lot area:** Seventy-nine units are proposed with a lot area of 923 square feet, and 46 units are proposed at 1,038 square feet. The proposed lot area for each unit includes only the livable space inside the building and a small landscaped front yard. All other area in the development (e.g. open space, driveways, stormwater retention) is allocated not to dwelling units but instead to the development overall. The minimum lot area per dwelling unit is 2,800 square feet.
- **Minimum rear yard (north):** A setback of 20.63 feet is proposed where the minimum rear yard setback is 25 feet.

Regarding streets and access, the petitioner proposes that the north-south portion of Executive Way – where it connects to Oakton and borders the post office – would remain a public street. However, at the curve it would become a private drive, which requires a public street vacation of approximately 21,000 square feet. Similarly, a portion of Times Drive (approximately 7,700 square feet) would also be vacated and become private. This does not align with the submitted Tentative Plat of Subdivision (see vacation discussion on Page 5).

The attached traffic statement discusses the parking and trip generation for the proposed townhouse development in more detail (Attachment 8). The Illinois Department of Transportation (IDOT), citing existing signalized intersections at Lee Street and Webster Lane (1,600 feet apart), does not support the creation of an additional signalized intersection at Oakton. For pedestrians this will require using the north side of Oakton before reaching a marked crossing, approximately 700-800 feet in each direction (three-to-five-minute walk for an able-bodied person).

Map Amendment & Conditional Use

Request Summary:

The petitioner has requested a map amendment to rezone the subject property from C-3 General Commercial to R-3 Townhouse Residential. Although the site is illustrated as commercial in the 2019 Comprehensive Plan, the 2009 Oakton-Elmhurst Plan sets forth a vision with residential occupying much of the site – albeit with some commercial fronting Oakton Street. Nonetheless, R-3 is present about 1,000 feet to the west and does directly border Oakton Street (Fairmont Place development).

In general, residential is necessary proximate to commercial areas to support their vitality, and while this project would front Oakton Street, it would not front Lee Street, which would preserve commercial use at the main intersection of the Oakton-Lee area. The creation of the Oakton-Lee TIF district, as well as the City’s vision to establish a Metra commuter train station at Oakton and the North Central Service line, calls for adding residential units in the vicinity and activating vacant sites through unsubsidized development to raise the assessed value of the TIF. Improving the vacant land with this proposal would accomplish those goals.

Other than the listed exceptions under Preliminary Planned Unit Development on Page 2, the proposed development would meet all other R-3 bulk regulations as excerpted in the table to follow:

Bulk Regulations for R-3 Townhouse Residential

Yard	Required Min.	Proposed Min.
Front Yard (South)	25 Feet	25 Feet
<i>Rear Yard (North)*</i>	<i>25 Feet</i>	<i>About 21 Feet</i>
Side Yard (East)	5 Feet	22 Feet
Corner Side Yard (West)	10 Feet	21 feet
Building Height	45 Feet	Three stories (estimated 35-40 feet)

**An exception would be required to the minimum required rear yard.*

A conditional use is required in R-3 by virtue of the proposed PUD.

Tentative Plat of Subdivision

Request Summary:

The petitioner is requesting a Tentative Plat of Subdivision to resubdivide the subject property. Under Section 13-3-1 the Subdivision Regulations require improvement of adjacent rights-of-way, which means, for example, that Executive Way next to the Post Office will receive new curb, gutter, and resurfacing. Further, under Section 13-4 the Subdivision Regulations require park land dedication and/or fee-in-lieu, although proposed private open space could provide a partial offset.

The existing property contains eight lots, which would be divided into lots for each individual townhouse unit (125), plus six lots for common areas, private drives, and the stormwater retention area for a total of 131. The new subdivision will encompass the entire 11.2-acres as shown in Attachment 6. The petitioner’s Tentative Plat shows that the size of each townhouse parcel will vary from 923 square feet in size for interior units to 1,038 square feet in size for end units. The Tentative Plat also shows the following existing easements: (i) a 13-foot Public Utility Easement and 20-foot building line on both sides of Executive Way throughout the development; (ii) a 13-foot Public Utility Easement and 20-foot building line on both sides of Times Drive throughout the development; (iii) a 20-foot building line along Oakton Street on the south side of the lot; (iv)

a ten-foot electric and telephone easement and 24-foot ingress, egress, and driveway easement behind the commercial development on the south side of the lot; (v) a 23-foot public utility easement along the existing drive aisle east of the proposed detention area; (vi) a 15-foot public utility easement along the east property line of the development; and (vii) a five-foot public utility easement located along the north property line of the development.

The proposal includes vacating a portion of Executive Way and Times Drive with their respective easements, which is described in more detail below.

Vacation of Public Streets

Request Summary:

As described in the Project Summary on Pages 2-3, the applicant will seek vacations of public streets. It is unclear in the submission if the private drives will be gated at the point they intersect with public street segments (for example, at the Executive Way curve). Furthermore, regarding Times Drive, the commercial property at the northeast corner of Times and Oakton relies on Times for access, so it is recommended the City retain the southernmost approximately 110 linear feet, with the redevelopment agreement stating that townhouse owners will be responsible for maintenance of this segment. The City is in the process of appraising the right-of-way areas, and staff recommends that executing the agreement(s) and recording the corresponding plat is a condition for approval.

Alignment with the 2019 Comprehensive Plan

- Under Overarching Principles:
 - The principle to “Provide a Range of Housing Options” mentions “high-quality townhomes” in general and recommends, “For the Oakton Street Corridor, it is recommended that the City update ... zoning ... to permit townhomes, rowhomes, and mixed-used development.”
- Under Land Use & Development:
 - The Future Land Use Plan illustrates the property as commercial. While the proposal does not align, it may be seen as a reasonable concept to support nearby commercial uses and the theme that the Oakton-Lee intersection should be anchored by commercial.
- Under Housing:
 - There is a recommendation to “Ensure the City has several housing options to fit diverse needs.” Townhouses appeal to a wide range of potential households and provide a middle ground between the heavy supply (proportionally) of single-family detached homes and apartments/condominiums.

Alignment with the 2009 Oakton Street/Elmhurst Road Corridor Plan

- This proposal coincides with the vision to develop a portion of a large site with residential, although the plan calls for multifamily and the proposal is for single-family attached. However, because residential would occupy the entire site, it is likely the number of units envisioned in the general area is more or less aligned.
- However, the proposal does not include any commercial, and the plan called for both residential and commercial (mixed use). In the concept sketch, generally small, standalone commercial buildings akin to Vision Care, Dunkin Donuts, and Charcoal Delights are shown at the Oakton frontage.

Alignment with the 2019 Oakton Station Feasibility Study

- The study includes the subject site in the proposed station area because it is within a half-mile radius (10-minute walk). The study suggested that a new Metra station could attract transit-oriented development (TOD) in the form of multifamily, office, and retail. However, TOD tends to follow after the transit operator has formally committed to the station or after it is operational.
- While not as dense as the multifamily residential typically found next to Metra stations, this proposed townhouse residential development would add an estimated 300 residents to the area (based on the resident projections in the Subdivision Regulations). These new residents would grow the market of potential riders and bolster the City's case for having a station.

PUD and Conditional Use Findings

As required, the proposed development is reviewed below in terms of the findings contained in 12-3-4 and 12-3-5 of the Zoning Ordinance:

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-3 zoning district. The proposed project meets the stated purpose of the PUD. Additionally, the redevelopment 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 there are exceptions being requested to accommodate the specific design of this mixed-use development, which allocates much of its land to common areas to appeal to households to whom it is marketed. 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 would be accommodated in the proposed development. 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 development serves as a transition between single-family development to the north and corridor commercial development to the south and east. Additionally, considerations will be made to mitigate impact on the nearby residential uses from light and noise pollution. Please also see the responses from the applicant.

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 by removing a large, vacant, visually unappealing property. Such a significant improvement will contribute positively to the tax base – of the City overall and the Oakton-Lee TIF – 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 general goals and objectives of the Comprehensive Plan. Please also see the responses from the applicant.

Map Amendment Findings

As required, the proposed development is reviewed below in terms of the findings contained in 12-3-7 of the Zoning Ordinance:

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

Comment: The proposed amendment is consistent with general guidance and vision, if not the property illustration future land use map. Please also see the responses from the applicant.

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

Comment: Townhouse residential is already present on the north side of Oakton in the vicinity and would be complementary to and bolstering of desired commercial character nearby. Please also see the responses from the applicant.

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

Comment: Public facilities and services must be made available to the subject property, even after public street vacations. Please also see the responses from the applicant.

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

Comment: The amendment would likely lead to redevelopment and the elimination of a large, vacant property that is a drag on property value. To that end, it would be an enhancement of property value. Please also see the responses from the applicant.

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

Comment: The proposed development complements existing development and is a good first step in achieving the revitalization desired through the Oakton-Lee TIF and Oakton train station feasibility study. Additionally, screening considerations, particularly at the north lot line, will be made to reduce any impact on the nearby residential uses from light and noise pollution. Please also see the responses from the applicant.

Recommendation:

Staff supports the Preliminary PUD; Conditional Use for PUD, Map Amendment from C-3 to R-3, and Tentative Plat of Subdivision subject to the following conditions:

- 1) The necessary redevelopment agreement and Plat of Vacation should be negotiated with and approved by the City prior to recording of any Final PUD Plat or Final Plat of Subdivision. All preliminary or tentative plats should be revised, if necessary, to reflect the agreed-upon vacations.
- 2) The governing documents for the subject parcels will be reviewed and approved by the City Attorney prior to the recording of any Final PUD Plat or Final Plat of Subdivision.
- 3) All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances. Drawings may have to be modified to comply with current codes and ordinances.

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 Preliminary Planned Unit Development, the Conditional Use, the Map Amendment, the Tentative Plat of Subdivision, and the Vacation of Public Streets requests for 1050 East Oakton Street.

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Petitioner’s Responses to Standards
- Attachment 3: Location Map
- Attachment 4: ALTA Survey
- Attachment 5: Preliminary Planned Unit Development Plat
- Attachment 6: Tentative Plat of Subdivision
- Attachment 7: Preliminary Engineering Drawings¹
- Attachment 8: Traffic Report²
- Attachment 9: Site and Context Photos

¹ Overall drawings only. Full drawings available upon request to City staff.

² Without appendices. Full report available upon request to City staff.

**M/I Homes
Halston Market
Redevelopment of +/- 11 Acres at Northeast Corner of Executive Way and Oakton Street,
Des Plaines, Illinois**

Project Narrative

Applicant, M/I Homes of Chicago, LLC, requests consideration and approval of a Map Amendment and a Conditional Use Permit for a Planned Unit Development in the R-3 zoning district for the property consisting of approximately 11 acres located at the northeast corner of Executive Way and Oakton Street in Des Plaines, Illinois (the “Property”).

Applicant proposes a new 125-unit townhome residential development on the Property with associated amenities and open spaces (the “Project”). The Project will involve the construction of 23 new residential townhome buildings on the Property. Each will be a three-story building containing two-car rear-loaded garages. Each building will also have balconies and will include tastefully landscaped grass front yards. The Project will include substantial open spaces for recreation as well as for stormwater management.

The Property is currently zoned C-3 General Commercial. Applicant requests consideration and approval of a Map Amendment to modify the zoning of the Property to R-3 Townhouse Residential. Applicant also requests consideration and approval of a Conditional Use Permit for a Planned Unit Development to reflect the creative design and the future ownership structure of the Halston Market community. This development would not be possible under the strict application of the Zoning Ordinance. As a PUD, the Project will provide maximum choice in the types of environment available to the public, as recommended in the Zoning Ordinance, with efficient and prudent planning of both residential and recreational spaces.

The Property is bounded by R-1 Single Family Residential to the north, C-3 General Commercial to the west, south and east, and C-4 Regional Shopping to the east. The construction of townhomes on the Property will serve as a logical transition from the single family homes north of the Property to the commercial areas south and east of the Property.

The Project will achieve the City’s goals relative to the beautification, redevelopment and improvement of an underutilized property along the Oakton Street corridor. The Comprehensive Plan specifically recommends the revitalization of the Oakton Street corridor to address vacancies, to beautify property having an outdated appearance and to attend to property with otherwise limited redevelopment potential. The Property consists of several parcels, all of which are currently vacant, having previously been improved with surface parking lots and office buildings that have been razed. The Project will eliminate these unsightly vacant parcels of land, will modernize and enhance the portion of Oakton Street adjacent to the Property with modern townhomes and landscaping, and will generally improve and revitalize a long-underutilized portion of the City’s Oakton Street corridor.

This Project will appeal to current and future Des Plaines residents at all life stages, from millennials to empty nesters. New townhome developments, such as this Project, are a desirable housing alternative that is encouraged by the Comprehensive Plan. The Project will provide moderate density multi-family housing, which will strengthen the residential base of the City, create a safe and pleasant pedestrian environment and promote the adaptive reuse of underutilized land.

**Halston Market
Des Plaines, Illinois**

Responses to Standards for Map Amendments

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

The Map Amendment rezoning the Property as R-3 PUD will serve to allow the type of development needed to achieve the City's goals set forth in the Comprehensive Plan. The Project will achieve the City's goals relative to the beautification, redevelopment and improvement of an underutilized property along the Oakton Street corridor. The Property consists of several parcels which Applicant has assembled, of which Applicant is the contract purchaser, and which qualify for consideration as a Planned Unit Development under the Zoning Code and Comprehensive Plan. The Property is currently vacant, having previously been improved with surface parking lots and office buildings that have been razed. The Comprehensive Plan recommends the revitalization of the Oakton Street corridor to address vacancies, to beautify property with outdated appearance and to attend to property with otherwise limited redevelopment potential. This Project will eliminate vacancies, will modernize and beautify the portion of Oakton Street adjacent to the Property and will redevelop and revitalize a long-underutilized parcel of land. The construction of townhomes on the Property further serves as a logical transition from the single family homes north of the Property to the commercial areas south and east of this parcel. In addition, Section 3.2.1 of the City's Comprehensive Plan states that multifamily development could be appropriate along the Oakton Street corridor and that new development should front Oakton Street with parking located in the rear where possible. This Project satisfies each of the foregoing objectives.

The Project will also achieve many of the City's objectives for housing as described in the Comprehensive Plan. The Comprehensive Plan recognizes that aging residents prefer smaller, multifamily units to continue an independent lifestyle while minimizing the obligations associated with owning larger properties, and that many millennials prefer compact housing units in higher density areas with proximity to transportation, employment centers and amenities. This Project will help retain existing residents while attracting new residents at various stages in their lives as recommended by the Comprehensive Plan.

The Comprehensive Plan specifically identifies new townhome developments, such as this Project, as a desirable housing alternative that is to be encouraged. The Project will provide moderate density multi-family housing, which will strengthen the residential base of the City, create a quality pedestrian environment and promote quality development.

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

The Map Amendment is compatible with current conditions. The Property is bounded by R-1 Single Family Residential to the north, C-3 General Commercial to the west, south and east, and C-4 Regional Shopping to the east. The R-3 zoning district is a logical and sensible transition from less dense single family uses to more intensive commercial uses.

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

All public facilities and services are readily available and will be provided to residents of the Project. The Project will include all necessary infrastructure in order that it may be served by public facilities and services. The Project has been designed to provide all necessary utilities, roadway access, drainage and refuse disposal to residents. Applicant will be responsible for the payment of impact fees to the local school district and park district as required by the Zoning Ordinance in order that residents will be able to benefit from the location of the Project within such districts.

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

There will be no adverse effect on property values in the jurisdiction as a result of the Map Amendment. Rather, property values are likely to increase as a result of their proximity to the adaptive reuse of this formerly underutilized and unsightly property. The redevelopment of the Property with quality modern townhomes and abundant landscaping will have a positive impact on the viewsheds in the community and on property values in the surrounding neighborhood as a whole due to the replacement of the former commercial buildings and surface parking lots with contemporary townhomes and landscaping.

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

The Map Amendment reflects the highest standards of sustainable development and smart growth. Not only does the use of the Property as a residential townhome development serve as a prudent use of this vacant parcel, it also satisfies the objectives of the City's Comprehensive Plan as noted in the response to standard (1) above.

**Halston Market
Des Plaines, Illinois**

Responses to Standards for Conditional Use Permit pursuant to Section 12-3-4(E) of the Zoning Ordinance

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

A planned development is a conditional use established within the R-3 Townhouse Residential District as set forth in Section 12-7-2 of the Zoning Ordinance.

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

The Project conforms with the recommendations of the Comprehensive Plan. The Project will achieve the City's goals relative to the beautification, redevelopment and improvement of an underutilized property along the Oakton Street corridor. The Property consists of several parcels which Applicant has assembled, of which Applicant is the contract purchaser, and which qualify for consideration as a Planned Unit Development under the Zoning Code and Comprehensive Plan. The Property is currently vacant, having previously been improved with surface parking lots and office buildings that have been razed. The Comprehensive Plan recommends the revitalization of the Oakton Street corridor to address vacancies, to beautify property with outdated appearance and to attend to property with otherwise limited redevelopment potential. This Project will eliminate vacancies, will modernize and beautify the portion of Oakton Street adjacent to the Property and will redevelop and revitalize a long-underutilized parcel of land. The construction of townhomes on the Property further serves as a logical transition from the single family homes north of the Property to the commercial areas south and east of this parcel. In addition, Section 3.2.1 of the City's Comprehensive Plan states that multifamily development could be appropriate along the Oakton Street corridor and that new development should front Oakton Street with parking located in the rear where possible. This Project satisfies each of the foregoing objectives.

The Project will also achieve many of the City's objectives for housing as described in the Comprehensive Plan. The Comprehensive Plan recognizes that aging residents prefer smaller, multifamily units to continue an independent lifestyle while minimizing the obligations associated with owning larger properties, and that many millennials prefer compact housing units in higher density areas with proximity to transportation, employment centers and amenities. This Project will help retain existing residents while attracting new residents at various stages in their lives as recommended by the Comprehensive Plan.

The Comprehensive Plan specifically identifies new townhome developments, such as this Project, as a desirable housing alternative that is to be encouraged. The Project will provide moderate density multi-family housing, which will strengthen the residential base of the City, create a quality pedestrian environment and promote quality development.

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

The Project has been designed and will be constructed, operated and maintained in a manner that is harmonious and appropriate with existing properties in the general vicinity, and specifically, will

be harmonious and appropriate with the intended character of the vicinity as described in the Comprehensive Plan. Please see response to CUP standard (2) above.

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

The Project poses no hazards, will not create unpleasant sights, sounds or smells and will not disturb existing neighboring uses.

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

The Project will include all necessary infrastructure in order that it may be served by public facilities and services. The Project has been designed to provide all necessary utilities, roadway access, drainage and refuse disposal to residents. Applicant will be responsible for the payment of impact fees to the local school district and park district as required by the Zoning Ordinance.

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

Applicant will be solely responsible for the expense of public facilities associated with the Project. The Project will have a positive impact on the economic welfare of the community by providing additional property tax revenues and a broader consumer base for local businesses.

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

The Project will not involve any of the foregoing.

8. The proposed conditional use provides vehicular access to the property which will be designed so as not to create an interference with traffic on surrounding public thoroughfares.

The Project will provide vehicular access via Executive Way and Times Drive (each of which will be renamed). The volume of traffic entering and exiting the Property will be low and will not create substantial interference with traffic on Oakton Street or other public thoroughfares.

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

There are no natural, scenic or historic features on the Property that will be destroyed, lost or damaged as a result of the Project.

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

The Project will comply with the Zoning Ordinance in all respects, as modified pursuant to the proposed Planned Unit Development.

**Halston Market
Des Plaines, Illinois**

Responses to Standards for Planned Unit Development

a. The proposed Halston Market redevelopment is consistent with the stated purpose of the planned unit development regulations set forth in Zoning Ordinance Section 12-3-5(A). Specifically, subsection A states that planned unit developments may be permitted in order to provide:

i. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this title.

The Project will provide additional choices in the types of residences available to prospective residents of the City by delivering quality alternatives to single-family housing and rental housing for individuals and families at all stages of their lives.

ii. Permanent preservation of common open space and recreation areas and facilities.

The Project will deliver common open space throughout the Property including grassy areas, landscaped areas and sidewalks for pedestrian use.

iii. A pattern of development to preserve natural vegetation, topographic and geologic features.

The Property currently consists of surface parking lots and former building sites. The landscaping to be installed at the Project will be new and of excellent quality with an eye to longevity. Topographic and geologic features will not be substantially impacted other than typical mass grading.

iv. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.

The Project involves a creative and adaptive reuse of a former commercial parcel that currently lies vacant with only surface parking lots. The design maximizes the architectural interest of the Project by ensuring that the front of the townhomes is outward-facing and street-facing. The design incorporates green space, significant landscaping and walking paths and will be a radical improvement over the mass of paved areas that currently occupies the site.

v. An efficient use of the land resulting in more economic networks of utilities, streets and other facilities.

The Project will function as an efficient use of the 11 acres of land with a well-designed layout of homes, streets and green spaces. Residents will enjoy easy access to modern homes combined with vastly improved green spaces and landscaped areas.

vi. A land use which promotes the public health, safety and general welfare.

The use of the Property as a residential townhome development will promote the public health, safety and welfare by providing safe, quality housing at a price point that is appealing to a wide

variety of Des Plaines residents. The Project will provide low maintenance housing for residents who wish to age in place in Des Plaines without the burden of single family homeownership and will provide an entry into real estate ownership for younger buyers.

b. The Project meets the requirements and standards of the planned unit development regulations, with the proposed modifications set forth in this application. Specifically:

i. Bulk exceptions:

In accordance with Section 12-3-5(C) of the Zoning Ordinance, Applicant is requesting exceptions to the bulk regulations for the R-3 zoning district. Specifically, Applicant proposes that the townhome units will be individually platted with zero setbacks around the sides of each such platted lot. All areas around the townhome buildings will constitute common area outlots that will be subject to maintenance by the townhome owners' association. In order to provide this low-maintenance lifestyle for homeowners, and because the units are attached, it is not possible or necessary within this development to have lot widths beyond the exterior walls of the units. Zero setbacks and lot widths also ensure that the Association will have full responsibility for exterior home and lot maintenance, thereby assuring consistency and quality.

ii. Perimeter yards:

Please see response to PUD standard (b)(i) above.

iii. Compatibility:

The Project will not have a detrimental influence upon surrounding properties. Rather, it will improve the condition of the overall community and will have a positive impact on the Oakton Street corridor and the greater neighborhood.

iv. Parking:

The Project meets Zoning Code requirements for the R-3 zoning district by providing two parking spaces per dwelling unit plus one guest space for every four dwelling units.

v. Traffic:

The Project has been designed to provide for safe ingress and egress from the community and from the homes within the community. The project has been sensibly designed to minimize traffic congestion in the public streets by providing for two points of ingress and egress.

vi. General design: The PUD shall not be designed as to be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The use of the Property as a residential townhome development will promote the public health, safety and welfare by providing safe, quality housing at a price point that is appealing to a wide variety of Des Plaines residents. The Project will provide low maintenance housing for residents who wish to age in place in Des Plaines without the burden of single family homeownership and will provide an entry into real estate ownership for younger buyers. The project has been designed to offer modern architectural with spacious and extremely functional interiors, enhanced landscaping and abundant open space.

c. 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.

Please see responses to PUD standard (b) above. The departures from R-3 regulations contribute to both the design of the community and the townhome ownership structure. The townhome owners will own their individually platted residence, and all areas outside of their residence will be common area outlots that are to be maintained by the townhome owner's association. This structure is in the best interest of the residents of the community because it eliminates the burden of maintenance for residents who either lack time or ability to maintain these areas.

d. 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 Project provides for all necessary public services, from utilities to traffic. The project includes all infrastructure required to provide utilities and services to residents. Each unit will have access to common open space and will enjoy abundant light and air. The Project has been designed for residents to enjoy outdoor recreation both on the many interconnected sidewalks within the community and in the greater vicinity, as well as within the outlots. The Project will provide visual enjoyment both via the architectural interest of the townhomes and the abundant landscaping.

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

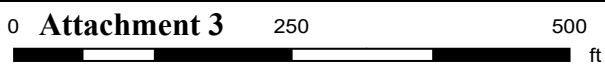
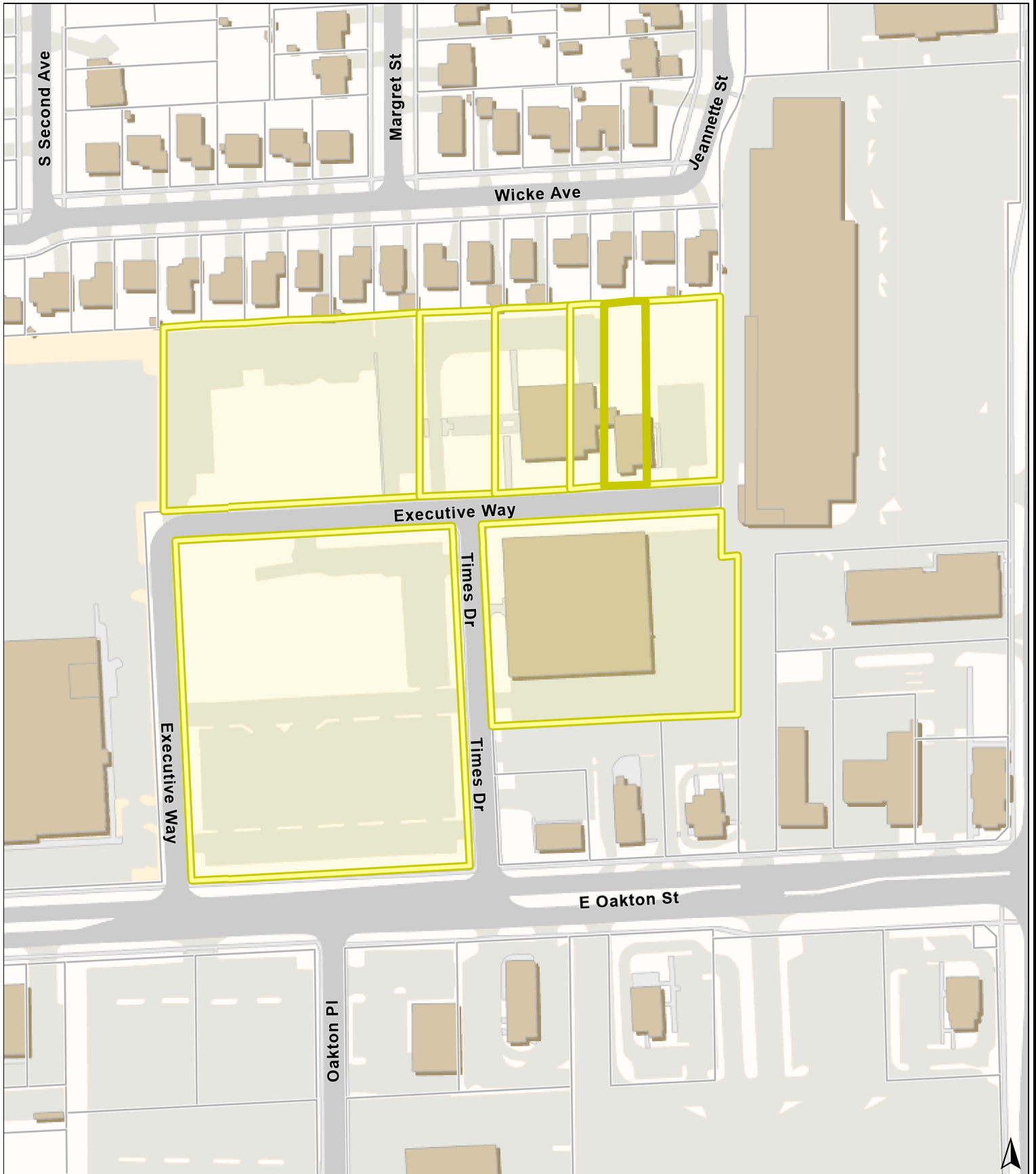
The Project will be tremendously beneficial to adjacent properties and the neighborhood. The Property is currently underutilized and is an eyesore. The redevelopment of the Property with quality modern townhomes and abundant landscaping will have a positive impact on the viewsheds in the community and on property values in the surrounding neighborhood as a whole due to the replacement of the former commercial buildings and surface parking lots with contemporary townhomes and landscaping.

f. 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.

The Project will vastly improve the physical condition of the Property, which will have a corresponding positive impact on the entire community. As noted above, the property tax base will increase as a result of having additional homes in the community, and the new residents will provide an additional consumer base for local businesses. In combination, these factors will have a positive economic impact on the community.

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

Please see response to CUP standard (2) above.



Print Date: 6/14/2021

Notes

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

LEGAL DESCRIPTION CONTAINED IN ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO. 3058516 COMMITMENT DATE SEPTEMBER 4, 2020

PARCEL 1:
LOT 8 IN FIRST ADDITION TO OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT LR2307695, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 7 IN FIRST ADDITION TO OAK LEAF COMMONS OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT LR2307695, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO. 3058516 COMMITMENT DATE SEPTEMBER 4, 2020 TITLE COMMITMENT SCHEDULE B NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS SHOWN IN FIRST AMERICAN TITLE INSURANCE COMPANY - ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO. 3058516, COMMITMENT DATE SEPTEMBER 4, 2020.

NOTES CORRESPONDING TO NUMBERED EXCEPTIONS IN SCHEDULE B OF TITLE COMMITMENT:

19. BUILDING SETBACK LINE(S) AS SHOWN ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA RECORDED DECEMBER 17, 1964 AS DOCUMENT LR2187265, (AFFECTS THE 20 FEET OF NORTH, SOUTH, EAST AND WEST OF PARCEL 1) (SURVEYOR'S NOTE: PLOTTED HEREON.)

20. BUILDING SETBACK LINE(S) AS SHOWN ON THE PLAT OF FIRST ADDITION TO OAK LEAF COMMONS-OFFICE PLAZA RECORDED JANUARY 11, 1967 AS DOCUMENT LR2307695, (AFFECTS PARCEL 2) -- SEE PLAT DOCUMENT FOR EXACT LOCATION (SURVEYOR'S NOTE: PLOTTED HEREON.)

21. EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA RECORDED DECEMBER 17, 1964 AS DOCUMENT LR2187265, (AFFECTS PARCEL 2) -- SEE RECORDED PLAT FOR PARTICULARS) (SURVEYOR'S NOTE: PLOTTED HEREON.)

22. EASEMENTS FOR OVERHEAD, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT LR2187265, (AFFECTS PARCEL 2) -- SEE RECORDED PLAT FOR PARTICULARS) (SURVEYOR'S NOTE: PLOTTED HEREON PER SAID DOCUMENT LR2187265, SAID DOCUMENT STATES EASEMENT IS PER DOCUMENT LR2135071, DOCUMENT LR2135071 REFERENCES CARL LAGERHAUSEN ESTATE DIVISION SUBDIVISION PLAT WHICH WE CANNOT OBTAIN AT THIS TIME BECAUSE OF COOK COUNTY RECORDER'S OFFICE RESTRICTIONS RELATED TO COVID-19 PANDEMIC)

23. EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF FIRST ADDITION TO OAK LEAF COMMONS-OFFICE PLAZA RECORDED JANUARY 11, 1967 AS DOCUMENT LR2307695, (AFFECTS PARCEL 1) -- SEE RECORDED PLAT FOR PARTICULARS) (SURVEYOR'S NOTE: PLOTTED HEREON.)

25. EASEMENT IN FAVOR OF MIDDLE STATES TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE SERVICE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO, HERETO, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (AFFECTS PARCEL 2) (SURVEYOR'S NOTE: SAID DOCUMENT DOES NOT APPEAR TO DESCRIBE ANY EASEMENTS)

26. GRANT OF EASEMENT FOR OVERHEAD RECORDED AS DOCUMENT NO. LR2135071, AND AS DISCLOSED ON PLAT RECORDED AS DOCUMENT LR2307695, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, (AFFECTS PARCEL 2) -- SEE RECORDED DOCUMENT FOR PARTICULARS) (SURVEYOR'S NOTE: PLOTTED HEREON PER SAID DOCUMENT LR2307695, SAID DOCUMENT STATES EASEMENT IS PER DOCUMENT LR2135071, DOCUMENT LR2135071 REFERENCES CARL LAGERHAUSEN ESTATE DIVISION SUBDIVISION PLAT WHICH WE CANNOT OBTAIN AT THIS TIME BECAUSE OF COOK COUNTY RECORDER'S OFFICE RESTRICTIONS RELATED TO COVID-19 PANDEMIC)

27. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. LR2135072 AND ANY AMENDMENTS THERETO, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (AFFECTS PARCEL 2) (SURVEYOR'S NOTE: SAID DOCUMENT DOES NOT APPEAR TO DESCRIBE ANY EASEMENTS)

28. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. LR2187266 AND ANY AMENDMENTS THERETO, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (SURVEYOR'S NOTE: SAID DOCUMENT DOES NOT APPEAR TO DESCRIBE ANY EASEMENTS)

SURVEYORS NOTES:

- BEARINGS BASED UPON STATE PLANE COORDINATES ILLINOIS EAST ZONE.
- LAST DAY OF FIELD WORK COMPLETED 9-24-20.
- ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT. LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
- THIS SURVEY HAS BEEN PREPARED FOR USE IN CONNECTION WITH THE INSURING OF TITLE TO THE ABOVE REFERENCED PROPERTY AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.

LEGAL DESCRIPTION CONTAINED IN ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO. 3062204 COMMITMENT DATE SEPTEMBER 24, 2020

PARCEL 1:
LOTS 1, 2, 3 AND 4 IN OAK LEAF COMMONS - OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 3 IN CATERER'S RESUBDIVISION OF LOTS 5 AND 6 IN OAK LEAF COMMONS - OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED JULY 9, 1980 AS DOCUMENT LR368393, IN COOK COUNTY, ILLINOIS.

ALTA COMMITMENT FOR TITLE INSURANCE, FILE NO. 3062204 COMMITMENT DATE SEPTEMBER 24, 2020 TITLE COMMITMENT SCHEDULE B NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS SHOWN IN FIRST AMERICAN TITLE INSURANCE COMPANY - ALTA COMMITMENT FOR TITLE INSURANCE COMPANY, FILE NO. 3062204, COMMITMENT DATE SEPTEMBER 24, 2020.

NOTES CORRESPONDING TO NUMBERED EXCEPTIONS IN SCHEDULE B OF TITLE COMMITMENT:

29. BUILDING SETBACK LINE(S) AS SHOWN ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA RECORDED DECEMBER 17, 1964 AS DOCUMENT LR2187265, (AFFECTS THE SOUTH 20 FEET OF LOTS 1, 2, 3 AND 4 OF PARCEL 1) (SURVEYOR'S NOTE: PLOTTED HEREON.)

30. BUILDING SETBACK LINE(S) AS SHOWN ON THE PLAT OF CATERER'S RESUBDIVISION RECORDED AS DOCUMENT LR368393, (AFFECTS THE WEST 20 FEET AND THE NORTH 20 FEET IN PARCEL 2) (SURVEYOR'S NOTE: PLOTTED HEREON.)

31. EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA RECORDED AS DOCUMENT LR2187265, (AFFECTS THE NORTH 5 FEET AND THE SOUTH 13 FEET OF LOTS 1, 2, 3 AND 4 OF PARCEL 1 AND THE NORTH 13 FEET OF UNDERLYING LOT 5 AND THE WEST 13 FEET AND THE EAST 23 FEET OF UNDERLYING LOTS 5 AND 6 OF PARCEL 2) (SURVEYOR'S NOTE: PLOTTED HEREON.)

32. EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON THE PLAT OF CATERER'S RESUBDIVISION RECORDED AS DOCUMENT LR368393, (AFFECTS THE WEST 13 FEET, THE NORTH 13 FEET, THE EAST 15 FEET OF THE NORTH 74.14 FEET, AND THE EAST 23 FEET OF THE SOUTH 212.20 FEET OF PARCEL 2) (SURVEYOR'S NOTE: PLOTTED HEREON.)

33. TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS NOTED ON THE PLAT OF OAK LEAF COMMONS-OFFICE PLAZA, RECORDED AS DOCUMENT LR2187265, (AFFECTS PARCEL 1) (SURVEYOR'S NOTE: NOT A PLOTTABLE SURVEY MATTER)

34. TERMS AND CONDITIONS OF THE EASEMENT PROVISIONS NOTED ON THE PLAT OF CATERER'S RESUBDIVISION RECORDED AS DOCUMENT LR368393, (AFFECTS PARCEL 2) (SURVEYOR'S NOTE: NOT A PLOTTABLE SURVEY MATTER)

35. RECITAL AS SHOWN ON THE PLAT OF CATERER'S RESUBDIVISION RECORDED AS DOCUMENT LR368393, (EASEMENTS SHOWN HEREON ARE ALSO FOR MUNICIPAL SEWER AND WATER LINES AND STORM DRAINAGE.) (AFFECTS PARCEL 2) (SURVEYOR'S NOTE: NOT A PLOTTABLE SURVEY MATTER)

36. PLAT OF EASEMENT FOR PUBLIC UTILITIES TO INCLUDE SEWER, WATER, GAS, ELECTRIC AND TELEPHONE GRANTED TO MIDDLE STATES TELEPHONE COMPANY, COMMONWEALTH EDISON COMPANY AND NORTHERN ILLINOIS GAS COMPANY RECORDED AS DOCUMENT NO. LR2135071, AND THE TERMS AND CONDITIONS CONTAINED THEREIN, (AFFECTS THE EAST 16 FEET OF LOT 4 OF PARCEL 1 AND THE EAST 15 FEET OF THE NORTH 74.14 FEET OF UNDERLYING LOT 5 OF PARCEL 2) (SURVEYOR'S NOTE: PLOTTED HEREON, SAID DOCUMENT REFERENCES CARL LAGERHAUSEN ESTATE DIVISION SUBDIVISION PLAT WHICH WE CANNOT OBTAIN AT THIS TIME BECAUSE OF COOK COUNTY RECORDER'S OFFICE RESTRICTIONS RELATED TO COVID-19 PANDEMIC)

37. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. LR2135072 AND ANY AMENDMENTS THERETO, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (SURVEYOR'S NOTE: NOT A PLOTTABLE SURVEY MATTER)

38. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. LR2187266 AND ANY AMENDMENTS THERETO, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, (SURVEYOR'S NOTE: NOT A PLOTTABLE SURVEY MATTER)

TITLE COMMITMENT TABLE A NOTES:

- PROPERTY MONUMENTS AT ALL PROPERTY CORNERS SHOWN HEREON.
- ADDRESS NUMBER OBSERVED DURING FIELD WORK: NONE OBSERVED.
- THIS PROPERTY IS LOCATED IN ZONE X AREA OF ANNUAL FLOOD HAZARD AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17031C0219, MAP REVISED AUGUST 18, 2008.
- LAND AREA:
TITLE COMMITMENT 3058516
PARCEL 1 - 84,397 SQUARE FEET, MORE OR LESS OR 1.94 ACRES, MORE OR LESS
PARCEL 2 - 107,103 SQUARE FEET, MORE OR LESS OR 2.42 ACRES, MORE OR LESS
TOTAL: 191,500 SQUARE FEET, MORE OR LESS OR 4.36 ACRES, MORE OR LESS
TITLE COMMITMENT 3062204
PARCEL 1 - 97,801 SQUARE FEET, MORE OR LESS OR 2.25 ACRES, MORE OR LESS
PARCEL 2 - 87,800 SQUARE FEET, MORE OR LESS OR 2.02 ACRES, MORE OR LESS
TOTAL: 185,601 SQUARE FEET, MORE OR LESS OR 4.26 ACRES, MORE OR LESS
TOTAL OF PROPERTY SURVEYED 440,241 SQUARE FEET, MORE OR LESS OR 10.11 ACRES, MORE OR LESS.
- SUBSTANTIAL FEATURES SHOWN HEREON.
- DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN HEREON.
- SITE IS CURRENTLY VACANT. NO EVIDENCE OF RECENT EARTHWORK OR BUILDING CONSTRUCTION WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.

PROJECT NO. 5538
SHEET 2 OF 2
DRAWING NO. 5538 PLNDGN

ALTA (N/S/P) LAND TITLE SURVEY
DES PLAINS, ILLINOIS

DESC.	DATE	BY	CHKD.	DATE	BY
SCALE					
NATURE OF REVISION					
NO.	DATE				

CLIENT: MM HOMES OF CHICAGO LLC
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS
60563

Thomson Surveying Ltd.
1000 S. State St.
Rosemont, IL 60018
TEL: 630-583-9182
FAX: 630-583-9182
www.thomson.com

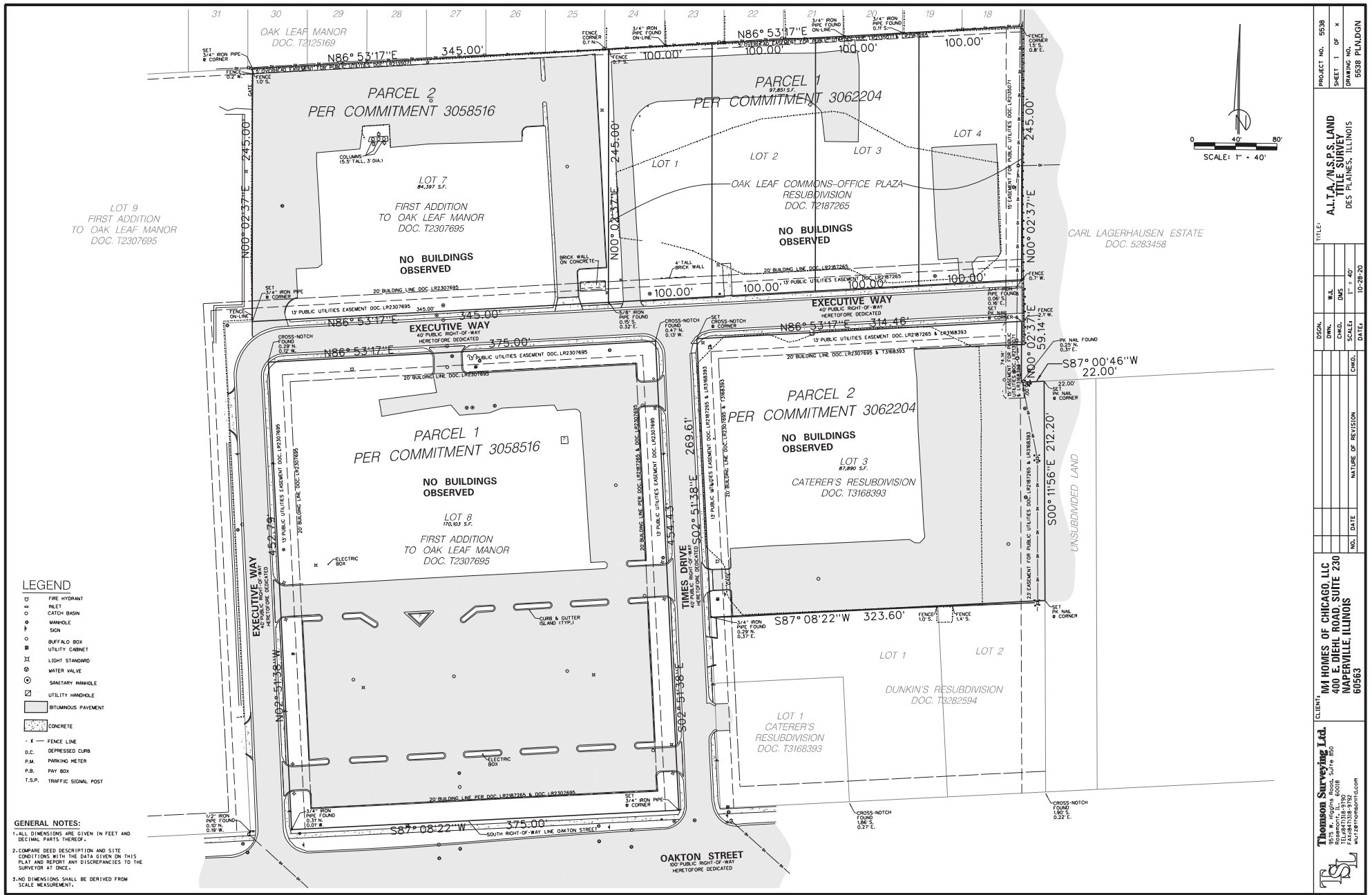
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768 CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N/S/P LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, B, 14, & 16 OF TABLE "A" THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS X DAY OF OCTOBER A.D. 2020 AT ROSEMONT, ILLINOIS.

FOR DRAFT COPY
FOR REVIEW 10-28-20
PURPOSE ONLY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3576
MY LICENSE EXPIRES NOVEMBER 30, 2022
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2021



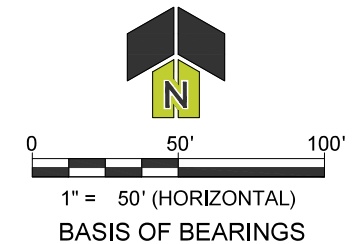
OWNER/CLIENT

M/I HOMES OF CHICAGO, LLC
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS

CURRENT P.I.N.:

09-20-316-020
09-20-316-021
09-20-316-023
09-20-316-024
09-20-316-025
09-20-316-026
09-20-321-005
09-20-322-001

PRELIMINARY P.U.D. PLAN
OF
HALSTON MARKET



COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

THIS IS NOT A PLAT OF SUBDIVISION, REFER TO THE FINAL PLAT OF SUBDIVISION, WHICH IS A SEPARATE DOCUMENT FOR BOUNDARY INFORMATION, LOT DIMENSIONS, LEGAL DESCRIPTION AND AREA'S

SURVEYED AREA

487,894 SQUARE FEET (11.200 AC±)

LEGAL DESCRIPTION

LOT 7 AND 8 IN FIRST ADDITION TO OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT T2307695 IN COOK COUNTY, ILLINOIS.

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TOGETHER WITH, LOT 3 IN CATERER'S RESUBDIVISION OF PART OF LOTS 5 AND 6 IN OAK LEAF COMMONS - OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1980 AS DOCUMENT T3168393, IN COOK COUNTY, ILLINOIS.



REVISIONS

NO.	DESCRIPTION

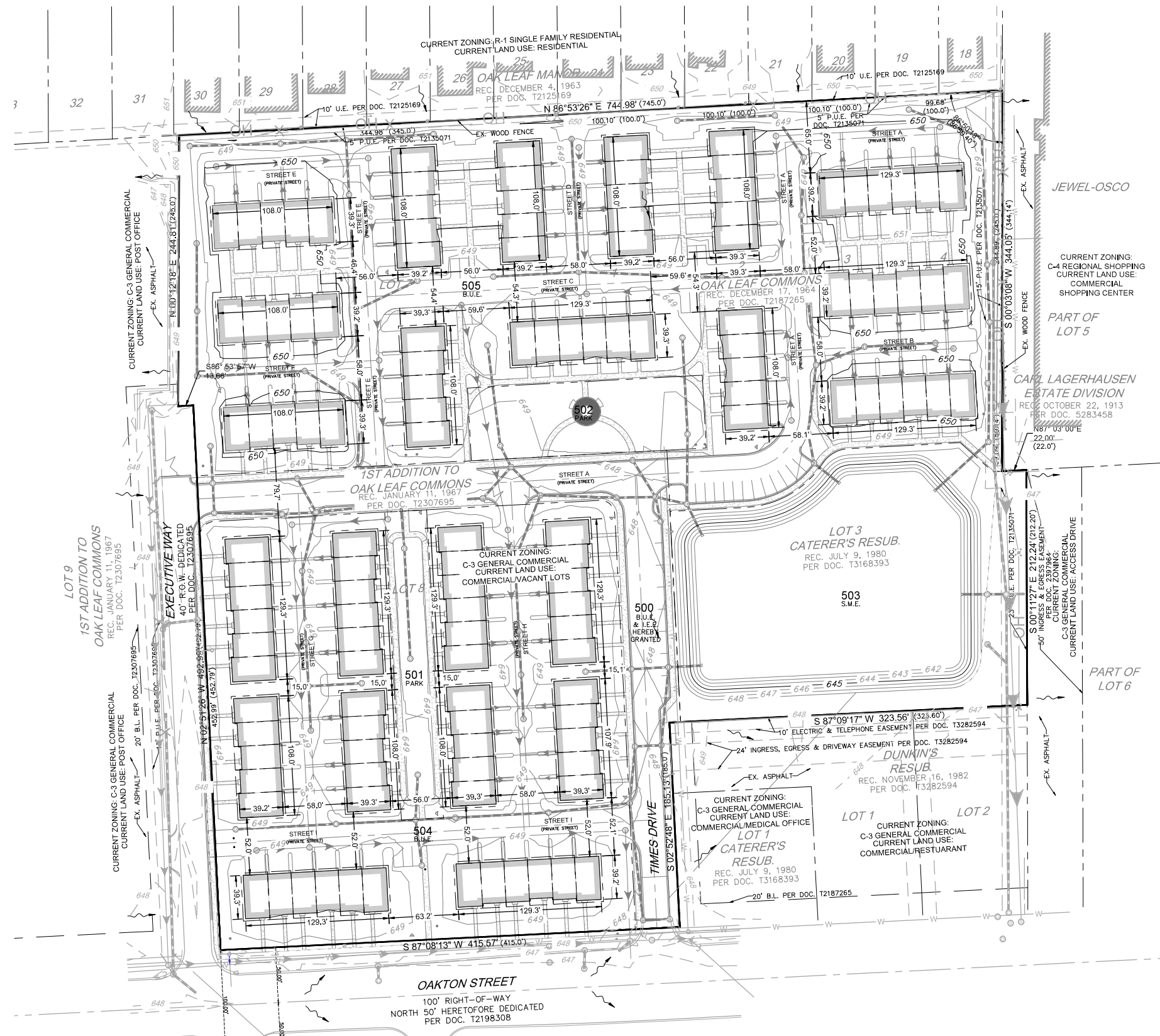
2021.06.11
PRELIMINARY VILLAGE REVIEW#1

HALSTON MARKET P.U.D. PLAN
CITY OF DES PLAINES, ILLINOIS
PRELIMINARY P.U.D. PLAN

PROJ. NO: 200138
PM: SJP
DATE: 05/21/21
SCALE: 1"=50'
SHEET NUMBER

GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.



Attachment 5

OWNER/CLIENT

M/I HOMES OF CHICAGO, LLC
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS

CURRENT P.I.N.:

09-20-316-020
09-20-316-021
09-20-316-023
09-20-316-024
09-20-316-025
09-20-316-026
09-20-321-005
09-20-322-001

AREA TABLE

LOTS 1-125: 120,638 SQUARE FEET (2.770 AC±)
LOT 500: 35,542 SQUARE FEET (0.816 AC±)
LOT 501: 10,605 SQUARE FEET (0.243 AC±)
LOT 502: 14,001 SQUARE FEET (0.321 AC±)
LOT 503: 69,050 SQUARE FEET (1.585 AC±)
LOT 504: 81,062 SQUARE FEET (1.861 AC±)
LOT 505: 156,996 SQUARE FEET (3.604 AC±)
TOTAL: 487,894 SQUARE FEET (11.200 AC±)

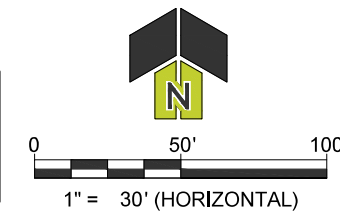
TENTATIVE PLAT

OF

HALSTON MARKET

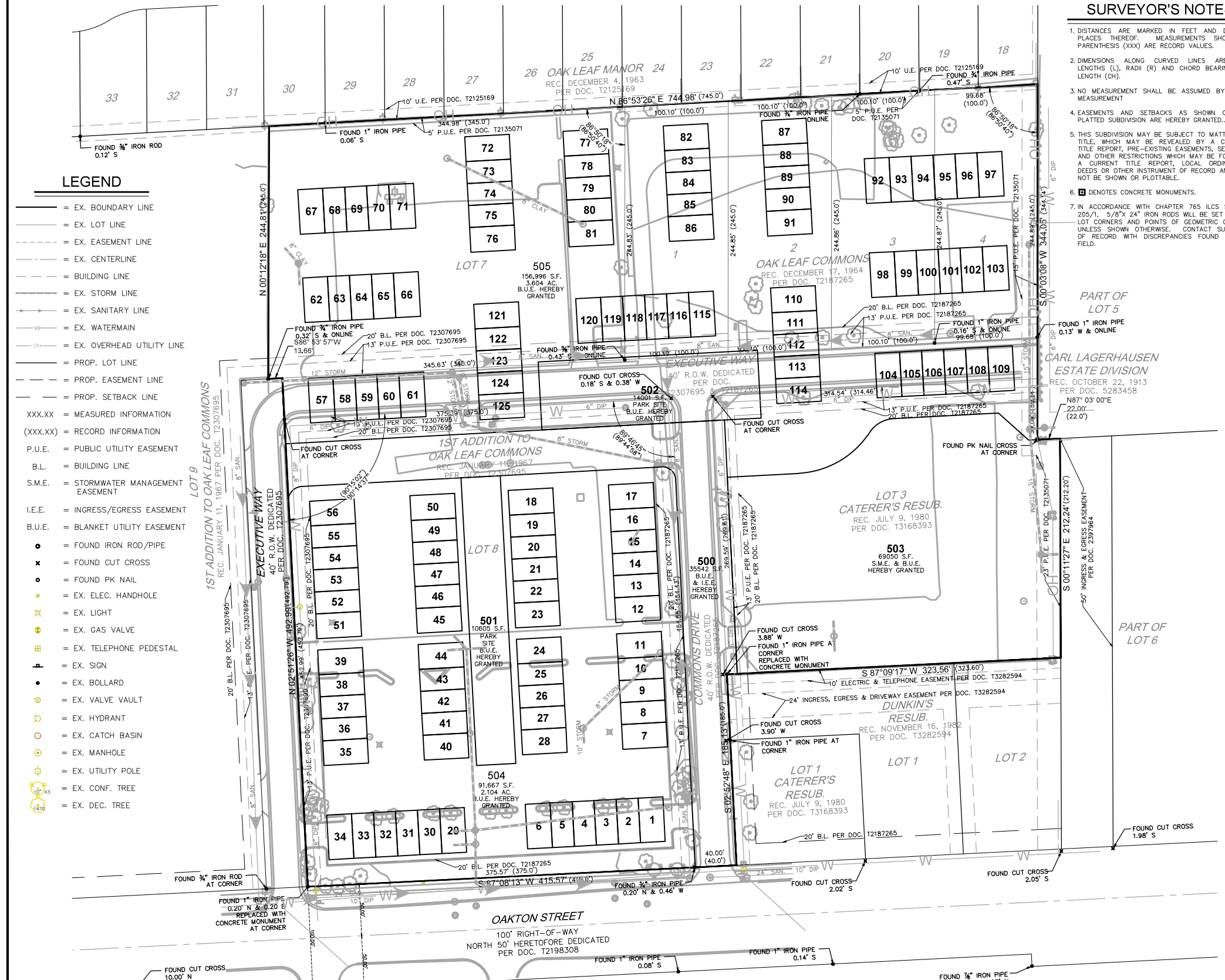
BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS



LEGEND

- = EX. BOUNDARY LINE
- - - = EX. LOT LINE
- - - - = EX. EASEMENT LINE
- - - - - = EX. CENTERLINE
- - - - - = BUILDING LINE
- - - - - = EX. STORM LINE
- - - - - = EX. SANITARY LINE
- - - - - = EX. WATERMAIN
- - - - - = EX. OVERHEAD UTILITY LINE
- - - - - = PROP. LOT LINE
- - - - - = PROP. EASEMENT LINE
- - - - - = PROP. SETBACK LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.M.E. = STORMWATER MANAGEMENT EASEMENT
- I.E.E. = INGRESS/EGRESS EASEMENT
- B.U.E. = BLANKET UTILITY EASEMENT
- = FOUND IRON ROD/PIPE
- ✕ = FOUND CUT CROSS
- ⊙ = FOUND PK NAIL
- ⊛ = EX. ELEC. HANDHOLE
- ⊞ = EX. LIGHT
- ⊟ = EX. GAS VALVE
- ⊠ = EX. TELEPHONE PEDESTAL
- ⊡ = EX. SIGN
- ⊢ = EX. BOLLARD
- ⊣ = EX. VALVE VAULT
- ⊤ = EX. HYDRANT
- ⊥ = EX. CATCH BASIN
- ⊦ = EX. MANHOLE
- ⊧ = EX. UTILITY POLE
- ⊨ = EX. CONF. TREE
- ⊩ = EX. DEC. TREE



SURVEYOR'S NOTES

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6. □ DENOTES CONCRETE MONUMENTS.
7. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"x 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.

LEGAL DESCRIPTION

LOT 7 AND 8 IN FIRST ADDITION TO OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF LOT 7 IN OAK LEAF COMMONS-OFFICE PLAZA, BEING A RESUBDIVISION OF PART OF LOTS 5 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION, AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN ESTATE DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1967 AS DOCUMENT T2307695 IN COOK COUNTY, ILLINOIS.

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TOGETHER WITH, LOT 9 IN CATERER'S RESUB. BEING A RESUBDIVISION OF PART OF LOTS 3 AND 6 IN CARL LAGERHAUSEN ESTATE DIVISION AND PART OF LOT 1 IN WILLIAM LAGERHAUSEN ESTATE DIVISION, ALL IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1980 AS DOCUMENT T3168393, IN COOK COUNTY, ILLINOIS.

Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	1038	43	923	85	923
2	923	44	1038	86	1038
3	923	45	1038	87	1038
4	923	46	923	88	923
5	923	47	923	89	923
6	1038	48	923	90	923
7	1038	49	923	91	1038
8	923	50	1038	92	1038
9	923	51	1038	93	923
10	923	52	923	94	923
11	1038	53	923	95	923
12	1038	54	923	96	923
13	923	55	923	97	1038
14	923	56	1038	98	1038
15	923	57	1038	99	923
16	923	58	923	100	923
17	1038	59	923	101	923
18	1038	60	923	102	923
19	923	61	1038	103	1038
20	923	62	1038	104	1038
21	923	63	923	105	923
22	923	64	923	106	923
23	1038	65	923	107	923
24	1038	66	1038	108	923
25	923	67	1038	109	1038
26	923	68	923	110	1038
27	923	69	923	111	923
28	1038	70	923	112	923
29	1038	71	1038	113	923
30	923	72	1038	114	1038
31	923	73	923	115	1038
32	923	74	923	116	923
33	923	75	923	117	923
34	1038	76	1038	118	923
35	1038	77	1038	119	923
36	923	78	923	120	1038
37	923	79	923	121	1038
38	923	80	923	122	923
39	1038	81	1038	123	923
40	1038	82	1038	124	923
41	923	83	923	125	1038
42	923	84	923		

SHEET INDEX

SHEET 1 OF 4: EX. BOUNDARY, EASEMENT, SETBACKS AND PROPOSED LOT LAYOUT
SHEET 2 OF 4: VACATION OF EXISTING EASEMENTS, SETBACKS AND RIGHT-OF-WAY
SHEETS 3 & 4 OF 4: PROPOSED LOT DETAILS

DATE: JUNE 10, 2021
EXPIRES: 11/30/25

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P. 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

No.	Description

HALSTON MARKET
CITY OF DES PLAINES, ILLINOIS
TENTATIVE PLAT OF SUBDIVISION

PROJ. NO: 200138
PM: SJP
DATE: 05/19/21
SCALE: 1"=50'
SHEET NUMBER

OWNER/CLIENT

M/I HOMES OF CHICAGO, LLC
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS

CURRENT P.I.N.:

09-20-316-020
09-20-316-021
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09-20-322-001

TENTATIVE PLAT
OF
HALSTON MARKET



BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

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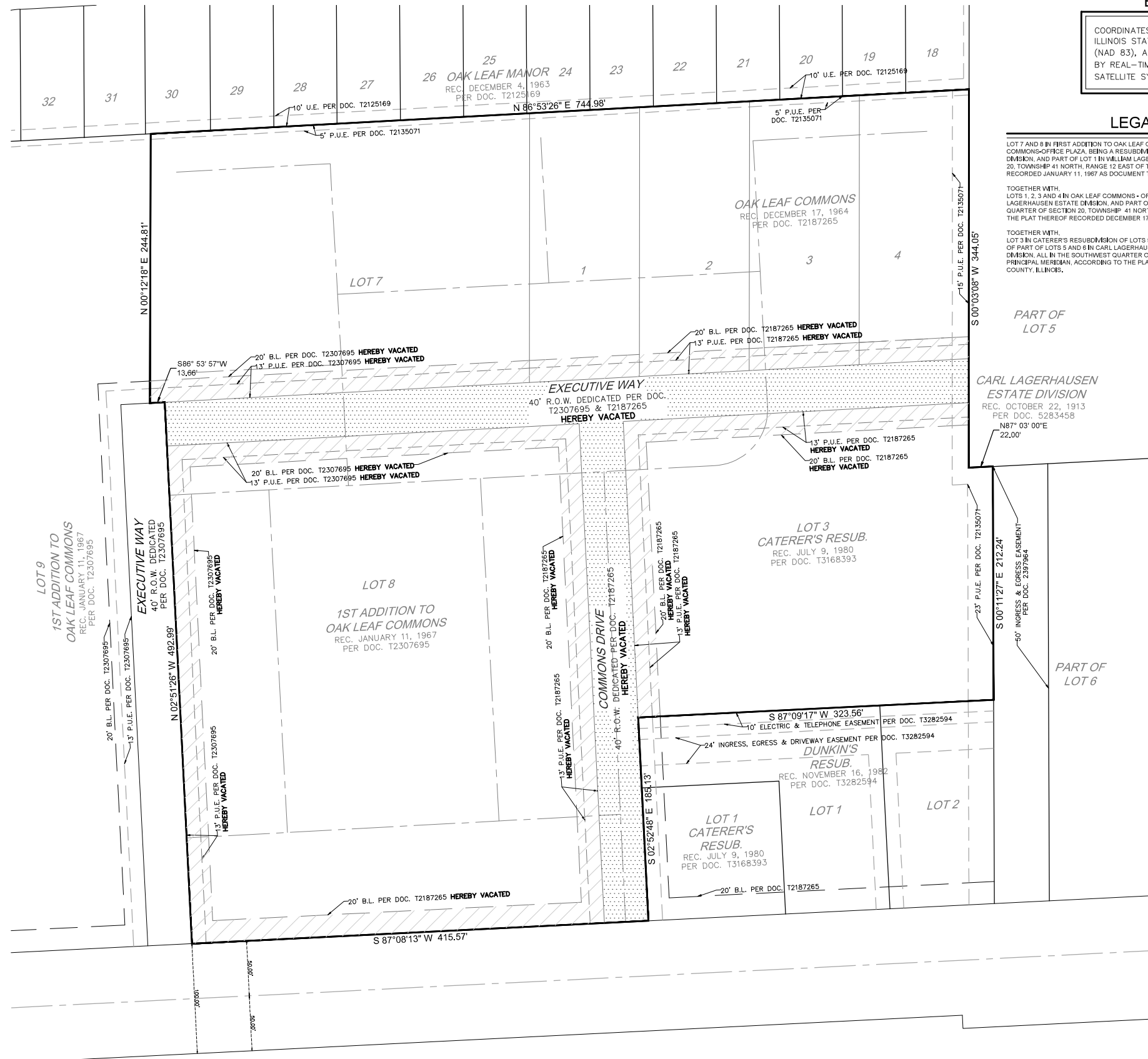
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- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- [Dotted Pattern] = VACATED RIGHT-OF-WAY
- [Hatched Pattern] = VACATED PUBLIC UTILITY EASEMENT & BUILDING LINE

SURVEYOR'S NOTES

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6. EASEMENTS, SETBACK LINES AND RIGHT-OF-WAY AS SHOWN HEREON AND LABELED "HEREBY VACATED" ARE HEREBY VACATED, ABROGATED AND ABANDONED AS APPROVED BY THE CITY OF DES PLAINES AND UTILITY COMPANIES WITH EXISTING RIGHTS.



REVISIONS	DATE	DESCRIPTION

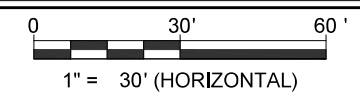
HALSTON MARKET
CITY OF DES PLAINES, ILLINOIS
TENTATIVE PLAT OF SUBDIVISION

PROJ. NO: 200138
PM: SJP
DATE: 05/13/21
SCALE: 1"=50'
SHEET NUMBER



BASIS OF BEARINGS

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- = FOUND CUT CROSS
- = FOUND PK NAIL
- = PROP. STORM STRUCTURE
- = PROP. SANITARY STRUCTURE
- = PROP. WATERMAIN STRUCTURE
- = PROP. HYDRANT

CURRENT P.I.N.:

- 09-20-316-020
- 09-20-316-021
- 09-20-316-023
- 09-20-316-024
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- 09-20-316-026
- 09-20-321-005
- 09-20-322-001

TENTATIVE APPROVAL OF BLANKET UTILITY EASEMENTS. THE FOLLOWING UTILITY COMPANIES HAVE BEEN NOTIFIED AND ARE CURRENTLY REVIEWING THIS TENTATIVE SUBDIVISION FOR 1050 E. OAKTON STREET:

- COMMONWEALTH EDISON
- PRINTED NAME & TITLE
- AT&T
- PRINTED NAME & TITLE
- NICOR GAS
- PRINTED NAME & TITLE
- COMCAST
- PRINTED NAME & TITLE

REVISIONS

NO.	DATE	DESCRIPTION

HALSTON MARKET
CITY OF DES PLAINES, ILLINOIS
TENTATIVE PLAT OF SUBDIVISION

PROJ. NO: 20138
PM: SJP
DATE: 05/13/21
SCALE: 1"=30'
SHEET NUMBER

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM



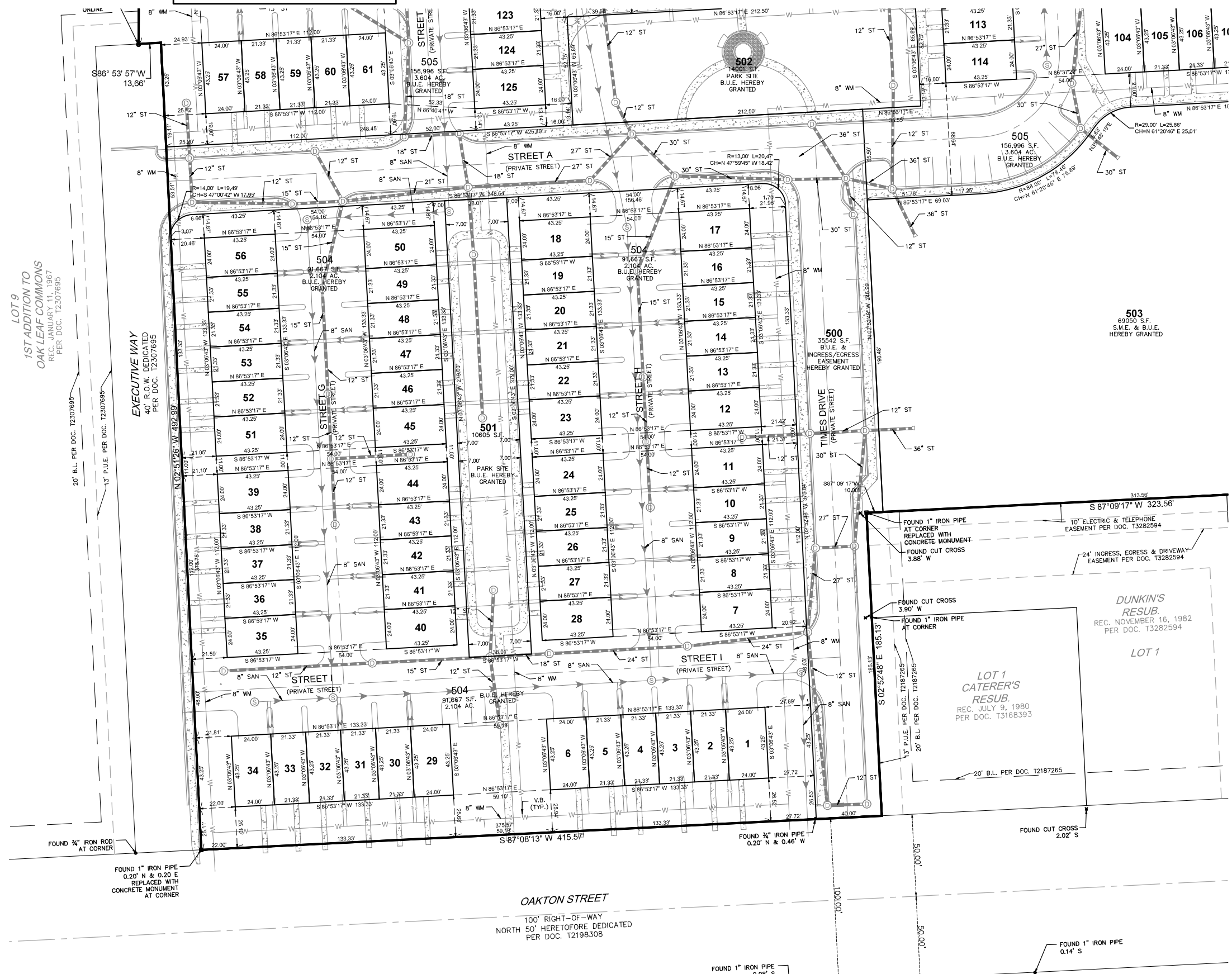
TENTATIVE PLAT OF HALSTON MARKET

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AREA TABLE

LOTS 1-125:	120,638 SQUARE FEET (2.770 AC±)
LOT 500:	35,542 SQUARE FEET (0.816 AC±)
LOT 501:	10,605 SQUARE FEET (0.243 AC±)
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400 E. DIEHL ROAD, SUITE 230
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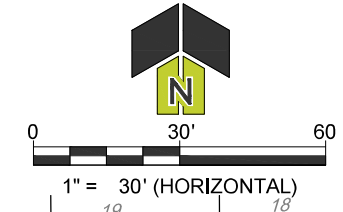


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OWNER/CLIENT
 M/I HOMES OF CHICAGO, LLC
 400 E. DIEHL ROAD, SUITE 230
 NAPERVILLE, ILLINOIS

TENTATIVE PLAT OF HALSTON MARKET

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



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REVISIONS

NO.	DATE	DESCRIPTION

2021.06.11
 PRELIMINARY VILLAGE REVIEW #1

2021.06.11
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HALSTON MARKET

CITY OF DES PLAINES, ILLINOIS
 TENTATIVE PLAT OF SUBDIVISION

PROJ. NO: 200138
 PM: SJ.P
 DATE: 05/13/21
 SCALE: 1"=30'
 SHEET NUMBER

2021.06.11
 PRELIMINARY VILLAGE REVIEW #1

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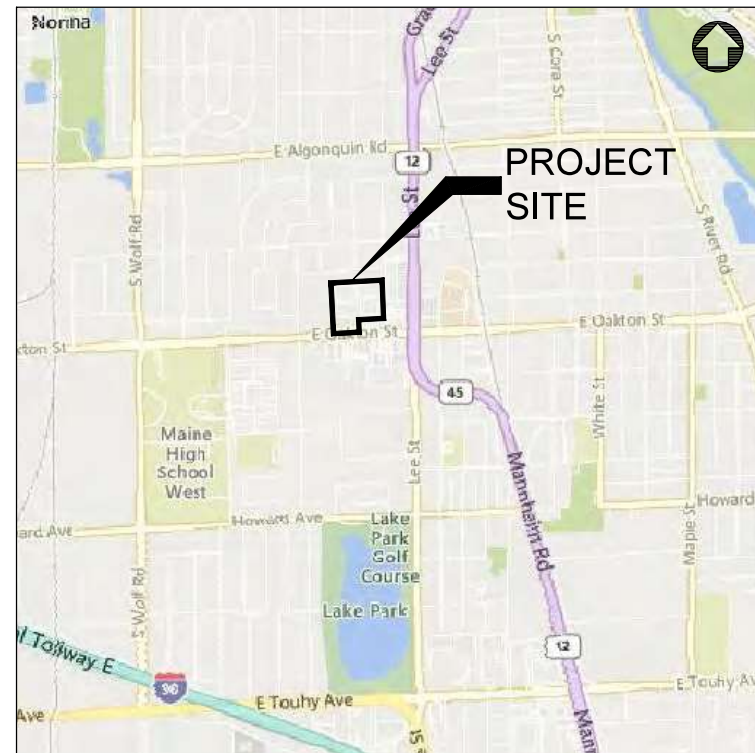
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PRELIMINARY ENGINEERING FOR
HALSTON MARKET RESIDENTIAL
 NE CORNER OF EXECUTIVE WAY & E. OAKTON ST., DES PLAINES, IL

LOCATION MAP

Sheet List Table	
Sheet Number	Sheet Title
C0.0	Site Location Map & Civil Legend
C1.0	Overall Site Layout Plan
C1.1	Detailed Site Layout Plan
C1.2	Detailed Site Layout Plan
C1.3	Detailed Site Layout Plan
C1.4	Detailed Site Layout Plan
C2.0	Overall Grading Plan
C2.1	Detailed Grading Plan
C2.2	Detailed Grading Plan
C2.3	Detailed Grading Plan
C2.4	Detailed Grading Plan
C3.0	Overall Utility Plan
C3.1	Detailed Utility Plan
C3.2	Detailed Utility Plan
C3.3	Detailed Utility Plan
C3.4	Detailed Utility Plan



SECTION 20, TOWNSHIP 41N, RANGE 12E

EXISTING LEGEND		PROPOSED LEGEND	
	EXISTING TREE		CURB & GUTTER
	CURB & GUTTER		REVERSE PITCH CURB & GUTTER
	EXISTING BUILDING		DEPRESSED CURB & GUTTER
	PCC SIDEWALK		PROPOSED BUILDING
	GAS SERVICE		PCC SIDEWALK
	ELECTRIC SERVICE		STANDARD DUTY PAVEMENT
	STORM SEWER		MEDIUM DUTY PAVEMENT
	SANITARY SEWER		HEAVY DUTY PAVEMENT
	WATER MAIN		GAS SERVICE
	CABLE LINE		ELECTRIC SERVICE
	OVERHEAD UTILITY LINE		STORM SEWER
	COMMUNICATION LINE		SANITARY SEWER
	FIBER OPTIC LINE		WATER MAIN
	FENCE		FENCE
	STORM STRUCTURE		STORM STRUCTURE
	SANITARY MANHOLE		DOWNSPOUT CONNECTION
	CLEANOUT		SANITARY MANHOLE
	WATER METER		CLEANOUT
	VALVE VAULT		WATER METER
	VALVE BOX		VALVE VAULT
	HYDRANT		VALVE BOX
	GAS METER		HYDRANT
	ELECTRIC METER		GAS METER
	PARKING LOT LIGHT		ELECTRIC METER
	UTILITY POLE		PARKING LOT LIGHT
	GUY WIRE		UTILITY POLE
	TRANSFORMER		FLOW ARROW
	FIBER OPTIC BOX		OVERLAND FLOOD ROUTE
	FIBER OPTIC PEDESTAL		TOP OF SIDEWALK GRADE
	CABLE PEDESTAL		TOP OF CURB GRADE
	PHONE PEDESTAL		PAVEMENT GRADE
	ELECTRIC PEDESTAL		GROUND GRADE
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR

3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 P. 630.598.0007
 WWW.CAGECIVIL.COM



REVISIONS	

M/I HOMES
HALSTON MARKET RESIDENTIAL
 NE CORNER OF EXECUTIVE WAY & E. OAKTON ST.
 DES PLAINES, IL

PROJ NO: 200138
 ENG: JGN
 DATE: 2021.04.23

SHEET TITLE
 SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0

Attachment 7



SHEET LEGEND

	HEAVY DUTY ASPHALT - 2" BIT. SURFACE COURSE 4" BAM (BIT. AGGREGATE MIXTURE) 8" AGGREGATE CA-6 BASE COURSE
	MEDIUM DUTY ASPHALT - 1 1/2" BIT. SURFACE COURSE 2 1/2" BAM (BIT. AGGREGATE MIXTURE) 8" AGGREGATE CA-6 BASE COURSE
	STANDARD DUTY ASPHALT - 1 1/2" BIT. SURFACE COURSE 1 1/2" BAM (BIT. AGGREGATE MIXTURE) 8" AGGREGATE CA-6 BASE COURSE
	PCC SIDEWALK - 4" PORTLAND CEMENT CONCRETE 2" AGGREGATE CA-6 BASE COURSE

SITE SUMMARY

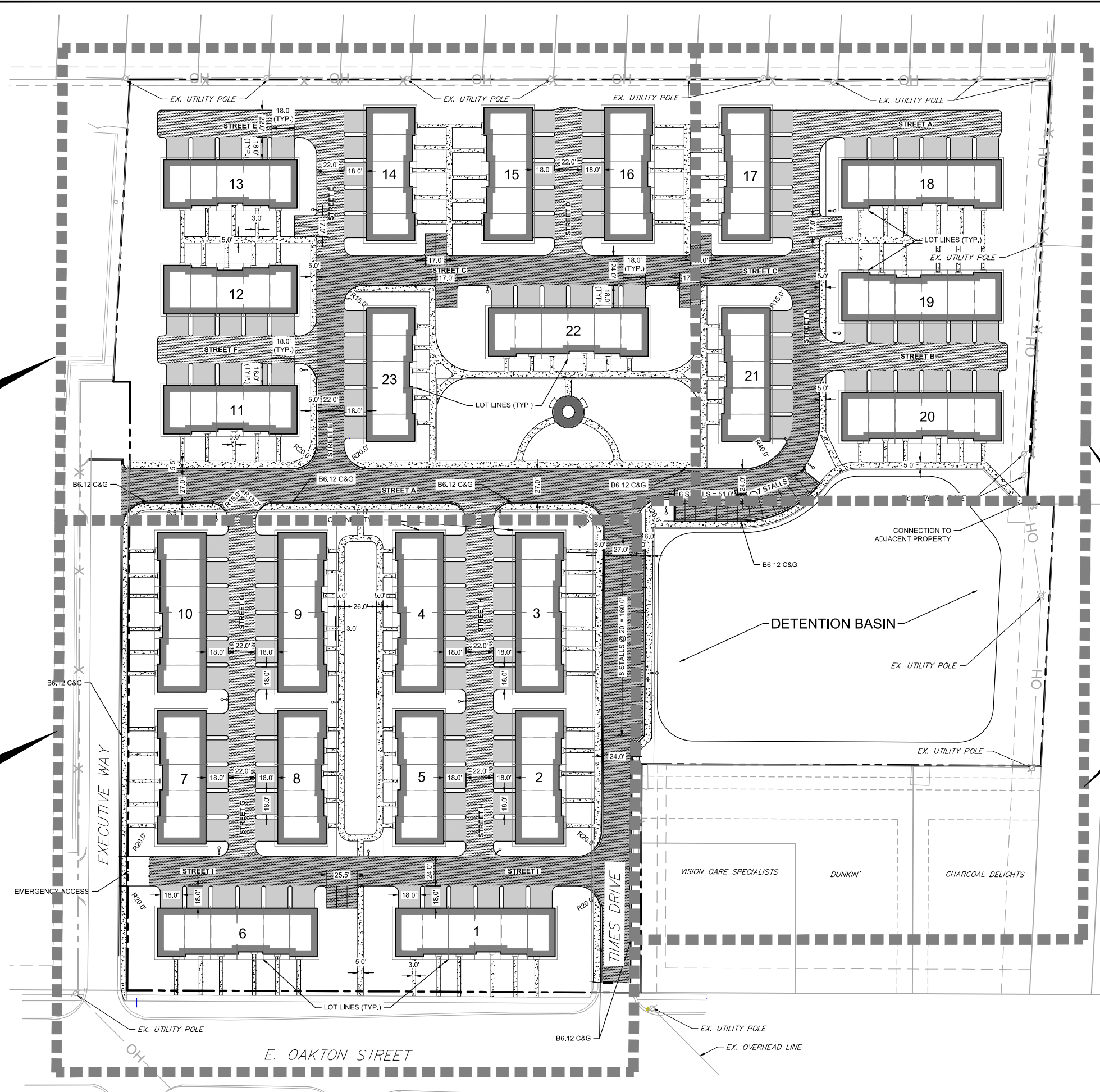
CURRENT ZONING	C-3
PROPOSED ZONING	PUD
LOT AREA	11.02 AC

BUILDING SUMMARY

5 UNIT BUILDINGS	13 BUILDINGS
6 UNIT BUILDINGS	10 BUILDINGS

PARKING SUMMARY

GUEST PARKING	28 STALLS
DRIVEWAY PARKING	250 STALLS
TOTAL PARKING	278 STALLS



SEE SHEET C1.3
 FOR DETAILED
 SITE LAYOUT PLAN

SEE SHEET C1.1
 FOR DETAILED
 SITE LAYOUT PLAN

SEE SHEET C1.4
 FOR DETAILED
 SITE LAYOUT PLAN

SEE SHEET C1.2
 FOR DETAILED
 SITE LAYOUT PLAN

STORMWATER MANAGEMENT SUMMARY:
 REQUIRED DETENTION VOLUME = 4.13 AC-FT
 PROVIDED DETENTION VOLUME = 4.62 AC-FT
 REQUIRED VOLUME CONTROL = 0.48 AC-FT
 PROVIDED VOLUME CONTROL = 0.87 AC-FT
 ALLOWABLE RELEASE RATE = 2.20 CFS
 DESIGN RELEASE RATE = 2.15 CFS

3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 P. 630.598.0007
 WWW.CAGECIVIL.COM



REVISIONS	DATE

MY HOMES
**HALSTON MARKET
 RESIDENTIAL**
 NE CORNER OF EXECUTIVE WAY & E. OAKTON ST.
 DES PLAINES, IL

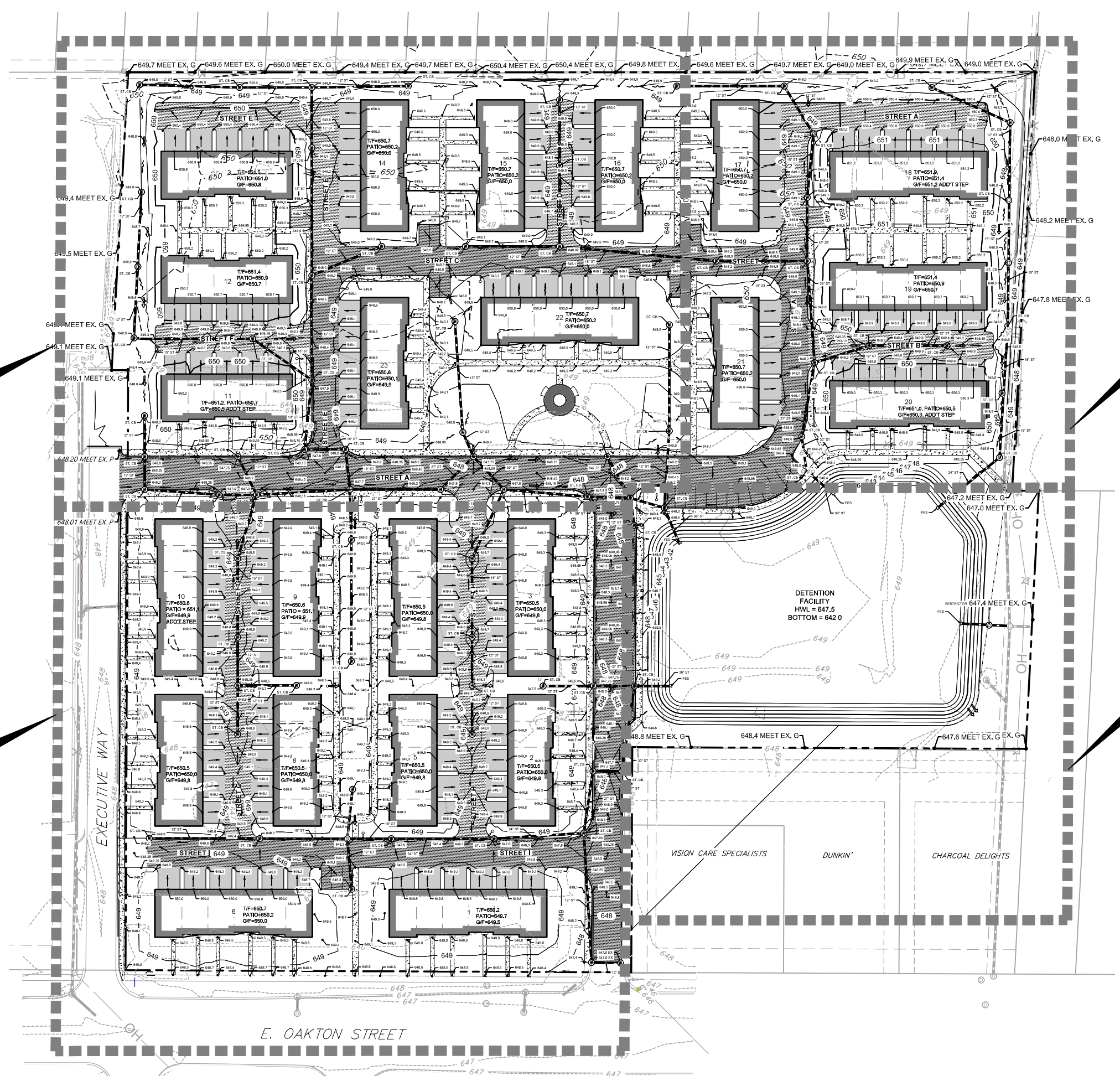
PROJ NO: 200138
 ENG: JGN
 DATE: 2021.04.23

SHEET TITLE
**OVERALL
 GRADING
 PLAN**

SHEET NUMBER
C2.0
 16



0 40' 80'
 1" = 40' (HORIZONTAL)
 Page 27 of 54



SEE SHEET C2.3
 FOR DETAILED
 GRADING PLAN

SEE SHEET C2.4
 FOR DETAILED
 GRADING PLAN

SEE SHEET C2.1
 FOR DETAILED
 GRADING PLAN

SEE SHEET C2.2
 FOR DETAILED
 GRADING PLAN

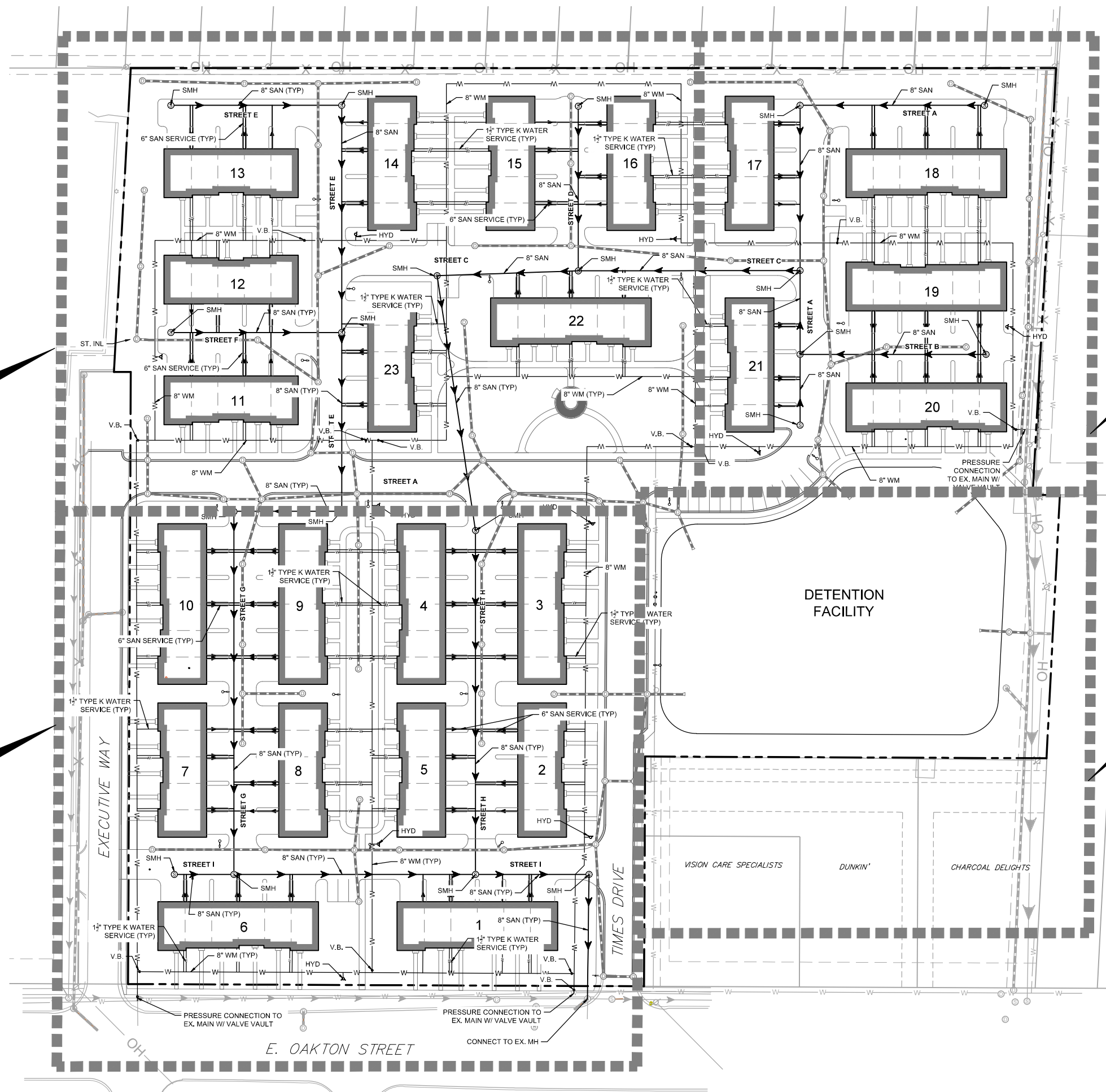
REVISIONS	Δ

M/I HOMES
**HALSTON MARKET
 RESIDENTIAL**
 NE CORNER OF EXECUTIVE WAY & E. OAKTON ST.
 DES PLAINES, IL

PROJ NO: 200138
 ENG: JGN
 DATE: 2021.04.23

SHEET TITLE
**OVERALL
 UTILITY
 PLAN**

SHEET NUMBER
C3.0

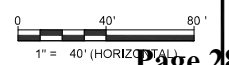


SEE SHEET C3.3
 FOR DETAILED
 UTILITY PLAN

SEE SHEET C3.4
 FOR DETAILED
 UTILITY PLAN

SEE SHEET C3.1
 FOR DETAILED
 UTILITY PLAN

SEE SHEET C3.2
 FOR DETAILED
 UTILITY PLAN



MEMORANDUM TO: Marc McLaughlin, AICP, GISP
M/I Homes

FROM: Javier Millan
Principal

Luay Aboona, PE, PTOE
Principal

DATE: December 4, 2020

SUBJECT: Traffic Impact Study
Proposed Residential Development
Des Plaines, Illinois

This memorandum summarizes the results of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Des Plaines, Illinois.

The site, which was formerly occupied by the Grazie Restaurant and Banquet Hall as well as various office/industrial/warehouse uses, is located on the north side of Oakton Street between Executive Way and Times Drive. As proposed, the site will be redeveloped to contain a residential development with 114 townhomes. Access will be provided off Times Drive and via a connection to Executive Way.

This study was conducted to assess the impact the proposed residential development will have on traffic conditions in the area and to recommend any roadway and access improvements and/or modifications necessary to accommodate center-generated traffic. The following sections of this report present the following.

- Existing roadway conditions
- A description of the proposed center
- Directional distribution of the proposed residential development
- Vehicle trip generation for the proposed development
- Future traffic conditions
- Traffic analysis for the weekday morning and evening peak hours
- Recommendations with respect to the adequacy of the development's access system and adjacent roadway network

Existing Conditions

Site Location

The site, which formerly contained Grazie Restaurant and Banquet Hall and other businesses, is located on the north side of Oakton Street between Executive Way and Times Drive. Land uses in the area primarily consist of single-family homes to the north, commercial/retail to the east and south, and the United States Post Office to the west. **Figure 1** shows the location of the site with respect to the surrounding roadway system. **Figure 2** shows an aerial view of the site.

Area Roadways

The principal roadways that provide access to the site are described in the following paragraphs and shown in **Figure 3**.

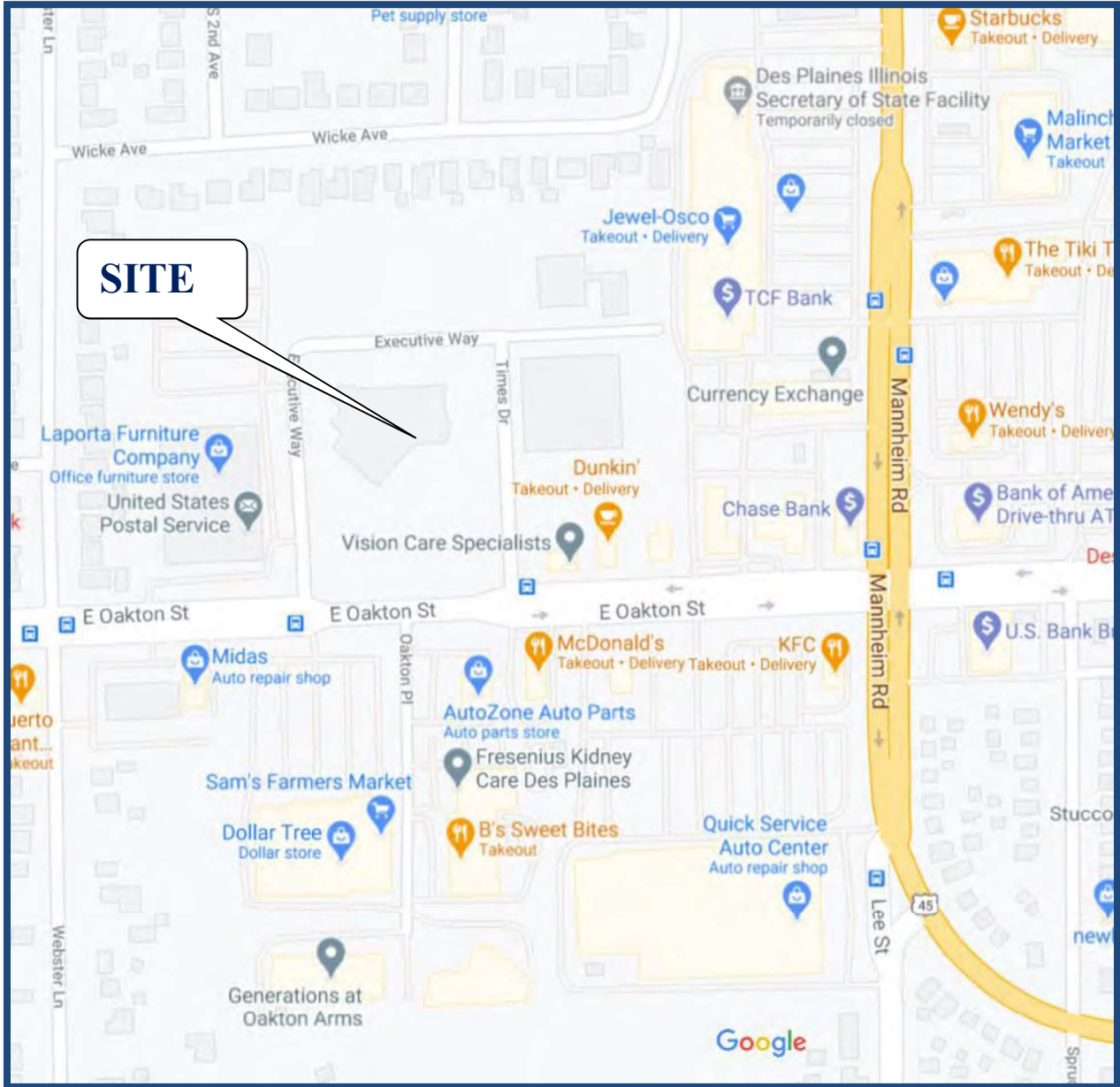
Oakton Street is an east-west minor arterial roadway that has a five-lane cross section. At its signalized intersection with Mannheim Road, Oakton Street provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on both approaches. A two-way left-turn lane (TWLTL) is provided along Oakton Street, thus providing an area for vehicles to perform left-turn maneuvers at the unsignalized intersections with Times Drives/McDonald's access drive, Oakton Place, and Executive Way/Sam's Farmers Market access drive. However, an exclusive eastbound left-turn lane is provided on Oakton Street at its intersection with Executive Way. No exclusive right-turn lanes are provided along Oakton Street at any of the aforementioned intersections. Oakton Street has a posted speed limit of 35 mph and is under the jurisdiction of the Illinois Department of Transportation (IDOT).

Mannheim Road (U.S. 12-45) is a north-south other principal arterial that generally provides a five-lane cross-section. At its signalized intersection with Oakton Street, Mannheim Road provides an exclusive left-turn lane, a through lane and a shared through/right-turn lane on both approaches. Mannheim Road has a posted speed limit 30 mph and is under IDOT's jurisdiction.

Times Drive is a north-south two-lane local road that extends from Oakton Street to Executive Way. An access drive serving a McDonald's restaurant is aligned opposite Times Drive. Times Drive is under stop sign control at Oakton Street. The road has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.

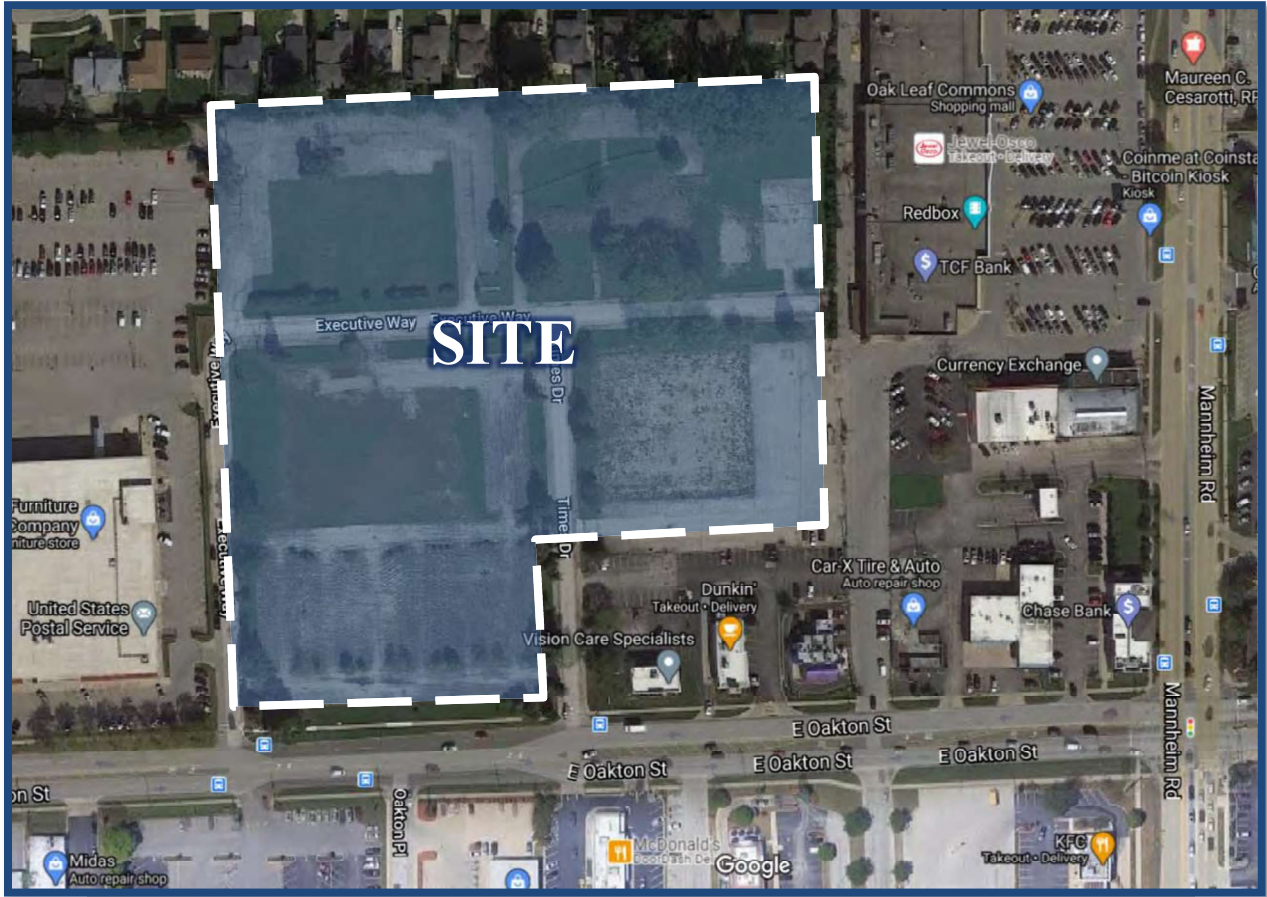
Executive Way is a two-lane local road that extends from Oakton Street approximately 500 feet north where it intersects Executive Way. Executive Way is under stop sign control at Oakton Street where it is aligned opposite the McDonald's restaurant access drive. The road has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.

Oakton Place is a north-south two-lane local road that extends from Oakton Street approximately 600 feet south where it terminates as a cul-de-sac. Oakton Place is under stop sign control at Oakton Street. The road has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.



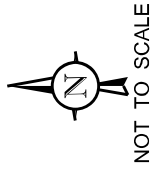
Site Location

Figure 1



Aerial View of Site

Figure 2



LEGEND

- TRAVEL LANE
- TRAFFIC SIGNAL
- STOP SIGN
- SPEED LIMIT
- BUS STOP
- BUS STOP WITH SHELTER
- TWO-WAY LEFT TURN LANE

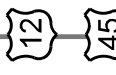


SINGLE-FAMILY HOMES

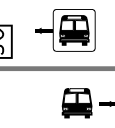


SITE

MANNHEIM ROAD



OAK LEAF COMMONS SHOPPING CENTER



TIMES DRIVE

OAKTON PLACE

FARMER'S MARKET ACCESS DRIVE

EXECUTIVE WAY

POST OFFICE

DUNKIN DONUTS

VISION CARE

CHARCOAL DELIGHTS

MCDONALD'S ACCESS DRIVE

MCDONALD'S

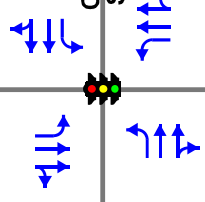
AUTO ZONE

SAM'S FARMER'S MARKET

FARMER'S MARKET

DOLLAR TREE

OAKTON STREET



35

25

25

25

35

Proposed Townhome Development
Des Plaines, Illinois

Existing Roadway Characteristics



Job No: 20-225

Figure: 3

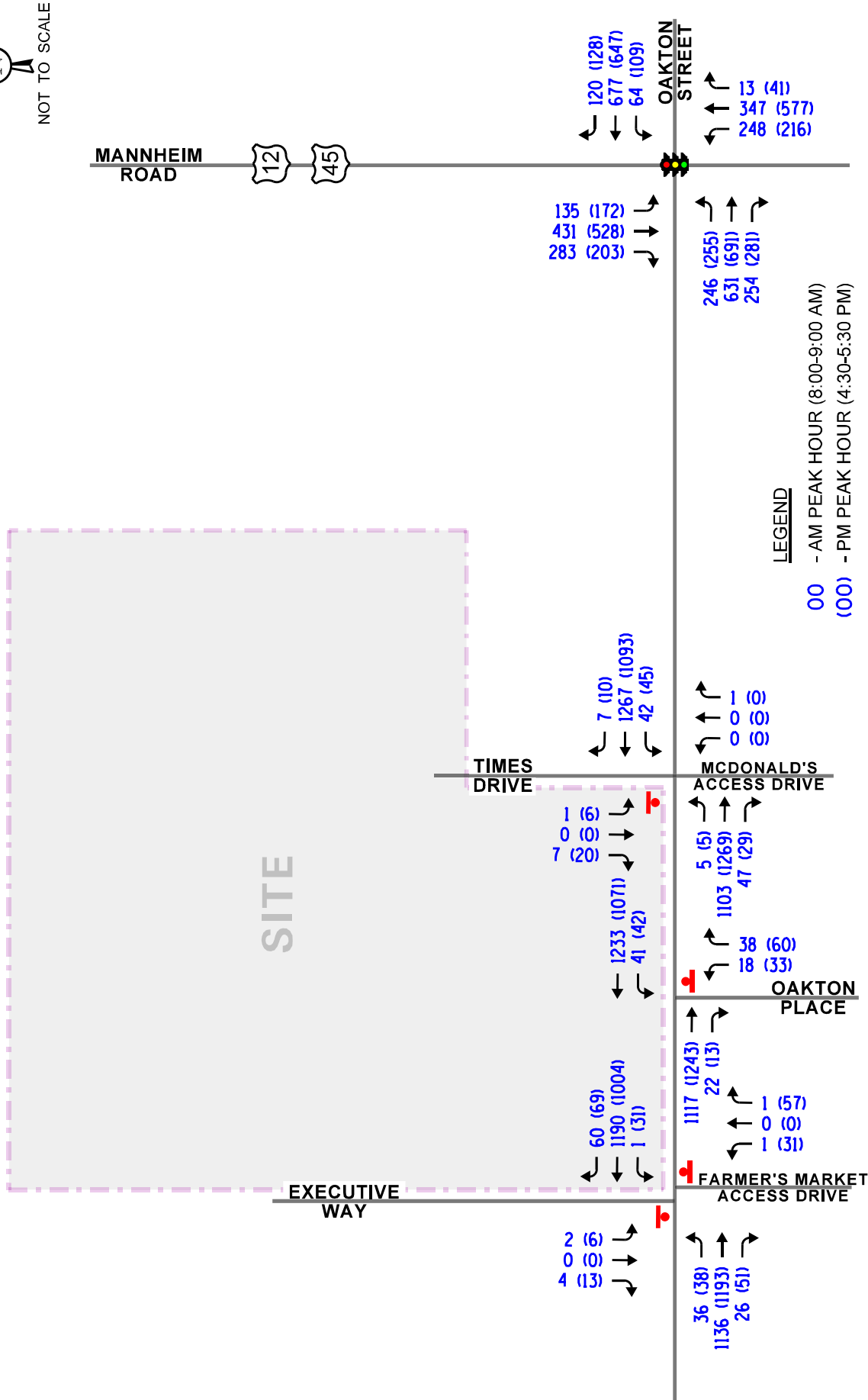
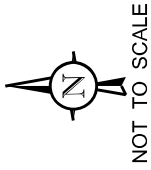
Executive Way/Sam's Farmers Market/Dollar Store access drive is a north-south two-lane local road that extends from Oakton Street approximately 500 feet north where it curves to the east. Executive Way serves the United States Post Office and is under stop sign control at its intersection with Oakton Street. The Sam's Farmers Market/Dollar Store access drive is located on the south side of Oakton Street slightly offset from Executive Way. This access drive provides one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control. Executive Way has a posted speed limit of 25 mph and is under the jurisdiction of the City of Des Plaines.

Existing Area Traffic Volumes

Given the Covid-19 pandemic and in order to determine current traffic conditions within the study area, KLOA, Inc. utilized peak period traffic counts utilizing Miovision Video Collection Units previously collected by KLOA, Inc. in January 2018. The counts were conducted during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Mannheim Road with Oakton Street
- Oakton Street with Times Drive/McDonald's access drive
- Oakton Street with Oakton Place
- Oakton Street with Executive Way/Sam's Farmers Market/Dollar Tree access drive

The results of the traffic counts indicated that the peak hours of traffic on weekdays occur between 8:00 and 9:00 A.M. during the morning peak hour and 4:30 P.M. to 5:30 P.M. during the evening peak hour. Copies of the traffic count summary sheets are included in the Appendix. To determine Year 2020 base traffic conditions, the 2018 traffic counts were increased by an annually compounded regional growth factor of 0.4 percent per year based on projections provided by the Chicago Metropolitan Agency for Planning (CMAP). **Figure 4** illustrates the existing peak hour traffic volumes.



Existing Traffic Volumes

Proposed Townhome Development
Des Plaines, Illinois

Crash Data Analysis

KLOA, Inc. obtained crash data^a for the past five years (2014 to 2018) for the study area intersections. **Tables 1** through **4** summarize the crash data for the intersections of Oakton Street with Mannheim Road, Times Drive, Oakton Place, and Executive Way. A review of the crash data revealed that no fatalities were reported at any of the study area intersections between 2014 and 2018.

Table 1

OAKTON STREET WITH MANNHEIM ROAD – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Overturned	Object	Rear End	Sideswipe	Turning	Ped	
2014	1	0	0	8	0	7	0	16
2015	1	0	1	5	0	5	3	15
2016	2	0	0	3	0	9	2	16
2017	0	1	0	4	1	6	0	12
2018	<u>2</u>	<u>0</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>7</u>	<u>2</u>	<u>17</u>
Total	6	1	2	24	2	34	4	76
Avg.	1.2	<1.0	<1.0	4.8	<1.0	6.8	<1.0	15.2

^a IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Table 2
OAKTON STREET WITH TIMES DRIVE – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	0	0	0	2	0	2
2015	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	1	0	1
2017	0	0	0	0	0	0	0	0
2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	0	0	0	0	0	3	0	3
Avg.	0	0	0	0	0	<1.0	0	<1.0

Table 3
OAKTON STREET WITH OAKTON PLACE – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Ped	
2014	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0
2016	1	0	0	0	0	1	0	2
2017	0	0	0	1	0	1	0	2
2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>4</u>
Total	1	0	0	1	1	4	1	8
Avg.	<1.0	0	0	<1.0	<1.0	<1.0	<1.0	1.6

Table 4
 OAKTON STREET WITH EXECUTIVE WAY – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	0	0	0	1	0	1
2015	0	0	0	0	0	1	0	1
2016	0	0	0	0	0	1	0	1
2017	0	0	0	0	0	0	0	0
2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	0	0	0	0	0	3	0	3
Avg.	0	0	0	0	0	<1.0	0	<1.0

Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Development Plan

As proposed, the site will be redeveloped with 114 townhomes. Access to the site will be provided via Times Drives and via a connection with Executive Way. No new curb cuts onto Oakton Street are being proposed. A copy of the preliminary site plan is included in the Appendix.

Directional Distribution

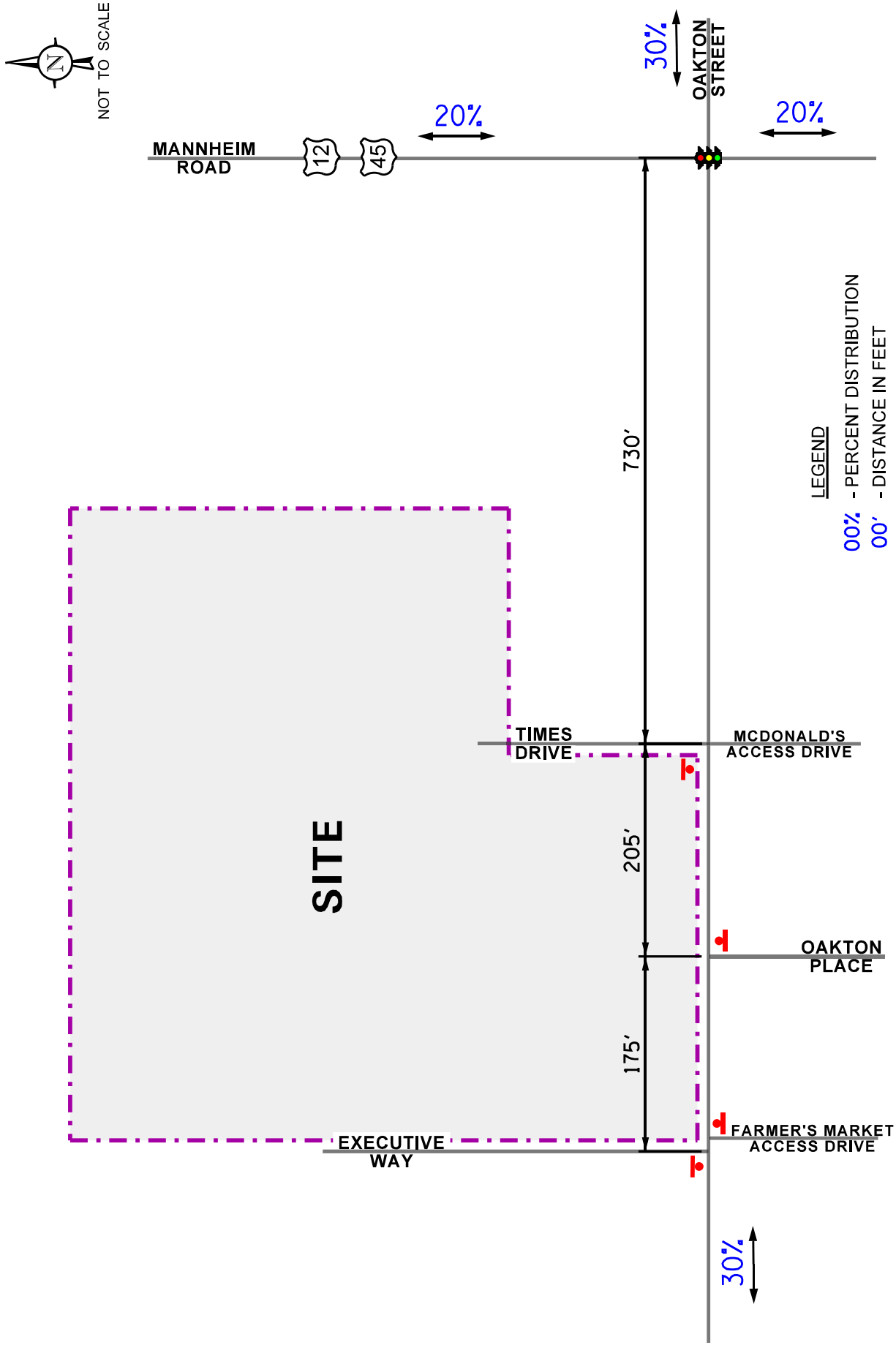
The directional distribution of how traffic will approach and depart the site was estimated based on the general travel patterns through the study area derived from the peak hour traffic volumes. **Figure 5** shows the established directional distribution for this development.

Trip Generation Estimates

The estimate of vehicle traffic to be generated by the proposed development is based upon the proposed land use types and sizes. The vehicle trip generation for the overall development was calculated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. **Table 5** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic. The ITE trip generation summary sheets are included in the Appendix.

Table 5
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily		
		In	Out	Total	In	Out	Total	In	Out	Total
220	Townhome Development (114 Units)	12	42	54	42	24	66	410	410	820



Estimated Directional Distribution

Proposed Townhome Development
 Des Plaines, Illinois

Development Traffic Assignment

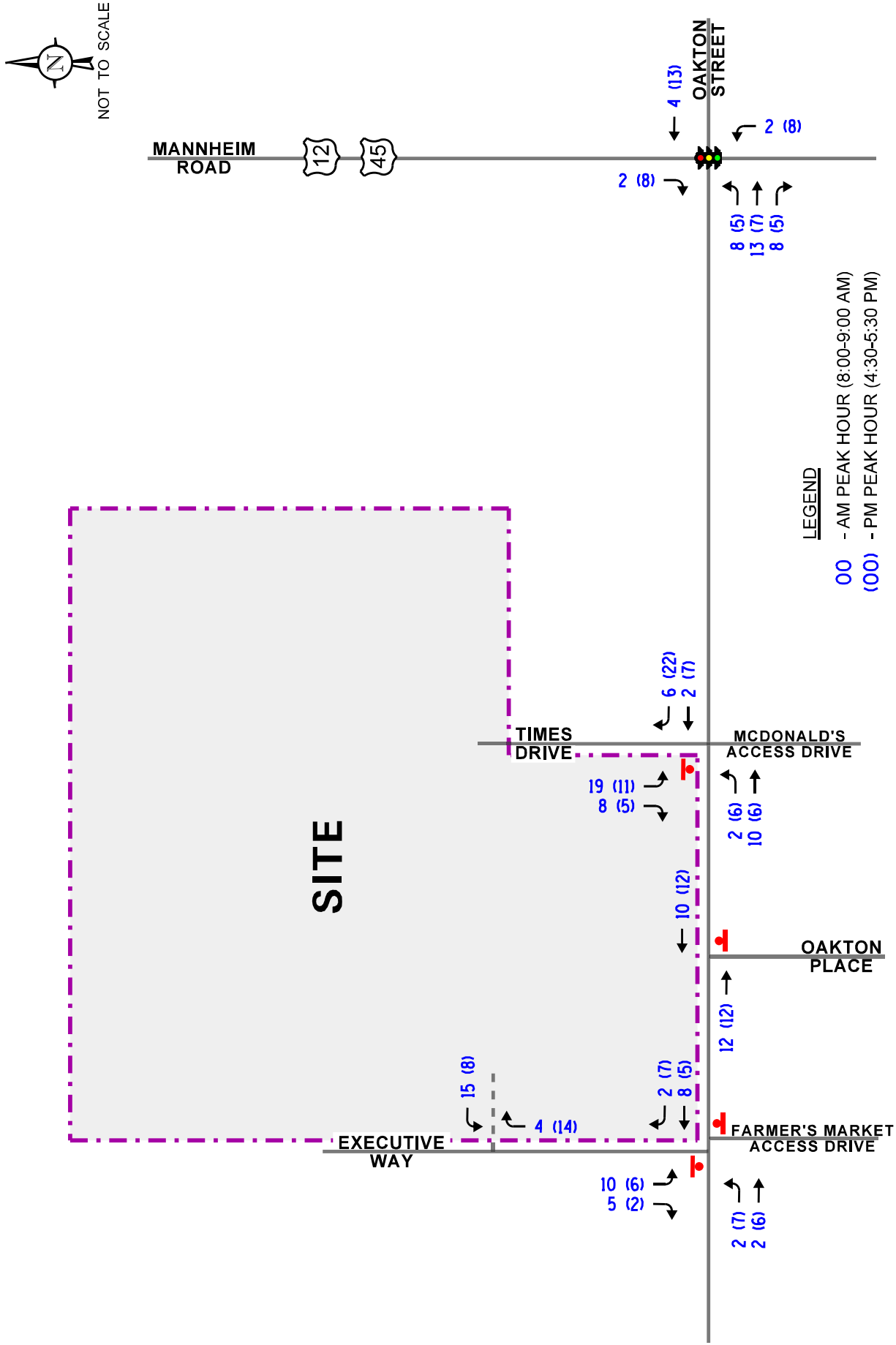
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 6** illustrates the traffic assignment of the new trips generated by the proposed development during the peak hours.

Year 2026 No-Build Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any planned development). Based on AADT projections provided by CMAP, the existing traffic volumes are projected to increase by an annual compounded growth rate of approximately 0.4 percent per year. As such, traffic volumes were increased by approximately three (3) percent total to represent Year 2026 no-build traffic conditions (one-year buildout plus five years). A copy of the CMAP projections letter is included in the Appendix. **Figure 7** illustrates the Year 2026 no-build traffic volumes.

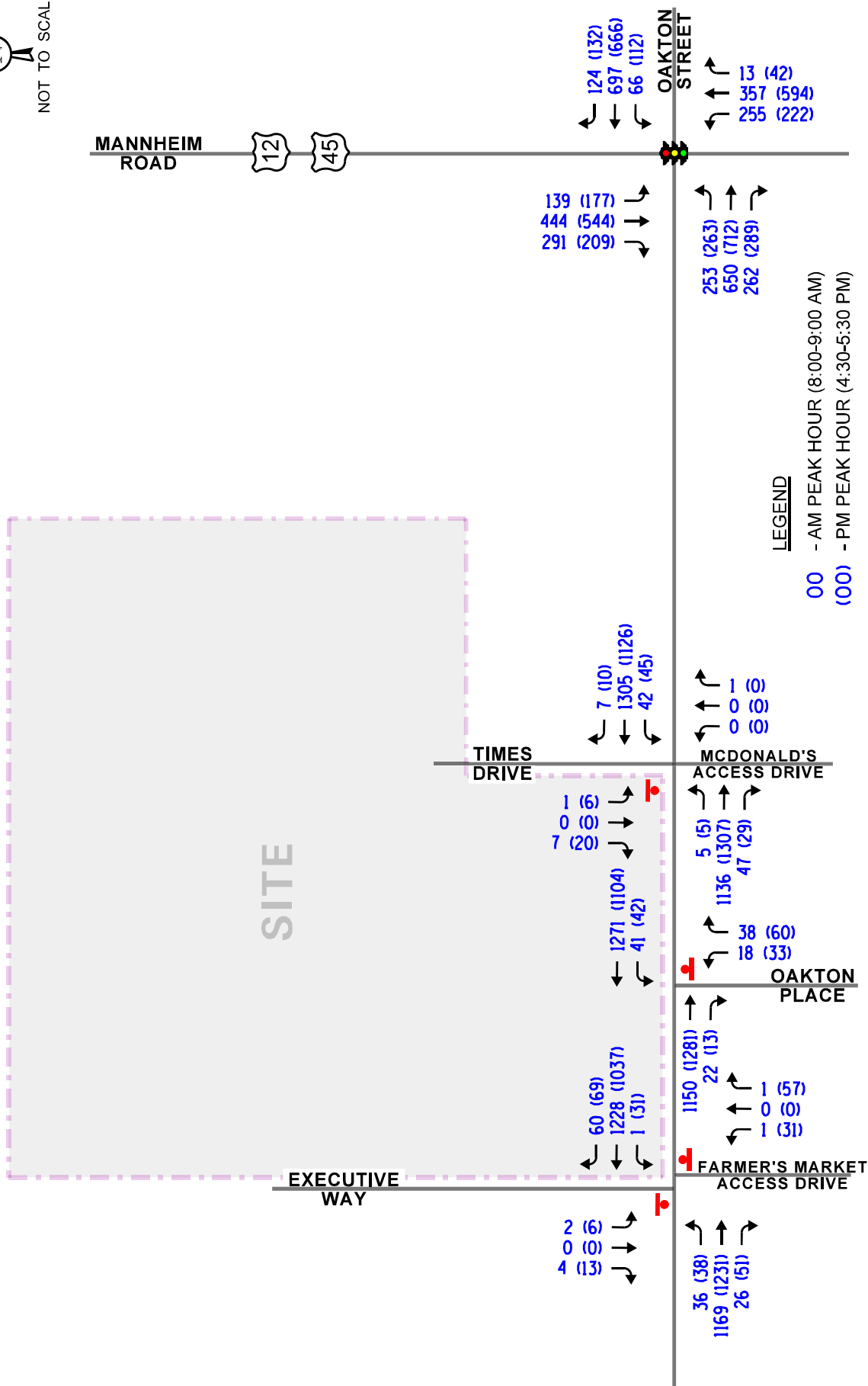
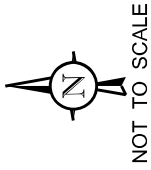
Year 2026 Total Projected Traffic Conditions

The new development-generated traffic (Figure 6) was added to the existing traffic volumes increased by the regional growth factor (Figure 7) to determine the Year 2026 total projected traffic volumes. **Figure 8** illustrates the Year 2026 total projected traffic volumes during the peak hours.



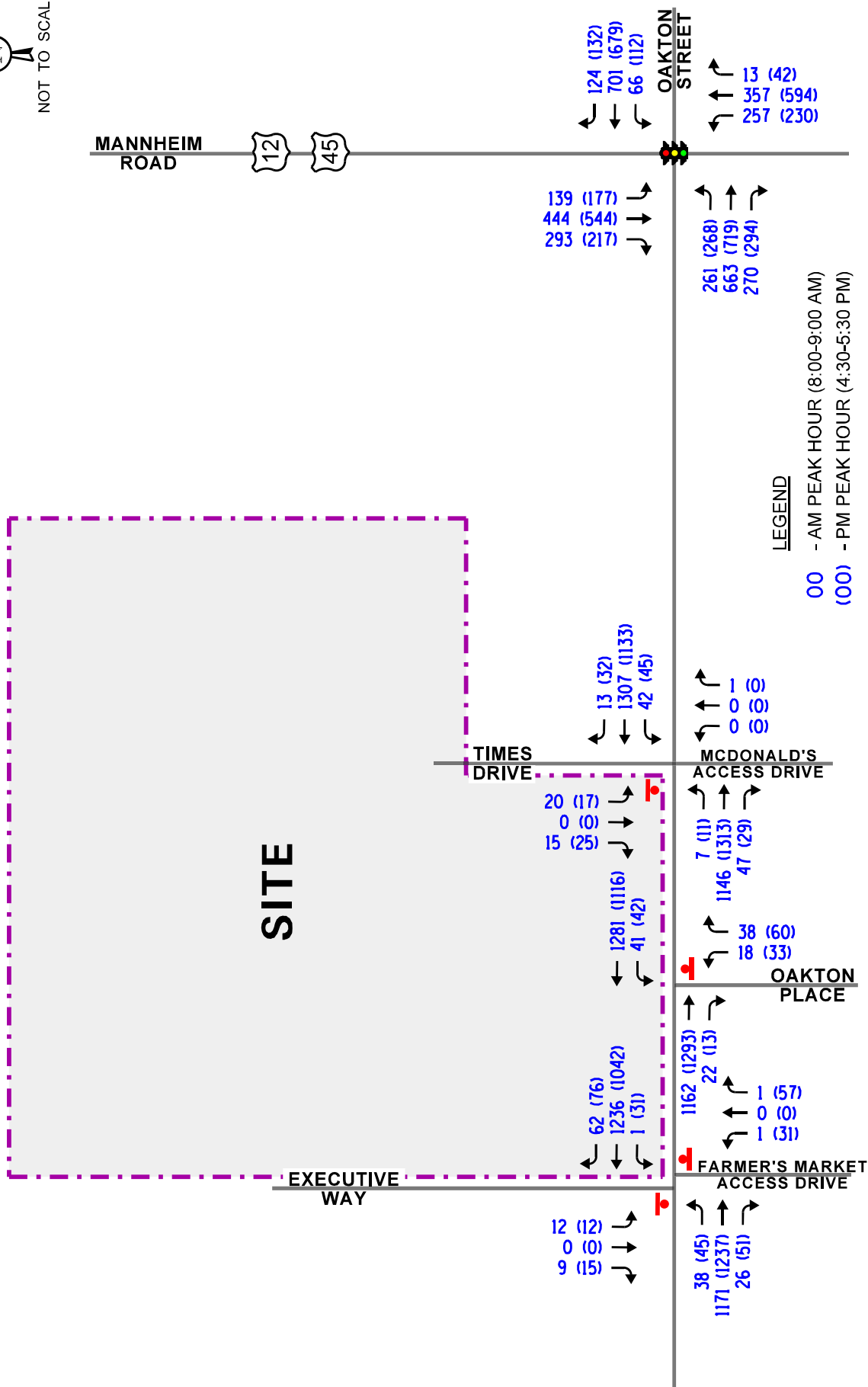
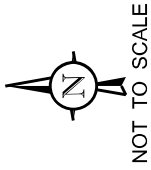
Proposed Townhome Development
Des Plaines, Illinois

Estimated Site-Generated Traffic Volumes



Year 2026 No-Build Traffic Volumes

Proposed Townhome Development
Des Plaines, Illinois



Proposed Townhome Development
 Des Plaines, Illinois

Evaluation and Recommendations

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the Year 2020 base, Year 2026 no-build, and Year 2026 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 10 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the Year 2020 base, Year 2026 no-build, and Year 2026 total projected conditions are presented in **Tables 6** through **9**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix

Table 6
CAPACITY ANALYSIS RESULTS – MANNHEIM ROAD WITH OAKTON STREET – SIGNALIZED

Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
	L	T	R	L	T	R	L	T	R	L	T	R	
Year 2020 Base Traffic Volumes	F	D		C	D		D	C		B	D		D 42.3
	83.0	39.4		20.6	45.7		39.9	28.3		19.4	42.5		
Year 2026 Projected Traffic Volumes	D – 48.9			D – 43.8			C – 33.0			D – 38.8			D 45.5
	E	D		C	D		C	C		C	D		
Year 2026 No-Build Traffic Volumes	59.5	53.2		32.6	52.4		32.3	33.7		26.9	43.1		D 45.5
	D – 54.5			D – 50.0			C – 33.3			D – 40.0			
Year 2026 Projected Traffic Volumes	F	D		C	D		D	C		B	D		D 45.0
	100.7	40.5		21.1	46.8		45.8	28.6		19.6	44.2		
Year 2026 Projected Traffic Volumes	D – 53.6			D – 44.9			D – 35.6			D – 40.3			D 47.0
	E	D		C	D		D	C		C	D		
Year 2026 Projected Traffic Volumes	65.2	53.4		32.9	52.2		37.6	34.8		28.8	45.9		D 47.0
	E – 55.9			D – 49.9			D – 35.5			D – 42.7			
Year 2026 Projected Traffic Volumes	F	D		C	D		D	C		B	D		D 46.6
	113.7	41.7		21.4	47.0		47.2	28.6		19.7	44.6		
Year 2026 Projected Traffic Volumes	E – 57.4			D – 45.1			D – 36.2			D – 40.6			D 48.5
	E	D		C	D		D	C		C	D		
Year 2026 Projected Traffic Volumes	71.6	55.0		33.0	53.9		40.2	34.7		28.8	46.8		D 48.5
	E – 58.3			D – 51.4			D – 36.2			D – 43.4			

Letter denotes Level of Service
Delay is measured in seconds.
L – Left Turns
T – Through
R – Right Turns

Table 4
 CAPACITY ANALYSIS RESULTS
 UNSIGNALIZED INTERSECTIONS – YEAR 2020 BASE CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Oakton Street with Times Drive				
• Northbound Approach	B	13.1	A	0.0
• Southbound Approach	C	17.3	C	19.2
• Eastbound Left Turn	B	12.0	B	11.0
• Westbound Right Turn	B	12.1	B	12.8
Oakton Street with Oakton Place				
• Northbound Approach	C	20.4	D	27.2
• Westbound Left	B	11.6	B	12.4
Oakton Street with Executive Way				
• Northbound Approach	C	24.3	D	28.4
• Southbound Approach	C	22.3	C	20.8
• Eastbound Left Turn	B	12.3	B	11.1
• Westbound Left Turn	B	11.3	B	12.2
LOS = Level of Service Delay is measured in seconds				

Table 5
 CAPACITY ANALYSIS RESULTS
 UNSIGNALIZED INTERSECTIONS – YEAR 2026 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Oakton Street with Times Drive				
• Northbound Approach	B	13.3	A	0.0
• Southbound Approach	C	17.8	C	19.9
• Eastbound Left Turn	B	12.2	B	11.1
• Westbound Right Turn	B	12.4	B	13.1
Oakton Street with Oakton Place				
• Northbound Approach	C	21.2	D	28.7
• Westbound Left	B	11.8	B	12.7
Oakton Street with Executive Way				
• Northbound Approach	D	25.2	D	30.1
• Southbound Approach	C	23.2	C	21.7
• Eastbound Left Turn	B	12.6	B	11.3
• Westbound Left Turn	B	11.4	B	12.4
LOS = Level of Service Delay is measured in seconds				

Table 6
 CAPACITY ANALYSIS RESULTS
 UNSIGNALIZED INTERSECTIONS – YEAR 2026 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Oakton Street with Times Drive				
• Northbound Approach	B	13.4	A	0.0
• Southbound Approach	E	37.2	D	27.7
• Eastbound Left Turn	B	12.3	B	11.4
• Westbound Right Turn	B	12.4	B	13.2
Oakton Street with Oakton Place				
• Northbound Approach	C	21.4	D	29.1
• Westbound Left	B	11.9	B	12.8
Oakton Street with Executive Way				
• Northbound Approach	D	25.4	D	31.2
• Northbound Approach	D	32.1	D	26.8
• Eastbound Left Turn	B	12.7	B	11.5
• Westbound Left Turn	B	11.5	B	12.5
LOS = Level of Service Delay is measured in seconds				

Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

Mannheim Road with Oakton Street

The results of the capacity analysis indicate that overall this intersection currently operates at LOS D during the weekday morning and evening peak hours. All approaches currently operate at an acceptable LOS D or better during both peak hours. It is important to note that based on our observations, eastbound traffic during the morning peak hour sometimes backs up to and beyond Times Drives. However, most of these backups cleared the intersection with every green phase.

Under Year 2026 no-build conditions, overall this intersection will continue to operate at the same LOS D during the weekday morning and evening peak hours with increases in delay of less than three seconds during both peak hours.

Under Year 2026 total projected conditions, overall this intersection will continue to operate at LOS D during the weekday morning and evening peak hours with increases in delay of less than two seconds over no-build conditions. Additionally, the increase in traffic traveling through this intersection will be limited amounting to approximately one percent of the year 2026 future traffic volumes and, as such, the traffic generated by the proposed development will not have a significant impact on the overall operations of this intersection.

Oakton Street with Times Drive

All of the turning movements at this intersection are operating at acceptable LOS under existing conditions and will continue to do so under Year 2026 No Build conditions. Under Year 2026 projected conditions, all of the turning movements will continue operating at an acceptable LOS with the exception of the southbound approach which will operate at a LOS E during the morning peak hour. This is normal and expected at an unsignalized intersection where a minor street like Times Drive intersects a major road like Oakton Street. It is important to note that based on our observations, traffic is able to enter and exit Times Drive more efficiently than what the capacity analyses have shown due to the gaps created in the through traffic stream along Oakton Street by the traffic signals at Mannheim Road to the east and Webster Lane to the west. This was further validated by the traffic simulations and the results of the capacity analyses which showed vehicles being able to enter and exit this intersection and outbound queues on Times Drive of two vehicles or less. As such, the existing intersection is sufficient to accommodate the proposed center and the other growth in the area.

Oakton Street with Oakton Place

This intersection is currently operating at a good LOS. Assuming the total traffic volumes, this intersection is projected to continue to operate at a good level of service. As such, the intersection has sufficient capacity to accommodate the projected traffic volumes.

Oakton Street with Executive Way

All of the turning movements at this intersection are operating at acceptable LOS under existing conditions and will continue to do so under Year 2026 No Build conditions. Under Year 2026 projected conditions, all of the turning movements will continue operating at an acceptable LOS indicating that the intersection has sufficient reserve capacity to accommodate the future traffic volumes. No additional geometric or traffic control improvements will be necessary in conjunction with the proposed development.

Development's Access and Traffic Signal Need Evaluation

Based on a review of the site plan and the results of the capacity analyses, the development's plan to provide two access points on Oakton Street (one via Times Drive and another via a connection with Executive Way) will provide for adequate and efficient accessibility for the future residents and for emergency vehicles. Further, inspection of the traffic volumes indicates that the installation of a traffic signal on Oakton Street at either Times Drive, Oakton Place or Executive Way is undesirable will not be required for the following reasons:

- The proposed development is only projected to generate 12 inbound and 42 outbound trips during the weekday morning peak hour and 42 inbound trips and 24 outbound trips during the weekday evening peak hour.
- When this projected volume of traffic is assigned to the two existing roads that will serve as means of ingress/egress, the additional traffic at either one of the existing roads will be very minimal.
- Following IDOT guidelines for traffic signal warrants and based on the traffic signal warrants published in the Manual on Uniform Traffic Control Devices (MUTCD), the following was determined:
 - The future peak hour traffic volumes for outbound movements on Oakton Place at Oakton Street will not be greater than the minimum threshold of 80 vehicles per hour (when adjusting the outbound volumes for right-turn reductions per IDOT guidelines) to meet the Peak-Hour Warrant.
 - The projected future traffic volumes that would exit onto Oakton Street at Times Drive or at Executive Way will not be greater than the minimum threshold of 80 vehicles per hour to meet the Peak Hour Warrant.
- None of the intersections meet the spacing requirement typically required by IDOT which states that traffic signals should be spaced at a minimum of one-quarter of a

mile (1,320 feet) to the closest signal. Oakton Place is located 935 feet west of the existing traffic signal at Manheim Road and 695 feet east of the existing traffic signal at Webster Lane.

- Times Drive and Executive Way, which also permit full movements, are only located approximately 205 and 175 feet from Oakton Place, respectively. In addition, five access drives on the south side of Oakton Street are located within 400 feet of Oakton Place. The proximity of these roadways and access drives to a new signal will impact the operation of the intersection and turning restrictions may need to be required to/from some of these existing roadways and access drives.

Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- As proposed, the site will be redeveloped with approximately 114 townhomes
- Access to the proposed townhome development will be provided via the existing Times Drive and Executive Way. No new curb cuts onto Oakton Street are being proposed.
- The results of the capacity analyses have shown that the existing roadway system is sufficient to accommodate the traffic to be generated by the proposed development.
- Given the low volume of traffic to be generated by the proposed residential development, the provision of two means of ingress/egress to serve the development is sufficient to accommodate the projected traffic volumes and will provide efficient and flexible accessibility distributing the traffic volumes without overloading a specific intersection.
- The roadway system has generally sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed townhome development and no additional roadway improvements or traffic control modifications are required.
- Based on the projected traffic volumes, the requirements set forth in the MUTCD as well as IDOT's guidelines, a traffic signal is not necessary or warranted to be provided to serve the proposed development.

Site and Context Photos



1050 E. Oakton Street – Facing East from Times Drive



1050 E. Oakton Street – Facing North from Executive Way

Site and Context Photos (continued)



1050 E. Oakton Street – Facing Southeast from Executive Way curve



1050 E. Oakton Street – Facing South from Executive Way curve