

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



**DES PLAINES PLANNING AND ZONING BOARD MEETING  
September 26, 2023  
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, Catalano, Hofherr, Saletnik, Szabo

NAYES:                    None

ABSTAIN:                Weaver

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

**PUBLIC COMMENT ON NON-AGENDA ITEM**

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

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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.

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Case 23-055-CU 607 E. Oakton

Tentative and Final Plat of Subdivision  
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 \*\*\***

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**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.

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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 \*\*\***

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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

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.

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**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



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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

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

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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)

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**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