

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)



DES PLAINES PLANNING AND ZONING BOARD MEETING

February 8, 2022

APPROVED 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
Vanessa Wells/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 conditions 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. Currently I am running the business in Nilis. 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 but we have to follow the department of aging 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 Nilis 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 North shore 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 they are ran 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.

Comprehensive Plan: Commercial is the recommended use of the property

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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.

CONDITIONAL USE

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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

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activity area requirement for every participant. In addition, up to 11 staff members will be available on 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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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.

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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.

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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 section ten.

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 *****

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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