

Planning and Zoning Board Agenda

June 27, 2023

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes:

1. June 6, 2023 (PZB Workshop)
2. June 13, 2023 (Regular Meeting)

Public Comment: For matters that are not on the agenda

Pending Applications:

1. **Address:** 81 N. Broadway Street
Continued from June 13, 2023

Case Number: 23-028-CU

The petitioner is requesting a Conditional Use for a Commercially Zoned Assembly Use in the C-3 General Commercial zoning district at 81 N. Broadway Street, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-07-418-015-0000

Petitioner: Steven Bonica, 83 N. Broadway Street, Des Plaines IL 60016

Owner: Romanian Heritage Center NFP, 81 N. Broadway, Des Plaines, IL 60016

2. **Address:** 1345 E. Golf Road and 16 Mary Street

Case Number: 23-031-TA-MAP

The petitioner has requested the following items: (i) a text amendment to the Zoning Ordinance to establish childcare centers as a conditional use in the M-2 General Manufacturing district; (ii) a zoning map amendment to rezone the property at 1345 E. Golf Road and 16 Mary Street from C-3 General Commercial to M-2 General Manufacturing district, (iii) and any other variations, waivers, and zoning relief as may be necessary.

Petitioner: Pasquale Mauro, 1269 E. Golf Road, Des Plaines, IL 60016

Owner: 1345 Golf/16 Mary LLC (Manager: Pasquale Mauro), 1269 E. Golf Road, Des Plaines, IL 60016

PINs: 09-17-200-039-0000; -126; -127

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 accessibility of 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
June 6, 2023
DRAFT MINUTES

The Des Plaines Planning and Zoning Board held a special meeting on Tuesday, June 6, 2023, at 6:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 6:00 p.m. and roll call was established.

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

ABSENT: Catalano

ALSO PRESENT: John Carlisle, AICP, CED Director
Jonathan Stytz, AICP, Senior Planner
Samantha Redman, Associate Planner

A quorum was present.

Chair Szabo made the following introduction based on staff-submitted meeting materials: The PZB is convening a special meeting on Tuesday, June 6, 2023 for a public workshop regarding a proposed re-development of the former Contours Saws properties. The goal is to facilitate community insights toward shaping proposed residential developments in these locations. *No actions or votes on proposed developments will be taken during this meeting.*

The concepts for review are the following sites. The attached zoning map of the surrounding area identifies them:

- **1217 Thacker/900 Graceland Avenue (Site A – 3.17 acres, former site of Contour Saws)**
 - PINs: 09-20-105-016-0000, 09-20-105-017-0000, 09-20-105-024-0000, 09-20-105-045-0000, 09-20-105-020-0000, 09-20-105-021-0000, 09-20-105-022-0000, 09-20-105-023-0000
- **Approx. 919/921 Graceland Avenue (Site B – 1.23 acres, surface parking lot).**
 - PIN: 09-20-203-006-0000

The proposed projects would lead to a multi-family residential building on each site and would require zoning map amendments (rezoning) for both properties. Site A is currently zoned for manufacturing, and Site B, the parking lot, is currently zoned as commercial. Rezoning requires a public hearing with the Planning and Zoning Board (PZB) and final approval by City Council. of the proposed projects.

The interested developer, Luz and Associates LLC (Barry Sidel), will deliver an introductory presentation, provide details on their concepts, and participate in an activity and discussion with the public and Board to collect feedback. Conceptual renderings and site plans have been provided for the proposed development (see attached materials). *Note: The developer has not filed a petition for any zoning entitlements yet. The workshop is intended to provide input into the projects prior to submission of applications.*

The following people are here for the proposed project.

Rolando Acosta- Attorney for the Project

Barry Side, l Principal – Proposed Developer for the project

Two Architects from Fitzgerald and Associates

Herb Milan, Traffic Consultant - - KLOA

The workshop will be set up with the following four stations.

1. Site Plan
2. History and Previous Projects
3. Elevations and Renderings
4. Zoning and Plan Use.

Two different sites

- **Site A -1217 Thacker/900 Graceland Avenue (Site A – 3.17 acres, former site of Contour Saws) Zoned M2.-Manufacturing**
- **Site B- Approx. 919/921 Graceland Avenue (Site B – 1.23 acres, surface parking lot). 125 parking spaces. Zoned C3- General Commercial**

Mr. Acosta gave an overview of the proposal. The current plan is to have both sites rezoned to R-4 Residential Multi Family. The build two separate four story buildings. Site A would have 122 Units, mostly one-bedroom units, and also studios and two bedrooms units. There would be 128 parking spaces that meet the parking requirements. Building at about 62% of the allowable R-4 density. The building would be multi-family and close to the downtown area. Site B will have 56 units, 64 parking spaces, with one-bedroom and two-bedroom units. This planned development will increase the tax base from 150,000 to about 600,000 in property tax revenue. The buildings are four stories. Site A will be 50 feet tall and Site B will be 48 feet tall. We are creating green spaces for the two properties including a small pocket park.

The Chair opened the station portion of the workshop and encouraged attendees to visit multiple areas of the room to learn about issues surrounding the proposed project. Multiple discussions occurred at the various tables, which were attended to by various members of the developer's team

After the Chair believed sufficient time and opportunity had been given for attendees to visit the various stations, the Board reconvened into a full group, and an open question-and-public-comment period was held.

Questions or Public Comment:

Who owns the property?

Contour Saws owns the building.

Why Apartment Buildings?

Developer -The apartments are comparable to existing development, it's close to downtown and we did not think manufacturing would be ideal for the site.

Will there be zoning variances?

Staff-There would be a zoning change from M2 to R4. They will be a consolidation of subdivisions to make Site A into one pin.

What is the city share of the real estate revenue going from M2 to R4?

Staff- City's share of any tax bill is the same based on use. It is between 11-15%. But in Cook County the level of assessment is changed based on the use of the property. Manufacturing is taxed at 25% and the Residential rate is 10%. But we will ask the Developers to run the numbers and bring them to the board.

What are the proposed rents?

Developer-	Studios-	\$1650
	One Bedroom	\$2200
	Two Bedrooms	\$2800

Are there other developers interested in the property?

John Carlisle -Only residential developers have been interested.

Why would this be a good location for the development?

John Carlisle -Community vision tends to add land use changes to housing. Which has been a signal of market demand. Adding housing first can be a catalyst for other types of commercial uses. It is a long-range planning and policy with the City.

Why aren't we focusing on retail, restaurants, and entertainment?

Member Saletnik -We are trying to keep some activity downtown. The city currently has some incentives for restaurants. But we need to make sure the businesses are successful. We need people to go to the business. That is why we have a need for residential.

We need a daytime population so the restaurants can open earlier and stay viable. We need to get people to come and work here. If we trade our manufacturing for residential, we are not going to get the daytime population.

Member Fowler- Do you know what percentage of the apartments are rented in Ellison or Welkin and do they have secured retail?

John Carlisle - Welkin 212 units with 125 units leased and occupied. That number is steadily climbing. I do not have an Ellison leased number, but it has 113 units. The high rents are a signal of demand. Still looking for retail at both Welkin and Ellison. There is

no secure retail in either building. The City is working with retailers and restaurants with business assistance programs.

How did you get your rental numbers?

Developer- We got our numbers by talking to local brokers and developers. The rental price is based on location and amenities. Parking is an additional price.

Tax projectons based on apartment building being 100% full or parcially full?

Developer- Based on full occupancy and turnover of 5-8%. Estimated taxes is based on income stream and expenses. The estimate is usually 1 year to 18 months. For taxes, they are assessed in three ways comparables, replacement values and income stream.

Concerned about lack of engagement of the residents by City Staff and Boards.

Concerned about truck traffic, can we reroute traffic or change the speed limit?

Member Weaver- Graceland Avenue are US 12 and US 45 which are national highways. Federal governments have allowed heavier truck weights over time, which has become a national issue.

Will you be updating the sewer system?

Chair Szabo stated that would be in the engineering report which would be after this informal meeting.

Member Veremis -What if you don't want to rent parking space – where would they park?

There are 44 surface parking spaces- 22 on each building and street parking.

What are the amenities?

Developer – We have an exercise room in each building. We also have a communal room/ lounge in each building.

What about the trains- there are freight trains several times a day?

Member Weaver – the freight trains do not come through our line as much. There are a number of long freight trains that go through Barrington.

How do we get people to buy purchase parking and not park on the street?

Member Saletnik said that the city needs to be concerned about the people not wanting to purchase parking space and then park on the street. Wants to make sure the developers do not incentivize their tenants to not purchase parking. There should be a requirement in the lease or an incentive to buy the garage parking. Parking needs to be policed and enforced. Developments need to make sure there is adequate parking. We cannot have all these people parking on the streets and in the neighborhoods.

What makes Des Plaines a desirable location for this project?

Developer - Des Plaines is developing into an exciting town. The vibrancy of the downtown, good community, safe community, and it also have good transportation. It is a good market for rental. The population will get the retailers here. They want rooftops and money.

Member Weaver – It sounds like the developer is OK with empty space in the building. We work on supply and demand. The developer need to price in order to get revenue. Why have a high price and have empty units instead of lowering the cost and filling.

Developer – we do not want empty space. We look at supply and demand to get the correct price. Having them full will give the return. If we add the parking space into the rent price, then we will have to add to the cost. Not everyone has a car and would not want to pay an extra each month. There is research that has been done that shows free parking incentivizes people to use cars, which is not good for the environment and cars like they used to.

Member Fowler -Why not condos instead of rental units?

Developer -Market trends and data are supporting apartments and not condominiums. Barry's numbers have to pass two entities- equity investors and banks. Right now, the apartments are getting financed.

Member Veremis- Can they be converted into condo?

Developer- They can always be converted. It is all based on market trends.

Is there a requirement that a certain percentage of the building has vouchers?

By Law you cannot reject someone because they have a voucher. There is no requirement that a certain percentage of the building has vouchers. We are not asking for Federal Government money.

How do you monitor the number of people living in the apartment?

Chair Szabo stated that our code enforcement would make sure that does not happen.

Developer – the owner of the building monitors to make sure there are no problem apartments.

John Carlisle – if there is suspicion of problems, the city has the right to inspect.

What incentives has the city given to this project?

John Carlisle – the Developer has not approached the City for incentives.

Developer- that is correct there is no request for city assistance.

How soon are the investors looking for a return on their money?

Developer – that will depend. It will probably be an 18 -24-month temporary loan and then it will be turned into a permanent loan. Until there is full occupancy, they are unlikely to sell it to a large portfolio.

I live near the project, and I am concerned about pollution and environmental concerns and

Chair Szabo – the environmental studies on the site since it was manufacturing will have to comply with the rules and regulations with EPA, State of Illinois and the City of Des Plaines.

Developer- We already done the studies and the site is clean.

What about the demolition of the building and asbestos?

Chair Szabo -The City of Des Plaines closely monitors asbestos removal. .

Member Saletnik- The County issues demolition permits, and they do an environmental assessment before they will issue the permit.

Chair Szabo thanked everyone for coming. This was the first time doing a workshop and it went well. He could see this being done again in the future if there for a larger-scale project. Make sure you fill out the comment cards.



**DES PLAINES PLANNING AND ZONING BOARD MEETING
June 13, 2023
DRAFT MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, June 13, 2023, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:00 p.m. and roll call was established.

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

ABSENT: None

ALSO PRESENT: Jonathan Stytz, AICP, Senior Planner
Samantha Redman, Associate Planner
Margie Mosele, Executive Assistant

A quorum was present.

Call to Order and Roll Call

APPROVAL OF MINUTES FROM May 23, 2023

A motion was made by Board Member Fowler, seconded by Board Member Weaver to approve the meeting minutes of May 23, 2023.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIES****

PUBLIC COMMENT ON NON-AGENDA ITEM - None

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
65 Bradrock Drive

Conditional Use
Tentative Plat of Subdivision/ Variation
Variation

Applications:

1. **Address:** 81 N. Broadway Street

Case Number: 23-028-CU

The petitioner is requesting a Conditional Use for a Commercially-Zoned Assembly Use in the C-3 General Commercial zoning district at 81 N. Broadway Street, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-07-418-015-0000

Petitioner: Steven Bonica, 83 N. Broadway Street, Des Plaines IL 60016

Owner: Romanian Heritage Center NFP, 81 N. Broadway, Des Plaines, IL 60016

DRAFT



**COMMUNITY AND
ECONOMIC
DEVELOPMENT
DEPARTMENT**

MEMORANDUM

Date: June 8, 2023

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner

Cc: John T. Carlisle, AICP, Director of Community and

Economic Development Subject: Request to Continue 23-028-CU:
81 N. Broadway Street

Due to the quantity of comments addressed by staff in the Official Review Letter, the petitioner has requested to continue the hearing to the Board's regular meeting on Tuesday, June 27, 2023. I recommend the Board grant this request, which is attached.

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
65 Bradrock Drive

Conditional Use
Tentative Plat of Subdivision/ Variation
Variation

From: [Steven Bonica](#)

To: [Jonathan Stytz](#)

Subject: Request for a continuance of our application to the June 27, 2023 PZB meeting.

Date: Tuesday, June 6, 2023 2:35:16 AM

Attachments: [Official Review Letter 81 N Broadway St.pdf](#)

Good morning Jonathan.

I just returned to Bucharest from our tour in the Transylvanian mountains. I will be returning to Chicago tomorrow late in the evening and will resume work partially on Thursday.

I hereby kindly ask for a continuance of our Application for Conditional Use of the facilities at 81 N. Broadway Street by the Romanian Heritage Center NFP, to be presented on the JUNE 27, 2023 PZB meeting.

I thank you for your continued support and look forward to submit all documentation in the next few days, upon my return home.

Best wishes to you all,

[STEVEN V. BONICA Cell. \(708\) 243-2727](#)

[Email: stevenbonica@yahoo.com](mailto:stevenbonica@yahoo.com)

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**On Monday, June 5, 2023 at 10:21:57 AM CDT, Jonathan Stytz
<jstytz@desplaines.org> wrote:**

Good morning Steven,

I hope you had a great weekend. In follow-up to my previous emails last week, I have not received revised documents addressing the staff comments in the official review letter. The deadline for these revised documents has passed. Given that there are items, especially those related to parking, that need to be addressed prior to the hearing of this case at PZB and we want to ensure that ample time is provided to address these items.

As such, at your earliest convenience, please send me an email requesting a continuance of this application to the June 27, 2023 PZB meeting. No additional noticing requirements will be required with the continuation request. In the meantime, please address the staff comments in the official review letter and advise if you have any further questions. Thank you.

“How are we doing? Our department wants your feedback. Based on your recent experience with us, please take a few moments to complete this [customer satisfaction survey](#).”

Sincerely,

JONATHAN STYTZ, AICP

SENIOR PLANNER

City of Des Plaines

1420 Miner Street, Des Plaines, IL 60016 P: 847.391.5392 W: desplaines.org

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
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Conditional Use
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Variation

Chair Szabo swore in Steve Bonica, petitioner for the project. Mr. Bonica stated that he is requesting a continuance to be better prepared and revising the parking arrangements.

Mr. Bonica said he is looking to create a Romanian Heritage Cultural Center consisting of a large Library. The Library would hold exhibits and a museum. He is looking for a Conditional Use for assembly to hold community meetings, seminars, and gatherings. He plans to have a learning and tutoring center. He stated that the larger events would only happen once per month and would be around 75-80 people. He said he was here to listen to the neighbors' concerns.

Chair Szabo swore in Nita Rose of Seventh Avenue: Concerns about parking; was at the meeting when it was first heard. Concerned about traffic because there are lots of families walking small children. Also concerned about parking when they have large events.

Chair Szabo swore in Judith Garesele from Golf Rd: The place they are talking about is east of their parking lot. I have dealt with so many cars with the medical center and cars parking all over. Glad that the place is being bought by somebody but I do not understand how this site can hold 80 people. I love my neighborhood and I don't want any visual contamination. I am pleased by what I saw. There are two places – the office and the library area. She doesn't see that much of a problem with cars and parking. The medical center is going to be sold again, we are dealing with the same problems. The Romanian Church is somewhere people can park. I want to express this could be a good asset for the area. We used to have a tattoo parlor and the street has been so poor. Stores across the street are empty. It would be nice to bring something for the community.

Chair Szabo swore in Bob Crocker from Golf Rd: I live facing Seventh Avenue. I have had some concerns, specifically when Holy Family shut down and I lived by the medical center before it shut down. We have businesses that don't have people operating in it. Having no businesses affects my property values as much as anyone else. I think the petitioner has a really nice business, not a sleazy business. The issue seems to be parking. I hope you can work it out because I think he would make a fine neighbor.

Chair Szabo: As I said, we will hear this case in two weeks.

Chair Szabo swore in William Decker from Yale Ct: I am not familiar with the phrase conditional use permit. I would like to know what it means as clearly as possible and what the petitioner would get if it goes through. That is basically all I want to know. What does it involve? Does it include parking space? What does that include?

Chair Szabo: A conditional use is a use other than what the particular piece of property is zoned for. This is something that is not written in the text of the zoning code of Des Plaines. Should he get this conditional use, anyone else who comes in doesn't automatically get it, they would have to re-apply. What is the difference between the special use and conditional use.

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
65 Bradrock Drive

Conditional Use
Tentative Plat of Subdivision/ Variation
Variation

Jonathan Stytz, Senior Planner: They are synonymous.

William Decker: Does that mean it can be reversed?

Chair Szabo: If someone oversteps the bounds, then CED will get involved and tell them to comply or leave.

Chair Szabo swore in Daniel Kenly, 625 Yale Ct: You mentioned what people have already said. I have similar complaints, since you will do the continuance in a few weeks, I will just bring up a few. Our street is the primary parking area for the dentist, doctor, and the church. It overflows through there. Generally, people don't respect our property. Our house has large windows and people like to park there and look through the windows. It annoys me, I have three young kids under 7. We consistently see trash from the people parking there. If there were additional options for parking, it sounds like a great opportunity for the neighborhood. If it was just that without the 80 person once a month use, that would be great. I think they are also developing a few businesses next to it. There are 10 spots, I walked by. I am not sure if there are more, but that doesn't seem to fit 80 people. There are other options too I am sure you are familiar with.

Chair Szabo: When we hear this case in two weeks, we will go over parking with his full presentation. We will address that when the case is discussed officially.

Petitioner - Steven Bonica: The 80 people will be a once-a-month event in the evening when the other businesses are closed. Primarily what you will be looking at is a library. My wife, daughter and son in law teach in the area. We are very much into books and want to give something back to the community. It is not only our family involved, but also 25 Romanian churches involved. It will be a campus where students of high school age can get additional tutoring classes so they can get the best scores in ACT and SAT. It is critical you have the best score and place in college to get the best scholarship. If we did this same thing at the church, we are Baptists, Adventists, Pentecostals, etc. People say, "Why do you do this tutoring in the church?" We started the Romanian Church in Niles; because it is a Baptist church, other denominations don't want to go there. We want to have a non-denominational place.

Chair Szabo: If you don't mind, let's save the case for next week. Discussion from the board?

A motion was made by Board Member Veremis, seconded by Board Member Catalano to recommend to approve continuance of the case at the Board's regular meeting on Tuesday, June 27, 2023.

AYES: Veremis, Catalano, Fowler, Hofherr, Saletnik, Weaver, Szabo
NAYES: None
ABSTAIN: None

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

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
65 Bradrock Drive

Conditional Use
Tentative Plat of Subdivision/ Variation
Variation

2. **Address:** 2285 Webster Lane

Case Number: 23-020-TSUB-V

The applicant has requested a Tentative Plat of Subdivision pursuant to Section 13-2-2 of the Subdivision Regulations to split an existing lot into two lots of record and a standard variation for lot widths of 50 feet where a minimum lot width of 55 feet is required in the R-1 Single Family Residential zoning district, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-29-302-042-0000

Petitioner: Jean Bonk, 2285 Webster Lane, Des Plaines, IL 60018

Owner: Jean Bonk, 2285 Webster Lane, Des Plaines, IL 60018

Ward: #5, Carla Brookman

Existing Zoning: R-1, Single Family Residential

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 Dwellings (Residential)
South: Single Family Dwellings (Residential)
East: Single Family Dwellings (Residential)
West: Single Family Dwellings (Residential)

Street Classification: Webster Lane is classified as a local road.

Comprehensive Plan: The Comprehensive Plan illustrates the site as single family residential.

Zoning/Property History: Based on City records, the subject property has been one parcel throughout known history and has been owned by the same property owner for several decades. A single-family detached home has been located on the north half property since approximately 1940, per the Cook County assessor. The area to be subdivided is currently grass and other vegetation.

Project Description: Overview

The petitioner, Jean Bonk, is requesting a Tentative Plat of Subdivision and a Standard Variation for lot width for the property at 2285 Webster Lane.

Below are the requirements for an R-1 zoned property per Section 12-7-2:

<u>Bulk Controls</u> R-1, Interior Lot	<u>Requirement</u>	<u>Proposed</u>
Maximum Height	2 ½ stories or 35 ft	≥ 35 ft for existing house and proposed house
Minimum Front Yard	25 ft	Existing house: 94.06 ft Proposed house: 25 ft minimum
Minimum Side Yard	5 ft	Existing house: 6.56 ft Proposed house: 5 ft minimum
Minimum Rear Yard	25 ft or 20% of lot depth	Existing house: 35 ft Proposed house: 25 ft minimum
Minimum Lot Width	55'	50' (variation requested)
Minimum Lot Area	6,875 square feet	9,341 square feet

The variation request is to reduce the minimum lot width from 55 feet to 50 feet. In R-1 zoning districts, only one house can be located on a property. With the subdivision of this 100-foot lot, an additional residence could be constructed on the undeveloped area of this property. Many parcels in the vicinity of this property have undergone a similar subdivision process (refer to Lot Width Comparison attachment).

Easements and Areas of Dedication

The property includes no easements, and the tentative plat does not propose any additional easements, but the plat notes utility lines including gas, water, and overhead electrical lines. The petitioner provided correspondence from ComEd and Nicor that no easements exist on the property for these utilities. Per correspondence between the petitioner and ComEd, easements may be required in the future for ComEd when a new residence is planned, but this location and size will be determined prior to approval of a building permit.

The current property line extends into the area that is typically used for parkways and sidewalks along Webster Lane, creating a burden for the property owner in terms of maintenance and taxes, and reduces the ability for the city to easily expand the sidewalk to improve pedestrian connectivity. A 3,303-square-foot area (33.03 feet by 100.00 feet) is proposed to be dedicated to the city in the front area of the proposed parcels. Upon development of the adjacent parcel, the improvements required will include adding sidewalks and any necessary parkway trees or landscaping to extend the parkway through this area.

Presently, there is no sidewalk or parkway in front of the property. Discussion of these improvements will be included at the final plat stage. However, the petitioner provided a proposed site plan for the subdivided parcel, demonstrating a conceptual site plan for a new house in this location, including locations for utilities, engineering improvements, and sidewalk improvements. The building line for both parcels will be 25 feet from the new front property line. Refer to Proposed Site Plan for Subdivided Parcel attachment.

Subdivision Process, Required Improvements

Although the petitioner's request is for a Tentative Plat only at this time, the Board and public may benefit from understanding the requirements of a Final Plat, which is the second step in the subdivision approval process. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8 of the Subdivision Regulations. In summary, the Final Plat submittal requires engineering plans that must be approved by the City Engineer, in particular a grading and stormwater management plan. Tentative Plat approval does not require submittal of engineering plans. The Engineering review is more detailed for plans at the Final Plat stage, as those are accompanied by civil drawings, which are not required at the Tentative Plat stage.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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

Comment: Requiring the petitioner to adhere to the minimum 55-foot lot width requirement would limit development on this property to one residence and would not meet the goals and objectives of the Comprehensive Plan to foster growth of residential areas and provide additional housing options. Furthermore, many of the surrounding properties in the area have similar lot widths as the request. Refer to the Lot Width Comparison attachment.

PZB Additions or Modifications (if necessary): _____

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 property is land-locked so it cannot be expanded to meet the lot width requirement. Division into anything other than fifty-foot-wide lots would either create nonconformities (i.e., the existing house would be located too close to the proposed side property line) or would limit the development potential for the other property.

PZB Additions or Modifications (if necessary): _____

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

Comment: The unique physical condition is not the result of the current owner or previous owners. There is not a way for the petitioner to widen the lot to meet the 55-foot lot width requirement since it is landlocked.

PZB Additions or Modifications (if necessary): _____

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

Comment: Carrying out the strict letter of the code would prevent the petitioner from subdividing the existing property for use of two single family residences, as many of the surrounding properties have done, which would deny them the substantial rights enjoyed by neighboring property owners. The majority of the existing lots in this area are less than 55 feet wide and do not meet the current minimum 55-foot lot width requirement.

PZB Additions or Modifications (if necessary): _____

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

Comment: The variation request would not provide the petitioner with any special privilege that is not already enjoyed by many of the surrounding property owners. The petitioner does not plan to develop these lots at this time, but rather to subdivide them for future development. However, the petitioner did provide a conceptual plan for the Lot 2/proposed southern property, included in the attachments.

PZB Additions or Modifications (if necessary): _____

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 request would result in the future development of this site that would be in harmony with the surrounding neighborhood and would meet all other standards for R-1 properties in Section 12-7-2. This request seeks to develop this vacant property into two separate lots to add residential options in Des Plaines. It also adds a housing unit and land value.

PZB Additions or Modifications (if necessary): _____

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 petitioner cannot alter the dimensions of the property to meet the 55-foot minimum lot width requirement, as the property is land-locked by developed properties. The variation is required for the petitioner to create two residential lots and provide the opportunity for an additional residence.

PZB Additions or Modifications (if necessary): _____

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

Comment: The variation request is the minimum measure of relief necessary to allow the petitioner to create two residential lots out of the large existing vacant lot.

PZB Additions or Modifications (if necessary): _____

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
65 Bradrock Drive

Conditional Use
Tentative Plat of Subdivision/ Variation
Variation

PZB Procedure:

Standard Variation

Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance.

Tentative Plat of Subdivision

Under Section Under Section 13-2-3 of the Subdivision Regulations, the PZB has the authority to approve, approve subject to conditions, or deny the Tentative Plat. A Final Plat of Subdivision, to involve the review of more detailed engineering and public improvements, would be required at a later time. The Final Plat requires review and approval of both the PZB and the City Council.

Chair Szabo swore in Jean Bonk, petitioner. She stated that she is looking for a Tentative Plat of Subdivision for her property. She would like to divide her lot into two 50-foot-wide properties. She stated that most lots in her neighborhood are 50 ft wide. She stated that she does not have plans for the second lot. She plans to continue living at her current home.

Samantha Redman, Planner, gave the staff report through a PowerPoint presentation for 2285 Webster for a Tentative Plat of Subdivision and Variation. She went over the Location Map. She showed site photos including the required sign. Ms. Redman explained the Tentative Plat of Subdivision and subdividing the property into two 50-foot-wide lots. She explained the R-1 Zoning and Bulk Summary. She discussed the variation for 50-foot-wide instead of 55-foot-wide. She explained that sometime between 1965 and 1998 Zoning Ordinance change the lot wide regulations were changed from 50 to 55 feet widths. Ms. Redman stated that Ms. Bonk's request is consistent with properties in the area. Ms. Redman explained the PZB considerations.

For Standard Variation, the PZB has the authority to approve, approve subject to conditions, or deny the request. For the Tentative Plat of Subdivision, the PZB has the authority to approve, approve subject to conditions, or deny the Tentative Plat. A Final Plat of Subdivision, to involve the review of more detailed engineering and public improvements, would be required at a later time. The Final Plat requires review and approval of both the PZB and the City Council.

A motion was made by Board Member Weaver, seconded by Board Member Hofherr to recommend to approve the standard variation and Tentative Plat of Subdivision.

AYES: Weaver, Hofherr, Catalano, Fowler, Saletnik, Veremis, Szabo
NAYES: None
ABSTAIN: None

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

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
65 Bradrock Drive

Conditional Use
Tentative Plat of Subdivision/ Variation
Variation

3. **Address:** 65 Bradrock Drive

Case Number: 23-027-V

The petitioner is requesting a standard variation to allow a building addition to be located 9 feet from the side property line where the minimum side yard setback is 25 feet in the M-2 General Manufacturing zoning district, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-30-100-048-0000 and 09-30-100-039-0000

Petitioner: Herbert Rizzo, 520 S. Rose Farm Rd, Woodstock, IL 60098

Owner: Herbert Rizzo, 520 S. Rose Farm Rd, Woodstock, IL 60098

Ward: #5, Alderman Carla Brookman

Existing Zoning: M-2 General Manufacturing District

Existing Land Use: Multi-Unit Industrial Building

Surrounding Zoning: North: M-2 General Manufacturing district
South: M-2 General Manufacturing district
East: M-2 General Manufacturing district
West: M-2 General Manufacturing district

Surrounding Land Use: North: Industrial Building (Manufacturing)
South: Industrial Building (Manufacturing)
East: Industrial Building (Manufacturing)
West: Industrial Building (Manufacturing)

Street Classification: Bradrock Drive is classified as a local road.

Comprehensive Plan: The Comprehensive Plan illustrates the site as industrial.

Zoning/Property History:

Based on City records, the subject property was annexed into the city in 1960 as vacant piece of land and has been an industrial building since at least 1972. At one point, a single property owner operated on both the subject property and the 55 Bradrock property directly west, utilizing a bridge to connect the buildings on each property. The subject property has undergone some site improvements since then—including the removal of the bridge connection— but has been consistently utilized as an industrial building.

Project Description: *Overview*

The petitioner has requested a standard variation to allow an addition to the existing building at 65 Bradrock Drive with a side yard building setback of nine feet where a minimum 25 feet is required for interior lots in the M-2 district. The subject property consists of two lots totaling 50,957 square feet (1.17 acres) with a 20,237-square-foot one-story industrial building, walkways, multiple paved parking areas, and two concrete driveways off Bradrock Drive, as shown in the ALTA/ACSM Land Title Survey and Photos of Existing Conditions.

The petitioner proposes to install a new 2,054-square-foot, one story addition onto the northwest corner of the existing industrial building to house a new product line. The addition would be 79 feet long by 26 feet wide and 13 feet tall. It would be built over a majority of the existing 35 feet between the west building wall and the property line, which is currently improved with a paved drive aisle. Building setback requirements, or the required yards, for the M-2 district vary based on whether the subject property is either: (i) adjacent to manufacturing zoning and is not on a major thoroughfare; or (ii) adjacent to another zoning district that is not manufacturing or is on a major thoroughfare. The subject property is located on a local street and is surrounded by properties in a manufacturing district. The proposed addition encroaches into the 25-foot required side yard, which cannot be permitted without a standard variation. The table compares the required building setback requirements in Section 12-7-4.H and the new building setback dimensions with the proposed addition.

M-2 District Bulk Controls	Standard	Proposed
Maximum height	60 ft.	18.5 ft. ¹
Minimum front yard (Adjacent manufacturing, not on major thoroughfare ²):	50 ft.	50 ft.
Minimum side yard (Adjacent manufacturing):	25 ft.	East: 45 ft., West: 9 ft.*
Minimum rear yard (Adjacent manufacturing):	25 ft.	24 ft.**
Maximum building coverage	70%	44%

**Requires a standard variation; **Existing non-conformity not created by petitioner and not being expanded as part of this request*

¹ While the proposed addition is approximately 13 feet tall, the existing industrial building is 18.5-foot-tall. The table identifies the height of the tallest portion of the building.

² For purposes of this report, the term “major thoroughfare” is defined as a roadway classified by the Illinois Department of Transportation (IDOT) as an arterial road. The subject property is located on a local street which does not meet this definition.

Proposed Floor Plan & Elevations

As noted above and shown in the attached elevations, the proposed addition will be about 13 feet in height compared to 18.5 feet of the existing industrial building, which is well within the maximum height restrictions. The proposed one-story addition would be connected to the existing building by a single opening near the existing shipping area and contain an additional door at its rear facing south as illustrated on the attached Existing and Proposed Floor Plans. The addition space would contain several approximately 19-foot-long and eight-foot-wide shelving units to be utilized for storage of pre-packaged products before they are shipped to the end user. Aside from the new opening in the west side of the existing building, there are no proposed changes to the existing building itself or its floor plan.

Building Design Standards

Section 12-3-11 requires that building design standards are met for projects that consist of appearance-altering renovations to the front or corner facades of a principal structure. Since the proposal does alter the front façade of the existing building, the exterior building material regulations in this section are required to be met. In regard to exterior building materials, the attached Elevation plans identify that the new addition will be constructed with face brick and metal coping on the top—both of which are permitted ground-story materials for an industrial building—to match the brick on a majority of the residence.

As for the transparency requirements, Section 12-3-11 requires that all street-facing building facades shall not contain a windowless area greater than 30 percent of the story's façade—as measured from the floor of one story to the floor of the next story—and no windowless area that is greater than a horizontal distance of 15 feet. With the proposed addition, the north (front) building façade, which faces Bradrock, will be extended to the west. Holistically, the existing building plus the addition are required to meet these standards. The attached elevations show there are no openings proposed for the north elevation of the addition, which does not comply with either standard above. As such, staff recommends a condition requiring that the proposed elevation be revised to meet the building design standards, or that necessary relief is obtained.

Variation Findings: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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: Considering other potential design opportunities to enlarge the building, the challenges encountered may not necessarily rise to the level of hardship or practical difficulty. The petitioner identifies that the location and scale of the proposed addition is necessary given the existing building floor plan and the anticipated storage necessary for the new product. However, this does not refute the fact that multiple alternatives exist for the addition both within and in addition to the existing building. That said, in their consideration of the testimony in the public hearing or via the submitted responses, the Board should review, question, and evaluate whether a hardship or practical difficulty exists.

PZB Additions or Modifications (if necessary): _____

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 is a typical rectangular, interior lot comparable in width and area to other manufacturing-zoned properties in Des Plaines. This property is outside the floodplain and is relatively flat. There is an overhead ComEd utility service

on the west side of the existing building servicing buildings on 55 and 65 Bradrock Street. While this circumstance is not present on every manufacturing-zoned property, it is not necessarily a unique characteristic. As the subject property is generally similar to other manufacturing-zoned lots in Des Plaines, the PZB should review whether the variation request appears to be based more on a personal preference of the property owner or a definable physical condition of the property.

PZB Additions or Modifications (if necessary): _____

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

Comment: While the subject property’s location, size, and existing development may not be a result of any action or inaction of the property owner, the subject property was purchased with the understanding of these attributes and conditions. Given the existing 35-foot-setback provided from the building’s west elevation to the west property line and the petitioner’s understanding of the required 25-foot-setback requirement, the requested variation appears to stem directly from an action of the property owner. As such, the PZB should determine if the proposal does or does not adequately utilize the available space on the site or appropriately designs the proposed addition to avoid the need for a variation.

PZB Additions or Modifications (if necessary): _____

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: Having the ability to construct an addition, in and of itself, is not a right granted to property owners, if that addition does not conform to bulk limitations. Enforcing the building setback requirements may not deny the property owners from constructing an addition on their property if they explore alternatives. It is unclear if the petitioner exhausted options for a small, multi-story addition (in other words, “build up” instead of “build out”), which would be permitted without a variation. The PZB may balance this possibility with the realities of owning a manufacturing building and property like the subject property to determine this is a right to which Des Plaines property owners are entitled.

PZB Additions or Modifications (if necessary): _____

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: Other interior lots in Des Plaines of various sizes and shapes have designed additions that meet the required building setback regulations. The aforementioned consideration for building setbacks indicates to staff that variation decisions are made on a case-by-case, project-by-project basis upon applying the variation standards. In those evaluations, the determining body (e.g. PZB and/or City Council) usually looked to see if the applicant exhausted design options that do not require a variation. *The PZB may wish to ask what, if any, alternative plans the petitioner considered prior to requesting the variation request.* Granting a variation for this design, if other viable options are available, could be too lenient and tread into the territory of allowing a special privilege. Nonetheless, the PZB should decide.

PZB Additions or Modifications (if necessary): _____

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: On one hand, the project would allow re-investment on an existing industrial building, which the Zoning Ordinance and Comprehensive Plan want to encourage. It also is facilitating a business expansion. However, the existing 20,237-square-foot, one-story industrial building is of considerable size for the lot, and it is proposed to cover more than 40 percent of the subject property. While this would not exceed the maximum building coverage, the location and scale of the addition would encroach quite noticeably toward a neighboring property.

PZB Additions or Modifications (if necessary): _____

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: Possible alternatives to the proposed building setback variation being requested relate to the location, scale, and design of the addition. Given the existing building height of 18.5 feet and height allowance of 60 feet, there is an option to install a smaller, multi-level addition. A smaller single-story addition with a redesigned floor plan on a different portion of the property (e.g., east building elevation) where additional

setback room exists also appears to be possible. The PZB may wish to ask why certain alternative designs are not feasible.

PZB Additions or Modifications (if necessary): _____

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: Unless the petitioner demonstrates why alternatives are infeasible, it seems the alleged hardship related to the building addition for a new product line could be satisfied with a plan that does not require variation. While the anticipated location and work associated with a ground-level, single-story addition may be more convenient and less intensive than the alternative plans, such as a second-story addition, it is unclear why the full 16 feet of additional allowable width (beyond the Ordinance allowance) is necessary. The Board may give the petitioner an opportunity to explain why 5, 10, etc. feet are not sufficient.

PZB Additions or Modifications (if necessary): _____

PZB Procedure and Recommended Conditions: Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance. If the PZB approves the request, staff recommends the following conditions.

Conditions of Approval:

1. No easements are affected or drainage concerns created.
2. That a minimum three-foot-wide foundation landscape bed shall be installed along the north elevation of the proposed addition and populated with shrubs and perennials.
3. That the elevation plans are revised to conform with the building design standards in Section 12-3-11 of the Zoning Ordinance at time of permitting, or additional relief is approved.
4. That all appropriate building permit documents and details, including all dimensions and labels necessary to denote the addition are submitted as necessary for the proposal. 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 and life safety codes.

Chair Szabo swore in Herb Rizzo and Laura Rizzo Owners and Petitioners for the project: Mrs. Rizzo stated they are looking for a Variation on the property at 65 Bradrock. She stated that they own the property and two businesses that occupy it. She stated that they own a third company in Iowa that they would like to relocate to Des Plaines. The northwest corner of the property would be the best location for the addition of the building. The company makes radio control model airplanes. They are in the hobby industry. They grew up with this hobby. They bought the building 10 yrs ago. They are excited about doing the addition and bringing the new business to Des Plaines.

Chair Szabo: Is your building fully sprinklered?

Mr. Rizzo: I had all kinds of contractors in the building (architects, HVAC, sprinkler company). We looked at what was the most economical. Com Ed is right down the middle of the property and the sewer is in the middle too. We wanted to make the building more square. Putting it on the other side is not economical because it has parking. We are hoping this gets passed and we can get it rolling. Once we bring that company here, the building in Iowa is for sale and I don't have much time left there. You can see we had the building tuckpointed. We invested money into the building, and we love Des Plaines. We are really happy here. We have 12 employees; we will add 3-4 more.

Jonathan Stytz, Senior Planner, gave the staff report. He explained that the petitioner is looking for a standard variation for 65 Bradrock. He showed the location map and background. This building has two surface parking lots as highlighted on the screen and your report. The property area is 1.17 acres and zoned general manufacturing. Site photos of the property were shown. The top is the front of the building. At the top right is the parking which is on the east side of the building for employee parking. The top left is the west side of the building with the Com Ed easement. The bottom right is where the proposed addition will be, from the northwest of the building.

Mr. Stytz described the existing and proposed addition and the existing floor plan and the proposed addition. The main purpose of this is the storage of model planes after they have been produced and awaiting shipping. This lays out what the inside of the building will look like. He showed the elevations for the existing versus proposed. You can see the north elevation will have the additional 26 ft of width. You can see the various elevations here in your packet.

Staff has recommended these conditions of approval.

1. No easements are affected, or drainage concerns created.
2. That a minimum three-foot-wide foundation landscape bed shall be installed along the north elevation of the proposed addition and populated with shrubs and perennials.
3. That the elevation plans are revised to conform with the building design standards in Section 12-3-11 of the Zoning Ordinance at time of permitting, or additional relief is approved.

4. That all appropriate building permit documents and details, including all dimensions and labels necessary to denote the addition are submitted as necessary for the proposal. 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 and life safety codes.

Member Weaver stated that there are currently two loading docks. He asked if any loading docks will be added?

Mr. Rizzo stated that they will be using the existing docks.

Member Veremis asked if there will still be 9 ft to the lot line?

Mr. Rizzo stated that the Des Plaines Fire Department came and looked. He said that's fine for them because they have 25 feet access in the back of the property and 40+ feet on the other side where the employees park. He also stated that they just repaved the whole parking lot.

Member Veremis said that it looks really nice. Where is that paint store going on at Aldi? Did you see how close that is to JB Metals? It can be that close because it is commercial?

Jonathan Stytz stated Yes, it is zoned C-3 General Commercial.

Mr. Rizzo said **on** our block there are several buildings within a few feet of each other. At one point, DP must have given a variance. We are in an industrial area. We take pride in our neighborhood.

Chair Szabo asked, "What about your neighbors?"

Mr. Rizzo: Oh yeah we're all friends in that area. We are all good neighbors, plowing, taking care of each other. The gun business is expanding too, they were excited we were expanding.

Mrs. Rizzo: We will also have an additional 15 ft to the lot line from the neighbor to the west.

Mr. Rizzo: Once you get past the addition, you get the Com Ed poles, they said it was \$100,000 to move them. We had trouble with power in the building and they came out with three big boom trucks to fix the pole. I should have taken a pic to show it wouldn't be an issue with the fire department, being able to access back there with the big trucks!

Chair Szabo: Anyone in the audience in favor? Anyone objecting?

One Audience Member: Sounds fine to me!

Member Weaver said staff has drafted four conditions of approval. Are you aware of these? Read the four conditions.

Case 23-028-CU
Case 23-020-TSUB-V
Case 23-027-V

81 Broadway Street
2285 Webster Lane
65 Bradrock Drive

Conditional Use
Tentative Plat of Subdivision/ Variation
Variation

Mr. Rizzo: I was aware of the variation and the floor plan layout. Yes, I am fine with the conditions.

A motion was made by Board Member Weaver, seconded by Board Member Veremis to recommend approving the standard variation subject to the four conditions drafted by the staff.

AYES: Weaver, Veremis, Catalano, Fowler, Hofherr, Saletnik, Szabo
NAYES: None
ABSTAIN: None

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

Member Veremis asked if there was any feedback from last week's PZB Workshop and if the developer was happy with the meeting.

Samantha Redman stated that we collected all the comments. We received 10 comment cards. We are opening a form on the website to get public comments. The developer is taking all the comments and they will hopefully be submitting a petition in the next few weeks. They were interested in what the community had to say. They seemed happy with the meeting. It was a good venue to have people talk about the property. The developer is taking consideration on building material, driveways and access and a few other notable things. Once the developer submits a petitioner, we will have the full public hearing.

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday June 27, 2023.

Chairman Szabo adjourned the meeting by voice vote at 7:49 p.m.

Sincerely,

Margie Mosele, Executive Assistant/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: June 23, 2023
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: John T. Carlisle, AICP, Director of Community & Economic Development JTC
Subject: Consideration of Conditional Use for a Commercially Zoned Assembly Use at 81 N. Broadway Street, Case #23-028-CU (7th Ward)

Issue: The petitioner is requesting a Conditional Use permit to allow a Commercially Zoned Assembly use in the C-3 General Commercial zoning district at 81 N. Broadway Street.

Petitioner: Romanian Heritage Center NFP (Representative: Steven Bonica, 83 N. Broadway Street, Des Plaines, IL 60016)
Owner: Romanian Heritage Center NFP, 83 N. Broadway Street, Des Plaines, IL 60016
Case Number: 23-028-CU
PIN: 09-07-418-015-0000
Ward: #7, Alderman Patsy Smith
Existing Zoning: C-3, General Commercial District
Existing Land Use: Vacant Building
Surrounding Zoning: North: C-3, General Commercial District
South: C-3, General Commercial District
East: R-1, Single Family Residential District
West: C-3, General Commercial District
Surrounding Land Use: North: Vacant Building
South: Multi-Unit Residential Building
East: Single Family Residences
West: Electrician (Commercial)/Vacant Building

- Street Classification:** Broadway Street is classified as a local street.
- Comprehensive Plan:** The Comprehensive Plan illustrates this site as Higher Density Urban Mix with Residential.
- Zoning/Property History:** Based on City records, the subject property was annexed into the city in 1927 as vacant piece of land and has been a commercial building since at least 1961. The subject property has undergone some site improvements since then but has been consistently utilized as a commercial building.

Project Description:

Overview

The petitioner has requested a Conditional Use Permit to host meetings and events (assembly) within the proposed library/media space at the Romanian Heritage Center NFP, 81 N. Broadway Street. This type of activity is categorized under the commercially zoned assembly use as defined below.

COMMERCIAL ZONED ASSEMBLY USES: A use that is primarily for the purpose of the assembly of people, which can contain a combination of uses that take place in both principal and accessory structures. Such uses include: commercial theater, banquet halls, nightclubs, church, synagogue, temple, meeting house, mosque, or other place of worship. For allowable accessory uses, refer to the specific land uses defined in this chapter. Such uses shall adhere to the off-street parking requirements under "assembly uses".

The property at 81 N. Broadway Street is in the C-3 zoning district, along Broadway between Cumberland Circle (i.e. the intersection of Broadway, Golf Road, Wolf Road, and State Street) and Northwest Highway, near the Cumberland Metra Station. The subject property contains a one-story commercial building with on-street parking in the front and an accessory parking lot at the rear as shown on the attached Plat of Survey.

The petitioner currently operates an office, which is a permitted use and has a valid business registration, on a property at 83 N. Broadway Street directly north of the subject property. The space is utilized as a media office for the Romanian-American Network and a law office for the Leahu Law Group, LLC.

Proposal

The petitioner plans to completely remodel the interior of the existing building to locate a library/multi-media room, which will occupy most of the space. In addition, there is a Romanian heritage exhibit area, along with restrooms, and storage areas. The need for the Conditional Use stems from conducting meetings and events. Section 12-13-3 of the Zoning Ordinance, in defining commercially zoned assembly, includes the example of a “meeting house,” and the petitioner intends to conduct meeting events of various professional and civic groups tied to the organization. On the other hand, the private library is a *permitted* use, and the classes and art workshops would be considered accessory to the library and therefore permitted. The true focus of this request is using the property for meetings and events.

The petitioner intends to utilize the subject property for various uses as described in the attached Activities and Programs Brochure, and summarized in the following table. Note that the Fire Prevention Bureau reviewed the plans and visited the space. The maximum occupancy load is 73 people.

Use Description	Occurrence*	Staff Size	Group Size
Private Romanian Library and Heritage Research Center for members, students, tutoring	Monday-Friday, up to 3 hrs. a day	2-3	12 (members); 2-3 (students)
Romanian Language and Heritage Classes (Two separate groups)	Twice a month on Tuesdays and Thursdays	2-3	8-12 students
History and Heritage of the Romanian People	Once a quarter	2	10-20 participants
English Classes	Weekly, Mondays	2	6-12 students
Arts and Crafts Workshops	Varies	2	6-10 students
Faith and Life – Fellowship and Religious Studies	Varies based on event	2-4	12-20 participants
Events	Varies	Varies	Varies

*Not open on U.S. and Romanian Holidays

Off-Street Parking

The subject property contains a surface off-street parking area shared between 81 and 83 N. Broadway Street. As such, the off-street parking requirement must consider the existing office uses at 83 N. Broadway Street and the proposed assembly uses at 81 N. Broadway Street, pursuant to Sections 12-9-7 and 12-9-8 of the Zoning Ordinance:

- One parking space for every 250 square feet of gross floor area for office areas; and
- One parking space for 200 square feet of gross activity area for the commercially zoned assembly area (library).
- *Note: A library has a parking minimum of only 1 space per every 750 square feet of gross floor area. However, for the purposes of this request, the requirement for commercially zoned assembly must be used because it is more restrictive (i.e. contemplates more people). Nonetheless, should the commercially zoned assembly not be approved, staff preliminarily believes the total parking requirement for office at 83 N. Broadway and Library at 81 N. Broadway could be met by the rear parking lot.*

The existing office area at 83 N. Broadway Street consists of 840 square feet and the total gross activity area for the proposed use at 81 N. Broadway Street consists of 1,100 square feet, requiring a total of 11 off-street parking spaces, including a minimum of one accessible space. The attached Site Plan shows the existing parking area at the rear of the building that is designed to accommodate 16 off-street parking spaces including one accessible space on the subject property. Staff has added a condition that a revised Site Plan prepared by a design professional is submitted with full dimensions on the parking area in conformance with Sections 12-9-7 and 12-9-8 of the Zoning Ordinance at time of building permit.

Collective Parking Agreements

The petitioner has submitted the attached Proposed Parking Use Plan to identify how the parking area will be utilized during their operations throughout the week. It is noted that on regular week days from 9 a.m. to 7 p.m. and Saturdays from 9 a.m. to 1 p.m., the available off-street parking available on the subject property would be sufficient for their operations. However, the petitioner does identify that more parking—in addition to the spaces available on the subject property—is necessary on regular week days from 6 p.m. to 9 p.m., Saturdays after 5 p.m., and Sundays from 1 p.m. to 5 p.m. Section 12-9-3 of the Zoning Ordinance allows for up to 33 percent of the required off-street parking to be fulfilled on a separate, privately-owned zoning lot provided that the following conditions are met for the collective parking spaces:

- The collective parking spaces utilized on the separate zoning lot are in excess of the total requirement for all uses that occupy that lot, or that sufficient data has been provided to the city indicating that there is not a substantial conflict in the hours of operation of all the uses on the lot;
- The collective parking spaces are within 300 feet of the use served;
- Pedestrian travel between the collective parking spaces and the use severed does not require at-grade crossings of roadways classified by the Illinois Department of Transportation (IDOT) as arterials; and
- A written agreement guarantees that the parking spaces on the separate zoning lot will be maintained so long as the uses requiring parking are in existence, or unless the required parking is provided elsewhere in accordance with the Zoning Ordinance.

As such, staff has added a condition that the petitioner must obtain, execute, and submit to staff a collective parking agreement with each property it intends to use for additional parking to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance, as amended. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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

Comment: The proposed activities consisting of meetings, events, and other gatherings involving the assembly of people is classified as a Commercially Zoned Assembly use. A Commercially Zoned Assembly use is a conditional use in the C-3 zoning district.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: The proposed commercially zoned assembly repurposes an existing vacant space, which helps to achieve the goal of the Comprehensive Plan to foster and improve commercial developments. This proposal can also provide another asset to the community through the promotion of cultural diversity, which the Comprehensive Plan strives to preserve and foster.

PZB Additions or Modifications (if necessary): _____

_____.

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 proposal will not redevelop the existing space in a way that would not be harmonious and appropriate in appearance to surrounding development since the petitioner does not plan to alter the building’s exterior. Instead, the proposal includes additional landscaping in front of the building and parking area improvements at its rear to improve the aesthetic appearance of the property.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: Regarding activities that will take place inside the building, the proposed use will not be hazardous or disturbing to the existing neighborhood uses. The petitioner has proposed off-street parking spaces at the rear of the building and will provide a separate collective parking agreement with all properties it is utilizing for collective parking to handle any overflow parking during events. The Board should decide whether any concerns about utilizing multiple parking lots would rise to the level of “hazardous or disturbing.”

PZB Additions or Modifications (if necessary): _____

_____.

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 existing building is adequately served by essential public facilities and services through property access from a rear alley, on street parking in the front, and municipal services. Staff does not feel that the proposed use will alter the existing service of this property.

PZB Additions or Modifications (if necessary): _____

_____.

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 existing building does not create excessive additional requirements at the public expense for public facilities and services. Staff does not feel that the proposed use will create excessive additional requirements for public facilities and service, as the size and location of the existing building will remain the same.

PZB Additions or Modifications (if necessary): _____

_____.

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: The proposed use operations will not produce excessive production of noise, smoke fumes, glare, or odors since all operations will take place inside the building and consist of smaller groups of people. The anticipated events that will occur on occasion once or twice during the month will be scheduled and planned in coordination with proposed collective parking agreements to ensure adequate parking is provided. To the extent that evaluating traffic includes availability of parking, the Board may consider that issue. However, in terms generating regular, high-volume traffic, staff does not believe the use will do that, as the meetings would be somewhat infrequent.

PZB Additions or Modifications (if necessary): _____

_____.

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 have parking and property access concentrated at the rear of building with some parking in the front of the building. Staff feels that the proposed parking and access to the site is sufficient during normal operations but is recommending the requirement of collective parking agreement(s) to be established and executed between the proposed use and specified neighboring property owners to accommodate events with larger vehicular and pedestrian traffic.

PZB Additions or Modifications (if necessary): _____

_____.

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 proposed use will not result in the destruction, loss, or damage of natural, scenic, or historic features since the property is already developed with the building and parking area. In addition, the subject building is not listed as a historic significant structure.

PZB Additions or Modifications (if necessary): _____

_____.

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

Comment: The proposed use will comply with all other regulations in the Zoning Ordinance. The conditional use will be the only entitlement necessary for the proposed request as presented.

PZB Additions or Modifications (if necessary): _____

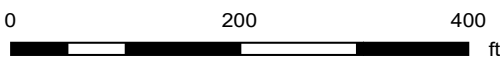
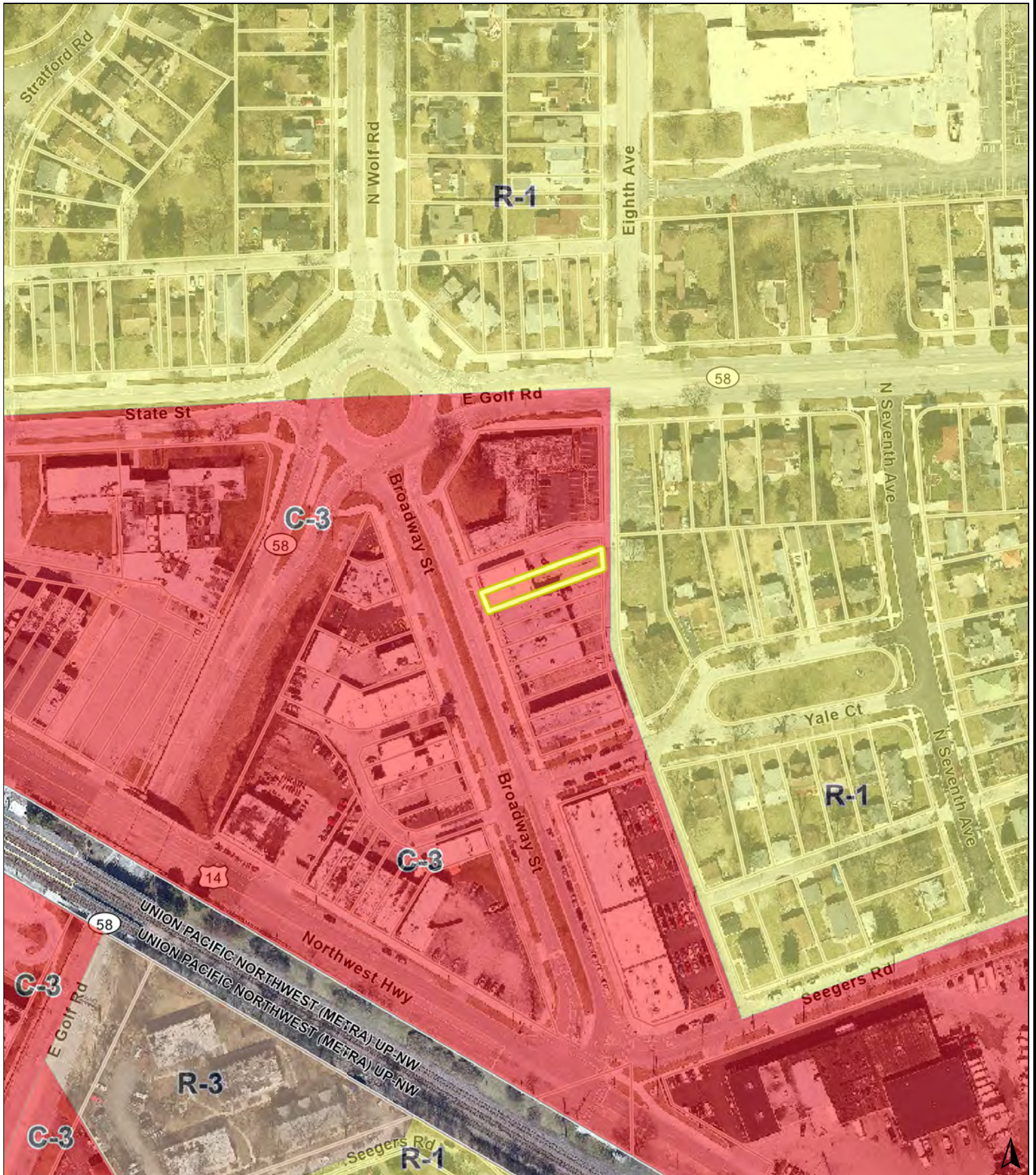
_____.

PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the request. The City Council has final authority on the proposal. If the PZB recommends approval of the request, staff recommends the following:

1. That the Board is comfortable with and has reviewed any necessary shared parking agreements before it would vote on a *recommendation for approval* to Council
2. A revised Site Plan prepared by a design professional is submitted at time of building permit with full dimensions on the parking area in conformance with Chapter 9 of the Zoning Ordinance.
3. The petitioner must obtain, execute, and submit to staff a collective parking agreement with each property it intends to use for additional parking to address all parking requirements pursuant to Sections 12-9-3 and 12-9-7 of the Des Plaines Zoning Ordinance.
4. That all appropriate building permit documents and details, including all dimensions and labels necessary to denote all proposed improvements to the subject property are submitted as necessary for the proposal. 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 and life safety codes.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Petitioner’s Responses to Standards
- Attachment 4: Plat of Survey
- Attachment 5: Project Narrative and Photos of Existing Conditions
- Attachment 6: Activities and Programs Brochure
- Attachment 7: Site and Parking Lot Plan
- Attachment 8: Parking Use Plan
- Attachment 9: Floor Plan



Print Date: 6/22/2023

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.



81 N. Broadway St – Public Notice and Front of Building



81 N. Broadway St – Facing Southeast Along Broadway Street



81 N. Broadway St – Facing West from Back Alley at Parking Area



81 N. Broadway St – Facing South from Side Alley at Rear of Building

STANDARDS FOR CONDITIONAL USES

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Conditional Use in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that the proposed use is appropriate for the site and will not have a negative impact on surrounding properties and the community. Please answer each item completely and thoroughly (two to three sentences each).

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

- a. **This application for Conditional Use is identical in scope to a previously approved application** (conditioned by resolving the inadequate off-street parking situation) submitted by the Applicant 2 years ago at a time when the Applicant wanted to establish this project in the two neighboring buildings (at 69-79 N. Broadway Street).
- b. While the overall scope of the project subjected to this Application is the same as the one we previously applied for, the size of it is much smaller. Instead of planning the use of two buildings with a total of 8,000 sq. f. with a total of 14 parking spaces, as we wanted two years ago next door, **we now intend to make use of only 3,000 sq. f. with 16 parking spaces!**
- c. We have consulted again with Mr. Jonathan Stytz, Senior Planner for the City of Des Plaines, about having the Romanian Heritage Center NFP obtain an occupancy permit at the new address, as well as applicable approvals required for functioning in the subjected building and he determined that our use still qualifies as a “Commercially Zoned Assembly Use”, and that a new Conditional Use Application was required.
- d. We have once again carefully reviewed the zoning code and the table of uses and we have noted that there are other similar not-for-profit entities as well as non-commercial uses permitted already, by right, in the zoning district. Included in this list are libraries, media and print establishments, which are uses similar to the activities we will engage in. Our library will occasionally have public functions and host small events on special occasions, however – exclusively in the evenings during the week, or on weekends. Otherwise, our regular use of the facilities will be as a reading room, tutoring and research center with a limited attendance and only 2 or 3 employees in the facility at one time.
- e. In addition to all of this, the Romanian Heritage Center NFP is a faith based religious organization and our assembly use in the zoning district is protected by the Religious Land Use and Institutionalized Persons Act, which requires among other things, that municipalities provide religious entities equal treatment and not impose zoning laws that substantially burden the religious exercise of religious assemblies.

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

The Board of Directors of the Romanian Heritage Center NFP was very pleased to find out that the City of Des Plaines has established a 10-year vision of this community's desired physical environment, seeking to not only explore but also to promote new opportunities that reflect changes in the community and surrounding socioeconomic landscape.

We were further encouraged after reading Chapter 6 (Diversity & Inclusion) of the Des Plaines Comprehensive Plan, which in its Vision Statement states that:

"The City of Des Plaines welcomes and celebrates its rich cultural history, drawing from its legacy as an immigrant-friendly community. By supporting and providing comprehensive resources for immigrant families and minority-owned businesses, Des Plaines will be primed to continue developing as a vibrant diverse community." (Des Plaines Comprehensive Plan, page 49)

There are already a few businesses in the City of Des Plaines owned and/or managed by Romanian-Americans, all establishments contributing to the Des Plaines economy.

The Romanian Heritage Center will further attract other businesses and investors to the City of Des Plaines, enabling our ethnic group to make a larger positive economic impact.

We totally agree with the recommendation in the Des Plaines Comprehensive Plan which states:

"Des Plaines should continue to celebrate and incorporate its rich cultural diversity by preserving the very things that makes it special: its people, character, and diversity. By celebrating the different backgrounds of its residents, there is an opportunity to create a stronger sense of community." (Des Plaines Comprehensive Plan, page 49)

We are certain that through the educational programs, the youth programs and services, and through the cultural events that we will organize or host, the entire surrounding community will come to appreciate the value of the Romanian Heritage Center NFP, thus becoming a valuable and appreciated resource for anyone in the local community.

The Romanian Heritage Center NFP aims to be of service not only to the ethnic Romanian-Americans but also to anyone wishing to interact with our community and find out more about our religious culture and traditions. We are committed to provide exceptional service and to facilitate a great experience to all who wish to connect with us.

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

- a. The project subjected to this Application for Conditional Use does not require nor will it include any changes at all to the exterior of the building.
- b. We are only planning to redesign the interior use and completely renovate the 2,000 sq.f. space at 81 N. Broadway Street, using the highest standards of construction methodology and providing for stellar facilities meant to attract people for its contemporary ambiance.
- d. Furthermore, the use of the property will be operated and maintained as an assembly use and certain assembly uses, like libraries, are already permitted in the zoning district.

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

The proposed conditional use of the property by the Romanian Heritage Center as an assembly place is certainly not hazardous nor disturbing to the existing neighboring uses. The occasional use of our Library and Multipurpose Room as a small gathering place will be monitored closely and in accordance to any applicable restrictions, rules and regulations already in place by similar other not-for-profit religious entities as well as non-commercial uses permitted already by right in the zoning district.

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

The use of the property can and will be served by the same services as have been provided in the past and there is no need to change any. The overall functioning of the building and its entire use will not call for any changes. It is important to note that the overall configuration and integrity of the property will not change, thus current drainage, refuse disposal, water and sewer will all stay the same. Streets are adequate, no additional police or fire protection is required.

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

1. There will be no excessive additional requirements at public expense for public facilities and services as they already are more than adequate.

2. Although we are a religious not-for-profit ethnic cultural entity, the zoning district already permits not-for-profit and non-commercial uses in the district. Therefore, our conditional use for assembly is similar in uses permitted in the zoning district, and it will not be detrimental to the economic welfare of the community. On the contrary, we believe that as we will draw people to the neighborhood, they will be attracted to establish new businesses in the area.

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

The proposed conditional use calls for small assembly use, no manufacturing, therefore we will not be causing excessive production of noise, smoke, fumes, glare or odors.

While typically one might wonder on the implications of conditional assembly use on the traffic and/or parking, we will not be causing trouble for the neighbors nor the city's emergency vehicles. Our parking already consists of 16 parking spaces for our day-to-day use, which is sufficient.

For special occasions when we will be hosting events. If we will anticipate higher need for parking for exceptionally rare events, we will be working closely with the Romanian Baptist Church around the corner and will coordinate the use of needed additional parking spaces on their property. In such instances we will either have several valet parking attendants assisting our guests or will have shuttle vans to-and-from the church's parking lot and our property.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;

The existing use of the property is currently already designed very well and we will accommodate and comply according to the existing plan, thus we will not create an interference with traffic on surrounding public thoroughfares.

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

We are not aware of any presence of a natural, scenic, or historic feature of major importance anywhere near, nor any other public or private property of such kind that would be affected by our project in any way shape or form.

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

We intend to comply with all the applicable regulations in this title specific to the conditional use requested and the zoning code.

ROMANIAN HERITAGE CENTER for Cultural Anthropology

A CULTURAL LEARNING & RESEARCH CENTER
for literature, history, and traditional art

ROMANIAN HERITAGE CENTER NFP



81 N. Broadway Street, Des Plaines, IL 60016



www.RomanianHeritage.US

The key to success
is to **focus on goals**,
not obstacles.

*"No matter how many years I've lived in America,
nothing was able to take Romania out of my heart!"*

Steven Bonica - Founder
Romanian Heritage Center NFP

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”The mystery of human existence
does not lie in living,
but in knowing
what are you living for.”

– Nicolae Iorga

ROMANIAN HERITAGE CENTER for Cultural Anthropology

A CULTURAL LEARNING & RESEARCH CENTER
for literature, history, and traditional art

*

Anthropology is the study of
what makes us human and shapes our daily lives.

At the Romanian Heritage Center our team of affiliates is dedicated
to the appreciation, preservation, and promotion
of the cultural manifestations that impact and shape
the existence of our ethnicity and define our identity.

**OUR GOAL IS TO EMBOLDEN AND INSPIRE
current and future generations of Romanian-Americans
to expand on the legacy of collaboration and innovation
of accomplished Romanians
that contributed to the betterment of society and humanity.**

We are especially interested in the valuable contributions
and impact of Romanians through history
on **who we are in today's society.**

Enriching [Lives](#), Connecting [People](#), Strengthening [Relationships](#)!

PURPOSES

The ROMANIAN HERITAGE CENTER NFP is a faith-based cultural, educational, civic, and religious organization established to facilitate in the Romanian-American community **social-cultural programs which PROMOTE and NURTURE FELLOWSHIP and the BETTERMENT OF RELATIONSHIPS among its members and participants, while seeking:**

- **To PRESERVE AND PROMOTE UNITY among all Americans of Romanian heritage, regardless of what territory or geographical area they (or their predecessors) are from**, including but not limited to current countries of Romania and Republic of Moldova, surrounding areas in today's Ukraine, Hungary, Serbia, Bulgaria, and others; and also regardless of their claimed nationality;
- **To preserve, encourage, and promote POSITIVE CULTURAL ENGAGEMENT, fellowship, and relationship building** within the Romanian-American community of all denominations through awareness and education on the Romanian heritage, culture, traditions, and the common elements of the Christian faith transcending denominational and jurisdictional lines, thus giving all Romanian-Americans an opportunity to collaborate and make known their contribution to the United States, our adoptive country;
- **To establish and maintain a centralized place for the gathering, collecting, and preservation of publications, literature, documents, records, memorabilia and traditional folklore artwork** relating to the Romanian-American cultural, religious, and social life, the Romanian language, literature, history, heritage, and the impact of Romanian-Americans in the American society;
- **To preserve, promote, foster, and encourage the UNDERSTANDING AND APPRECIATION OF THE ROMANIAN HERITAGE, language, history, religion, culture, folklore art, music, and traditions;**

Our heritage is the **LEGACY** we leave **TO THE FUTURE GENERATIONS!**

- To **publish, print, distribute, and circulate books, pamphlets, periodicals, papers, and magazines** in connection with the activities of the Romanian Heritage Center and other Romanian and Moldovan organizations in the United States;
- To **publish, print, and distribute the ROMANIAN HERITAGE MAGAZINE, a quarterly publication in English for our second generation** as well as for our friends, neighbors, and business associates - thus furthering the understanding and appreciation for our heritage and rich culture;
- To **facilitate, plan, implement, organize, and/or assist OTHER SIMILAR ORGANIZATIONS AND FELLOWSHIP GROUPS** in hosting cultural and commemorative events, exhibitions, community meetings, seminars, and conferences which will advance the understanding and appreciation of the rich Romanian culture and heritage in the United States;
- To **ACQUIRE, BUY, CONSTRUCT, ESTABLISH and MAINTAIN, EQUIP and OPERATE buildings, real estate property** or other establishments for the purposes aforesaid;
- To **perform and support all functions in furtherance of its legitimate interests as a ROMANIAN HERITAGE CULTURAL LEARNING & RESEARCH CENTER;**
- It is specifically hereby provided that **NEITHER PECUNIARY GAIN NOR PROFIT for the Romanian Heritage Center's members and associates is a purpose of this Heritage Center**, except that the Romanian Heritage Center shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.

OUR BACKGROUND

The **ROMANIAN HERITAGE CENTER NFP** was incorporated on July 1st 2020 as a new independent faith-based cultural, civic, and religious organization that **is a spin-off of ROMANIAN-AMERICAN NETWORK INC. (RO-AM.NET)**, benefiting and building on its achievements, recognition, and reputation.

The Romanian-American Network was established in summer of 1995, as a Romanian-American ethnic publishing house specialized in community outreach, advertising, marketing, mass communication and networking.

Through its almost 28 years of service, RO-AM.NET became widely known and appreciated across the United States and abroad for creating valuable projects like:

- Center Focus Magazine - commemorative yearbooks (1995, 1996, 1997, and 1998)
- Romanian-American Yellow Pages (1999, 2000, 2002, 2004, and 2007)
- Romanian Impact Magazine (monthly from Jan. 2001 through Dec. 2008)
- Romanian Tribune Newspaper (since Jan. 2002 - Now in its 22nd year!)
- Romanian Library & Research Center (since Dec. 2002)
- Directory of Ethnic and Multicultural Publishers, Distributors and Resource Organizations 2003 - for the American Library Association's Ethnic and Multicultural Information Exchange Round Table (EMIERT)
- Romanian Heritage Festival (2010, 2011, 2012, and 2013)
- Coalition for Family, Faith and Life of Romanians in America (since Jan. 2016)
- Romanian Business Referral Network (since 2016)
- "BISERICI.US" Network - Romanian Churches & Religious Organizations (2016)

RO-AM.NET organized and hosted numerous cultural and community outreach events, networking meetings, educational and informative seminars.

Over the years WE PARTNERED WITH OTHER ORGANIZATIONS, such as:

- American Library Association - New York, NY
- "Cenaclul RETRO" Cultural Organization - Chicago area
- CREDO TV Romanian International Media Ministries- Chicago, IL
- Little Samaritan Radio - Chisinau, Republic of Moldova
- Logos Christian Academy - Niles, IL
- Logos School of Music - Niles, IL
- ProTV International Romanian Television - Bucharest, Romania

- Romanian Book Club - Niles, IL
- RoAct Theatre Co. - Niles, IL
- RTN Chicago Romanian Christian Television - Chicago, IL
- TVRi Romanian International Television - Bucharest, Romania

AS WELL AS OFFICIAL ENTITIES representing Romania and Republic of Moldova:

- Consulate General of Romania in Chicago
- Embassy of Romania in United States - Washington, DC
- Embassy of Romania at the United Nations - New York, NY
- Embassy of Republic of Moldova in United States - Washinton, DC
- Romanian Government's Department for Relations with Romanians Abroad - Bucharest, Romania



The founders of Romanian-American Network, having successfully passed the test of time, integrity, and dedication to the community, initiated and launched the idea of creating the ROMANIAN HERITAGE CENTER as an independent not-for-profit faith-based community center for all Romanians and Moldovans, in order TO FACILITATE, PROMOTE, AND NURTURE UNITY IN OUR COMMUNITY.

The Romanian-American Network will continue its publishing and mass media projects as a completely separate and independent media organization, and it will also assist as needed in the Romanian Heritage Center's projects.

The Romanian Heritage Center's leadership team includes dedicated professionals active in churches of all denominations in our community. ALL LEADERS OF OUR COMMITTEES ARE VERY QUALIFIED AND WILLING TO SERVE THE NEXT GENERATIONS OF ROMANIAN-AMERICANS, those that are born, raised, and educated in the United States, through various interactive programs and attractive activities, subjected to our *Purposes*.

The ROMANIAN HERITAGE CENTER NFP aims to be a useful resource not only to the ethnic Romanian-Americans but also to anyone wishing to find out more about our culture and interact with our community.

BUILDING ON A FOUNDATION OF 27 YEARS OF COMMUNITY SERVICE

– A GATEWAY FOR ALL
to Romanian culture, heritage, history,
language, and Christian traditions
in the Chicago area

In 2002, on the Romanian-American Network's 7th anniversary we opened our first **Library & Romanian Village Exhibit** as a cultural project for our community.

In July of 2020, as we celebrated 25 years of publishing, outreach, and networking activity in our community, we teamed up with trusted supporters and decided to combine our experience and the valuable relationships we've built to a higher goal and even greater achievements.

Together with the support of our friends and several business leaders from our community, **WE PLEDGE TO MAKE THE ROMANIAN HERITAGE CENTER A TRUSTED NAME**, a leading organizer and welcoming host for cultural, educational, religious, and social events in the Romanian community of Chicago area, preserving and promoting the Romanian heritage with its rich culture, history, and traditions.

To accomplish our objectives we have always been and will continue to surround ourselves with the finest, most honorable, and most committed professionals - people whom everyone can regard not only as trusted friends, leaders and educators, but as caring neighbors who share a common vision to make a true difference in the American society.

27 years ago we've dedicated ourselves to building a publishing, communication, and networking organization in our community, primarily promoting the Norwood Park Christian School of Chicago, a Romanian Christian private school known today as Logos Christian Academy in Niles.



Ro-Am.Net
Library
(2002-2007)



Simona and I were an active part of this private school from its very beginning and assisted its founders with their launching efforts. Simona also taught there for 23 years. Her former students are now accomplished young professionals with degrees that make us proud. Many of them are ready and willing to give back and serve in one capacity or another.

There are also many professionals in our community who wish to make themselves available and help our community grow by sharing their knowledge and experience.

WE INVITE YOU ALL to take a close look at this historical project and CONSIDER JOINING US. WITH YOUR HELP we can make this dream a reality! We are committed to making it happen!

We thank you for your attention and we look forward to partnering with you in this amazing endeavor. **MAY GOD BLESS YOU ALL!**

Steven & Simona Bonica
Founders of Romanian Heritage Center NFP

UNIQUE ASSETS OF GREAT EMBLEMATIC VALUE



1. ROMANIAN LIBRARY ARCHIVE & RESEARCH CENTER

The Romanian Heritage Center is hosting and safe-keeping a Romanian Library comprised of over 15,000 items: books and publications, CDs, tapes, vinyl records, 90% of which are either in the Romanian language or about Romania, Romanians, and Romanian culture and history.

The Romanian Library & Research Center is more than a reading and research room. It has become a place of spirituality and culture, a desired location for smaller cultural events and exclusive meetings with intellectual, literary and musical artistic concerns.

The Romanian Library has also become a desirable choice of the Consulate General of Romania in Chicago for community outreach and informational meetings.

We've seen increased interest from our youth for printed literature and books in Romanian and we would like to be able to respond and encourage the desire to have our youth speak, read and write in our native language.

This private Romanian Library is a truly unique collection of rare valuable old Romanian books, some dating back to 1860, including an original of the very first edition of the Romanian Bible printed in the Latin alphabet in Iași in 1874, and several other books from the early 1900's.

The only other sizable library of this kind in the United States is in New York, and it is owned and managed by the Government of Romania through its Cultural Institute.



**PLUG & PLAY MULTIMEDIA READY
- audiovisual and amplified sound**

Ro-Am.Net
Library
(2015-2020)



Attractive setting for hosting community meetings





MEDIA OUTREACH - broadcasting on television studio set-up

Ro-Am.Net
Library
(2015-2020)



Ambient and inviting setting for leaders of businesses and organizations

2. ROMANIAN VILLAGE FOLK ART EXHIBIT - "ȘEZĂTOARE"

The entire exhibit will be moved and prominently placed for public viewing in the newly purchased building.



WHAT MAKES THE ROMANIAN VILLAGE EXHIBIT SO UNIQUE?

The Romanian Heritage Center features the Romanian Village Exhibit, which showcases a handmade original "ȘEZĂTOARE" from 1969, brought from the Transylvanian region of Romania, and a sizeable collection of pottery and traditional artisan handcrafted items.

The exhibit has been displayed in the lobby at the 7777 N. Caldwell Ave. professional office center, the former home of Ro-Am.Net.



WHAT IS THE TRADITIONAL MEANING OF THE “ȘEZĂTOARE”?

The “Șezătoare” is a traditional religious gathering of villagers with music, songs, jokes and rituals. It traditionally begins in late September after the seasonal agricultural work is over. Young people from villages gather in the evenings for folklore poetry, songs, and entertainment.

There are everyday and festive “Șezătoare”. During the everyday events, people create folk art objects embroidered and knitted items like towels, shirts, vests, pants, while entertaining themselves by singing songs, reciting poems or telling jokes and stories. During the festive events, rich dinners are cooked, and there is great fellowship and traditional folk music.

The ladies’ responsibility is to cook a dinner and the men’s responsibility is to provide music, beverages and sweets.

These events are mainly a tradition for younger people. Here, they not only entertain each other during long winter evenings, but also meet new people, communicate more closely and find life partners. Some villages have more houses designated as places for “Șezătoare”.

The purpose of this exhibit, beyond its true authentic value as an antique piece of Romanian traditional folk artistic craftsmanship, is to impact and steer our community’s youth to have a greater appreciation for our heritage and of the Romanian traditions, and to instill in them the desire to strengthen relationships and to have fellowship with each other for the sake of learning life lessons from the more experienced members of our community.



THE MANAGEMENT TEAM

The Romanian Heritage Center's management is comprised of two main bodies: the Executive Board of Directors, and the Leadership Council.

The day to day operations will be overseen by the Executive Director and employed administrative staff, as decided by the Board of Directors.

EXECUTIVE BOARD OF DIRECTORS

STEVEN V. BONICA

President & Executive Director



Steven & Simona Bonica

- Over 30 years of experience in business administration, management, marketing, public relations, and media
- Founder of Romanian-American Network Inc (NFP-NGO)
- Founder and Publisher of the Romanian Tribune Newspaper (now in its 22nd year)
- Member of the Board and Vicepresident of MasterMedia Foundation of Bucharest
- Founder of the "BISERICI.US" Network featuring all the Romanian Churches and Religious Organizations in United States
- Co-Founder of Coalition for Family, Faith, and Life of Romanians in America
- Romanian Community Ambassador of ADF - Alliance Defending Freedom
- Honorary Deputy Treasurer of Cook County, and community affairs advisor for Cook County Treasurer Maria Pappas

RADU RUSSELL RACEAN

Vice-President of Cultural Affairs, Treasurer



Radu & Dr. Diana Racean

- Over 30 years experience in IT and engineering (worked for large companies such as Motorola, US Robotics, and Panasonic)
- Masters of Science Degree in Computer Engineering
- Owned and managed computer sales and service company for over 5 years
- IRS Registered Tax Preparer
- Member of the Board of Directors and Treasurer of "Cenaclul RETRO", a non-profit Romanian cultural artistic organization
- Director of Cultural Affairs for Romanian-American Network Inc.
- Contributing writer and member of the Advisory Editorial Board of the Romanian Tribune Newspaper

MARCEL SOMFELEAN

Vice-President of Public Relations,
Director of Marketing



Marcel & Ramona (Voicu) Somfelean

- Over 30 years of business management and marketing
- Master Degree in Industrial Management
- Entrepreneurial Coach and Counselor
- Advisor for International Business Management Affairs
- Founder and Managing Director of MS International Consulting
- Founder and President of ROMOTANA, the Romanian and Moldovan Trucking Association of North America
- Member of U.S. Fencing Association
- Co-Founder of Romanian Business Referral Network
- Member of the Advisory Editorial Board of the Romanian Tribune Newspaper

DISCLAIMER:

The members of the Executive Board of Directors are not receiving salaries or any type of financial compensation for their role on the Executive Board of the Corporation, in accordance with federal and state governing laws applicable for not-for-profit corporations.

DENNIS STOIA

Secretary, Director of Strategic Planning
and Development



Dennis & Andreea Stoia

- Over 20 years of finance, strategy, and transaction experience
- Bachelor of Science Degree in Commerce (Finance & Accounting) with Honors from DePaul University
- Fortune 100 Corporate Development Executive and Senior Investment Leader
- Board of Directors of diversified portfolio of companies
- Certified Mergers & Acquisitions Advisor
- CFA - Chartered Financial Analyst Candidate
- CPA - Certified Public Accountant
- Mergers & Acquisitions; Planning, Strategy, and Execution; Joint Ventures, Equity Investments, Venture Capital, and Strategic Alliances; Capital Structure & Liquidity, Valuation & Investment Structuring; Cross-functional Team Leadership
- Co-Founder of Coalition for Family, Faith, and Life of Romanians in America
- Chairman of the Advisory Editorial Board of the Romanian Tribune Newspaper
- Chairman of the Leadership Advisory Board of Romanian-American Network Inc

ANGUS D. WILSON

Director of Youth Community Involvement
Events Production Director



Angus & Rebecca Wilson

- Managing Crew Chief and Supervisor at Wil-Pump Concrete
- Basic Life Principles Instructor
- Eagle Scout and Assistant Scoutmaster at Boy Scouts of America
- Ceramics and Pottery Studio Instructor
- Stage set-up team leader at HBC, Rolling Meadows, IL
- Events Production Director at Romanian-American Network Inc. specialized in stage design and set-up, lighting, sound, and video display
- Member of the Leadership Advisory Board of Romanian-American Network Inc.

**WE ARE ALWAYS LOOKING
FOR MORE LEADERS
TO JOIN OUR TEAM!
PLEASE CONTACT US
FOR DETAILS.**

LEADERSHIP COUNCIL

The LEADERSHIP COUNCIL, also known as the BOARD OF ADVISORS, is a hand selected informal council of leaders with no legal responsibilities or liabilities related to the Romanian Heritage Center’s activity as a Not-For-Profit corporation.

It is an invaluable group of individuals with some of the greatest achievements in life, business people, professionals, community and religious leaders, all of which have contributed greatly to the betterment of our community and society.

The members of the Leadership Council are able to freely offer much more information, ideas, and mentorship, than the Executive Board of Directors, because they are not held liable for their input as Advisory Board.

The advice of the Leadership Council is more strategic and focused on a higher level, while it will most likely be more specific to the actual changes happening in the organization on an operational level. Its input is a key ingredient in the success of the entire organization, **thus defining the Leadership Council as the steering leadership group of the Romanian Heritage Center.**

The members of the Leadership Council are invited to join this exclusive group of mentors for as long as they are ready to bring their consultative expertise to the Board of Directors and commit their support to the functioning and development of programs and activities of the Romanian Heritage Center.

The members of the Leadership Council are also taking on responsibilities and lead through various organizational committees, such as:

- Business Networking Committee
- Community Social Affairs Committee
- Cultural Affairs Committee
- Educational Programs Committee
- Events Planning Committee
- Financial Planning & Review Committee
- Fundraising Committee
- Marketing & Communications Committee

RELIGIOUS SUPPORT COUNCIL

The Romanian community of Chicago area, estimated to be close to 200,000, is known for its rich religious life, having a total of 26 churches: Adventist, Baptist, Brethren, Greek-Catholic, Orthodox, and Pentecostal.

The Romanian Heritage Center is blessed to have the support and advice of leaders and hierarchs of many of these Romanian churches from various denominations, pastors, priests, and ordained deacons, as well as of other Christian organizations from the Romanian-American community who see the value in our organization's purposes and projects while recognizing the critical need for our existence as a faith-based organization transcending denominational and jurisdictional lines.

Each of the supporting churches and religious organizations are represented by at least one person in the Religious Support Council.

The members of the Religious Support Council review the activities and financial records of RoHC semiannually, thus contributing greatly to the integrity wellness and the organization's direction according to the Christian views.

We currently have pledges for support of our project from several Romanian churches for which we are grateful, and we are continuing to see new incoming pledges.



PRESS RELEASE | DES PLAINES, IL | April 7, 2022

HISTORICAL MOMENT

in the Romanian community of Chicago

ROMANIAN HERITAGE CENTER ACQUIRED ITS OWN BUILDING!



Here we are, almost two years after the launch of the project to purchase a building for the activities and continuity of the Romanian Heritage Center NFP, the founders and its Executive Management Board have completed the process of purchasing the building located at **81 N. Broadway Street**, as well as **83 N. Broadway Street**, in Des Plaines, a suburb of the Chicago metropolitan area.

Thus, this afternoon - April 7, 2022, the closing documents concluding the purchase transaction were signed in the presence of the lawyers of the two parties, at the headquarters of the ATA GMT Title Insurance company. The non-profit organization Romanian Heritage Center NFP was represented in this process by the Romanian-American real estate attorney Dragoş Boscoianu.

A SINCERE THANK YOU TO ALL WHO CHOSE TO JOIN US IN THIS PROJECT!

This was possible thanks to the friendship and generosity of 78 donors, including 3 Romanian churches in the Chicago area.

After the founders of the organization joined hands and started collecting funds, their example was followed by their families and friends who chose to be the supporters of this initiative, mostly Romanians and Moldovans settled in this area, thus the Romanian-Moldovan unity was once again proven in Chicago.

We were very impressed by the fact that this project also enjoyed the support of some very generous Romanian friends who are settled in other states, such as: Arizona, California, Florida, Michigan, and Texas.

With the help of all of them, it was possible to pay the amount of \$100,000 of the \$295,000 that represents the net purchase cost (plus expenses and related closing fees). The balance of \$195,000 of the net purchase price is a mortgage-backed loan, typical of US real estate transactions. What makes this moment even more special is the fact that 3 Romanian churches in this area contributed directly to this project with donations from their general fund, through the approval of their governing boards.

WHY HISTORICAL MOMENT?

Because, unfortunately, nowhere in the USA is there a Romanian non-profit organization, apart from churches, with a social-cultural character that owns its headquarters and carries out its activity in its own building with the full ownership rights and not as tenants .

It is a very sad thing, taking into account the presence of Romanian immigration in the USA for over 130 years, cumulatively now reaching approximately almost 2 million (first and second generation immigrants). And for this reason, a great effort was made to launch this project and weave together a program of attractive activities aimed at guaranteeing the continuity of Romanian cultural life in these lands. Now that this project has become a reality, we hope that the example of the group from Chicago will be copied and put into practice in other Romanian communities in the USA, because - YES, IT IS POSSIBLE!

WE WELCOME OTHER SIMILAR EFFORTS!

We are also happy about the initiative of the group of Romanians in Chicago around our friend Mihai Lehene, which was launched last year, to open a community center right within the city limits of Chicago.

We believe that with the large size of our community and the growing families of Romanians and Moldovans settled in this area deserve to have not only one or two centers for the preservation and promotion of our native culture and language, so there is room and need for the involvement of others!

Congratulations Mihai Lehene, to you and your group, and we can't wait to be able to open the doors of these two Romanian Centers and collaborate on projects and programs for the benefit of the Romanian community in this area, and not only.

ABOUT THE ROMANIAN HERITAGE CENTER NFP



Photo: Oct. 22, 2021

The Executive Board of the Romanian Heritage Center NFP together with H.E. Andrei Muraru – the Ambassador of Romania to the USA on his first visit to Chicago, accompanied by H.E. Ben-Oni Ardelean – Member of Romania’s Parliament and Vice-President of the Foreign Policy Commission, as well as H.E. Tiberiu Florea Trifan – Consul General of Romania in Chicago.

This organization was officially established as a legal entity with not-for-profit status in July 2020, by the group of leaders who stood with the founders of the Romanian-American Network Inc. organization. in the hard times of the worldwide pandemic and shut-down.

Thus, Steven and Simona Bonica started this organization with the support and association of Radu Russell Racean (and his wife Dr. Diana Racean), Marcel Somfelean (and his wife Ramona Voicu), Dennis Stoia (and his wife Andreea Stoia) , as well as Angus Wilson (and his wife Rebecca Christy Bonica-Wilson).

FUTURE PLANS

Some of you know that the purchase of this building is not exactly what we had in the original plan, but having to make the necessary changes and having to adapt our plans to the requirements of the municipal code for urbanization and operating permits, we listened to what was proposed to us by the authorities, and now we are happy to report the fact that the First Stage is completed! Stage 2 is coming.

We won't stop here. We hope to return in a very short time with fresh, very good news that will make you proud of the generous Romanians and Moldovans in Chicago!

Stay close and keep an eye on us, ... as they say back home. Follow our page on the social media platform on Facebook, because we will post there news and the progress of this project, and when completed we will also announce the events that will take place.

Article published in the Romanian Tribune Newspaper (Ed. 395) and online at www.Tribuna.US





the new building



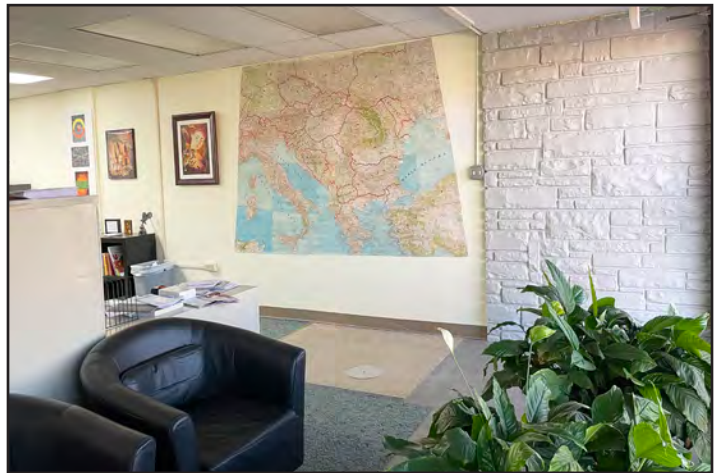
Broadway Street and the Golf Rd. round-about circular intersection have been completely rebuilt in 2019, thus all the new roads and new sidewalks are providing Broadway Street an inviting curb appeal.



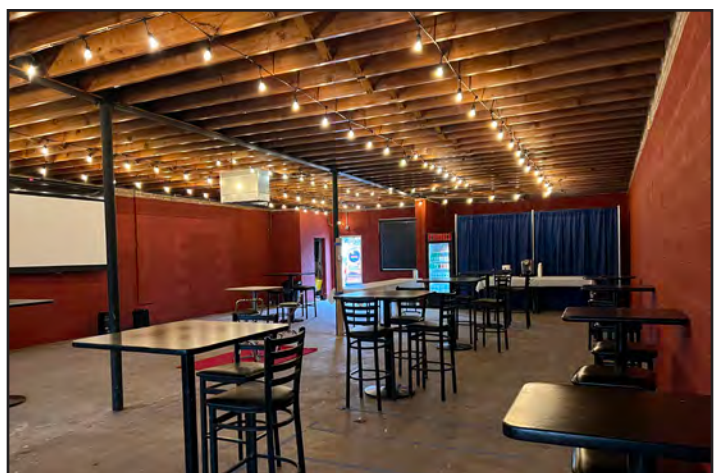


new building's interior - pictured "AS IS" at time of purchase

Here are the two areas of the building - prior to renovation work.

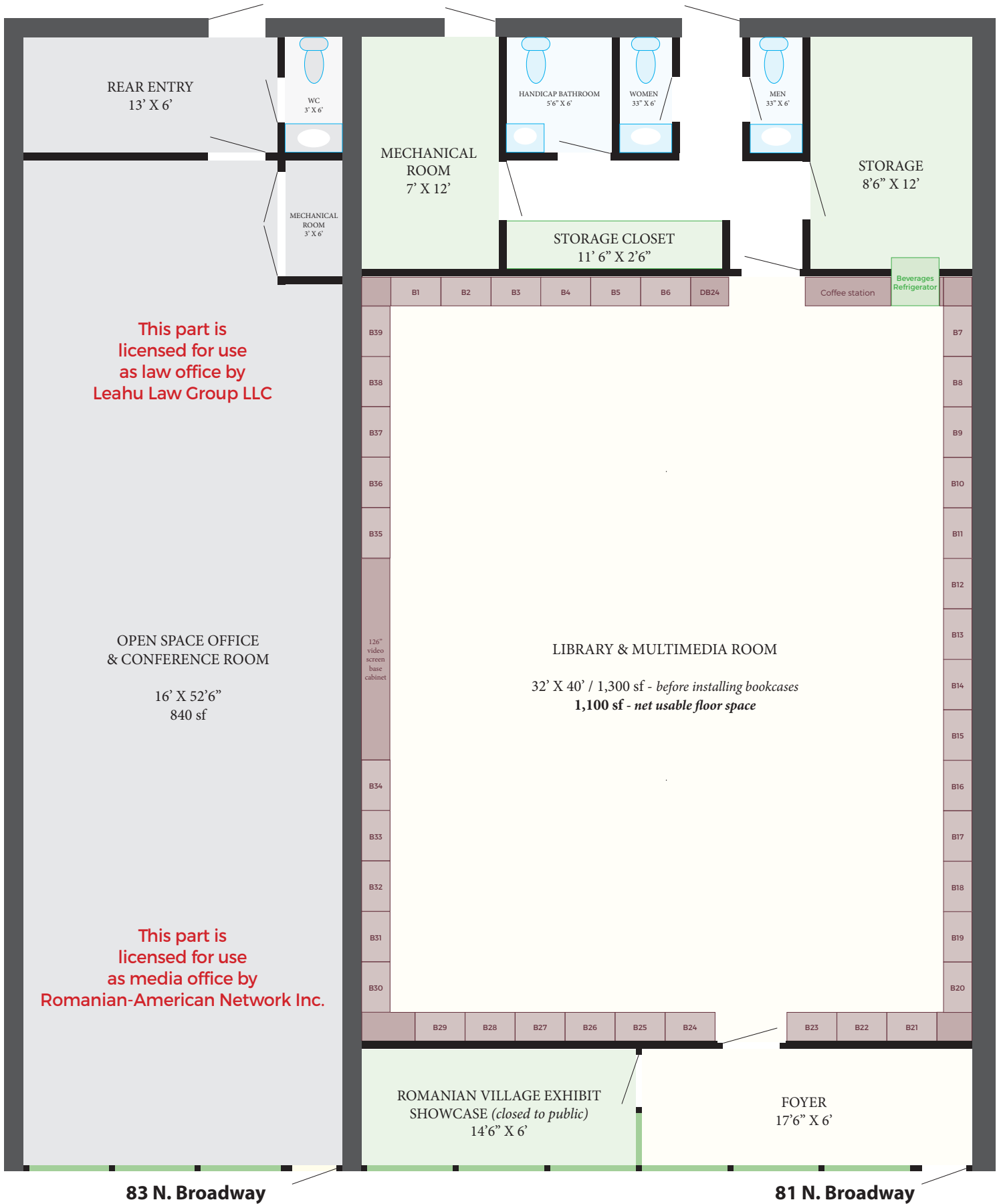


83 N. Broadway (1,000 sf) is now used as the office of the Romanian-American Network Inc. and the Romanian Tribune Newspaper.



81 N. Broadway (2,000 sf) will be completely redesigned and renovated to host the Library and Research Center within the Romanian Heritage Center. The proposed floor plan is shown on next page.

the floor plan for 81-83 N. Broadway - aiming to INSPIRE LEARNING



attractive facilities close to public transportation

WITH A TOTAL OF 3,000 sq. ft. THE NEW FACILITIES WILL FEATURE:

- **AN ENTRY FOYER** – featuring the **LIFETIME DONORS RECOGNITION WALL**
- **ROMANIAN VILLAGE FOLK ART EXHIBIT** - a museum type showcase with interior glass walls positioned prominently in the front part of the building, visible 24/7 from the street
- **ADMINISTRATIVE OFFICES & CONFERENCE ROOM** with a separate entry and address, hosting our department for publishing and digital media.
- **LIBRARY, ARCHIVE & RESEARCH ROOM** (net floor area of approx. 1,000 sf) - with an inventory of over 15,000 books and valuable items, this room is certainly insufficient. And that is why we'll have another!
- **GUESTS WELCOMING ROOM** designed to welcome our special guests and dignitaries.
- **RADIO & TV RECORDING STUDIO** equipped for technical editing and broadcasting.
- **AMPLE PARKING!** – With as many as 100 spaces available during evenings and weekends, 16 of which are on our property! *Ample additional parking available on other private parking lots during evenings and weekends by specific consent granted by neighboring businesses including the nearby RBC Romanian Church across the street with their very large parking lot. On-street parking is available only on Broadway Street and it is strictly prohibited on residential streets in the vicinity.*

LOCATION, LOCATION, LOCATION!

METRA TRAIN STATION (CUMBERLAND) is within **3-5 minutes walking distance**, directly across the street from the RBC Romanian Church. The Metra Station adds value to our project as it enables our visitors to use public transportation from, and to downtown Chicago, as well as other western suburbs.



**Cumberland Metra Station
on Northwest Hwy.**



Photo: Aug. 27, 2022 - Honored to have H.E. Andrei Muraru – the Ambassador of Romania to the United States on his first visit to the Romanian Heritage Center’s recently purchased building, prior to any renovation work being done.



Photo: Nov. 27, 2022 - Honored to host H.E. Gheorghe Carciu – Secretary of State in the Romanian Government and Chief of the Department for Romanians Abroad, together with H.E. Tiberiu Trifan - the Consul General of Romania in Chicago.



EMBASSY OF ROMANIA
to the United States of America

1607 23rd Street NW
Washington, DC 20006

Phone: +1 (202) 986 6973
Fax: +1 (202) 232 4748
E-mail: washington@mae.ro
<http://washington.mae.ro>
facebook.com/romanian.embassy.us

Mr. Steven Bonica
Executive Director
Romanian Heritage Center

April 8, 2022.

Dear Mr. Bonica,

I have learnt with satisfaction about the purchase of the building which will be serving as the new headquarters of the Romanian Heritage Center, one of the most active Romanian organizations in the United States.

Please allow me to congratulate you and your team, whom I had the honor of meeting during my visit to Chicago, Illinois, as part of the "50 States, One Community" tour. I particularly appreciate that, in the fundraising efforts for the acquisition of the building, the Center has benefited from the contributions of tens of donors, including Romanian churches in the Chicago area and Romania Americans living in other states. Such actions stand proof of their generosity, as well as of the increased cohesion of the Romanian community in the United States, transcending state borders and frontiers of all sorts, including denominational ones.

The Embassy of Romania to the United States of America remains committed to supporting initiatives that promote Romanian values, culture, and the development of the community, and thus contribute to elevating the profile of the Strategic Partnership between Romania and the United States.

I avail myself of this opportunity to express my highest consideration and convey my best wishes in your activity.

Sincerely,

Andrei Muraru

Ambassador of Romania



CONSULATE GENERAL OF ROMANIA
in Chicago, United States of America

737 N. Michigan Avenue, Suite 2300
Chicago, IL 60611
Phone: +1 312 573 1436
Fax: +1 312 573 9771
E-mail: chicago@mae.ro
<http://chicago.mae.ro>
www.mae.ro

No. C38-21-264

Chicago, 18 March 2021

To: Romanian Heritage Center NFP
Board of Directors
732 W. Algonquin Rd.
Arlington Heights, Illinois 60005

It is with great pleasure that I am writing this letter to congratulate your initiative to establish a more permanent home for the Romanian Heritage Center (RHC).

Being acquainted with the members of your Board, I am confident that the project of purchasing and renovating the building in Des Plaines that will serve as the new location of RHC is going to be beneficial for the Romanian-American community in the greater Chicago area. I am also certain that, both as a real estate property and a non-profit organization, the Romanian Heritage Center will be valued by the local community will be a part of and by the local, county and state level authorities, contributing to the City of Des Plaines attractiveness as a place that enjoys the richness of a diverse ethnic texture in the Chicago area.

I would like to take advantage of this occasion to convey my regret for not being able to celebrate with you last year your other significant accomplishment: 25 years of community service through the Romanian-American Network Inc. However, I am certain that your extensive and relevant experience will be a solid foundation to build upon, and will prove to be a positive premise for the longevity and cultural energy of the Romanian Heritage Center.

It is my belief that during a considerable period of time you demonstrated a genuine dedication to serve your community and you have been reliable partners of the authorities from your adopted home, both at local and federal level. I commend you for showing time and time again a remarkable level of integrity, honesty and dependability and acting constantly in a responsible and creative manner, making it a pleasure to work with you on a variety of community projects. I am looking forward to continue to interact with you and your new organization for our mutual benefit and most important of the community that we all serve.

I would also like to congratulate all the friends and supporters that have encouraged you to start this journey. The success of the Romanian Heritage Center depends on the generosity and commitment of each donor and contributor. I encourage all to participate in this relevant and meaningful project and look forward to express my appreciation at the opening ceremony, hopefully as a part of the array of events this year celebrating our National Day.

I wish you sincerely to have the wisdom and inspired commitment to seize all the future opportunities in implementing and growing this relevant project to our common national heritage.

With kind regards,

Tiberiu Florea Trifan
Consul General





EMBASSY OF THE REPUBLIC OF MOLDOVA

2101 S Street, NW, Washington D.C. 20008
Tel.: 1- 202-667-1130, fax: 1-202-667-2624, e-mail: washington@mfa.gov.md

May 4, 2023

Dear Mr. Bonica,

I wish to thank you and congratulate you on the wonderful initiative to acquire and establish a dedicated place for the activities and continuity of the Romanian Heritage Center.

My colleagues and I truly appreciate your full dedication and valuable efforts in mobilizing and promoting the Romanian and Moldovan community in Illinois.

No doubt, this center will be beneficial and of great value to the local community of Romanian origin in the greater Chicago area, whether its representatives come from Romania or the Republic of Moldova.

With its strong commitment to preserve and promote the cultural unity, traditions, language, and common national heritage which defines our identity, RHC is a project of great importance for current and future generations to come.

Let me also express my appreciation for your kind invitation to Chicago, and I look forward to meeting you soon and celebrating together the opening of the new Romanian Heritage Center.

I look forward to our continuing cooperation and I would therefore invite you and your team to stay in close contact with the Embassy.

Yours sincerely,

Viorel Ursu
Ambassador

Mr. Steven Bonica
President & Executive Director
Romanian Heritage Center NFP



Maria Pappas
Cook County Treasurer

May 5, 2023

Steven V. Bonica
Editor-in-Chief/Publisher
Romanian Tribune Newspaper
83 N. Broadway St.
Des Plaines, IL 60016

Dear Editor Bonica:

Please know how happy I am that the Romanian Heritage Center is beginning a new life of service to the Romanian community of Chicagoland.

This acquisition is a major showing of strength of the Romanian community's faith in maintaining the Center as a place where Romanian cultural life can continue to flourish.

As one who admires the sense of heritage of the Romanian community of Chicago and its suburbs, I know that the Center will continue to enrich life for Romanians and those who admire the rich Romanian culture.

I know also that it often is better to own than to rent, and I salute all who made the 81-83 Broadway Project a success by supporting the purchase that completes the Romanian Heritage Center. This is a great and inspiring accomplishment.

Congratulations to my Romanian friends, and I look forward to a visit to the Romanian Heritage Center.

Sincerely,


Maria Pappas
Cook County Treasurer

:bb

118 North Clark Street • Room 212 • Chicago, Illinois 60602 • Telephone (312) 603-6202 • FAX (312) 603-2113



HOW CAN YOU HELP

Continuing to build on the foundation of trust gained by our team of founders through the 27 years of dedicated community service **WE ARE INVITING YOU - ALL OUR FRIENDS AND SUPPORTERS - TO JOIN US** in this historical project of renovating and opening the first ever independent home for a not-for-profit Romanian cultural center in the Chicago area. Ownership of a building is certainly one of the main key factors in having a legacy for the next generations while it will also ensure the continuity of our efforts to keep a very unique library and a valuable archive and research center.



YOU MAY DONATE NOW ONLINE with Safe & Secure Gateway.

PLEASE GO TO > www.RomanianHeritage.US

When you donate online, your transaction is guaranteed to be safe and secure.

We never get your credit card info. We only receive a confirmation from the credit card processing center which informs us of your donation, so that we may issue you a receipt and a Certificate of Donation.

YOU CAN ALSO SEND YOUR CHECK BY MAIL TO:

Romanian Heritage Center NFP
81 N. Broadway Street
Des Plaines, IL 60016

For donations larger than \$ 1,000 we kindly ask you to contact us first.

PLEASE CALL US AT: (708) 243-2727

and we will attempt to have a private meeting.

FOR INTERNSHIPS AND VOLUNTEERING OPPORTUNITIES

please email your resume to: RoHC2020@gmail.com



LIFETIME Donor Recognition Wall

Our architectural and interior design team will be assigned the task of designing the most attractive and most compelling Donor Recognition Wall as a tribute to the generosity of all who have or will contribute to the purchase and remodeling of the Romanian Heritage Center.

This is a lifetime part of the center, regardless of its location. If in the future the Romanian Heritage Center will require a larger space and it will need to relocate, this recognition wall will also be moved and re-installed at whatever location will be chosen in the future, for the LIFETIME OF THE ORGANIZATION.



Here are two samples of such donor recognition walls of other institutions.



LEVELS OF SPONSORSHIP

- **Diamond** \$ 20,000+
- **Platinum** \$ 10,000+
- **Gold** \$ 5,000+
- **Silver** \$ 2,500+.
- **Bronze** \$ 1,000+
- **Benefactor** \$ 500+
- **Friend** \$ 100+

Details of the valuable benefits and recognition conferred to our donors will be made available in private for those interested in sponsoring this historical project and joining us in this endeavor. All sponsors at Gold Level or higher are recognized as Ambassadors of the Romanian Heritage Center NFP.

ROMANIAN HERITAGE CENTER NFP

OF GREATER CHICAGO METROPOLITAN AREA

www.RomanianHeritage.US

PROPOSED ACTIVITIES & PROGRAMS

The Romanian Heritage Center NFP plans to organize and host activities and programs aimed to implement its stated purposes, with the assistance of limited paid staff, volunteers, and at times in partnership with other churches and organizations from our community. Here are some of the activities and programs on our proposed agenda that we plan to offer in our community, contingent upon the required budget and availability of funds:

1. PRIVATE ROMANIAN LIBRARY & HERITAGE RESEARCH CENTER

1.1 ROMANIAN LIBRARY & RESEARCH CENTER OPEN TO MEMBERS ONLY

The Romanian Library & Research Center will be open to members 5 days a week (Monday thru Friday), for 3 hours each day, except on Legal & Observed Holidays (both Romanian & U.S.).

Group size: max. 12 participants at one time.
Staff required: 2-3

1.2 ROMANIAN LIBRARY & RESEARCH CENTER INTERNSHIP

While the center will be closed to public 5 days a week (Monday thru Friday), for 4 hours each day, the Librarian & Archivist will supervise and coordinate students who wish to attain knowledge and experience in working in a library environment.

Group size: max. 3 participants at one time.
Staff required: 2-3

1.3 WRITING A RESEARCH PAPER

Private research and tutoring will be made available to members as well as to recipients of Grants awarded by the Board of Directors, and will be conducted as scheduled by the assigned research coordinator while the Library & Research Center will be open to public 5 days a week (Monday thru Friday), for 3 hours each day, except on Legal & Observed Holidays (Romanian & U.S.).

Group size: max. 2 participants at one time.
Staff required: 2-3

2. ROMANIAN LANGUAGE & HERITAGE CLASSES

2.1 ROMANIAN LANGUAGE

Group A: for children 8-11 years old

To be held twice a month on Tuesdays (1st & 3rd of each month), 4 - 5 PM.

Class size: from 8 to max. 12 students.
Staff required: 2-3

2.2 ROMANIAN LANGUAGE

Group B: for children 11-14 years old

To be held twice a month on Tuesdays (2nd & 4th of each month), 4 - 5 PM.

Class size: from 8 to max. 12 students.
Staff required: 2-3

2.3 ROMANIAN READING CLUB

Group A: for children 8-11 years old

To be held twice a month on Thursdays (1st & 3rd of each month), 4 - 5 PM.

Class size: from 8 to max. 12 students.
Staff required: 2-3

2.4 ROMANIAN READING CLUB

Group B: for children 11-14 years old

To be held twice a month on Thursdays (2nd & 4th of each month), 4 - 5 PM.

Class size: from 8 to max. 12 students.
Staff required: 2-3

2.5 ROMANIAN HERITAGE

Group A: for children 8-11 years old

Introduction to Romanian history, traditions, and national holidays in a creative manner of teaching custom tailored for children of ages 8-11 years old.

To be held twice a month on Saturdays (1st & 3rd of each month), 9 AM - 12 PM.

Class size: from 8 to max. 12 students.
Staff required: 2-3

2.6 ROMANIAN HERITAGE

Group B: for children 11-14 years old

Introduction to Romanian history, traditions, and national holidays in a creative manner of teaching custom tailored for children of ages 11-14 years old. To be held twice a month on Saturdays (2nd & 4th of each month), 9 AM - 12 PM.

Class size: from 8 to max. 12 students.

Staff required: 2-3

3. HISTORY & HERITAGE OF THE ROMANIAN PEOPLE

3.1 WHO ARE THE ROMANIANS? PERSPECTIVES ON NATIONAL IDENTITY

The Romanian Heritage Center NFP, in collaboration with the Babes-Bolyai University of Cluj Napoca will host and present distinguished Prof. Dr. Vasile Boari's research and published books, broken into areas of study by a historical timeline.

These studies are offered once a quarter with registration being opened 30 days prior to class.

Group size: from 10 to max. 20 participants.

Staff required: 2

3.2 HISTORY OF PRE-MODERN ROMANIA HISTORY OF ROMANIA AND OF THE REPUBLIC OF MOLDOVA

The Romanian Heritage Center NFP, in collaboration with the Babes-Bolyai University of Cluj Napoca will host and present distinguished Prof. Dr. Acad. Ioan-Aurel Pop's research and published books, broken into areas of study by a historical timeline.

Prof. Dr. Acad. Ioan-Aurel Pop is a Romanian historian and university professor, Director of the Center for Transylvanian Studies of the Romanian Academy, and President of the Romanian Academy. His work is focused on researching the medieval history of Romanians and of Central and South-East Europe, including Romanian medieval institutions, Romanian-Slavic political formations in Transylvania, the relations of Romanians from Transylvania with the extra-Carpathian Romanian space, the Byzantine influence on Romanians, the relations of Transylvania with Central and Western Europe, and the ethnic and confessional structure of Transylvania, Bukovina, and Moldova.

Prof. Dr. Acad. Ioan-Aurel Pop is the author of over seventy (70) books, treaties and textbooks, and over five hundred (500) studies and articles, published in prestigious publishers and periodicals in over 20 countries in Europe, America and Asia.

These studies are offered once a quarter with registration being opened 30 days prior to class.

Group size: from 10 to max. 20 participants.

Staff required: 2

3.3 HISTORY OF ROMANIA POST WWII - THE SOVIET ERA

Distinguished Prof. Dr. Mihail Neamțu is invited to host a series of seminars on the topic of "Freedom and Terror in the Communist Gulag - A Case Study: Romania Under the Communist Dictatorship".

As an academic, Mihai Neamțu has authored over a hundred critical essays, articles and book review on politics, philosophy, theology, and culture. Most of his books defend the cultural contributions of Christianity and the political values of classical liberalism. Some of his more scholarly essays have been published by Oxford University Press, Ashgate, and Brepols.

These studies are offered twice a year with registration being opened 30 days prior to class.

Group size: from 10 to max. 20 participants.

Staff required: 2

3.4 HISTORY OF ROMANIA POST 1989 - THE ASCENSION TO NATO AND THE EUROPEAN UNION

The Romanian Heritage Center NFP, in collaboration with the HISTORIA media organization will be presenting a series of articles and documentaries relevant to the history of Romania following the anti-communist revolution of December 1989, and Romania's integration in NATO and the European Union.

These seminars are being moderated by Romanian-American history professors with participation of members of the academia and journalists from Romania. These studies are offered twice a year with registration being opened 30 days prior to class.

Group size: from 10 to max. 20 participants.

Staff required: 2

3.5 HISTORY OF REPUBLIC OF MOLDOVA

The Romanian Heritage Center NFP, will offer a series of studies on the history of Republic of Moldova in collaboration with distinguished Prof. Valeriu Ghilețchi, President of the Academy for Integrity in Leadership of Chisinau, Republic of Moldova, former Vice-President of the Parliament of Republic of Moldova.

Starting with the founding of Moldova in the 13th century, noted by some Moldavian chronicles from the XV-XVI centuries, Moldova was an absolute monarchy, until the Phanariot rulers.

In 1859 the Principality of Moldavia was united with Wallachia in a single state, later called Romania.

Bessarabia joined Romania in 1918, but was ceded to the Soviet Union in 1940, to form, together with Moldovan Soviet Socialist Autonomous Republic, the Moldovan Soviet Socialist Republic. This republic declared its independence on August 27, 1991 under the name of the Republic of Moldova.

These studies are offered twice a year with registration being opened 30 days prior to class.

Group size: from 10 to max. 20 participants.

Staff required: 2

3.6 ROMANIANS OUTSIDE ROMANIA

The Romanian Heritage Center NFP, will offer a series of studies on the history of Republic of Moldova in collaboration with the Romanian Ministry of Foreign Affairs, Romanian Cultural Institute of the Romanian Government in New York, as well as with the Department for Romanians Abroad of the Romanian Government, with participation of distinguished members of academia, governmental agencies specialized in relationships with Romanians abroad.

These studies are offered twice a year with registration being opened 30 days prior to class.

Group size: from 10 to max. 20 participants.

Staff required: 2

4. ENGLISH CLASSES

4.1 ENGLISH PROFICIENCY

12-week course for high school students - ACT prep.

To be held weekly on Mondays, 4 - 5 PM.

Class size: from 8 to max. 12 students.

Staff required: 2

4.2 ADVANCED ENGLISH WRITING

12-week course for high school students

To be held weekly on Fridays, 4 - 5 PM.

Class size: from 8 to max. 12 students.

Staff required: 2

4.3 ESL ENGLISH

12-week course for adults

To be held weekly on Wednesdays, 4 - 5 PM.

Class size: from 8 to max. 12 students.

Staff required: 2

4.4 ADVANCED ESL ENGLISH

6-week course for adults

Learn advanced grammar, verbal and written communication skills. To be held as schedule of facilities and instructors allow.

Class size: from 8 to max. 12 students.

Staff required: 2

4.5 ENGLISH FOR JOB SEEKERS

6-week course for adults

Learn about the art of a well done resume and interviewing skills required.

To be held weekly on Wednesdays, 4 - 5 PM.

Class size: from 8 to max. 12 students.

Staff required: 2

5. MATH CLUBS FOR JR. HIGH & HIGH SCHOOL

5.1 MATH CLUB - 8th GRADE

6-week course for 8th grade students

To be held weekly on Mondays, 5 - 6 PM.

Class size: from 6 to max. 12 students.

Staff required: 2

5.2 MATH CLUB - 9th GRADE

6-week course for 9th grade students

To be held weekly on Tuesdays, 5 - 6 PM.

Class size: from 6 to max. 12 students.

Staff required: 2

5.3 MATH CLUB - 10th GRADE

6-week course for 10th grade students

To be held weekly on Wednesdays, 5 - 6 PM.

Class size: from 8 to max. 16 students.

Staff required: 2

5.4 MATH CLUB - 11th GRADE

6-week course for 11th grade students

To be held weekly on Thursdays, 5 - 6 PM.

Class size: from 6 to max. 12 students.

Staff required: 2

5.5 MATH CLUB - 12th GRADE

6-week course for 12th grade students

To be held weekly on Fridays, 5 - 6 PM.

Class size: from 6 to max. 12 students.

Staff required: 2

5.6 MATH ADVANCED PREP - ACT 11th

6-week course for 11th grade students

To be held as schedule of facilities and instructors allow.

Class size: from 6 to max. 12 students.

Staff required: 2

5.7 MATH ADVANCED PREP - ACT 12th

6-week course for 12th grade students

To be held as schedule of facilities and instructors allow.

Class size: from 6 to max. 12 students.

Staff required: 2

6. ARTS & CRAFTS WORKSHOPS

6.1 STUDIO ART - PAINTING & DRAWING

Group A: for children 8-11 years old

A step-by-step versatile learning experience designed to identify and encourage the desire and appreciation for art, by immersing the students in drawing, painting, and even digital imaging.

During this workshop students are taught about the significance of art in preserving and passing on lessons and teaching of faith and religion. They are also taught about the byzantine art still found today in the Romanian Orthodox and Greek-Catholic Churches. To be held on demand at available times within the schedule of facilities' use.

Class size: from 6 to max. 10 students.

Staff required: 2

6.2 STUDIO ART - PAINTING & DRAWING

Group B: for children 11-14 years old

A step-by-step versatile learning experience designed to identify and encourage a greater desire and a more advanced appreciation for art, by immersing the students in drawing, painting, and even digital imaging.

During this workshop students are taught about the significance of art in preserving and passing on lessons and teaching of faith and religion. Students are also taught about the byzantine art still found today in the Romanian Orthodox and Greek-Catholic Churches. To be held on demand at available times within the schedule of facilities' use.

Class size: from 6 to max. 10 students.

Staff required: 2

6.3 HAND STITCHING & EMBROIDERY

Widely known throughout Romania as a tradition passed on from generation to generation, the hand embroidery was not only a hobby or an occupation but also a way to express feelings of joy, sorrow, and hope, as well as various stages in life, through styles and colors, some more vibrant than others. Either on "etamină" or on the most sought after "ie", embroidery was also used on celebratory shirts and clothing to express the prayers and praises of women in their spiritual quest to get closer to God.

In this class students will learn the basics of hand embroidery. Students will complete beautiful samplers that will teach different stitches and patterns.

To be held on demand at available times within the schedule of facilities' use.

Class size: from 6 to max. 10 students.

Staff required: 2

6.4 "MĂRȚIȘOR" & WOMEN'S DAY CRAFTS

Group A: for children 8-11 years old

Group B: for children 11-14 years old

Learn about the traditional Romanian Mărțișor, a hand-made small ornament (also known by many as a type of trinket) which is worn by women on their collar, symbolizing the coming of spring and the nature coming back to life. Students learn the value of respect attributed to women and mothers in particular, while they are making small gifts and greeting cards for them. During the class students are taught about women of the Bible that had a significant role in their lifetime.

This is a once a year workshop that takes place in the second part of February.

Class size: from 6 to max. 10 students.

Staff required: 2

6.5 CHRISTMAS DECORATIONS & CRAFTS

Group A: for children 8-11 years old

Group B: for children 11-14 years old

Children will learn the meaning of St. Nicholas holiday and Christmas while comprehending the joy of giving and creating gifts and hand made ornaments and decorations for their family Christmas tree. Unique old-fashioned traditional Romanian easy-to-make designs will be shown and created based on the age group of the children, some more advanced than others.

This is a once a year creative workshop that takes place only in the second part of November through the first week of December.

Class size: from 6 to max. 10 students.

Staff required: 2

6.6 ROMANIAN TRADITIONAL CERAMICS & POTTERY - Beginners

For children 11-14 years old

Theory of Romanian traditional ceramic artisan works and study of various styles and regions, coupled with hands-on practical application of basic pottery. This class provides the students with a unique opportunity to work with clay and make various dishes on the potter's wheel, then decorating them and prepare them for the ceramist instructor to treat them in the kiln on premises. Instructor will also emphasize the meaning of the Bible text found in Isaiah 64:8 *"But now, O Lord, You are our Father; We are the clay, and You our potter; And all we are the work of Your hand."*

To be held on demand at available times within the schedule of facilities' use, mostly during spring or summer vacations.

Class size: from 6 to max. 10 students.

Staff required: 2

6.7 ADVANCED CERAMICS & POTTERY

For children 11-14 years old

Participation in this class requires completion of Beginners level class first.

Ceramic artisan works and study of various styles and ethnic regions, coupled with hands-on practical application of advanced pottery. This class will also provide the students with the unique opportunity to work with clay and make various attractive dishes on the potter's wheel, then decorating them and prepare them for the ceramist instructor to treat them in the kiln on premises. Instructor will emphasize on decorating the ceramics, the vibrance of colors, and the function of the kiln which leaves its mark on both clay bodies and glazes. The kiln modifies color and visual texture. Clay body color is deepened, sometimes moving to rich oranges and reds and sometimes to gray colors, depending on the intensity of the fire and the oxygen allowed in the kiln. Sometimes, a strong visual texture is created by dark spots that occur in a random but pleasing manner over the surface of the piece.

To be held on demand at available times within the schedule of facilities' use, mostly during spring or summer vacations.

Class size: from 6 to max. 10 students.

Staff required: 2

7. FAITH & LIFE - FELLOWSHIP & RELIGIOUS STUDIES

7.1 VACATION BIBLE SCHOOL - VBS

A non-denominational introductory approach to stories of the Bible of people of God that were chosen and prepared to show their faith and lead God's nation of Israel throughout history. These customized studies are designed in partnership with the Romanian churches in the area and their Sunday School teachers. To be held during summer vacations, twice a year, for 5 consecutive days each time.

Group size: from 12 to max. 20 participants.

Staff required: 4

7.2 YOUTH WITH A PURPOSE

A non-denominational approach to basic faith & life principles, through series of weekly Bible studies and fellowship for high school and college students, administered by *Selfless Faith* group of Chicago area. To be held weekly on Thursdays, 7 - 9 PM.

Group size: from 12 to max. 20 participants.

Staff required: 2

7.3 WOMEN OF STRENGTH

A non-denominational approach to basic faith & life principles, through series of weekly Bible studies and fellowship for Christian women, administered by *Selfless Faith* group of Chicago area.

To be held weekly on Tuesdays, 7 - 9 PM.

Group size: from 12 to max. 20 participants.

Staff required: 2

7.4 MAN IN THE MIRROR

A non-denominational approach to basic faith & life principles, through series of weekly Bible studies and fellowship (aka: *Christian Men in His Service*), administered by the *Romanian Christian Television Network of Chicago* in partnership with the Romanian churches in the area.

To be held weekly on Fridays, 7 - 9 PM.

Group size: from 12 to max. 20 participants.

Staff required: 2

7.5 ROMANIAN CHRISTIAN TELEVISION DOCUMENTARY MOVIE NIGHTS

The Romanian Heritage Center NFP has a resourceful video library with hundreds of historical movies and documentaries obtained through partnerships over the years with numerous media production organizations. To be held every other Monday, 7 - 9 PM.

Group size: from 12 to max. 20 participants.

Staff required: 2-3

7.6 "THE PAIN MEMORIAL" - TV SERIES ("MEMORIALUL DURERII" by TVR)

The Romanian Heritage Center NFP has obtained the rights to present to our live audience all the documentaries named "Memorialul Durerii", that were produced for television by distinguished Lucia Hossu Longin and the Romanian National Television.

To be held every other Monday, 7 - 9 PM.

Group size: from 12 to max. 20 participants.

Staff required: 2-3

7.7 ALFA OMEGA FOR CHILDREN

The Romanian Heritage Center NFP will present animated Bible stories and short videos for children produced and copyrighted by Alfa Omega TV of Timisoara, Romania.

To be held on demand at available times within the schedule of facilities' use, mostly during spring or summer vacations.

Group size: from 12 to max. 20 participants.

Staff required: 2-3

8. HOSTING MEETINGS OF OTHER PROFESSIONAL ASSOCIATIONS

The Romanian Heritage Center NFP plans to make available its facilities and resources for hosting events for other Romanian organizations such as:

- Association of Romanian-American Academia,
- Association of Romanian-American Architects and Engineers
- Association of Romanian-American Medical Professionals
- Open Forum of Romanian Sunday School Teachers
- Romanian-American Business Network
- Romanian Bar Association
- Romanian Professional Referral Network
- and other similar professional or trade associations.

Each organization may hold a semi-annual meeting, thus totaling 6 events in one year, on 2nd Saturdays of any month from 6 PM to 9 PM.

Group size: from 20 to max. 60 participants.

Staff required: 4-6

9. HOSTING AND ORGANIZING SPORTING EVENTS FOR CLUBS

The Romanian Heritage Center NFP plans to make available its facilities and resources for hosting and organizing sporting events for other Romanian clubs or organizations such as:

- Chess Club
- Rummikub Club
- Backgammon Club
- Table Tennis Club
- Romanian-American Philatelic Society
- Romanian-American Coin Collectors Club

10. SENIOR CITIZENS & VETERANS APPRECIATION EVENTS

The Romanian Heritage Center NFP plans to partner with like-minded individuals, organizations, churches, and businesses who aim to create and provide an ambiance of appreciation and celebration of life to our community's senior citizens and veterans.

We aim to organize and host such social Christian fellowship events once a month, on Wednesday evenings.

Almost all attendees are brought in by church vans belonging to Romanian churches in the community.

Group size: 30 to max. 60 participants.

Staff required: 4-6

11. ROMANIAN ARTISTIC AND MUSICAL TALENT SEEKING SHOW

Quarterly events featuring Romanian music and poetry interpreted by young talents, with occasional

appearances of special guests. Panel of Judges includes renown Romanian-American artist Laura Bretan, who was the winner of the 2016 edition of the ProTV Show "Romanians Have Talent" and placed sixth in the season eleven of "America's Got Talent". This contest is being organized in collaboration with the Logos School of Music in Niles, IL and Cenaclul Retro NFP, a cultural organization in the Romanian community of Chicago, in a media partnership with the Romanian Tribune Media Group.

To be held once in three months (Feb., May, Aug., and Nov.) on 1st Saturdays of the months in the evening.

Group size: from 20 to max. 60 participants.

Staff required: 4-6

12. MUSICAL LITERARY EVENINGS WITH CENAACLUL RETRO & FRIENDS

Quarterly concerts featuring traditional and contemporary Romanian folk music and poetry interpreted by local artists, with occasional appearances of special guests. Organized and administered by the Cenaclul Retro NFP, a cultural organization in the Romanian community of Chicago.

To be held quarterly, these events will be labeled as once per season, (held in the first month of each season March, June, Sept., and Dec.).

Group size: from 40 to max. 80 participants.

Staff required: 4-6

13. NATIONAL DAY OF ROMANIA ANNUAL GALA CELEBRATION

This VIP event takes place on or around the National Day of Romania, December 1st, and is organized in partnership with the Consulate General of Romania in Chicago, as well as the Romanian Churches other Romanian organizations from Greater Chicago Area.

Group size: from 80 to max. capacity allowed for participants per municipality's code.

Staff required: 10-11

14. CHRISTMAS CAROLS ANNUAL VIP GALA & CONCERT

This special event takes place around the Christmas Holiday and is organized in partnership with the Romanian Churches of Chicago, the Romanian Christian Television Network, and other Romanian cultural organizations. Special guests from across United States will be invited as well as some from Romania.

Group size: from 80 to max. capacity allowed for participants per municipality's code.

Staff required: 10-12

**15. UNION DAY OF ROMANIA - JANUARY 24
CELEBRATING THE LITTLE UNION**

The Day of the Unification of the Romanian Principalities or, unofficially, the Little Union Day of

January 24th 1859 is being commemorated as the birth date of modern Romania, through the union of Wallachia and Moldova. It is being celebrated as the Union Day or also the Day of Unity of Romanians.

This commemorations is organized in partnership with the Consulate General of Romania in Chicago, as well as the Romanian Churches other Romanian organizations from Greater Chicago Area.

Group size: from 80 to max. capacity allowed for participants per municipality’s code.

Staff required: 10-11

**16. SEMI-ANNUAL GALA DINNERS
FUNDRAISING FOR THE ROMANIAN
LIBRARY & RESEARCH CENTER**

Organizing and hosting fundraising gala dinners for the Romanian Heritage Center NFP, with participation of Special Guests and Speakers, some that might be representing the Romanian and/or the Moldovan Government, as well as representatives of the local American governments.

Group size: from 80 to max. capacity allowed for participants per municipality’s code.

Staff required: 10-12

**17. FUNDRAISING EVENTS FOR OTHER
LIKE-MINDED ORGANIZATIONS**

As need arises, based on availability of the facilities, we would like to assist other organizations and host their special events in the Library & Research Room. For example, we would like to host annual fundraising dinners for: Romanian Christian Television Network of Chicago, Credo Television International and the Little Samaritan Radio Network of Chisinau, Republic of Moldova. Food and beverages will be donated in rotation by partnering local Romanian churches. All proceeds raised will go entirely to these respective organizations.

Group size: from 80 to max. capacity allowed for participants per municipality’s code.

Staff required: 10-12

**18. ONE DAY SEMINARS, CONFERENCES
AND VIP MEET-AND-GREET EVENTS**

As opportunities will present themselves and our community will be visited by distinguished authors, speakers, dignitaries, historians, theologians, and members of academia, the Romanian Heritage Center NFP will do its best to accomodate such opportunities to organize and host one day seminars, conferences, and VIP meet-and-greet events on short notice, based on availability of the facilities and resources, to further advance the mission and purposes of our organization in the community.

Priority will be given to these events over the regular scheduled classes and clubs in as much as possible, however, without jeopardizing the continuity of these classes.

IMPORTANT NOTE:

The activities and programs described above are going to be offered based on the needs identified in our community and surrounding neighborhood, considering our limited budget and the availability of our volunteers. Should the needs change, we will re-evaluate the possibilities and will create other activities so long as we will be able to safely host and organize them.

While our goal is to be an organization and facility that makes itself available to best serve our community, we are mindful of the limitations and regulations safeguarding our neighborhood and the residents of City of Des Plaines.

As such, we will always consider the advice and recommendations presented to us by the pertinent officials and authorities to ensure the most positive impact in our surrounding community and a harmonious relationship with all.

ROMANIAN HERITAGE CENTER NFP

81 N. Broadway Street, Des Plaines, IL 60016

www.RomanianHeritage.US

PROPOSED SCHEDULE OF ACTIVITIES - SUMMARY

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 - 9:50 AM	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED TO PUBLIC Complete tasks related to the archive, inventory, promotion of the library, and administrative duties	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED TO PUBLIC Complete tasks related to the archive, inventory, promotion of the library, and administrative duties	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	ROMANIAN HERITAGE CLASSES (GROUP A: ages 8-11 only in 1st & 3rd week) (GROUP B: ages 11-14 only in 2nd & 4th week)	CLOSED
10:00 - 10:50 AM							
11:00 - 11:50 AM							
12:00 - 12:50 PM	CLOSED TO PUBLIC Complete tasks related to the archive, inventory, promotion of the library, and administrative duties	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED TO PUBLIC Complete tasks related to the archive, inventory, promotion of the library, and administrative duties	Library & Research Room Open to Members Only with appointments (max. capacity allowed 12)	CLOSED TO PUBLIC Complete tasks related to the archive, inventory, promotion of the library, and administrative duties	CLOSED	AVAILABLE FOR SPECIAL EVENTS
1:00 - 1:50 PM							
2:00 - 2:50 PM							
3:00 - 3:50 PM	ENGLISH PROFICIENCY CLASS 12 weeks modules for high school students	ROMANIAN LANGUAGE (GROUP A: ages 8-11 only in 1st & 3rd week) (GROUP B: ages 11-14 only in 2nd & 4th week)	ESL ENGLISH CLASS 12 weeks modules for adults	ROMANIAN READING CLUB (GROUP A: ages 8-11 only in 1st & 3rd week) (GROUP B: ages 11-14 only in 2nd & 4th week)	ADVANCED ENGLISH WRITING CLASS 12 weeks modules for high school students	CLOSED	AVAILABLE FOR SPECIAL EVENTS
4:00 - 4:50 PM							
5:00 - 5:50 PM							
6:00 - 6:50 PM	ROMANIAN CHRISTIAN TELEVISION DOCUMENTARY MOVIE NIGHTS	WOMEN FELLOWSHIP inter-denominational Basic Life Principles	AVAILABLE FOR USE TO COMMUNITY CLUBS & ORGANIZATIONS	YOUTH FELLOWSHIP inter-denominational Basic Life Principles (college students)	MAN IN THE MIRROR inter-denominational Basic Life Principles	AVAILABLE FOR SPECIAL EVENTS	CLOSED
7:00 - 7:50 PM							
8:00 - 8:50 PM							

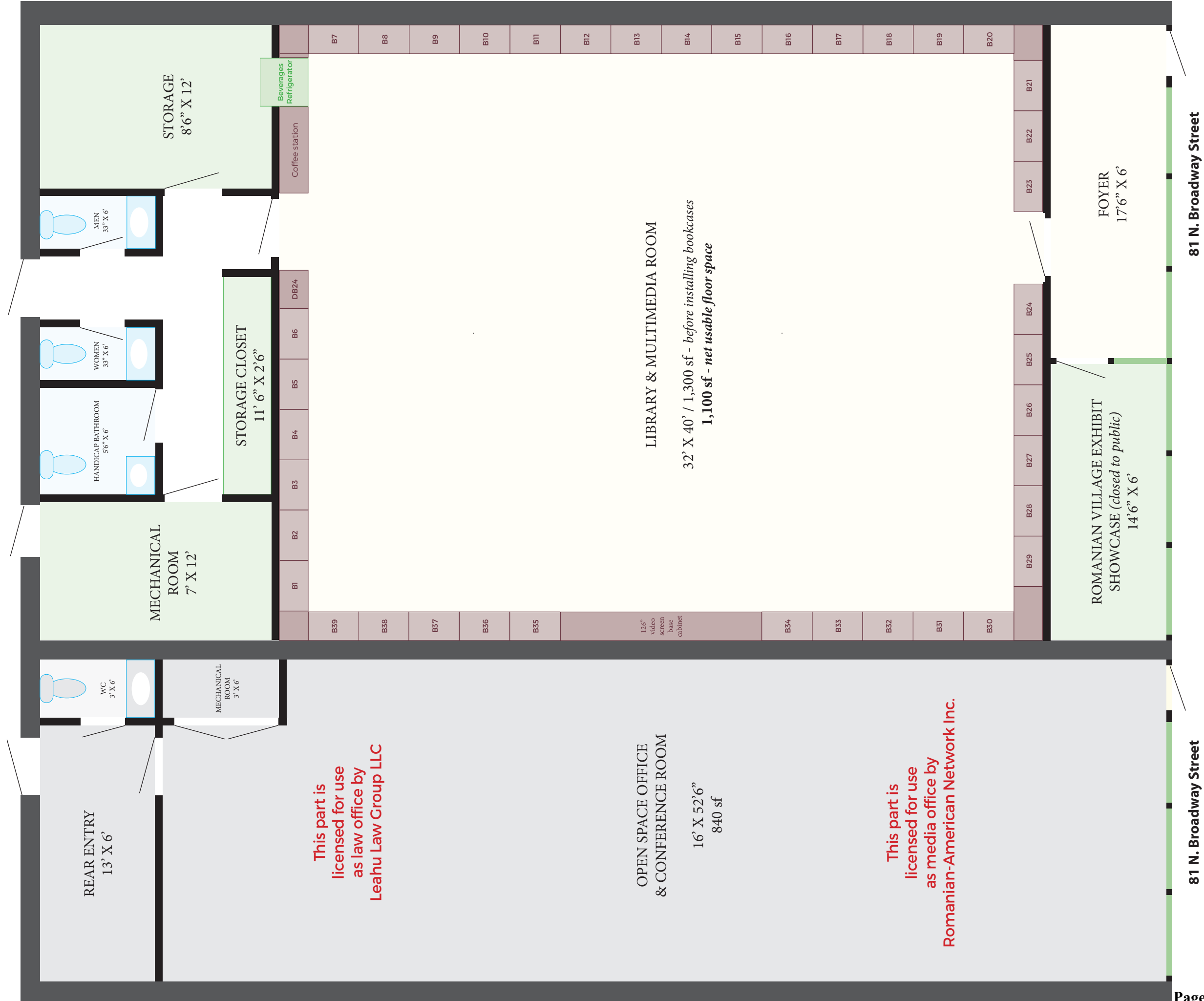
PROPOSED PARKING PLAN

81 & 83 N. Broadway Street





ROMANIAN HERITAGE CENTER NFP proposed redesigned floor plan and use



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MEMORANDUM

Date: June 23, 2023

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 Conditional Use for a Map Amendment at 1345 E. Golf Road/16 Mary Street and City-Wide Text Amendment, Case #23-031-TA-MAP (1st Ward)

Issue: The petitioner is requesting the following items: (i) a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the subject property at 1345 E. Golf Road/16 Mary Street from C-3 General Commercial to M-2 General Manufacturing in preparation for a future request for an outdoor bulk material facility use; and (ii) a Text Amendment under 12-3-7 to allow a childcare center use in the M-2 district.

Petitioner: Pasque Mauro, 1269 E. Golf Road, Des Plaines, IL 60016

Owner: 1345 Golf / 16 Mary LLC (Representative: Pasque Mauro, 1269 E. Golf Road, Des Plaines, IL 60016)

Case Number: 23-031-TA-MAP

PINs: 09-17-200-026-0000; -027; -039

Ward: #1, Alderman Mark A. Lysakowski

Existing Zoning: C-3, General Commercial District

Existing Land Use: Multi-tenant building with childcare center

Surrounding Zoning: North: I-1, Institutional District
South: M-1, Limited Manufacturing District
East: C-2, Limited Office Commercial District
West: M-2, General Manufacturing District

Surrounding Land Use: North: Hospital (Institutional)
South: Maine Township Highway Commission (Industrial)
East: Watch Manufacturer (Industrial); Electrician (Commercial)
West: Material Supply Business (Industrial)

Street Classification: Golf Road is an other principal arterial, and Mary Street and Redeker Road are each local streets.

Comprehensive Plan: The subject property is illustrated as Commercial Industrial Urban Mix.

Zoning/Property History: Based on City records, portions of the subject property—comprised of three parcels—were annexed into the city between 1965 and 1973 with a building, off-street parking area, and open space. Around the early 2000s, a commercial radio service facility, or cell tower, was installed on the property and has been in operation ever since. In 2014, a conditional use was approved for a childcare center on the subject property, which began operations in 2015. In 2018, a conditional use amendment was approved to expand the existing childcare center in the existing building, which is still in operation on the subject property today. There have also been various manufacturing, warehouse, or production uses that have operated out of the remaining building space not occupied by the childcare center. One recent business was Chromatech printing (the building is sometimes called “the old Chromatech.”) However, the last business ceased operations in March 2023, making the childcare center the only active business on the subject property at this time.

Project Description: *Overview*
The subject property is located in the C-3 General Commercial district at the southwest corner of the Golf Road/Mary Street intersection and is comprised of three separate PINs totaling 2.22 acres, which are addressed under 1345 E. Golf Road and 16 Mary Street as shown below.

PIN	Size	Zoning
09-17-200-026-0000	26,327 SF / 0.60 acres	C-3 General Commercial
09-17-200-027-0000	1,371 SF / 0.03 acres	C-3 General Commercial
09-17-200-039-0000	69,196 SF / 1.59 acres	C-3 General Commercial

The subject property is improved with a one-story, 27,500-square-foot building and two off-street paved parking areas: one directly east of the building, where spaces are directly connected to the Mary Street right-of-way, and another north of the off-street parking area along Golf Road. Additionally, there is a cell tower, unpaved storage area, and outdoor activity area for the childcare center as shown on the attached ALTA/NSPS Land Title Survey.

While not part of this request, in the future the petitioner will propose to locate an outdoor bulk material facility use, as defined below, on the subject property as well as at 1331 E. Golf Road (also owned by the petitioner and already zoned M-2), which would be consolidated through the subdivision process as one cohesive development on a single lot of record.

OUTDOOR BULK MATERIAL FACILITY: An establishment used or occupied for the primary purposes of outdoor construction material storage, acceptance and transfer of landscape debris and stone or concrete crushing operations. This definition does not include the uses of warehouse, trade contractors, commercial storage, contractor's storage yard and commercial truck parking lot. "Outdoor bulk material facility" does not include any use otherwise listed specifically in a zoning district as a permitted or conditional use.

Proposed Improvements

The proposal includes on-site improvements including (i) the removal of the existing non-paved area and outdoor activity area for the childcare center on the subject property and the development on 1331 E. Golf Road as shown on the attached Demolition Plan; and (ii) the installation of outdoor storage bins, paved operations/parking areas, upgraded site access points, and new outdoor activity area for the childcare center as shown on the attached Site Plan. The existing building, cell tower, and on-street parking areas along Mary Street would be retained as part of this project, with some parking lot upgrades proposed.

There are also off-site improvements including (i) the removal of the two-existing curb-cuts off Golf Road and their replacement with a new three-lane, full access curb-cut onto Golf Road; (ii) the removal of the existing curb-cut off Mary Street; (iii) the upgrading of the existing curb-cut on Redeker Road with a new three-lane, full access curb-cut; (iv) and the removal of the existing concrete median on Golf Road and its replacement with a new left turn lane as shown on the attached Demolition Plan and attached Site Plan.

Future Requests

While the petitioner is applying only for the aforementioned map amendment and text amendments at this time, additional entitlements will be required prior to the operation of the proposed outdoor bulk material facility use—and would serve as the second application for this overall proposal—including necessary conditional use requests (pending the approval of the map and text amendment requests in this first application). In addition, the petitioner has noted that a subdivision and variation requests will also accompany the future, separate application for the proposed use on the subject property and 1331 E. Golf.

MAP AMENDMENT

Request Description:

Overview

The proposed outdoor bulk material facility use is not allowed in the C-3 district as a permitted or conditional use but is permitted in the M-2 General Manufacturing district through a conditional use permit as noted below.

Manufacturing Districts Use Matrix			
<i>Use</i>	<i>M-1</i>	<i>M-2</i>	<i>M-3</i>
Outdoor Bulk Material Facility*		C ⁴	

*This use is not allowed in the M-1 and M-3 zoning districts.

Note:

4. Outdoor bulk material storage shall only be allowed on the 1200 and 1300 blocks of East Golf Road. All outdoor storage areas shall be completely screened with either a solid masonry or wood fence and no outdoor materials shall exceed the height of the solid fence.

Note 4 above adds additional requirements for the type of use proposed. Given that the subject property is located at 1345 E. Golf Road, it is able to meet the location requirement in note 4. The proposed masonry fence meets the fence material requirement. However, the attached Site Plan indicates 12-foot-tall bins and an 8-foot-tall fence, which does not meet the screening requirements of Note 4 requirement and would need to be addressed with a future submittal.

Bulk Regulations

The operation of the outdoor bulk material facility use on the subject property would require a map amendment to the M-2 district and be subject to the bulk regulations in Section 12-7-4.H of the Zoning Ordinance. The table below compares the M-2 district regulations with the proposed development on the subject property.

M-2 General Manufacturing District Bulk Standards		
<i>Bulk Controls</i>	<i>Required</i>	<i>Proposed</i>
Maximum height	60 ft ¹	18 ft
Minimum front yard [north] (adjacent other and on major thoroughfare ¹)	65 ft	34 ft*
Minimum side yard <ul style="list-style-type: none"> • East (adjacent other) • West (adjacent manufacturing) 	50 ft 25 ft	30 ft* 85 ft
Minimum rear yard [south] (adjacent manufacturing)	25 ft	30 ft
Minimum lot size	None	N/A
Maximum building coverage	70 percent	59 percent

**Indicates that the regulation is not met; staff recommends seeking variations in the second submittal to avoid a long-term circumstance of a nonconforming structure.*

Note:

1. In instances when an M-2 zoned site shares a property line with a residentially zoned parcel(s), no portion of any principal building or structure on the M-2 zoned site shall be taller than 40 feet when within 120 feet of such abutting residentially zoned parcel(s). Portions of buildings or structures farther away than 120 feet from a residentially zoned parcel(s) may go up to the maximum allowable building height of 60 feet.

Based on the M-2 district bulk regulations above, the proposal would meet all standards with the exception of the required front/north setback (Golf) and east side setback (Mary). The north property line—designated as the front yard—fronts an arterial and is adjacent to the institutional district, which is not a manufacturing district, requiring a greater setback requirement. Similarly, the east side property line is adjacent to a commercial district, which also requires a larger side yard setback. The positioning of the existing building on the subject property does not meet the setback requirements of the M-2 district, and therefore future variations are recommended to avoid a long-term circumstance of a non-conforming structure.

The petitioner has noted that a second, separate application will be submitted with various variation requests—including those related to building setbacks. However, the PZB may consider the Site Plan Review standards in Section 12-3-2, described in more detail below, to determine whether or not the map amendment is appropriate.

¹ For purposes of this report, the term “major thoroughfare” is defined as a roadway classified by the Illinois Department of Transportation (IDOT) as an arterial road. The subject property is located on Golf Road which is an arterial.

Site Plan Review

Pursuant to Section 12-3-7.D.2 of the Zoning Ordinance, a Site Plan Review is required for all map amendment requests to assess how the request meets the characteristics identified in Section 12-3-2, which are listed below along with staff’s assessment of each in relation to the current Site Plan provided by the petitioner. Please note that the current Site Plan is intended to be adjusted as necessary by the petitioner to address staff/public comments and incorporate all needs of the proposed outdoor bulk material facility use with a subsequent submittal that will formally seek necessary conditional use(s) and variations.

Site Plan Review	
<i>Item</i>	<i>Analysis (based on Proposal)</i>
The arrangement of structures on the site	<ul style="list-style-type: none"> • Utilizes the existing building and on-street parking area with minimal changes • Compatible with uses to the south and west but not necessarily with uses to the north and east.
The arrangement of open space and landscape improvements	<ul style="list-style-type: none"> • Minimal landscape areas proposed • Creates a functional but not necessarily a desirable environment for patrons, pedestrians, and occupants.
The adequacy of the proposed circulation system on the site	<ul style="list-style-type: none"> • Improves site access and minimizes curb-cuts • No real separation between pedestrian and vehicle circulation
The location, design, and screening of proposed off-street parking areas	<ul style="list-style-type: none"> • Partial screening of parking areas provided, except on Mary Street • Adequate perimeter parking lot landscaping not provided
The adequacy of the proposed landscaping design on the site	<ul style="list-style-type: none"> • Proposed masonry walls provide some screening but are not proposed to be same height as bins • Some landscaping proposed but no adequate logical transition between uses.
The design, location, and installation of proposed site illumination	<ul style="list-style-type: none"> • Exterior illumination installed close to property lines, which could impact surrounding properties • Photometric Plan will be required to confirm conformance with Section 12-12-10.
The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comp. plan	<ul style="list-style-type: none"> • Fits the commercial industrial urban mix land use designated for the subject property on the future land use map in the Comprehensive Plan. • Does not necessarily align with the Comprehensive Plan objective to redevelop the area with a cohesive development.

TEXT AMENDMENT

Request Description:

Overview

There is an existing childcare center operating on the subject property with an active conditional use permit. While a childcare center use is allowed in the C-3 district (current property zoning) through a conditional use permit, it is not currently allowed in the M-2 district as either a permitted or conditional use. Rezoning the property to M-2 would render the property a legal nonconforming use, which allows the use to continue operating but places various restrictions on the use's—and property's—ability to be permitted for expansion, relocation of structures, building and site alterations, etc. Thus, a text amendment is advisable to create an allowance for this use in the M-2 district and enable the site plan and mix of uses proposed by the petitioner.

Proposed Amendments

The petitioner has provided the attached Proposed Text Amendments to identify the requested language in Section 12-7-4.G. Based on the proposal, a childcare center would be established as a conditional use permit in the M-2 district, with a note requiring it to be a secondary principal use and for the manufacturing use to have 20 or more employees on staff. The petitioner's rationale for the proposed amendments is found in the attached Petitioner's Responses to Standards for Text Amendments.

Standards for Zoning Map Amendment:

The following is a discussion of standards for zoning map amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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

While the expansion of industrial uses, such as an outdoor bulk material facility, is not a listed overarching principal of the 2019 Comprehensive Plan, the proposed use arguably fits underneath the commercial industrial urban mix land use designated on the Future Land Use map. This plan contemplated potential redevelopment options for the area in which the subject property is located in an effort to create a more cohesive development area. However, the proposed map amendment does not necessarily fulfill this goal. The Board may decide whether there is sufficient alignment with the Comprehensive Plan to satisfy the standard.

PZB Modifications (if any): _____
_____.

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

The subject property is adjacent to manufacturing zoning to its south and west, but it also is adjacent to commercial (C-2 Limited Office) and institutional (I-1) zoning to its east and north – although Golf Road provides a naturally boundary between the “Five Corners” area in which the property lies and the Holy Family medical campus to the north. The smattering of different zoning districts in the general area

naturally leads to a mix of uses, although it is undeniable that manufacturing, warehousing, storage, and various service repair uses—not the least of which is the existing Des Plaines Material and Supply at 1269 E. Golf—have clustered in this area. It could be argued the proposed map amendment reduces the transition area between the institutional uses north of Golf Road and the manufacturing uses south of Golf Road, but it could also be argued that Golf Road is a sufficient barrier to negate the need for a transition. While small setbacks and design of the existing building seem to fit with the existing commercial zoning designation, there is no denying the prevailing character of the development to the west, south, and east/southeast has a character aligned with a manufacturing designation. Nonetheless, the PZB should decide.

PZB Modifications (if any): _____
_____.

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

There are no perceived concerns with the continued adequacy of public facilities and services for the subject property with the proposed map amendment. The anticipated use of the subject property upon approval of the map amendment would arguably improve the public facilities and services available on the site.

PZB Modifications (if any): _____
_____.

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

The proposed map amendment would allow for uses that are by nature more intensive with various potential adverse effects, including traffic, noise, fumes, dust, and odors. These factors *may* negatively impact surrounding properties based on the proposed operation plans for a future manufacturing use. There is proposed screening for the site, but it does not fully screen the proposed operations or contain the potential effects mentioned above. As such, it is fathomable – although unknown from staff’s perspective – that the map amendment could lead to a future adverse effect on the value of properties in the surrounding area. On the other hand, the standard states “throughout the jurisdiction,” so it is concerned with a citywide impact. It could also be argued that an investment by Des Plaines Material & Supply either (i) improves the economic vitality of Des Plaines overall or (ii) has negligible impact, in either case satisfying the standard. The PZB should weigh all of the above.

PZB Modifications (if any): _____
_____.

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

On one hand, the proposed amendment allows for additional uses not currently eligible for the subject property given its commercial zoning designation. However, it is not clear that the zoning change from commercial to manufacturing reflects responsible standards for growth. The PZB should review prior evaluation and decide.

PZB Modifications (if any): _____
_____.

Standards for Zoning Text Amendment:

The following is a discussion of standards for zoning text amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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

Please see the Petitioner’s Responses to Standards for Text Amendments.

PZB Modifications (if any): _____
_____.

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

Please see the Petitioner’s Responses to Standards for Text Amendments.

PZB Modifications (if any): _____
_____.

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

Please see the Petitioner’s Responses to Standards for Text Amendments.

PZB Modifications (if any): _____
_____.

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

Please see the Petitioner’s Responses to Standards for Text Amendments.

PZB Modifications (if any): _____
_____.

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

Please see the Petitioner’s Responses to Standards for Text Amendments.

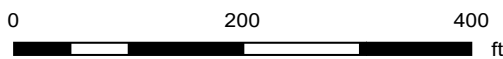
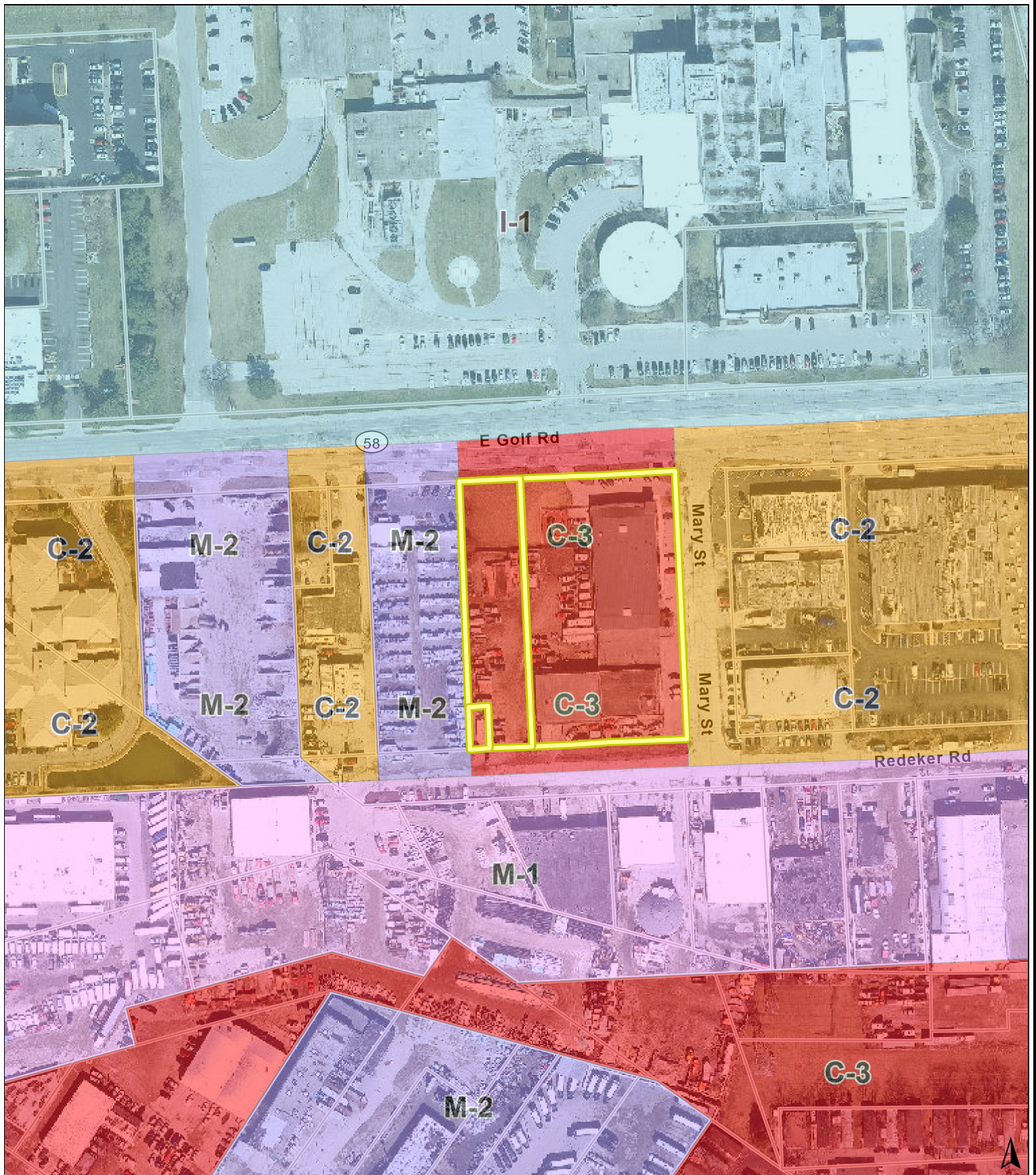
PZB Modifications (if any): _____
_____.

PZB Procedure and Recommended Conditions: Under Section 12-3-7.D (Procedure for Review and Decision for Amendments) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve with modifications, or deny the above-mentioned requests at 1345 E. Golf Road/16 Mary Street. The City Council has final authority on the proposal.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Petitioner’s Responses to Standards for Map Amendments and Text Amendments
- Attachment 4: ALTA-NSPS Land Title Survey
- Attachment 5: Project Narrative
- Attachment 6: Site Plan (includes Demolition Plan)
- Attachment 7: Proposed Text Amendments
- Attachment 8: Traffic Impact Study without Appendices²

² A full copy is available by request to the Department of Community and Economic Development.



Print Date: 6/22/2023

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.



1345 E. Golf Rd/16 Mary St – Public Notice and Side of Building



1345 E. Golf Rd/16 Mary St – Facing East Along Golf Road



1345 E. Golf Rd/16 Mary St – Facing South along Mary Street



1345 E. Golf Rd/16 Mary St – Facing West Along Redeker Road

STANDARDS FOR MAP AMENDMENTS

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Map or Text Amendment in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that a proposed Map Amendment is appropriate for the site and will not have a negative impact on surrounding properties and the community. For Text Amendments, you must demonstrate that the proposed text change is appropriate for the entire jurisdiction, not just a particular site. Please answer each item completely and thoroughly (two to three sentences each).

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

Response: The 2019 Comprehensive Plan has the following goals, objectives, and policies: (a) assist economic development of areas in need, (b) maintain consistent and historical zoning, (c) support consolidation of fragmented parcels, and (d) revitalize the industrial base.

These goals, objectives, and policies are reflected in the Comprehensive Plan as follows:

- **The Vision Statement calls for the City to maintain a successful industrial district because the City is home to one of the strongest industrial markets in the country.**
- **Promote Industrial Areas. Section 3.10. Explore new economic development initiatives and partnerships. Future investment in industrial areas will likely be focused on redeveloping and maximizing the value of underutilized sites within the area. Locating office functions at the front of a property with manufacturing and warehousing located at the rear (away from primary roadways). Site access and circulation design that reduces curb cuts on primary roadways, maximizing opportunities for site and parkway landscaping. Screening loading areas from public rights-of-way. Locating freight parking and outdoor storage at the rear or interior of a site. Perimeter and parking lot landscaping to enhance views from roadways. Use of attractive fencing where physical barriers are needed for safe business operations.**
- **Five Corners Area. The Five Corners area needs economic development assistance and challenged with zoning restrictions and numerous small parcels with diverse ownership. Past efforts to redevelop Five Corners have included a failed TIF District, Master Plan, and zoning district changes. Explore all options that will minimize the displacement of long-standing and successful small businesses at Five Corners.**
 - o **Section 3.6. calls for applying a commercial/industrial flex district to begin the establishment of a new business park. Commercial/industrial flex district parcels contain a combination of commercial, office, and low-intensity industrial uses. The business park could be implemented through the use of flex zoning, an approach that allows the combination of light industrial, office, and commercial use until the new district is achieved. Flex zoning could help eliminate issues with spot zoning and the need for conditional use permits or**

variances to facilitate reinvestment. Potential benefits to a new business park could include new jobs, additional employees visiting the Downtown, and support for nearby health facilities.

- **Section 3.7. Calls to continue strongly enforcing property maintenance codes to enhance the appearance of Five Corners as a gateway to the community.**
- **Oakton Street Corridor. Section 3.1. Pursue beautification efforts that lead to a stronger corridor identity. Section 3.2. Pursue redevelopment efforts through land use revisions and parcel configuration. Section 3.3. Improve traffic flow, circulation, and parking.**

The proposed map amendment is consistent with the above goals, objectives, and policies of the comprehensive plan, because:

- **The Comprehensive Plan in Figure 2.1. Future Land Use Map identifies the Subject Property and the surrounding Five Corner Area as located in Commercial Industrial Urban Mix.**
 - **The Comprehensive Plan identifies the Subject Property and surrounding area as in need of economic development assistance.**
 - **The M-2 Zoning Classification for the Subject Property is consistent with the M-2 zoned property immediately adjacent to the West and with the M-1 zoned properties immediately to the South along Redeker Rd.**
 - **The amendment is part of a unification effort to consolidate several parcels.**
 - **The M-2 Zoning Classification for the Subject Property is consistent with the historic zoning of the Subject Property.**
 - **The land uses in the general area of the Five Corners are deeply rooted in manufacturing-type activities which are consistent with the proposed map amendment.**
 - **The amendment ensures that the highest and best uses of the Subject Property are consistent with and supported by the proper zoning.**
 - **The amendment will address the City's stated goals and objectives to revitalize its industrial base.**
2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property.

Response: The proposed map amendment of the Subject Property is compatible with current conditions and the overall character of existing development in the immediate vicinity, because:

- The property immediately adjacent to the West is zoned M-2 and the properties immediately to the South along Redeker Rd are zoned M-1.
 - The M-2 Zoning Classification for the Subject Property is compatible with its current condition and that of adjoining properties.
 - The land uses in the general area of the Five Corners are rooted in manufacturing-type activities which are consistent with the proposed map amendment.
3. Whether the proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property

Response: The proposed map amendment is appropriate because the development that is being proposed in conjunction with the map amendment will not tax the available public facilities and services. There will be no need for additional public facilities and services. The Applicant will provide for any such required increases.

The site development proposed in conjunction with the map amendment will cost between \$1 million to \$1.5 million and will benefit the public. Along Golf Rd, DMS will build a sidewalk and a protective screen concrete wall 490 feet long and one foot thick at a cost of \$350,000. The height of said wall will be 8' tall and limited sections will be 10' tall.

The number of curb cuts for entry and exit to and from the Consolidated Parcel will be reduced by half from 4 to 2.

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

Response: The proposed map amendment will not have an adverse effect on the value of properties throughout the jurisdiction. The value of the neighboring properties will increase because the amendment is a zoning consolidation and will lead to a plat consolidation and will enable the best and highest use for the Subject Property.

The site development proposed in conjunction with the map amendment will cost between \$1 million to \$1.5 million and will benefit the local community. DMS will build a protective screen concrete wall 490 feet long and one foot thick along the Golf Road at a cost of \$350,000. The height of said wall will be between 8 feet tall and with limited sections to 10 feet tall.

The proposed activity and use at the Subject Property will generate considerable tax revenue for the City of Des Plaines. The site development will lead to commercial activity and increase generated tax sales and real estate taxes.

The new sidewalk and wall will beautify that portion of Golf Rd.

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

Response: The proposed map amendment reflects responsible standards for development and growth, because it:

- **Expands its business use in the Subject Property to reflect neighboring uses**
- **Enables investments in an area identified by the Comprehensive Plan as in need of economic development assistance.**
- **Supports and retains the existing business base.**
- **Provides a catalyst for further business growth.**

STANDARDS FOR TEXT AMENDMENTS

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Map or Text Amendment in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that a proposed Map Amendment is appropriate for the site and will not have a negative impact on surrounding properties and the community. For Text Amendments, you must demonstrate that the proposed text change is appropriate for the entire jurisdiction, not just a particular site. Please answer each item completely and thoroughly (two to three sentences each).

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

Response: The 2019 Comprehensive Plan has the following goals, objectives, and policies: (a) assist economic development of areas in need, (b) maintain consistent and historical zoning, (c) support consolidation of fragmented parcels, and (d) revitalize the industrial base. In Figure 2.1. Future Land Use Map, the Comprehensive Plan identifies the Subject Property and the surrounding Five Corner Area as located in Commercial Industrial Urban Mix and which needs economic development assistance. Flex zoning could help eliminate issues with spot zoning and the need for conditional use permits or variances to facilitate reinvestment.

Codifying childcare centers as conditional uses for secondary principal use when the primary principal use has personnel of more than twenty is important and consistent with the above goals, objectives, and policies of the Comprehensive Plan, because this use:

- **Helps medium and large size businesses to offer childcare services on site for their employees and personnel.**
- **Helps employers to attract and hire local employees who also want to be close to and visit their young children.**
- **Helps general manufacturing businesses that may not always be able to accommodate remote work for employees who also are young parents.**
- **Stimulates economic development in areas identified in need of assistance.**
- **Expands options for operation of childcare and daycare centers for the City's residents and in areas identified as Commercial Industrial Urban Mix.**

Also, childcare centers should be permitted as secondary principal uses in the M-2 district because the City's industrial and commercial industrial urban mix areas are several times larger than the areas zoned outright commercial.

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

Response: The proposed text amendment of the Subject Property is compatible with current conditions and the overall character of existing development in the immediate vicinity, because:

Childcare centers (as secondary and conditional use) can be practical in a M-2 district on the same lot as an outdoor bulk material facility because when this is a conditional use, the operator of the primary use will provide satisfactory measures protect the safety of the public.

Childcare centers (as secondary and conditional use) complement manufacturing uses because this enables employers to attract and hire local employees who also want to be close to and visit their young children.

There is a demand and need for childcare centers near manufacturing businesses because such businesses may not accommodate remote working for employees who also are young parents.

In the proposed development, the childcare center will have a separate parking lot and main entrance from the DMS outdoor bulk material facility. Its playground will be protected by an 8' tall concrete barrier wall. The height of that wall will increase to 10' immediately next to the entryway of the primary use of outdoor bulk material facility. The concrete crusher is mobile and will primarily stay and operate off-site at 1269 E. Golf Rd. If there is a need for the concrete crusher to be used at the Subject Property, it will be placed at the farthest location from the childcare center (which would be diagonally at the southwestern corner).

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

Response: There are adequate public facilities on site for all proposed uses. There will be no need for additional public facilities and services. The Applicant will provide for any such resulting increases. A childcare services business has operated at the Subject Property successfully for almost 10 years without needing additional public facilities. The primary use operator can and will take steps to provide adequate public facilities and services.

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

Response: The proposed text amendment will not have an adverse effect on the value of properties throughout the jurisdiction, because:

- **The amendment allows greater options and availability for childcare services to the City’s employers and residents.**
- **The amendment will increase investment opportunities in industrial areas in need of economic assistance.**
- **The amendment will also address a public demand because manufacturing businesses may not accommodate remote working for employees who also are young parents.**

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

Response: Childcare center as a secondary use in the manufacturing district in conjunction with primary businesses use with 20 or more employees is a responsible standard for development and growth because:

- **It benefits the businesses in this district because it helps employers to attract and hire local employees who also want to be close to and visit their young children.**
- **Helps medium and large size businesses to offer childcare services on site for their employees and personnel.**
- **Helps employers to attract and hire local employees who also want to be close to and visit their young children.**
- **Helps general manufacturing businesses that may not always be able to accommodate remote work for employees who also are young parents.**
- **Stimulates economic development in areas identified in need of assistance.**

II. Project Narrative

**Consolidated Parcel: 1331 E. Golf Rd., 1345 E. Golf Rd.,
and 16 Mary St., Des Plaines, IL**

The Applicant is applying for:

1. A Map Amendment to rezone 1345 E. Golf Rd., and 16 Mary St., Des Plaines, IL from the C-3 General Commercial district to M-2 General Manufacturing district;
2. A Text Amendment to allow a childcare center in the M-2 district with restrictions;
3. Tentative and Final Plat of Subdivision for the entire Consolidated Parcel after rezoning to M-2 District;
4. Conditional Use (Outdoor Bulk Material Facility) for the entire Consolidated Parcel after rezoning to M-2 District; and
5. Front side and rear yard setback variation (50' Required, 0.0' Requested) for the entire Consolidated Parcel after rezoning to M-2 District; and
6. Variation from Interior Landscaping for the entire Consolidated Parcel after rezoning to M-2 District; and
7. Interior Bins Variation seeking 12' Material Bin Height for the entire Consolidated Parcel after rezoning to M-2 District; and
8. Conditional Use for Childcare Center in M-2 District to allow the continuing use of the existing childcare center currently located at 1345 E. Golf Rd.

The primary user of the Consolidated Parcel will Des Plaines Material & Supply. It currently operates a successful business as an Outdoor Bulk Material Facility at 1269 E. Golf Rd. The secondary user will be See Me Grow And Learn Infant And Child Development Center, Inc., which already operates a childcare center at 1345 E. Golf Rd. The cover letter lists all the materials submitted in support of said applications and for further review. The Applicant is submitting first applications 1 and 2 above. The Applicant will submit an updated Project Narrative when it submits applications 3 through 8.

NORTH

GOLF ROAD (IL RT. 58)

PLUG AND BULKHEAD SAN. SEWER AT PROPERTY LINE

AT ABANDONED SEWER PLUG HOLE IN CATCH BASIN.

REMOVE CONCRETE APRON & CURB

REMOVE & REPLACE CONC. APRON WITH SIGNS (2)

REMOVE CONCRETE MEDIAN FOR NEW TURN LANE

REMOVE EXIST. SANITARY SEWER AND SANITARY MANHOLE

REMOVE EXISTING WATER SERVICE AT THE MAIN AND PATCH CITY MAIN.

REMOVE EXIST. STORM SEWER AND CATCH BASIN

CURB REMOVAL

CURB REMOVAL

BUS STOP

DISCONNECT & REMOVE ALL UTILITY SERVICES TO BUILDING (TYP.)

EX. SANITARY M.H. RIM=640.00 INV.=636.65

EX. CATCH BASIN RIM=639.60 INV.=635.30 N 8"

REMOVE BIT. PVMT & CURB

REMOVE BIT. PVMT

REMOVE SIGNS

#1331 TALL 1 STORY CONC. BLOCK BUILDING

REMOVE LIGHT AND ELECTRICAL WIRING CONDUIT TO POWER SOURCE.

REMOVE GUARD RAIL

DENOTES TREE REMOVAL

REMOVE FENCE

REMOVE CONC. WALL

EXISTING BUILDING TO BE RAZED

REMOVE CONCRETE

RELOCATE UTILITY POLE

RELOCATE UTILITY POLE

REMOVE CONC. WALL

REMOVE CONC. WALL

RELOCATE UTILITY POLE

RELOCATE UTILITY POLE

REMOVE FENCE

CELL TOWER

REMOVE FENCE

REMOVE POSTS

RELOCATE UTILITY POLE

EX. 12" F.E.S. INV.=635.32

REMOVE 30 LF. OF 12" STORM SEWER

REMOVE 12" F.E.S.

REDEKER ROAD

MARY STREET

BUILDING

BUILDING

65.52'

82.56'

83.82'

79.23'

5.22'

83.82'

79.23'

5.22'

83.82'

79.23'

5.22'

83.82'

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83.82'

79.23'

5.22'

83.82'

79.23'



DATE: 03/11/22

SCALE: 1"=30'

FILE: Maura Golf

Demolition Plan

C3

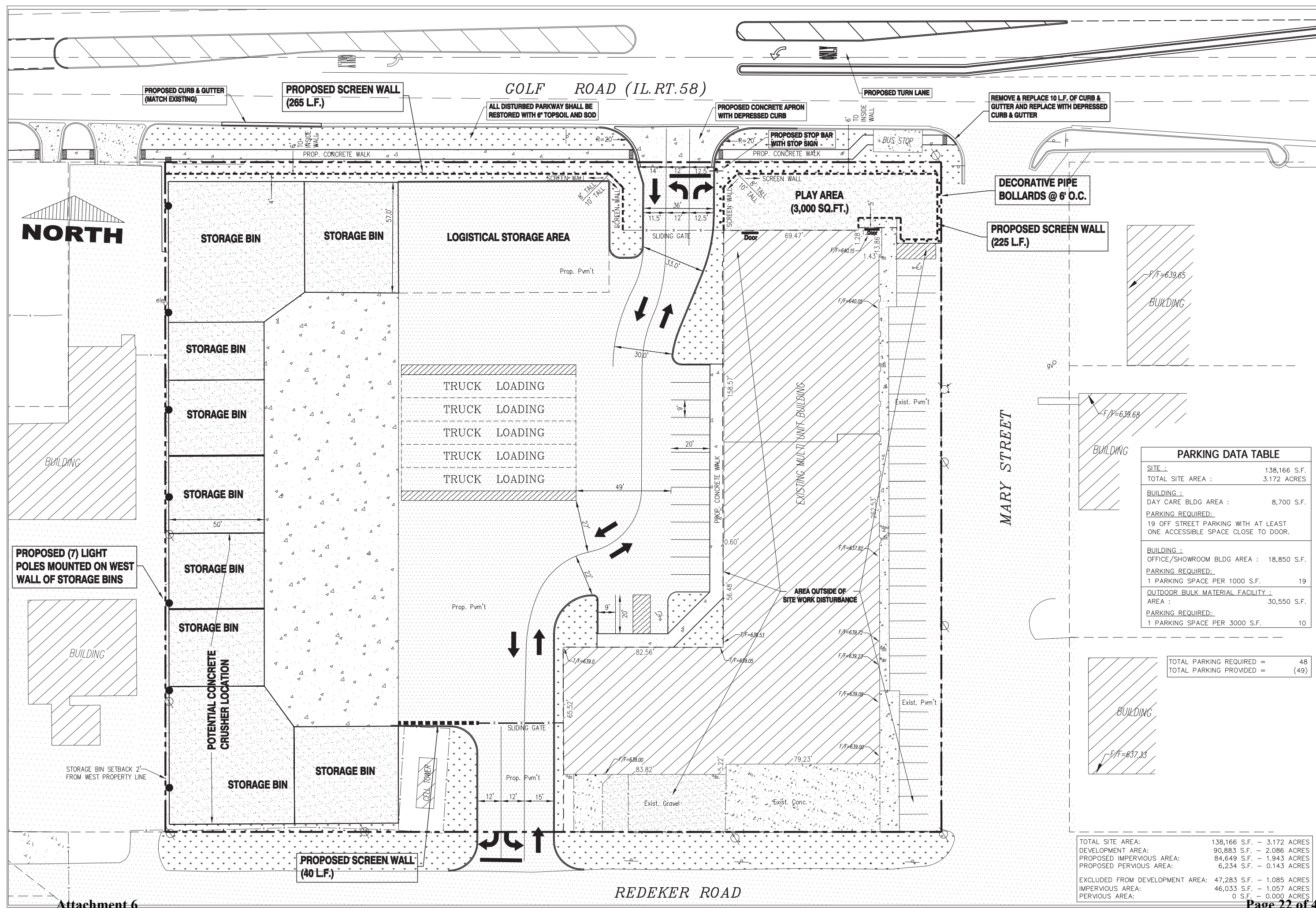
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Attachment 6

REVISIONS	FOR SUBMITTAL
09/16/22	REVISED SIZE OF APRON
10/07/22	PER DESIGN TEAM, PLAN DEVELOPMENT AND CITY TRB COMMENTS
04/03/23	REVISED IDOT DETAILS - 4 PER SHEET
05/03/23	REVISED PER DES PLAINES REVIEW - 06/12/23

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

SITE IMPROVEMENTS AT
 1345 GOLF ROAD
 Des Plaines, IL



REVISIONS	DATE	DESCRIPTION
09/16/22		FOR SUBMITTAL
10/07/22		REVISED SIZE OF APRON
04/03/23		PER DESIGN TEAM, PLAN DEVELOPMENT AND CITY TRB COMMENTS
05/03/23		REVISED IDOT DETAILS - 4 PER SHEET
06/19/23		REVISED PER DES PLAINES REVIEW - 06/12/23

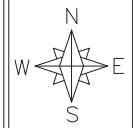
DOLAND ENGINEERING, LLC.
 - CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING -
 334 EAST COLFAX STREET, SUITE C
 PALATINE, ILLINOIS 60067
 (847) 991-5088 (847) 934-3427 - FAX

SITE IMPROVEMENTS AT
 1345 GOLF ROAD
 Des Plaines, IL

PARKING DATA TABLE	
SITE :	138,166 S.F.
TOTAL SITE AREA :	3.172 ACRES
BUILDING :	
DAY CARE BLDG AREA :	8,700 S.F.
PARKING REQUIRED:	19 OFF STREET PARKING WITH AT LEAST ONE ACCESSIBLE SPACE CLOSE TO DOOR.
BUILDING :	
OFFICE/SHOWROOM BLDG AREA :	18,850 S.F.
PARKING REQUIRED:	1 PARKING SPACE PER 1000 S.F. 19
OUTDOOR BULK MATERIAL FACILITY :	
AREA :	30,550 S.F.
PARKING REQUIRED:	1 PARKING SPACE PER 3000 S.F. 10

TOTAL PARKING REQUIRED = 48
 TOTAL PARKING PROVIDED = (49)

TOTAL SITE AREA:	138,166 S.F. - 3.172 ACRES
DEVELOPMENT AREA:	90,883 S.F. - 2.086 ACRES
PROPOSED IMPERVIOUS AREA:	84,649 S.F. - 1.943 ACRES
PROPOSED PERVIOUS AREA:	6,234 S.F. - 0.143 ACRES
EXCLUDED FROM DEVELOPMENT AREA:	47,283 S.F. - 1.085 ACRES
IMPERVIOUS AREA:	46,033 S.F. - 1.057 ACRES
PERVIOUS AREA:	0 S.F. - 0.000 ACRES



DATE: 03/11/22

SCALE: 1"=20'

FILE: Mauro Golf

Site Plan

C4

Explanation of Requested Zoning Relief

I. Request for Map Amendment

Amend the Zoning Map of the City of Des Plaines to rezone Subject Property identified in Exhibit A from the C-3 zoning classification to the M-2 zoning classification.

II. Request for Text Amendment

Amend the Zoning Code of the City of Des Plaine, Title 12, Chapter 13, Section 12-7-4(G), to provide for the following use:

Uses	M-1	M-2	M-3
CENTER, CHILDCARE		C ⁷	
Notes ... 7. Only allowed as a secondary principal use and only when the primary principal use has personnel of twenty or more individuals.			

These two requests will be followed by applications for:

1. Tentative and Final Plat of Subdivision for the Subject Property and the property located immediately to the West at 1331 E. Golf Rd., Des Plaines Illinois (altogether, the “Consolidated Parcel”).
2. Conditional Use (Outdoor Bulk Material Facility) for the entire Consolidated Parcel after rezoning to M-2 District.
3. Front side and rear yard setback variation (50’ Required, 0.0’ Requested) for the entire Consolidated Parcel after rezoning to M-2 District.
4. Variation from Interior Landscaping for the entire Consolidated Parcel after rezoning to M-2 District.
5. Interior Bins Variation seeking 12’ Material Bin Height for the entire Consolidated Parcel after rezoning to M-2 District.
6. Conditional Use for Childcare Center in M-2 District to allow the continuing use of the existing childcare center currently located at 1345 E. Golf Rd.

DES PLAINES MATERIALS EXPANSION

Traffic Impact Study

Des Plaines, Illinois

April 2023

Prepared for:

Des Plaines Materials & Supply, LLC

Kimley»»Horn

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EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Des Plaines Materials & Supply, LLC to perform a traffic impact study for the redevelopment and expansion of an existing landscaping supply store located at 1269 Golf Road in Des Plaines, Illinois. The existing site maintains a full-access driveway along Golf Road (Access 1269). The proposed redevelopment would expand the existing landscaping and concrete materials retailer to include 1331 Golf Road and a portion of 1345 Golf Road. In conjunction with the expansion, the existing access to Golf Road at the 1331 Golf Road property would be closed and the existing exit-only access to Golf Road at the 1345 Golf Road property would be converted to a full-access driveway (Access 1345). The proposed expansion is expected to be completed in 2023.

As part of the traffic impact study, existing and future conditions were evaluated at the signalized intersection of Golf Road/Des Plaines River Road, as well as the unsignalized intersections of Des Plaines River Road/Redeker Road, Golf Road/Access 1269, Golf Road/Access 1345, and Golf Road/Mary Street.

Based on a review of future traffic conditions, it is anticipated that background traffic growth and traffic generated by the proposed business expansion would be accommodated at most of the study intersections without any need for modifications. To accommodate site-generated traffic, the following improvements are recommended:

Golf Road / Access 1345 – Medical Center Access

- Install a westbound left-turn lane within the existing median. The proposed turn lane should provide 115 feet of storage and a 200-foot taper
- Provide separate northbound left-turn and right-turn lanes on the outbound approach with minor-leg stop control

Golf Road / Access 1269

- The existing two-way left-turn lane median striping should be extended approximately 150 feet west of Access 1269 to provide a storage area for inbound site trips
- Provide striping on Access 1269 to designate separate left-turn and right-turn lanes on the outbound approach with minor-leg stop control

The study results and additional details related to the improvements identified above are discussed in more detail in the *Recommendations & Conclusions* section of this report.

1. INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Des Plaines Materials & Supply, LLC to perform a traffic impact study for the expansion and redevelopment of an existing landscaping and concrete materials supply business located 1269 Golf Road in Des Plaines, Illinois. The proposed expansion is expected to increase business operations and relocate a portion of existing employee parking. The site currently maintains a full-access driveway to Golf Road (Access 1269). The proposed redevelopment would include expanding the existing facility to include the property at 1331 Golf Road and a portion of the property at 1345 Golf Road. A daycare facility and office space currently located on the east side of the property at 1345 Golf Road would remain in place.

In conjunction with the proposed redevelopment, the existing access to Golf Road at 1331 Golf Road would be closed. Access to this parcel would remain in place on Redeker Road. Additionally, the existing exit-only access to Golf Road at 1345 Golf Road would be converted to a full-access driveway (Access 1345), aligning opposite an access driveway on the north side of Golf Road for Holy Family Medical Center.

An aerial view of the study location and surrounding area roadway network is presented in **Exhibit 1**.

As part of this study, the existing street network was analyzed to evaluate the current traffic operations at the study intersections. Site trip generation characteristics were established for the proposed business expansion and added to projected background traffic volumes in order to assess the site's potential traffic impact on the area roadway network. This report presents and documents data collection, summarizes the evaluation of the existing and projected future traffic conditions on the surrounding roadways, and identifies recommendations to address the potential impact of traffic expected to be generated by the proposed expansion on the adjacent roadway network.



2. EXISTING CONDITIONS

Kimley-Horn conducted a review of the subject site including existing land uses in the surrounding area, the adjacent street system, current traffic volumes and operating conditions, lane configurations and traffic conditions at nearby intersections, and other key roadway characteristics. This sections of the report details information on the existing conditions.

Area Land Uses & Connectivity

Located along the south side of Golf Road between Rand Road and Des Plaines River Road, the subject site is currently operational as a landscape and concrete materials supplies business. The site is located in Des Plaines, Illinois, and is bounded by Golf Road to the north, Redeker Road to the south, a day care center to the east, and commercial developments to the west. Holy Family Medical Center is located north of the site at the northwest corner of Golf Road/Des Plaines River Road.

Local connectivity is provided in the eastbound and westbound directions via Golf Road (IL Route 58). Des Plaines River Road (US Route 45) and Rand Road (US Route 12) provide north-south connectivity for the site area. A partial interchange with Interstate 294 (I-294) is located approximately one mile east of the site and provides regional north-south access .

Existing Roadway Characteristics

A field investigation was conducted within the study area to document key roadway and intersection characteristics described below

Golf Road (IL Route 58) is an east-west arterial that runs along the northern frontage of the site. The Illinois Department of Transportation (IDOT) classifies Golf Road as a Principal Arterial. Throughout the study area, Golf Road provides two travel lanes in each direction. At its signalized intersection with Des Plaines River Road, Golf Road provides two through lanes, two dedicated left-turn lanes and one dedicated right-turn lane on the east and west legs of the intersection. At each unsignalized intersection with Access 1269, Golf Road provides one through lane and a shared through/right-turn lane on the west and east legs of the intersection. Additionally, a two-way left-turn lane is provided within the median on the west leg of the intersection. At its intersection with Access 1345, Golf Road provides two through lanes and a dedicated left-turn lane on the west leg and two through lanes and a dedicated right-turn lane on the east leg. At its right-in/right-out only intersection with Mary Street, Golf Road provides one through lane and a shared through/right-turn lane on the west leg and two through lanes on the east leg. A speed limit of 40 miles per hour (MPH) is posted on Golf Road west of Des Plaines River Road and a speed limit of 45 MPH is posted east of Des Plaines River Road. Golf Road is under IDOT jurisdiction.

Des Plaines River Road (US 45) is a north-south, divided roadway located east of the proposed site. IDOT classifies Des Plaines River Road as a Principal Arterial. Throughout the study area, Des Plaines River Road provides two travel lanes in each direction with a center median. At its signalized intersection with Golf Road, Des Plaines River Road provides two through lanes and dedicated left- and right-turn lanes on the north and south legs of the intersection. At its unsignalized intersection with Redeker Road, Des Plaines River Road provides one through lane and one shared through/right-turn lane on the south leg and one through lane and one shared left-turn/through lane on the north leg of the intersection. A speed limit of 45 MPH is posted on Des Plaines River Road north of Golf

Road with a 35 MPH speed limit posted south of Golf Road. Des Plaines River Road is under IDOT jurisdiction.

Redeker Road is east-west roadway located approximately 400 feet south of the intersection of Golf Road and Des Plaines River Road, on the west side of Des Plaines River Road. IDOT classifies Redeker Road as a Local Road. At its unsignalized, T-intersection with Des Plaines River Road, Redeker Road provides a shared right- and left-lane. A speed limit of 25 MPH is posted in project vicinity. Redeker Road is under the jurisdiction of the City of Des Plaines.

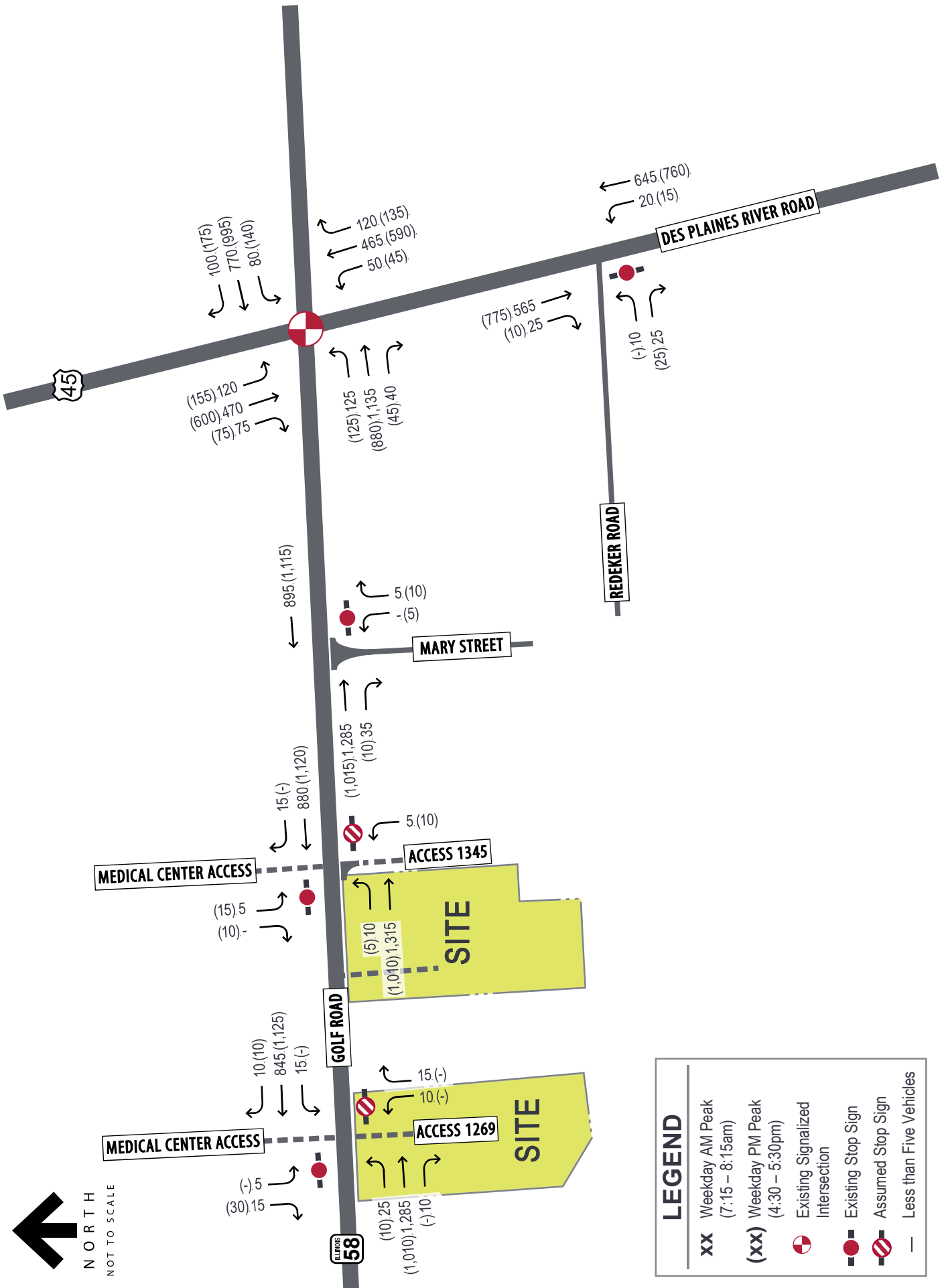
Mary Street is north-south local roadway located approximately 240 feet west of the intersection of Golf Road and Des Plaines River Road, on the south side of Golf Road. IDOT classifies Mary Street as a Local Road. At its unsignalized intersection with Golf Road, Mary Street is a right-in/right-out only access road. There is no posted speed limit on this roadway; for the purposes of the analysis, a speed limit of 25 MPH is assumed. Mary Street is under the jurisdiction of the City of Des Plaines.

Traffic Count Data

Turning movement count data was collected in March 2022 at the following intersections:

- Golf Road / Des Plaines River Road
- Des Plaines River Road / Redeker Road
- Golf Road / Access 1269 / Medical Center Access
- Golf Road / Access 1345 / Medical Center Access
- Golf Road / Mary Street

The counts were conducted on a typical weekday from 7:00 to 9:00 AM and 4:00 to 6:00 PM. These count periods were selected in order to capture the peak travel periods in the area. The traffic data reveals that peak traffic conditions occur within the study area from 7:15-8:15AM and 4:30-5:30PM. The peak hour vehicle traffic volumes were rounded to the nearest multiple of five and balanced between the study intersections. The existing traffic volumes are presented in **Exhibit 2**. A summary of the traffic count data is provided in the appendix.



NORTH
 NOT TO SCALE

LEGEND	
xx	Weekday AM Peak (7:15 – 8:15am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Signalized Intersection
	Existing Stop Sign
	Assumed Stop Sign
—	Less than Five Vehicles

Existing Capacity Analysis

Capacity analysis for the existing and future conditions was performed using Synchro Version 11. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measured in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions). The lowest LOS grade typically accepted by jurisdictional transportation agencies in Northeastern Illinois is LOS D.

The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM), quantify and categorize the driver's discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 2.1**.

Table 2.1 Level of Service Grading Descriptions

Level of Service ¹	Description
A	Minimal control delay; traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay; extensive queuing and high volumes create exceedingly restricted traffic flow.

¹ Highway Capacity Manual, 6th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 2.2**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, note that higher delays are tolerated for the corresponding LOS ratings.

Table 2.2 Level of Service Grading Criteria

Level of Service ¹	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F ²	> 50	> 80

¹ Highway Capacity Manual, 6th Edition

² All movements with a Volume to Capacity (v/C) ratio greater than 1 receive a rating of LOS F.

Based on these standards, existing intersection capacity results are summarized in **Table 2.3**. In this table, operation on each approach is quantified according to the average delay per vehicle and the corresponding level of service. The results for the study intersections are based on HCM 6th Edition

capacity analysis. Copies of the Synchro reports are provided in the appendix. Signal timings were obtained from IDOT.

Table 2.3 Existing (2022) Levels of Service

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Golf Road / Des Plaines River Road	★			
Eastbound	25	C ¹	29	C ¹
Westbound	22	C ¹	28	C ¹
Northbound	47	D	50	D
Southbound	41	D	43	D
<i>Intersection</i>	<i>31</i>	<i>C</i>	<i>35</i>	<i>D</i>
Des Plaines River Road / Redeker Road	△			
Eastbound	14	B	12	B
Northbound (Left)	9	A	10-	A
Golf Road / Access 1269 / Medical Center Access	△			
Eastbound (Left)	10-	A	11	B
Westbound (Left)	13	B	11	B
Northbound	42	E	24	C
Southbound	16	C	14	B
Golf Road / Access 1345 / Medical Center Access	△			
Eastbound (Left)	10+	B	11	B
Northbound	95	F	75	F
Southbound	57	F	62	F
Golf Road / Mary Street	△			
Northbound (Right)	15-	B	13	B

★ - Signalized Intersection

△ - Minor-Leg Stop-Controlled Intersection

¹Left turn operates at LOS E

The northbound and southbound approaches at the intersection of Golf Road / Des Plaines River Road currently operate at LOS D during the morning and evening peak hours. The existing 95th percentile queue for these approaches is less than ten vehicles. Due to heavy mainline (east and west) traffic on Golf Road, it is not uncommon for the minor-leg approaches to experience a high level of delay. The eastbound and westbound left-turn movements operate at LOS E during both peak hours with a 95th percentile queue of less than four vehicles, which is accommodated by the existing storage lengths.

Two minor-leg approaches under stop control at Golf Road experience average delay below LOS D. However, this is not uncommon for minor streets or access driveways, and particularly for the left-turn movements, that must yield right-of-way in one or both directions to higher-volume arterial roadways that do not stop. The northbound approach for Access 1269 operates at LOS E for the morning peak hour. The existing 95th percentile queue at the northbound approach for Access 1269 is less than one vehicle. The northbound and southbound approaches for Golf Road / Access 1345 operate at LOS F during the morning and evening peak hour. The 95th percentile queue for both

approaches during both peak hours is less than one vehicle. The eastbound and westbound left-turn movements from Golf Road at these intersections operate at LOS B or better during both peak hours with a 95th percentile queue of less than one vehicle.

3. DEVELOPMENT CHARACTERISTICS

This section of the report outlines the proposed site plan, summarizes site-specific traffic characteristics, defines future roadway improvements, and develops future traffic projections for analysis.

Development Characteristics

The proposed redevelopment would include expanding existing business operations of Des Plaines Materials at 1269 Golf Road to the property at 1331 Golf Road and a portion of the property at 1345 Golf Road. As a part of this expansion, the existing access to Golf Road at 1331 Golf Road would be closed. The existing exit-only access to Golf Road at 1345 Golf Road would be converted to a full-access driveway. Currently, employees park along Redeker Road directly south of the existing site. The proposed expansion would include space for employee parking at 1345 Golf Road. The proposed redevelopment is expected to be completed in 2023. A conceptual site plan is provided in the appendix.

Trip Generation

Site-generated trip estimates were developed using existing traffic count data collected at 1269 Golf Road and referencing business operational characteristics gathered in coordination with Des Plaines Materials.

As indicated by the existing traffic count data, approximately 25 customer trips entered the site during the morning peak hour. Based on conversations with Des Plaines Materials, customer trips currently generated by the site are expected to double after the expansion is completed ($25 \times 2 = 50$ customers). Additionally, the Des Plaines Materials ownership indicated that approximately 60 percent of business at the site occurs in the five-month period between April and August (average of 12 percent/month). September through March accounts for approximately 40 percent of annual customer business (average of 6 percent/month). Because traffic count data at the existing site was collected in March during the off-peak season, a seasonal factor was applied to the existing data. Based on historical sales provided by Des Plaines Materials, one peak season month represents approximately double the amount of traffic during one off-peak season month.

As such, existing counts were doubled once to convert off-peak season data to a peak season equivalent and doubled once more to account for increased customer demand due to the proposed expansion.

The owner also reported that approximately 15 employees work at the site. These employees who would park at 1345 Golf Road, accessing the site from Golf Road, rather than continuing to park on Redeker Road.

Business hours for Des Plaines Materials is from 7:00 AM to 4:00 PM and therefore closed during the study area evening peak hour. Thus, no customer traffic was analyzed during this period. For a conservative analysis, it was assumed that a small portion of employees (assumed one third of morning peak hour arrivals) would work beyond customer operational hours and leave during the evening peak hour that starts 30 minutes after Des Plaines Materials closes. Projected site traffic volumes for customers and employees are summarized in **Table 3.1**.

Table 3.1 Site-Generated Traffic Projections¹

Land Use	Weekday					
	AM Peak Hour			PM Peak Hour ²		
	In	Out	Total	In	Out	Total
<i>Customers</i>						
Peak-Season Customer Adjustment ³	25	25	50	-	-	-
New Customers from Business Growth ⁴	50	50	100	-	-	-
Subtotal Customers	75	75	150	-	-	-
<i>Employees</i>						
Relocated Employee Parking Access	15	-	15	-	5	5
Subtotal Employees	15	-	15	-	5	5
Total	90	75	165	-	5	5

¹ In/Out volumes are rounded to the nearest multiple of five.

² Des Plaines Materials closes at 4 PM and is not open for business during the evening peak period. One third of the employee volume arriving during the morning peak hour is assumed to leave during the 4:40-5:30 PM evening peak hour

³ Represents doubling of the existing 25 in / 25 out off-peak season count to reflect additional customers during the peak season

⁴ Represents doubling of the projected 50 in / 50 out peak season customer volume to represent the anticipated business growth related to the proposed business expansion

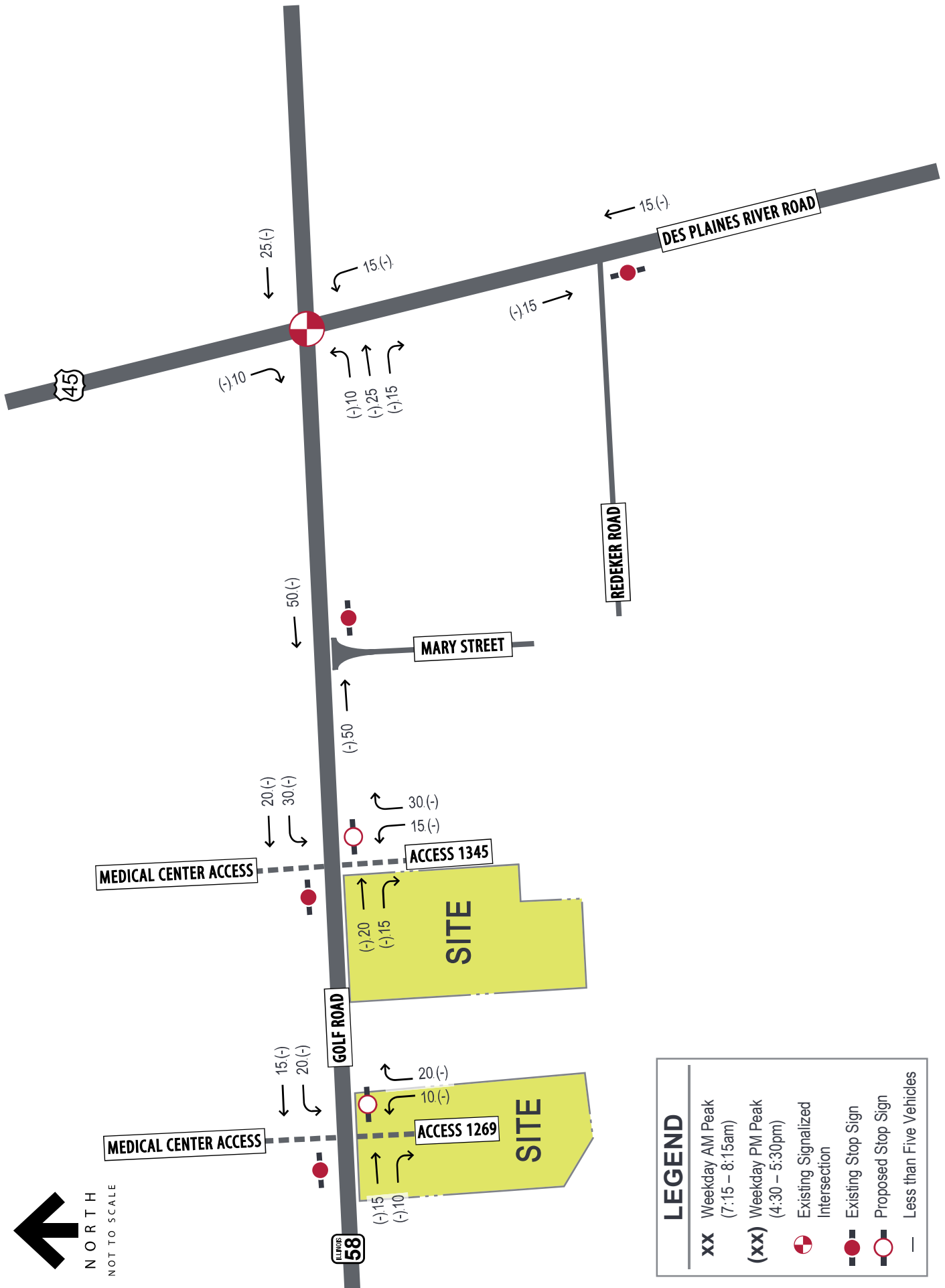
Directional Distribution

The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, such as the nature of surrounding land uses, prevailing traffic volumes/patterns, characteristics of the street system, and the ease with which motorists can travel over various sections of that system. The anticipated directional distributions for traffic accessing the expanded Des Plaines Materials site are outlined in **Table 3.2**.

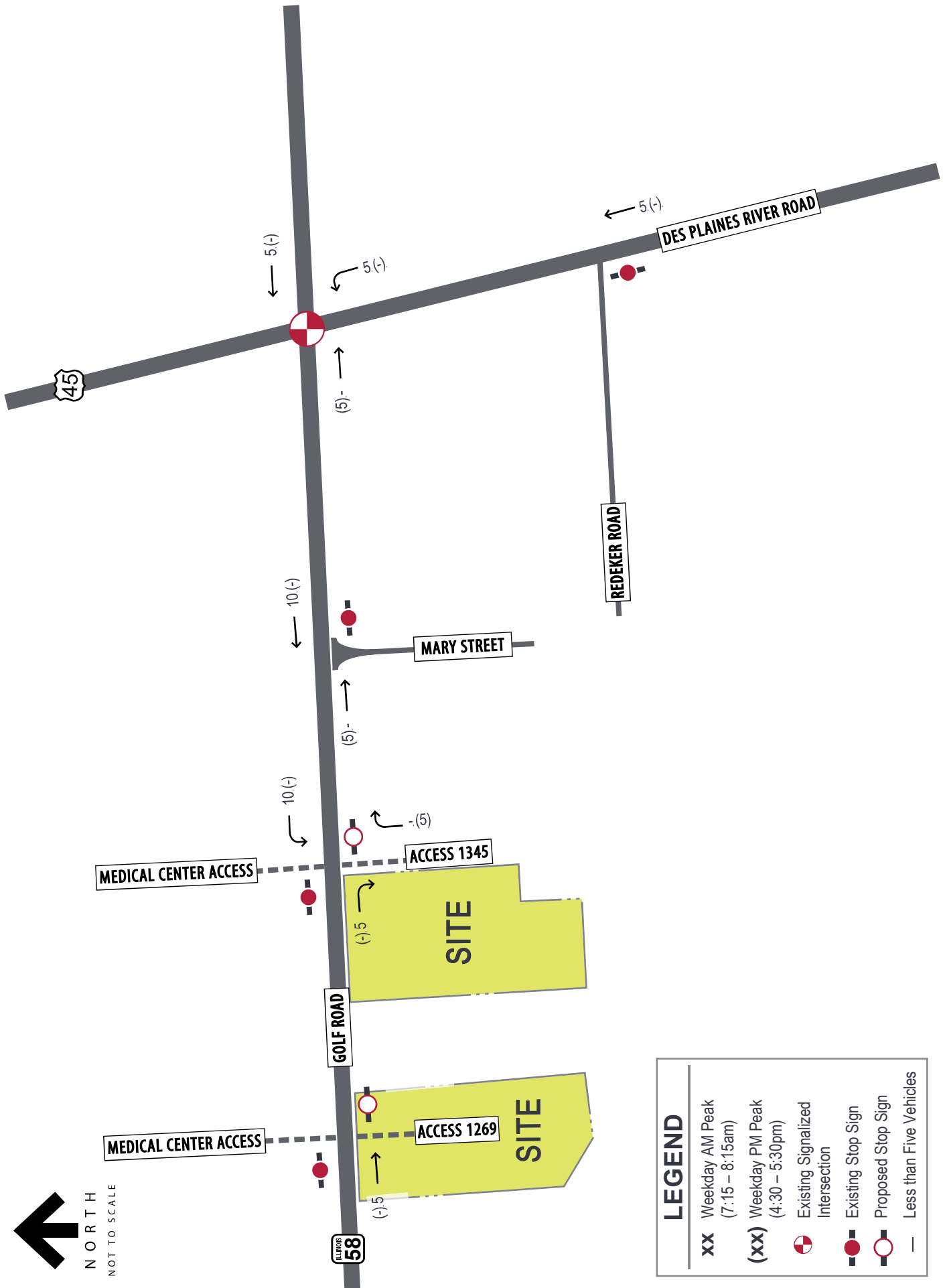
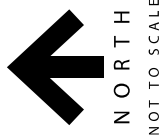
Table 3.2 Estimated Trip Distribution

Traveling to/from	Estimated Trip Distribution
West on Golf Road	30%
East of Golf Road	30%
North on Des Plaines River Road	20%
South on Des Plaines River Road	20%
Total	100%

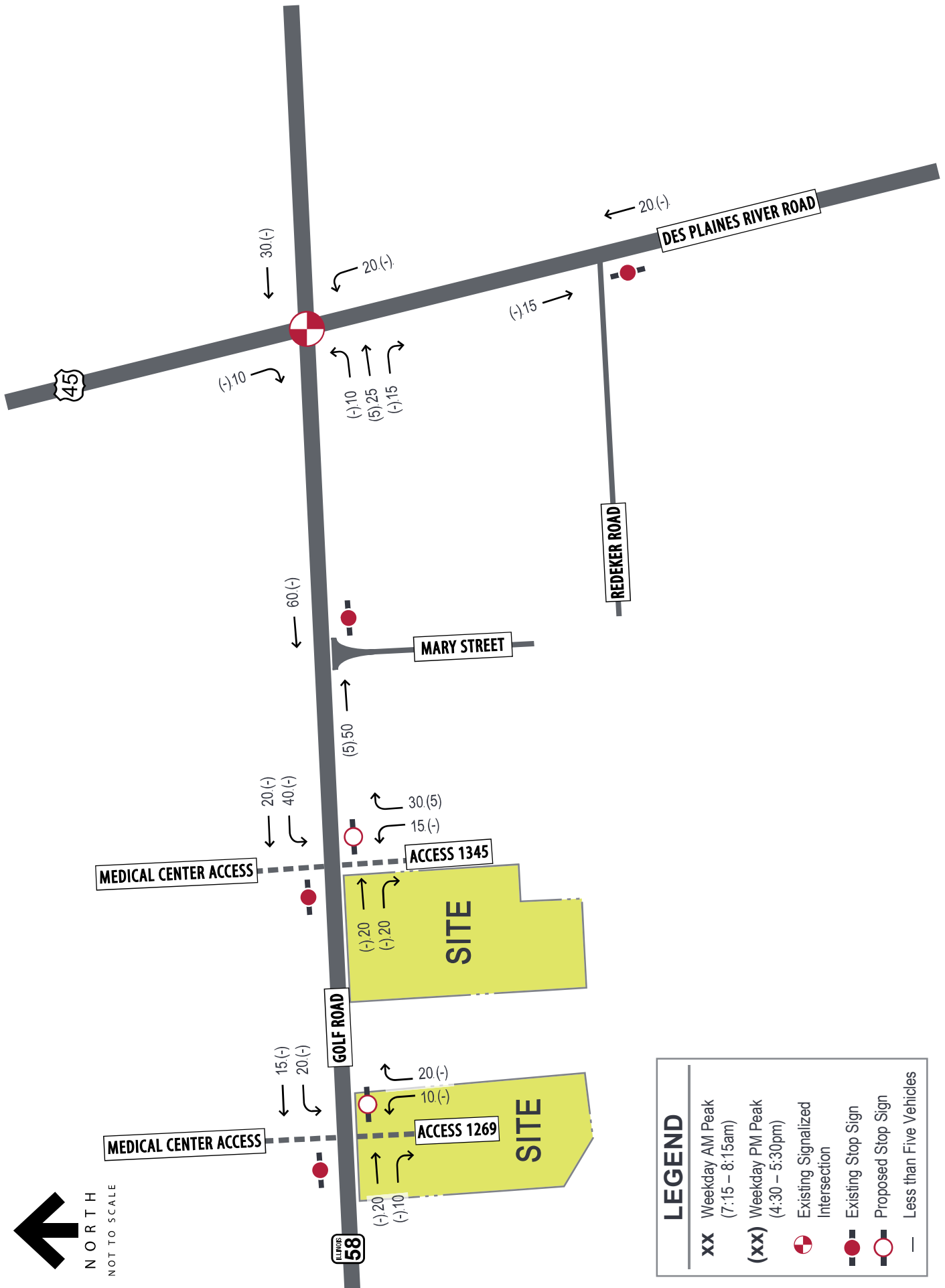
Directional distribution was assumed to be the same for customers and employees. Based on these assumptions, the site-generated trip assignment for customers is illustrated on **Exhibit 3** and site-generated trip assignment for employees is illustrated on **Exhibit 4**. Total site-generated traffic is the sum of customer and employee site-generated traffic and is illustrated on **Exhibit 5**.



LEGEND	
xx	Weekday AM Peak (7:15 – 8:15am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Signalized Intersection
	Existing Stop Sign
	Proposed Stop Sign
—	Less than Five Vehicles



LEGEND	
xx	Weekday AM Peak (7:15 – 8:15am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Signalized Intersection
	Existing Stop Sign
	Proposed Stop Sign
—	Less than Five Vehicles



LEGEND	
xx	Weekday AM Peak (7:15 – 8:15am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Signalized Intersection
	Existing Stop Sign
	Proposed Stop Sign
—	Less than Five Vehicles

4. FUTURE CONDITIONS

This section of the report outlines the proposed site plan, summarized site-specific traffic characteristics, and develops future projections for analysis.

Future (2028) Background Traffic Projections

Background traffic volumes were estimated using data from the Chicago Metropolitan Agency for Planning (CMAP). Based on information received from CMAP, traffic growth along Golf Road and Des Plaines River Road is projected at a compounded rate of roughly 0.41 percent annual through Year 2050. An annual growth rate of 0.41 percent was applied to all movements to account for background traffic growth. An official letter from CMAP documenting the projected Year 2050 traffic volume on Golf Road is included in the Technical Appendix. The future background traffic volumes for Year 2028 (build year + five years) are presented in **Exhibit 6**.

Future (2028) Build Traffic Projections

New site trips representing the additional customers and employees (Exhibit 5) were added to the background traffic projections to reflect future traffic projections once the site is expanded and operational. Additionally, because the existing daycare facility would no longer be served by the Golf Road access at 1345 Golf Road, the existing site trips exiting Access 1345 were redistributed to exit onto Mary Street, travel southbound on Mary Street to make a left-turn onto eastbound Redeker Road, and then travel north on Des Plaines River Road to make a left-turn onto westbound Golf Road. Traffic projections for Year 2028 build conditions scenario that incorporate the proposed Des Plaines Materials expansion are illustrated in **Exhibit 7**.

Future Lane Geometry

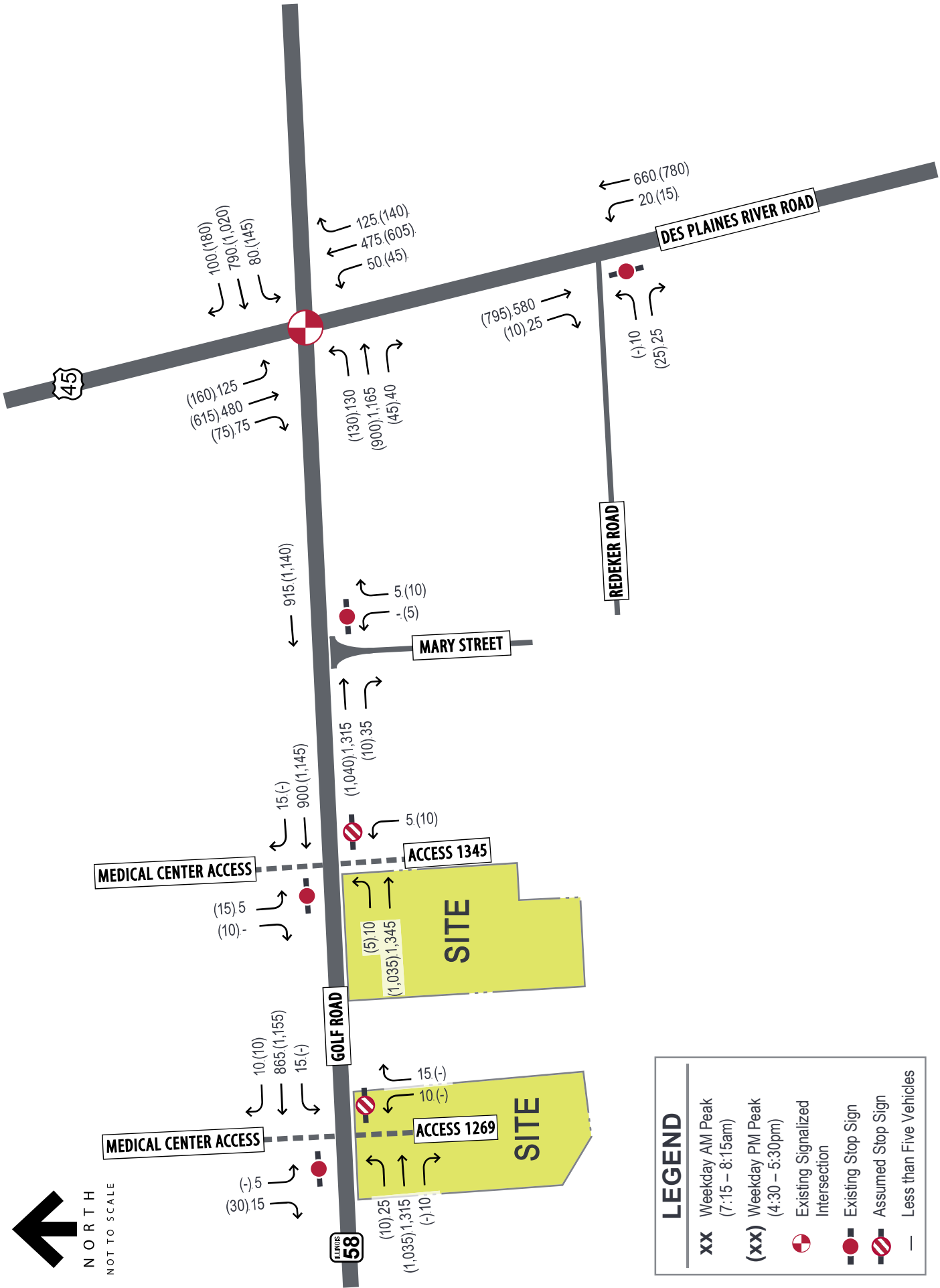
For the analysis of future conditions, turn lane warrants were evaluated for Access 1269 and Access 1345 using guidelines in the IDOT *Bureau of Design and Environment (BDE) Manual*. Based on the IDOT *BDE Manual*, volume guidance provided for unsignalized intersections on four-lane facilities; projected future traffic volumes do not meet warrant criteria for eastbound right-turn lanes on Golf Road at either site access driveway. Therefore, eastbound right-turn lanes were not included in the analysis of future conditions.

Westbound left-turn lanes were also evaluated on Golf Road at Access 1269 and Access 1345. The IDOT *BDE Manual* does not provide volume guidance for left-turn lanes on four-lane facilities. To facilitate access into the site and limit impacts to westbound through traffic, it is recommended to install a westbound left-turn lane on Golf Road at Access 1345. To accomplish this improvement, the existing raised median on Golf Road is recommended to be demolished to accommodate the proposed turn lane. Additionally, shifting the existing eastbound left-turn lane north should be considered to provide symmetrical or positive left-turn offset among the eastbound and new westbound left-turn lanes.

There is an existing two-way left-turn lane in the median of Golf Road west of Access 1269, with a striped median provided east of Access 1269. To provide a storage space for vehicles entering the site at Access 1269, the existing striped median should be modified to provide a two-way left-turn

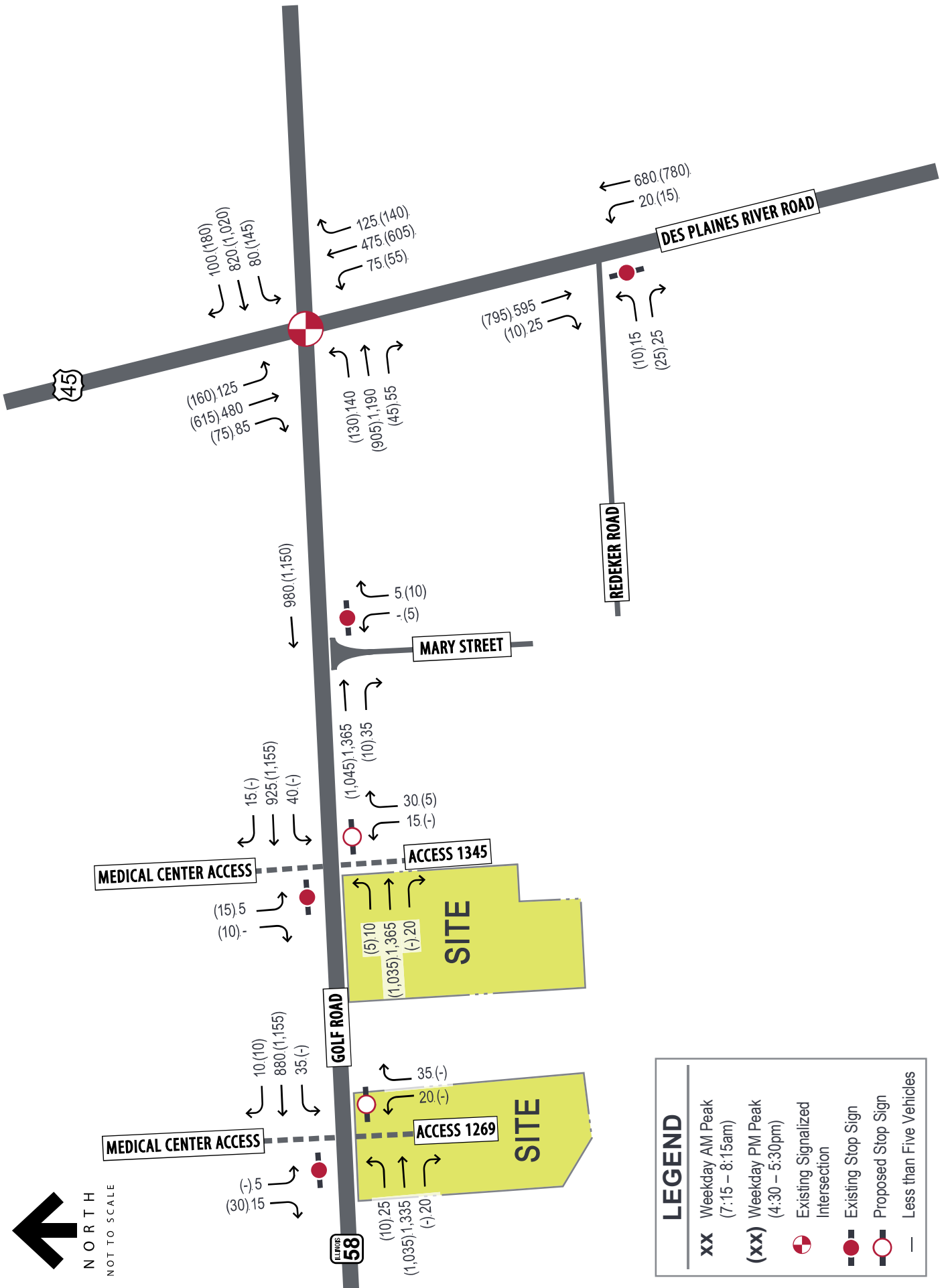
lane for approximately 150 feet to the east of Access 1269. This striping would not impact the existing eastbound left-turn lane located east of Access 1269.

Due to increased traffic at Access 1269 from the expansion, dedicated right and left-turn lanes are recommended for the northbound approach and were included in this analysis. The current access drive is wide enough to accommodate one inbound and two outbound lanes without further construction, but it is currently unmarked.



NORTH
NOT TO SCALE

LEGEND	
xx	Weekday AM Peak (7:15 – 8:15am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Signalized Intersection
	Existing Stop Sign
	Assumed Stop Sign
—	Less than Five Vehicles



NORTH
 NOT TO SCALE

LEGEND	
xx	Weekday AM Peak (7:15 – 8:15am)
(xx)	Weekday PM Peak (4:30 – 5:30pm)
	Existing Signalized Intersection
	Existing Stop Sign
	Proposed Stop Sign
	Less than Five Vehicles

Future (Year 2028) Build Capacity Analysis

Based on the volume projections presented in Exhibit 7, capacity results were identified for the study intersections under Future (Year 2028) Build conditions. The results of the capacity analysis are summarized in **Table 4.1**. Consistent with the existing (2022) conditions analysis, the results for the study intersections are based on Synchro's HCM 6th Edition reports.

Table 4.1 Future (Year 2028) Build Level of Service

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Golf Road / Des Plaines River Road *				
Eastbound	26	C ¹	29	C ¹
Westbound	23	C ¹	28	C ¹
Northbound	47	D	50	D
Southbound	42	D	44	D
<i>Intersection</i>	<i>32</i>	<i>C</i>	<i>36</i>	<i>D</i>
Des Plaines River Road / Redeker Road △				
Eastbound	16	C	18	C
Northbound (<i>Left</i>)	9	A	10-	A
Golf Road / Access 1269 / Medical Center Access △				
Eastbound (<i>Left</i>)	10+	B	12	B
Westbound (<i>Left</i>)	14	B	11	B
Northbound	48	E	21	C
Southbound	17	C	15-	B
Golf Road / Access 1345 / Medical Center Access △				
Eastbound (<i>Left</i>)	10+	B	11	B
Westbound (<i>Left</i>)	14	B	11	B
Northbound	83	F	22	C
Southbound	88	F	67	F
Golf Road / Mary Street △				
Northbound (<i>Right</i>)	15+	C	13	B

* Signalized Intersection

△ Minor-Leg Stop-Controlled Intersection

¹ Left turn operates at LOS E

With the addition of background and site traffic, the study area intersections are projected to experience very little change in delay, with the majority of movements and approaches projected to operate at the same LOS under future conditions with the business expansion compared to existing conditions. With the rerouting of existing outbound daycare trips to the eastbound approach at Des Plaines River Road/Redeker Road, the eastbound approach is expected to operate at LOS C during both peak hours under existing conditions, compared to LOS B under existing conditions. The projected 95th percentile queue for the eastbound approach is expected to be less than one vehicle during both peak hours.

Due to the change in use and addition separate left-turn and right-turn lanes at Access 1345, the LOS for the northbound approach in the evening peak hour improves from LOS F under existing conditions

to LOS C under build conditions. Additionally, while the level of service is expected to remain at LOS F under build conditions during the morning peak hour, the amount of delay is expected to decrease by approximately 12 seconds per vehicle. The 95th percentile queue for the northbound left-turn movement is expected to be approximately one vehicle during the morning peak hour; therefore, is not anticipated to impact internal site circulation.

Again, high average vehicle delays are common at minor street and access driveway approaches, particularly for those with left-turn movements, under stop control intersecting arterial roadways such as Golf Road. Based on the capacity analysis, these approaches are expected to have 95th percentile queues of one vehicle or less during peak hours. These approaches will also continue to utilize gaps in the traffic flow created by the traffic signal at Golf Road/Des Plaines River Road east of the site to access Golf Road.

5. RECOMMENDATIONS & CONCLUSIONS

Based on Kimley-Horn's review of the proposed expansion site plan and the unique business operations at Des Plaines Materials and an evaluation of existing and projected future traffic conditions, the study intersections are expected to adequately accommodate the proposed redevelopment with the implementation of the following improvements:

Golf Road / Access 1345 - Medical Center Access

- Install a westbound left-turn on Golf Road at Access 1345 with 115 feet of storage and a 200-foot taper
 - The existing raised median will need to be demolished to accommodate the proposed turn lane.
 - To provide either symmetrical design or positive left-turn offset, shifting the existing eastbound left-turn lane at Medical Center Access should be considered during the design process
- Provide one inbound lane and two outbound lanes (separate left-turn and right-turn lanes) and post minor-leg stop control with corresponding stop bar and stop sign for outbound traffic

Golf Road / Access 1269 / Medical Center Access

- Restripe the existing striped median on Golf Road to provide a two-way left-turn lane for approximately 150 feet
- Provide dedicated right- and left-turn outbound lanes on the northbound approach and post minor-leg stop control with corresponding stop bar and stop sign for outbound traffic

Regardless of the final configuration of site driveway geometrics, several additional items should be taken into consideration when preparing site improvement plans for the subject development. As the site design is finalized, care should be taken with landscaping, signage, and monumentation at the site access locations to ensure that adequate horizontal sight distance is provided from the new stop bars. If alterations to the site plan or land use should occur, changes to the analysis provided within this traffic impact study may be needed.