



## Planning and Zoning Board Agenda

May 24, 2022

Room 102 – 7:00 P.M.

### **Call to Order**

### **Roll Call**

### **Approval of Minutes: May 10, 2022**

**Public Comment:** For matters that are not on the agenda

### **Pending Applications:**

**1. Address:** 1285 E. Golf Road

**Case Number:** 22-014-V

The petitioner is requesting a major variation to allow a pole sign on a property with a lot width that does not meet the minimum lot width requirements for a pole sign, and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-17-200-047-0000

**Petitioner:** Lou Masco, Liberty Flag & Banner, 2747 York Street, Blue Island, IL 60406

**Owner:** Jack F. Merchant, 1285 E. Golf Road, Des Plaines, IL 60016

**2. Address:** 676 N. Wolf Road

**Case Number:** 22-018-CU

The petitioner is requesting a conditional use amendment to allow an expansion of the existing domestic pet service use on the subject property in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-07-210-046-0000

**Petitioner:** Michelle Janczak, 1008 E. Ironwood Drive, Mount Prospect, IL 60056 / Catherine Schilling, 1636 E. Clayton Court, Arlington Heights, IL 6004

**Owner:** Michael Galante, 945 Forestview Avenue, Park Ridge, IL 60068

**3. Address:** 622 Northwest Highway

**Case Number:** 22-017-CU

The petitioner is requesting a conditional use to allow a motor vehicle sales use on the subject property in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-18-215-002-0000

**Petitioner:** Bryan Fleischer, Premier Auto, 1124 Cayuga Drive, Northbrook, IL 60062

**Owner:** Rob Zimmerman, 1216 Rand Road, Des Plaines, IL 60016

**4. Address:** 622 Graceland Avenue, 1332 and 1368 Webford Avenue

**Case Number:** 21-052-MAP-TSUB-V

The petitioner is requesting the following items: (i) zoning map amendment to rezone the subject property from C-3 General Commercial District to C-5 Central Business District; (ii) Tentative Plat of Subdivision to consolidate three existing lots lot of record into one; and (iii) any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-17-306-036-0000; 09-17-306-038-0000; 09-17-306-040-0000

**Petitioner:** Joe Taylor, 622 Graceland Apartments, LLC, 202 S. Cook Street, Suite 210, Barrington, IL 60010

**Owner:** Wessell Holdings, LLC, 622 Graceland Avenue, Des Plaines, IL 60016; City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

**Next Agenda – June 14, 2022**

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.



**DES PLAINES PLANNING AND ZONING BOARD MEETING  
May 10, 2022  
DRAFT MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, May 10, 2022, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

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

**ABSENT:** Weaver

**ALSO PRESENT:** John Carlisle, AICP, Director of 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 Catalano, to approve the minutes of April 12, 2022, as presented.**

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

**NAYES:** None

**ABSTAIN:** None

**\*\*\*MOTION CARRIED \*\*\***

**A motion was made by Board Member Hofherr, seconded by Board Member Saletnik, to approve the minutes of April 26, 2022, as presented.**

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

**NAYES:** None

**ABSTAIN:** None

**\*\*\*MOTION CARRIED \*\*\***

**PUBLIC COMMENT ON NON-AGENDA ITEM.**

There was no public comment.

**NEW BUSINESS**

**1. Addresses:** 1311 Prairie Ave

**Case Number:** 22-012-V

The petitioner is requesting a variation to allow a detached garage to exceed the maximum height allowed for an accessory structure, and any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-17-423-019-0000

**Petitioner:** William F. Schoenberg and Janet Horton, 1311 Prairie Avenue, Des Plaines, IL 60016

**Owner:** William F. Schoenberg and Janet Horton, 1311 Prairie Avenue, Des Plaines, IL 60016

Chairman Szabo swore in homeowner Doctor Janet Horton. Mrs. Horton stated she and her husband purchased the Victorian style home in 2009. When we purchased this home, it was neglected for many years and an eye sore to the community. Since the purchase of our home we made significant improvements. We would like to continue these improvements by building a functional garage that matches the aesthetics of our home.

Mrs. Horton said the plan is to demolish the existing garage and shed that are on the property and construct a new garage and driveway. The proposed request will meet the square footage, setbacks and lot coverage restrictions in the zoning ordinance.

Member Hofherr asked if the homeowner had any thoughts about renting out the second story of the garage.

Mrs. Horton responded she has no plans on renting out the space and that the intentions of the space is to store out of season tools and equipment that is currently being stored in the shed.

Member Catalano asked staff if it is legal to run a medical practice out of the garage.

John Carlisle, Director of Community and Economic Development, stated the City does have limits to home occupations that sets forth numerous criteria and I think running a medical practice out of a home or garage would run afoul of one of those.

Member Saletnik asked if there is going to be plumbing in the garage.

Mrs. Horton stated she does plan on having a slop sink but for the purpose of projects and gardening.

Mr. Carlisle gave his staff report.

**Issue:** The petitioner is requesting a Major Variation from Section 12-8-1(C) of the Zoning Ordinance to allow a detached garage of 18.25 feet in height where a maximum height of 15 feet is permitted.

**Address:** 1311 E. Prairie Avenue

**Case Number:** 22-012-V

**PINs:** 09-17-423-019-0000

**Ward:** #2, Alderman Colt Moylan

**Existing Zoning:** R-1, Single Family Residential District

**Existing Land Use:** Single Family Residence

**Surrounding Zoning:** North: R-1, Single Family Residential District  
South: R-1, Single Family Residential District  
East: R-1, Single Family Residential District  
West: R-1, Single Family Residential District

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

**Street Classification:** Prairie Avenue is classified as a local road.

**Comprehensive Plan:** The Comprehensive Plan illustrates the property as single family residential.

**Zoning/Property History:** Based on City records, the existing structure has been utilized as a single-family residence.

**Project Description:** The petitioners, William F. Schoenberg and Janet L. Horton, are requesting a major variation to allow for an 18.25-foot-tall detached garage where a maximum of 15 feet is permitted for accessory structures. The subject property is located in the R-1 Single Family Residential District at 1311 E. Prairie Avenue in between Laurel Avenue and Graceland Avenue. The property is 7,500 square feet (0.17 acres) and currently consists of a 1,252-square-foot, two-story residence, paved driveway leading to a 573-square-foot detached garage, a 51-square-foot shed, sidewalks, wood deck area, and brick paver area as shown on the Plat of Survey. The existing garage is current located 3.31 feet from the northwest property line. See the attached Photos of Existing Conditions for additional information on the current conditions of the property.

The petitioner is proposing to demolish the existing detached garage, shed, and brick paver area to make room for a new 718-square-foot detached garage, two new paved walkways, and extended driveway area as shown on the attached Site Plan. While the existing detached garage is located just off the wood deck at the rear of the residence, the proposed detached garage will be set back so it is five feet off the south (rear) and west (side) property lines. The proposed garage will have two vehicle parking spaces, an area for yard equipment, and a utility sink on the first floor with a storage area on an attic level above, as shown in the attached Floor Plan. Accessory structures cannot serve as a living space, so staff has added a condition that the detached garage cannot be utilized as a living space at any time, unless accessory dwelling units were to be legalized under the Zoning Ordinance in the future. The proposed garage is meant to emulate the design of the existing residence from the roof pitch to the exterior building materials, which include vinyl siding, carriage-lock garage doors, and trim and shingles to match the exterior materials of the existing residence as shown on the attached Elevations. Pursuant to Section 12-8-1.C of the Zoning Ordinance, accessory structures, including detached garages, must be incidental to

the principal use served and subordinate in height, area, bulk, and location. Accessory structures are limited to 15 feet in building height, defined by Section 12-13-3 of the Zoning Ordinance as:

The vertical distance from the mean elevation of the finished lot grade at the front of building to the top of the highest roof beams on a flat or shed roof, the deck level of a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. Excluded elements are mechanical and elevator penthouses, chimneys, air conditioners, church spires and steeples and similar appurtenances. All excluded elements cannot exceed the maximum height of the respective or underlying zoning district by more than twenty-five feet (25').

All requests for building height variation are Major, requiring final approval of the City Council.

**Variation Findings:** Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Staff has the following comments based on the standards. The PZB may use staff comments, the petitioner's response, or state their own comments as rationale for its decision, but if recommendation approval, the Board should make statements in the affirmative for how the request would meet the standards.

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

*Comment:* Restricting the garage height to 15 feet would not present a practical hardship for the property owner as there are alternative designs that could be utilized to match the style of the residence without the additional height. Considering that the proposed garage is 3 feet, 3 inches over the requirement, design adjustments could be made to make the garage height conforming while also matching the style of the residence.

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

*Comment:* There is no unique physical condition with the subject lot itself to prevent the property owner from complying the regulations. While the existing residence has a unique design, there are no unique characteristics of the subject property that differ from the surrounding residential properties.

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

*Comment:* The subject property and existing residence may have been constructed prior to the current owner purchasing the property. However, the property owner purchased the property with the existing property characteristics, none of which represent a hardship for the accessory structure height restriction.

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

*Comment:* Carrying out the strict letter of this code would not deprive the owner of substantial rights as there are other options to construct the detached garage and match the style of the residence within the code parameters.

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

*Comment:* Granting this variation would seem to provide special privilege to the property owner, as other residential properties – of many types of architectural style – have constructed accessory structures that meet the height restrictions.

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

*Comment:* The City's residential district contains a wide variety of different housing styles similar to the residence on the subject property. While the detached garage could match the overarching harmony of the surrounding neighborhood, it could also do the same while meeting the height requirement.

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

*Comment:* To staff it does not seem that alternative design options have been exhausted such that the desired roof and building style could be achieved without exceeding the maximum 15 feet. The Board is encouraged to ask the Petitioner to testify and demonstrate why these alternatives are not feasible.

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

*Comment:* Consistent with staff's conclusion that is no practical difficulty established to warrant the variation, there is also no minimum measure of relief. Nonetheless, if the Board finds there is a hardship or practical difficulty, it might consider whether the full 3 feet and 3 inches of relief are necessary.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-6(G)(2) (Procedure for Review and Decision for Major Variations) of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned major variation at 1311 Prairie Avenue. The City Council has final authority on the proposal.

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

1. That all appropriate building permit documents and details are submitted as necessary for the proposed detached garage, driveway, and sidewalk areas. All permit documents shall be sealed and signed by a design professional licensed in the State of Illinois and must comply with all City of Des Plaines building codes.
2. The detached garage cannot be utilized as a living space at any time, unless the Zoning Ordinance is amended in the future to allow accessory dwelling units.

Chris Walsh of 560 Webford asked if the homeowner eliminated the slop sink in the garage would it make the request easier to approve and eliminate the concern for making the garage a living space.

Chair Szabo stated it wouldn't per sway him either way.

Member Saletnik stated has incorporated and recommended a condition that states the detached garage cannot be used as a living space at any time, unless future changes to the zoning ordinance have been made. With this being a condition, I think it would take care of it.

Member Fowler noted the new garage is very attractive.

Member Saletnik stated the intent of the ordinance is that garages should not be out of character and over powering in size. In this case since the house has a very high roof, the new roof on the garage is in character with the main house and is lower than the main house.

**A motion was made by Board Member Hofherr, seconded by Board Member Saletnik, to recommend approval of a Major Variation from Section 12-8-1(C) of the Zoning Ordinance to allow a detached garage of 18.25 feet in height where a maximum height of 15 feet is permitted.**

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

NAYES: None

ABSTAIN: None

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

**2. Addresses: 622 Graceland Avenue, 1332 and 1368 Webford Avenue  
Case Number: 21-052-MAP-TSUB-V**

The petitioner is requesting the following items: (i) zoning map amendment to rezone the subject property from C-3 General Commercial District to C-5 Central Business District; (ii) Tentative Plat of Subdivision to consolidate three existing lots lot of record into one; (iii) zoning variation to locate off-street parking and loading in the required side yard; (iv) zoning variation to allow curb and gutter for off-street parking within 3.5 feet of the property line; (v) zoning variation to allow parking spaces next to a public sidewalk without a landscape divider strip; (vi) zoning variation to allow a parking lot with more than 10 spaces to provide landscaping not in strict accordance with Section 12-10-8: Parking Lot Landscaping; and (vii) any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-17-306-036-0000; 09-17-306-038-0000; 09-17-306-040-0000

**Petitioner:** Joe Taylor, 622 Graceland Apartments, LLC, 202 S. Cook Street, Suite 210, Barrington, IL 60010

**Owner:** Wessell Holdings, LLC, 622 Graceland Avenue, Des Plaines, IL 60016; City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016



Chairman Szabo noted the petitioner has submitted a request to continue the hearing to the Board's regular meeting on Tuesday, May 24. In response to input received, they are making design changes that require both additional time of their team and staff for review.

Chairman Szabo asked if anyone would like to comment on this request or add something new from the last meeting and stated if you were sworn in at the last hearing you do not need to be sworn in, but if this is your first time speaking you will be sworn in when you come up to speak.

David Gates, Jr., Author of several Post Office mural books asked if at the May 24 meeting he can bring a video of the artwork to show everyone the depression artwork that is in the Journal and Topic building.

Jordan Minerva of 535 Webford stated before he moved to his current home, he lived on Fifth Avenue across from condominiums. Although these units were set back off the street, had green space, and they face one another. But over time I noticed that the City cannot always help when buildings start to deteriorate and need maintenance. With these issues it causes others property values to decline. Moving on Webford I was very happy with the neighborhood and even the corner lot being a C-3.

Tom Lovestend of 570 Webford stated many residents continue to speak out about their concerns for the proposed Compasspoint development. Anyone can see that the Journal building location is not suited for an 80 foot high-rise development. The request from the developer to change the property from a C3 to a C5 district should not be considered in a residential neighborhood. Also keep in mind the Journal and Topic building is really the last green space we have available downtown. It would be a great opportunity to turn the space into a park comparable to Jackman Park in Glenview.

Marian Cosmides of 570 Webford noted that there are flyers all over Des Plaines to stop this development. These signs are not just in our ward but all over this town. Des Plaines does not need another high-rise building or rental properties. I want to ask the board if they are aware if the City Council listens to these planning and zoning meetings or do they just make the decisions on their own.

Member Saletnik stated all of the meeting minutes from our meetings go to City Council and those minutes come with our recommendations and comments for the projects that are presented.

Evan Vogel of 1810 Woodland stated he is in support of this project but would prefer these units to be condominiums rather than apartments.

Chris Walsh of 560 Webford stated there is a rumor going around that the Ellinwood project was actually not recommended from this board and City Council passed the project. I want to know if anyone can answer that or confirm it.

Chair Szabo stated he would have to look back and does not remember the vote. He suggested Mr. Walsh review the meeting minutes.

Chris Walsh continued and asked if there is a density number we are looking at or a limit that is trying to be reached.

Member Saletnik responded that the density is not measured per ward and it has to do with property and the individual building and its square footage. It is not based upon the overall locality. For individual

properties the building code and the zoning ordinance sets what the max density can be based on square footage and or size of the lots.

Chris Walsh stated at the beginning he thought he heard one of the reasons why we are entertaining this development was to reach the density goal.

Member Saletnik stated what's in the comprehensive plan is something different. It is not a law that has to be followed to the letter but it is recommendations made by professionals as a goal that the city can try to follow.

Member Fowler stated the recommendation came from CMAP, a planning agency.

Chris Walsh asked if a petition was brought forward, would there be a certain amount of signatures or a magic number that you feel it would be advantageous to move forward.

Chair Szabo stated the petition would have to be brought forward from the residents not the Planning and Zoning Board. As the zoning board we just have to look at what the density would be for the proposal being presented.

Linda Fruhoff of 700 Graceland stated she is greatly concerned about the amount of traffic this new development will add to this area. There are times that I wait twenty minutes to just get across the tracks and adding more people and cars to the area is only going to make things worse.

Paul Beranek of 512 Arlington, asked why there was only a few agendas available for residents and asked for more information to be provided next time.

Member Catalano stated the agenda has the same request as it did at the April 12, 2022 meeting. Since this is a continuance and the new materials have not been brought forward and that the request is the same.

John Carlisle, Director of Community & Economic Development, stated once the new materials are received we will upload them to the City's website where it can be viewed at [desplaines.org/gracelandwebford](https://desplaines.org/gracelandwebford).

Chairman Szabo read the continuance request letter from the Petitioner. It states On behalf of the Graceland Apartments LLC, the applicant for the proposed project at Webford and Graceland we are requesting that the hearing before the Planning and Zoning Board that is currently scheduled for May 10 be continued to May 24. The developer, in response to some of the input from the first hearing is undertaking a number of design changes. We recognize that the City's staff needs time to review these changes. We are requesting that the continuance be until the May 24th agenda.

Member Fowler asked if the board motions against the continuance what happens.

John Carlisle, Director of Community & Economic Development stated the rules of procedure do reference the appropriateness of granting at least one continuance to a petitioner upon their request. I did make a recommendation in my report to continue until at least May 24 so you can review the revised project and its attempt to address the input received from the last meeting.

Philip Rominski of 1333 Webford asked staff when will the revised materials be submitted and when will we be able to see them?

John Carlisle, Director of Community & Economic Development stated the plans should be in within a few days and once received we can get them uploaded to the city's landing page for this project. However, the actual staff report will not be completed until May 20, 2022.

**A motion was made by Board Member Hofherr, seconded by Board Member Catalano to approve the continuation of 622 Graceland Ave. case number 21-052-MAP-TSUB-V to May 24<sup>th</sup>, 2022 as requested by the petitioner.**

AYES: Szabo, Veremis, Saletnik, Hofherr, Catalano

NAYES: Fowler

ABSTAIN: None

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

#### **ADJOURNMENT**

The next scheduled Planning & Zoning Board meeting is Tuesday, March 24, 2022.

Chairman Szabo adjourned the meeting by voice vote at 7:48 p.m.

Sincerely,

*Vanessa Wells*

Vanessa Wells, Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: May 19, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: John T. Carlisle, AICP, Director of Community & Economic Development JC
Subject: Consideration of a Major Variation to allow a pole sign on a property with a street frontage of 50 feet where a minimum street frontage of 75 feet is required at 1285 E. Golf Road

Issue: The petitioner is requesting a Major Variation from Section 12-8-1(C) of the Zoning Ordinance, to allow a pole sign on a property with a street frontage of 50 feet where a minimum street frontage of 75 feet is required.

Address: 1285 E. Golf Road
Petitioner: Lou Masco, Liberty Flag and Banner, 2747 York Street, Blue Island, IL 60406
Owner: Jack F. Merchant, 1285 Golf Road, Des Plaines, IL 60016
Case Number: 22-014-V
PIN: 09-17-423-019-0000
Ward: #1, Alderman Mark Lysakowski
Existing Zoning: C-2, Limited Commercial District
Existing Land Use: Auto Service Repair Shop
Surrounding Zoning: North: I-1, Institutional District
South: M-1, Limited Manufacturing District
East: M-2, General Manufacturing District
West: M-2, General Manufacturing District
Surrounding Land Use: North: Hospital (Commercial)
South: Construction Company (Commercial)
East: Vacant Building
West: Landscape Supply Store (Commercial)
Street Classification: Golf Road is classified as an Other Principal Arterial road.

**Comprehensive Plan:** The Comprehensive Plan illustrates the property as Commercial Industrial Urban Mix.

**Zoning/Property History:** Based on City records, the subject property was annexed into the City in 1965 and has been utilized by Auto Krafters as an automotive service center since 2015.

**Project Description:** The petitioner, Lou Masco of Liberty Flag and Banner on behalf of Auto Krafters, is requesting a major variation to allow for a pole sign at 1285 E. Golf Road on a lot with a lot frontage of 50 feet where a minimum lot frontage of 75 feet is required. This property contains a one-story, 5,332-square-foot building setback roughly 100 feet from Golf Road with a surface parking lot and two accessory structures in the rear yard measuring 2,919 square feet and 539square feet as shown in the attached Plat of Survey. The L-shaped subject property is located along Golf Road and is positioned behind an existing Nicor Gas service location also located at 1285 E. Golf Road under PIN 09-17-200-046-0000. The property is accessed from Golf road next to the Nicor Gas service station where the property width measures 50 feet. There is an existing wood pole sign that appears to be installed within the public right-of-way along Golf Road as shown in the attached Existing Conditions. Given the existing building's large setback from Golf Road and the existing development on the adjoining parcel at PIN 09-17-200-046-0000, the existing pole sign serves as the only source of identification along Golf Road for the building and its tenants.

The petitioner is requesting the replacement of the existing pole sign, as the pole sign is in disrepair and does not sufficiently identify the businesses in the building for motorists traveling along Golf Road. Please see the Project Narrative for additional information. The petitioner proposes to replace the existing pole sign with a 7.25-foot-tall by 8-foot-wide enclosed pole sign structure with an overall height of 16.25 feet, including a 3-foot-tall by 8-foot-wide electronic message board (EMB) component as shown in the attached Sign Plan. The Zoning Ordinance allows for pole and monument signs to include one EMB sign component so long as this component does not exceed 50 percent of the total sign. As the EMB component yields 24 square feet and the total proposed sign area is 58 square feet, this code requirement is met. The petitioner is also proposing to install a 3-foot-wide landscape bed around the base of the new pole sign as required by the zoning ordinance as illustrated in the attached Landscape Plan.

However, pursuant to Section 12-11-6(B) of the Zoning Ordinance, a maximum of one pole sign is permitted for lots having more than 75 feet of street frontage on a single street or highway. The petitioner's request to construct a pole sign located along a street frontage of less than 75 feet constitute the need for a major variation.

**Variation Findings:** Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Staff has the following comments based on the standards. The PZB may use staff comments, the petitioner's response, or state their own comments as rationale for its decision, but if recommending approval, the Board should make statements in the affirmative for how the request would meet the standards.

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

*Comment:* Carrying out the strict letter of this title would create a particular hardship for the petitioner given that there is limited visibility of the subject property from Golf Road. The removal of the existing pole sign without a new sign could further limit the identification of the building along Golf Road. The subject building is considerably set back from Golf Road and the petitioner is requesting a new pole sign to increase visibility of the business within the building and the property as a whole.

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

*Comment:* The subject property's location behind one other lawfully established lot with a narrow driveway entrance creates a unique physical condition when viewing the property from Golf Road. The property located directly between the subject property and Golf Road is developed with a structure and enclosure, which restricts the view of the subject property from Golf Road. The subject lot is also uniquely shaped with the narrow driveway entrance, which not only limits motorist and pedestrian views of the property but also limits space for signage. Thus, the allowance of the variation would assist in reducing the physical constraints of the subject property and provide much needed visibility, especially for the deliveries associated with this property.

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

*Comment:* The hardship was not created by the petitioner or building owner and cannot be corrected without the approval of the requested variation.

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

*Comment:* The property owner may be denied the right to replace or improve an existing pole sign without the approval of the requested variation. Given the abnormal shape of the property, the limited space for signage in accordance with all regulations, and limited visibility of the property, the petitioner would be unable to effectively advertise businesses operating out the building. The lack of a sign in this location could make it difficult to locate the property in a safe and reasonable manner.

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

*Comment:* The granting of this variation would not provide the property owner with any special privilege or right and is not sought to provide the property owner with economic gain as many of the surrounding commercial buildings do not have visual obstructions or unique physical conditions comparable to the subject building.

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

*Comment:* The proposed wall signage would be in harmony with the general purposes of this title and would be compatible with the general purpose and intent of the comprehensive plan. The replacement of the existing pole sign would improve to the entrance of the property from aesthetic and functional standpoint.

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

*Comment:* The granting of the variation is the only remedy to the existing street frontage length of the existing pole sign without creating additional hardship for the petitioner.

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

*Comment:* The granting of these variation is the minimum relief necessary to alleviate the hardship for the petitioner. The petitioner wishes to remove the existing pole sign and replace it with a new pole sign in conformance with all other zoning regulations.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-6(G)(2) (Procedure for Review and Decision for Major Variation) of the Zoning Ordinance, the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned major variation at 1285 E. Golf Road. The City Council has final authority on the proposal.

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

1. That all appropriate building permit documents and details are submitted as necessary for the proposed pole sign. All permit documents shall be sealed and signed by a design professional licensed in the State of Illinois and must comply with all City of Des Plaines building codes.
2. The pole sign is designed, positioned, and utilized to meet all applicable City of Des Plaines codes.

**Attachments:**

- Attachment 1: Project Narrative
- Attachment 2: Petitioner's Responses to Standards for Variation
- Attachment 3: Location/Zoning Map
- Attachment 4: Plat of Survey
- Attachment 5: Site Plan
- Attachment 6: Sign Plan
- Attachment 7: Landscape Plan
- Attachment 8: Site and Context Photos



## **AUTOKRAFTERS OF DES PLAINES**

1285 Golf Road  
Des Plaines, IL 60016  
(847) 298-1922 • FAX (847) 824-1819

Project Narrative 4/27/2022

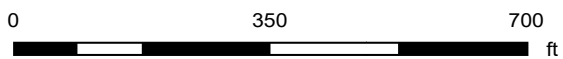
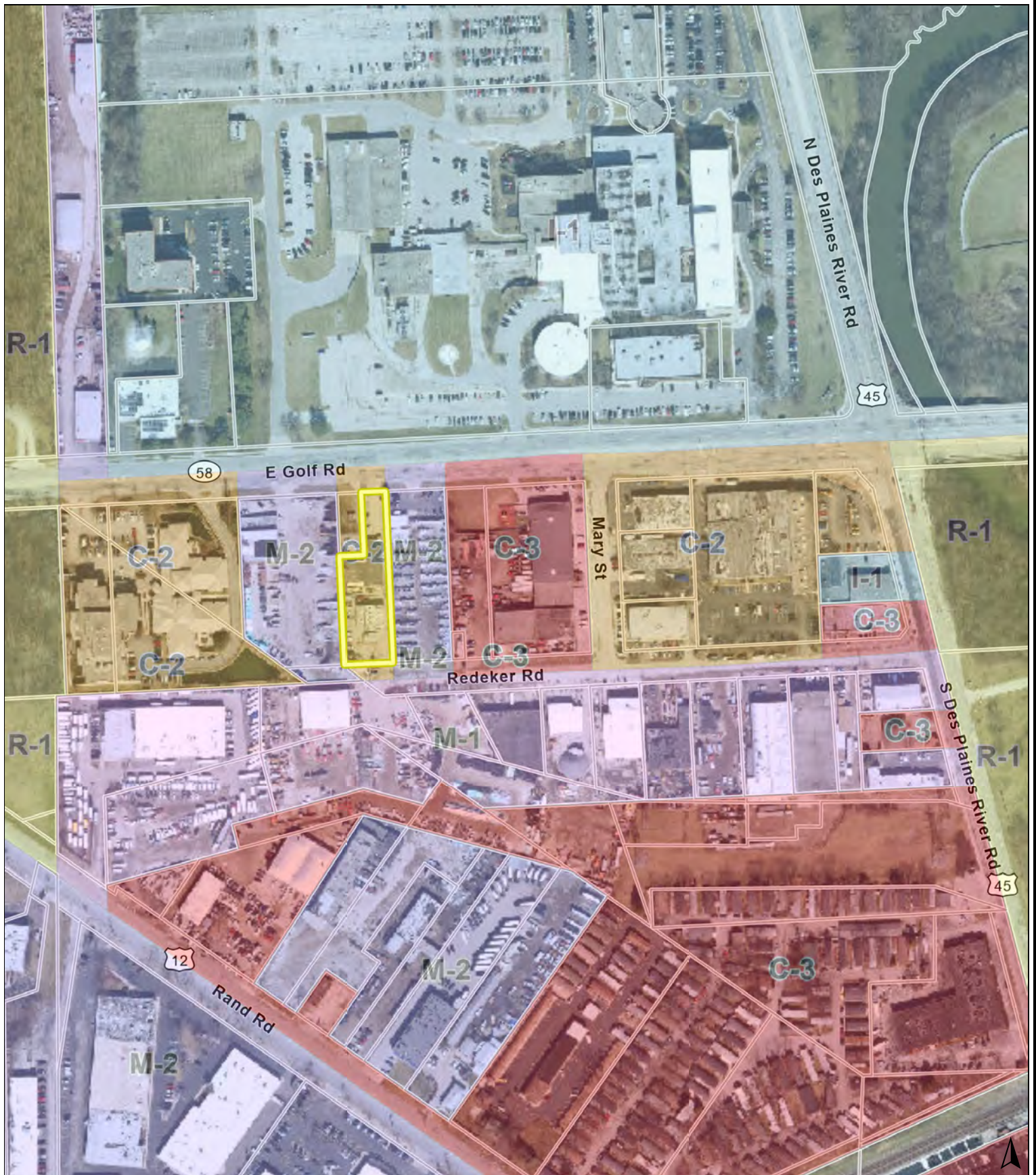
We would like to have a new street side sign installed on Golf Road. Removal of our old sign would also need to take place. Our old sign is not up to date and dilapidated. As a body shop it is essential that we have a nice sign to bring in more attention and potential customers to our business.

*Ernie Woelner*



## STANDARDS OF VARIATION

1. For AutoKrafters of Des Plaines to adhere to the strict letter of the City of Des Plaines Code would be a hardship due to the said property at 1285 E Golf Rd. only having 50 feet of frontage along Golf Rd.
2. The unique Physical Condition at 1285 E Golf Road is due to an area of frontage taken by Nicor Gas for a metering station setback off Golf Rd many years before property was purchased.
3. The current physical condition is not the result of any action, inaction or self creation by Autokrafter of Des Plaines. The structures and current layout and footprint have been in existence for a significant amount of time prior to the current ownership of the property.
4. Without the approval of the requested variance, Autokrafter of Des Plaines would be unable to put up a sign in front of property, which will deprive Autokrafter of substantial rights to advertise and market the business to all traffic East and Westbound on Golf Rd.
5. Autokrafter's hardship is more than special privilege or loss of an additional right, Autokrafter will be deprived of acquiring new customers and marketing the potential customers driving East and West on Golf Rd. The sign also acts as a visible landmark for customers already coming into Autokrafter.
6. Autokrafter's title, plan purpose and variation request for an entrance way pole sign will be in harmony with the current use and purpose Autokrafter has made of 1285 E Golf Rd and the business operations currently located there.
7. Autokrafter has no other means available to it other than the requested variation, so Autokrafter can put up a new sign.
8. Autokrafter's variance request constitutes the bare minimum relief needed for the installation of a new sign at 1285 E Golf Rd.



Print Date: 5/19/2022

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.

1442 North Western Avenue  
Chicago, Illinois 60648

AMERICAN SURVEYING INDUSTRIES 1975 FARM SUBDIVISIONS UNIFORMS COMPLIANCE

Phone: 773-6330  
773-6331

*Jens K. Doe*

**SURVEY SERVICE, INC.**  
Registered Land Surveyors

ORDER NO.  
901908

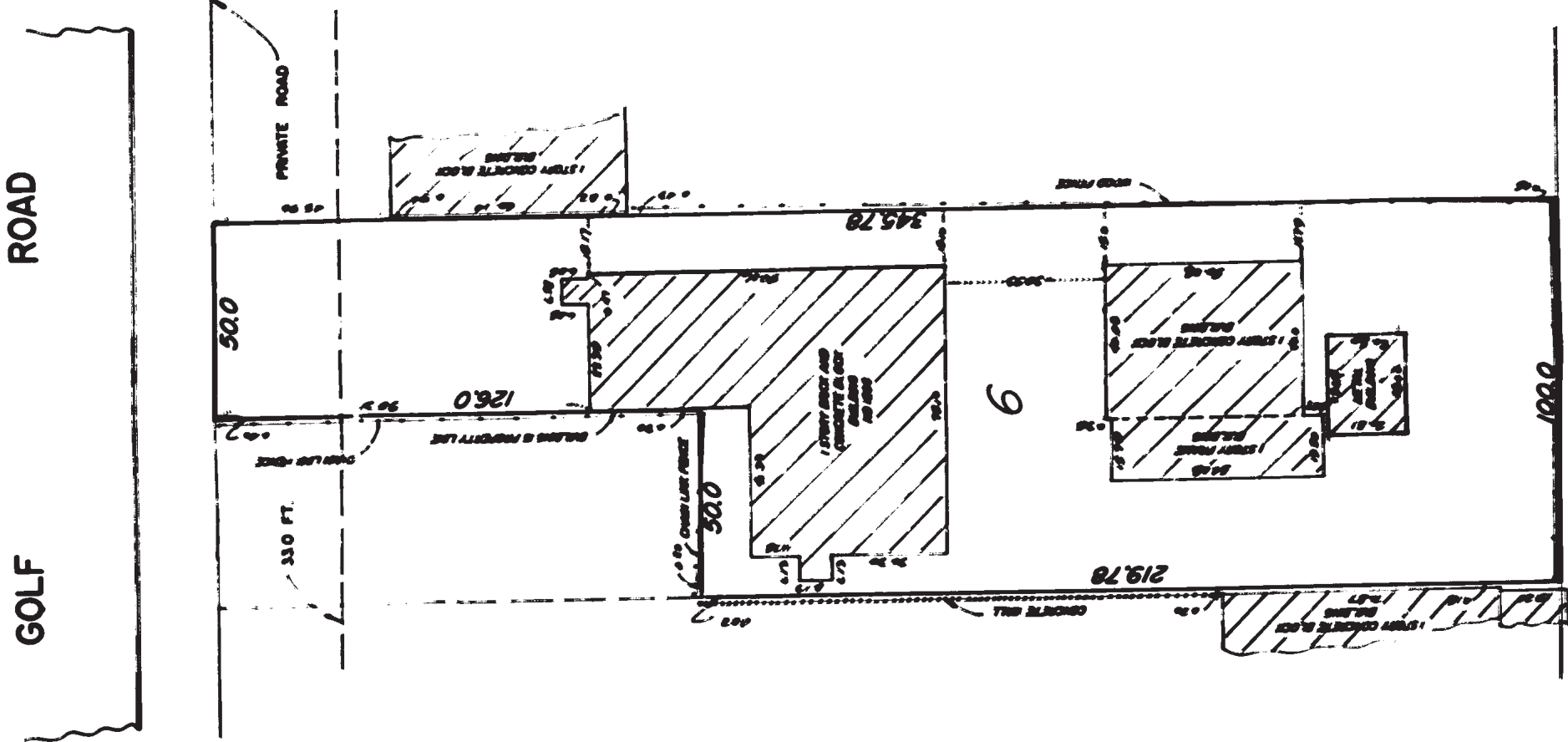


Scale - 1 inch = 20 Feet

# PLAT OF SURVEY

**LOT SIX** (except that part of the west 50 feet lying north of the south 219.78 feet thru-roof) -  
In Redecker's Garden Addition to his Plains, being a subdivision of Lot Six (6) and Lot Seven (7); except the south 4 acres thereof; in Redecker's Potato Subdivision of parts of Sections 8, 9, 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian.

**GOLF ROAD**



**REDECKER AVENUE**

State of Illinois }  
County of Cook }

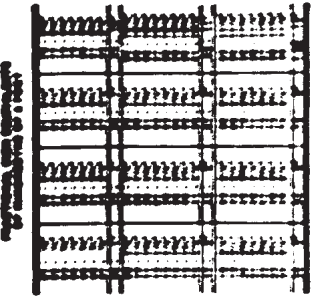
**JENS K. DOE SURVEY SERVICE, INC.** does hereby certify that a survey has been made under his direction, by a Registered Illinois Land Surveyor of the property described herein and that the plat hereon drawn is a correct representation of said survey.

**NOTE**

Dimensions are not to be assumed or scaled  
The legal description noted on this plat is a copy of the order and the accuracy MUST be compared with field. For building restrictions refer to your Abstract Book or Contract

Chicago, Illinois Dated 28th day of November, 1980  
**JENS K. DOE SURVEY SERVICE, INC.** *Jens K. Doe*

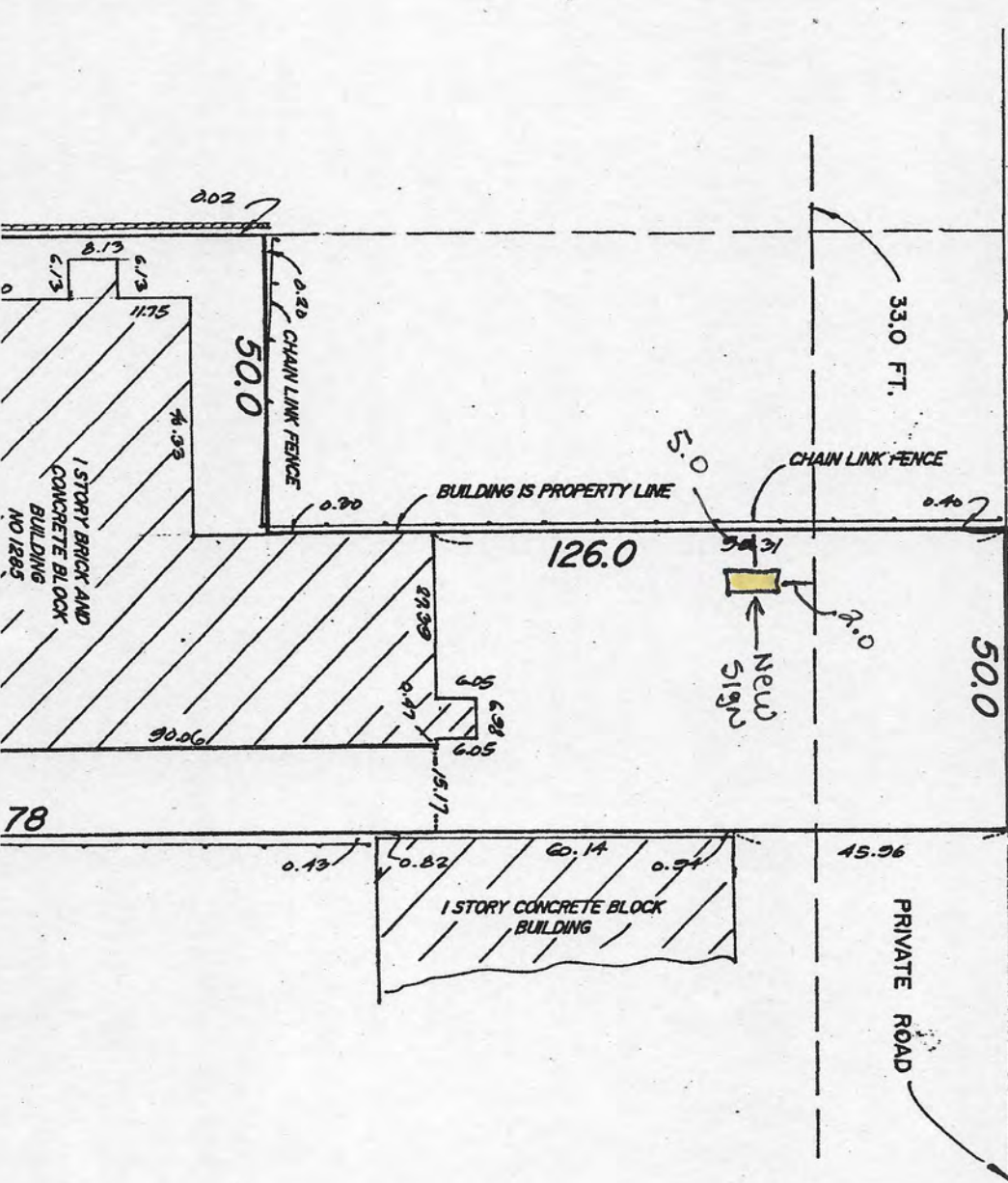
**THOMAS J. POPEL**, President  
(Illinois Registered Land Surveyor No. 15751)

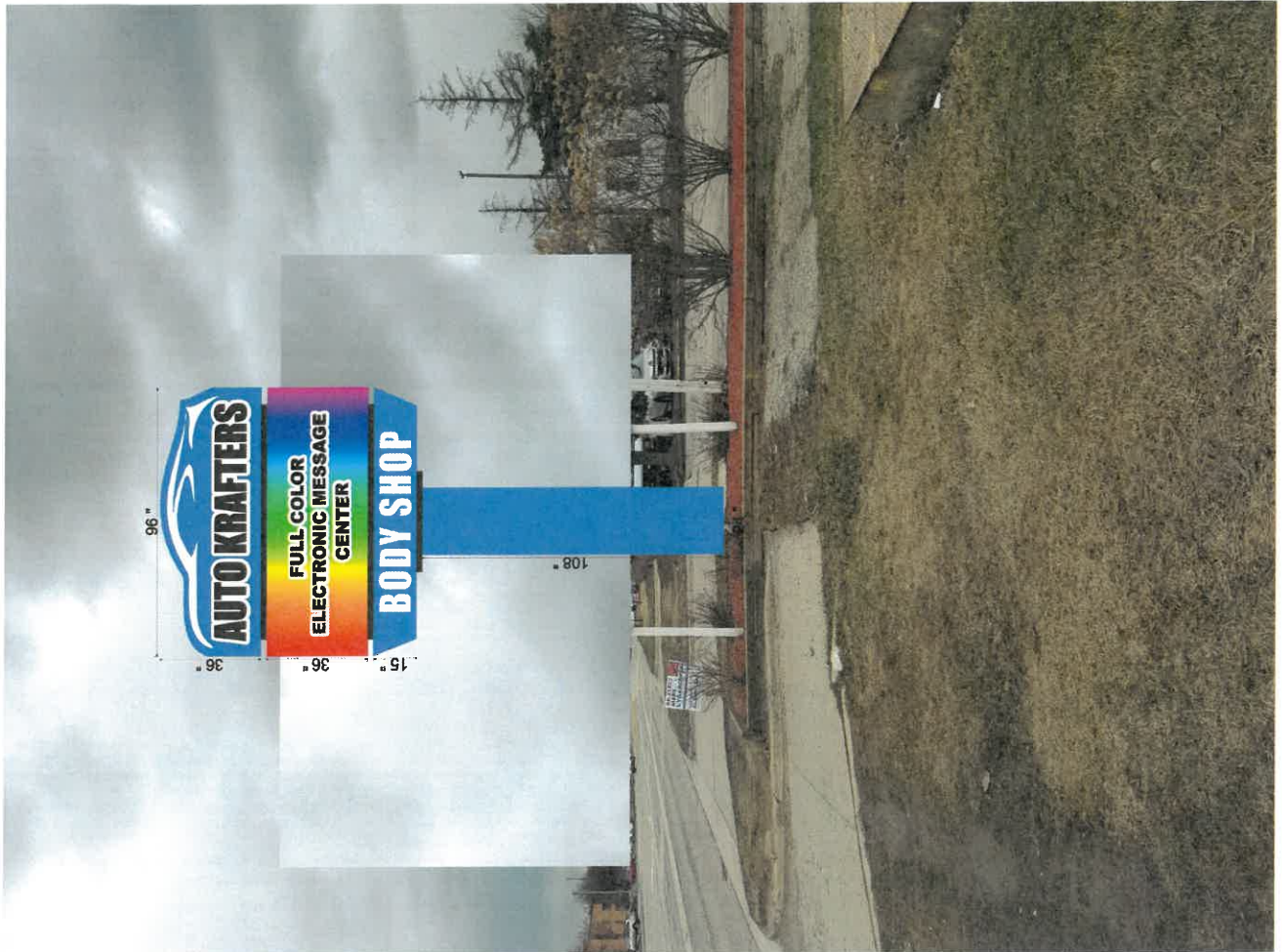
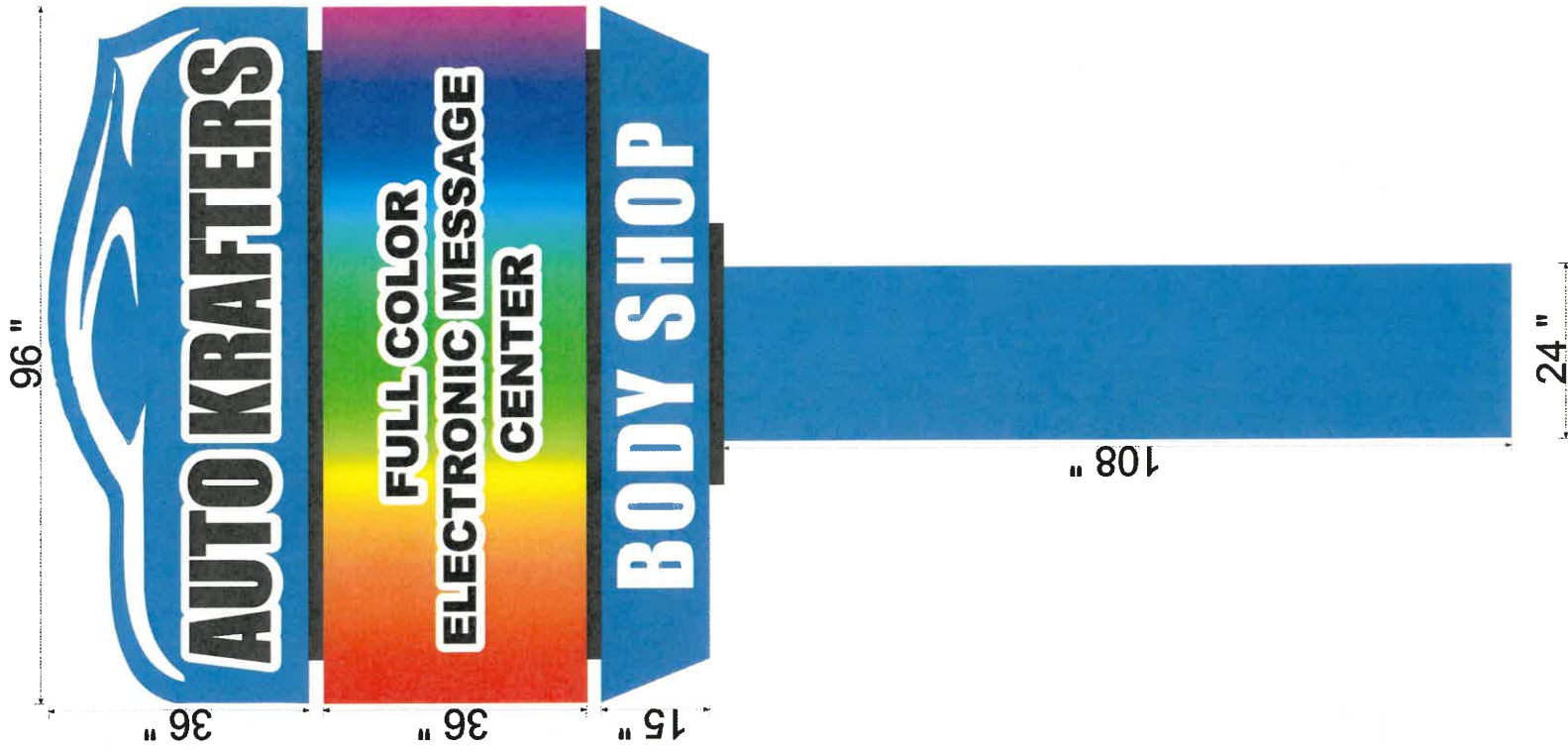


Subdivision of Lot Six (6) and Lot Seven (7); except the South 4 acres thereof; In Redecker Estate Subdivision of parts of Sections 8, 9, 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian.

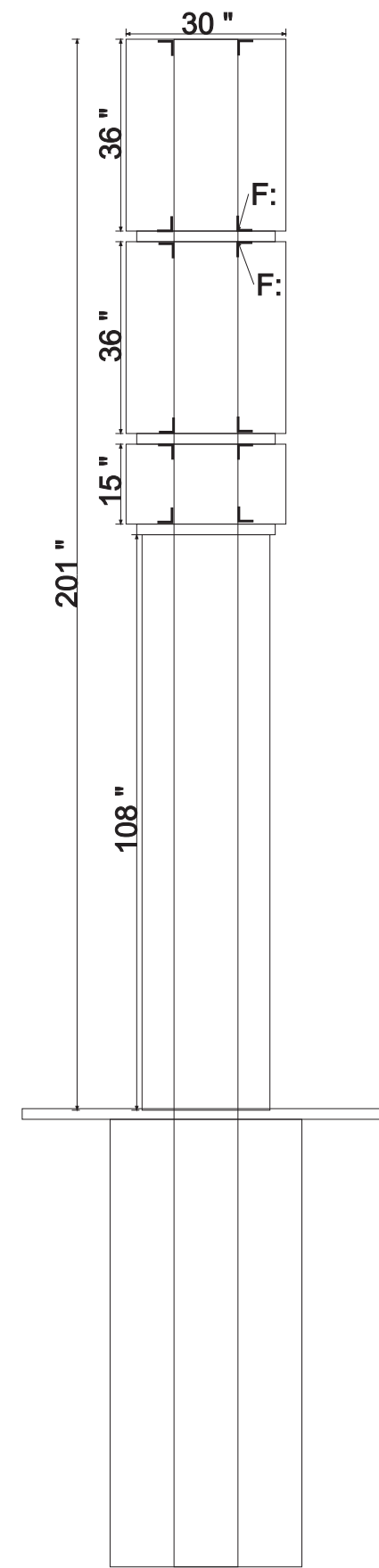
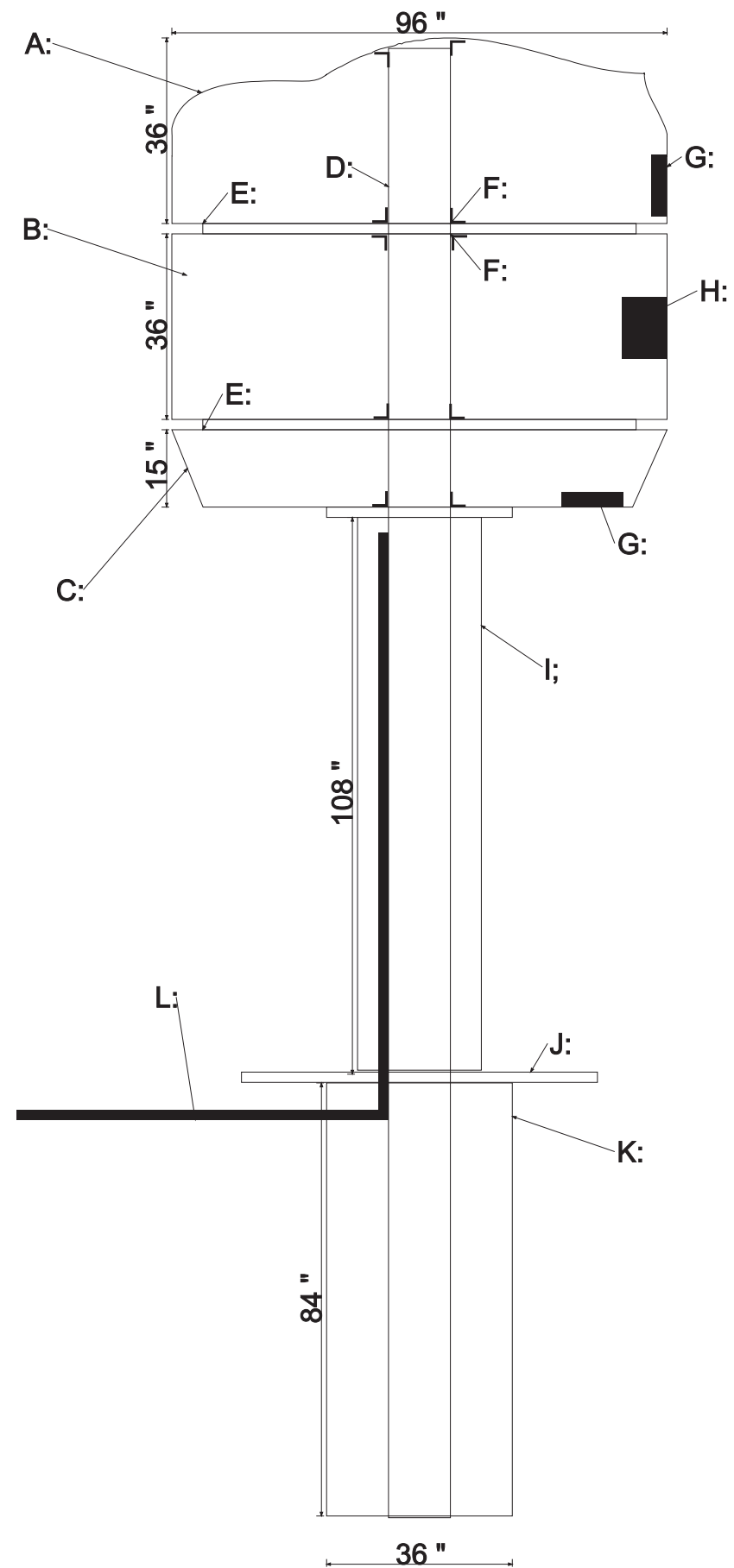
GOLF

ROAD





- A: 96" X 36" X 30" DOUBLE FACE SIGN CABINET  
FRAMED WITH 2" X 2" X 3/16" ALUMINUM ANGLE  
IRON. CABINET AS PER LOGO SHAPE WRAPPED  
WITH .080 ALUMINUM.**
- B: 96" X 36" X 30" DOUBLE FACED ELECTRONIC  
MESSAGE CENTER 10 MM FULL COLOR. FRAMED  
WITH 2" X 2" X 3/16" ALUMINUM ANGLE IRON.  
CABINET WRAPPED WITH 0.80 ALUMINUM.**
- C: 96" X 15" X 30" DOUBLE FACED SIGN CABINET  
FRAMED WITH 2" X 2" X 3/16"**
- D: 12" ROUND STEEL POLE 3/8" WALL  
DIRECT BURIED WITH CONCRETE FOUNDATION  
# 5 BAG MIX 3500 P.S.I.**
- E: ALUMINUM REVEAL / SEPARATION PANEL  
0.63 ALUMINUM FRAME WORK CONSTRUCTED  
WITH 2" X 2" X 1/4" ALUMINUM SQUARE TUBE**
- F: 2" X 2" X 3/16" STEEL SADDLE SUPPORTS  
BOLTED THRU CABINET AND WELDED TO  
MAIN SUPPORT POLE.**
- G: 60-WATT POWER SUPPLY FOR LED ILLUMINATION**
- H: 240 V- TWO 20AMP DOUBLE POLE POWER AND  
CONTROLLER PANEL TO OPERATE ELECTRONIC  
MESSAGE CENTER.**
- I: 2' X 2' X 8' ALUMINUM POLE COVER WITH 2" X 2" X 3/16"  
ALUMINUM ANGLE, BOLTED TO 0.63 ALUMINUM  
SECURED TO SUPPORT POLE AND CABINET**
- J: GRADE**
- K: 3500 P.S.I CONCRETE FOUNDATION WITH REBARB  
SUPPORT.**
- L: POWER FROM BUILDING.**

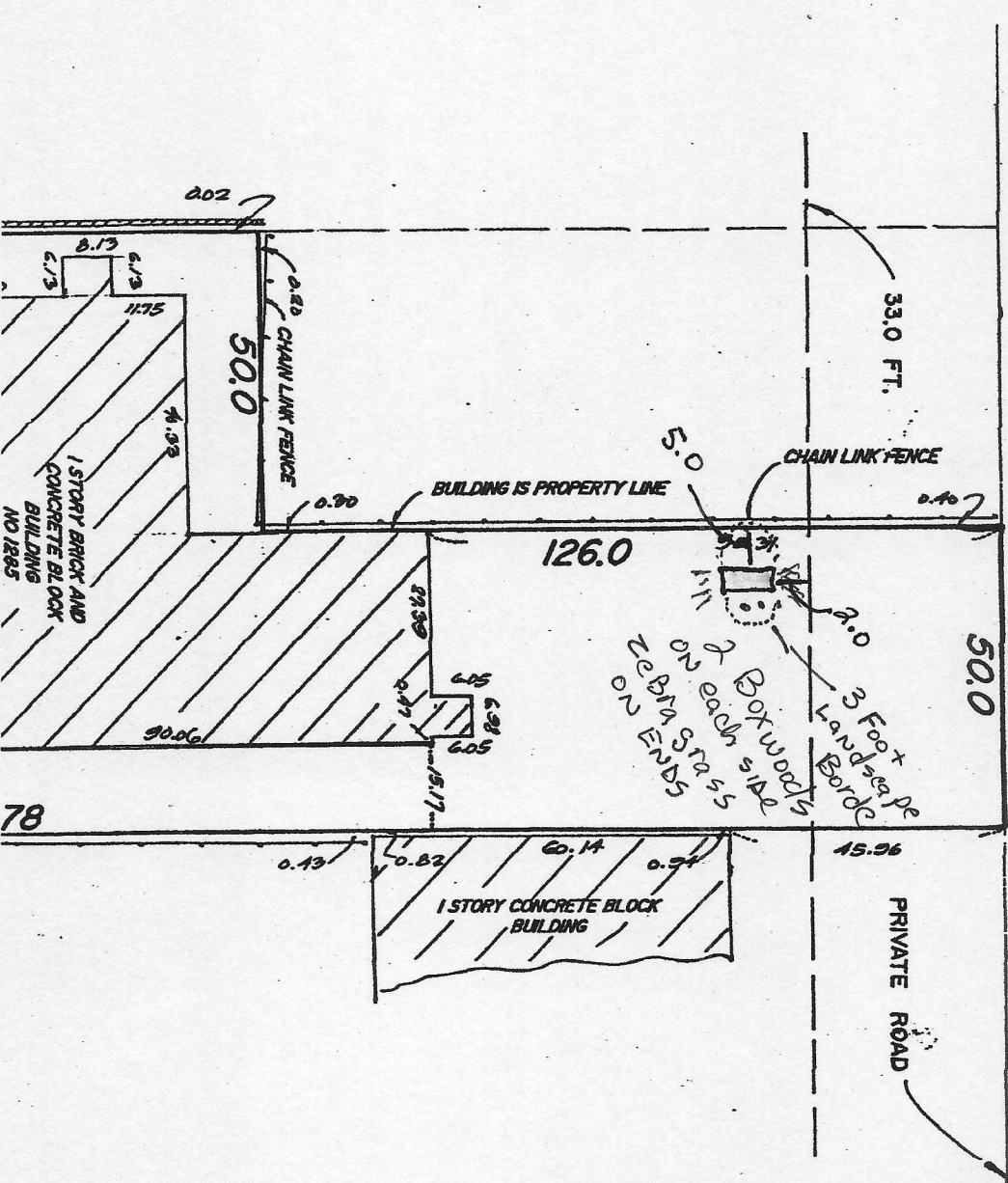


*Landscape*

Subdivision of Lot Six (6) and Lot Seven (7); except the South 4 acres thereof; In Redecker Estate Subdivision of parts of Sections 8, 9, 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian.

GOLF

ROAD





1285 Golf Rd – Public Notice & Front of Existing Building



1285 Golf Rd – Looking West at Existing Pole Sign



1285 Golf Rd – Looking South at Front of Existing Building



1285 Golf Rd – Looking South at Existing Parking Lot





MEMORANDUM

Date: May 19, 2022  
To: Planning and Zoning Board (PZB)  
From: Jonathan Stytz, AICP, Senior Planner JS  
Cc: John T. Carlisle, AICP, Director of Community & Economic Development JC  
Subject: Consideration of a Conditional Use Amendment to Expand an Existing Domestic Pet Service Use in the C-3 General Commercial District at 676 N. Wolf Road

**Issue:** The petitioner is requesting a conditional use amendment to expand an existing domestic pet service use in the C-3 General Commercial District at 676 N. Wolf Road.

**Address:** 676 N. Wolf Road  
**Owner:** Michael Galante, 945 Forestview Avenue, Park Ridge, IL 60068  
**Petitioners:** Michelle Janczak, 1008 E. Ironwood Drive, Mount Prospect, IL 60056;  
Catherine Schilling, 1636 E. Clayton Court, Arlington Heights, IL 60004  
**Case Number:** 22-018-CU  
**PINs:** 09-07-210-046-0000; -047  
**Ward:** #7, Alderman Patsy Smith  
**Existing Zoning:** C-3, General Commercial District  
**Existing Land Use:** Commercial Shopping Center  
**Surrounding Zoning:** North: C-3, General Commercial District  
South: C-3, General Commercial District  
East: C-3, General Commercial District  
West: R-3, Townhouse Residential District  
**Surrounding Land Use:** North: Gas Station (Commercial)  
South: Shopping Center/Restaurant (Commercial)  
East: Shopping Center (Commercial)  
West: Townhouses (Residential)

**Street Classification:** Wolf Road is classified as a minor arterial.

**Comprehensive Plan:** The Comprehensive Plan illustrates the site as Commercial.

**Zoning/Property History:** Based on City records, the property was annexed into Des Plaines in 1927. The subject address has been utilized as a Domestic Pet Service since 2017 through a conditional use permit. This conditional use was amended in 2019 to allow for expanded hours of operation including overnight hours for dog boarding and an allowance of up to 30 dogs during the day and up to 10 dogs boarded overnight.

**Project Description:** The petitioners, Michelle Janczak and Catherine Schilling of Playtime Pup Ranch, are requesting a conditional use amendment to expand an existing domestic pet service use in the C-3 General Commercial District at 676 N. Wolf Road. The business is housed within a tenant space in the Wolf Shopping Plaza, which is generally at the southwest corner of Wolf and Central Roads. The property consists of two parcels totaling 30,930 square feet (0.71 acres) and currently contains an 8,857-square-foot, one-story commercial building with a 182-square-foot outdoor cooler at the rear, 39-space paved parking area to serve the whole center, and a pole sign as shown on the attached Plat of Survey. The subject property is accessed by one curb cut off Wolf. The existing one-story commercial building is set back approximately 92 feet off the east property line (front) along Wolf Road, 25 feet from the west property line (rear), 3 feet off the north property line (side), and 14 feet off the south property line (side).

Playtime Pup Ranch is a dog daycare, pet retail, boarding, and grooming facility that is located in the northern tenant spaces of the shopping center building. The petitioners desire to expand their existing use into the adjoining 1,000-square-foot tenant space to the south of their current location to expand the pet grooming service area, provide a lunch area for employees, and provide an office area for the business owner. The current hours of operation are 6:30 a.m. to 6:30 p.m. Monday through Friday, 8 a.m. to 5 p.m. on Saturday, and closed on Sunday. See the attached Project Narrative for more information. The petitioner is not proposing any enlargements or changes to the exterior of the existing building. However, the proposal does include interior remodeling of the existing and new tenant spaces as shown in the attached Floor Plan of Existing Space and Floor Plan of New Space, which include details of the layout and use of the existing business and proposed floor plan of the new tenant space. Given that the tenant spaces in question are located within a shopping center, Section 12-9-7 of the Zoning Ordinance requires a minimum of one parking space for every 1,000 square feet of gross floor area. Thus, a total of 27 parking spaces are required, which is satisfied by the existing parking spaces available.

The dog daycare, boarding, and grooming activities fall within the domestic pet service use, defined in Section 12-13-3 of the Zoning Ordinance as an establishment where the grooming of domestic animals, the accessory sale of miscellaneous domestic pet food and other items, and the temporary boarding of domestic animals is permitted. The subject property is located in the C-3 district and a domestic pet service use requires a conditional use in this district. The current conditional use for a domestic pet service will need to be amended to allow Playtime Pup Ranch to expand into the new tenant space.

**Conditional Use Findings:** Conditional use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. The PZB may use the staff comments below or the attached petitioner responses as its findings, or the Board may adopt its own:

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

*Comment:* The proposed principal use is classified as a domestic pet service use. A domestic pet service use is a conditional use as specified in Section 12-7-3 of the Zoning Ordinance.

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

*Comment:* The subject property is a multi-tenant building with available commercial space. The proposal would repurpose available space to provide additional capacity of pet boarding and grooming services for residents.

**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 expanded domestic pet service use would utilize the existing building and site, which is harmonious with the surrounding commercial development to the east, north, and south of the property. As the domestic pet service use is already operational at this location, the expansion of this use would not change the character or impact of the site on the surrounding region.

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

*Comment:* The expanded domestic pet service use would not be hazardous or disturbing to the existing neighboring uses. Instead, the proposal will improve an underutilized portion of the existing commercial building that is self-contained inside a building and will not detract or disturb surrounding uses in the area. The expanded domestic pet service use is not anticipated to be hazardous or disturbing to existing neighborhood 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 an interior lot with direct access to essential public facilities and services. Staff has no concerns that the expansion of the existing domestic pet service use will be adequately served with essential public facilities and services.

**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 expanded domestic pet service use would neither create a burden on public facilities, nor would it be a detriment to the economic well-being of the community. The expansion of the existing use could help the existing business grow and promotes business retention of surrounding commercial areas.

**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 activities for the expanded domestic pet service use will continue to take place inside, reducing any noise, smoke fumes, light, glare, odors, or other concerns. The existing development and site improvements currently do not project adverse effects on the surrounding properties.

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

*Comment:* The proposed use will not create an interference with traffic on surrounding public thoroughfares as access is from an existing street. The proposal will not alter the existing access point or add any curb cuts to the existing property.

**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 is already developed so the expanded domestic pet service use would not result in the loss or damage of natural, scenic, or historic features. Instead, the petitioner is repurposing available space in an existing shopping center in an effort to provide additional capacity of services to the city.

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

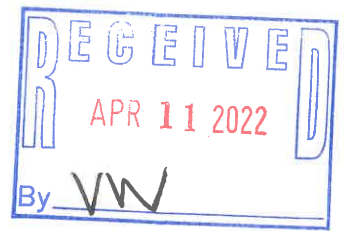
*Comment:* The expanded domestic pet service use will comply with all applicable requirements as stated in the Zoning Ordinance.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4(D)(3) (Procedure for Review and Decision of Conditional Uses), the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use request for 676 N. Wolf Road. The City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4(E) (Standards for Conditional Uses) of the Zoning Ordinance. Staff does not recommend any conditions with this request.

**Attachments:**

- Attachment 1: Project Narrative
- Attachment 2: Petitioner's Responses to Standards
- Attachment 3: Location/Zoning Map
- Attachment 4: Plat of Survey
- Attachment 5: Floor Plan of Existing Space
- Attachment 6: Floor Plan of New Space
- Attachment 7: Photos of Existing Conditions
- Attachment 8: Site and Context Photos



April 8, 2022

Playtime Pup Ranch, LLC, a Dog Daycare, Pet Retail, Boarding and Grooming facility that opened our doors in our hometown of Des Plaines November 10<sup>th</sup>, 2018.

We have survived a pandemic which hit immediately right when we were starting to build our business up about 2 years after we opened. Since then, we are growing rapidly and the need and request to expand our operation has become a necessity. We are asking for the 1000 sq ft space next door to us at 672 N Wolf Rd attached to our current location to move our current grooming room over, provide a lunch area for the employees, and a work desk for the owner. This will allow us to use our current grooming area and take more dogs at our current location and accommodate our clientele, grow our business and revenue.

If we are granted the space next door for our expansion, we will be able to continue our passion and love for our furry family members, amazing clients and share our clientele to our neighboring business's that we have brought so much revenue to over the past several years.

Cathy Schilling and I are excited for our continued growth in our venture.

Sincerely,

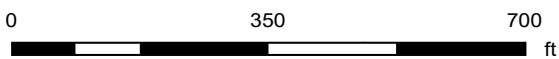
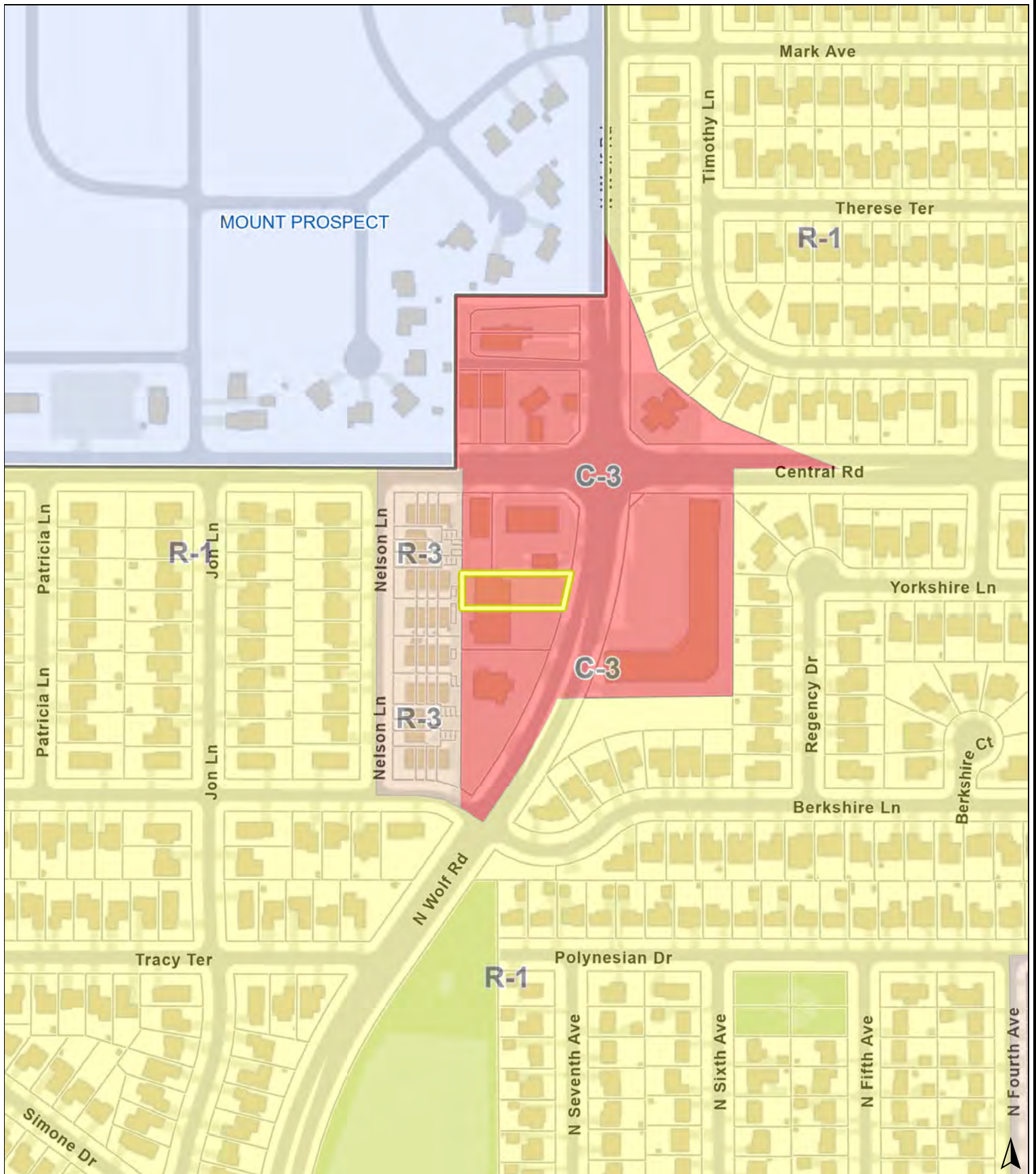
Micky Janczak

Owner

## **Answer's to Standards for Conditional Uses**

1. Yes, this business is already established within the specific zoning district and complies with all city zoning.
2. We are already an established business since November 10<sup>th</sup> of 2018. We are looking to expand next door. This will remain in accordance with the city's objectives and comprehensive plan and title.
3. We are an established business in this location at 676 N Wolf Rd since we opened our doors November 10<sup>th</sup>, 2018. We are looking to expand to the attached space next door at 672 N Wolf Rd. It is 1000 sq ft and we are moving our grooming over there and a desk for an office. Appearance will remain the same.
4. We are an established business since November 10<sup>th</sup>, 2018, when we opened our doors. We are only moving our grooming room over to the space next door in which we already have established in our current location. We are very respectful to our neighbors and use no hazardous materials nor disturbing any neighbors. We have been a respectful business with no complaints, and we are in good standing with our neighbors.
5. As being already established there will be no changes in any public services or facilities.
6. This is an established business in a strip mall, and we are only looking to expand in the attached 1000sq ft space next door and it will not change any requirements needed from public services and facilities.
7. No, this is an established business, and we are only moving our grooming room over to the space in question. This will not affect the general welfare of the area.

8. This expansion will not change or interfere with traffic on the surrounding thoroughfares.
9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. Again, we are only moving our current grooming room over to the new space.
10. All regulations will remain in the current compliance with this simple expansion.



Print Date: 5/19/2022

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.

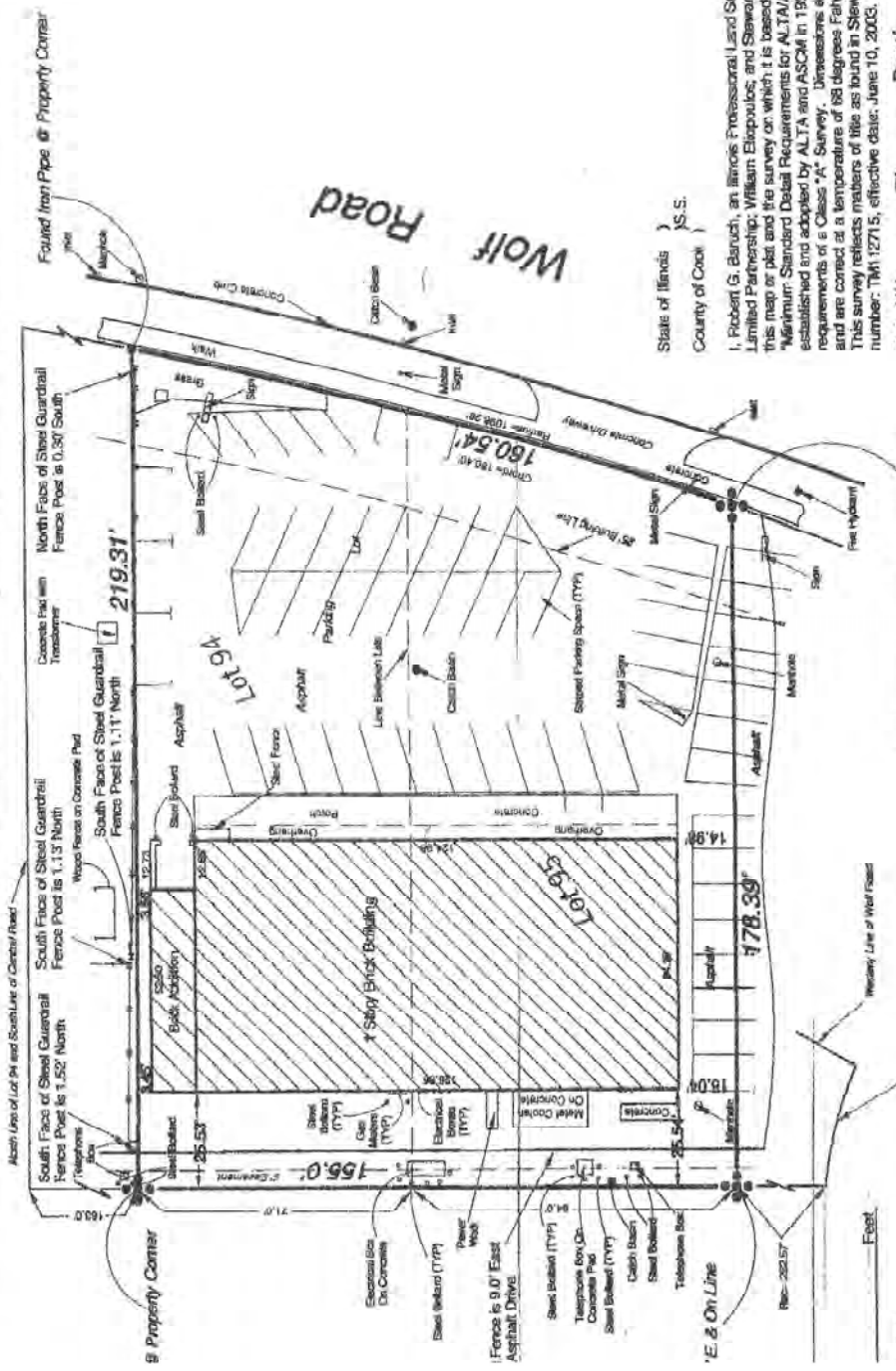


Phone (773) 631-5285  
 Fax (773) 792-0679  
 Central@aol.com

# ALTA/ASCM Land Title Survey

Central Survey Company, Inc.  
 Legal Description

Lot 94 (except the North 163 feet thereof as measured on the West line of said Lot 94) and the North 84.0 feet of Lot 95, as measured on the West line of said Lot 95, in Gleich's Prospect Ridge, being a Subdivision in the Northeast 1/4 of fractional Section 7, Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, recorded June 10, 1958 as Document Number LR1800310, in Cook County, Illinois Commonly known as: 666-678 Wolf Road, DesPlaines, Illinois Area of Land Described: 31,164.67 Sq. Ft.

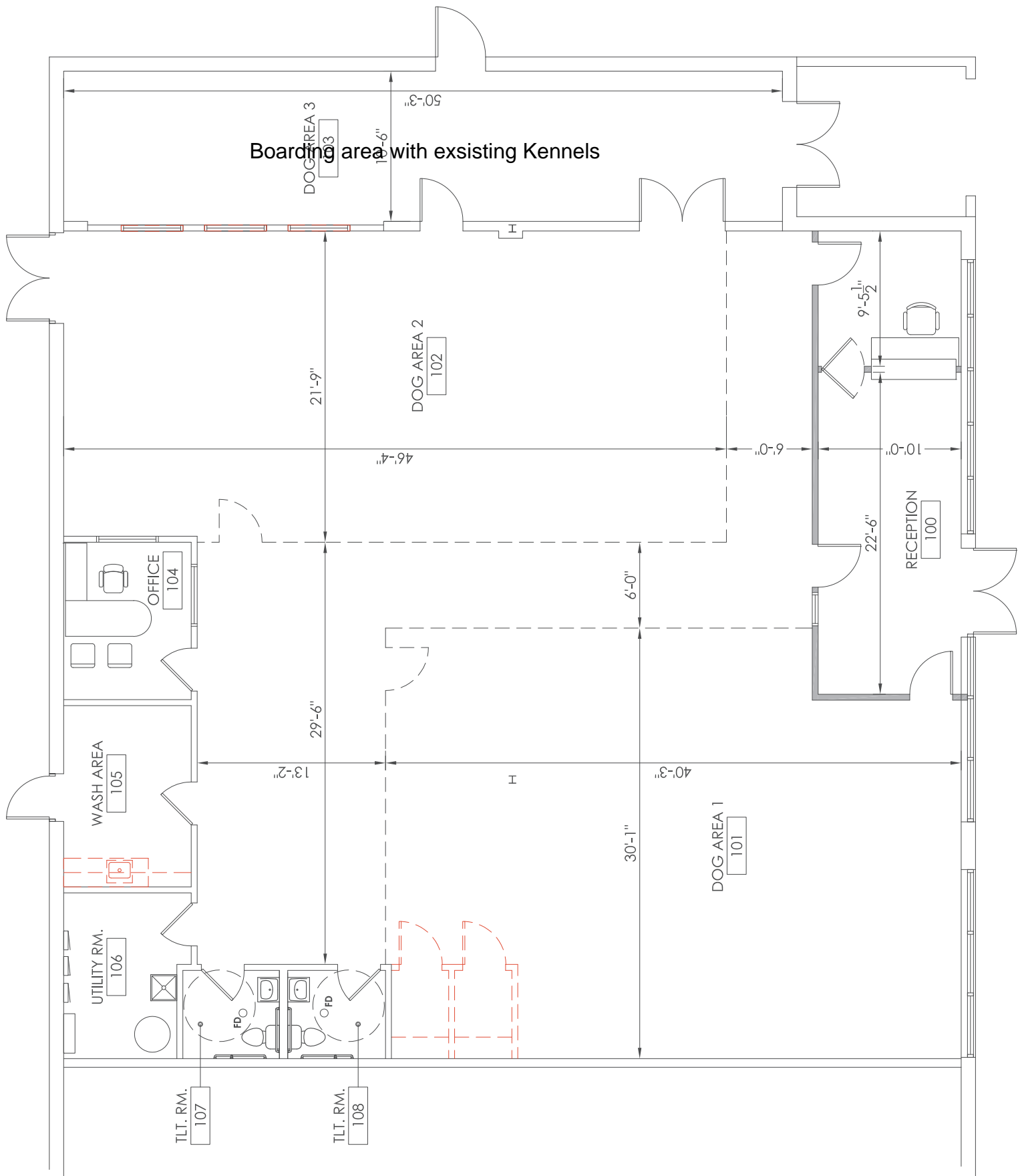


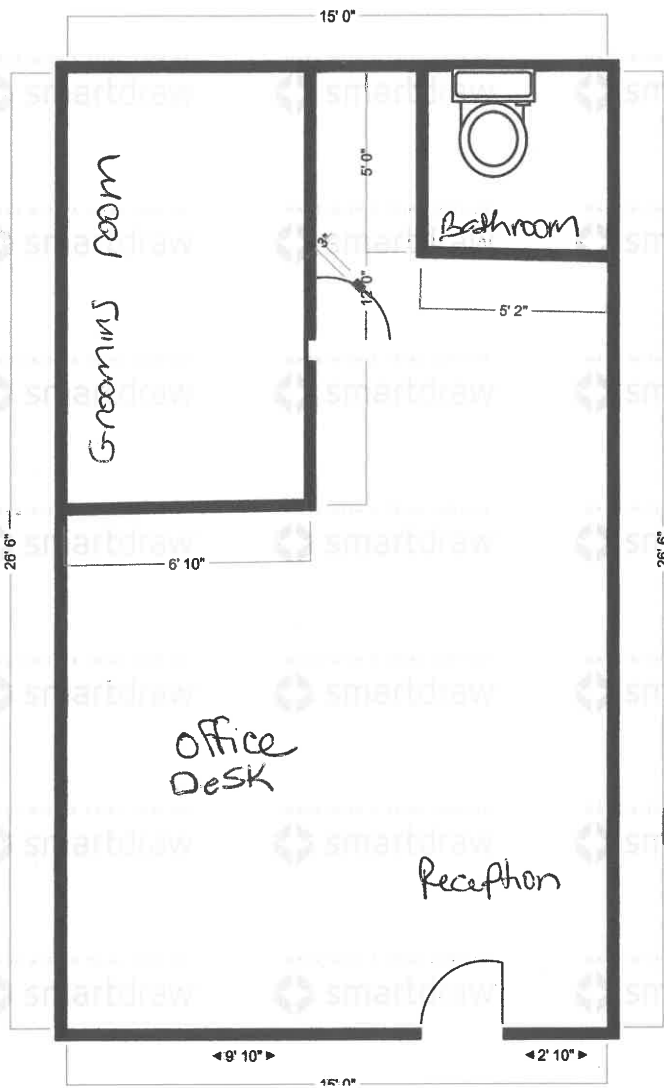
I, Robert G. Baruch, an Illinois Professional Land Surveyor, do hereby certify to the Limited Partnership, William Elapoulos, and Stewart Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys, jointly established and adopted by ALTA and ASCM in 1998 and meets the accuracy requirements of a Class "A" Survey. Measurements are shown in feet and hundredths and are correct to a tolerance of 88 degrees Fahrenheit. This survey reflects matters of title as found in Stewart Title Insurance Company, file number: TM 12715, effective date: June 10, 2003.

Dated this 7th Day of July 2003  
 Robert G. Baruch  
 Professional Land Surveyor

See Center of S.P.K. Nails @ Property Corner

Scale  
 is plat. Compare all points  
 & once. For building  
 tract and local landmarks.















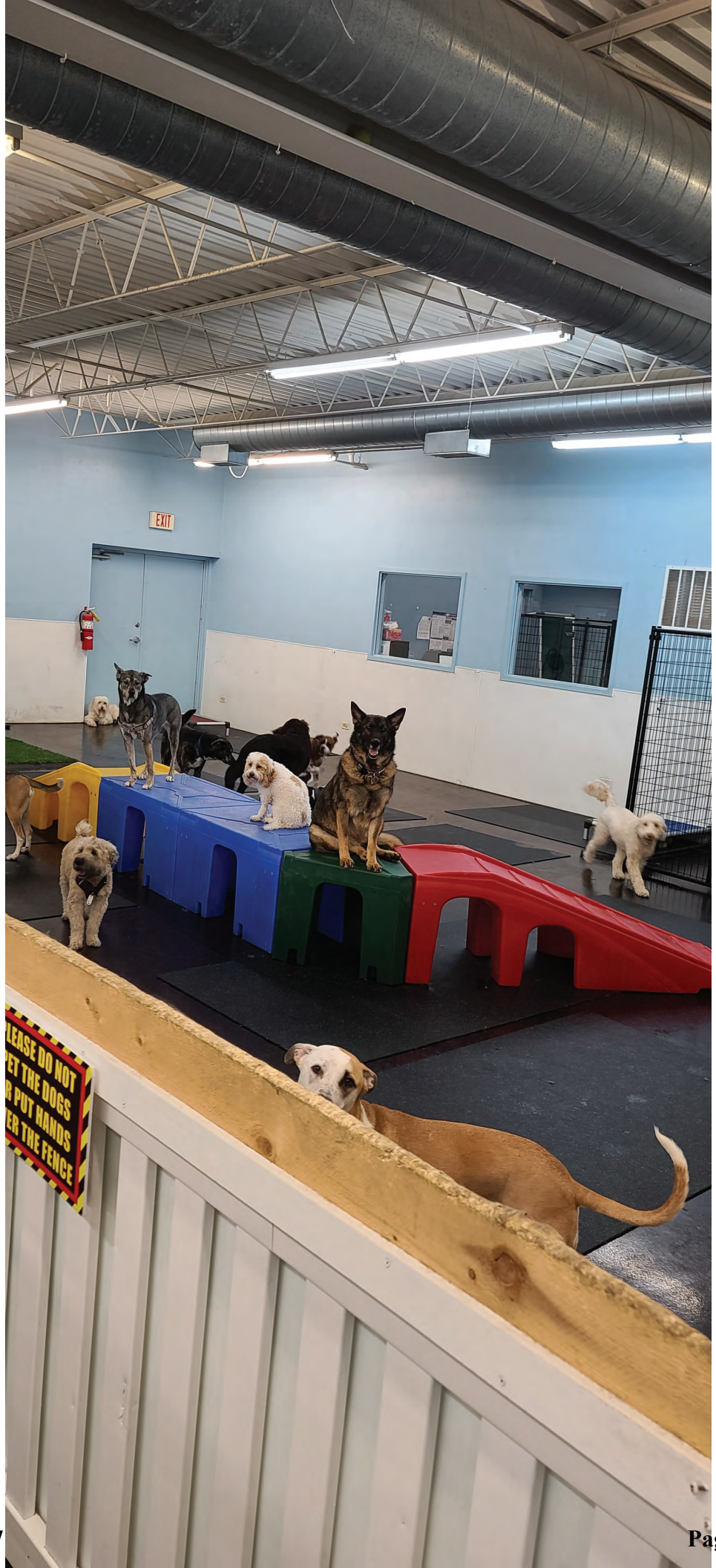










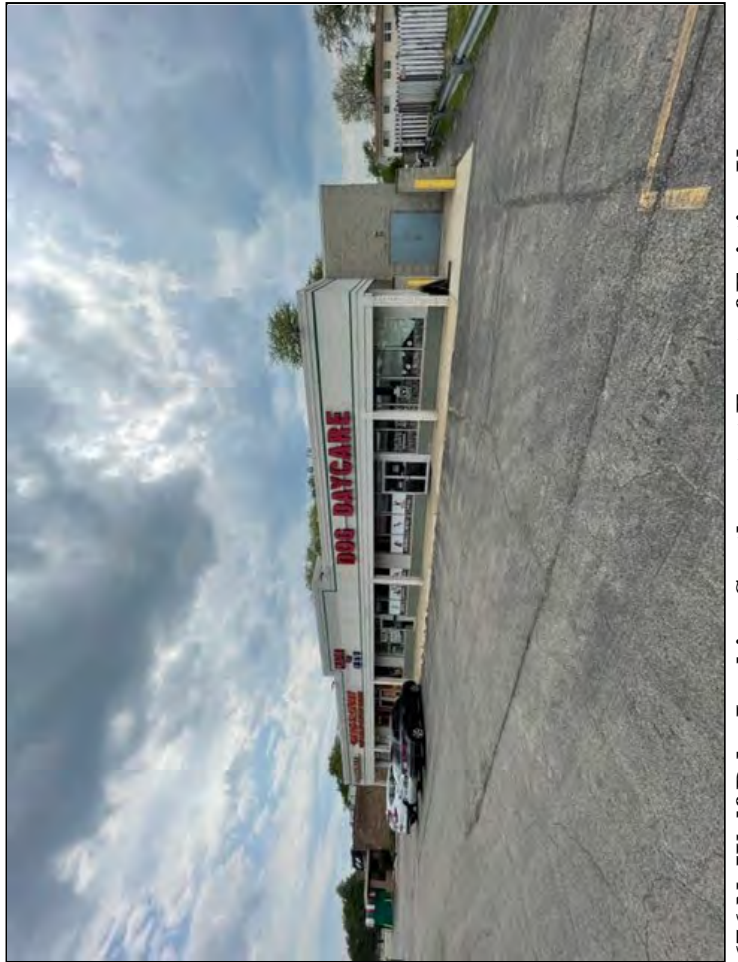




676 N. Wolf Rd – Public Notice & Front of Subject Property



676 N. Wolf Rd – Looking Northwest at Parking Lot & Building



676 N. Wolf Rd – Looking Southwest at Front of Existing Use



676 N. Wolf Rd – Looking Northwest at Front of Existing Building



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: May 19, 2022
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner
Cc: John T. Carlisle, AICP, Director of Community & Economic Development
Subject: Consideration of a Conditional Use to Allow Motor Vehicle Sales at 622 Northwest Highway

Issue: The petitioner is requesting a conditional use to allow a motor vehicle sales use in the C-3 General Commercial district at 622 Northwest Highway.

Address: 622 Northwest Highway
Owner: Rob Zimmerman, 1216 Rand Road, Des Plaines, IL 60016
Petitioner: Bryan Fleischer, Premier Auto, 1124 Cayuga Drive, Northbrook, IL 60062
Case Number: 22-017-CU
PIN: 09-18-215-002-0000
Ward: #7, Alderman Patsy Smith
Existing Zoning: C-3, General Commercial District
Existing Land Use: Multi-Tenant Commercial Building
Surrounding Zoning: North: C-3, General Commercial / R-1, Single Family Residential Districts
South: R-3, Townhouse Residential / I-1, Institutional Districts
East: R-3, Townhouse Residential / M-2, General Manufacturing Districts
West: R-3, Townhouse Residential / R-1, Single Family Residential Districts
Surrounding Land Use: North: Health Clinic (Commercial) / Single Family Residences
South: Townhouses (Residential) / Cultural Center (Institutional)
East: Townhouses (Residential) / Enclosed Parking Area (Commercial)
West: Townhouses (Residential) / Single Family Residences

**Street Classification:** Northwest Highway is classified as a minor arterial, and Seegers Road is classified as a local street.

**Comprehensive Plan:** The Comprehensive Plan illustrates the site as Industrial.

**Zoning/Property History:** Based on City records, the property was annexed into Des Plaines in 1965. The subject address was developed with a building and parking area in as early as 1998. Since then, a building addition occurred on the south side of the building around 2005. The subject tenant space was previously utilized by a moving business, Two Men and a Truck, which left around January 2022.

**Project Description:** The petitioner, Bryan Fleischer of Premier Auto, is requesting a conditional use to allow a motor vehicle sales use in the C-3 General Commercial district at 622 Northwest Highway. The subject property at 622 Northwest Highway consists of one parcel totaling 153,529 square feet (3.52 acres) and currently contains a 31,180-square-foot, one-story multi-tenant commercial building with multiple paved surface parking lots as illustrated on the attached Plat of Survey. It is important to note that the Plat of Survey includes the property at 655 Seegers Road, which is located directly east of the subject property. However, the conditional use request is focused solely on the property at 622 Northwest Highway. The subject property is currently accessed by one curb-cut off Northwest Highway and three curb-cuts off Seegers Road. The existing building is set back approximately 14 feet off the west property line (front) along Northwest Highway, 153 feet from the west property line (rear), 62 feet off the north property line (corner-side), and 150 feet off the south property line (interior side).

Premier Auto is a car dealership focused on Asian and German brands that is currently operating in Palatine but is planning to relocate to Des Plaines at the subject property. Premier Auto plans to operate out of the westernmost tenant space facing Northwest Highway, which consists of a 2,983-square-foot open office/showroom area, a 260-square-foot interior office area, a 1,609-square-foot open area to be utilized as a car photo room, and a 742-square-foot open mechanical and storage area with an overhead door as illustrated in the attached Floor Plans. The petitioner does not plan to make any alterations or additions to tenant space at this time. The proposed hours of operation are 10 a.m. to 7:30 p.m. Monday through Friday, 10 a.m. to 6 p.m. on Saturday, and closed on Sunday. Up to five employees will be on site Monday through Friday and a reduced staff will be present on Saturday. See the attached Project Narrative for more information.

Premier Auto will have access to the north (facing Seegers Road) and west (facing Northwest Highway) paved surface parking areas for vehicle display as well as parking for customers and employees. Pursuant to Section 12-9-7 of the Zoning Ordinance, motor vehicle sales uses require a minimum of one parking space for every 500 square feet of showroom and office floor area, plus one space for every 20 vehicle display spaces (required off street parking spaces cannot be occupied by motor vehicles for sale or for lease). The 3,244-square-foot combined showroom/office areas and 25 proposed vehicle display spaces require a minimum of eight parking spaces, including one handicap accessible parking space.



The attached Site Plan identifies the allocation of parking between vehicle display parking and employee parking in addition to a note that drive aisle widths will be 12 feet. Per 12-9-6 of the Zoning Ordinance, a 12-foot-wide drive aisle is only acceptable for one-way circulation. As customer parking is required for this use, staff has added a condition that the Site Plan is revised and resubmitted to staff prior to the City Council meeting to identify the one-way direction of travel throughout the portion of the site to be utilized by Premier Auto, with clear striped arrows and/prone-way/do-not-enter signs. The revised site plan should also clearly indicate that the property can accommodate eight open parking spaces for patrons, including one handicap accessible parking space in compliance with all applicable City of Des Plaines codes. The petitioner has also shown exterior lighting on the Site Plan. While the proposal intends to utilize existing exterior building lighting and there are no immediate plans to add exterior lighting, staff has added a condition that a Photometric Plan will be required at time of building permit if new exterior lighting is proposed for the subject property.

The vehicle display and showroom activities proposed on site fall within the Motor Vehicle Sales use, defined in Section 12-13-3 of the Zoning Ordinance as an establishment, the principal use or purpose of which is the sale of motorized vehicles, including, but not limited to, the sale of automobiles, personal trucks, recreation vehicles, snowmobiles, boats, and motorcycles. The subject property is located within the C-3 district and a Motor Vehicle Sales use requires a conditional use in this district. Since no conditional use currently exists for this address, a conditional use is required for Premier Auto to operate on this property.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. The PZB may use the staff comments below or the attached petitioner responses as its findings, or the Board may adopt its own:

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

*Comment:* The proposed principal use is classified as a motor vehicle sales use. A motor vehicle sales use is a conditional use as specified in Section 12-7-3 of the Zoning Ordinance.

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

*Comment:* The subject property is a multi-tenant building with available commercial space. The proposal would repurpose available space to provide a new business and services for residents.

**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 motor vehicle sales use would utilize the existing building and site, which adjoins smaller commercial developments. However, it is not necessarily harmonious with the surrounding commercial development to the north, or the residential development situated at its east, south, and west sides.

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

*Comment:* The use would not be hazardous or disturbing to the existing neighboring uses. Instead, the proposal will improve an underutilized portion of the existing commercial building.

**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 motor vehicle sales use will be adequately served with essential public facilities and services.

**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 motor vehicle sales use would neither create a burden on public facilities, nor would it be a detriment to the economic well-being of the community. The addition of a new use could help the existing business grow and promotes business retention of surrounding commercial areas.

**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:* Aside from the parking of vehicles for sale, activities for the motor vehicle sales use will take place inside, reducing any noise, smoke fumes, light, glare, odors, or other concerns. The existing development and site improvements currently do not create adverse effects on surrounding properties.

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

*Comment:* The proposed use will not create an interference with traffic on surrounding public thoroughfares as there are multiple access points from existing streets. The proposed 12-foot-wide drive aisles will restrict vehicular access to one-way circulation throughout this portion of the site. The proposal will not alter the existing access point or add any curb cuts to the existing property.

**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 is already developed so the motor vehicle sales use would not result in the loss or damage of natural, scenic, or historic features. Instead, the petitioner is repurposing available space in an existing multi-tenant commercial building to provide new services to the city.

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

*Comment:* The motor vehicle sales use will comply with all applicable requirements as stated in the Zoning Ordinance.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-4(D)(3) (Procedure for Review and Decision of Conditional Uses), the PZB has the authority to recommend that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use request for 622 Northwest Highway. The City Council has final authority on the proposal.

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

**Conditions of Approval:**

1. The Site Plan is revised and resubmitted to staff prior to the City Council meeting to identify the one-way direction of travel throughout the portion of the site to be utilized by Premier Auto with proposed one-way/do not enter signs and accommodate eight open parking spaces for patrons, including one handicap accessible parking space in compliance with all applicable City of Des Plaines codes.
2. A Photometric Plan will be required at time of building permit if new exterior lighting is proposed for the subject property.
3. All businesses on the property shall have current and accurate business registrations and be in full compliance with all applicable City of Des Plaines codes.
4. No contractor storage shall occur at 622 Northwest Highway property without appropriate approvals from the City and a valid business registration for a trade contractor. Any existing contractor storage/trade contractor activities occurring on site shall cease immediately until appropriate approvals are obtained.
5. No commercial truck parking shall occur at 622 Northwest Highway.
6. The property shall be brought into and remain in conformance with all property maintenance code requirements.
7. All vehicles parked on the subject property shall contain valid plates and vehicle registration at all times.

**Attachments:**

- Attachment 1: Project Narrative
- Attachment 2: Petitioner’s Responses to Standards
- Attachment 3: Location/Zoning Map
- Attachment 4: Plat of Survey
- Attachment 5: Site Plan
- Attachment 6: Floor Plan
- Attachment 7: Site and Context Photos



2296 N RAND RD

PALATINE IL 60074

847-892-5080

March 29 2022

Hello

We are applying for a conditional use permit for the property located at 622 E Northwest Hwy, Des Plaines IL. We currently operate as a car dealership in Palatine IL and the landlord has since sold the building. We are currently looking to move our business to Des Plaines IL and serve the community. We do not plan any alterations or additions. The space was originally constructed as a car dealership and will suit or needs as is. We will take possession of the west and north parking lots for inventory and use the west showroom and forward offices. We will also use the north overhead door and half of the service drive to maintain our vehicles inside.

We operate from 10am-7:30pm Monday to Friday and 10am to 6pm on Saturday (closed Sunday). Our staff consists of 5 individuals that mostly work Monday to Friday. We have a shortened staff on Saturday. Our inventory consists of used cars priced from 10k to 40k focusing on German and Asian brands.

Yours Truly

A handwritten signature in black ink, appearing to read "Bryan Fleischer". The signature is stylized and cursive.

Bryan Fleischer

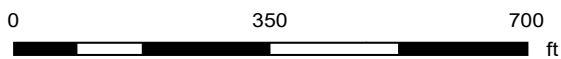
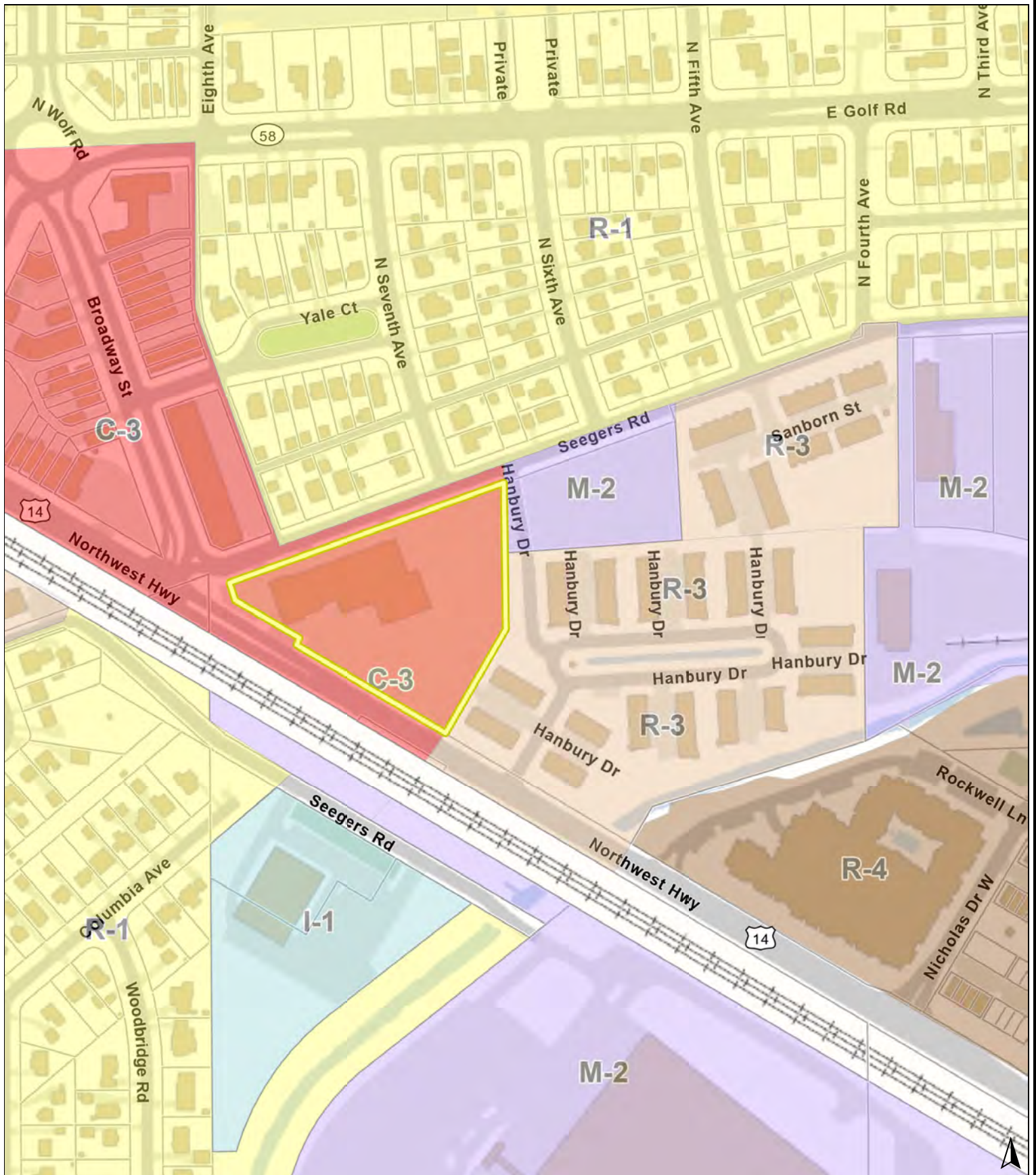
Owner

Premier Auto  
622 E Northwest Hwy  
Des Plaines IL 60016

This is a multi-occupancy commercial building located in Des Plaines IL at the cross roads of Seeger and E Northwest Hwy. The building was originally built as a new car dealership in 1971. The gross building square footage is 32,000 and sits on 3.5864 acres. Premier Auto will be occupying the front portion of the building and will need a dealer license and special use permit.

Premier Auto's responses to the standards for conditional uses

1. The business that originally occupied this space was a car dealership and we intend to use this space for a car dealership as well.
2. We believe our business will function in accordance with the city's comprehensive plan.
3. It is our intention to utilize the existing structure and space while providing small cosmetic updates to turn this currently vacant property into a successful business.
4. We do not believe that a car dealership operating during normal business hours will be hazardous or disturbing to the existing neighbors. In fact, bringing a new business into a vacant space will create additional safety to the surrounding areas.
5. We will properly utilize and be responsible for establishing any of the services necessary.
6. Our proposed business will not create any additional requirements at the public expense and will not be detrimental to the economic welfare of the community.
7. The proposed business does not involve any of the listed detrimental uses to any personal property or general welfare of the community
8. The business will not create interference with traffic on the surrounding thoroughfares.
9. We intend to use the existing structure and therefore will not result in any damage or destruction to natural scenic or historic features of the property
10. It is our genuine belief that our proposed use complies with all additional regulations in this title specific to the conditional use requested.



Print Date: 5/19/2022

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.







CLIENT ORDER NUMBER: DATE: 09/26/19  
SELLER: TRANSFORMATION INVESTMENT GROUP LLC

HOME IS ALL

- 1. The information on this plan is based on...
2. The owner warrants that the information...
3. The owner warrants that the information...
4. The owner warrants that the information...



E-ACTA LAND SURVEYORS LLC
316 East Jackson Street, Morris, IL 60460
Phone: 773.305.1011
LB# 184008059

184008059
ALTA SURVEY AND TITLE SURVEY
COOK COUNTY

THE PART OF SECTION 36, TOWNSHIP 37N, RANGE 12E, COOK COUNTY, ILLINOIS, BEING THE NORTHWEST QUARTER OF SAID SECTION, IS HEREBY SET APART FOR THE OFFICE, SHOWROOM, PHOTO, AND MAINTENANCE AREA...
[Detailed legal description of the property and survey details]



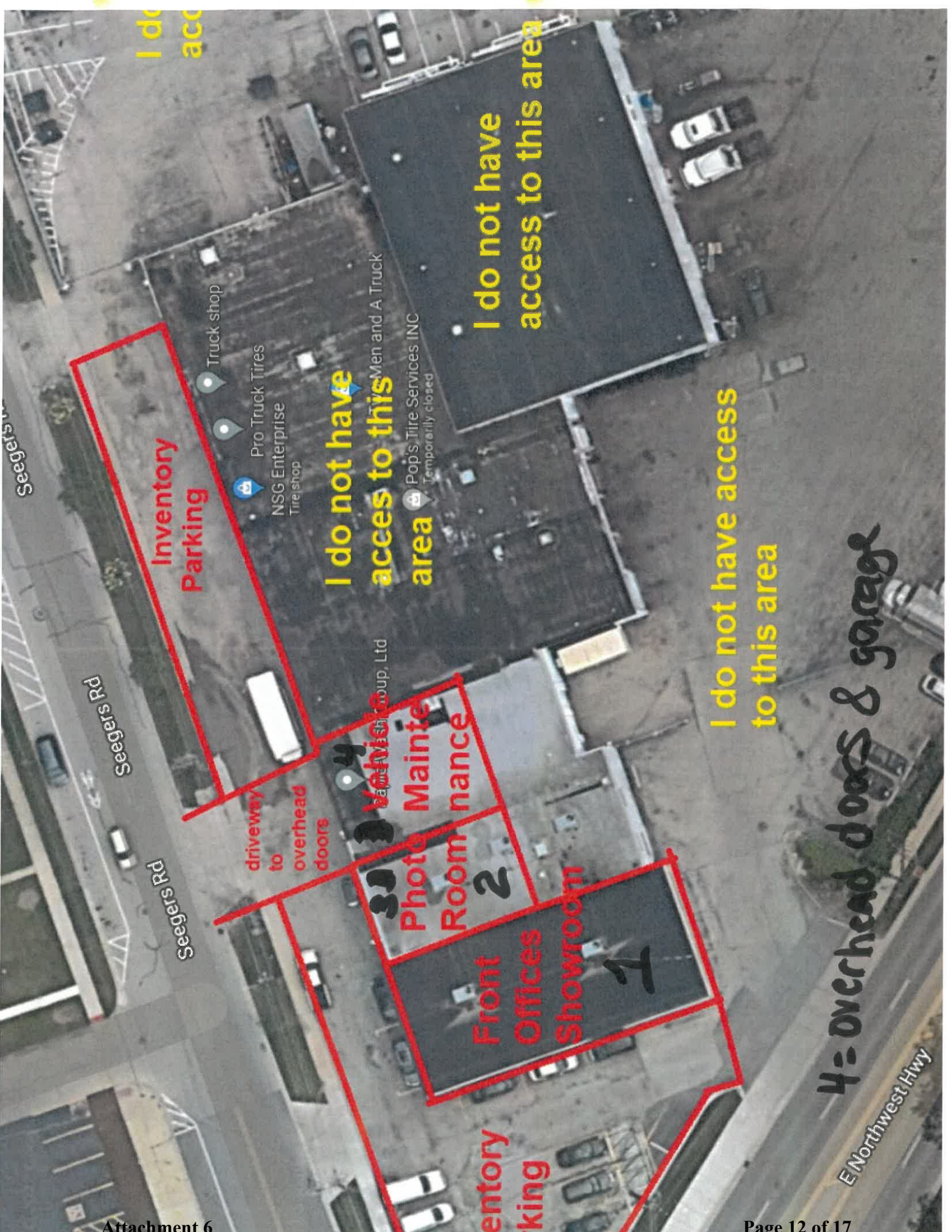
OFFICE, SHOWROOM PHOTO,

- EXTERIOR LIGHTING
- OFFICE, SHOWROOM, PHOTO AND MAINTENANCE AREA
- DISPLAY VEHICLE PARKING
13 SPACES / 90 DEG. / 9' X 18'
12 SPACES / 60 DEG. / 9' X 18'
- EMPLOYEE PARKING
6 SPACES / 0 DEG. / 20' X 8'
2 SPACES / 90 DEG. / 9' X 18'
- AREA NOT SUBJECT TO CONDITIONAL USE PERMIT

ALL DRIVE AISLE WIDTHS 12'

RECEIVED
BUILDING DEPT

Legend table with columns for SYMBOL, DESCRIPTION, and CODE. Includes symbols for various survey points, boundaries, and features.



I do not have access to this area

I do not have access to this area

Inventory Parking

I do not have access to this area

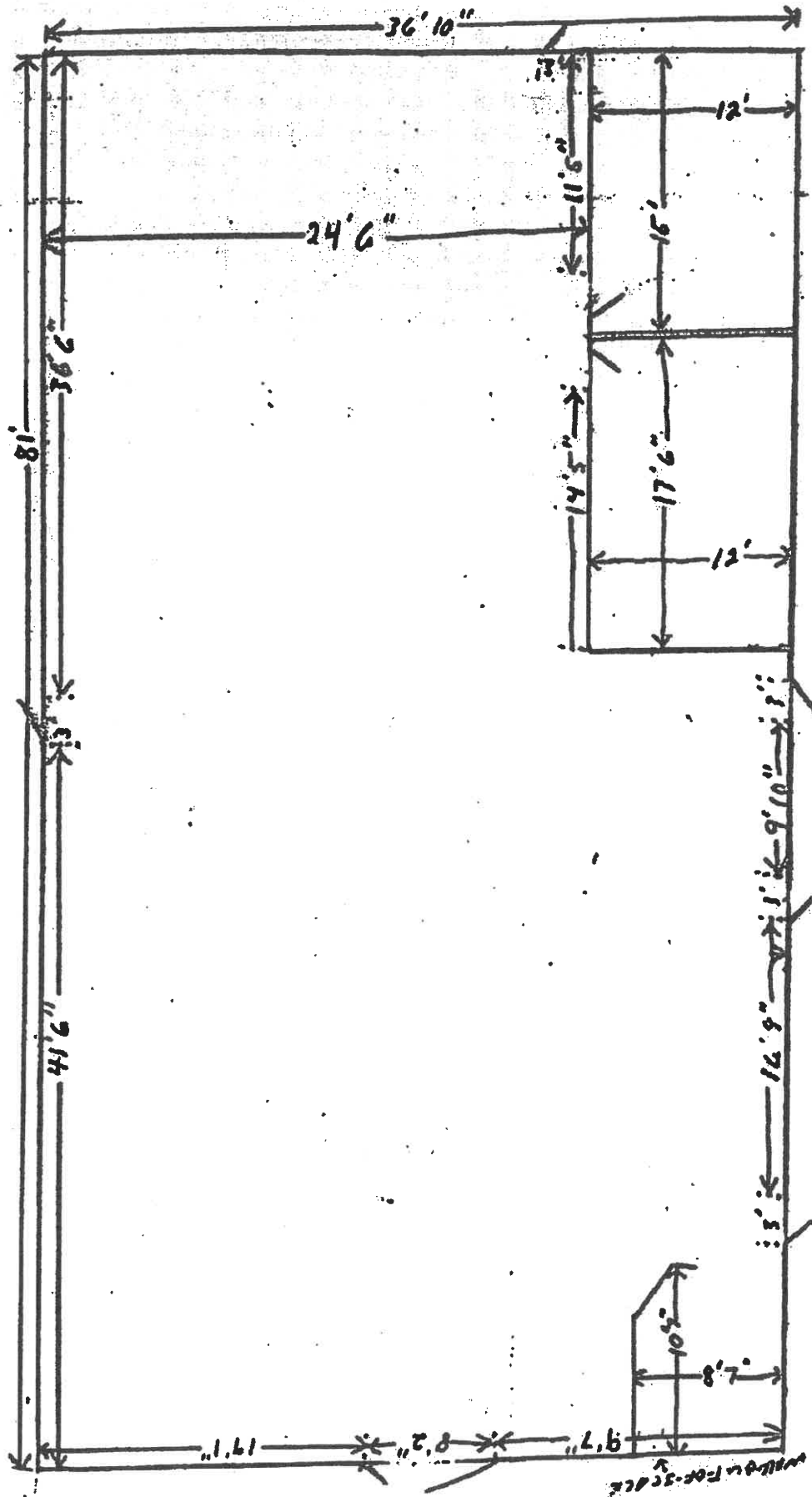
I do not have access to this area

4 = Overhead doors & garage

\* DIAGRAM #1

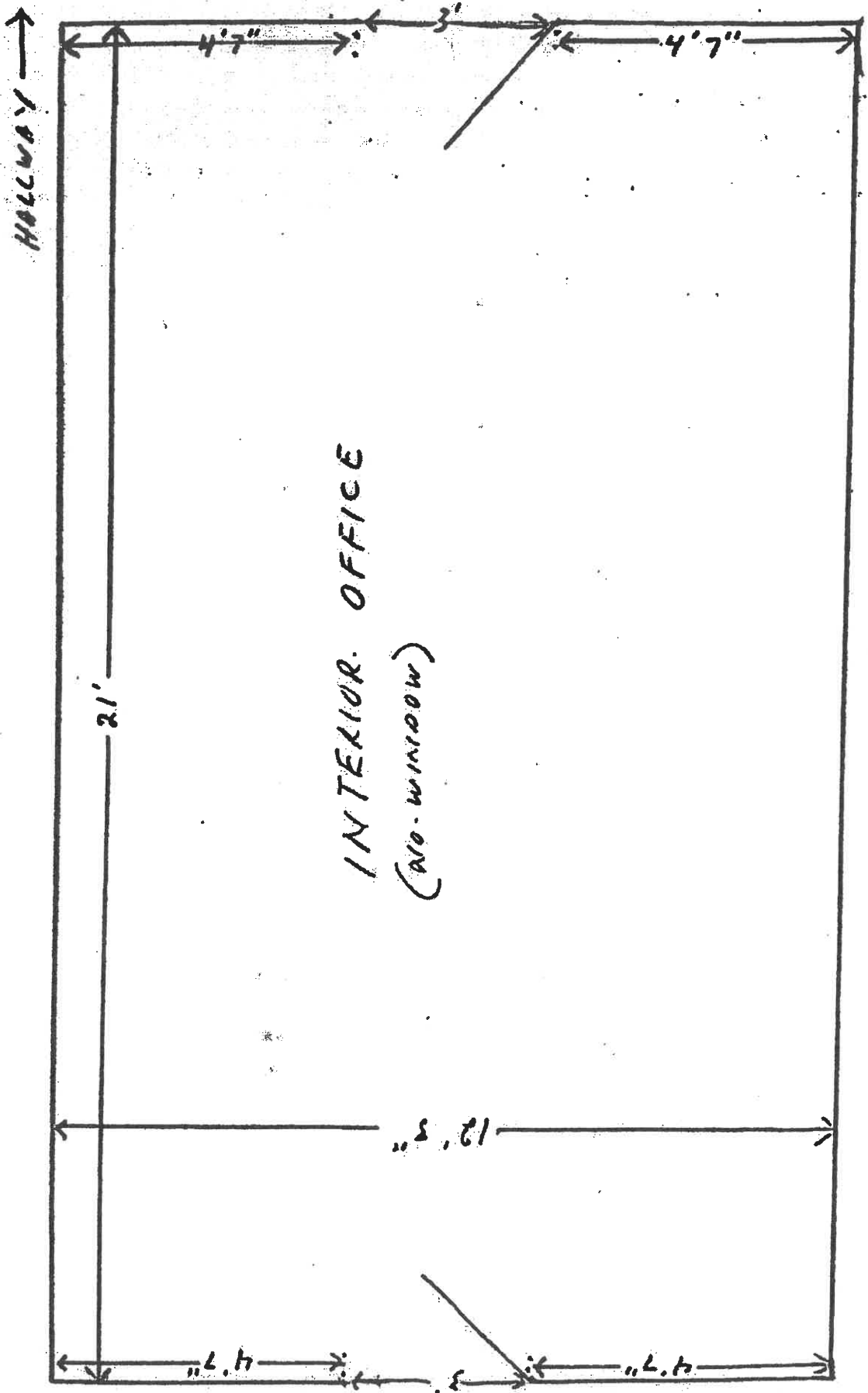
622 E NORTHWEST HWY

OPEN-FRONT OFFICE + SHOW ROOM



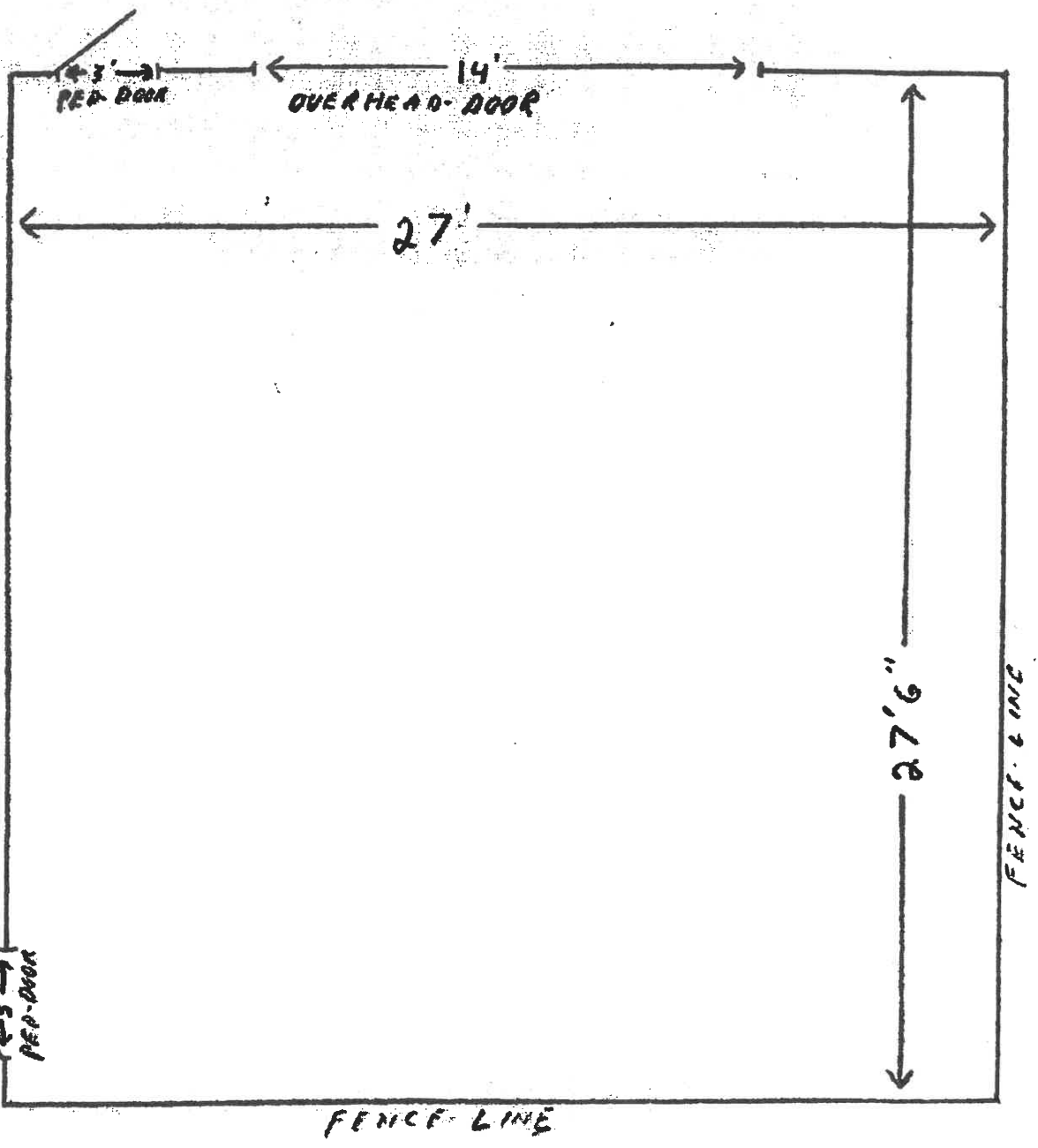
622 E. NORTHWEST HWY  
3RD OFFICE OF OPEN FRONT  
OFFICE SPACE

\* DIAGRAM of  
Kitchen





MAIN WAREHOUSE STORAGE AREA  
WITH LARGE OVERHEAD-DOOR  
622 E. NORTHWEST HWY



#4  
DIAGRAM  
mechanical  
Car storage



622 Northwest Hwy – Public Notice & Front of Subject Property



622 Northwest Hwy – Looking Southeast at Parking Lot & Building



622 Northwest Hwy – Looking East at South Side Building & Parking



622 Northwest Hwy – Looking East at North Side Building & Parking