



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

## Planning and Zoning Board Agenda October 10, 2023 Room 102 – 7:00 P.M.

### **Call to Order and Roll Call**

**Approval of Minutes**, September 26, 2023

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

### **Pending Applications:**

1. **Address:** 607 E. Oakton Street

**Case Number:** 23-055-CU

The petitioner has requested a Conditional Use for an auto service repair use in the C-3 General Commercial district at 607 E. Oakton Street, and any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-30-202-008-0000

**Petitioner:** Mykola Tsakniv, 601 Huntington Commons, Mt. Prospect, IL 60056

**Owner:** 607 Oakton LLC, 2241 West Howard Street, Chicago, IL 60645

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  
September 26, 2023  
DRAFT MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, September 26, 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: Ryan Johnson, Asst Director of Community & Economic Development  
Samantha Redman, Planner  
Margie Mosele, CED Executive Assistant

A quorum was present.

**Call to Order and Roll Call**

**Approval of Minutes:** September 12, 2023

**APPROVAL OF MINUTES**

**A motion was made by Board Member Veremis, seconded by Board Member Fowler to approve the meeting minutes of September 12, 2023.**

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

NAYES: None

ABSTAIN: Weaver

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

**PUBLIC COMMENT ON NON-AGENDA ITEM**

Chair Szabo asked if anyone was here to discuss items not on the agenda. – None

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned Unit Development & Tentative Subdivision
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Tentative and Final Plat of Subdivision
Case 23-055-CU	607 E. Oakton	Conditional Use

1. **Address:** 900 Graceland Avenue and 1217 Thacker Street **Case Number:** 23-039-MAP-PUD-TSUB

The petitioner has requested the following items: (i) a Map Amendment to rezone from M-2 General Manufacturing to R-3 Townhouse Residential District; (ii) a Preliminary Planned Unit Development (PUD) with exceptions; (iii) a Tentative Plat of Subdivision to consolidate eight lots into two lots; and (iv) any other variations, waivers, and zoning relief as may be necessary. – **CONTINUANCE REQUESTED for 10/24/2023 PZB Meeting**

**PINs:** 09-20-105-016-0000, 09-20-105-017-0000, 09-20-105-020-0000, 09-20-105-021-0000, 09-20-105-022-0000, 09-20-105-023-0000, 09-20-105-024-0000, 09-20-105-045-0000

**Petitioner:** Luz and Associates #1, LLC, 2030 West Wabansia Avenue, Chicago, IL 60611

**Owner:** Contour Saws, Inc., 100 Lakeview Parkway, Ste. 100, Vernon Hills, 60061

## MEMORANDUM

**Date:** September 22, 2023

**To:** Planning and Zoning Board (PZB)

**From:** Samantha Redman, Planner  
Ryan Johnson, Assistant Director of Community and Economic Development

**Subject:** Request to Continue 23-039-MAP-PUD-TSUB: Zoning Map Amendment, Preliminary Planned Unit Development (PUD) and Tentative Plat of Subdivision for 900 Graceland Avenue and 1217 Thacker Street (Site A of Contour Place)

The petitioner has requested to continue the hearing to the Board's regular meeting on Tuesday, October 24, 2023 to complete additional revisions to the proposed plan. I recommend the Board grant this request, which is attached.

Case 23-039-MAP-PUD-TSUB 900 Graceland & 1217 Thacker

Map Amendment Variation, Planned  
Unit Development & Tentative Subdivision

Case -053-CU-FPLAT-V

1345 Golf, 1269 Golf & 16 Mary

Tentative and Final Plat of Subdivision

Case 23-055-CU

607 E. Oakton

Conditional Use

**Samantha Redman**

**From:** Barry Sidel <sidelbarry@gmail.com>

**Sent:** Tuesday, September 19, 2023 9:45 AM

**To:** Samantha Redman

**Cc:** Rolando Acosta; Ryan Johnson

**Subject:** Re: Continuance for Case

**Attachments:** image001.jpg

Thank you and yes, let's do it.

Barry

On Tue, Sep 19, 2023 at 9:34 AM Samantha Redman <[sredman@desplaines.org](mailto:sredman@desplaines.org)> wrote:

Hello Rolando/Barry,

As we discussed, please send me an email confirming whether you would like to continue your case to the October 24<sup>th</sup> PZB meeting and authorize the use of the escrow fund to re-notice for this case.

I highly encourage re-noticing for this case (mailers, newspaper notice, sign posting). It was less than \$500 for all the noticing last time, so I think it is well worth it to avoid any concerns from the community/decision makers about proper notice. You have more than sufficient funds in the escrow account for your case to pay for new noticing.

Let me know ASAP if you have changed your mind about continuance too, my internal deadline for my staff materials is today. Thank you!

SAMANTHA REDMAN

PLANNER

City of Des Plaines

1420 Miner Street, Des Plaines, IL 60016

P: 847.391.5384 W: [desplaines.org](http://desplaines.org)

**A motion was made by Board Member Hofherr, seconded by Board Member Saletnik to approve a continuation to the October 24, 2023 Planning and Zoning Board Meeting.**

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

**NAYES: None**

**ABSTAIN: None**

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

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned Unit Development & Tentative Subdivision
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Tentative and Final Plat of Subdivision
Case 23-055-CU	607 E. Oakton	Conditional Use

**Out of Number Order on Agenda. Case Number 3 is being heard before Case Number 2.**

**3. Address: 607 E. Oakton Street**

**Case Number: 23-055-CU**

The petitioner has requested a Conditional Use for an auto service repair use in the C-3 General Commercial district at 607 E. Oakton Street, and any other variations, waivers, and zoning relief as may be necessary. – **CONTINUANCE REQUESTED for 10/10/2023 PZB Meeting**

PIN: 09-30-202-008-0000

Petitioner: Mykola Tsakniv, 601 Huntington Commons, Mt. Prospect, IL 60056

Owner: 607 Oakton LLC, 2241 West Howard Street, Chicago, IL 60645

#### **MEMORANDUM**

Date: September 19, 2023

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner

CC: Ryan Johnson, Assistant Director of Community and Economic Development

Subject: Request to Continue 23-055-CU: 607 E. Oakton Street

Due to underlying circumstances and to provide additional time for the petitioner to prepare their application, staff has requested, and the petitioner has accepted to continue the hearing to the Board's regular meeting on Tuesday, October 10, 2023. I recommend the Board grant this request, which is attached.

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Unit Development & Tentative Subdivision
Case 23-055-CU	607 E. Oakton	Tentative and Final Plat of Subdivision Conditional Use

From: Louis Capozzoli  
To: Jonathan Stytz  
Cc: Kevin Kazimer  
Subject: 607 E. Oakton Ave, Des Plaines, IL Conditional Use  
Date: Tuesday, September 19, 2023 1:29:21 PM  
Attachments: image001.png

Jonathan:

Due to the underlying circumstances please be advised my client is seeking a continuance of the 9/26/23 PBZ meeting to the following next scheduled PBZ meeting of 10/10/26.

If you have any questions contact my office.

Thank you in advance for your time and prompt attention in regard to this matter.

Best Regards,

Louis Capozzoli, Esq.

**A motion was made by Board Member Saletnik, seconded by Board Member Fowler to approve a continuation to the October 10, 2023, Planning and Zoning Board Meeting.**

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

**NAYES: None**

**ABSTAIN: None**

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

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned Unit Development & Tentative Subdivision
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Tentative and Final Plat of Subdivision
Case 23-055-CU	607 E. Oakton	Conditional Use

2. **Address:** 1345 E. Golf Road and 16 Mary Street      **Case Number:** 23-053-CU-FPLAT-V

The petitioner has requested the following items: (i) a combined Tentative and Final of Subdivision to consolidate all lots into one; and (ii) and any other variations, waivers, and zoning relief as may be necessary.

**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)

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

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

**Existing Zoning:** M-2, General Manufacturing District

**Existing Land Use:** Multi-tenant building with active childcare center

**Surrounding Zoning:**  
 North: I-1, Institutional District  
 South: M-1, Limited Manufacturing District  
 East: C-2, Limited Office Commercial District  
 West: C-2, Limited Office Commercial 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 another principal arterial, and Mary Street and Redeker Road are each local streets.

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

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned Unit Development & Tentative Subdivision
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Tentative and Final Plat of Subdivision
Case 23-055-CU	607 E. Oakton	Conditional Use

**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, and the business, See Me Grow and Learn, began operations in 2015. In 2018, a conditional use amendment was approved to expand the childcare center in the existing building. The childcare is still in operation on the subject property. 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, these other businesses ceased operations in March 2023, making the childcare center the only active business on the subject property at this time.

The three lots under 1345 E. Golf Road and 16 Mary Street recently underwent a map amendment approved through Ordinance Z-15-23 to rezone all parcels to the M-2 General Manufacturing district to match the zoning of the 1331 E. Golf Road lot and make all collective lots eligible for an outdoor bulk material facility use, which is only permitted through a conditional use in the M-2 district. In addition, a text amendment was approved through Ordinance Z-14-23 to allow childcare centers in the M-2 district with a conditional use permit.

At its September 12, 2023 meeting, the PZB heard the conditional use and variation requests, which are included with this case number and related to the current combined Tentative and Final Plat of Subdivision request. The PZB approved both standard variation requests for building setbacks—(i) to reduce the required front yard of 65 feet to 33.74 feet and (ii) to reduce the required side yard from 50 feet to 30 feet—and *recommended* that the City Council approve the remaining requests: (i) a Conditional Use for an Outdoor Bulk Material Facility in the M-2 district; (ii) an Amended Conditional Use for a Childcare Center in the M-2 district; (iii) a Major Variation to allow the height of materials to exceed the height of the proposed screening wall; (iv) a Major Variation to not require any interior parking lot landscaping; and (v) a Major Variation to allow a lighting (photometric) plan that would not comply with the maximum allowable foot-candles at the west lot line. The City will separately consider the petitioner’s requests for Minor Variations, which are subject to approval of the Zoning Administrator (staff/administrative authority) pursuant to Sections 12-3-6 and 12-7-4.E.5.a.9. These requests are related to (i) fence height for the proposed screening wall for certain segments and (ii) open storage requirements under Site Plan Review in the M-2 District.



**TENTATIVE AND FINAL PLAT OF SUBDIVISION**

**Request Summary:** *Overview*

The subject property consists of four lots of record in the M-2 district totaling 3.17 acres under the addresses detail in the table below.

Address	PIN(s)	Size
1331 E. Golf Road	09-17-200-055-0000	41,584 SF / 0.95 acres
1345 E. Golf Road / 16 Mary Street	09-17-200-026-0000	26,327 SF / 0.60 acres
	09-17-200-027-0000	1,371 SF / 0.03 acres
	09-17-200-039-0000	69,196 SF / 1.59 acres

The petitioner is requesting a combined Tentative and Final Plat of Subdivision to consolidate the existing four lots into one lot of record for the existing childcare center use and proposed outdoor bulk material facility use. The petitioner’s submittal includes a separate Tentative Plat and Final Plat sheet for the proposed Mauro Golf Road Resubdivision, which are required to meet the requirements in Title 13 Subdivision Regulations.

*Building Lines and Easements*

The proposed subdivision shows the following building lines and easements: (i) a new 65-foot front building setback line along the north property line abutting Golf Road; (ii) new 50-foot side building setback lines along the east (abutting Mary Street) and west (abutting Auto Krafters at 1285 E. Golf Road) property lines; (iii) a new 25-foot rear building setback line along the south property line abutting Redeker Road; (iv) 5-foot public utility easements along the south (abutting Redeker Road) and east (abutting Mary Street) property lines; and (v) an approximate 62-foot-wide by 297-foot-long stormwater management easement located towards the center of the lot and extending down to the south property line.

Section 13-2-2 of the Subdivision Regulations requires the petitioner to provide documentation of the approval of all proposed utility easements from the applicable private utility companies. The subject property is currently served by NICOR and Commonwealth Edison (ComEd) and the existing utility connections and service is not subject to change as part of this request.

*Subdivision Process, Required Public Improvements*

Chapter 13-3 of the Subdivision Regulations allows the City to require various right-of-way (ROW) improvements based on criteria such as traffic and effect on adjacent properties. Under Section 13-3-1, the developer is required to: (i) remove two existing curb cuts off Golf Road and replace with a new three-lane, full access curb cut onto Golf Road per IDOT comments; (ii) remove an existing curb cut off Mary Street; (iii) upgrade the existing curb-cut on Redeker Road with a new three-lane, full access curb-cut; (iv) remove the existing concrete median on Golf Road and its replacement with a new left-turn lane per IDOT comments; and (v) add a curb along the north side of regular road as shown on the attached Demolition Plan and attached Site Plan. The developer has provided PWE with an estimated cost of public improvements totaling \$2,518,000, an amount for which PWE has approved. A performance security in the form of a

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned Unit Development & Tentative Subdivision
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Tentative and Final Plat of Subdivision
Case 23-055-CU	607 E. Oakton	Conditional Use

letter of credit, with the City named as the beneficiary, will be required to secure the improvements. An attached memo serves as PWE’s approval (as noted) under Section 13-2-4.

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.

**PZB Procedure and Recommended Conditions:** Under Sections 13-2-3 (PZB Procedure) and 13-2-7 (Approval of Final Plat by PZB) of the Subdivision Regulations, the PZB has the following authority:

- To approve the Tentative Plat of Subdivision; and
- To approve the Final Plat of Subdivision and forward it onto the City Council for their final determination.

Under Title 13 of the City Code (Subdivision Regulations), the Board is the approving body for a Tentative Plat of Subdivision and the recommending body for a Final Plat of Subdivision. There are no staff proposed conditions of approval associated with this request.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: ALTA-NSPS Land Title Survey
- Attachment 5: Project Narrative
- Attachment 6: Site Plan (includes Demolition Plan)
- Attachment 7: Select Final Engineering Plans<sup>1</sup>
- Attachment 8: Public Works and Engineering Memo
- Attachment 9: Tentative Plat of Subdivision
- Attachment 10: Final Plat of Subdivision

---

<sup>1</sup> Full copy available upon request to the Community and Economic Development Department.

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned Unit Development & Tentative Subdivision
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Tentative and Final Plat of Subdivision
Case 23-055-CU	607 E. Oakton	Conditional Use

Chair Szabo swore in Pat Mauro - Petitioner, Anastas Shkurti – Attorney and Jason Doland - Engineer. Mr. Shkurti stated that they were at the PZB on September 12, 2023. He stated at the meeting the following items were passed. 1. Approved the standard variation requests for the property related to the required front and side yard setbacks in the M-2 District. 2. Recommended to City Council approval of the proposed Conditional Use for the childcare center and outdoor bulk material facility and 3. Recommended approval to City Council the major variation requests including outdoor materials, interior parking lot landscaping, and the photometric variations.

Mr. Shkurti stated that they are at tonight’s meeting for a Tentative and Final Plat of Subdivision at 1331-1345 E. Golf Road and 16 Mary Street (Des Plaines Material + Supply, See Me Grow & Learn). He stated that the site plans have not changed. He stated that the Plat of Subdivision was modified pursuant to the request by the staff. He stated that all the requirements necessary have been satisfied including depictions of the building line, Easements, the Right of Way and Easements for the Utilities. He said they will not need a new service for Nicor or Com Ed because service was already established. The Final Plat of Subdivision would combine 4 pins and three addresses to create 3.17 acres property.

Chair Szabo asked about the minor changes in the Plat?

Mr. Shkurti stated that there are several requirements in Section 13-2.2 and 13.3 of the Subdivision Code and the plats meet all requirements. The staff wanted to make sure all the easement, right of way and utilities were depicted correctly, so minor changes were made to satisfy the requirements of the ordinance.

Samantha Redman, Planner, went over the staff report. She explained the petition for a Tentative and Final Plat of Subdivision at 1331-1345 E. Golf Road and 16 Mary Street for (Des Plaines Material + Supply, See Me Grow & Learn). Ms. Redman explained the Location Map and Background for 1331-1345 E. Golf Road and 16 Mary Street. It is an existing multi-unit commercial building with a childcare center which consists of four separate parcels. The total property area is 3.17 acres, and it is in the M-2 General Manufacturing

Ms. Redman explained the Project Overview. The petitioner’s long-term goal for the property is the redevelopment for use as an outdoor bulk material facility while retaining the childcare center, with plans to relocate the playground. Several other requests are associated with this case, including Map and Text Amendments (both approved) and Conditional Uses and Variations (scheduled to be heard at the 10/2/2023 Council Meeting) The current request is for a Tentative and Final Plat of Subdivision. She explained the Tentative Plat of Subdivision and the Final Plat of Subdivision. She displayed the Subdivision and Public Improvements.

Ms. Redman stated the Final Engineering Plans were approved by Public Works and Engineering on August 7, 2023, as noted in the approval letter. The PZB were provided with the two actions available:

1. Tentative Plat of Subdivision - Final Decision: authority to approve, approve with conditions, or deny.
2. Final Plat of Subdivision - Authority to approve, approve with conditions, or deny (continues to Council for their final determination)

Case 23-039-MAP-PUD-TSUB	900 Graceland & 1217 Thacker	Map Amendment Variation, Planned Unit Development & Tentative Subdivision
Case -053-CU-FPLAT-V	1345 Golf, 1269 Golf & 16 Mary	Tentative and Final Plat of Subdivision
Case 23-055-CU	607 E. Oakton	Conditional Use

**A motion was made by Board Member Weaver seconded by Board Member Catalano that the PZB approves the Tentative Plat of Subdivision.**

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

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

**A motion was made by Board Member Weaver seconded by Board Member Hofherr that the PZB recommends to the City Council their approval of the Final Plat of Subdivision.**

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

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

**ADJOURNMENT**

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

Chairman Szabo adjourned the meeting by voice vote at 7:15 p.m.

Sincerely,  
Margie Mosele, Executive Assistant/Recording Secretary

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

MEMORANDUM

Date: October 6, 2023

To: Planning and Zoning Board (PZB)

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Ryan Johnson, Assistant Director of Community and Economic Development

Subject: Approval of a Conditional Use for an Auto Service Repair use in the C-3 General Commercial District at 607 E. Oakton Street

---

**Issue:** The petitioner is requesting a Conditional Use under Section 12-7-3 of the Zoning Ordinance to allow for an auto service repair use in the C-3 zoning district at 607 E. Oakton Street.

**Petitioner:** Mykola Tsakhniv, 601 Huntington Commons, Mount Prospect, IL 60056

**Owner:** 607 Oakton, LLC, 2241 W. Howard Street, Chicago, IL 60645

**Case Number:** 23-055-CU

**PIN:** 09-30-202-008-0000

**Ward:** #5, Alderman Carla Brookman

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

**Existing Land Use:** Vacant Building (former Auto Service Repair use)

**Surrounding Zoning:** North: R-3, Townhouse Residential District  
South: R-1, Single Family Residential District  
East: C-3, General Commercial District  
West: M-2, General Manufacturing District

**Surrounding Land Use:** North: Townhouses (residential)  
South: High School (institutional)  
East: Animal Hospital (commercial)  
West: Warehouse (industrial)

**Street Classification:** Oakton Street and Wolf Road are Minor Arterial roads, both under Illinois Department of Transportation (IDOT) jurisdiction.

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

**Zoning/Property History:** Based on City records, the subject property was annexed into the City in 1955. It was utilized as an auto repair use, Elmer's Service, until 2014 when it was vacated. The subject property has been vacant since 2014. Auto service repair was not a conditional use in past zoning ordinances, so no zoning entitlements were necessary for the prior repair shop and thus no conditional use permits are on record for this address.

**Project Description:**

*Overview*

Petitioner Mykola Tsakhniv has requested a Conditional Use Permit to operate an auto service repair facility, BOGO Shop, at 607 E. Oakton Street. The subject property contains a stand-alone building with a surface parking area as shown in the attached ALTA/NSPS Land Title Survey. The subject property is located on the southeast corner of Oakton Street and Wolf Road and is accessed by four existing curb cuts, two from Oakton Street and Wolf Road. The subject property is located within the C-3, General Commercial district and auto service repair requires a conditional use permit in the C-3 zoning district.

*Floor Plan and Elevations*

The existing one-story, 2,437-square foot building is made up of three service bays, 120-square feet of office space, restroom, utility rooms, and storage spaces. While the petitioner is not proposing a change to the size or location of the building, the proposal includes adjustments to the existing floor plan, which are summarized below and illustrated on the attached Floor Plans:

- Repurpose the existing front office space into a customer lobby area;
- Repurpose the existing front storage area into an office;
- Expand the existing restroom space; and
- Repurpose the existing rear utility room as a parts assembly area.

The existing structure is comprised of a mixture of board and batten siding and concrete masonry units. The petitioner does not propose to replace the existing materials but rather repaint all exterior building materials as illustrated in the attached Elevations and the attached Renderings.

*Off-Street Parking and Access*

Pursuant to Section 12-9-7 of the Des Plaines Zoning Ordinance, auto service repair facilities are required to provide two parking spaces per service bay and one space for every 200 square feet of accessory retail. Thus, a total of seven off-street parking spaces are required including one handicap accessible parking space. The attached Site Plan proposes 15 total parking spaces on the property, including a handicap accessible space. There are currently four access points on the subject property, two are in close proximity to the Oakton/Wolf intersection. Public Works and Engineering (PWE) staff have recommended that these two curb cuts be removed and replaced with turf and curb to minimize vehicle/pedestrian interactions and traffic cutting through the subject property. However, the proposal does not include the removal of any curb cuts. Instead, it includes the closing off of the westernmost curb cut off Oakton Street and northernmost curb cut off Wolf Road with the addition of two planter boxes in front of each entrance. A proposed condition of approval is that the landscape boxes need to be located within the property line. No other changes to the

existing curb cuts are proposed. The existing pavement in the parking area is in disrepair. As such, the petitioner intends to either replace, repair, or sealcoat portions of the parking area based on its condition and restripe parking spaces as illustrated on the attached Site Plan.

#### *Landscaping and Screening*

The existing property is void of any landscaping. However, the petitioner's proposal includes (i) the installation of a landscaped area with curb at the northwest corner of the property and (ii) the addition of four planter boxes—two located in front of the westernmost curb cut off Oakton Street and two located in front of the northernmost curb cut off Wolf Road—as illustrated in the attached landscape plan. A proposed condition of approval is that the landscaper boxes need to be located within the property line.

The Comprehensive Plan seeks to encourage and actively pursue beautification opportunities and efforts, including the installation of landscaping, street furniture, lighting, and other amenities, to establish a more attractive environment and achieve stronger corridor identity in Des Plaines. Due to the small lot and prominent location, conditions are being recommended by staff to enhance the property and minimize any visual impacts. While the proposal includes the addition of some landscaping, staff has added a condition requiring a minimum five-foot-landscape bed around the perimeter of the north row of six parking spaces and along the entire west property line maintaining the access through the southernmost curb cut off Wolf Road to provide a more pronounced buffer between the streets, building, and parking areas.

A dumpster will be located behind the building within a fenced in area. Staff has added a condition that the dumpster is located within an enclosure in compliance with Section 12-10-11 of the Des Plaines Zoning Ordinance. The enclosure is noted on the Floor Plan.

#### *Business Operations*

BOGO Shop will be open 7:00 a.m. to 6:00 p.m. Monday through Friday, 9 a.m. to 1 p.m. on Saturdays and closed on Sundays. Their services will include: (i) engine diagnostics and repairs; (ii) brake system inspections and repairs; (iii) suspension and steering repairs; (iv) transmissions maintenance and repairs; (v) AC and heating system servicing; (vi) electrical system diagnostics and repairs; and (vii) routine maintenance (e.g., oil changes, tire rotations, etc.). A maximum of four employees will be present on site at a given time. Please see the attached Project Narrative for more details. Proposed conditions of approval related to business operations include providing a dedicated area for used tires and a tire disposal contract provided with the business registration, if applicable to business operations. Another condition of approval limits use of the existing waste oil tank until proper approvals are received from local, state, or federal entities.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy 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 services at the BOGO shop are classified under the auto service repair use, which is a Conditional Use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-3 General Commercial 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 Comprehensive Plan designates this property as Commercial and strives to foster growth and redevelopment of existing commercial corridors to attract new businesses to Des Plaines. This property is positioned on the Oakton Street corridor and is surrounded by a mixture of commercial, residential, and industrial development. The addition of the auto service repair use at the subject property falls within the Commercial use category.

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 property and existing building has been designed for an automotive repair use and was previously occupied by an automotive service repair shop. However, the subject property has been vacant since 2014 and has fallen into disrepair. The proposed auto repair facility will repurpose and improve this property so it is consistent with surrounding commercial development. The petitioner proposes to revitalize the vacant building for an auto service repair use so that it blends well with the surrounding commercial uses and structures. The petitioner proposes to repaint the exterior of the building and slightly alter the floor plan, but does not propose to change the size, location, or height of the structure at this time.

PZB Additions or Modifications (if necessary): \_\_\_\_\_  
\_\_\_\_\_

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

*Comment:* The previous automotive repair use located within this building was not hazardous or disturbing to existing neighboring uses. The footprint and height of the existing building will remain the same. However, the exterior of the building will be repainted to improve its appearance and the installation of landscaping on the site is proposed to improve the overall appearance of the property to neighboring uses. The auto service repair use is consistent with and complementary to other commercial uses in the area. An eight-foot tall, solid fence is required by Section 12-10-9.C for C-3 properties abutting residential districts; a proposed condition of approval requires this fence to be installed. This fence will limit any headlights from spilling onto the adjacent property and provide additional screening.



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 previous auto service repair use on this site was adequately served by essential public facilities and services. The proposal does include closing off the two curb cuts closest to the Oakton/Wolf intersection to address concerns related to vehicular/pedestrian interactions and cut-throughs. The two remaining curb cuts are sufficient to provide access to the site. Staff does not have concerns that the proposed auto service repair use will be adequately served by essential public facilities and services.

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 previous auto service repair use did not create a burden on public facilities and was not detrimental to the economic well-being of the community. Thus, there are no anticipated concerns for the community as a result of the Conditional Use Permit for a new auto service repair use at this location.

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 auto service repair use is not anticipated to create additional traffic compared to the previous auto service repair use. In addition, all activities will take place inside the building to reduce any noise, smoke fumes, glare, or odors.

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 auto service repair use will not create an interference with traffic on surrounding public thoroughfares. The proposal will close off two of the existing four access points onto the property—one from Oakton Street and one from Wolf Road—and add landscaping to minimize vehicular interaction points utilized by the previous auto service repair business.

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 auto service repair use would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The building and site were already developed for this use. The petitioner plans to add landscaping and screening to improve the aesthetics of the property.

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 auto service repair use meets all other requirements of the Zoning Ordinance for the C-3 General Commercial District.

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 above-mentioned conditional use permit for a new auto service repair use at 607 E. Oakton Street. City Council has final authority on the proposal.

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

**Conditions of Approval:**

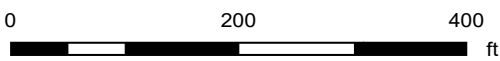
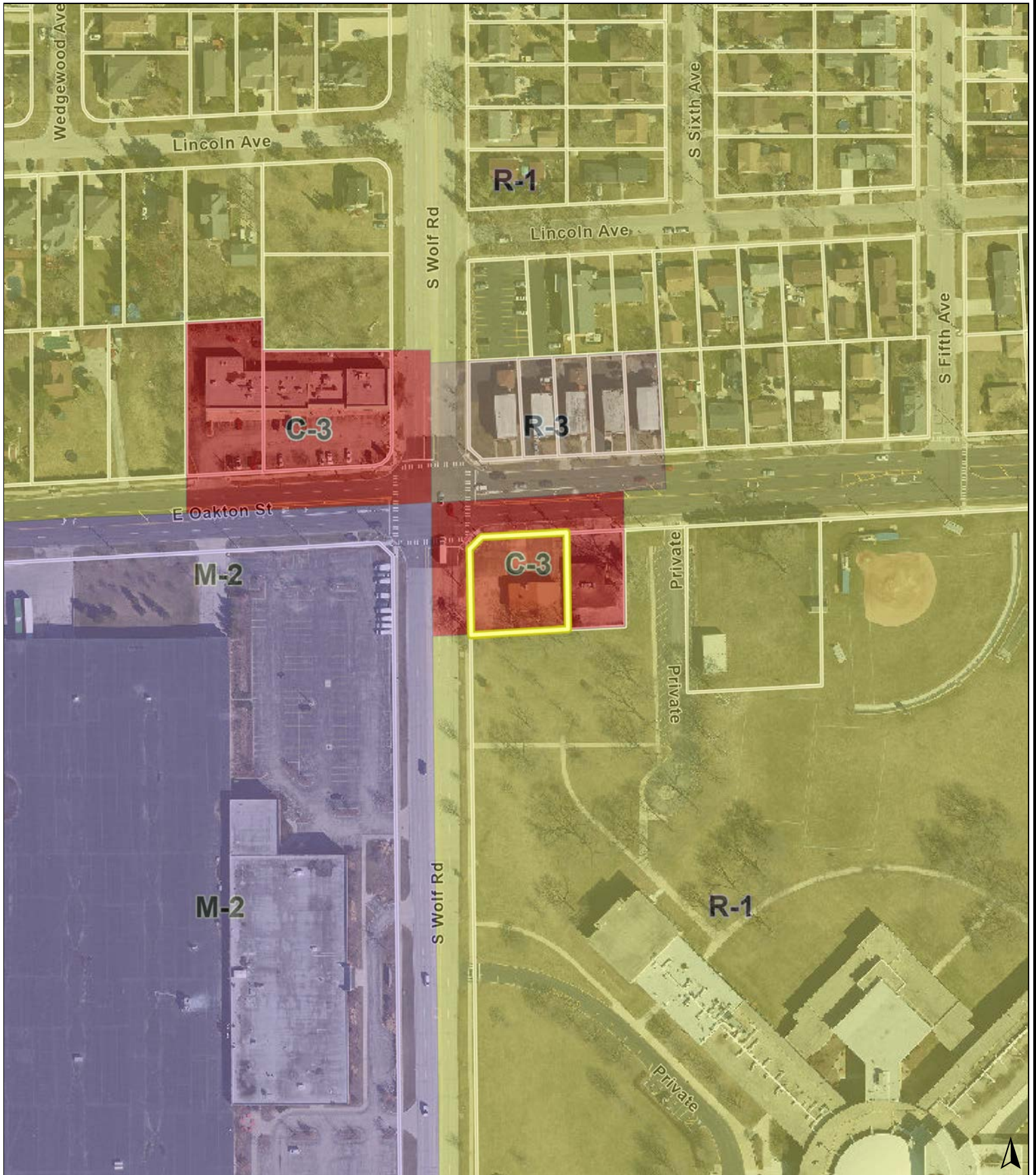
1. The parking area shall be repaved with a dust-free hard surface and the parking spaces shall be painted on the property to match the approved Site Plan. A revised parking striping plan may be approved by the Community and Economic Development Department if the plans meet requirements of Section 12-9-6 and Site Plan Review standards pursuant to Section 12-3-2.B.
2. Minimum five-foot wide perimeter landscape areas shall be installed along the perimeter of the north parking area and the west property line in compliance with Section 12-10-8.B.
3. All planter boxes shall be at least 12-inches high and 12-inches wide and shall be filled and maintained with live plantings. Planter boxes and any other landscaping improvements must be located within the property line.
4. The dumpster shall be screened on all sides by a solid wood or masonry fence with a height of not less than six feet but not more than eight feet in compliance with Section 12-10-11.
5. Damaged or inoperable vehicles shall not be parked or stored outside the Subject Property for more than fourteen consecutive days. No vehicles shall be stored within the drive aisles at any time.
6. Only three service bays shall be allowed for the life of this conditional use.
7. No auto body related activities are permitted unless this conditional use is amended. Sale and display of motor vehicles is not permitted at any time.
8. That the Site/Landscaping Plan drawing shall be updated so as to remove the two curb cuts closest to the East Oakton Street/South Wolf Road intersection, provide the dumpster enclosure location and details, and show the addition of the perimeter landscape areas between the parking area and the public

sidewalk. The revised Site/Landscape Plan drawings shall be resubmitted to staff within 60 days of City Council approval.

9. An eight-foot tall solid wood, vinyl, or masonry fence must be installed along the south boundary in compliance with Section 12-10-9.C.
10. Used tires may only be stored inside the building, a dumpster, a fully enclosed fence enclosure, or a permitted accessory structure. A contract with a tire disposal company must be provided to Community and Economic Development staff prior to issuance of a business registration, or an affidavit must be signed attesting that no used tires will be stored on site.
11. The existing waste oil tank on site shall not be used until it receives proper local, state, or federal approvals.

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: ALTA/NSPS Land Title Survey
- Attachment 5: Petitioner's Responses to Standards for Conditional Uses
- Attachment 6: Project Narrative
- Attachment 7: Site Plan
- Attachment 8: Floor Plan
- Attachment 9: Elevations
- Attachment 10: Renderings
- Attachment 11: Landscape Plan
- Attachment 12: Photometric Plan



Print Date: 9/19/2023

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.



607 E. Oakton St – Facing South at Front Parking Area



607 E. Oakton St – Facing East at Rear of Building



607 E. Oakton St – Public Notice & Front Building Entrance



607 E. Oakton St – Facing South at Side Parking Area



607 E Oakton St.  
Des Plaines, IL

Attachment 3

Photos of Existing Conditions



## STANDARDS FOR CONDITIONAL USES

1. Pursuant to the Des Plaines Zoning Ordinance the auto service repair use is allowed in the C-3 General Commercial District Zoning Classification as a conditional use at the location of 607 S Oakton St., Des Plaines IL.
2. The proposed conditional use would be in accordance with the objectives of the city's comprehensive plan because the site was the former Elmer Service Station which was established in 1969. The Condition Use zoning would be consistent and the use dovetails with the existing zoning C-3 as a conditional use and the use is helpful to the community. The site is currently vacate and the city would invite a local business to occupy the vacant site, eliminate the eye-sore and generate revenue for the city.
3. The proposed conditional use would be designed, constructed and operated as to be harmonious with the community in that an existing auto repair shop had been there for many years. The auto repair shop would blend in with the surrounding area and would be a benefit to the community and the existing building will remain on the site with upgrading. The operation of an auto repair shop is the highest and best use of the property.
4. The proposed conditional use would not be hazardous or disturbing the existing neighboring uses in that the area is surrounded by commercial use across the street and is adjacent to the back baseball field of Maine West High school therefore would be no impact on the existing neighborhood uses.
5. The proposed conditional use will be served adequately by the essential public facilities because it is located on the southeast corner of Oakton St and Wolf St which is easily accessible by the police and fire departments, refuse companies and water and sewer.
6. The proposed conditional use does not create excessive and or additional requirements at a public expense because the business does not require public funds. The service provided would be for the general public and would not deter the economic welfare of the community but enhance it. The property is suitable for an Auto Repair Shop because the former owner ran an Auto Repair Shop, (Elmer's Service Station) and the change is helpful to the community because it brings back access to auto repair services in the area.
7. The proposed conditional use does not involve a use or an activity, equipment and conditions of operation that would be detrimental to the community. Conditional use would be for repair of small vehicles during the hours of operation 8:00 AM to 5:00 PM on Monday through Friday and Saturdays from 9:00 AM to 2:00 PM. The auto shop will be closed on Sundays. There will be no bodywork or sale of vehicles on the property. No additional equipment will be required to operate the business and very minimum traffic noise in connection with the operation of the business.
8. The proposed conditional use does provide vehicle access to the property and does not create interference with traffic on the surrounding thoroughfares. The applicant is



working with the city for curb cuts on the property that will close off additional access to the property to avoid vehicular interference and congestion.

9. The proposed conditional use does not result in the destruction, loss or damage of a natural, scenic or historical feature of major and importance. The applicant is going to maintain the existing building on the property with substantial improvements to the building and add landscaping to the property to give an aesthetic appearance. The property has not been designated as a historical site.
10. The conditional use will comply with all the additional regulations that the city specifically request is for the approval of the conditional use this will include but not limited to engineering requirements, landscaping plan, photometric light plan, and site plan etc.

## PROJECT NARRATIVE

Welcome to BOGO Shop: Your Trusted Car Mechanics Shop

At BOGO Shop, we understand that your vehicle is more than just a means of transportation; it's an essential part of your daily life. That's why we're dedicated to providing top-notch car repair and maintenance services that keep you on the road with confidence.

### Expertise and Experience:

Originating from Ukraine, we are incorporating exceptionally talented individuals who are current refugees from a nation ravaged by war. Our group of (3) three proficient mechanics and one (1) helper has extensive experience identifying and resolving various automotive problems. Whether it's routine oil changes or intricate engine overhauls, we possess the expertise and proficiency to address any obstacle your vehicle might encounter.

### Facility:

Equipped with cutting-edge diagnostic tools and modern equipment, our facility ensures that we deliver accurate and efficient solutions for your car troubles. We stay current with the latest advancements in automotive technology to provide the best service possible.

### Open Hours

Monday - Friday	7 am to 6 pm
Saturday	9 am to 1 pm
Sunday	Closed

### Comprehensive Services:

Whether you drive a compact car, an SUV, a luxury vehicle, or a light truck, we offer a comprehensive array of services to cater to your specific needs. Our services include:

- Engine diagnostics and repairs
- Brake system inspections and repairs
- Suspension and steering repairs
- Transmission maintenance and repairs
- AC and heating system servicing
- Electrical system diagnostics and repairs
- Routine maintenance (oil changes, tire rotations, etc.)

### Customer-Centric Approach:

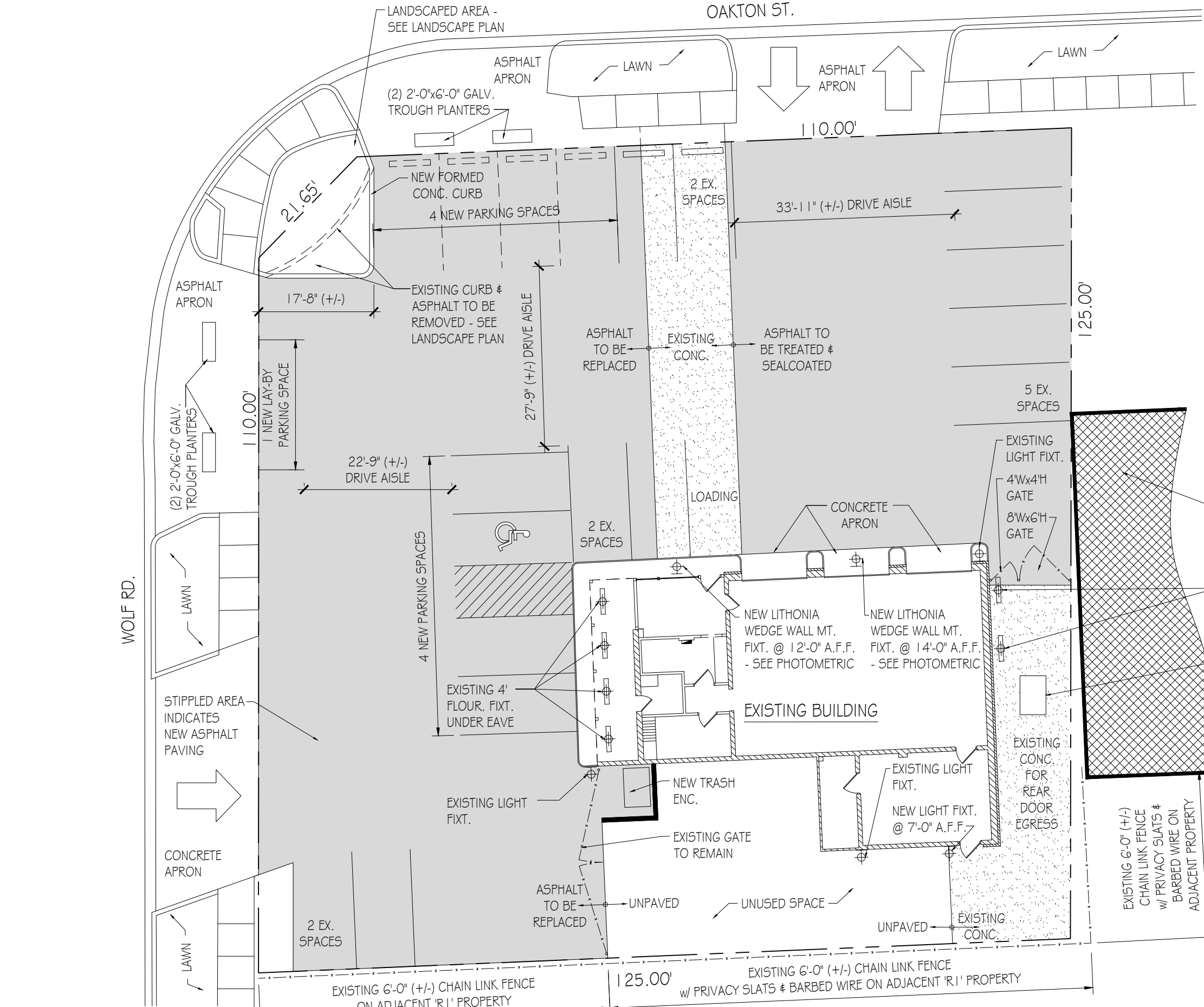
At BOGO Shop, we prioritize customer satisfaction above all else. Our friendly and transparent approach ensures that you're well-informed about the repairs your vehicle requires. We'll walk you through the diagnosis, explain recommended repairs, and offer competitive pricing options.

### Quality and Integrity:

We believe in doing the job right the first time. Our commitment to quality and integrity means using only genuine, high-quality replacement parts for repairs. You can trust that your vehicle is in capable hands, and we stand behind our work with comprehensive warranties.

### Convenience and Comfort:

We understand that car troubles can be inconvenient, so we strive to make your experience as hassle-free as possible. Enjoy our comfortable waiting area with complimentary Wi-Fi and refreshments while our team takes care of your vehicle. We can quickly address any issues by utilizing the existing three (3) mechanic bays and get you back on the road.



**BUILDING AREA SUMMARY:**

TOTAL GROSS AREA:	1,991 SQFT
-------------------	------------

**OFF STREET PARKING REQ.:**

MIN. PARKING SPACES REQUIRED:	8
EXISTING 9x18' SPACES TO REMAIN:	11
NEW 9x18' SPACES:	7
NEW 7x20' LAY-BY SPACES (0°):	1
8' x 18' ACCESSIBLE SPACES w/ 8' AISLE:	1
EXISTING PARKING SPACES:	11 SPACES
NEW PARKING SPACES:	9 SPACES
<b>TOTAL PROPOSED PARKING:</b>	<b>20 SPACES</b>

**SITE PLAN LEGEND:**

- ASPHALT
- EXISTING CONCRETE TO REMAIN

607 E Oakton St.  
Des Plaines, IL

Architectural Site Plan

0' 16' 24' 32'

**Kioxin**  
The Cure for Common Architecture  
10/02/2023 © 2023  
Page 15 of 25

CAST STONE COPING W/ 1" OVERHANG AND CONT. DRIP EDGES, SLOPE TOP 1/2" TO INSIDE ENCLOSURE

T/ CMU EL. +6'-0"

STAINLESS STEEL DOWELS - 2 PER STONE, SEAL AROUND PENETRATIONS

CONT. BOND BEAM W/ (2) # 5 CONT.

#5 @ 32" O.C. FULL HEIGHT, GROUT SOLID

P.T. 2x8 BOLTED TO CMU

### TYP. SCREEN WALL

• 7 5/8" C.M.U.

BLOCK FILLER AND ELASTOMERIC PAINT ON CMU

1/2" PRE-MOLDED JOINT FILLER

CONC. SLAB

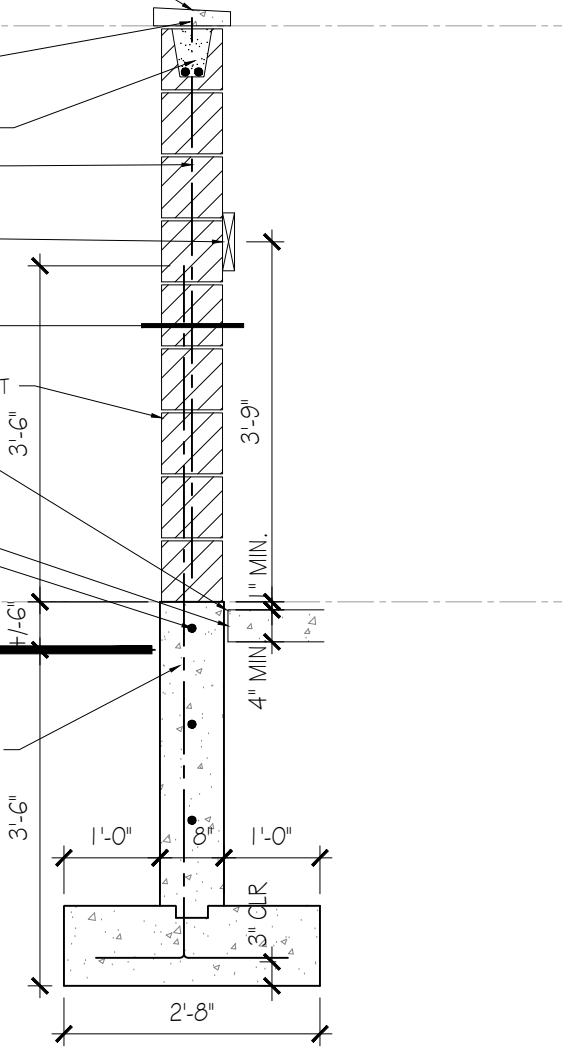
#5 @ 12" O.C., HORIZONTAL

T/ FDN EL. 0'-0"

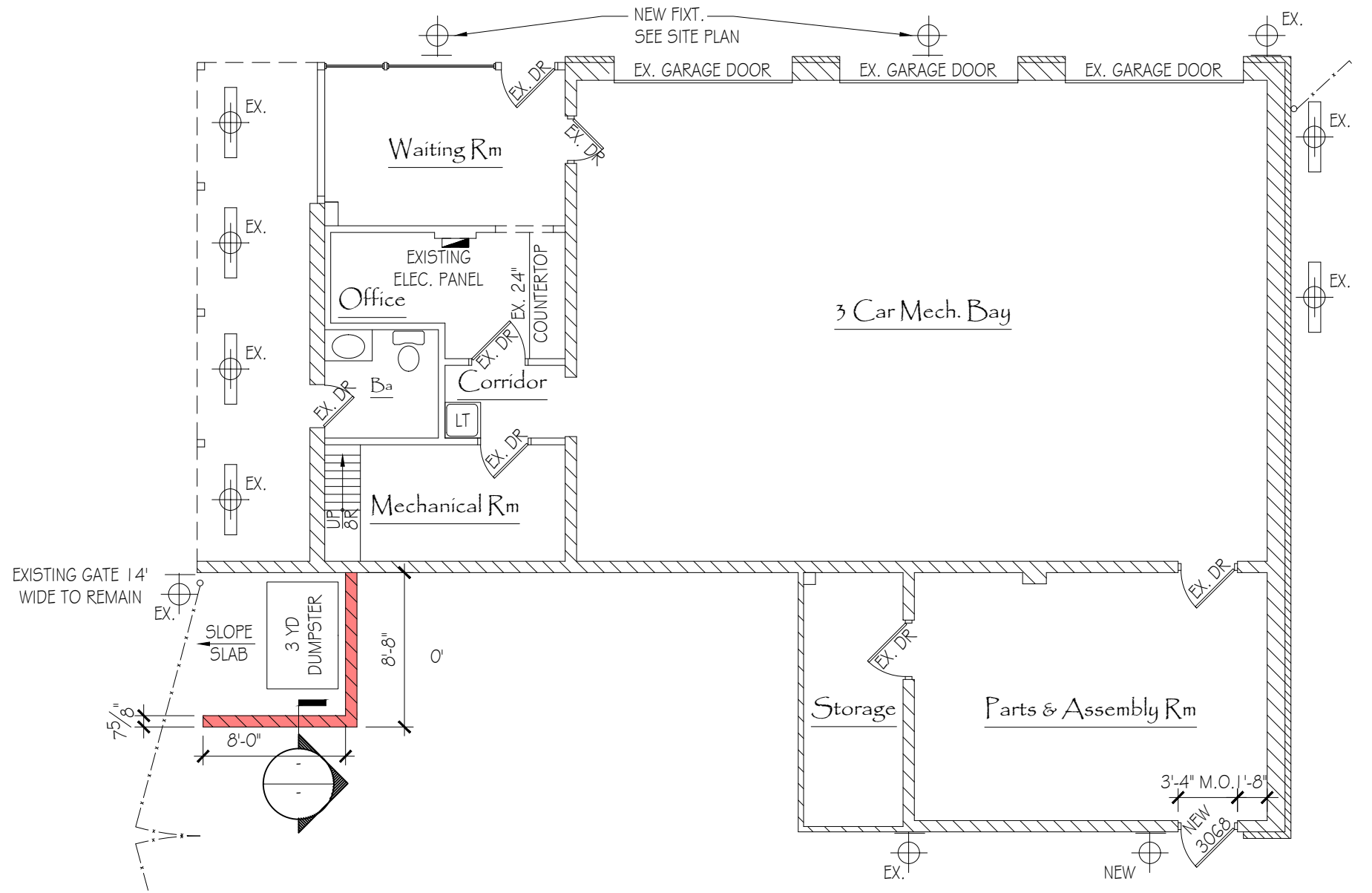
F. GRADE (VARIES)

#5 @ 32" O.C., VERTICAL ALTERNATE DIRECTION OF HOOK IN FOOTING

NOTE: ALL REINFORCING STEEL & ACCESSORIES SHALL BE EPOXY COATED



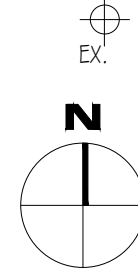
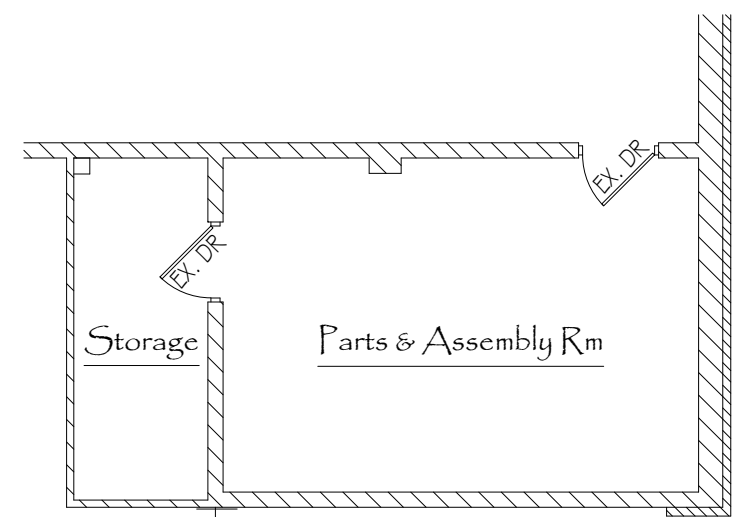
### Typ. Trash Enclosure Section



### Proposed Floorplan



### Partial Existing Floorplan



607 E Oakton St.  
Des Plaines, IL

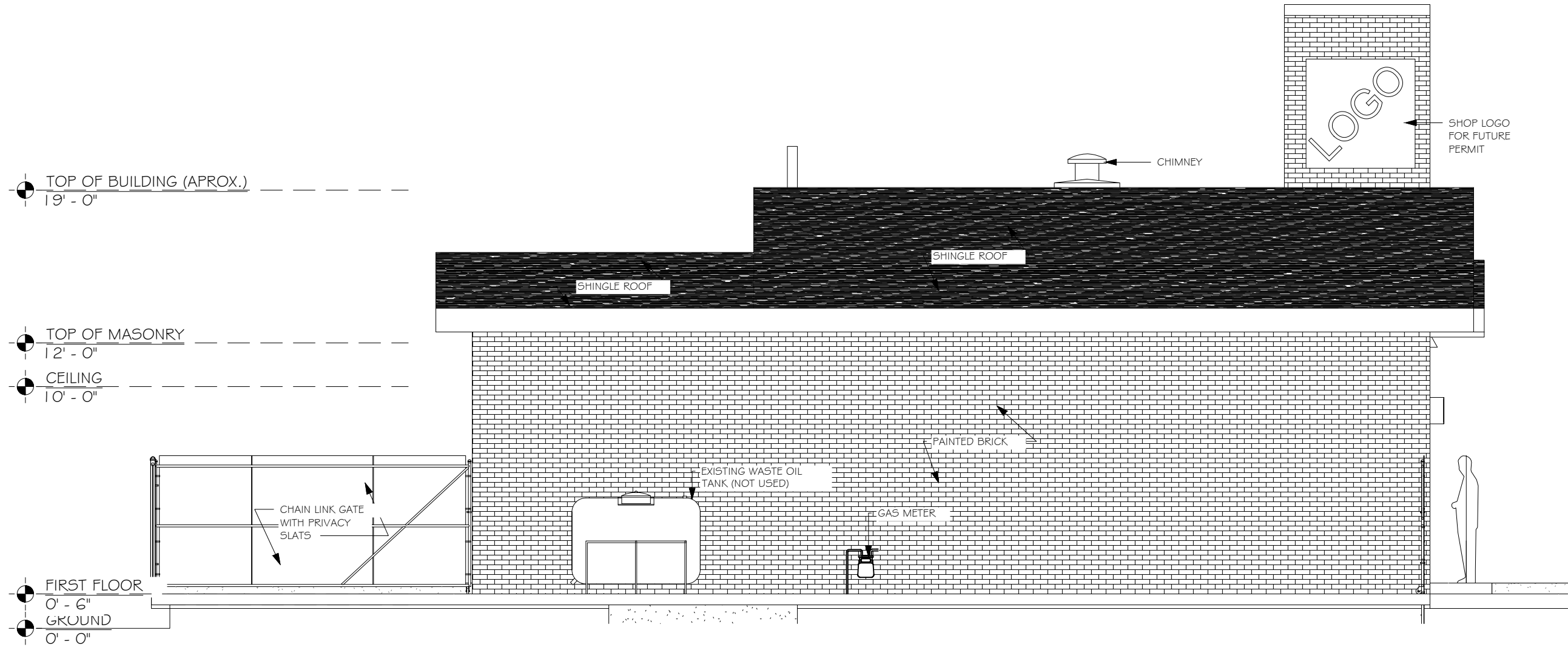
Attachment 8

# Kioxin

The Cure for Common Architecture

10/02/2023

© 2023  
Page 16 of 25



607 E Oakton St.  
Des Plaines, IL

East Elevation

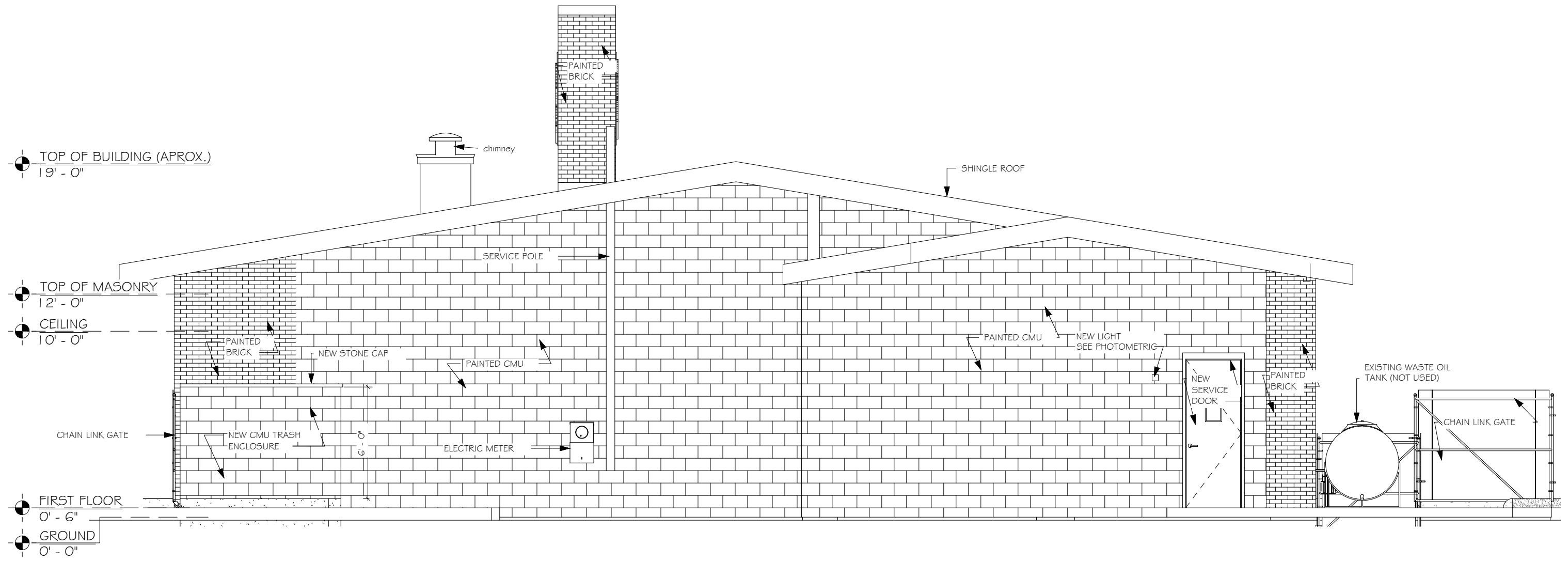


**Kioxin**

The Cure for Common Architecture

10/02/2023

© 2023  
Page 17 of 25



607 E Oakton St.  
Des Plaines, IL

South Elevation

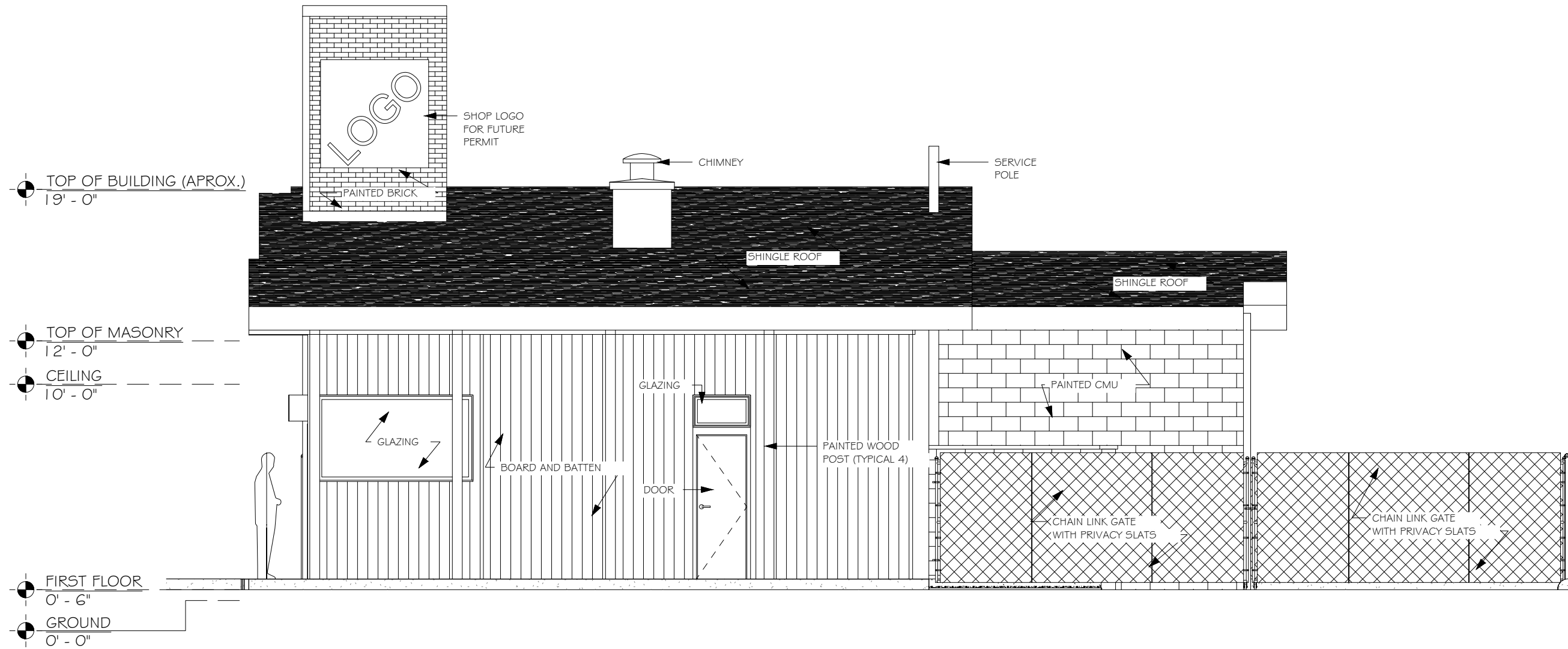


**Kioxin**

**The Cure for Common Architecture**

10/02/2023

© 2023  
Page 18 of 25



607 E Oakton St.  
Des Plaines, IL

Wolf Rd Elevation

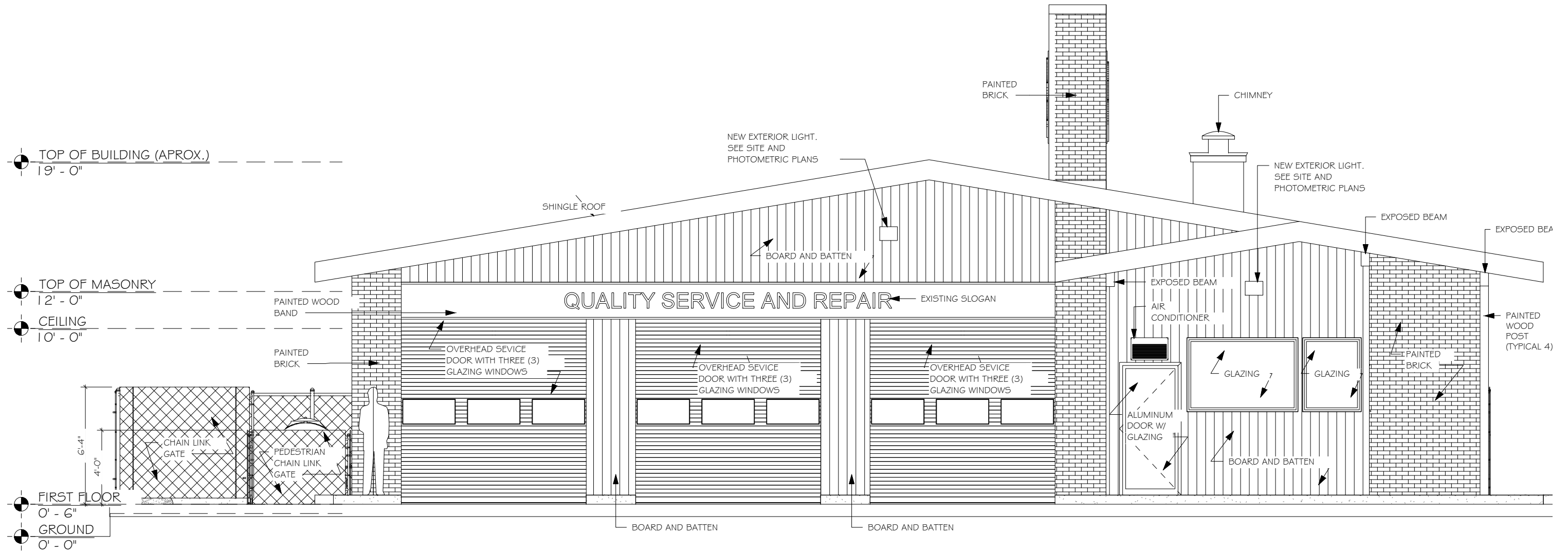


**Kioxin**

**The Cure for Common Architecture**

10/02/2023

© 2023  
Page 19 of 25



607 E Oakton St.  
Des Plaines, IL

Oakton St Elevation



**Kioxin**

The Cure for Common Architecture

10/02/2023

Page 20 of 25 © 2023





607 E Oakton St.

Des Plaines, IL

Rendering 'A'

**Kioxin**

The Cure for Common Architecture

10/02/2023

© 2023  
Page 21 of 25



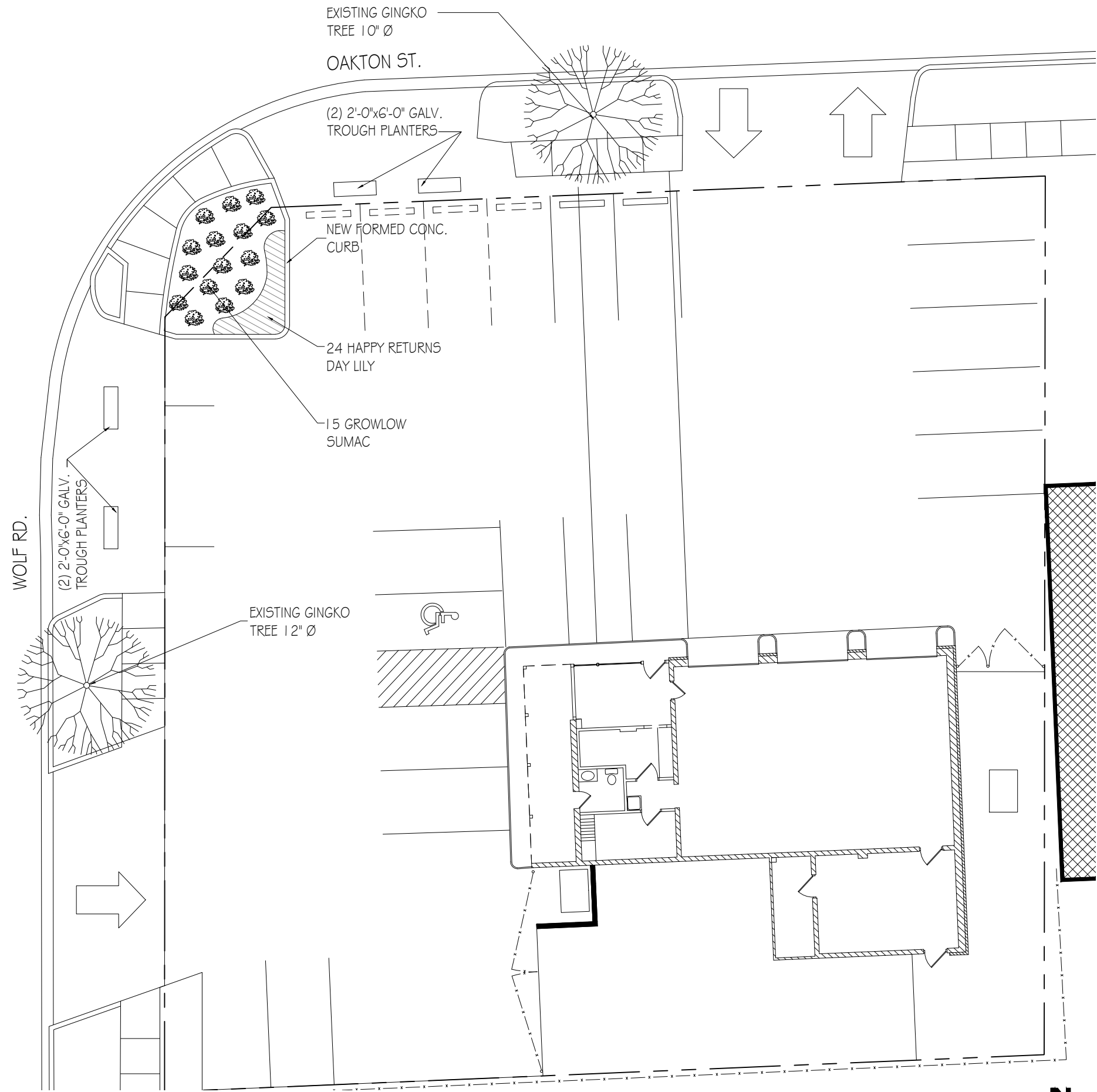
607 E Oakton St.  
Des Plaines, IL

Rendering 'B'



607 E Oakton St.  
Des Plaines, IL

Rendering 'C'



607 E Oakton St.  
Des Plaines, IL

Landscape Plan

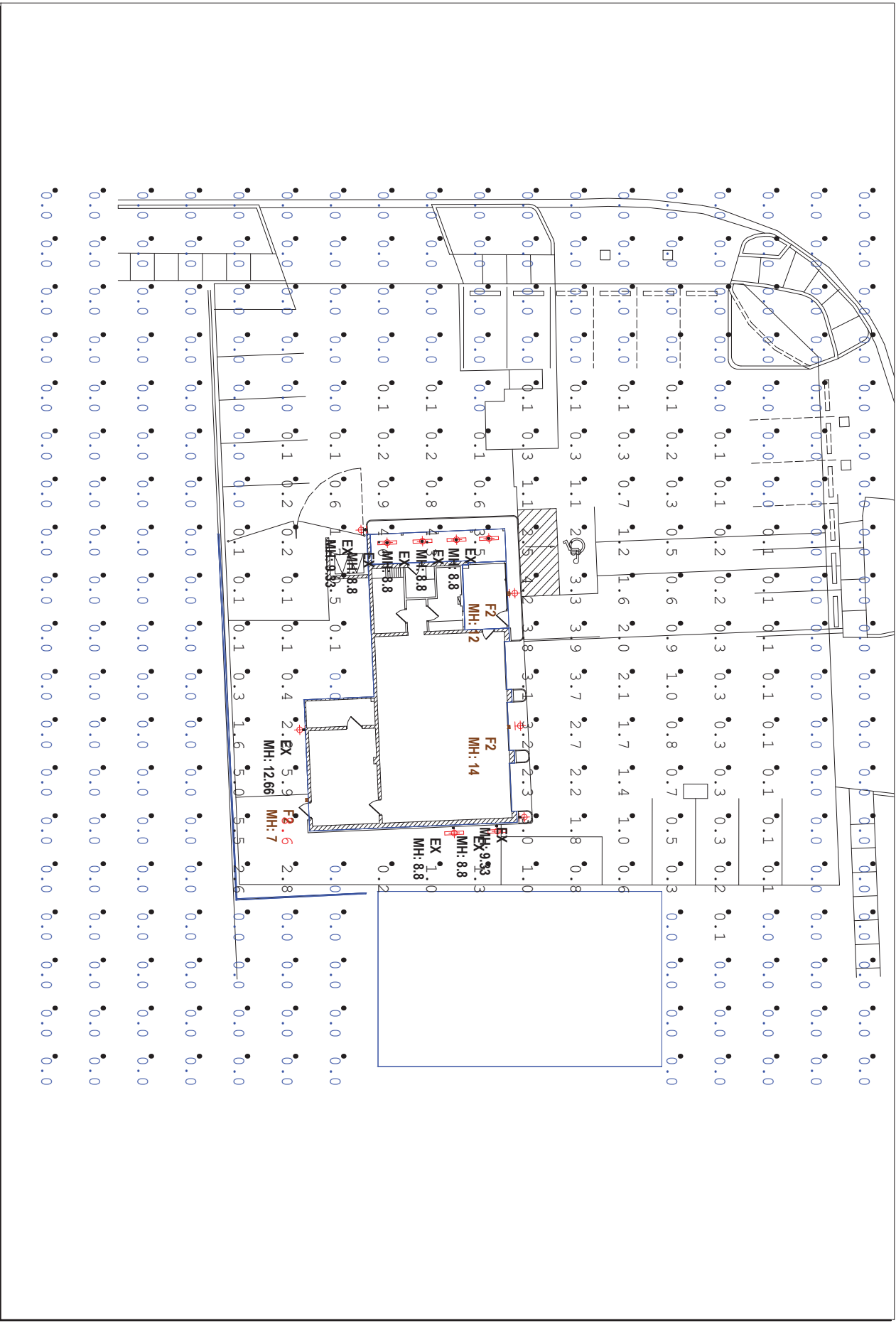


**Kioxin**

The Cure for Common Architecture

10/02/2023

© 2023  
Page 24 of 25



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LF	Lumens	Watts	Description
9	9	EX	Single	0.950	722	12	Existing
4	3	F2	Single	0.950	4402	46.6589	WDGE 2 LED P4 30K 70CRI 1FTM

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts: 1		Illuminance	Fc	0.42	8.6	0.0	N.A.

\*\*This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only. Without warranty as to accuracy, completeness, reliability or otherwise, KSA Lighting & Controls is not responsible for specifying the light fixture or illumination requirements for any particular application. For lighting system performance, safety, suitability or otherwise, use in a particular application. Field verification is recommended where calculations are based on end user or customer provided information. KSA Lighting & Controls is not responsible for any loss resulting from any use of this drawing.

- Notes :**
1. Calculation Work Plane : Grade
  2. Fixture Mounting Height : AS NOTED
  3. Calculation Point Spacing : 10'x10'