



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

Planning and Zoning Board Agenda February 23, 2022 Room 102 – 7:00 P.M.

Call to Order

Chairman Announcement:

The public hearing for 1050 E. Oakton Street (also 1000-1110 Executive Way and 1555 Times Drive), Case Number 22-002-FPUD-FPLAT-VAC, has been rescheduled for **Tuesday, March 8, 2022**, 7 p.m. in Room 102 of City Hall, 1420 Miner Street, Des Plaines, Illinois.

Roll Call

Approval of Minutes: February 8, 2022

Public Comment: For matters that are not on the agenda

New Business:

1. Address: 1041 North Avenue

Case Number: 22-006-FPLAT

The petitioner is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-302-003-0000

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

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

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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.

Case 22-003-FPLAT

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DES PLAINES PLANNING AND ZONING BOARD MEETING

February 8, 2022

DRAFT MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, February 8, 2022, 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: Szabo, Veremis, Saletnik, Hofherr, Catalano, Weaver, Fowler

ABSENT: None

ALSO PRESENT: Jonathan Stytz, Planner/Community & Economic Development
John Carlisle, Director of Community & Economic
Development/Recording Secretary

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Fowler, seconded by Board Member Hofherr to approve the minutes of January 25, 2022, as presented.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIED *****

PUBLIC COMMENT

There was no public comment.

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NEW BUSINESS

1. Addresses: 2805-2845 Mannheim Road

Case Number: 22-003-FPLAT

The Petitioner GW Properties is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to allow a restaurant and retail development. The petitioner requested and was approved for a Tentative Plat of Subdivision by the Planning and Zoning Board (PZB) on September 28, 2021, per Section 13-2-2 of the Subdivision Regulations.

PINs: 09-33-300-001-0000; 09-33-300-002-0000; 09-33-300-003-0000; 09-33-300-004-0000; 09-33-300-005-0000; 09-33-300-006-0000; 09-33-300-007-0000; 09-33-300-008-0000; 09-33-300-009-0000; 09-33-301-008-0000; 09-33-301-014-0000; 09-33-301-015-0000

Petitioner: GW Properties, 2211 N. Elston Ave, Suite 400, Chicago, IL 60614

Owner: GW Properties, 2211 N. Elston Ave, Suite 400, Chicago, IL 60614

Chairman Szabo swore in Bryan Rosenblum, with GW Properties 2211 N. Elston Ave. Chicago, IL. Mr. Rosenblum stated he is proposing a new ground up development at the vacant property at the corner of Mannheim and Pratt. We are proposing a multi-tenant building as well as a free standing single tenant building. We have been working with staff diligently to get this site plan were it is today. The request we are making today is on the final plat.

Jonathan Stytz, Planner for CED gave his staff report.

Issue: The Petitioner GW Properties is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to allow a commercial development with two billboards, one existing and one new. The petitioner requested and was approved for a Tentative Plat of Subdivision by the Planning and Zoning Board (PZB) on September 28, 2021, per Section 13-2-2 of the Subdivision Regulations. This approval was reinforced by the City Council via Ordinance Z-51-21, approved October 18, 2021.

Address: 2805-2845 Mannheim Road

Owner: GW Mannheim Pratt LLC and 1828 West Foster LLC, 2211 N. Elston Ave., Suite 400, Chicago, IL 60614; Image Des Plaines LLC, 5101 Darmstadt Road, Hillside, IL 60162

Petitioner: GW Properties, 2211 N. Elston Ave., Suite 400, Chicago, IL 60614

Case Number: 22-003-FPLAT

PIN: 09-33-300-001-0000; 09-33-300-002-0000; 09-33-300-003-0000; 09-33-300-004-0000; 09-33-300-005-0000; 09-33-300-006-0000; 09-33-300-007-0000; 09-33-300-008-0000; 09-33-300-009-0000; 09-33-301-008-0000; 09-33-301-

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014-0000; 09-33-301-015-0000

Ward: #6, Alderman Malcolm Chester

Existing Zoning: C-3 General Commercial District

Surrounding Zoning: North: C-3, General Commercial District
South: C-3, General Commercial District
East: C-3, General Commercial District
West: Commercial (Village of Rosemont)

Surrounding Land Use: North: Commercial (banquet hall)
South: Tollway; Orchards at O'Hare commercial development
East: Railroad; ComEd facility
West: Commercial (hotel)

Street Classification: Mannheim Road is an arterial road, and Pratt Avenue is a local road.

Comprehensive Plan: Commercial is the recommended use of the property.

Project Summary: GW Mannheim Pratt LLC and 1828 Foster LLC (both managed by developer and petitioner GW Properties), as well as billboard company Image Des Plaines LLC, are owners of the approximately 4-acre site at the southeast corner of Mannheim Road and Pratt Avenue, roughly bordered by the Canadian National rail line on the east and I-90/Tollway on the south. Aside from an existing billboard in the southwest corner, the site is currently vacant. The petitioner proposes a full redevelopment with the following elements:

- The existing billboard;
- A 5,000-square-foot building, currently envisioned as a Class A restaurant;
- An 11,000-square-foot multi-tenant commercial building (shopping center) containing a mix of restaurants and retail;
- 207 surface parking spaces, including seven mobility impaired accessible spaces;
- A 19,000-square-foot above-ground basin for storm water; and
- A new electronic message board billboard, with an easement provided for an access drive, in the southeast corner of the site (a separate application [Case 21-042-TA-V] was filed and approved on December 6, 2021 via Ordinances Z-52-21 and Z-53-21).

The final engineering drawings submitted as part of this application are based on a slightly different site plan than that approved by Ordinance Z-51-21. The changes are a.) An 11,000-square-foot multi-tenant building instead of a 10,500-square-foot one and b.) 207 total parking spaces instead of 212. Section 7 of the approving ordinance allows the Director of Community and Economic Development to approve minor changes and site work in accordance with applicable City codes, ordinances, and standards. These two changes do not affect the basis of the PZB's recommendation or the City Council's approval of major variation for number of principal buildings (two buildings are approved.) Further, based on the estimated required parking for a Class A restaurant (50 spaces, based on estimated 4,000 square feet of net area and 30 employees) and a shopping center (33 spaces for 11,000 square feet of gross floor area), 207

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spaces would far exceed the minimum requirements. The arrangement of buildings and parking follow the same layout and circulation pattern as the original. Therefore, based on the Director's approval of these minor changes, the petitioner has designed the final submittal accordingly.

The Final Plat of Subdivision shows the land being delineated into four lots of record:

- Lot 1 (northernmost): standalone restaurant with parking;
- Lot 2: multi-tenant restaurant-retail development with parking and the storm water basin;
- Lot 3: existing billboard to remain; and
- Lot 4: new billboard

Lot 3 will not meet minimum the minimum 125-foot lot depth set forth by Section 13-2-5.R of the Subdivision Regulations (proposed at 58.65 feet), and Lot 4 will not front on a dedicated public street, required by Section 13-2-5.V. Note that the C-3 zoning district does not have a minimum lot area or depth, nor does it require lots to front on a public street. Therefore, the variations required are strictly from the Subdivision Regulations, not from the Zoning Ordinance. Comments on the three subdivision variation standards are listed below.

The Public Works and Engineering (PWE) Department is requiring the existing public sanitary sewer connection that utilizes the site to be maintained via an easement indicated on the Final Plat, which is shown. Other on-site, underground public infrastructure may be abandoned and removed, as the previous Alger Street and Railroad Avenue were vacated years ago. In addition, public improvements are required by the City Engineer per 13-2-4 of the Subdivision Regulations. The petitioner collaborated with PWE to establish an agreed-upon list and cost estimates. In summary, key improvements are a.) Reconstructing the sanitary sewer, b.) replacing the water main in the Mannheim Road right-of-way, c.) Constructing a widened sidewalk (multiuse side path) in the Pratt Avenue right-of-way, and d.) Reconstructing curbs and gutters as necessary. Prior to recording the approved final plat, the petitioner will be required to post a performance security, based on the cost estimates agreed to by the City Engineer, for the completion of the public improvements. The petitioner and Engineer have agreed on these amounts, and the details can be found with the attached Final Engineering plans.

PZB Findings for Subdivision Variation: The PZB may recommend variations from the Subdivision Regulations when, in its opinion, undue hardship may result from strict compliance. In recommending any variation, the PZB should prescribe only conditions that it deems necessary to or desirable for the public interest. In making its findings, as listed below, the PZB shall consider the nature of the proposed subdivision and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. Staff has the following comments, which the PZB may adopt or create its own.

1. **That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.**

Comment: The subdivision's lengthy southern boundary with the tollway, as well as the presence of an existing billboard and the approval for a new billboard, makes the variation requests logical. On development sites such as this, billboard land is reasonably expected to exist under separate

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ownership from the rest of the development, and the land required for a billboard is substantially less than land (i.e. lot area) required for most structures. It will be impractical and unnecessary to extend a public street to the lot for the new billboard (Lot 4).

2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

Comment: The petitioner has already received zoning entitlements (Ordinances Z-51-21, Z-52-21, and Z-53-21) for the mix of buildings and structures. Approving the lot dimensions and arrangement shown on the Final Plat of Subdivision is necessary to allow those entitlements to be implemented.

3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

Comment: The City Council's approval of zoning variations for the number of buildings and the new billboard location, as well as the map and text amendments, already considered public-welfare implications. The Council found that the development overall is not a detriment to the subject property or surrounding properties.

PZB Procedure and Recommended Conditions: Pursuant to Section 13-2-7 of the Subdivision Regulations and recognizing that the City Council has final approval authority, the PZB may vote to recommend approval of the Final Plat of Subdivision with variations for minimum lot depth for Lot 3 and lack of frontage on a public street for Lot 4. If the PZB chooses to recommend approval, the variations should be based on the findings and noted in the transmittal letter to the City Council.

Staff recommends one approval condition: Prior to signatures and recording, all easement and drawing language and labels on the Final Plat of Subdivision and Final Engineering drawings shall be clear and aligned with the site plan.

Member Catalano asked who the tenants are or will be and when do you hope to break ground?

Mr. Rosenblum stated we have Outback Steakhouse, First Watch, Five Guys, Sleep Number Mattresses, and Tropical Smoothie. We would like to break ground as soon as we can—most likely spring—once we have all appropriate approvals.

A motion was made by Board Member Catalano, seconded by Board Member Hofherr, to approve a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to allow a restaurant and retail development with the condition in the staff report.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIES UNANIMOUSLY ****

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2. Addresses: 2514 Ballard Road

Case Number: 22-005-TA-CU
Public Hearing

The petitioner is requesting text amendments to various sections of the Des Plaines Zoning Ordinance, as amended, to add Adult Day Service as a conditional use in select zoning districts across the City. The petitioner is also requesting a conditional use to allow an Adult Day Service use at 2514 Ballard Road, as well as any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-15-308-017-0000

Petitioner: Phil Joo Yum, 2501 Independence Avenue, Glenview, IL 60026

Owner: Ae Hee Yum, 2501 Independence Avenue, Glenview, IL 60026

Chairman Szabo swore in Ae Hee Yum and Phil Joo Yum, 2501 Independence Ave. Glenview, IL. Ms. Yum provided an overview of their proposed use: I am currently running the business in Niles. I prepared a brochure for all to view to get an idea of what I do. Elderly people would come to the center to get together with friends and the main idea is they can have support and feel life if valuable. We have a lot of support and activates for them to participate in from dancing, reading, and games. It is a great system in place that will help their entire family.

Member Fowler asked if this is a one story building or two story building.

Ae Hee Yum responded it is a one story building. We have to follow the department of aging's requirements, and it is safer for the elderly.

Member Fowler asked if it is going to be brick.

Ae Hee Yum stated so far yes but it is also up to the architecture and he will present that.

Member Veremis asked how many participants are there now in the Niles location.

Ae Hee Yum said there are forty (40) attendees currently.

Member Hofherr asked if there is a bus service for attendees and from where.

Ae Hee Yum said Northshore case managers from Catholic Charities and our bus driver will bring everyone safely.

Walt Dohrmann, Lineworks Architects 3501 Wood head Dr. Northbrook, IL stated we did review the design and the floor plan is pretty straight forward. The mezzanine will be a good way for employees to use the space and also for supervision so they can see both sides of the entire room when they are up there. Also, I want to note the structure will be brick on the main level and to make it look more residential we will add cement board siding. We also are looking to add more windows to allow more light to flow through.

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Member Weaver stated this question is for staff, it looks as though the building is only set up for Adult Day care and not Child care because it would need an outdoor space to be a child care facility due to the requirements.

Community Economics Director Carlisle stated yes, that is correct. Childcare centers and adult day service centers are licensed by different agencies.

Jonathan Stytz, Planner for CED gave his staff report.

Issue: The petitioner is requesting the following text amendments to the Zoning Ordinance: (i) establish Adult Day Service Center (day services and care for older adults) as a conditional use in the C-1 Neighborhood Shopping, C-2 Limited Office Commercial, C-3 General Commercial, C-4 Regional Shopping, and C-5 Central Business Districts under Section 12-7-4(K); (ii) adjust Section 12-8-7 to add a new subsection for Adult Day Service Center; (iii) establish the minimum off-street parking requirements under Section 12-9-7 for adult day service center; (iv) add a definition for "Center, Adult Day Service" under Section 12-13-3; and (v) adjust the existing term for childcare center to "Center, Child Care."

The petitioner is also requesting a conditional use permit to allow an adult day service center to be located in the C-1 Neighborhood Shopping District at 2514 Ballard Road.

Owner: Phil Joo Yum, 2501 Independence Avenue, Glenview, IL 60026

Petitioner: Phil Joo Yum, 2501 Independence Avenue, Glenview, IL 60026

Case Number: #22-005-TA-CU

PIN: 09-15-308-017-0000

Ward: #1, Alderman Mark A. Lysakowski

Existing Zoning: C-1, Neighborhood Shopping District

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

Surrounding Land Use: North: Single Family Residences
South: Restaurant & Bar / Single Family Residences / Apartments
East: Single Family Residence
West: Single Family Residence

Street Classification: Ballard Road is classified as a major collector, and Good Avenue is classified as a local street.

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Comprehensive Plan: Commercial is the recommended use of the property

TEXT AMENDMENT

Project Description: The petitioner, Phil Joo Yum, is proposing to amend the Zoning Ordinance to create an Adult Day Service Center term and use (commonly called “adult day care”). The new definition would create a business or organization type that could be permitted and would provide day activities and care for older adults. The new use would be a conditional use in the C-1 Neighborhood Shopping, C-2 Limited Office Commercial, C-3 General Commercial, C-4 Regional Shopping, and C-5 Central Business Districts under Section 12-7-4(K). With the exception of the C-7 High Density Campus District, where childcare centers are permitted when accessory to an office or hotel and where adult day service is not proposed to be established, the rest of the use table would be the same for child and adult day cares.

According to the Illinois Department on Aging, adult day service – which is the exact term used by the Department – under the Community Care Program is designed for older people who want to remain in the community but who cannot be home alone during the day due to physical, social, and/or mental impairment. Services range from health monitoring, medication supervision, personal care, and recreation/therapeutic activities¹. These types of facilities are required to be certified by the State and must adhere to the regulations under Section 240: Community Care Program. A few key regulations are outlined below:

- **Staffing requirements:** Six full-time staff (qualified adult day service staff, trained volunteers or substitutes) or full-time equivalent for 36 to 45 participants and one additional staff member for each seven additional participants
- **Age Requirement:** Participants must be at least 60 years old (there is a separate day service program under the Illinois Department of Human Services to provide care for adults under this age with a developmental disability)
- **Minimum Activity Area:** A minimum of 40 square feet of activity area is required for every adult under care.

In all, the Proposed Text Amendments (Attachment 10) request the following changes to the Zoning Ordinance:

- Establish adult day service center under Section 12-7-3(K) as a conditional use in the C-1 Neighborhood Shopping, C-2 Limited Office Commercial, C-3 General Commercial, C-4 Regional Shopping, and C-5 Central Business Districts;
- Adjust Section 12-8-7 to add a new subsection for adult day service center and new subsection for childcare center;
- Adjust parking requirements for childcare center under Section 12-9-7 to accommodate adult day service center;
- Add a definition for adult day service center under Section 12-13-3; and
- Adjust the existing term for childcare center to “Center, Child Care” for the purpose of placing adult and childcare centers next to each other in the alphabetized terms section.

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CONDITIONAL USE

Project Description: The following description and analysis assumes approval of the requested text amendments as submitted.

The petitioner is also proposing a conditional use to allow an Adult Day Service Center in the C-1 Neighborhood Shopping District at 2514 Ballard Road. The 20,228-square-foot (0.46-acre) subject property consists of one parcel and is located at the northeast corner of the Ballard Road and Good Avenue. A 30-foot-wide unimproved alley is located directly north of the subject property. The Plat of Survey (Attachment 4) shows the condition of the property in 2012 improved with a one-story building, parking area, and fenced area. Since the demolition of the building in 2015, the property is now vacant and improved with a solid wood fence on all four property lines as indicated in the Site and Context Photos (Attachment 11). Since the existing corner lot fronts two streets, the lot line fronting a street with the shorter length is designated as the front (Good Avenue side, west lot line). The east lot line is the rear, and the north and south lot lines are the sides. This is important to note given the subject property is adjacent to residential districts on all sides but the east side, which is zoned commercial. The rear line being adjacent to commercial instead of residential affects the required building setbacks as indicated in the Commercial Bulk Matrix table on the following page.

The petitioner wishes to redevelop the subject property with a one-story, 5,688-square-foot building, a surface parking lot, dumpster enclosure, landscaping along the perimeter of the parking lot area, new parkway trees, building foundation landscaping beds, new turf areas, and fencing around the entire property at varying heights as indicated on the Site Plan (Attachment 5). If the proposed text amendments are approved, the Adult Day Service Center use will follow the same parking minimum as a childcare center: one space for every 15 children or adults under care, plus one space for every employee. As stated in the Project Narrative (Attachment 1), the petitioner plans to provide day services to 80 participants, which requires a minimum of 11 full-time staff members pursuant to the Illinois Department of Aging’s Community Care Program. The minimum parking required is eighteen spaces, including one accessible space. The Site Plan (Attachment 5) accommodates nineteen 90-degree parking spaces including one accessible space, which would meet this requirement. Pursuant to Sections 12-9-6 and 12-9-8 of the Zoning Ordinance, 90-degree parking spaces must be a minimum of 8.5 feet wide by 18 feet long and handicap accessible spaces shall be a minimum of 16 feet wide and 18 feet long. The proposed parking space length is labeled as 18.5 feet, but the proposed parking space width is not labeled. Thus, staff has added a condition that the Site Plan is revised to add these details prior to the City Council meeting. The proposed building will be constructed to meet the required bulk regulations for the C-1 district as illustrated in this table:

<i>Regulation</i>	<i>Required</i>	<i>Proposed</i>
Maximum Height	35 Feet	27.00 Feet
Minimum front yard (West) (adjacent to residential)	Front yard setback of adjacent residential district: 25 feet	49.32 feet
Minimum side yard (North) (adjacent to residential)	Side yard setback of adjacent residential district: 5 feet	14.08 feet
Minimum side yard (South) (adjacent to non-residential)	5 feet (abuts a street)	69.06 feet
Minimum side yard (East) (adjacent to non-residential)	5 feet	5.27 feet

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The proposed floor plan includes 5,100 square feet on the first level and 588 square feet on the partial mezzanine level, totaling 5,688 square feet in gross floor area. The first level of the proposed building will consist of a 3,200- square-foot activity area for adult day service participants, offices for staff, restrooms, sitting areas, kitchenette area with seating, utility area as indicated on the Floor Plans (Attachment 6). The partial mezzanine level is currently proposed to be open space for the day service center operations. Additional labels and dimensions for each proposed space on the floor plan are necessary, so staff has added a condition that the floor plan is revised to provide details on the uses, dimensions, and areas for all spaces in the proposed building prior to the City Council meeting.

The exterior of the proposed 27-foot-tall building will be constructed with face brick on all elevations as indicated in the Elevations (Attachment 7). Given that this development includes new construction, the proposed building must comply with the Building Design Standards pursuant to Section 12-3-11 of the Zoning Ordinance for both exterior building materials and transparency. The building design standards for a commercial building allow face brick, stucco, metal, and concrete masonry units as permitted ground story materials. As the face brick is a permitted ground story material for a commercial building, the proposal meets this requirement. As for transparency, the Building Design Standards enforce blank wall limitations to restrict the amount of windowless area permitted on a building façade with street frontage with these standards:

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

For the proposed building, the south and west elevations will face a street and will need to meet these regulations. Based on the Elevations (Attachment 7), the south building elevation does not meet the first transparency regulation and the west building elevation does not meet either transparency regulation. Thus, staff has added a condition that the Elevation drawings are revised to comply with the Building Design Standards for all street facing elevations.

The petitioner has also submitted a Photometric Plan (Attachment 9) indicating the foot-candle measurements along the property lines and throughout the site. Pursuant to Section 12-12-10 of the Zoning Ordinance, the foot-candle limits are restricted to 0.1 foot-candles along portions of the property lines abutting single family residential districts and 2.0 foot-candles along portions of the property lines abutting commercial districts. Given that the subject property abuts single family residences on its north (side) property line, west (front) property line, and southeast portion of the south (side) property line, the foot candle limit for these areas is restricted to 0.1. The east (rear) property line and Southwest portion of the south (side) property line abuts commercially zoned property and is limited to 2.0 foot-candles at the property line. The Photometric Plan shows measurements in excess of both foot candle limits described above and will require revisions. Thus, staff has added a condition that the Photometric Plan is revised to comply with Section 12-12-10 of the Zoning Ordinance at time of building permit.

The petitioner intends to maximize the available space of the proposed 5,688- square-foot building to provide care for up to 80 participants, allocating 3,200 square feet on the first level for interior activity area in conformance with the Illinois Department of Aging Community Care Program's 40 square foot activity area requirement for every participant. In addition, up to 11 staff members will be available on

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site to provide care to meet the required staffing ratio pursuant to Illinois Department of Aging's Community Care Program. The hours of operation for this use will be 8 a.m. to 2:30 p.m. Monday through Friday and closed on the weekends. During the hours of operation, the proposed activities performed on site are bingo, group discussions, lunch, and similar group activities inside the building and occasionally walks outside the building. The petitioner plans to operate a bus service to transport participants to and from the subject property. See the Project Narrative (Attachment 1) for details.

Standards for Zoning Ordinance Text Amendment: The following is a discussion of standards for zoning amendments from Section 12-3-7(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided. The PZB may use this rationale to adopt findings of fact, or the Board may make up its own.

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

The new 2019 Comprehensive Plan does not address adult day service centers specifically but does promote aging-in-place strategies to allow older Des Plaines residents to remain in the community. The proposed text amendment provides another option for older residents who wish to remain in Des Plaines but are unable to adequately care for themselves. Please see the petitioner's response to standards for amendments.

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

Assuming the use rules for childcare centers are compatible with current conditions across the City, it is reasonable to lay out adult day service rules in essentially the same way. The two uses would be very similar in character. The proposed text amendments would provide an opportunity for a new use and development on the subject property in an effort to provide a new service to Des Plaines' residents. Please see the petitioner's response to standards for amendments.

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

All proposed amendments are not anticipated to impact public facilities and available services but rather enhance economic development and resident quality of life within Des Plaines. Please see the petitioner's response to standards for amendments.

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

All proposed amendments will not have an adverse effect on property values throughout the City. The Illinois Department on Aging provides a Community Care Program that includes day services for adults to assist older individuals with the care they need during the day. The proposed use would allow this service to be available in Des Plaines and potentially improved the quality of life for older residents. Please see the petitioner's response to standards for amendments.

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

The proposed text amendments work towards responsible standards for development and growth by contributing to a service-oriented use that address the needs of the residents. The adult day service center use, and its respective development, can help repurpose underperforming sites in Des Plaines to increase the local economy and improve quality of life. Please see the petitioner's response to standards for amendments.

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Text Amendment/Conditional Use
(Public Hearing)

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

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

Comment: A text amendment request to add Adult Day Service Center as a new use is currently being requested. If this use is approved through the proposed text amendments above, an Adult Day Service Center will be listed as a Conditional Use, as specified in Section 12-7-3 of the Zoning Ordinance, as amended. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The subject property is vacant without any current use. The proposed Adult Day Service Center use proposes a new development for this site including a new structure, site improvements, and new service use for the surrounding area. These proposed improvements repurpose the subject property and provide an additional service to older residents who wish to stay in Des Plaines but need care during the day. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The proposed Conditional Use for an Adult Day Service Center use would allow for a development that would be harmonious with the surrounding commercial development in the area but also in close proximity of residents who may be in need of such services. The petitioner has designed the development to blend with the character of the neighborhood and development within the surrounding area. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The proposed use would not be hazardous or disturbing to the existing neighboring uses. Instead, the proposal will improve an underperforming property with a new use that is self-contained inside a building and will not detract or disturb surrounding uses in the area. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The subject property is a corner lot with direct access to essential public facilities and services. Staff has no concerns that the proposed use will be adequately served with essential public facilities and services. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The proposed use would neither create a burden on public facilities, nor would it be a detriment to the economic well-being of the community. The proposed use could help improve the economic well-being of the community by providing additional services to Des Plaines residents. Please see the Petitioner's responses for Conditional Uses.

7. The proposed Conditional Use does not involve uses, activities, processes, materials,

equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

Comment: All proposed activities for the proposed Adult Day Service Center use would take place inside reducing any noise, smoke fumes, light, glare, odors, or other concerns potentially posed by new developments. In addition, screening and new landscaping will be installed to further reduce any potential concerns with the new use. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The proposed use will not create an interference with traffic on surrounding public thoroughfares but rather adds two curb-cuts that will allow for adequate traffic flow and circulation throughout the property. Additional parkway improvements, including landscaping and sidewalk installation, will also improve the aesthetics of the site as a whole as well as improve pedestrian connectivity in the area. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The subject property has already been developed in the past, so the new use would not result in the loss or damage of natural, scenic, or historic features. Instead, the petitioner is cleaning up and removing overgrown landscaping to make way for new landscaping and screening for the site as a whole. Please see the Petitioner's responses for Conditional Uses.

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

Comment: The proposed Adult Day Service Center use and proposed development will comply with all applicable requirements as stated in the Zoning Ordinance. Please see the Petitioner's responses for Conditional Uses.

PZB Procedure and Recommended Conditions: Pursuant to Sections 12-3-4(E) and 12-3-7(E) of the Zoning Ordinance, the PZB may vote to recommend approval, approval with modifications, or disapproval of the proposed text amendments and conditional use. The City Council has final authority over both requests. The PZB should take two motions to consider each request individually. First, the Board should consider the text amendments, which may be recommended for approval as submitted, approval as revised, or denial.

Second, the Board can consider a recommendation regarding the conditional use. However, should the PZB recommend approval of the conditional use, staff suggest the following conditions for the conditional use request:

1. The petitioner shall revise and resubmit the Site Plan to provide appropriate labels, dimensions, and details for parking spaces, drive aisle widths, building setbacks, curb-cuts, and signage prior to the City Council meeting.
2. The petitioner shall revise and resubmit the Floor Plan to provide details on the uses, dimensions, and areas for all spaces in the proposed building prior to the City Council meeting.
3. The petitioner shall revise and resubmit the Elevation drawings to comply with the Building Design Standards in Section 12-3-11 of the Zoning Ordinance prior to the City Council meeting.

Case 22-003-FPLAT

2805-2845 Mannheim Road

Final Plat of Subdivision

Case 22-005-TA-CU

2514 Ballard Road

Text Amendment/Conditional Use
(Public Hearing)

4. A landscape plan showing perimeter, interior, and foundation plantings to fulfill all requirements of Section 12-10 must be approved before issuance of a building permit.
5. The petitioner shall revise and resubmit the Photometric Plan to comply with the Environmental Performance Standards in Section 12-12-10 of the Zoning Ordinance at time of building permit.
6. Plans may need to be revised further at time of building permit to meet all applicable City regulations.

A motion was made by Board Member Weaver, seconded by Board Member Catalano to approve a text amendment as outlined in Attachment 10.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIES UNANIMOUSLY *****

A motion was made by Board Member Weaver, seconded by Board Member Catalano to approve a conditional use as outlined in staffs report along with the conditions outlined in the report.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIES UNANIMOUSLY *****

Case 22-003-FPLAT

2805-2845 Mannheim Road

Final Plat of Subdivision

Case 22-005-TA-CU

2514 Ballard Road

Text Amendment/Conditional Use
(Public Hearing)

Community Economic Director Carlisle gave an update on Metro Square Garden updates from City Council and reminded everyone the next PZB Meeting will be held on Wednesday, February 23, 2022.

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Wednesday, February 23, 2022.

Chairman Szabo adjourned the meeting by voice vote at 8:20 p.m.

Sincerely,

Vanessa Wells, Recording Secretary

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



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: February 16, 2022
To: Planning and Zoning Board
From: Jonathan Stytz, Planner JS
Cc: John Carlisle, AICP, Director of Community & Economic Development Department JC
Subject: Consideration of Final Plat of Subdivision at 1041 North Avenue, Case 22-006-FPLAT (3rd Ward)

Issue: The petitioner is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to subdivide the existing lot into two lots of record and the approval of any other such variations, waivers, and zoning relief as may be necessary. The Tentative Plat of Subdivision was approved June 22, 2021 by the PZB, as were standard variations for lot width (50 feet for both lots to be created, where a minimum 55 is required in the R-1 district).

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: 22-006-FPLAT
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.

Property/Zoning History: Based on City records, the previous residence was built around 1941 and the detached garage in 1957. Since its construction, the structure has been used for a single-family residence until it was demolished in 2020. Currently, the detached garage, shed, and driveway area remain on the property.

Final Plat of Subdivision Report

Project Description: The petitioner, Helen Roman, is requesting a Final Plat of Subdivision, named Helen Roman Subdivision, 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 3). However, the single-family residence has since been demolished as noted in the Existing Conditions Diagram (Attachment 4).

The petitioner is proposing to subdivide the existing lot into two lots of record, each at 7,070.50 square feet, which is conforming for the R-1 District. The existing detached garage, shed, and other pavement on the subject property will be removed as part of this request. The petitioner's Final Plat of Helen Roman Subdivision shows the subdivision of the existing lot into two -square foot, 50-foot wide lots. A ten-foot public utility easement is proposed for the rear of each property and five-foot utility easement proposed for the sides of each lot as shown in the Final Plat of Subdivision (Attachment 5). A 25-foot building setback line is proposed for each lot in conformance with the minimum front yard setback requirements for the R-1 Single Family District. Note that the Final Engineering Plans (Attachment 6) have been approved staff and all engineering comments have been addressed.

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.

PZB Procedure and Recommended Conditions: Under Section 13-2-7 of the Subdivision Regulations, the PZB has the authority to recommend approval, approval subject to conditions, or denial of the request: A Final Plat of Subdivision to split an existing lot into two lots of record at 1041 North Avenue. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 13-2-7 as outlined in the Subdivision Regulations. Staff does not suggest any conditions in the event of recommended approval.

Attachments:

- Attachment 1: Project Narrative
- Attachment 2: Location Map
- Attachment 3: Plat of Survey
- Attachment 4: Existing Conditions
- Attachment 5: Final Plat of Subdivision
- Attachment 6: Select Final Engineering Plans
- Attachment 7: Site and Context Photos



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

February 8, 2022

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 has already been approved (case# 21-017-TSUB-V) 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.

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 final plat of subdivision and the approved, final engineering drawings.

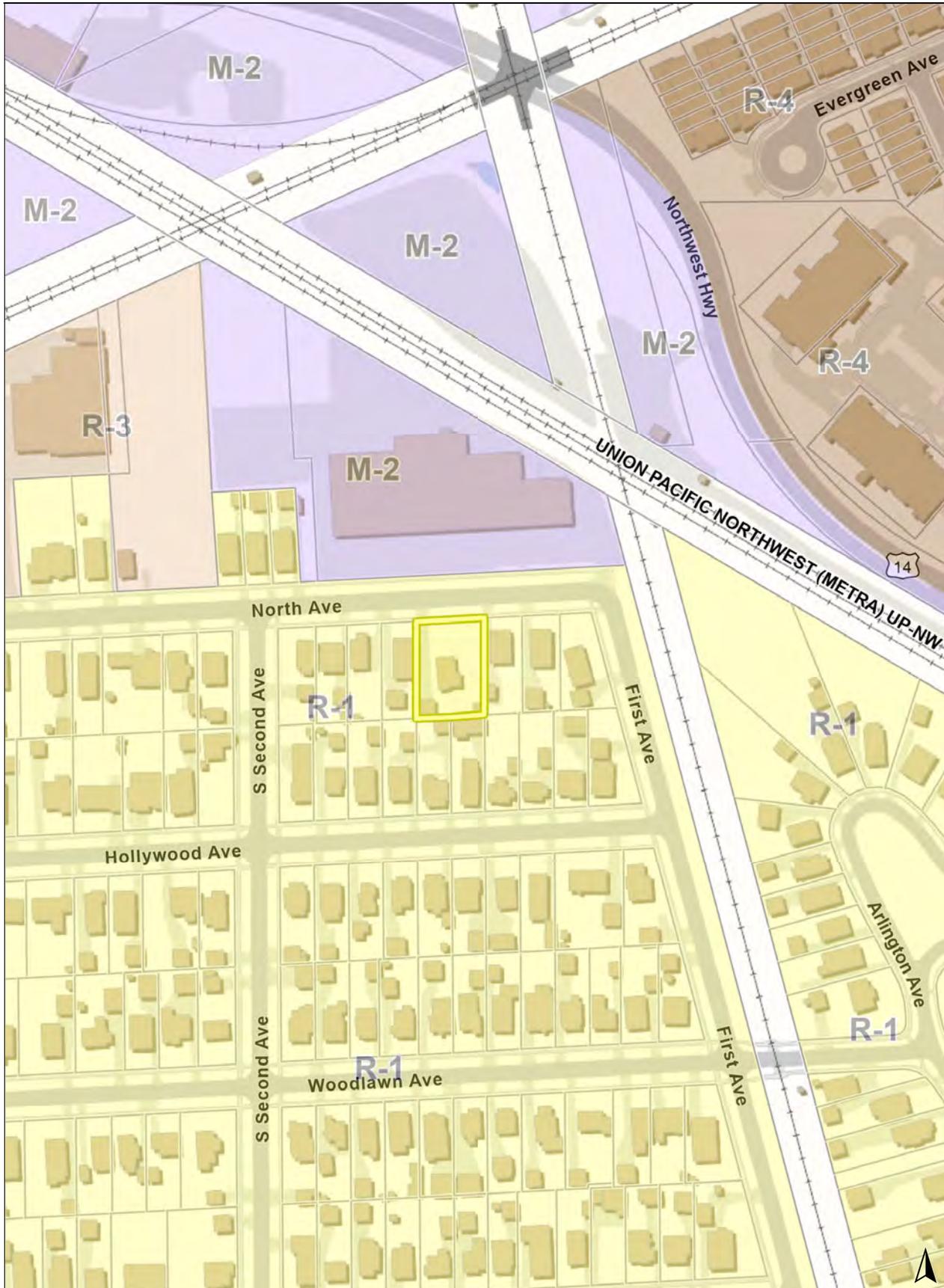
Civil Engineers Specializing In Drainage & Grading Plans
1018 Busse Highway • Park Ridge, Illinois 60068 • Phone (847) 823-3300 • Fax (847) 823-3303

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". The signature is fluid and cursive, with the first name "Will" being more prominent than the last name "Hepburn".

Will Hepburn, P.E.
Engineer II



Legend

Zoning and Development

Zoning

- M-2: General Manufacturing
- R-1: Single Family Residential
- R-3: Townhouse Residential
- R-4: Central Core Residential



Print Date: 2/16/2022

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.

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

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.

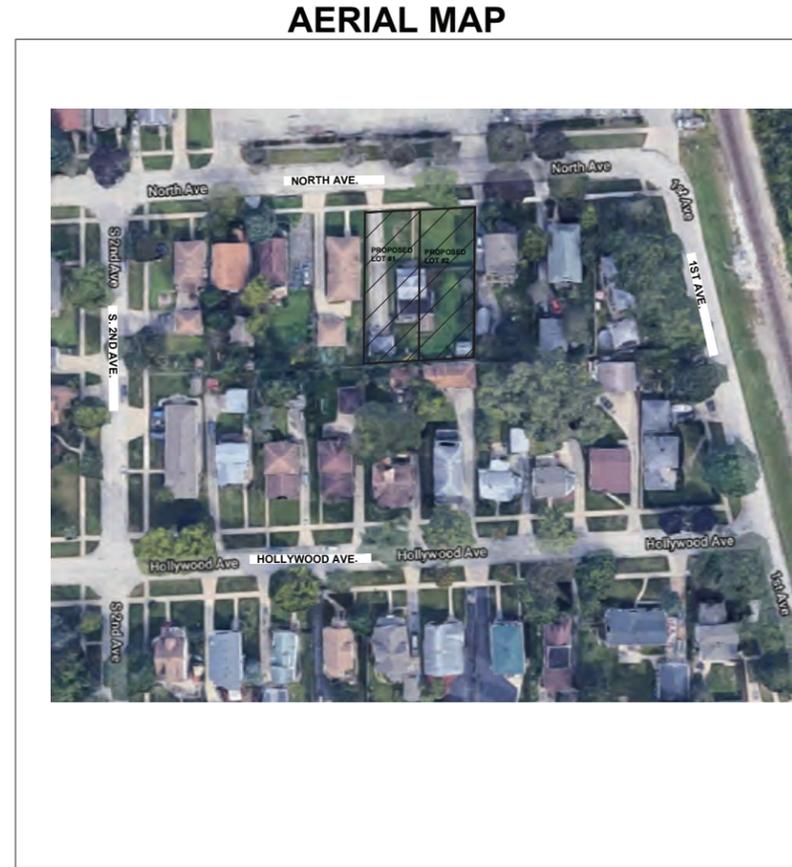
- DRAWING INDEX:
- (C-1) 1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
 - (C-2) 2. EXISTING TOPOGRAPHY, TREE PROTECTION & DEMOLITION PLAN
 - (C-3) 3. PROPOSED GRADING & UTILITY PLAN – NEW LOTS 1 & 2
 - (C-4) 4. SITE PLAN & GEOMETRIC PLAN – ENTIRE SUBDIVISION
 - (C-5) 5. CITY OF DES PLAINES STANDARD DETAILS
 - (C-6) 6. CITY OF DES PLAINES STANDARD DETAILS CONT.

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.

	EXISTING	PROPOSED
PROPERTY LINE	— — — — —	— — — — —
SANITARY SEWER LINE	— — — — —	— — — — —
WATER LINE	— — — — —	— — — — —
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 WIRAILING	— — — — —	— — — — —
TOP OF CURB	T/C XXXXX	T/C XXXXX
BOTTOM OF CURB	B/C XXXXX	B/C XXXXX
TOP OF CURB	T/C XXXXX	T/C XXXXX
BOTTOM OF GUTTER	B/G XXXXX	B/G XXXXX
WALK	W XXXXX	W XXXXX
BOTTOM OF WALK	B/W XXXXX	B/W XXXXX
DESPRESSED CURB	D/C XXXXX	D/C XXXXX
BOTTOM OF GUTTER	B/G XXXXX	B/G XXXXX
MOUNTABLE CURB	M/C XXXXX	M/C XXXXX
BOTTOM OF GUTTER	B/C XXXXX	B/C XXXXX



CITY OF DES PLAINES NOTES:

1. CITY STANDARDS SUPERCEDE ALL OTHERS
2. A \$20,000 STREET OPENING BOND IS NEEDED
3. CALL AT LEAST 48 HOURS IN ADVANCE FOR INSPECTION
4. AFTER FOUNDATION SPOT SURVEY IS APPROVED, STORM SEWER MUST BE CONSTRUCTED BEFORE ANY STICK WORK
5. AFTER STORM SEWER IS CONSTRUCTED, TELEWISE AND GIVE DIGITAL MEDIA TO CITY FOR APPROVAL

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."



(SEAL)

Ashjith Veer
REGISTERED PROFESSIONAL ENGINEER

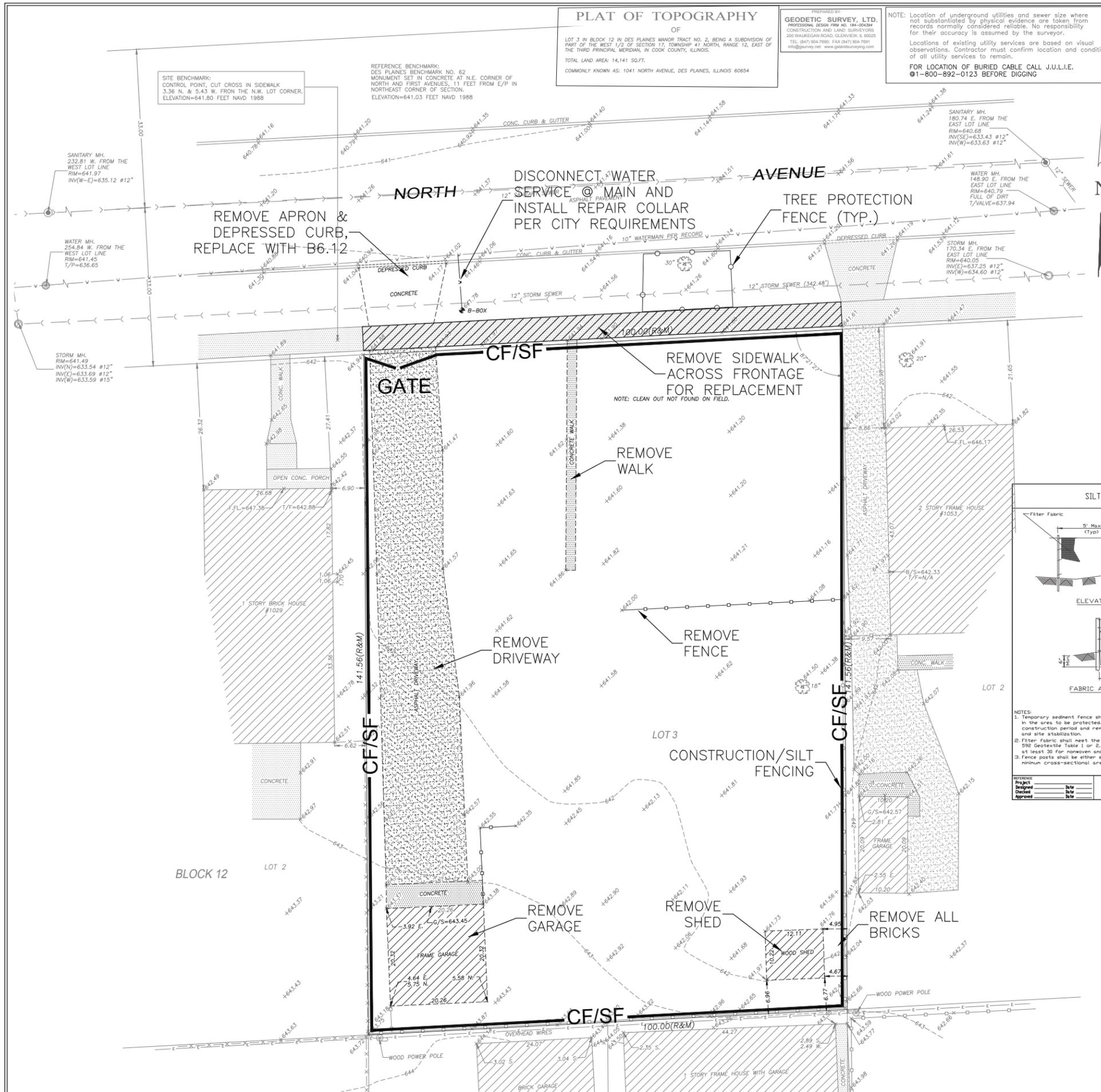
OWNER _____
ADDRESS _____

TITLE SHEET, LEGEND, SITE LOCATION MAP, &
AERIAL MAP
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
1041 NORTH AVE., DES PLAINES, IL 60016

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 6

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER B. BONC P.E.	1	PRELIMINARY DRAWING	5/3/2021
ENGINEER A. VEER P.E.	2	PRELIMINARY DRAWING REVISED PER CITY COMMENTS	6/3/2021
ENGINEER W. WERBURN	3	PERMITS DRAWING	7/21/2021
TECHNICIAN	4	REVISED PER CITY COMMENTS	8/10/2021

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



PLAT OF TOPOGRAPHY

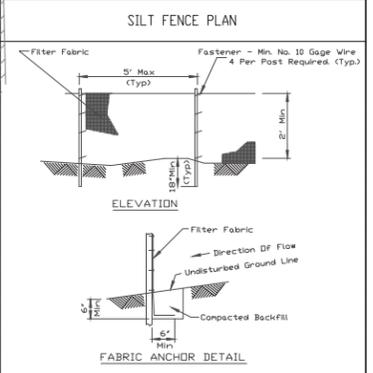
OF
 LOT 3 IN BLOCK 12 IN DES PLAINES MANOR TRACT NO. 2, BEING A SUBDIVISION OF
 PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF
 THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 TOTAL LAND AREA: 14,141 SQ.FT.
 COMMONLY KNOWN AS: 1041 NORTH AVENUE, DES PLAINES, ILLINOIS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

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**

- EARTHWORK / EROSION & SEDIMENTATION CONTROL**
- All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
 - Submission of a Notice of Intent (NOI) to EPA.
 - Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - Implementation of the SWPPP.
 - Submission of an Incidence of Noncompliance (ION) if an event occurs.
 - Weekly reports after 1/2" rainfall or 5" snowfall.
 - Documentation of changes to ESC plan.
 - Submission of a Notice of Termination (NOT) when final stabilization is achieved.
 - Follow Illinois Urban Manual (IUM) for sediment and erosion control guidelines.
 - Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
 - 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.
 - 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:
 - 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.
 - Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
 - Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
 - All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control".
 - Stripping 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
 - 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.
 - 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.
 - Soil on 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 instances particularly for the back yard, only with prior approval by the Village Engineer.
 - The contractor shall install all erosion control items prior to commencement of any work.
 - The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

- DEMOLITION NOTES**
- Install temporary tree protection fencing prior to any demolition work.
 - Install temporary 6' high chain link fence with fabric around the proposed work area as shown on the drawing.
 - Contractor to call JULIE at 1-800-892-0123, minimum of 48 hours prior to initiating any excavation or demolition.
 - Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
 - 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.
 - 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.
 - 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.
 - Contractor is responsible for keeping roads free of excessive debris at all times.
 - Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
 - Topographic survey by Bono Consulting, Inc.
 - All excavation shall be tapered, or, shored and maintained pumped dry.
 - Do not create dust or other nuisance to neighboring properties during construction
 - "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved.
 - 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 looked at all times, other than permitted hours of construction.



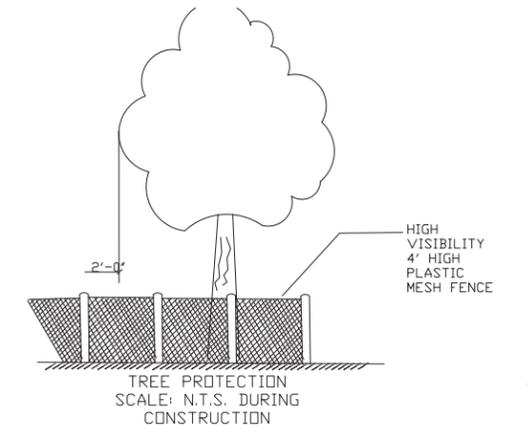
NOTES:

- Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
- Filter fabric shall meet the requirements of material specification 992 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 40 for woven.
- Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 30 sq. in.

REFERENCE: Project, Design, Detail, Approved

STANDARD DWG. NO. IUM-620

DATE: 3-18-18



DATE	REVISIONS	ISSUE	PROJECT STAFF
9-3-2021		1	PROJECT MANAGER: B. BONDY P.E.
6-3-2021		2	ENGINEER: A. VEER P.E.
7-21-2021		3	ENGINEER: W. HERRMAN
8-10-2021		4	TECHNICIAN: J. BONDY

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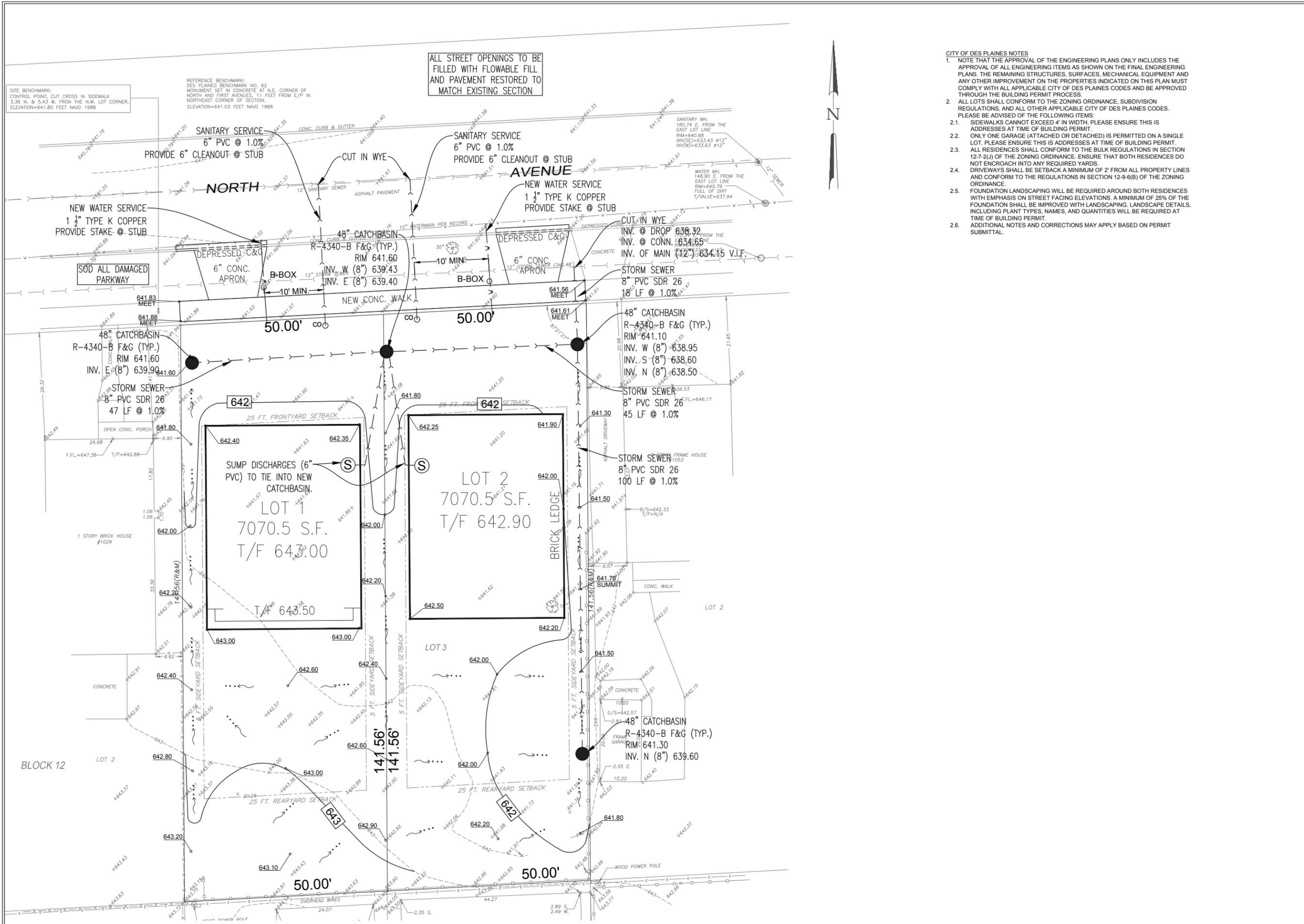
EXIST. TOPOGRAPHY, TREE PROTECTION, EROSION CONTROL & DEMOLITION PLAN
PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
 1041 NORTH AVE., DES PLAINES, IL 60016

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PROJECT NUMBER: 21091
 START DATE: MAY 3, 2021

GRAPHIC SCALE: 20 0 20
 SCALE: 1"=20'-0"

SHEET NUMBER: **2** OF **6**



ALL STREET OPENINGS TO BE FILLED WITH FLOWABLE FILL AND PAVEMENT RESTORED TO MATCH EXISTING SECTION



- CITY OF DES PLAINES NOTES
- NOTE THAT THE APPROVAL OF THE ENGINEERING PLANS ONLY INCLUDES THE APPROVAL OF ALL ENGINEERING ITEMS AS SHOWN ON THE FINAL ENGINEERING PLANS. THE REMAINING STRUCTURES, SURFACES, MECHANICAL EQUIPMENT AND ANY OTHER IMPROVEMENT ON THE PROPERTIES INDICATED ON THIS PLAN MUST COMPLY WITH ALL APPLICABLE CITY OF DES PLAINES CODES AND BE APPROVED THROUGH THE BUILDING PERMIT PROCESS.
 - ALL LOTS SHALL CONFORM TO THE ZONING ORDINANCE, SUBDIVISION REGULATIONS, AND ALL OTHER APPLICABLE CITY OF DES PLAINES CODES. PLEASE BE ADVISED OF THE FOLLOWING ITEMS:
 - SIDEWALKS CANNOT EXCEED 4' IN WIDTH. PLEASE ENSURE THIS IS ADDRESSED AT TIME OF BUILDING PERMIT.
 - ONLY ONE GARAGE (ATTACHED OR DETACHED) IS PERMITTED ON A SINGLE LOT. PLEASE ENSURE THIS IS ADDRESSED AT TIME OF BUILDING PERMIT.
 - ALL RESIDENCES SHALL CONFORM TO THE BULK REGULATIONS IN SECTION 12-7-2(J) OF THE ZONING ORDINANCE. ENSURE THAT BOTH RESIDENCES DO NOT ENCRoACH INTO ANY REQUIRED YARDS.
 - DRIVEWAYS SHALL BE SETBACK A MINIMUM OF 2' FROM ALL PROPERTY LINES AND CONFORM TO THE REGULATIONS IN SECTION 12-9-6(B) OF THE ZONING ORDINANCE.
 - FOUNDATION LANDSCAPING WILL BE REQUIRED AROUND BOTH RESIDENCES WITH EMPHASIS ON STREET FACING ELEVATIONS. A MINIMUM OF 25% OF THE FOUNDATION SHALL BE IMPROVED WITH LANDSCAPING. LANDSCAPE DETAILS, INCLUDING PLANT TYPES, NAMES, AND QUANTITIES WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
 - ADDITIONAL NOTES AND CORRECTIONS MAY APPLY BASED ON PERMIT SUBMITTAL.

DATE	REVISIONS
5-3-2021	PRELIMINARY DRAWINGS
6-23-2021	PRELIMINARY DRAWINGS/REVISED PER CITY COMMENTS
7-12-2021	PERMIT DRAWING
8-19-2021	REVISED PER CITY COMMENTS

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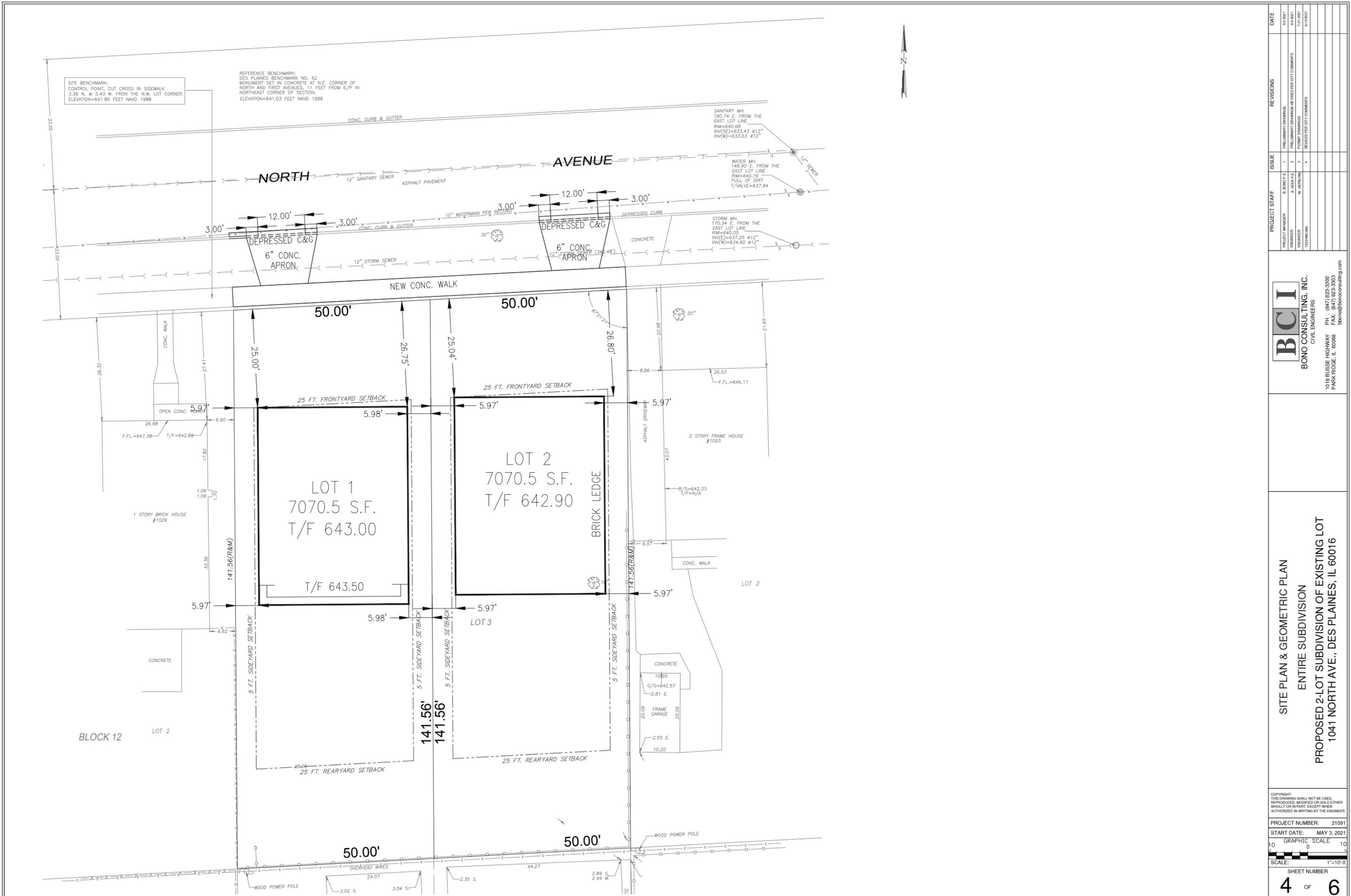
PROPOSED GRADING & UTILITY PLAN
 PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
 1041 NORTH AVE., DES PLAINES, IL 60016

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PROJECT NUMBER: 21091
 START DATE: MAY 3, 2021

GRAPHIC SCALE: 1" = 10'-0"

SHEET NUMBER: **3** OF **6**



DATE	REVISIONS	ISSUE	PROJECT STAFF
5-3-2021	PRELIMINARY DRAWINGS	1	B. BONO P.E.
5-3-2021	PRELIMINARY DRAWINGS REVISION PER CITY COMMENTS	2	A. VEER P.E.
7-21-2021	PERMITS DRAWINGS	3	W. HEBURN
8-10-2021	REVISED PER CITY COMMENTS	4	TECHNICIAN

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SITE PLAN & GEOMETRIC PLAN
 ENTIRE SUBDIVISION
 PROPOSED 2-LOT SUBDIVISION OF EXISTING LOT
 1041 NORTH AVE., DES PLAINES, IL 60016

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PROJECT NUMBER: 21091
 START DATE: MAY 3, 2021
 GRAPHIC SCALE: 1" = 10'-0"
 SCALE: 1" = 10'-0"
 SHEET NUMBER: 4 OF 6



1041 North Ave – Looking South at Subject Property



1041 North Ave – Looking Southwest at Subject Property



1041 North Ave – Public Notice



1041 North Ave – Looking Southeast at Subject Property