

Case 22-010-MAP  
Case 22-013-CU  
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1705 Pratt Ave  
1730 Elmhurst  
513 S River Rd

Map Amendment  
Conditional Use  
Conditional Use



## DES PLAINES PLANNING AND ZONING BOARD MEETING

April 26, 2022

### MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, April 26, 2022, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Saletnik, Hofherr, Catalano, Fowler

ABSENT: Szabo, Veremis, Weaver

ALSO PRESENT: Jonathan Stytz, AICP, Senior Planner/Community & Economic Development  
Vanessa Wells/Recording Secretary

A quorum was present.

#### **APPROVAL OF MINUTES**

No minutes to be approved

#### **PUBLIC COMMENT**

There was no public comment.

#### **NEW BUSINESS**

##### **1. Addresses: 1705 Pratt**

**Case Number: 22-010-MAP**

The petitioner is requesting a map amendment to rezone the property at 1705 Pratt Avenue from R-1 Single Family Residential to a commercial zoning district and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-33-302-006-0000

**Petitioner:** Common Wealth Edison Company, C/O Scott Saef, Sidley Austin LLP, One South Dearborn Street, Chicago, IL 60603

**Owner:** Common Wealth Edison Company, C/O Scott Saef, Sidley Austin LLP, One South Dearborn Street, Chicago, IL 6060

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Acting Chair Saletnik swore in Scott Saef, with Sidley Austin, and Joe Turnage of Commonwealth Edison (ComEd).

Mr. Saef stated ComEd is requesting that its property containing the Pratt Avenue electrical substation be rezoned from the existing R-1 zoning district to the C-3 General Commercial District.

ComEd is requesting this rezoning of the Property to make its use conforming, in conjunction to a plan to upgrade the exterior protection of the Substation. ComEd plans to replace the existing chain-link exterior fence around the Substation. The new fence line will follow the existing fence line except in the northwest corner, where it will be slightly “bumped out” to secure, encompass and screen the Substation’s control building which lies south of Pratt Avenue. ComEd will additionally add landscape improvements along the Substation’s eastern edge facing Sycamore Street.

Member Fowler asked if the new fence will look like the existing fence that is on the property today.

Jonathan Stytz, Planner for CED stated the description of the fence has not been presented yet to staff for review. The request tonight is for the map amendment for rezoning of the property.

Mr. Saef said the new fence line will follow the existing fence line except in the northwest corner, where it will be slightly “bumped out” to secure, encompass and screen the Substation’s control building which lies south of Pratt Avenue.

Member Catalano asked ComEd if this moves ahead and gets rezoned to a C3 are there any plans to build anything else on the property.

Mr. Saef responded, this is an electric substation and there are no plans to do anything else with this property as of now.

Jonathan Stytz, Planner for CED gave his staff report.

**Issue:** The petitioner, Scott Saef on behalf of Commonwealth Edison Company, is requesting a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the property at 1705 Pratt Avenue from R-1 Single Family Residential District to C-3 General Commercial District. Minor variations to allow a fence greater than eight feet in height made of metal instead of solid wood, masonry, or vinyl fence are also required but will be considered separately by the Zoning Administrator.

**Address:** 1705 Pratt Avenue

**Owner:** Commonwealth Edison Company, 1 S. Dearborn Street, Chicago, IL 60603 (c/o Scott Saef, Sidley Austin, LLP)

**Petitioner:** Commonwealth Edison Company, 3 Lincoln Centre, Oakbrook Terrace, IL 60181 (c/o Shemeka Wesby)

**Case Number:** 22-010-MAP

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**PIN:** 09-29-228-034-0000

**Ward:** #6, Alderman Malcolm Chester

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

**Existing Land Use:** Public Utility Substation

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

**Surrounding Land Use:** North: Single Family Residences  
South: Single Family Residences  
East: Single Family Residences  
West: Vacant land

**Street Classification:** Pratt Avenue and Sycamore Street are both local roads.

**Comprehensive Plan:** The Comprehensive Plan illustrates this site as Transportation / Utilities / Communication / Other.

**Zoning/Property History:** Pursuant to City records, this property was annexed into the City in 1956 as a vacant piece of land. Since then, a public utility substation was constructed and later expanded to the size it is today. There are no previous entitlements associated with this property.

**Project Summary:** The petitioner is requesting a Map Amendment to rezone the subject property from R-1 Single Family Residential District to C-3 General Commercial District for two reasons: 1.) to bring the existing Public Utility use into conformance with the Zoning Ordinance and 2.) to enable variation consideration for changing the existing fence on the subject property to meet federal security regulations. The 1.37-acre property is currently developed with a public utility substation and is located at the southwest corner of Pratt Avenue and Sycamore Street as illustrated in the attached Plat of Survey. The existing public utility substation is a non-conforming use, as it is not allowed within the current R-1 zoning. In addition, the existing seven-foot-tall chain link with 12-inch barbed wire does not comply with current codes as fencing in the R-1 district is limited to six feet in height and does not allow barbed wire. See the attached Site and Context Photos for existing conditions on the site.

The petitioner is proposing to change the zoning of the subject property from R-1 Single Family Residential to C-3 General Commercial district, where a Public Utility use is permitted, and replace the existing fence enclosure with a new 11-foot-tall metal fence with 12-inch barbed wire and 16-foot-tall posts containing surveillance cameras as shown in the attached Site Plan. The existing fence enclosure will mostly be replaced in the same location with the exception of the northwest corner, where the new

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fence will fully enclose the existing building (instead of utilizing it as part of the enclosure, which is the current design). The proposal also includes the installation of new parkway landscaping and a small portion of landscaping on the subject property as shown in the attached Landscape Plan. A parkway, defined as “that property dedicated to the City lying between the improved streets and sidewalks” in Section 8-6-1 of the Municipal Code, can be improved with landscaping. However, Section 8-6-3 restricts the height of landscaping to no more than 24 inches in height within a parkway or within eight feet back of the property line of such property. If the map amendment and minor variations are approved to enable the proposed project, staff would require the proposed parkway landscaping to not exceed 24 inches in height. In addition, any necessary permits and/or license agreements to install landscaping in the public right-of-way would have to be obtained.

**Amendment Findings:**

Map Amendment requests are subject to the following standards set forth in Section 12-3-7(E) of the Zoning Ordinance:

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

*Comment:* See the petitioner’s responses to standards for amendments.

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

*Comment:* See the petitioner’s responses to standards for amendments.

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

*Comment:* See the petitioner’s responses to standards for amendments.

**D. The proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction:**

*Comment:* See the petitioner’s responses to standards for amendments.

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

*Comment:* See the petitioner’s responses to standards for amendments.

**PZB Procedure and Recommended Conditions:** Under Section 12-3-7(D) (Procedure for Review and Decision for Amendments) 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 requests for a Map Amendment for the property at 1705 Pratt 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 12-3-7(D). If the PZB recommends and City Council ultimately approves the map amendment request, the zoning administrator will impose conditions of approval related to parkway landscaping.

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**A motion was made by Board Member Catalano, seconded by Board Member Hofherr, to recommend a map amendment to rezone the property at 1705 Pratt Avenue from R-1 Single Family Residential to a commercial zoning district and any other variations, waivers, and zoning relief as may be necessary.**

AYES: Saletnik, Hofherr, Catalano, Fowler

NAYES: None

ABSTAIN: None

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

**2. Addresses:** 1730 Elmhurst Rd

**Case Number:** 22-013-CU

The petitioner is requesting a conditional use to allow a commercially-zoned assembly use in the C-3 General Commercial district and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 08-26-201-030-0000

**Petitioner:** Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010

**Owner:** Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010

Acting Chair Saletnik swore in Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010.

Mr. Mando stated this facility was previously a banquet hall the he purchased roughly two years ago. Lamassu Palace will be family ran and have approximately 30-40 employees. The outside of the building was recently painted and we are also looking to put in landscaping to soften the parking area. The inside of the banquet hall is in excellent condition and was updated before purchasing the property. We hope to bring in neighboring cities and customers for small and large events.

Acting Chair Saletnik asked if there are concerns about the number of parking spaces.

Mr. Mando said there are 77 spaces in total, I think only 37 spaces are required.

Acting Chair Saletnik asked how large events can be or how many people per event.

Mr. Mando stated between 50 and 400 people, but we plan to have free valet parking so we can be in control of parking.

Acting Chair Saletnik asked further if there are 50 to 400 guests plus 30-40 employees, opining there is not enough parking for that volume.

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Acting Chair Saletnik then asked staff if the parking ordinance passed regarding written parking agreements.

Jonathan Stytz, Senior Planner stated it did pass and we do allow properties to enter into a shared parking agreement.

Mr. Mando also said he hopes to have up to 400 guests but he recently has booked about six events and the range of guest is roughly 180, and we would have about 15 staff members.

Member Hofherr stated he drove past the banquet hall a few times and he noticed a lot of cars parked there during the day. Will you have enough parking?

Mr. Mando stated the cars during the day are from the senior center next door. We have a verbal agreement that any over flow parking during the day, they may use the Lamassu Palace lot until visiting hours are up around 6:00pm. Then if we need parking after 6:00pm due to overflow from an event or events, we can use the senior centers lot to park vehicles. This apparently was the same agreement the previous banquet hall owner had with the senior center. It is the neighborly thing to do to help both facilities.

Member Hofherr asked is the business hours of Monday through Thursday 6am to 1am, Friday and Saturday 6am to 2am, and Sunday 10:30am to 1am is correct.

Mr. Mando stated that is correct, sometimes we host funerals or smaller events that take place early morning, and we typically arrive usually two hours before an event, giving us time to prepare.

Member Fowler asked if we should make a parking agreement a condition of this Conditional Use request.

Mr. Mando expressed his concerns, and stated he has no problem signing the agreement but what if the senior center does not want to sign.

Acting Chair Saletnik noted that he thinks the agreement would be a good way to save himself in the future if anything changes, I just want to avoid a parking issue if possible.

Jonathan Stytz, Senior Planner for CED, gave his staff report.

**Issue:** The petitioner is requesting a conditional use for a Commercially Zoned Assembly Use in the C-3 General Commercial District at 1730 Elmhurst Road.

**Address:** 1730 Elmhurst Road

**Owner:** Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010

**Petitioner:** Sargon Mando, 1840 N. Braymore Drive, Inverness, IL 60010

**Case Number:** 22-013-CU

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**PIN:** 08-26-201-030-0000

**Ward:** #8, Alderman Shamoan Ebrahimi

**Existing Zoning:** C-3, General Commercial District

**Existing Land Use:** Vacant building

**Surrounding Zoning:** North: C-3, General Commercial District  
South: C-3, General Commercial District  
East: M-2, General Manufacturing District  
West: C-3, General Commercial District

**Surrounding Land Use:** North: Gas Station (Commercial)  
South: Assisted Living Facility (Commercial)  
East: Water Reclamation Plant (Public Utility)  
West: Assisted Living Facility (Commercial)

**Street Classification:** Elmhurst 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 1968. The existing structure has been used as a banquet hall in the past but is currently vacant and has not received a conditional use for a commercially zoned assembly use. Therefore, the previous occupant—Florayan Banquets—operated as a legal nonconforming use. Florayan ceased operations in June 2020, so the vacancy period exceeded 12 months. Per Section 12-5-5 of the Zoning Ordinance, a conditional use is required to resume the commercially zoned assembly.

**Project Description:** The petitioner, Sargon Mando, is requesting a conditional use for a Commercially Zoned Assembly in the C-3 General Commercial District at 1730 Elmhurst Road. The subject property is an interior lot on the west side of Elmhurst Road in between Oakton Street and the I-90/Elmhurst Road interchange. It currently shares a curb cut off Elmhurst Road with the Assisted Living Facility to the south and west. The existing parking areas directly abut the parking areas for the Assisted Living Facility. The property consists of one parcel totaling 32,638 square feet (0.75 acres) and currently consists of an 8,712-square-foot, one-story commercial building with a basement, paved parking area, and a 308-square-foot shed as shown on the attached Plat of Survey. The existing one-story commercial building is set back approximately 35 feet off the east property line (front) along Elmhurst Road, 31 feet from the west property line (rear), 22 feet off the north property line (side), and 108 feet off the south property line (side).

The petitioner owns Lamassu Palace Company, which is a banquet facility that hosts a variety of different indoor events such as weddings, bridal showers, baby showers, reunions, family events, corporate events, and galas. The petitioner projects that this site will host events ranging between 50 - 500 guests. The proposed hours of operation are 6 a.m. to 1 a.m. Monday through Thursday, 6 a.m. to 2

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a.m. Friday and Saturday, and 10:30 a.m. to 1 a.m. on Sundays. See the attached Project Narrative for more information. The petitioner is not proposing any changes to the existing building as shown in the attached Floor Plans since the building has already been remodeled by the previous owner and includes:

- A main level consisting of a foyer, dumbwaiter system, and two separate banquet hall rooms, each with a bar area; and
- A basement level consisting of a full kitchen with freezers, an office space, restrooms, storage areas, and mechanical areas.

The petitioner does propose additional landscaping on the site around the foundation of the building as shown on the attached Landscape Plan to soften the transition between the building and the parking area while also providing some screening from surrounding properties. A banquet hall falls underneath a commercially zoned assembly use, as defined in Section 12-13-3 of the Zoning Ordinance, which requires a conditional use permit in the C-3 district pursuant to Section 12-7-3(K). Banquet halls are required to have one parking space for every 200 square feet of gross floor area. Based on the Floor Plans, 37 parking spaces, including two handicap accessible spaces, are required. The attached Site Plan indicates that there are 77 parking spaces, including two handicap spaces, which meets this requirement.

**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 staff comments below or attached petitioner responses as its findings, or the Board may adopt its own:

**1. The proposed Co established within the specific Zoning district involved:**

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

**2. The p the objectives of the City's Comprehensive Plan:**

*Comment:* The subject property is a vacant building. The proposed banquet hall repurposes the subject property to provide additional services for residents to serve and benefit the city as a whole.

**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 commercially zoned assembly use for the banquet hall would utilize the existing building and site, which is harmonious with the surrounding commercial development to the west, north, and south of the property. As this building was previously utilized as a banquet hall, the new 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 proposed commercially zoned assembly 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.

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The proposed banquet hall is not anticipated to be hazardous or disturbing to existing neighborhood uses similar to the previous banquet use on this site.

- 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 proposed 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 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 beautifying visible 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 proposed activities for the proposed banquet hall would 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 to 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 damage of natural, scenic, or historic features of major importance:**

*Comment:* The subject property is already developed so the new use would not result in the loss or damage of natural, scenic, or historic features. Instead, the petitioner is repurposing the existing development to house a new banquet hall facility in an effort to provide services to the city.

- 10. The proposed Conditional Use complies with the Zoning Ordinance specific to the Conditional Use requested:**

*Comment:* The proposed commercially zoned assembly 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

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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 1730 Elmhurst 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.

It was discussed between board members and at this time they are not adding the condition of a parking agreement between the two properties, but they do feel Mr. Mando should speak to the senior center owner and get a feel for how he may react to a written parking agreement.

**A motion was made by Board Member Hofherr, seconded by Board Member Fowler to recommend a conditional use to allow a commercially-zoned assembly use in the C-3 General Commercial district and any other variations, waivers, and zoning relief as may be necessary.**

AYES: Saletnik, Hofherr, Catalano, Fowler

NAYES: None

ABSTAIN: None

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

**Addresses:** 513 S Des Plaines River Rd (River Rd)

**Case Number:** 22-015-CU

The petitioner is requesting a conditional use to allow a car wash in the C-3 General Commercial district and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-16-300-114-0000

**Petitioner:** Chris Jenks, 9 S. Kennicott Avenue, Arlington Heights, IL 60005

**Owner:** Chris Jenks, 9 S. Kennicott Avenue, Arlington Heights, IL 60005

Acting Chair Saletnik swore in Chris Jenks, 9 S. Kennicott Avenue, Arlington Heights, IL 60005.

Mr. Jenks stated Driven car wash is locally owned and best-in-class express car wash platform with operations currently centralized in the Chicagoland market. The subject property is currently a full-service car wash that has been in operations for more than 30 years. The property is approximately 37,355 square feet with a total building size of 4,421 square feet. We seek to revitalize and modernize the property, converting it from an older full-service car wash to a state-of-the-art express car wash operation. The proposed structure is approximately 4,900 square feet and will feature 22 free vacuum stalls to be used by customers.

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Through ongoing partnerships, Driven CarWash supports local organizations and charities to serve our customers and community. We are working with special needs children participating with the NSSEO.

Acting Chair Saletnik asked if this will be a complete tear down.

Mr. Jenks stated that is correct. We are going to modernize the full space. In particular, the modern aesthetics of the building coupled with the robust landscaping package we will install is uniform with the redevelopment and modernization of the broader downtown Des Plaines area. We also are going to incorporate green infrastructure elements to address flooding by installing over 40,000 square feet of storm water storage.

Member Catalano asked what the difference is between other washes like Fullers or Speedys.

Mr. Jenks stated we utilize the best and newest technologies in car washing equipment and chemistry, combined with the personalized feel of a classic car wash and our prices.

Acting Chair Saletnik stated the other members and himself truly appreciate the work that was put into the plans for this project.

Jonathan Stytz, Senior Planner for CED, gave his staff report.

**Issue:** The petitioner is requesting a conditional use for a Car Wash in the C-3 General Commercial District at 513 S. River Road.

**Address:** 513 S River Rd

**Case Number:** 22-015-CU

**Ward:** #1, Alderman Mark Lysakowski

**Existing Zoning:** C-3, General Commercial District

**Existing Land Use:** Vacant building

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

**Surrounding Land Use:** North: Vacant Property  
South: School District Maintenance Building (Commercial)  
East: Water Reclamation Plant (Public Utility)  
West: Vacant Property

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

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**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 1889. The existing structure has been used as a car wash for many years, with City records reflecting a car wash dating back to the 1960s. However, a conditional use was never granted for a car wash use. Per Section 12-5-6 of the Zoning Ordinance, the demolition of a non-conforming use requires the new structure and use to comply with the regulations of the zoning district.

**Project Description:** The petitioner, Chris Jenks, represents Driven Car Wash, which is a small Chicagoland exterior-only car wash operator with existing locations in Arlington Heights and Hickory Hills. The petitioner is proposing to demolish the existing building, the former Des Plaines Car Wash, and build new. Even though the use is not changing, the scope of the project does not allow the legal nonconforming use to continue and therefore requires a conditional use.

The subject property is a 38,110-square-foot interior lot off River Road in between Perry Street and Elk Boulevard that is currently accessed by two curb cuts off River Road. There is a 4,421-square-foot, one-story commercial building, paved parking area, 106-square-foot shed, dumpster enclosure, and pole sign as shown on the attached ALTA/NSPS Land Title Survey. This property is located within the 100-year floodplain—although not within the floodway. Therefore, redevelopment is possible, but the project must comply with all appropriate Metropolitan Water Reclamation District (MWRD) and local city regulations.

The new proposed car wash building is 4,900 square feet, with a lobby area, office, restroom, utility room, mechanical room, and car wash/dry bays as shown on the attached Architectural Plans. The proposed one-story commercial building will be set back approximately 57.4 feet off the west property line (front) along River Road, 53.6 feet from the east property line (rear), five feet off the north property line (side), and 109.8 feet off the south property line (side). The submittal shows proposed building materials as brushed feve, concrete masonry units, and PVDF (plastic). All new construction must adhere to the Building Design Standards in Section 12-3-11 of the Zoning Ordinance, including permitted/prohibited exterior building materials and street façade transparency/blank wall requirements:

- Permitted ground story materials for a commercial building are face brick, stucco, metal, and concrete masonry units. Prohibited materials include untreated wood, vinyl siding, and aluminum siding.
- New construction must meet minimum transparency requirements for building facades with street frontage as measured per building story or per façade, depending on the type of building. The code restricts the amount of windowless area permitted on a street-facing building façade to: (a) no rectangular area greater than 30 percent of a story's façade, as measured from the floor of one story of the next story, may be windowless; and (b) no part of a story's facade may be windowless for a horizontal distance greater than 15 feet.

To ensure compliance, staff recommends a condition that the petitioner's drawings at the time of building permit meet all the Building Design Standards in Section 12-3-11 of the Zoning Ordinance or seek relief from these standards using the appropriate procedures within the Zoning Ordinance.

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The petitioner is also proposing the sever I site improvements as shown on the attached Preliminary Site Plan including:

- A new paved entry area on the southwest side of the property with three payment booth lanes and a teller pad;
- A new paved single-lane entrance to the car wash tunnel in between the payment lanes and the car wash building with six stacking spaces;
- A new paved area with 22 vacuum stalls, two employee parking spaces, and one handicap-accessible parking space;
- New sidewalk surfaces for pedestrian access to/from the subject property and throughout the site;
- A new dumpster enclosure; and
- A new pole sign.

The petitioner proposes landscaping on the site on the perimeter of the subject property and around the proposal car wash building as shown on the attached Landscape Plan. Section 12-10-10 of the Zoning Ordinance requires a minimum three-foot-wide landscape bed around 25% of a building's façade with emphasis on street-facing elevations, which is identified on the plan. Section 12-10-9 requires commercial development that abuts residential zoning to provide landscape buffers to soften the transition between the two uses with a minimum five-foot-wide landscape bed and solid wood, vinyl, or masonry fence eight feet in height. The petitioner proposes to add a five-foot-wide landscape bed with trees and bushes along the rear property line. However, no fence section is shown. There is an existing fence along the east (rear) of the subject property that appears to be in disrepair. As such, staff recommends a condition that a minimum eight-foot-tall wood, vinyl, or masonry fence is installed along 100 percent of the east (rear) property line.

A car wash, as defined in Section 12-13-3 of the Zoning Ordinance, requires a conditional use permit in the C-3 district pursuant to Section 12-7-3(K). Car washes are required to have two spaces for each self-service or manual washing rack or bay, plus four staging spaces, plus six stacking spaces for each automated washing rack or bay. Since one automatic washing bay is proposed, a total of six stacking spaces are required for the car wash operations. The attached Preliminary Site Plan indicates that there are six stacking spaces available between the three point-of-sale booths and the car wash tunnel, which meets this requirement. In addition, 22 vacuum spaces, two employ e spaces, and one handicap accessible parking space are also provided on site.

**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 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 a car wash. A car wash is a conditional use as specified in Section 12-7-3 of the Zoning Ordinance.

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

*Comment:* The subject property is a vacant building. The proposed car wash repurposes the subject property to provide additional 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 proposed car wash use would redevelop the existing site with a new building and site improvements that would be more harmonious with the surrounding commercial development in the area. As this site was previously utilized as a car wash, the new 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 proposed car wash 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 will not detract or disturb surrounding uses in the area any more than the previous car wash use. The proposed car wash will have added landscaping and screening to reduce any adverse effects on surrounding development.

**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 proposed 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 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 repurposing the site with a new use and enhanced site improvements.

**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:* While a portion of activities for the proposed car wash use would take place outside, the petitioner has designed the site and provided appropriate screening to reduce any noise, smoke fumes, light, glare, odors, or other concerns. The previous car wash development did not have some of these added site improvements and features so it can be gathered that the new use would have a better overall effect on the surrounding properties.

**8. The proposed Conditional Use provides vehicular access to the property designed so that it does**

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**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 public alley. The proposal will not alter the existing access points or add any curb-cuts to the existing property.

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

*Comment:* The subject property is already developed so the new use would not result in the loss or damage of natural, scenic, or historic features. Instead, the petitioner is repurposing the existing site with a new development with screening to house a new car wash facility in an effort to provide 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 proposed car wash 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 1730 Elmhurst 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. If the PZB opts to recommend approval and City Council ultimately approves the conditional use request, staff recommends the following conditions with this request.

**Conditions of Approval:**

- The petitioner shall revise the Architectural Plan to meet all the Building Design Standards in Section 12-3-11 of the Zoning Ordinance or seek relief from these standards using the appropriate procedures within the Zoning Ordinance.
- The petitioner shall install a minimum eight-foot-tall wood, vinyl, or masonry fence along 100 percent of the east (rear) property line of the subject property.
- That plans may need to be revised at time of building permit to meet all applicable City of Des Plaines codes. Specifically, the project must follow all requirements of the Department of Public Works and Engineering, as well as the Metropolitan Water Reclamation District (MWRD), as it relates to floodplain redevelopment.

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**A motion was made by Board Member Fowler, seconded by Board Member Catalano, to recommend a conditional use for a Car Wash in the C-3 General Commercial District at 513 S. River Road.**

AYES: Saletnik, Hofherr, Catalano, Fowler

NAYES: None

ABSTAIN: None

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

**ADJOURNMENT**

The next scheduled Planning & Zoning Board meeting is Tuesday, May 10, 2022

Chairman Szabo adjourned the meeting by voice vote at 7:56 p.m.

Sincerely,

*Vanessa Wells*

Vanessa Wells, Recording Secretary  
cc: City Officials, Aldermen, Zoning Board of Appeals, Petitioners