



Planning and Zoning Board Agenda

May 14, 2024

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: April 9, 2024 Planning and Zoning Board Meeting

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 1700 W. Higgins Road

Case Number: 24-019-V

The petitioner is requesting a major variation to extend the maximum building sign area on an office building, and any other variations, waivers, and zoning relief as may be necessary. **-Request for Continuance**

PINs: 09-33-310-004-0000; 09-33-309-007-0000

Petitioners: Julie Piszcek, 5 Robert Court, Hawthorn Woods, IL 60047, and Jeremy Lyons, 6250 N. River Road, Suite 11-100, Rosemont, Illinois 60018

Owner: Mariner Higgins Center LLC, 6250 N. River Road, Suite 11-100, Rosemont, IL 60018

2. Address: 1628 Rand Road

Case Number: 24-004-CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

PIN: 09-16-104-022-0000

Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

Owner: Art Investment LLC, 2020 Berry Lane, Des Plaines, IL 60018

3. Address: 1387 Prospect Avenue

Case Number: 24-014-CU-V

The petitioner is requesting the following: (i) conditional use for a trade contractor use; (ii) standard variation to reduce the required front yard; and (iii) a major variation to allow loading spaces to open or face a public right-of-way.

PIN: 09-29-228-034-0000

Petitioner: Vasile Haures, 1980 Pine Street, Des Plaines, IL 60018

Owner: 1387 Prospect Ave LLC, 1980 Pine Street, Des Plaines, IL 60018

4. Addresses: 1655 and 1695 S. Des Plaines River Road **Case Number:** 24-016-TA-MAP-CU-V

The petitioner is requesting the following: (i) a Map Amendment to rezone both properties to I-1 Institutional district; (ii) a Text Amendment to allow a childcare center use as a conditional use in the I-1 district; (iii) a Conditional Use to allow a childcare center use on the subject property; (iv) and a Major Variation to reduce the required front yard; (v) a Major Variation to reduce to parking lot setback; and (vi) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-28-107-008-0000; -009

Petitioner: Brickton Montessori (Representative: Erica Lane, 8622 W. Catalpa Ave, Chicago, IL 60656)

Owner: 1655 LLC and Schawk INC, 1695 S. Des Plaines River Road, Des Plaines, IL 60018

Adjournment

Next Agenda: Next meeting is on May 28, 2024.

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
April 9, 2024
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, April 9, 2024, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Weaver, Saletnik, Veremis, Fowler
ABSENT: Catalano, Hofherr, Szabo
ALSO PRESENT: Jeff Rogers, CED Director
Samantha Redman, Senior Planner

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Fowler, seconded by Board Member Weaver to approve the meeting minutes of March 5, 2024.

AYES: Weaver, Saletnik, Veremis, Fowler
NAYS: None
ABSTAIN: None

MOTION CARRIED

APPROVAL OF MINUTES

A motion was made by Board Member Weaver, seconded by Board Member Veremis to approve the meeting minutes of March 12, 2024.

AYES: Weaver, Saletnik, Veremis, Fowler
NAYS: None
ABSTAIN: None

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Pending Applications:

1. Address: 840 E Grant Drive

Case Number: 24-010-V

The petitioner is requesting a standard variation to vary from building coverage requirements to allow for construction of an addition to the house that would result in building coverage in excess of 30 percent for an interior lot.

- Petitioner: Mark Boronski, 840 E Grant Dr., Des Plaines, IL 60016
- Owner: Mark Boronski, 840 E Grant Dr., Des Plaines, IL 60016
- Case Number: 24-010-V
- PIN: 09-19-204-005-0000
- Ward: #3, Alderman Sean Oskerka
- 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: East Grant Drive is classified as a local road.
- Comprehensive Plan: The Comprehensive Plan illustrates the site as single family residential.
- Zoning/Property History: The subject property at 840 East Grant Drive currently consists of a single-family house, detached garage, and driveway, with a canopy covering a patio in the back of the house. The house was constructed in the 1950s and the current property owner (petitioner) has received several permits for various improvements on the property in the past five years.

Project Description: _

Overview

The subject property consists of a single-story, single-family residence located in the R-1 zoning district. The request is to vary from the building coverage requirement for R-1 zoning districts to allow for building coverage of 33.6 percent where 30 percent is allowed. This request is associated with a proposed 234-square-foot addition (Refer to Proposed Building Plans and Site Plan).

Standard Variation Request

A variation to the minimum building coverage requirement is necessary to allow for the construction of a 234-square-foot addition to the house. A standard variation allows the PZB to vary maximum lot requirements, including building coverage, by not more than 20 percent. Therefore, the maximum excess in building coverage the PZB can authorize with a standard variation is 6 percent. The requested relief is 3.6 percent to allow for building coverage of 33.6 percent. Note the existing structures already exceed the allowable building coverage amount by 0.4 percent. Refer to Proposed Site Plan attachment.

R-1 District Standards	Requirement	Existing / Proposed
Maximum Height	2 ½ stories to 35 feet	Existing House: One Story Proposed Addition: No change
Minimum Front Yard	25 feet	Existing House: 28.23 feet Proposed Addition: No change
Minimum Side Yard	5 feet	Existing House: 5.61 feet Proposed Addition: 5 ft
Minimum Rear Yard	25 feet	Existing House: 54 feet Proposed Addition: No change
Minimum Lot Width	55 feet	65.94 feet
Minimum Lot Area	6,875 square feet	7,507 square feet
Maximum Building Coverage	Maximum 30 percent	<u>Existing</u> House: 1,260 square feet

		<p>Detached Garage: 728 square feet</p> <p>Canopy: 300 square feet</p> <p>Existing coverage: 2,288 square feet</p> <p>30.4 percent</p> <p><u>Proposed</u></p> <p>Existing structures: 2,288 square feet</p> <p>Proposed Addition: 234 square feet</p> <p>Proposed coverage: 2,522 square feet</p> <p>33.6 percent</p>
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Building Materials

The existing building materials for the house are brick and the proposed addition would be clad with vinyl siding. For additions resulting in a greater than 15 percent increase in floor area, the entire house must be in conformance with Section 12-3-11 – Building Design Review, which includes building material requirements. For a one story, single family detached residence, 100 percent face brick, natural stone, or anchored or adhered masonry veneer must be present on all exterior elevations. Siding is not a permitted building material in this circumstance; however, a minor variation from these standards can be granted administratively, to be processed prior to building permit if this variation is approved.

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 alternatives are available, the zoning challenges encountered may not rise to the level of hardship or practical difficulty. The size of the subject

property (7,507 square feet) is larger than many interior lots across the City and larger than the minimum 6,875-square-foot interior lot size required. Several existing structures, including the detached garage (728 square feet) and the canopy over the driveway increase the amount of the lot covered by buildings compared to other similar properties. With the 30 percent building coverage allowance for R-1 zoned properties, the size affords more building coverage than many other interior lots.

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 lot area is 7,507 square feet which exceeds the minimum lot size requirement for an interior lot in the R-1 district. The existing 30.4 percent building coverage of the lot exceeds current requirements. Other home designs could yield more total floor area by utilizing multiple floors versus the proposed design while complying with the maximum building coverage requirements.

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 development style 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. The construction of a larger than average garage and a canopy over the patio create building coverage issues not encountered at other properties.

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: Enforcing the building coverage requirements does not deny the property owners the ability to construct an addition on their property but requires said addition to conform with the applicable building coverage requirements that apply to all R-1 zoned properties.

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 coverage regulations, and the petitioners have the ability to do so as well on the subject property.

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 project would allow re-investment into a single-family home, which the Municipal Code and Comprehensive Plan encourage. However, reasonable options may exist for redesigning the proposed addition to create additional living space and/or reducing the amount of current coverage on the property. The petitioner's proposal would yield a one-story structure which would appear from the street to be harmonious with other residences in the vicinity.

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: Several alternative options exist to this proposed addition. The canopy over the driveway and/or the detached garage could be removed or reduced to accommodate additional square feet for the addition. Another option is a second story addition, which would allow additional living space while meeting building coverage requirements, and thus not requiring this zoning relief.

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 needed.

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.

With any variation, the PZB has the authority impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the Zoning Ordinance upon any lot benefited by a variation as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject lot or upon public facilities and services (Section 12-3-6.J).

The petitioner, Mr. Mark Boronski, addressed the Board, explaining that he'd like to add a 13-foot by 18-foot bedroom at the back of the house because space is getting tight within the home. He is seeking a variation to increase lot coverage from 30.4 percent to 33 percent.

Board Member Weaver asked whether there were any written comments from neighbors. Senior Planner Samantha Redman stated that staff did not receive any written comments regarding this proposed project.

Vice Chairman Saletnik inquired whether there were any members of the public that wished to speak for or against the request. No members of the public came forward.

Senior Planner Samantha Redman presented a summary of the variation request for relief for building coverage.

Vice Chairman Saletnik asked whether the proposed use of masonry board met zoning standards, or if masonry would be required at the exterior elevations. Senior Planner Redman explained that materials other than masonry would require review and approval of a minor zoning variation by staff. Vice Chairman Saletnik explained that he felt the use of masonry board was not an issue, because it would be in the back yard and behind a fence.

Board Member Fowler stated that she was also in favor of the minor variation to allow the masonry board.

Board Member Weaver requested confirmation that the addition was not visible from the street, and Senior Planner Redman confirmed that was correct.

Board Member Fowler inquired about the format of the motion. Senior Planner Redman provided clarity that only one motion regarding the building coverage variation would be required.

Motion by Board Member Weaver, seconded by Board Member Veremis to approve a standard variation request for the building lot coverage at 840 E. Grant Drive.

AYES: Weaver, Saletnik, Veremis, Fowler
NAYS: None
ABSTAIN: None

MOTION CARRIED

2. Address: 1628 Rand Road **Case Number:** 24-004-CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

PIN: 09-16-104-022-0000

Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

Owner: Art Investment LLC, 2020 Berry Lane, Des Plaines, IL 60018

The petitioner requested the continuation of this case to the April 23rd Planning and Zoning Board Meeting. Director Jeff Rogers explained that the petitioner requested this continuation due to a medical issue.

Motion by Board Member Fowler, seconded by Board Member Veremis to approve a continuance to the April 23rd Planning and Zoning Board Meeting.

AYES: Weaver, Saletnik, Veremis, Fowler

NAYES: None

ABSTAIN: None

MOTION CARRIED

Other items:

None

ADJOURNMENT

Acting Chairman Saletnik adjourned the meeting at 7:19 p.m.

Sincerely,

Jeff Rogers/Recording Secretary

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



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

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

MEMORANDUM

Date: May 10, 2024
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, Senior Planner
CC: Jeff Rogers, Director of Community and Economic Development
Subject: Request to Continue 24-019-V: Variation for Signage at 1700 W. Higgins Rd.

The petitioner has requested to continue the hearing to the Board's regular meeting on Tuesday, May 28, 2024 to complete additional revisions to the proposed plan. I recommend the Board grant this request, which is attached.

From: [Julie Piszczek](#)
To: [Jonathan Stytz](#); [Lyons, Jeremy](#)
Subject: Re: Continuation Request to 5/28/24 PZB Meeting for 1700 W. Higgins Rd
Date: Friday, May 10, 2024 4:25:29 PM

Please continue to may 28

Julie Piszczek

(224) 220-4645

- *Forgive brevity, sending from a mobile device.*

From: Jonathan Stytz <jstytz@desplaines.org>
Sent: Friday, May 10, 2024 12:57:52 PM
To: Julie Piszczek <Juliep@monoceroscorp.com>; Lyons, Jeremy <Jeremy.Lyons@colliers.com>
Subject: Continuation Request to 5/28/24 PZB Meeting for 1700 W. Higgins Rd

Good afternoon Julie and Jeremy,

Based on our discussion this week you both had expressed in interest in continuing the case for 1700 W. Higgins Road to the May 28, 2024 PZB meeting. To do so, I will need a written request from you asking to continue this case to the May 28th meeting. Please forward this to me via email as soon as possible today so I can finalize the packet. Thank you.

Sincerely,

JONATHAN STYTZ, AICP
SENIOR PLANNER
City of Des Plaines
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5392 W: desplaines.org



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MEMORANDUM

Date: May 9, 2024
To: Planning and Zoning Board (PZB)
From: Samantha Redman, Senior Planner *SR*
Cc: Jeff Rogers, AICP, Director of Community and Economic Development *JWR*
Subject: Conditional Use for Trade Contractor, Major Variation for Loading Zone, and Standard Variation to Reduce Required Front Yard at 1387 Prospect Avenue.

Issue: The petitioner is requesting the following: (i) conditional use for a trade contractor use; (ii) standard variation to reduce the required front yard; and (iii) a major variation to allow the loading space to face a public way (alley).

PIN: 09-29-228-034-0000
Petitioner/Owner: Vasile Haures (1387 Prospect Ave. LLC), 1980 Pine Street, Des Plaines, IL 60018
Case Number: #24-014-CU-V
Ward Number: #5, Alderman Carla Brookman
Existing Zoning: C-3, General Commercial
Surrounding Zoning: North: R-3, Townhouse Residential District
South: R-3, Townhouse Residential District
East: C-3, General Commercial District
West: R-1, Single Family Residential District
Surrounding Land Uses: North: Townhouses
South: Townhouses
East: Vacant
West: Single Family Residence
Street Classification: Prospect Avenue and Chestnut Street are classified as local roads.
Comprehensive Plan: The Comprehensive Plan illustrates this site as commercial.
Property/Zoning History: The property is currently undeveloped and is located at the southwest corner of the Prospect Avenue and Chestnut Street intersection. In 2022, a zoning map amendment was approved to change the zoning of this property from C-1,

Neighborhood Shopping to C-3, General Commercial. A multitenant office building was contemplated when the property was re-zoned. Since 2022, this property was sold to the petitioner. Historic aerials and city records do not indicate any structure has existed on this property in known history.

The area surrounding the property is generally commercial and townhouses. However, the property immediately adjacent to the subject project, 1383 Prospect Avenue, is a single-family house re-zoned from C-1, Neighborhood Commercial to R-1, Single Family Residential in 2016. The presence of an adjacent single family residential property creates additional requirements in terms of the required front yard and requires a landscape and fence buffer between the properties.

Project Description:

The petitioner, Vasile Haures, is proposing to construct a one-story commercial building for a trade contractor use. The building will include a showroom, office, and fabrication/storage for a hardwood flooring business.

Trade Contractor Use

A business classified as a “trade contractor” is defined in the zoning ordinance as,

“A building or portion thereof where building and construction trade services are provided to the public. "Trade contractor" shall include, but will not be limited to, contractor offices, including landscaper's showrooms, construction supplies and storage including plumbing, heating, air conditioning, and building equipment, materials, sales, and other uses similar in nature and impact.” (Section 12-13-3).

Refer to the Petitioner’s Letter of Intent for business operation information. The petitioner describes their business as a hardwood flooring company. Customers will be able to access the showroom by appointment only. Other services performed onsite will be deliveries and pickups of materials and limited fabrication work (e.g. custom cutting of hardwood planks). Activities would mostly include performing installation and finishing pre-made materials offsite at customer locations. The business currently includes two employees and four subcontractors.

Storage of materials must occur indoors, except as permitted by Section 12-7-F.5.d. Trade contractor businesses in the C-3 district can display materials outside of the building, although they cannot be displayed within any required yards. With the current site plan, there are few locations on the property where outdoor display would be possible. The petitioner has not indicated any intent to display materials outdoors; if interest is proposed in the future to display materials, all requirements of Section 12-7-3.F.5.d would need to be followed, limiting the location, height and types of material displayed.

Proposed Building and Front Yard Variation

The proposed building on the site will be 4,512 square feet in size and one story, 17 feet 9 inches in height. Two overhead doors are located adjacent to the alley, with a loading zone present in front of each door. Although the petitioner at this time only intends to have one use in this space, the building could be separated into two separate spaces; any future businesses in this location would need to meet requirements of the C-3 zoning district. An

accessible parking space is also provided at the rear of the building. Landscaping and fencing are noted on the site plan to meet landscape buffer requirements pursuant to Section 12-10-9.

In the C-3 zoning district, the required front yard is required to match the required setback of any adjacent residential district, or 5 feet if it is not adjacent to residential. This property is adjacent to an R-1 zoned property on the west side, thus requiring a 25-foot front yard setback. A standard variation to reduce the required front yard is requested to allow the building to be setback 5 feet instead of 25 feet from the property line. This distance of the building from the property line is consistent with the other commercial properties on this block.

The current building design does not meet Section 12-3-11 – Building Design Standards. The proposed materials meet requirements, with brick and metal proposed on the façade. However, for street-facing elevations (north and east facades) a minimum of 50% transparency from 2 feet to 9 feet above the sidewalk is required for this type of use. The petitioner may request a minor variation, reviewed administratively by zoning staff, to vary from this requirement.

Off-Street Parking

The trade contractor use does not require a specific amount of off-street parking per Section 12-9-7. Because trade contractor is a conditional use within the C-3 Zoning District, a specific amount or location of off-street parking can be a condition of approval. On-street parking is available on Prospect Avenue and on the west side of Chestnut Street.

One accessible parking space is noted on the site plan adjacent to the loading spaces and four standard parking spaces (two tandem spaces) are provided inside the building, accessible through the loading zone and overhead doors. The zoning ordinance does not permit tandem spaces for any *required* off-street parking spaces, stating that all spaces must open directly to an aisle or driveway. However, because the trade contractor use does not *require* off-street parking spaces, it only must be designed to provide “appropriate means of vehicular access to street or alley” (Section 12-9-9).

The conditional use process allows the flexibility to determine if the indoor tandem spaces will provide sufficient parking and if the tandem spaces can be managed in a way that provides appropriate means of access to the alley. If the PZB requires modifications to the parking plan or if it is determined that parking agreements should be sought to relieve parking concerns associated with this use, a condition of approval can be suggested with the recommendation to City Council.

Traffic and Loading

Access to the property will be provided by the existing 16-foot-wide alley accessed from Chestnut Street. Traffic generated by this use would include vehicle trips associated with employees, customers and deliveries and loading of materials. A major variation is requested to allow for the loading zones to open onto the alley. Due to the location and size of the property, the loading zone area opening into the alley provides access without requiring an additional curb cut along Chestnut Street or Prospect Avenue.

The Letter of Intent provided by the petitioner (refer to attachments) states deliveries will occur between 8 A.M. and 5 P.M. on weekdays, and larger deliveries would be scheduled outside of peak traffic hours. Loading and unloading will occur within the building or within the designated loading zones. A suggested condition of approval states that any loading and unloading outside of the building may not occur between the hours of 10:00 P.M. and 7:00 A.M.

Due to the proposed use of the alley for entrance and exit for all loading, deliveries and parking, and the poor condition of the existing pavement, a suggested condition of approval is to complete alley improvements. The petitioner acknowledges this condition in the Letter of Intent and states plans for the improvements will be provided at time of building permit.

Standards for Conditional Use

The following is a discussion of standards for conditional uses from Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed use would satisfy the standards is provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

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

Comment: Trade contractor is a conditional use within the C-3, General Commercial District.

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

Comment: The 2019 Comprehensive Plan illustrates this area to be used for Commercial. This business would create a commercial use for this vacant, commercially zoned property. A zoning map amendment was approved in 2022 to re-zone this property from C-1 to C-3 to expand the permitted uses for this parcel. Per historic aerials and City records, the property has been undeveloped for known history. The zoning was changed from residential to commercial for this block of Prospect Avenue in 1989; despite the commercial zoning, no commercial building has been constructed on this site. The conditional use would provide a commercial use for this property for the first time in known history.

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: Many suggested conditions of approval are included with this case to provide assurances about the use being compliant with applicable zoning requirements and minimize impact in terms of noise. Suggested conditions include limitations on the timeframe for loading and unloading at the exterior of the building, improvements to the alley, and providing information at time of building permit to ensure the turning radius of trucks will be adequate in the loading zones.

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

Comment: As discussed in the Petitioner's Letter of Intent, the business will operate Monday through Saturday 8:00 A.M. to 5:00 P.M. and closed on Sunday. See the Petitioner's Letter of Intent and Response to Standards for additional information about business operations. The suggested conditions of approval are meant to provide assurances that limit any disturbance or nuisance to the neighborhood.

- 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 has been adequately served by essential public facilities and services. Staff have no concerns that the proposed use will not be adequately served with essential public facilities and services. During the building permitting and construction phase and business registration approval, the petitioner must undergo an inspection of the building by the fire, building, and zoning divisions to determine compliance with this conditional use and all applicable local, state, and federal regulations.

- 6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

Comment: The proposed use would not create a burden on public facilities or services. This business would be located within a new building, and it is not anticipated that this use would generate additional need for public facilities or services compared to any other building constructed in this 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:**

Comment: Traffic generated by this use will include trips generated for employees, deliveries, and customers (by appointment). The Letter of Intent by the petitioner states deliveries would occur between 8 A.M. and 5 P.M. A suggested condition of approval states that any loading and unloading outside of the building may not occur between the hours of 10:00 P.M. and 7:00 A.M., intended to limit the amount of noise associated with the business to neighboring properties. No extraordinary glare, smoke fumes, or odors are anticipated to occur with the operation of this business; however, any business within Des Plaines must meet Chapter 12 – Environmental Performance Standards of the Zoning Ordinance regulating noise, odor, glare, and any other specified nuisances, otherwise enforcement action can be taken.

- 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: Access to the building will be provided through the existing alley accessed from Chestnut Street. No additional curb cuts are proposed for this property. A suggested condition of approval will require a turning radii analysis submitted to City staff prior to building permit issuance to ensure adequate space is available for trucks entering/exiting the loading zone and any vehicles entering or exiting through the overhead doors.

- 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 project would not result in the damage of natural, scenic, or historic features. A large parkway tree is present in the public right of way in front of the property, which is within public property and required to be preserved regardless of this development unless otherwise authorized by the City. Section 8-4-4 of the Public Ways and Property title of the municipal code prevents any injury or movement of this tree without authorization by the city.

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

Comment: The proposed use complies with all applicable requirements as stated in the Zoning Ordinance. Two variations are proposed with this application associated with the required front yard and the loading zone and one minor variation may be requested upon approval of this conditional use to vary from building design standards in Section 12-3-11.

Standards for Variation:

Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed requests would or would not satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided staff comments 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: Without the variation to reduce the required front yard, the buildable area of this relatively small C-3 zoned property would be further reduced. Hardships were imposed on this property in 2016 when the adjacent property, 1383 Prospect Avenue, petitioned for a zoning map amendment from C-1, Neighborhood Commercial to R-1, Single-Family Residential. Commercially zoned properties adjacent to residentially zoned properties are required to meet certain setback and screening/landscaping requirements. Prior to 2016, the front yard would have been required to be 5 feet for this property.

The major variation for the loading zone is necessary due to the size of the property. This property is relatively small for a C-3 zoned property and this specific use requires more dedicated areas for loading/unloading than other businesses and there is insufficient space for this loading space with the proposed size of the building, unless the petitioner chose to have loading space within the building. However, loading within the building would likely require the interior tandem parking spaces to be removed to accommodate this space with the existing design.

- 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: This commercial property is unique in this neighborhood due to its location adjacent to an R-1 zoned property. Refer to the Zoning Map attachment. Other parcels in this area are zoned commercial or townhouse residential. The other commercial properties have smaller front yard setbacks along Prospect Avenue, similar to what is requested by this petitioner.

The location of the loading zone facing the alley is primarily due to size limitations of the property. Unless the petitioner chose to have loading inside the building, there are few design alternatives to add the necessary loading areas for the business without requiring the driveway to face a public way. This orientation of the loading zone presents a less significant impact compared to a loading zone along the public streets.

- 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: With the re-zoning of the adjacent property (1383 Prospect Avenue) to residential, a hardship was imposed on this property requiring a larger front yard setback for a new building than other commercial properties along this block.

The property owner was aware of the size limitations when purchasing this property and because this is a new building, the hardship related to the loading zone is related to their chosen site design, rather than a hardship imposed by the physical property.

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

Comment: The rights denied to the property owner would be the ability to develop this building as proposed. However, it is conceivable additional options exist to redesign the property to be compliant with all zoning ordinance standards. The PZB may ask the petitioner if this property is suitable for this type of use and clarify why specific decisions were chosen regarding the building design.

- 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: 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 determines the applicant has exhausted design options that do not require a variation. The PZB may ask the petitioner to explain whether they have exhausted other alternatives.

- 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: If the variations and conditional use were approved, it would meet all applicable requirements with the exception of a minor variation required for the proposed building design.

- 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: A remedy to relieve necessary relief for the required front yard would be to locate the building further from the property line along Prospect Avenue. However, the property is small and this would further reduce the buildable area of the parcel.

Unless the petitioner chose to have loading inside the building, there are few design alternatives to adding the necessary loading areas for the property without requiring the driveway to face a public way. This orientation of the loading zone presents a smaller impact compared to a loading zone along the public streets.

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: With the variations sought, it would meet all applicable requirements with the exception of a minor variation required for the proposed building design.

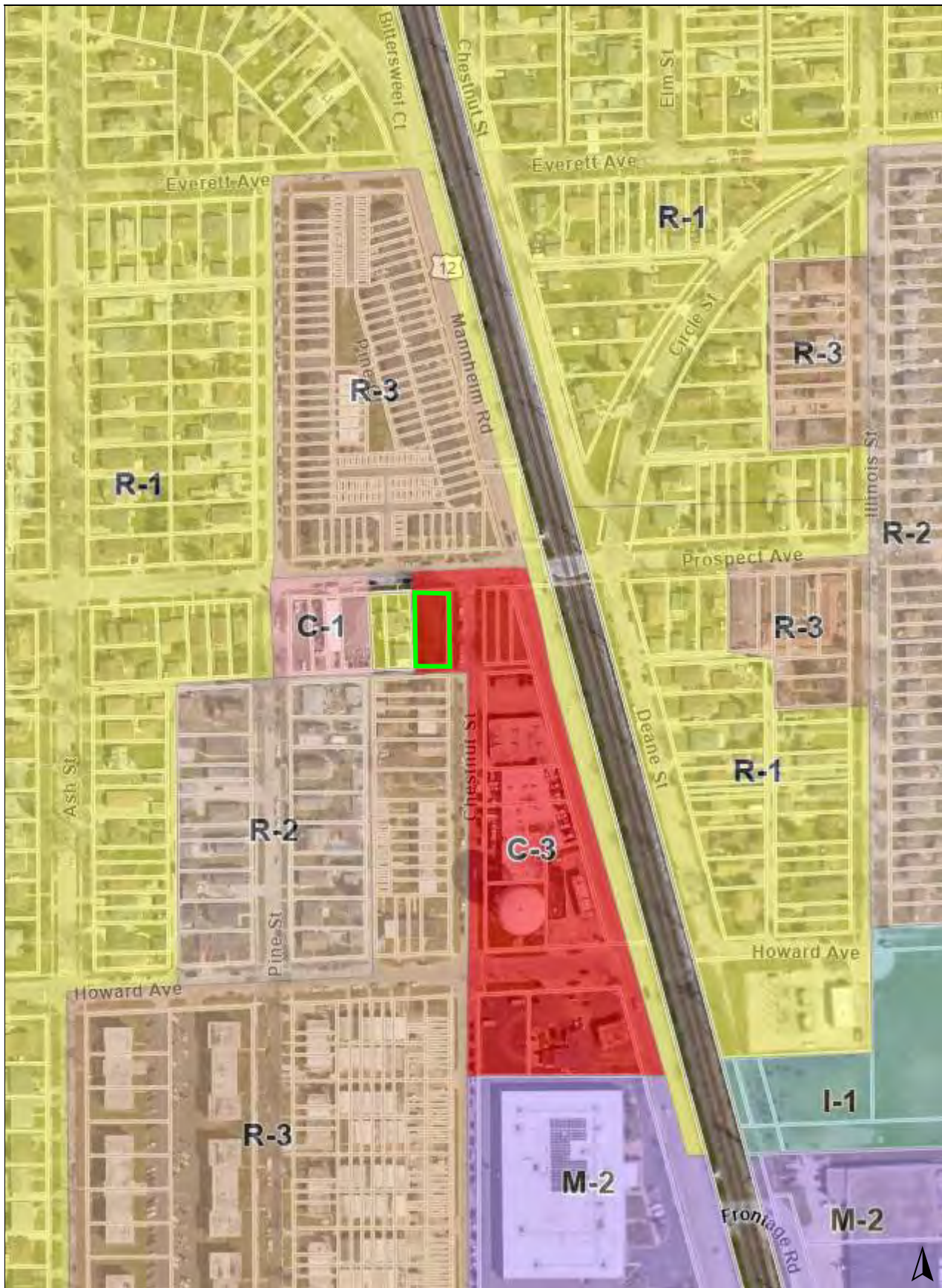
PZB Procedure and Recommended Conditions: Under Section 12-3-7.D (Procedure for Review and Decision for Amendments) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the above-mentioned conditional use. Section 12-3-6.F of the Zoning Ordinance (Major Variations), the PZB has the authority to *recommend* approval, approval subject to conditions, or denial of the request to City Council. City Council has final authority on the proposal. 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.

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 Use) and Section 12-3-6.H (Standards for Variations) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following condition on approval of the variation.

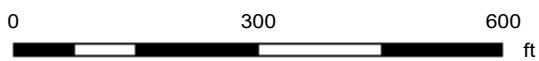
1. Full reconstruction of the portion of alley along the rear frontage is required, with a catch basin connected to the storm sewer in Chestnut Street. The improvements must be demonstrated on plans prior to issuance of a building permit.
2. Prior to issuance of a building permit, replacement of existing public sidewalks deemed unsatisfactory must be demonstrated on plans, as determined by the Director of Public Works and Engineering or their designee.
3. A turning radii exhibit is required to be submitted prior to issuance of building permit demonstrating acceptable turning radiuses for loading/unloading, to the satisfaction of the Director of Public Works and Engineering or their designee.
4. Loading and unloading of materials outside of the building is prohibited between the hours of 10:00 P.M. and 7:00 A.M. No loading and unloading can occur within any public ways.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Staff Site and Context Photos
- Attachment 3: Petitioner's Letter of Intent
- Attachment 4: Petitioner's Response to Standards
- Attachment 5: Plat of Survey
- Attachment 6: Site Plan and Building Plans



- Legend**
- Subject Site
 - C-1: Neighborhood Shopping
 - C-3: General Comm
 - I-1: Institutional
 - M-2: General Manufacturing
 - R-1: Single Family Residential
 - R-2: Two Family Residential
 - R-3: Townhouse Residential



Print Date: 4/17/2024

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.



View of property



View of alley and rear of property



Attachment 2

1387 Prospect Ave – Public Notice Sign



View of street parking along Chestnut Street

General Hardwood Flooring Inc.

Letter of Intent for Conditional Use Permit and Building Permit

To: Zoning Board of Appeals, Des Plaines, IL

From: Vasile Haures, President of General Hardwood Flooring Inc

Date: April 18, 2024

Subject: Conditional Use Permit and Building Permit Application - Hardwood Flooring Business

Dear Zoning Board Members,

I am writing to express my interest in establishing a hardwood flooring business, General Hardwood Flooring Inc, at 1387 Prospect in Des Plaines, Illinois. I have been the owner and operator of General Hardwood Flooring Inc for 18 years, specializing in the installation, sanding, refinishing, and repair of hardwood flooring.

Why Des Plaines?

We have chosen Des Plaines as the location for our new business due to several factors:

- **Thriving Community:** Des Plaines offers a vibrant community with a strong demand for high-quality home improvement services.
- **Strategic Location:** The proposed location provides excellent access to major transportation routes, facilitating efficient deliveries and customer service throughout the area.
- **Availability of Space:** The property at 1387 Prospect will offer ample space to accommodate our operations, including designated areas for showroom, workshop, and storage.

Our Business Operations:

- **Services:** We will provide a comprehensive range of hardwood flooring services, including installation, sanding, refinishing, repair, and potentially stain application.
- **Deliveries and Pick-Ups:** Deliveries of materials will be scheduled during off-peak hours (e.g., weekdays between 8-5) to minimize traffic disruption. We will work with suppliers to ensure efficient deliveries and minimize the number of trucks needed. Larger deliveries will be scheduled outside of peak traffic hours.
- **Customer Interaction:** We anticipate a moderate level of customer traffic by appointment primarily for consultations, showroom visits, and pick-up/drop-off of materials for smaller jobs.
- **Fabrication:** Limited fabrication work may occur on-site, such as custom cutting of hardwood planks. However, the majority of our work will involve installation and finishing pre-made materials.
- **Employees:** We currently have 2 employees, 4 subcontractors and anticipate expanding this number as our business grows in Des Plaines.
- **Hours of Operation:** Our proposed hours of operation are 8-5 weekdays, 8-5 Saturdays, and closed on Sundays.

Commitment to the Community:

We are committed to being a responsible business neighbor in Des Plaines. We will prioritize practices that minimize noise, dust, and traffic congestion. Additionally, we plan to incorporate landscaping that complements the surrounding area.

We are confident that General Hardwood Flooring Inc will be a valuable asset to the Des Plaines community. We look forward to the opportunity to discuss our plans in more detail and answer any questions you may have.

Building Permit Considerations:

We understand the comments from the City regarding the building permit application and are prepared to address them as follows:

- **Loading:** Our current loading area design does not meet zoning ordinance requirements. We appreciate the addition of the variation request for off-street loading onto the alley. We will not be revising the plans at this time and will present the case for the variation at the public hearing on April 23rd.
- **Improvements to Lot and Alley:** We acknowledge the requirements from the Public Works and Engineering Department and will ensure these improvements, including full alley reconstruction with a storm sewer connection and a turning radii exhibit demonstrating acceptable maneuvering for loading/unloading, are demonstrated on the plans prior to building permit issuance.
- **Building Design Standards:** We understand the need for window transparency on street-facing elevations. We will review the attached markups and explore design revisions to meet the code section requirements. Alternatively, we may seek a minor variation from these standards after the PZB and Council review, if necessary.
- **Landscaping and Dumpster Enclosure:** We will incorporate landscaping and a dumpster enclosure into the plans prior to building permit issuance, if the case is approved. We will refer to the notes on the attached plans for specific requirements.

Parking Considerations:

We understand the concerns regarding on-site parking for customers and employees. Due to property size limitations, we are unable to provide on-site parking. However, we will consider implementing the following strategies to manage parking:

- Showroom viewings by appointment only.
- Exploring a parking agreement with nearby properties to demonstrate sufficient customer and employee parking availability.

Thank you for your time and consideration.

Sincerely,

Vasile Haures

Owner, General Hardwood Flooring Inc

Contact Information:

- Phone: (773) 562-0396
- Email: generalflooring@gmail.com
-

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;

Response: Yes, trade contractor is a conditional use permitted in the C-3, General Commercial zoning district.

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

Response: The Comprehensive Plan illustrates this parcel as intended for commercial. The Comprehensive Plan encourages economic development within the city, which includes the development of new businesses and redevelopment of available properties to accommodate industry growth.

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;

Response: Our proposed trade contractor building will be designed to harmonize with the surrounding historic district. The neighborhood primarily consists of two-story red brick buildings with pitched roofs and large storefront windows. Our building will be one stories tall and incorporate a modern facade with large windows to maintain a cohesive streetscape. Additionally, landscaping will include mature trees and native plants to create a visually appealing and environmentally friendly space that integrates seamlessly with the existing streetscape.

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

Response: Our Hardwood Flooring Business Operations:

Our primary business is the installation, sanding, refinishing, and repair of hardwood flooring. Sometimes a service comes with the product.

Deliveries of hardwood materials will typically occur during weekdays between 8-5 to minimize disruption.

Our regular business hours will be 8-5 on weekdays, and 8-5 on Saturdays.

We will be closed on Sundays.

Parking: We will designate a specific area on our rear property for employee parking and our vans to be parked inside the building to avoid using on-street parking during business hours.

We will incorporate landscaping around the building to enhance the aesthetics and create a visually appealing space.

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;

Response: We understand that the proposed use must be adequately served by essential public facilities and services. We will work with the relevant authorities to ensure all necessary services are in place.

Our business operations will not require any additional capacity from existing public facilities and services. We will utilize existing infrastructure for utilities, waste disposal, and public safety needs

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;

Response: This use is not anticipated to generate any additional burden on public facilities or services.

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;

Response: Traffic: We will schedule deliveries during off-peak hours to minimize traffic congestion. Customer traffic will be minimal as most of our work is conducted on-site.

Noise: We will prioritize using muffled power tools whenever possible and schedule noisy work for less busy times to reduce noise disturbance.

Smoke, Fumes, and Odors: Our business does not involve any significant sources of smoke, fumes, or odors. Dust generated during operations will be controlled through dust collection systems and proper ventilation.

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

Response: Our property access is designed to minimize traffic on surrounding streets. We will primarily utilize the existing alley for deliveries and customer pick-up/drop-off. This reduces the number of vehicles entering and exiting onto the main road, minimizing congestion and ensuring smooth traffic flow for everyone.

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

Response: Our hardwood flooring business will not cause any destruction, loss, or damage to natural, scenic, or historic features of major importance. Our operations are contained within a building and will not impact any protected areas.

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

Response: With the requested standard variation to allow the building to be closer to the street, this conditional use would meet all regulations.

STANDARDS FOR VARIATIONS

In order to understand your reasons for requesting a variation, please answer the following items completely and thoroughly (two to three sentences each). Variation applicants must demonstrate that special circumstances or unusual conditions prevent them from following the specific regulations of their zoning district. Applicants must prove that the zoning regulations, in combination with the uncommon conditions of the property, prevents them from making any reasonable use of the land. Keep in mind that no variation may be granted that would adversely affect surrounding properties or the general neighborhood.

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.

Response: This is a smaller commercial lot located in a primarily commercial area. Most of the commercial parcels in this neighborhood are not located adjacent to a residential use and do not have to meet the setback requirements. This limits the size and location of the building on the property.
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.

Response: This property is located in a commercial zoning district and adjacent to one single family residential use to the west. This property is also smaller than many commercial properties and has remained vacant for a significant period of time due to the size limitations. Reducing the setback allows for this building to be developed with the proposed building and operate as a commercial space, which is what is intended for the C-3, General Commercial zoning district.
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.

Response: The property owner purchased this property with the existing zoning and size and did not create the uniqueness or hardship.

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.

Response: If this variation reducing the required distance of the building to the property line is not granted, it limits the amount of the property that can be developed with a building.

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.

Response: Most other commercial buildings are located the same distance from the property line in this neighborhood as the proposed development. Therefore, this would not grant the property owner special privilege.

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.

Response: This development would be in harmony with the remainder of the zoning ordinance and would need to meet all applicable zoning, building, and other municipal codes prior to construction.

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.

Response: The other remedy would be reducing the footprint of the building or moving the building backwards.

This positioning allows us to maximize usable space within the building for our hardwood flooring operations. Having more space allows for efficient workflow, improved storage capacity for materials, and potentially a dedicated loading/unloading area within the building itself. A closer location to the property line facilitates a more efficient use of the existing alley for deliveries and customer pick-up/drop-off. This minimizes the need for maneuvering large vehicles on the main road and reduces overall traffic impact.

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.

Response: Yes, this is the minimum relief necessary.

ALTA/NSPS LAND TITLE SURVEY

OF

PROPERTY ADDRESS: 3387 PROSPECT AVENUE, DES PLAINES, ILLINOIS

THE EAST 8 FEET OF LOT 3 AND ALL OF LOTS 1 AND 2 IN BLOCK 1 IN BAKERS ADDITION TO RIVERSIDE IN THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 29, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

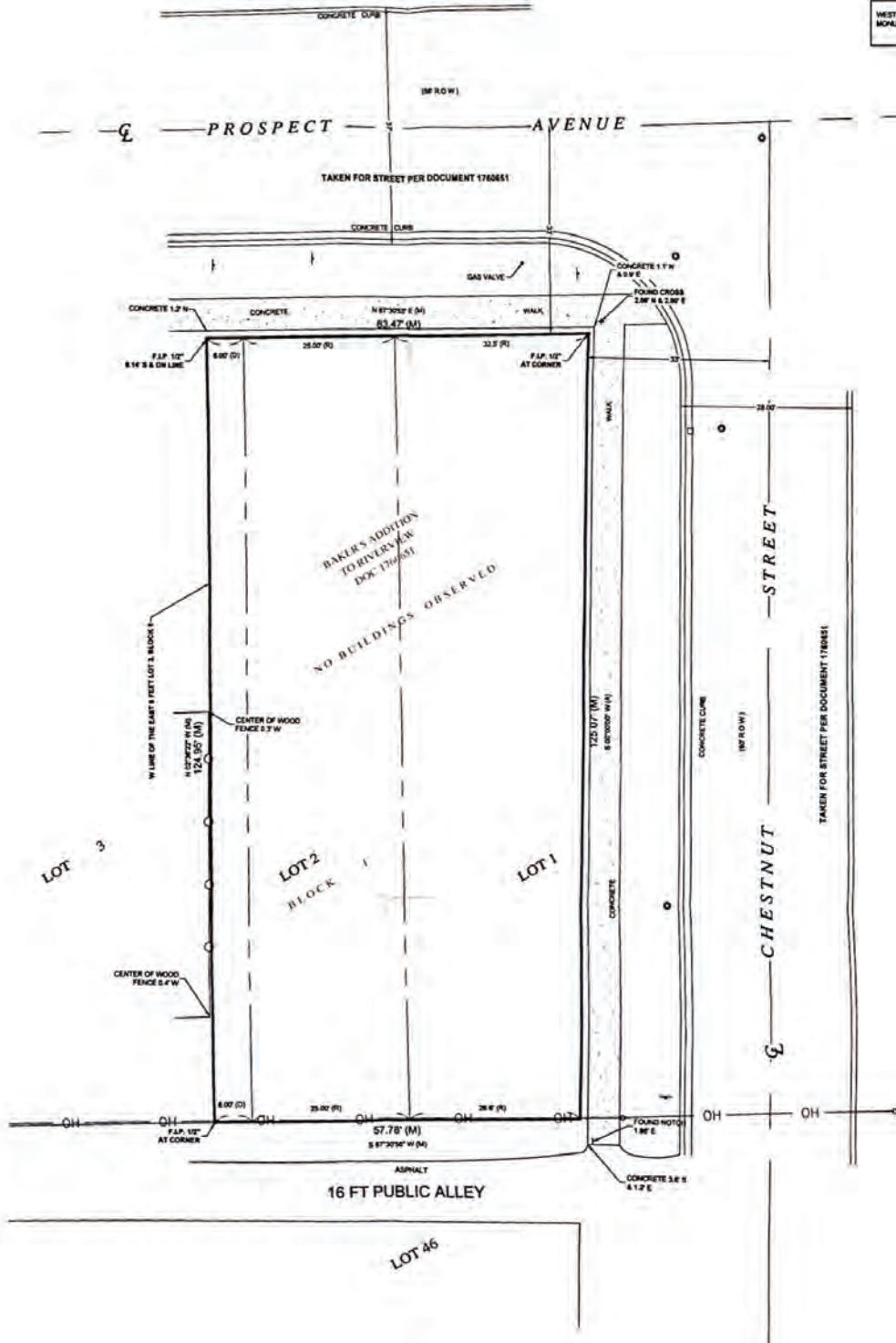
LAND AREA = 7,574.8 SF
OR 0.17 ACRES MORE OR LESS



BASIS OF BEARING
WEST LINE OF CHESTNUT STREET AS FOUND
MONUMENTED AND OCCUPIED.
S 89°10'00" W (ASSUMED)
P.L.N. 09-28-228-034-0000

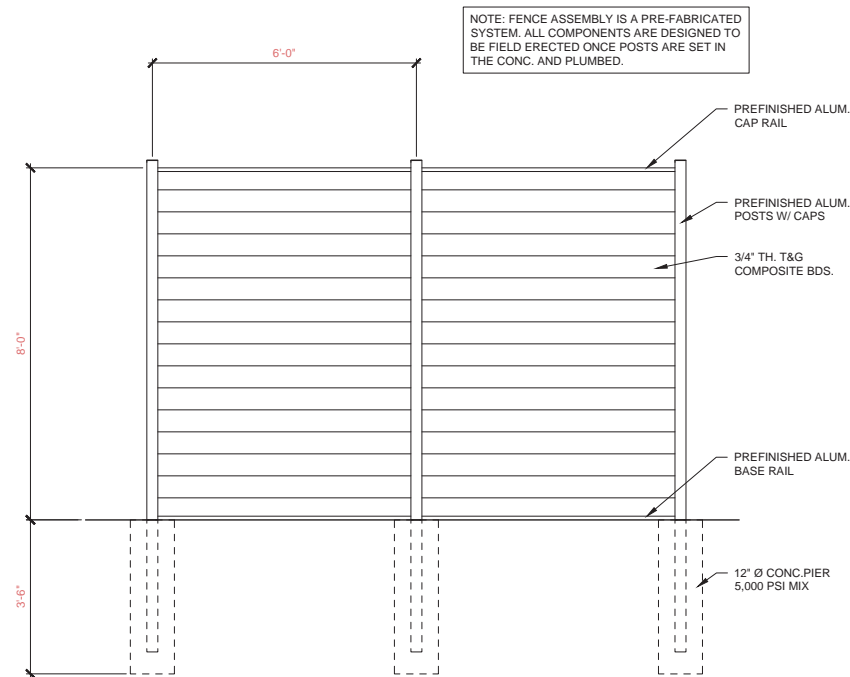
LEGEND

- | | | | |
|-------|-----------------------------|-------|---------------------|
| — | EXISTING BOUNDARY | ○ | MANHOLE |
| - - - | EXISTING EASEMENT | □ | EXIST. CATCH BASIN |
| - - - | EXISTING SETBACK | - - - | EXIST. CURB INLET |
| - - - | EXISTING CHAIN LINK FENCE | - - - | STORM SEWER |
| - - - | EXISTING WOOD FENCE | - - - | SAWDRY SEWER |
| - - - | EXISTING METAL FENCE | ⊗ | WOOD VALVE |
| - - - | EXISTING VINYL FENCE | ⊗ | BURIED BOX (9-800) |
| - - - | EXISTING BUILDING | ⊗ | WATER VALVE & VALVE |
| - - - | EXISTING ASPHALT SURFACE | ⊗ | FIRE HYDRANT |
| - - - | EXISTING CONCRETE SURFACE | ⊗ | GAS METER |
| - - - | EXISTING BUILDING/STRUCTURE | ⊗ | GAS LINE |
| - - - | EXISTING CENTER LINE | ⊗ | ELECTRIC METER |
| - - - | EXISTING ASPHALT SURFACE | ⊗ | ELECTRIC PROXIMAL |
| - - - | EXISTING BUILDING/STRUCTURE | ⊗ | OVERHEAD WIRE |
| - - - | EXISTING CENTER LINE | ⊗ | UTILITY POLE |
| - - - | EXISTING ASPHALT SURFACE | ⊗ | PHONE PROXIMAL |
| - - - | EXISTING BUILDING/STRUCTURE | ⊗ | CABLE TV PROXIMAL |
| - - - | EXISTING CENTER LINE | ⊗ | LIGHT POST |
| - - - | EXISTING ASPHALT SURFACE | ⊗ | STREET SIGN |
| - - - | EXISTING BUILDING/STRUCTURE | ⊗ | DOWNPOUT |
| - - - | EXISTING CENTER LINE | ⊗ | BOLLARD |
| (C) | CALCULATED | | |
| (M) | MEASURED | | |
| SF | SQUARE FEET | | |



Know what's below.
Call before you dig.





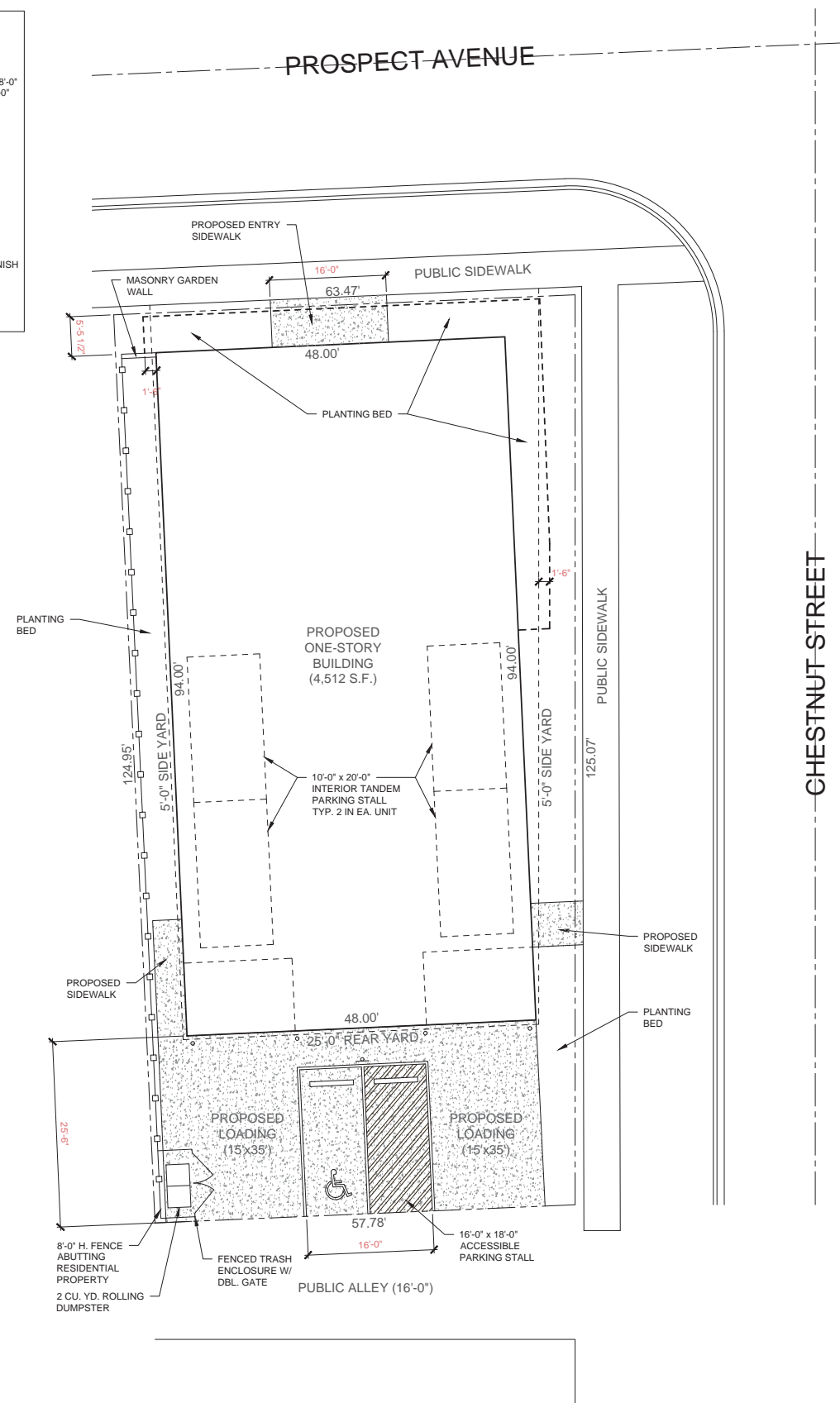
NOTE: FENCE ASSEMBLY IS A PRE-FABRICATED SYSTEM. ALL COMPONENTS ARE DESIGNED TO BE FIELD ERRECTED ONCE POSTS ARE SET IN THE CONC. AND PLUMBED.

ZONING REQUIREMENTS
 ZONING: C-3 GENERAL COMMERCIAL DISTRICT
 ALLOWABLE USE: TRADE CONTRACTOR
 PARKING REQUIRED: (1) ACCESSIBLE STALL, 16'-0" x 18'-0"
 (4) INTERIOR STALLS, 10'-0" x 20'-0"
 LOADING REQUIRED: (2) BAYS, 15'-0" x 35'-0"
 ALLOWABLE HEIGHT: 45'-0"
 PROPOSED HEIGHT: 17'-0"
 FRONT YARD: 25'-0"
 PROPOSED FRONT YARD: 5'-0"
 SIDE YARD: 5'-0"
 PROPOSED SIDE YARD: 5'-0"
 REAR YARD: 25'-0"
 PROPOSED REAR YARD: 25'-0"
 ALLOWABLE GROUND FLOOR EXTERIOR BUILDING FINISH MATERIALS:
 • FACE BRICK
 • STUCCO
 • CMU
 • METAL

3 ELEV. - COMPOSITE FENCE (8' H.)
 1/2" = 1'-0"



2 IMAGE - AERIAL PHOTO
 NO SCALE



1 SITE PLAN
 1" = 10'
 LOT AREA: 7,574.8 S.F.

TELOS
 ARCHITECTS, PLLC
 PURPOSE DRIVEN DESIGN
 10 W. Campbell Street, Unit 2
 Arlington Heights, Illinois 60005-1842
 www.telos-architects.com
 +1 847.302.6177
 Design Firm No. 184-008983

CONSULTANT
 OWNER
VASILE HAURES
 1980 PINE STREET
 DES PLAINES, ILLINOIS 60018
 (773) 562-0398

USER

PROJECT
HAURES BUILDING

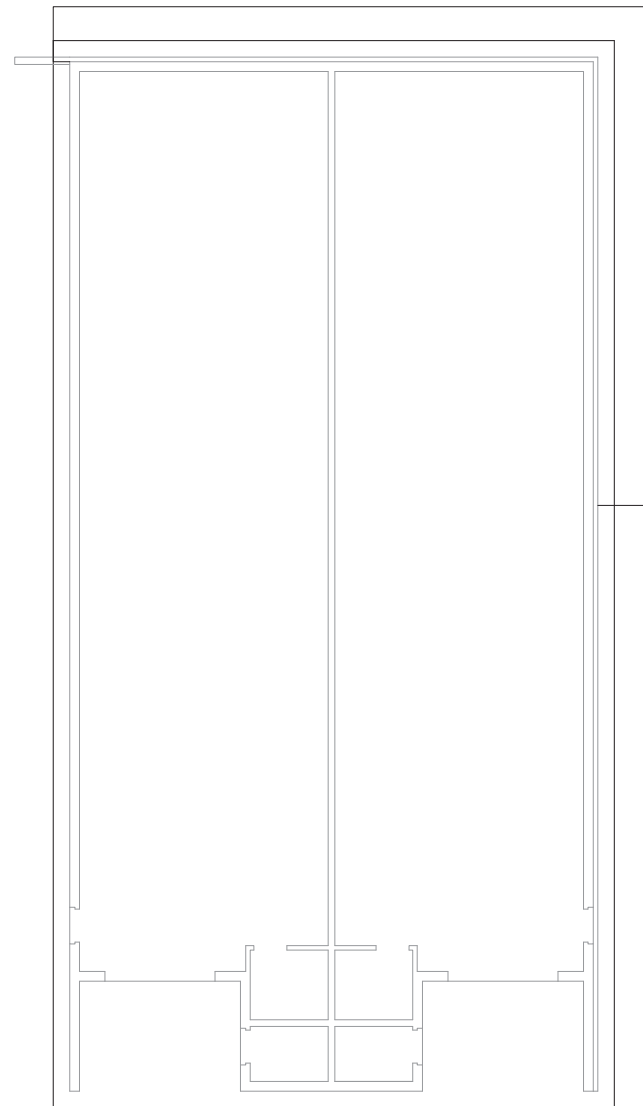
SCOPE
COMMERCIAL ONE-STORY TRADE CONTRACTOR OFFICE/SHOP

ADDRESS
 1387 PROSPECT AVE.
 DES PLAINES, ILLINOIS 60018
 OWNER PROJ. NO.
N/A

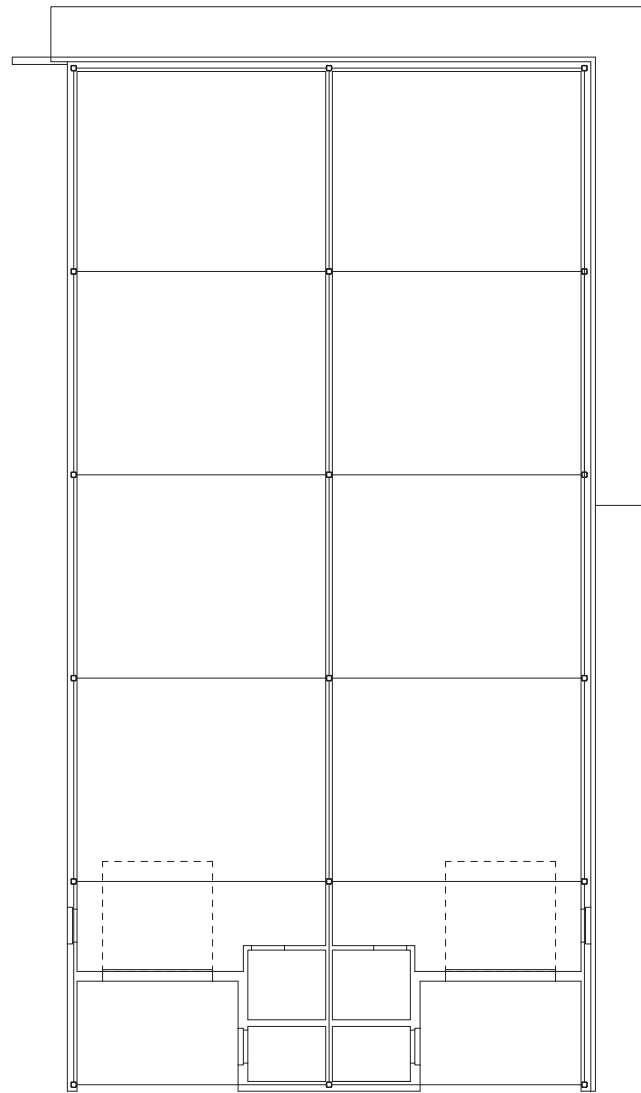
#	DATE	REVISIONS/SUBMISSIONS
04/18/2024	REVISION 2	
03/04/2024	REVISION 1	
02/02/2024	ISSUED FOR STAFF REVIEW	

GROUND FLOOR REFLECTED CEILING PLAN
 TELOS PROJ. NO. 24-001
 ISSUING DATE 02/02/2024

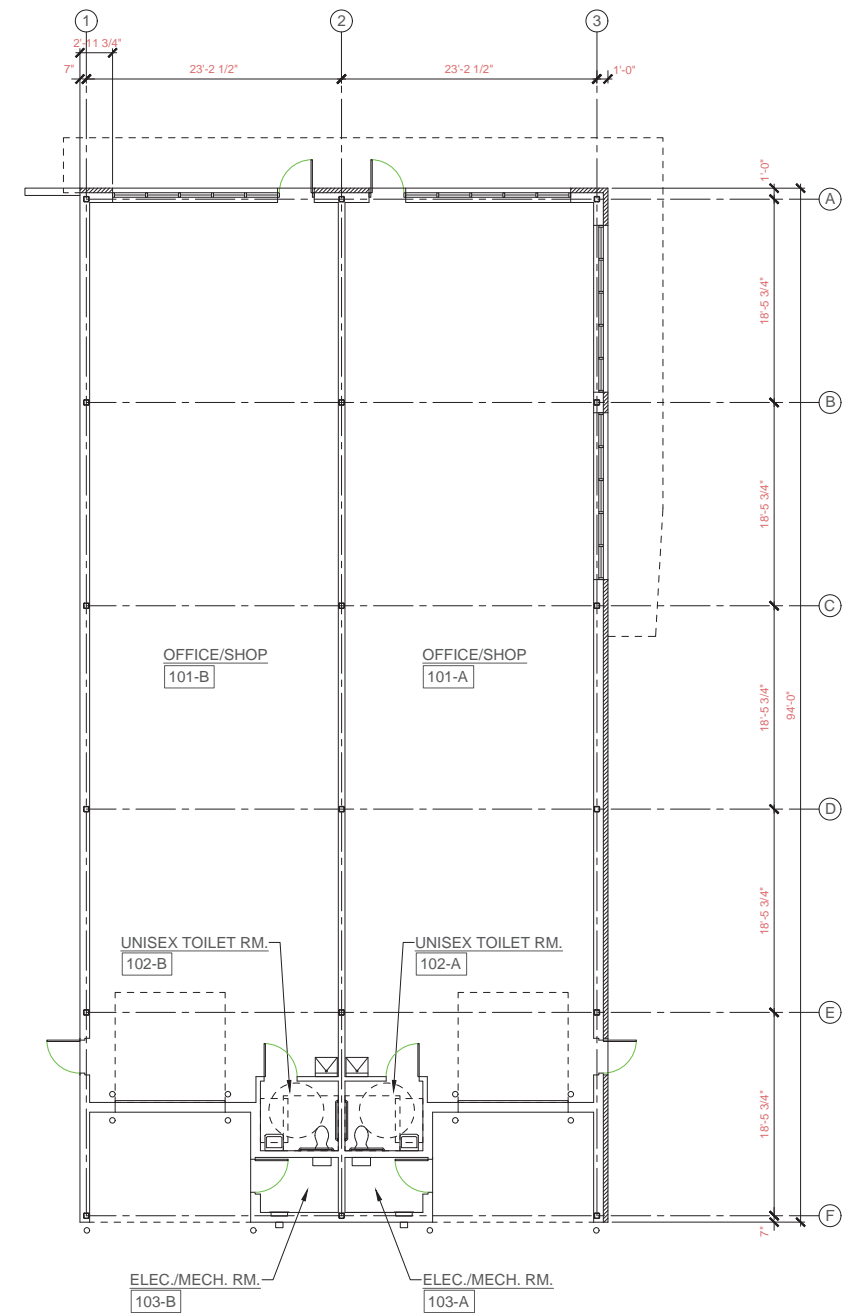
A-100



3 ROOF PLAN
 1/8" = 1'-0"
 NORTH



2 REFLECTED CEILING PLAN
 1/8" = 1'-0"
 NORTH



1 FLOOR PLAN
 1/8" = 1'-0"
 NORTH
 BUILDING AREA: 4,512.0 S.F.



CONSULTANT

OWNER

VASILE HAURES
 1980 PINE STREET
 DES PLAINES, ILLINOIS 60018
 (773) 562-0398

USER

PROJECT

HAURES BUILDING

SCOPE

COMMERCIAL ONE-STORY
 TRADE CONTRACTOR
 OFFICE/SHOP

ADDRESS

1387 PROSPECT AVE.
 DES PLAINES, ILLINOIS 60018

OWNER PROJ. NO.

N/A

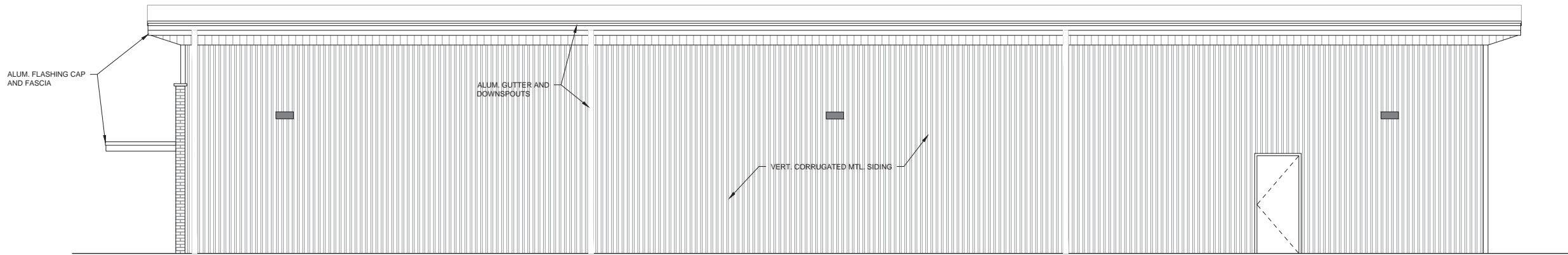
#	DATE	REVISIONS/SUBMISSIONS
04/18/2024	REVISION 2	
03/04/2024	REVISION 1	
02/02/2024	ISSUED FOR STAFF REVIEW	

GROUND FLOOR
 REFLECTED CEILING PLAN

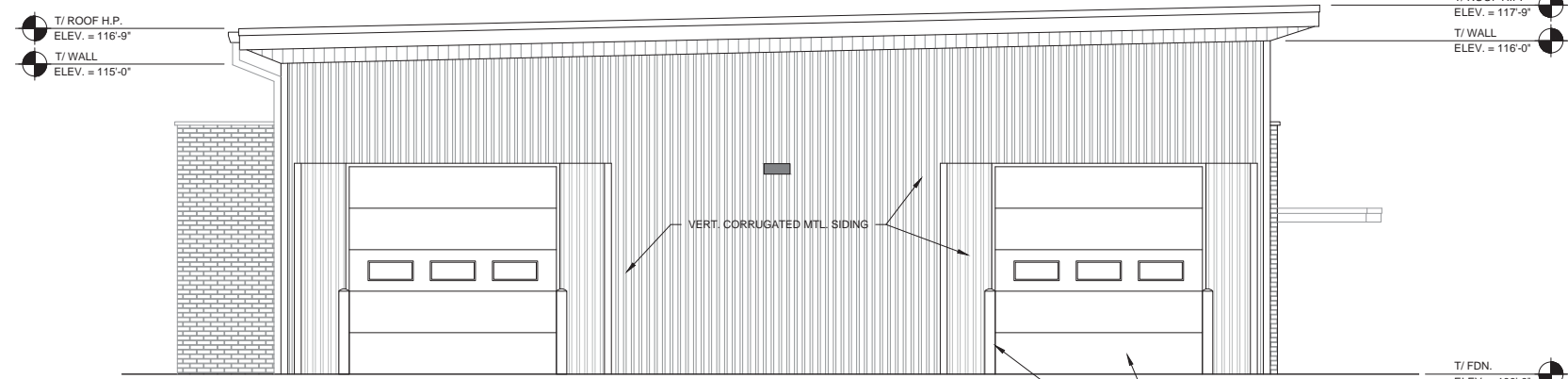
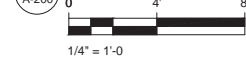
TELOS PROJ. NO.	ISSUING DATE
24-001	02/02/2024

A-101

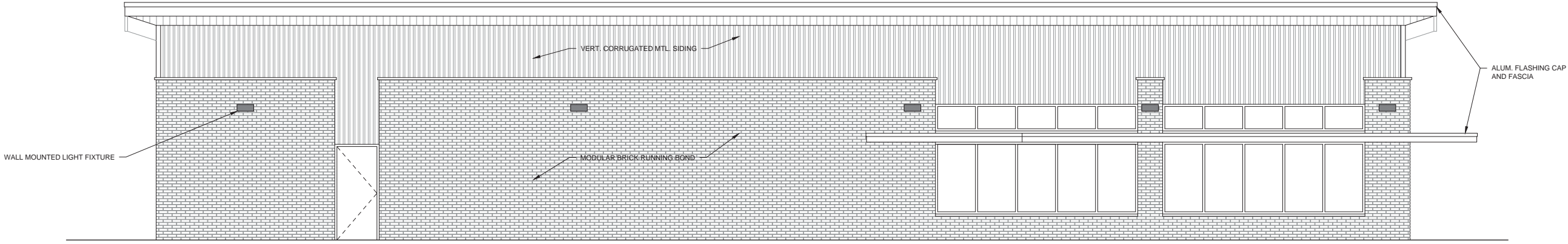
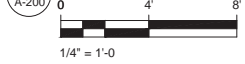
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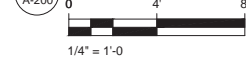
4 ELEV. - WEST FACADE



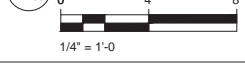
3 ELEV. - SOUTH FACADE



2 ELEV. - EAST FACADE



1 ELEV. - NORTH FACADE



CONSULTANT

OWNER
VASILE HAURES
 1980 PINE STREET
 DES PLAINES, ILLINOIS 60018
 (773) 562-0398

USER

PROJECT
HAURES BUILDING

SCOPE
**COMMERCIAL ONE-STORY
 TRADE CONTRACTOR
 OFFICE/SHOP**

ADDRESS
 1387 PROSPECT AVE.
 DES PLAINES, ILLINOIS 60018

OWNER PROJ. NO.
N/A

#	DATE	REVISIONS/SUBMISSIONS
04/18/2024	REVISION 2	
03/04/2024	REVISION 1	
02/02/2024	ISSUED FOR STAFF REVIEW	

EXTERIOR ELEVATIONS

TELOS PROJ. NO.	ISSUING DATE
24-001	02/02/2024

A-200

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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

MEMORANDUM

Date: May 10, 2024
To: Planning & Zoning Board (PZB)
From: Jeff Rogers, Director of Community & Economic Development
Subject: Consideration of a Conditional Use for a Trade Contractor Use and Motor Vehicle Sales Use at 1628 Rand Road, Case 24-004-CU (1st Ward)

Issue: The petitioner is requesting the following items: (i.) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii.) a conditional use for a motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

Owner: Art Investment, LLC, 2020 Berry Lane, Des Plaines, IL 60018

Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

Case Number: 24-004-CU

Real Estate Index Number: 09-16-104-022-0000

Ward: #1, Alderman Mark A. Lysakowski

Existing Zoning: C-3, General Commercial District

Existing Land Use: Multi-tenant commercial building including a trade contractor granite countertop business and cabinet business

Surrounding Zoning: North: R-1, Single Family Residential District
South: C-3, General Commercial District
East: C-1, Neighborhood Shopping / R-1, Single Family Residential Districts
West: C-3, General Commercial District

Surrounding Land Uses: North: Single-Family Residences
South: Columbus Foods & Liquors, Vazquez Dental, Castro Hand Car Wash, and 7-Eleven/Mobil (Commercial)
East: A Mother's Touch Learning Academy (Commercial)

West: Our Lady of Fatima Center (Commercial)

Street Classification: Rand Road is classified as a Minor Arterial road and Grove Avenue is classified as a Local street.

Comprehensive Plan: The Comprehensive Plan designates this site as Commercial.

Case History: At their January 23, 2024 meeting, the Planning & Zoning Board (PZB) continued the applicant's case without discussion to their regular meeting on February January 23, 2024.

The PZB opened the public hearing for this case at their February 23, 2024 meeting. The applicant's proposal and materials were presented. The PZB requested revisions to the plans provided to clarify the scope of the improvements to the site, as well as some clarifications to the proposed operations. A review of staff's recommendations for revisions to the site plan including a potential change to the off-street circulation pattern was discussed. The public hearing was continued to the PZB's March 12, 2024 meeting.

At their regular meeting on March 12, 2024, the PZB inquired about the status of the applicant's revised materials prior to continuing the public hearing to their April 9, 2024 meeting.

At their regular meeting on April 9, 2024, the applicant relayed a request to continue the case in writing and the PZB subsequently continued the case to their April 23, 2024 meeting.

The PZB did not have a quorum to open their April 23, 2024 meeting. To facilitate additional consideration of the request, staff published a new legal notice, mailed notice to adjacent property owners, and posted signage upon the property in accordance with Code requirements to facilitate additional consideration by the PZB at their regular meeting on May 14, 2024.

Case History: In advance of the April 23, 2024 meeting, the applicant confirmed their intent to proceed with a revised site plan.

The applicant's revised plans rectify many of the issues noted in the prior staff report. The applicant has provided two exhibits for consideration. The first exhibit entitled "Existing Conditions" notes existing site improvements while the second exhibit entitled "Proposed Site Plan" primarily shows proposed improvements but continues to reflect some of the existing improvements.

The revised stie plan can be summarized as follows:

- A. Motor Vehicle Sales | An automobile sales use would be introduced in the tenant space previously occupied by the custom cabinet showroom. The new conditional use ordinance would allow both the existing custom countertop trade contractor & showroom use and the proposed motor vehicle sales use upon the subject property and would replace the prior conditional use ordinance authorizing only the trade contractor use.

- B. Fence Relocation | the existing privacy fence would be relocated to the north to provide additional parking stalls on the south side of the fence to be used for the display of vehicles. No outdoor storage other than vehicles displayed for sale will be proposed outside of the fence.
- C. Parking Lot Expansion | A small extension of the parking lot would occur at the southwest corner of the site to accommodate the minimum width for a two-way drive aisle. The proposed pavement extension would provide additional taper for vehicle movements and would comply with the minimum two-way drive aisle width required per Code of 22.0 feet.

The applicant has decided not to reverse the orientation of the proposed parking stalls at the west end of the site to connect the two parking areas to allow on-site/off-street vehicle circulation between the existing parking area and proposed vehicle display area. The applicant prefers to segregate the vehicle display area from the employee/customer off-street parking area to prevent damage to display vehicles from truck & customer traffic maneuvers. Staff recommends the PZB consider whether the applicant's proposed design is appropriate or if site circulation would be improved by reversing the orientation of the proposed parking row so that stalls would be west of the drive aisle.

To address staff's prior concerns relating to the lack of adequate off-street circulation area for drop-off of vehicles from flatbed tow trucks to occur entirely on private property without loading/unloading in Rand Road right-of-way or reversing of vehicles into the right-of-way, the applicant has agreed to schedule vehicle deliveries by flat bed two truck during business hours and to keep the area of storage behind the fence free from obstructions to facilitate three-point turnarounds for trucks so that no reversing into Rand Road will occur.

If the proposed site plan, parking stall locations, and vehicle display areas are approved as presented, staff recommends that the recommendation stipulate that the applicant provide access and reserve area free from storage to accommodate a three-point turnaround for flat-bed tow trucks. This would require accommodations for access to any gate locks or hours of operation restrictions for vehicle deliveries only during business hours so access to the turnaround area can be ensured.

Conditions relating to removal or modification of existing noncompliant displays and outdoor storage, assignment of addresses, and other details remain listed in the recommendation for consideration by the PZB. The applicant has removed the storage unit that was previously stored upon the property.

The applicant will be available at the public hearing to provide testimony in support of their request.

Project Description:

The petitioner, Urszula Topolewicz, has requested Conditional Use Permits to amend an existing trade contractor use and operate a proposed motor vehicle sales use, both at 1628 Rand Road. In accordance with the proposed motor vehicles sales use, the applicant would perform vehicle maintenance and detailing of vehicles offered for sale.

The subject property is located within the C-3 General Commercial district. Both a trade contractor use and a motor vehicle sales use are a conditional use in the C-3 zoning district. The subject property contains a multi-tenant building with an off-street surface parking area on the west side of the property with additional on-street parking east of the property along Grove Avenue, each as depicted on the attached Plat of Survey. The subject property is located along Rand Road at the northwest corner of the Rand Road/Grove Lane intersection. The subject property is currently accessed by three curb cuts, two from Rand Road and one from Grove Lane. The subject property lies entirely within the 1% annual chance floodplain (Zone AE).

Prior Approvals

In 2021, the applicant received approval of a conditional use permit via Ordinance Z-36-21 for a Trade Contractor use upon the subject property. Among various conditions, the Ordinance included a restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” A copy of this Ordinance is attached for reference.

In 2022, the applicant received approval of several zoning variations relating to ground signage and wall signage via Ordinance Z-27-22. The signage associated with this Ordinance has since been installed, including wall signage for two businesses and an electronic message board (EMB) sign. In accordance with the proposed scope of work at this time, the face of one of the existing wall signs would be removed and replaced with new signage for the proposed motor vehicle sales business.

Concurrently in 2022, the applicant requested an amendment to Ordinance Z-36-21 to strike the restriction stipulating that “outdoor storage of raw materials or fabricated goods is strictly prohibited.” The request proceeded through the Planning & Zoning Board to the City Council as draft Ordinance Z-27-22 but was tabled by the City Council in September 2022 with instruction to the applicant to address various engineering concerns. A proposed solution to the floodplain restrictions has not yet been provided, the tabled Ordinance has not yet been scheduled for consideration by the City Council, and the condition from Ordinance Z-36-21 restricting outdoor storage remains in effect.

Existing Violations

Several violations of the Municipal Code currently present upon the property would need to be rectified before a business registration for the proposed motor vehicle sales use could be approved. Also, these violations would need to be rectified to avoid additional enforcement action. The current violations include the following:

- a. A storage container upon the property which was in violation of the accessory use requirements and floodplain requirements of the Municipal Code has been removed from the premises.
- b. There exist two outdoor displays of fabricated goods in violation of the floodplain requirements and the requirements of Ordinance Z-36-21. If outdoor display is proposed, said display must be authorized in accordance with this conditional use request and installed in a manner which complies

with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.

- c. There presently exists temporary outdoor storage from time-to-time of raw materials or fabricated goods in violation of the floodplain requirements and Ordinance Z-36-21. If outdoor storage is proposed, said storage must be authorized in accordance with this conditional use request and installed in a manner which complies with the requirements of Title 14 of the Municipal Code including compliance with all floodplain requirements.

Current Proposal

The applicant has provided an executive summary, a floor plan for the proposed motor vehicle sales use, and a proposed site plan with additional details regarding the interior layout of the modified tenant spaces. The draft motion included in this report includes conditions which would need to be rectified before the proposed motor vehicle sales use could commence.

Various dimensions noted within the applicant's narrative and on the proposed plans are not depicted to scale. The area of the building depicted on the proposed site plan scales to approximately 12,425 square feet where the applicant notes in their narrative that the building area is approximately 15,300 square feet.

The trade contractor use would occupy the north and east areas of the existing building. This area scales to approximately 8,915 square feet but is noted as 11,400 square feet on the applicant's site plan.

The proposed motor vehicle sales use including accessory detailing and repair/service uses would occupy the southwest area of the existing building. This area scales to approximately 3,480 square feet but is noted as 3,900 square feet on the applicant's site plan.

The applicant has indicated that vehicles would be displayed within the proposed showroom. The plan(s) submitted in accordance with this permit should demonstrate that the display of vehicles within the showroom would maintain accessible routes through the showroom floor area.

The proposed parking layout would introduce new parking stalls along the east side of a drive aisle west of the existing off-street public parking stalls. The proposed drive aisle would not comply with the minimum aisle widths for two-way traffic. If the proposed site plan alterations and land use are supported, the drive aisle should be required to be widened to a minimum of 22.0 feet south of the southernmost parking stall as depicted on the revised site plan provided in advance of the April 24, 2024 meeting. A building permit would be needed before any parking lot improvements could commence.

Required Parking

The following parking regulations apply to this request pursuant to Section 12-9-7 of the City of Des Plaines Municipal Code:

- One vehicle stall for every vehicle displayed for sale outdoors (16 vehicles outdoors = 16 vehicle stalls)

- One parking stall for every 500 square feet of showroom and office floor area for motor vehicle sales (2,350 square feet = 5 stalls);
- One parking stall for each 20 vehicle stalls within the showroom for motor vehicle sales (850 square feet = 1 stall);
- One parking stall for every 20 vehicles displayed for sale outdoors upon the premises (16 vehicles outdoors = 1 stall); and
- Zero parking stalls for the trade contractor use.

In accordance with minimum off-street parking provisions, 16 off-street parking stalls would be required, including one accessible parking stall. The applicant proposes 23 off-street parking stalls. The subject property is adjacent to an additional 13 public on-street parking stalls within the Grove Lane right-of-way. The proposed motor vehicle sales use shall not be permitted to display or store vehicles for sale within the public right-of-way.

Hours of Operation

The existing Granite Place & Quartz LLC business operates from 9 a.m. to 5 p.m., Monday through Friday, from 9 a.m. to 3 p.m. on Saturday, and is closed on Sunday.

The proposed motor vehicle sales use would operate from 9 a.m. to 9 p.m., Monday through Saturday and would be closed on Sunday.

Please see the attached applicant's Project Narrative for more details.

Compliance with the Comprehensive Plan

The proposed project, including the proposed the site improvements, address various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- **Future Land Use Plan:**
 - This property is designated as Commercial on the Future Land Use Plan. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial uses.
 - The subject property is located along the defined Rand Road commercial corridor with single-family residences to the north, multi-family residences to the east, and commercial development to the east, south, and west. The subject property contains a multi-tenant building located between established commercial developments along Rand Road. The request would assist in the retention of a new commercial business at this location and provide additional retail goods and services for the residents of Des Plaines.
- **Landscaping and Screening:**
 - 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 shopping environment and achieve stronger corridor identity in Des Plaines.

- The existing site contains landscaping along the south of the property and foundation landscaping adjacent to the east building footprint.
- The applicant proposes to relocate an existing privacy fence from its current location along the front lot line to a point north of the new row of parking along the west end of the site.

While the aforementioned aspects represent a small portion of the goals and strategies of the Comprehensive Plan, there is a large emphasis on improving existing commercial developments and enhancing commercial corridors throughout Des Plaines.

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 uses are classified as a Trade Contractor use and a motor vehicle sales use, respectively. Both a Trade Contractor and Motor Vehicle Sales are a Conditional Use in the C-3 zoning district.

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

Comment: The proposed Trade Contractor use and motor vehicle sales use provide both retail- and service-oriented uses that primarily serve day-to-day needs of local residents by increasing commercial opportunities for residents in Des Plaines. Additionally, the subject property is located near the River Road & Rand Road commercial corridors, which are major corridors in Des Plaines.

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 existing Trade Contractor use and proposed motor vehicle sales use are designed, constructed, operated, and maintained to be harmonious and appropriate in appearance to surrounding commercial uses. The proposal includes enhancements to the site as a whole including modifications to the parking area.

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

Comment: The proposed Trade Contractor use and motor vehicle sales use would not be hazardous or distributing to neighboring uses as all activities including the fabrication of materials will take place inside the building except for potential storage within the extents of a privacy fence and outdoor display of vehicles for sale within the parking lot. Refer to the suggested conditions of approval for additional avenues for ensuring safety and harmony with the neighboring uses.

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

Comment: The subject property is served adequately by essential public facilities and services since it is currently accessible by two streets and three total curb cuts as well as necessary public utilities. The proposed uses will not affect the existing public facilities and services for this property.

6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

Comment: The proposed uses will not create excessive additional requirements at the public expense and will not be detrimental to economic well-being of the community.

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 petitioner is proposing outdoor storage and display of raw materials and finished products. If such storage and display is to be considered, such storage and display must be conducted in accordance with the requirements of Title 14 of the Code. Storage or display of material below the base flood elevation (BFE) cannot be permitted. Refer to the suggested conditions of approval for additional avenues for ensuring compliance with applicable regulations.

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 site plan introduces new parking areas which would potentially increase traffic volume at the existing west curb cut. The design of the western curb cut would need to be modified to accommodate a two-way drive aisle with a minimum width of 22.0 feet. An alternate site plan with parking along the west of the west parking row would connect the two parking areas and allow for circulation within the site without the need to leave the site onto Rand Road to access the west drive aisle. A suggested condition of approval requires a modified site plan to confirm all requirements are met and safe, efficient circulation is provided.

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

Comment: The subject property is currently developed and improved with a building and surface parking area. The proposed uses will not lead to the loss or damage of natural, scenic, or historic features of major importance on this property.

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

Comment: There exist several open violations upon the property related to an existing illegal nonconforming accessory storage unit use and outdoor display/storage of goods. Provided the storage unit is removed and outdoor storage and display is conducted in accordance with the requirements of all applicable codes and ordinances, a modified plan for display and storage could meet the regulations of the Zoning Ordinance.

Recommendation: Staff recommends approval of the Conditional Use Permit for a trade contractor use and motor vehicle use at 1628 Rand Road as amended based upon 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 City of Des Plaines Municipal Code with the following conditions:

1. The petitioner shall implement all site improvements shown on the proposed undated site plan and any amendments required by the Planning & Zoning Board.
2. The applicant shall provide plans and specifications for review and secure permits for all site work governed by city codes and ordinances (pavement, exterior doors/window systems, mechanical/electrical/plumbing/structural, civil engineering, etc.). All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances.
3. No materials shall be stored outside of the extents of the proposed privacy fence enclosure.

4. All outdoor storage and/or displays shall be permissible only in full compliance with the requirements of Title 14 of the Municipal Code including raising of stored materials above the base flood elevation (BFE).
5. Display and storage of vehicles or materials shall be permissible in designated areas on private property only and shall not be permissible within required drive aisles or customer parking stalls, or within the public right-of-way. All motor vehicles stored on the site must be operable and stored on a dust-free, hard surface.
6. The applicant shall coordinate with the City regarding the assignment of unique unit addresses for the two tenant spaces comprising the existing building upon the property.
7. No more than sixteen (16) motor vehicles may be displayed for sale on the Subject Property at one time. Through signs, striping, or combination, these sixteen (16) spaces should be identified and reserved. Adding additional motor vehicle sales spaces would require an amendment to the Conditional Use Permits. Sufficient parking spaces to meet the minimum off-street parking requirements for the Proposed Uses must be provided on the Subject Property at all times.

Planning and Zoning Board Procedure: Under Section 12-3-4(D) (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the Planning and Zoning Board has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned conditional use requests for a trade contractor use and motor vehicle sales use at 1628 Rand Road. The City Council has final authority on the proposal.

Attachments:

- Attachment 1: Ordinance Z-36-21
- Attachment 2: *Draft* Ordinance Z-26-22
- Attachment 3: Ordinance Z-27-22
- Attachment 4: Location Map
- Attachment 5: Site and Context Photos
- Attachment 6: Plat of Survey
- Attachment 7: Project Narrative
- Attachment 8: Petitioner's Responses to Standards
- Attachment 9: Site Plan
- Attachment 10: Floor Plan
- Attachment 11: Existing Conditions Plan (undated)
- Attachment 12: Proposed Conditions Plan (undated)

CITY OF DES PLAINES

ORDINANCE Z - 36 - 21

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE CONTRACTOR ESTABLISHMENT AT 1628 RAND ROAD, DES PLAINES, ILLINOIS.

WHEREAS, Peter Topolewick ("**Petitioner**") is the lessee of the property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("**C-3 District**"); and

WHEREAS, the Subject Property is improved with an one-story single-tenant commercial building ("**Building**"); and

WHEREAS, the Petitioner desires to locate a trade contractor establishment on the Subject Property; and

WHEREAS, pursuant to Section 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**"), the operation of a trade contractor establishment is permitted in the C-3 District only with a conditional use permit; and

WHEREAS, Petitioner submitted an application to the City of Des Plaines Department of Community and Economic Development ("**Department**") for a conditional use permit to allow a trade contractor establishment on the Subject Property ("**Conditional Use Permit**"), in accordance with Sections 12-7-3.F.3 and 12-7-3.K of the Zoning Ordinance; and

WHEREAS, the Subject Property is owned by Elliott Kratz ("**Owner**"), who has consented to the Petitioner's application; and

WHEREAS, the Petitioner's application was referred by the Department to the Planning and Zoning Board of the City of Des Plaines ("**PZB**") within 15 days after the receipt thereof; and

WHEREAS, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on May 11, 2021 pursuant to notice published in the *Des Plaines Journal* on April 21, 2021; and

WHEREAS, notice of the public hearing was mailed to all property owners within 300 feet of the Subject Property; and

WHEREAS, during the public hearing, the PZB heard testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the applicable provisions of the Zoning Ordinance; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on May 12, 2021, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 5-0, to approve the Petitioner's application for the Conditional Use Permit subject to certain terms and conditions; and

WHEREAS, the Petitioner made certain representations to the PZB with respect to the proposed Conditional Use Permit, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for the Conditional Use Permit; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated April 30, 2021, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's application in accordance with the provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for this Ordinance.

SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY. The Subject Property is legally described as follows:

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as: 1628 Rand Road, Des Plaines, Illinois.

SECTION 3. CONDITIONAL USE PERMIT. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner a Conditional Use Permit to allow the operation of a trade contractor

establishment on the Subject Property. The Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

SECTION 4. CONDITIONS. The Conditional Use Permit granted in Section 3 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions:

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Subject Property, by the Petitioner must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans.** Except for minor changes and site work approved by the City Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans as may be amended to comply with Section 4.C of this Ordinance:

1. That certain "Project Narrative" prepared by Petitioner, consisting of one sheet, and undated, attached to and by this reference made a part of this Ordinance as **Exhibit A**; and

2. That certain "Site Plan/Floor Plan" submitted by the Petitioner, consisting of one sheet, and undated, attached to and by this reference made a part of, this Ordinance as **Exhibit B**.

C. **Additional Conditions.** The development, use, and maintenance of the Subject Property shall be subject to and contingent upon the following conditions:

1. The Petitioner must revise the Site Plan to include landscape details in conformance with Section 12-10 of the Zoning Ordinance within 60 days of City Council approval of this Ordinance.

2. That an eight-foot-tall wood privacy fence must be installed along the north property line of the Subject Property in conformance with Section 12-8-2 of the Zoning Ordinance within 60 days of City Council approval of this Ordinance.

3. Storage of commercial vehicles or materials within the required drive aisles or customer parking spaces is prohibited at all times on the Subject Property.

4. Outdoor storage of raw materials or fabricated goods is prohibited at all times on the Subject Property.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance must be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein run with the Subject Property and inure to the benefit of, and are binding upon, the Petitioner and Owner and their respective personal representatives, successors, and assigns, including, without limitation, subsequent purchasers of the Subject Property.

SECTION 6. NONCOMPLIANCE.

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of

this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner or Owner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 4.7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation the Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner and Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 4.7 of the Zoning Ordinance is provided to the Petitioner and Owner.

SECTION 7. EFFECTIVE DATE.

A. This Ordinance shall be in full force and effect only after the occurrence of the following events:

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;
3. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement

and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's and Owner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit C**; and

4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

- B. In the event that the Petitioner and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

[SIGNITURE PAGE FOLLOWS]

PASSED this 7th day of June, 2021.


APPROVED this 7th day of June, 2021.

VOTE: AYES 6 NAYS 0 ABSENT 1




MAYOR

ATTEST:




CITY CLERK

Published in pamphlet form this
8th day of June, 2021.



CITY CLERK

Approved as to form:



Peter M. Friedman, General Counsel

DP-Ordinance Approving a Conditional Use Permit (CUP) at 1628 Rand Road for a Trade Contractor Use

HGM

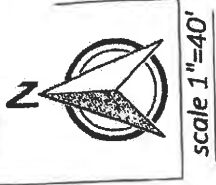
House Of Granite & Marble . Co

5136 N Pearl St.
Schiller Park Il 60176
Tel:(847) 928-1111
Fax: (847) 928-1138

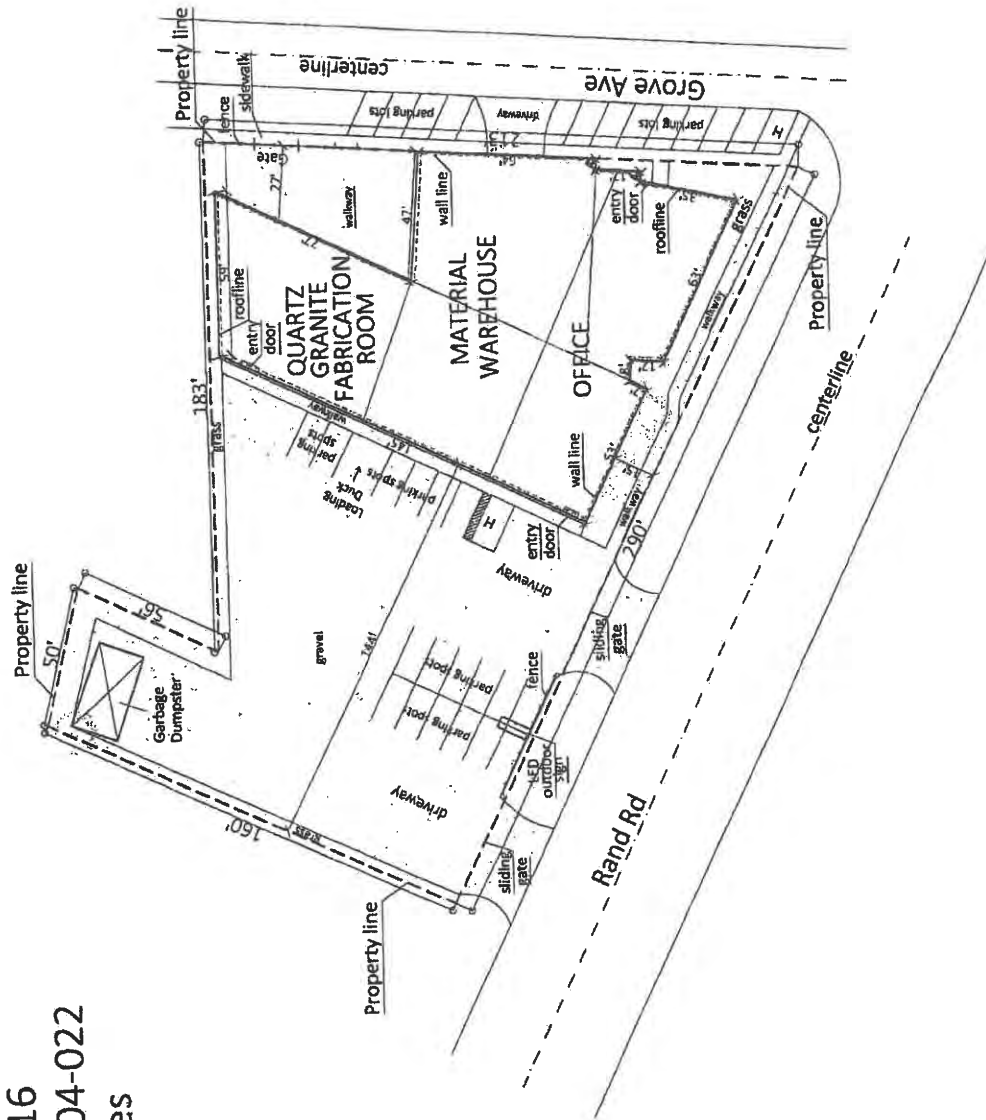
Website: www.houseofgranite.com
Email: houseofgranite@hotmail.com

We are Company since 2002 in market at one location pass 19 years . We sell or kind of stone granite, quartz ,marble qurtzite kitchen cabinets, sinks, faucets ,counter tops vanity's , shower glass all brands . We important stuff all over the world . Our goal is keep nice clean store showroom ,warehouse , fabrication counter tops close to the people . We currently have our location at Schiller Park 10000.00 sq ft .We want move our businesses to Des Plains to bigger location and more parking spaces . We are open 6 Days a week store from 8:30 AM to 6:00 PM and warehouse and fabrication from 7:15 AM to 6:00 PM .Our team is 12 people same times more is the pants at the session . We want duet nice improvement to this location .

Sincerely
Peter Topolewicz



SITE PLAN
 1628 Rand Rd
 Des Plaines IL 60016
 Parcel ID: 09-16-104-022
 Lot area: 0.95 Acres



UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Des Plaines, Illinois ("**City**");

WHEREAS, Peter Topolewick ("**Petitioner**") applied to the City of Des Plaines for a conditional use permit to allow a trade contractor establishment ("**Conditional Use Permit**") on that certain property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**") pursuant to Section 12-7-3.E.3 and 12-7-3.K of the City of Des Plaines Zoning Ordinance of 1998, as amended; and

WHEREAS, Ordinance No. Z-36-21 adopted by the City Council of the City of Des Plaines on June 7, 2021 ("**Ordinance**"), grants approval of the Conditional Use Permit, subject to certain conditions; and

WHEREAS, at the time Ordinance No. Z-36-21 was adopted, the Subject Property was owned by Elliott Kratz, who subsequently passed away prior to the execution of this Unconditional Agreement and Consent; and

WHEREAS, ART Investment, LLC, an Illinois limited liability company ("**Owner**"), subsequently acquired fee title to the Subject Property and agrees and acknowledges that the Property is subject to the terms, conditions, and restrictions of Ordinance Z-36-21; and

WHEREAS, the Petitioner and the Owner each desires to evidence to the City its unconditional agreement and consent to accept and abide by each of the terms, conditions, and limitations set forth in said Ordinance, and its consent to recording the Ordinance and this Unconditional Agreement and Consent against the Subject Property;

NOW, THEREFORE, the Petitioner and the Owner do hereby agree and covenant as follows:

1. Petitioner and Owner hereby unconditionally agree to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of that certain Ordinance No. Z-36-21, adopted by the City Council on June 7, 2021.
2. Petitioner and Owner acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner or Owner against damage or injury of any kind and at any time.
3. Petitioner and Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or

any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.

4. Petitioner agrees to and do hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.
5. Petitioner hereby agrees to pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

By: Victoria M Baumann

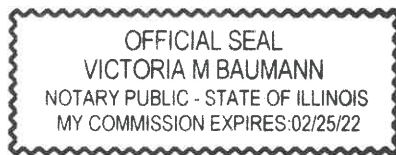
SUBSCRIBED and **SWORN** to
before me this 22nd day of
November, 2021.

Victoria M Baumann
Notary Public

PETER TOPOLEWICK

By: [Signature]

Its: PRESIDENT



ATTEST:

By: Victoria M Baumann

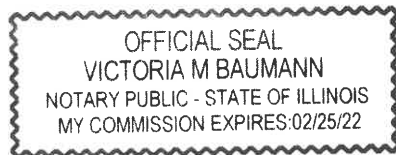
SUBSCRIBED and **SWORN** to
before me this 22nd day of
November, 2021.

Victoria M Baumann
Notary Public

ART INVESTMENT, LLC

[Signature]

Its: Member / Manager



CITY OF DES PLAINES

ORDINANCE Z-36-21

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE
CONTRACTOR ESTABLISHMENT AT 1628 RAND ROAD, DES PLAINES, ILLINOIS

ADOPTED ON JUNE 7, 2021
BY THE CITY COUNCIL
OF THE
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines,
Cook County, Illinois, on this 8th day of June, 2021.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CERTIFICATE

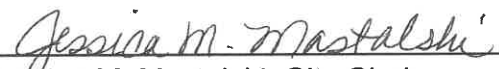
I, Jessica M. Mastalski, certify that I am the duly elected and acting Municipal Clerk of the City of Des Plaines, Cook County, Illinois.

I further certify that on June 7, 2021 the Corporate Authorities of such municipality passed and approved Ordinance Z-36-21, AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A TRADE CONTRACTOR ESTABLISHMENT AT 1628 RAND ROAD, DES PLAINES, ILLINOIS provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance Z-36-21 was posted in the municipal building commencing on June 8, 2021 and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Des Plaines, Illinois, this 8th day of June, 2021.

(SEAL)



Jessica M. Mastalski, City Clerk

By: 

Laura Fast, Deputy Clerk

*Per the provisions of 65 ILCS 5/3.1-20-5
Of the Illinois Compiled Statutes (2006)

CITY OF DES PLAINES

ORDINANCE Z - 26 - 22

AN ORDINANCE GRANTING AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW OUTDOOR DISPLAY AND STORAGE OF PRODUCTS RELATED TO THE TRADE CONTRACTOR USE LOCATED AT 1628 RAND ROAD, DES PLAINES, ILLINOIS.

WHEREAS, Granite Place & Quartz, LLC and Cabinet Land Kitchen & Bath Corporation (collectively, the "***Petitioner***") are the lessees of the property commonly known as 1628 Rand Road, Des Plaines, Illinois ("***Subject Property***"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("***C-3 District***"); and

WHEREAS, on June 7, 2021, the City Council adopted Ordinance Z-36-21 ("***Conditional Use Ordinance***"), approving a conditional use permit to allow a trade contractor use on the Subject Property ("***Conditional Use Permit***"); and

WHEREAS, the Conditional Use Ordinance prohibits the storage of products outdoors on the Subject Property; and

WHEREAS, the Petitioner desires to store and display products on the Subject Property; and

WHEREAS, the Petitioner submitted an application to the City of Des Plaines Department of Community and Economic Development ("***Department***") to amend the Conditional Use Permit to allow the outdoor storage and display of products on the Subject Property in accordance with Section 12-7-3 of the Zoning Ordinance ("***Amended Conditional Use Permit***"), in accordance with Section 12-3-4 of the Zoning Ordinance; and

WHEREAS, the Subject Property is owned by Art Investment, LLC ("***Owner***"), which has consented to the Petitioner's application; and

WHEREAS, the Petitioner's application was referred by the Department to the Planning and Zoning Board of the City of Des Plaines ("***PZB***") within 15 days after the receipt thereof; and

WHEREAS, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on July 26, 2022 pursuant to notice published in the *Des Plaines Journal* on July 6, 2022; and

WHEREAS, notice of the public hearing was mailed to all property owners within 500 feet of the Subject Property; and

WHEREAS, during the public hearing, the PZB heard testimony and received evidence with respect to how the Petitioner intended to satisfy and comply with the applicable provisions of the Zoning Ordinance; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on July 27, 2022, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 4-0, to approve the Petitioner's application for the Amended Conditional Use Permit, subject to certain terms and conditions; and

WHEREAS, the Petitioner made certain representations to the PZB with respect to the proposed Amended Conditional Use Permit, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for the Amended Conditional Use Permits; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for conditional use permits set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated August 25, 2022, including the attachments and exhibits thereto, and has determined that it is in the best interest of the City and the public to grant the Petitioner's application in accordance with the provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting the factual basis for this Ordinance.

SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY. The Subject Property is legally described as follows:

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as: 1628 Rand Road, Des Plaines, Illinois.

SECTION 3. AMENDED CONDITIONAL USE PERMIT. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council grants the Petitioner an Amended Conditional Use Permit to allow the outdoor display and storage of products on Subject Property, in accordance with Section 12-7-3 of the Zoning Ordinance. The Amended Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

SECTION 4. CONDITIONS. The Amended Conditional Use Permit granted in Section 3 of this Ordinance shall be, and is hereby, expressly subject to and contingent upon the following conditions, restrictions, limitations, and provisions:

A. Compliance with Law and Regulations. The development, use, operation, and maintenance of the Subject Property, by the Petitioner must comply with all applicable City codes and ordinances, including, without limitation, the Conditional Use Ordinance, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. Compliance with Plans. Except for minor changes and site work approved by the City Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property by the Petitioner must comply with the following plans as may be amended to comply with Section 4.C of this Ordinance: that certain "Final Site Plan" prepared by the Owner, consisting of one sheet, with a latest revision date of February 22, 2022, attached to and by this reference made a part of this Ordinance as **Exhibit A** ("*Site Plan*"); and

C. Additional Conditions. The development, use, and maintenance of the Subject Property shall be subject to and contingent upon the following additional conditions:

1. All proposed improvements shown on the Site Plan must be constructed in full compliance with all applicable codes and ordinances. Plans and drawings may require modification in order to comply with current City codes and ordinances; and

2. No outdoor display or storage of products is allowed on the Subject Property unless the location of the outdoor display and storage of products complies with the City of Des Plaines Flood Control Regulations set forth in Title 14 of the City Code.

SECTION 5. RECORDATION; NON-TRANSFERABILITY. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall inure solely to the benefit of Petitioner. Nothing in this Ordinance shall be deemed to allow the Petitioner to transfer any of the rights or interests granted herein to any other person or entity without the prior approval of the City Council by a duly adopted amendment to this Ordinance.

SECTION 6. NONCOMPLIANCE.

A. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of, any of the provisions of this Ordinance shall be fined not less than seventy five dollars (\$75.00) or more than seven hundred and fifty dollars (\$750.00) for each offense. Each and every day that a violation of this Ordinance is allowed to remain in effect shall constitute a complete and separate offense. In addition, the appropriate authorities of the City may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its

terms. Any person, firm or corporation violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees.

B. In the event that the Petitioner or Owner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Ordinance as amended by this Ordinance, the Amended Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-3 District. Further, in the event of such revocation of the Amended Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner and Owner acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is provided to the Petitioner and Owner.

SECTION 7. EFFECTIVE DATE.

A. This Ordinance shall be in full force and effect only after the occurrence of the following events:

1. its passage and approval by the City Council in the manner provided by law;
2. its publication in pamphlet form in the manner provided by law;

3. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance, and demonstrating the Petitioner's and Owner's consent to its recordation. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as **Exhibit B**; and

4. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

B. In the event that the Petitioner and the Owner do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 7.A.3 of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2022.

APPROVED this ____ day of _____, 2022.

VOTE: AYES ____ NAYS ____ ABSENT ____

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form this
____ day of _____, 2022.

Approved as to form:

CITY CLERK

Peter M. Friedman, General Counsel

ATTEST:

GRANITE PLACE & QUARTZ, LLC

By: _____

By: _____

Its: _____

ATTEST:

CABINET LAND KITCHEN & BATH CORPORATION

By: _____

By: _____

Its: _____

ATTEST:

ART INVESTMENT, LLC

By: _____

By: _____

Its: _____

CITY OF DES PLAINES

ORDINANCE Z - 27 - 22

AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V).

WHEREAS, Granite Place & Quartz, LLC and Cabinet Land Kitchen & Bath Corporation (collectively, the "**Petitioner**") are the lessees of that certain property commonly known as 1628 Rand Road, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-3 General Commercial District of the City ("**C-3 District**"); and

WHEREAS, pursuant to Section 12-11-6.B of the Des Plaines Zoning Ordinance of 1998, as amended ("**Zoning Ordinance**"): (i) the total sign area permitted on any street-facing building elevation may not exceed 125 square feet; (ii) the animated face of an electronic message board sign must be at least 250 feet from a residence located in the R-1, R-2, or R-3 Districts; and (iii) electronic message boards may not exceed 50 percent of the total sign area; and

WHEREAS, the Petitioner has installed wall signs on the Subject Property with the total sign area of 236 square feet, in violation of Section 12-11-6.B of the Zoning Ordinance; and

WHEREAS, the Petitioner proposes to install an electronic message board sign in an existing pole sign structure that would: (i) would be located 189.5 feet from the nearest residence in the R-1 District; and (ii) consist of 100 percent of the sign area, in violation of Section 12-11-6.B of the Zoning Ordinance; and

WHEREAS, the Petitioner submitted an application to the City of Des Plaines to the Department of Community and Economic Development ("**Department**") for major variations from Section 12-11-6.B of the Zoning Ordinance to: (i) increase the maximum wall sign area from 125 square feet to 236 square feet ("**Wall Sign Area Variation**"); (ii) decrease the required distance between the animated face of an electronic message board sign and a residence in the R-1 District from 250 feet to 189.5 feet ("**Residential Separation Variation**"); and (iii) increase the maximum permitted sign area for the electronic message board sign from 50 percent to 100 percent ("**EMB Sign Area Variation**") (collectively, the "**Variations**"); and

WHEREAS, the Petitioner's application for the Variations was referred by the Department, within 15 days after its receipt, to the Planning and Zoning Board of the City of Des Plaines ("**PZB**"); and

WHEREAS, within 90 days after the date of the Petitioner's application, a public hearing

was held by the PZB on July 26, 2022, pursuant to publication of notice in the *Des Plaines Journal* on July 6, 2022; and

WHEREAS, notice of the public hearing was mailed to all owners of property located within 500 feet of the Subject Property; and

WHEREAS, during the public hearing, the PZB heard testimony and received evidence with respect to the Petitioner's application for the Variations; and

WHEREAS, on July 26, 2022, the PZB voted on the following motions: (i) the motion to recommend approval the Wall Sign Area Variation passed by a vote of 4-0; (ii) the motion to recommend approval of the Residential Separation Variation passed by a vote of 3-1; and (iii) the motion to recommend approval of the EMB Sign Area Variation failed to pass by a vote of 2-2; and

WHEREAS, on July 27, 2022, the PZB filed a written report with the City Council summarizing the testimony received by the PZB and the PZB's recommendations; and

WHEREAS, the Petitioner made representations to the PZB with respect to the requested Variations, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting the Variations subject to certain terms and conditions; and

WHEREAS, the City Council has studied the written report of the PZB, the applicable standards set forth in the Zoning Ordinance, and the Staff Memorandum dated August 25, 2022, including its exhibits, which form part of the basis for this Ordinance;

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Des Plaines, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and made a part hereof, the same constituting part of the factual basis for this Ordinance granting the Variations.

SECTION 2. LEGAL DESCRIPTION OF SUBJECT PROPERTY. The Subject Property is legally described as follows:

LOTS 14 TO 18, BOTH INCLUSIVE, (EXCEPT THE SOUTHWESTERLY 17.0 FEET THEREOF) IN BLOCK 3 IN RIVER-RAND ROAD SUBDIVISION OF LOTS 1 TO 8, INCLUSIVE, IN BLOCK 18 (OR BENNET BLOCK) AND LOT 1 TO 13, EXCLUSIVE IN, BLOCK 18 (OR RAND BLOCK) IN PARK SUBDIVISION OF PARTS OF SECTIONS 16 AND 17, TOWNHSIP 41 NORTH,

RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-16-104-022-0000

Commonly known as 1628 Rand Road, Des Plaines, Illinois.

SECTION 3. VARIATIONS.

A. Wall Sign Area Variation. The City Council finds that the Wall Sign Area Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the Wall Sign Area Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Wall Sign Area Variation for the Subject Property to the Petitioner.

B. Residential Separation Variation. The City Council finds that the Residential Separation Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the Residential Separation Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Residential Separation Variation for the Subject Property to the Petitioner.

C. EMB Sign Area Variation. The City Council finds that the EMB Sign Area Variation satisfies the standards set forth in Section 12-3-6.H of the Zoning Ordinance and, pursuant to the City's home rule powers, finds that the EMB Sign Area Variation is otherwise necessary and appropriate. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the EMB Sign Area Variation for the Subject Property to the Petitioner.

SECTION 4. CONDITIONS. The Variations granted in Section 3 of this Ordinance shall be, and are expressly subject to and contingent upon the conditions, restrictions, and limitations set forth in this Section 4. The development, use, and maintenance of the Subject Property shall be in strict compliance with the "Sign Photos and Renderings" consisting of 11 sheets, submitted by the Petitioner, and undated, copies of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit A**, except for minor changes and site work approved by the Director of the Department of Community and Economic Development in accordance with applicable City codes, ordinances, and standards.

SECTION 5. EFFECT. This Ordinance authorizes the use and development of the Subject Property in accordance with the terms and conditions of this Ordinance and shall prevail against other ordinances of the City to the extent that any might conflict. The terms and conditions of this Ordinance shall be binding upon Petitioner, its grantees, assigns and successors in interest to the Subject Property.

SECTION 6. LIMITATIONS. The Variations shall be valid for not more than 12 months prior to the issuance of a building permit and the commencement of construction in accordance with the terms and conditions of this Ordinance. The Zoning Administrator may extend the Variations if the Petitioner requests an extension in accordance with Section 12-3-6.L of the Zoning Ordinance.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law; provided, however, that this Ordinance shall not take effect unless and until a true and correct copy of this Ordinance is executed by the Owner of the Subject Property or such other party in interest consenting to and agreeing to be bound by the terms and conditions contained within this

Ordinance. Such execution shall take place within 60 days after the passage and approval of this Ordinance or within such extension of time as may be granted by the City Council by motion and delivered directly to the City Clerk.

SECTION 8. SEVERABILITY. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

PASSED this 19th day of September, 2022.

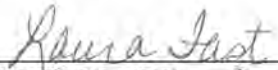
APPROVED this 19th day of September, 2022.

VOTE: Ayes 7 Nays 0 Absent 1



MAYOR

ATTEST:




CITY CLERK, Deputy

Published in pamphlet form this 20th day of September, 2022.



CITY CLERK, Deputy

Approved as to form:



Peter M. Friedman, General Counsel

I, _____, being the owner or other party in interest of the property legally described within this Ordinance, having read a copy of the Ordinance, do hereby accept, concur and agree to develop and use the Subject Property in accordance with the terms of this Ordinance.

Dated: _____

(Signature)

CITY OF DES PLAINES

ORDINANCE Z-27-22

AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V)

ADOPTED ON SEPTEMBER 19, 2022
BY THE CITY COUNCIL
OF THE
CITY OF DES PLAINES

Published in pamphlet form by authority of the City Council of the City of Des Plaines, Cook County, Illinois, on this 20th day of September, 2022.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CERTIFICATE

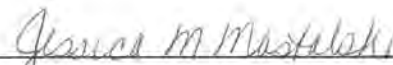
I, Jessica M. Mastalski, certify that I am the duly elected and acting Municipal Clerk of the City of Des Plaines, Cook County, Illinois.

I further certify that on September 19, 2022, the Corporate Authorities of such municipality passed and approved Ordinance Z-27-22, AN ORDINANCE APPROVING MAJOR VARIATIONS FROM SECTION 12-11-6.B OF THE CITY OF DES PLAINES ZONING ORDINANCE TO ALLOW THE INSTALLATION OF WALL SIGNS AND AN ELECTRONIC MESSAGE BOARD POLE SIGN AT 1628 RAND ROAD, DES PLAINES, ILLINOIS (CASE #22-024-TA-CU-V) provided by its terms that it should be published in pamphlet form.


The pamphlet form of Ordinance Z-27-22 was posted in the municipal building commencing on September 20, 2022 and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Des Plaines, Illinois, this 20th day of September, 2022.

(SEAL)



Jessica M. Mastalski, City Clerk

By: 

Laura Fast, Deputy Clerk

*Per the provisions of 65 ILCS 5/3.1-20-5
Of the Illinois Compiled Statutes (2006)



EXISTING WOOD FRAME IS TIED INTO THE WALL WITH $\frac{3}{4}$ " (THICK) AND 8' (LONG) KWIK BOLT LONG THREAD CARBON STEEL EXPANSION ANCHORS.

MATERIAL: ALU PANEL 12.5 MM INSTALL TO EXISTING GREEN WOOD FRAME.

DIMENSIONS: 24' X 3'



ONE STOP
SHOP

Bath • CO

Kitchen & Bath
STUDIO CENTER

Cabinet Land 678 - 8888

KITCHEN CABINETS SELLS DESIGN

OPEN
DAILY
10:00 AM - 6:00 PM





VINYL WRAP OVER EXISTING FRONT FASCIA BOARD.

MATERIAL: VINYL STICKER

DIMENSIONS: 82' X 2'

GRANITE

MARBLE

QUARTZ

ALL STONES
LARGE SELECTION

BEST PRICES

OPEN







Outdoor LED Programmable sign

16mm Pixel Pitch

Cabinet Size 73" by 144"

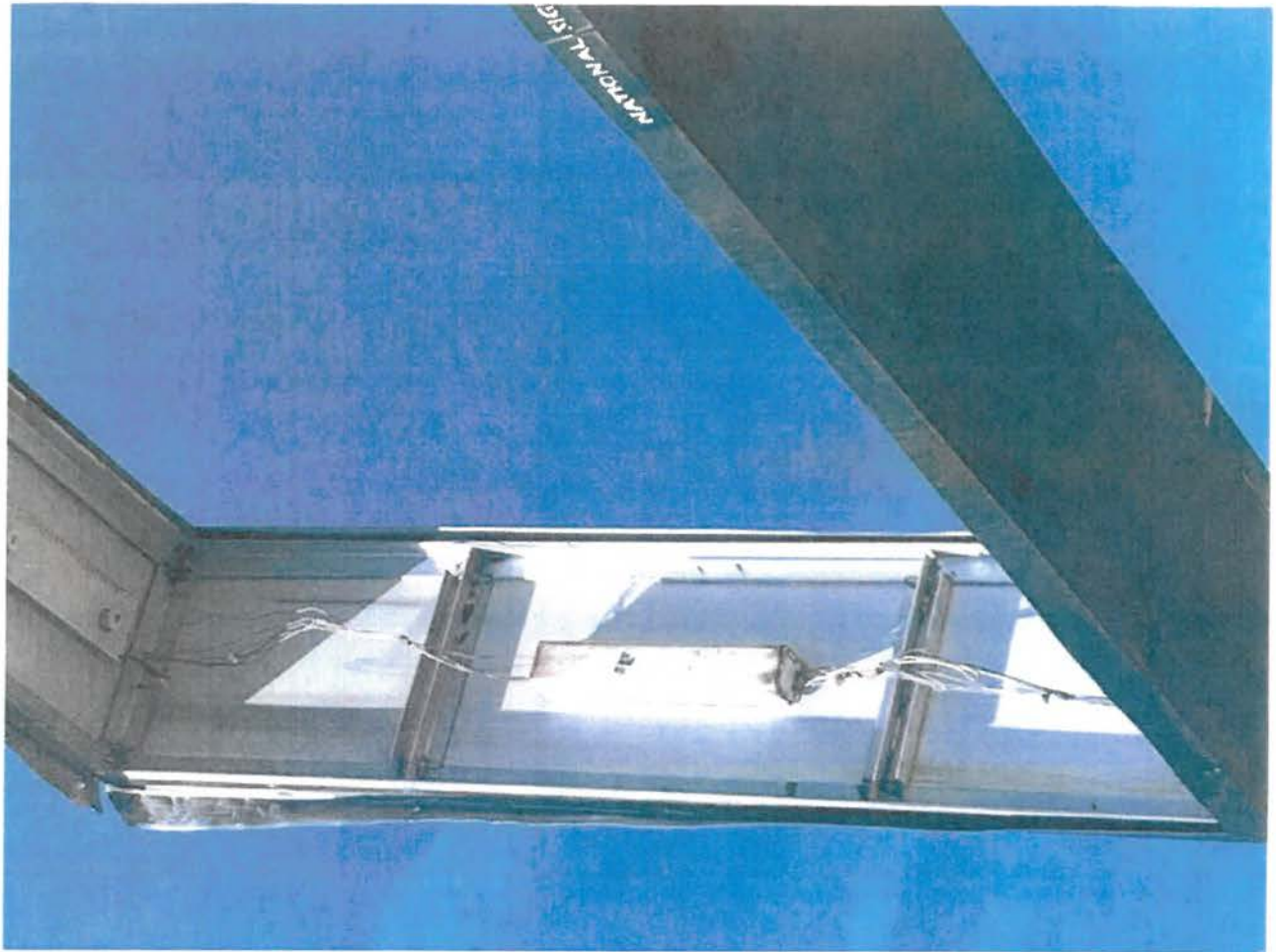
Viewable Area 70.5" by 141.5"

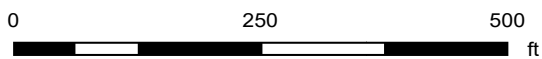
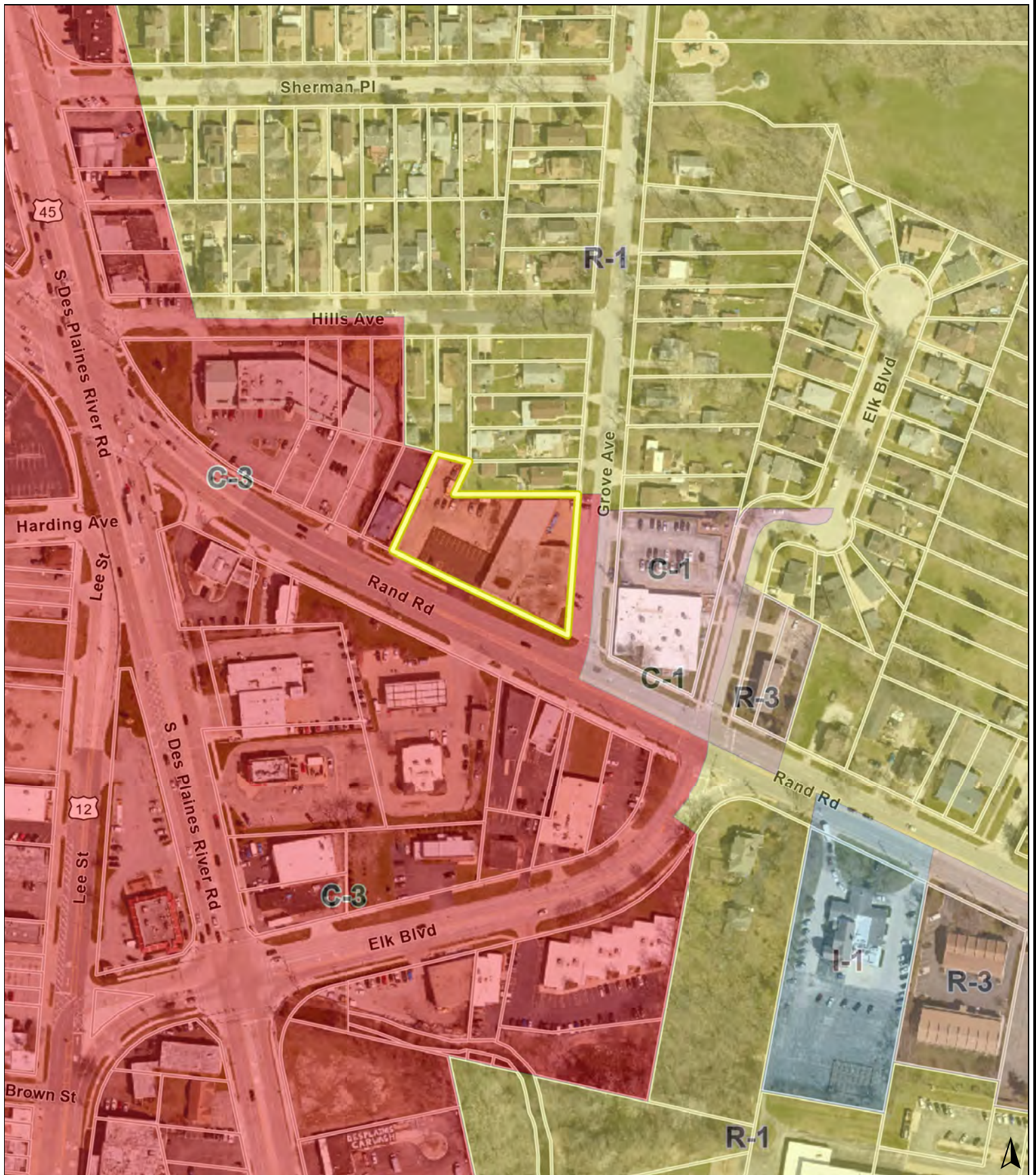
Brightness adjustable and includes Auto Dimmer

Install to **existing** Electric contraction









Print Date: 2/9/2024

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.



1628 Rand Road – Outdoor Display



1628 Rand Road – Outdoor Display



1628 Rand Road – Subject Property



1628 Rand Road – Motor Vehicle Sales Entrance



1628 Rand Road – Outdoor Display



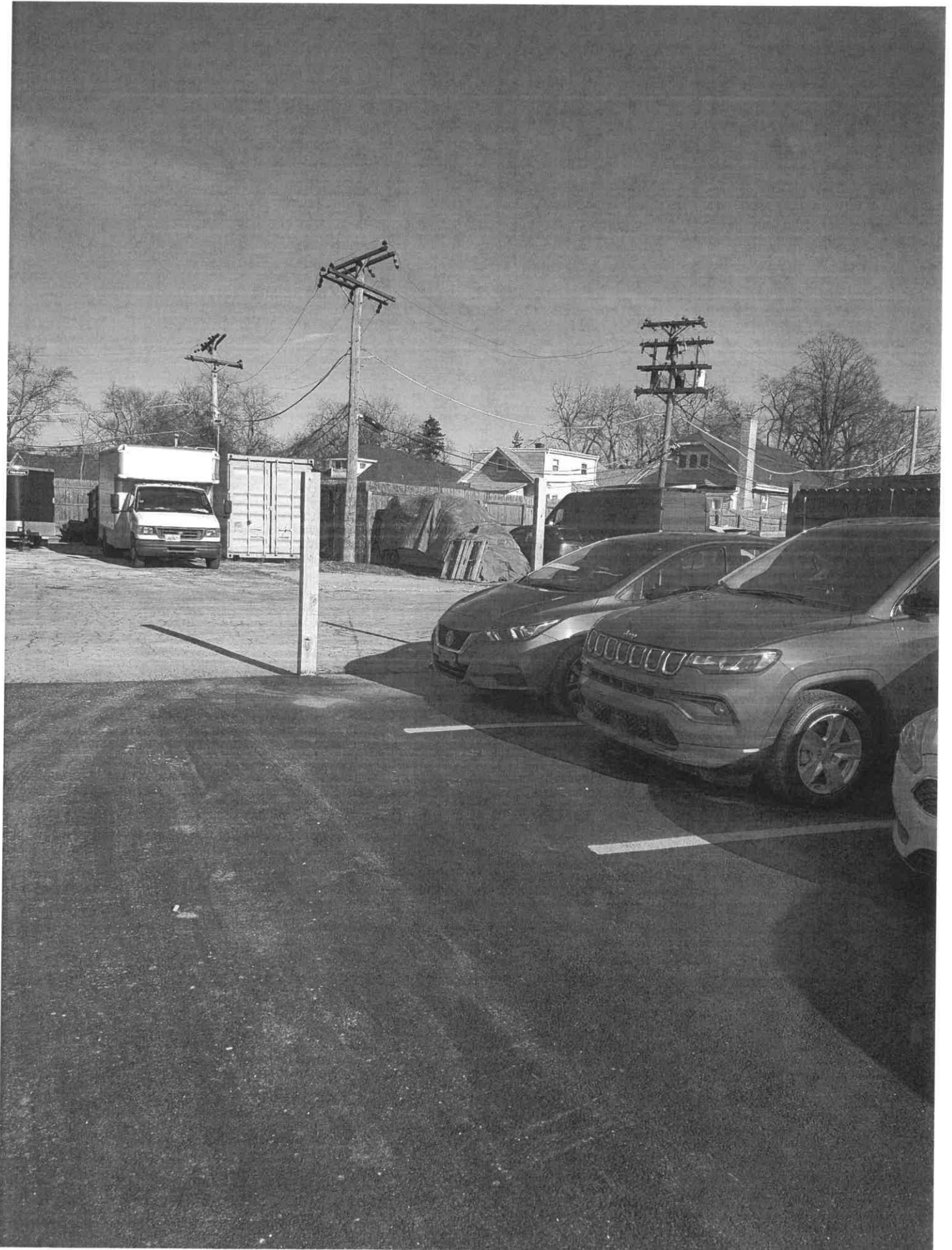
1628 Rand Road – Outdoor Display



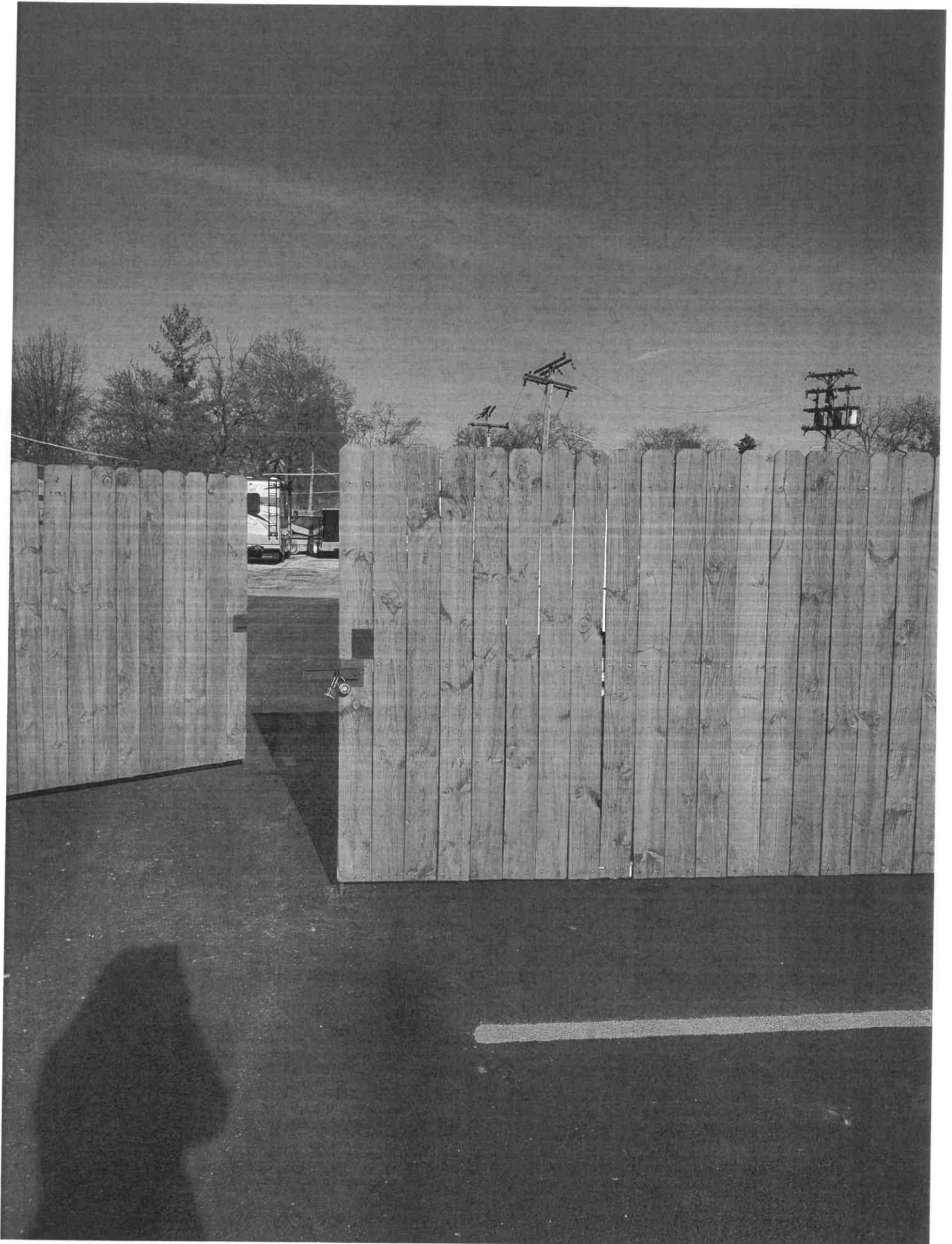
1628 Rand Road – Subject Property

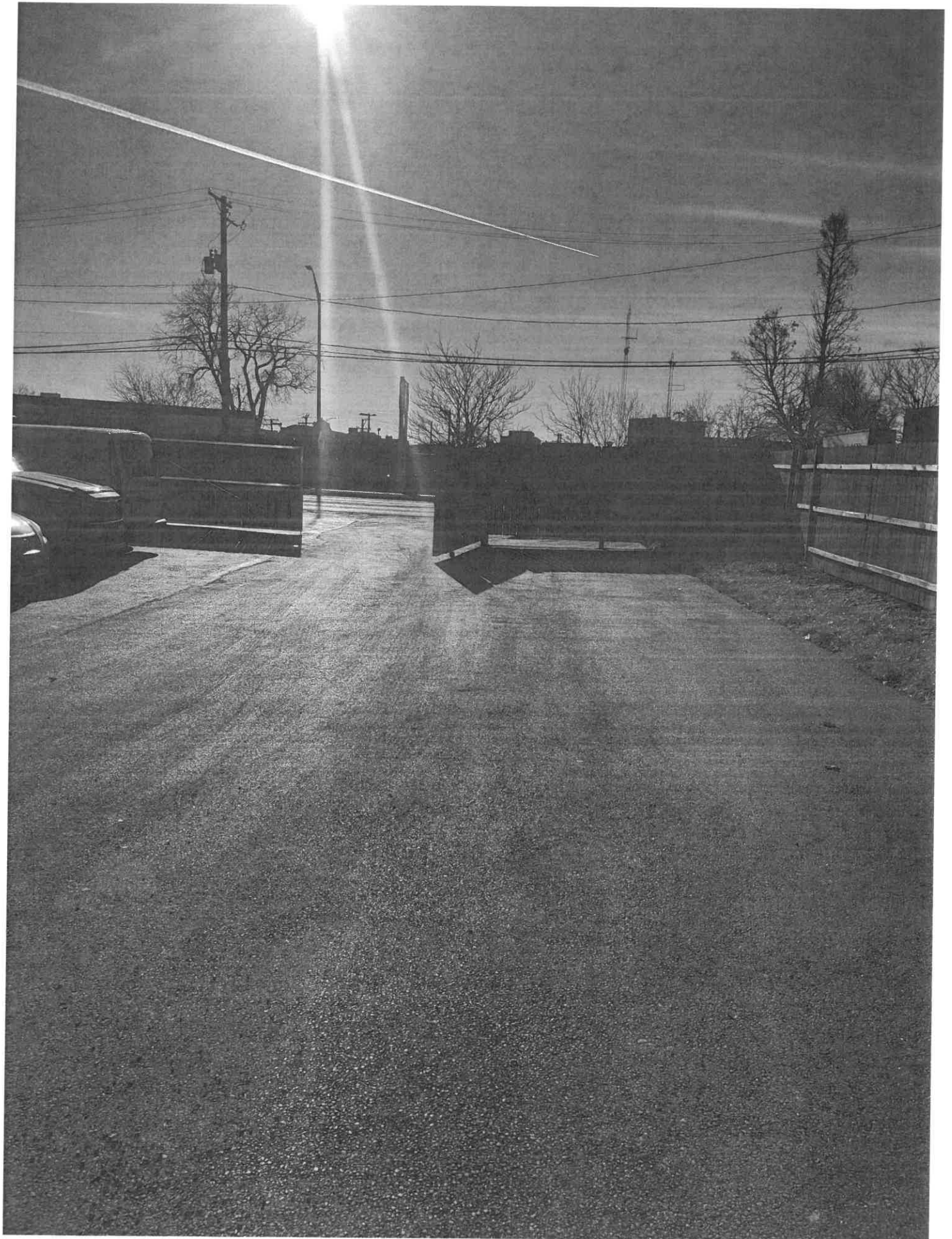


1628 Rand Road – Motor Vehicle Sales Entrance



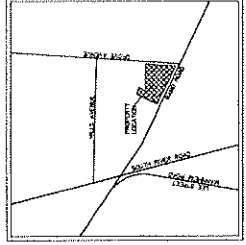












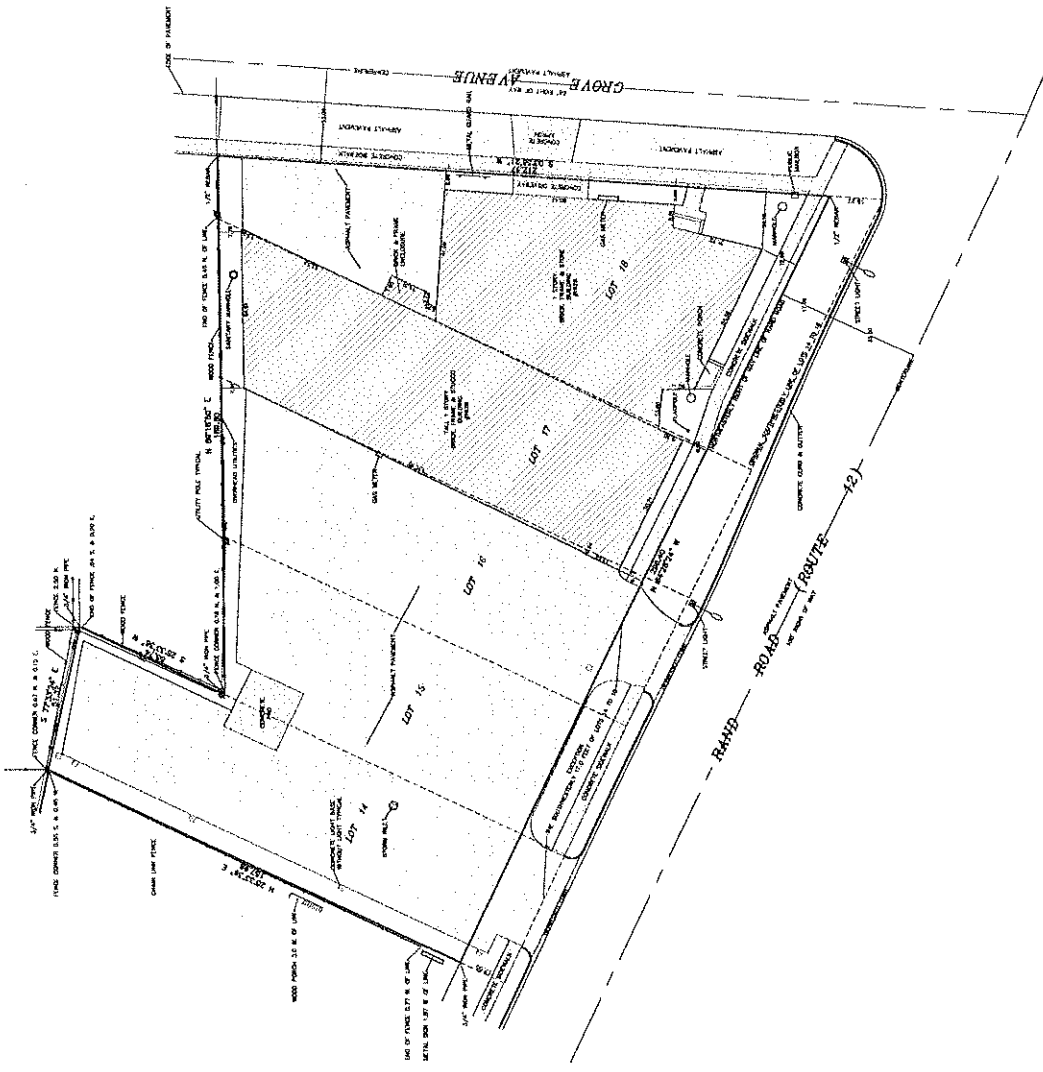
ALTA/NSPS LAND TITLE SURVEY

LOCAL OCCUPATION

THIS IS A LAND TITLE SURVEY OF THE ABOVE DESCRIBED LANDS IN THE COUNTY OF ALTA, STATE OF NEBRASKA, FOR THE PURPOSE OF DIVIDING SAID LANDS INTO LOTS AND ALLOTMENTS FOR THE PURPOSE OF DEVELOPMENT AND CONVEYANCE TO THE PUBLIC. THE SURVEY IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF ALTA, NEBRASKA, AND THE SURVEYOR HAS BEEN ADVISED THAT THE SAID RECORDS CONTAIN ALL NECESSARY INFORMATION TO COMPLETE THIS SURVEY.

PREPARED BY:
J. R. A. LAND SURVEYORS
1000 S. 10th Street
Lincoln, Nebraska 68502

BOUNDARY MARKING
(ASSUMED)



ALTA/NSPS LAND TITLE SURVEY SHALL BE CONSIDERED AS A COMPLETE AND FINAL SURVEY OF THE LANDS DESCRIBED HEREIN. THE SURVEYOR HAS BEEN ADVISED THAT THE SAID RECORDS CONTAIN ALL NECESSARY INFORMATION TO COMPLETE THIS SURVEY. THE SURVEYOR HAS BEEN ADVISED THAT THE SAID RECORDS CONTAIN ALL NECESSARY INFORMATION TO COMPLETE THIS SURVEY. THE SURVEYOR HAS BEEN ADVISED THAT THE SAID RECORDS CONTAIN ALL NECESSARY INFORMATION TO COMPLETE THIS SURVEY.

THE SURVEY IS BASED ON THE COMMENTS/NOTES ABOVE.
DATE OF SURVEY: 08/14/2024
DATE OF PLOTTING: 08/14/2024

NO. 123456789
DATE OF SURVEY: 08/14/2024
DATE OF PLOTTING: 08/14/2024



THE SURVEY IS VALID ONLY WHEN TRANSCRIBED ON THIS SCALE.

1. The surveyor has been advised that the records contain all necessary information to complete this survey.
2. The surveyor has been advised that the records contain all necessary information to complete this survey.
3. The surveyor has been advised that the records contain all necessary information to complete this survey.

Project Narrative

The Petitioner, Urszula Topolewicz, as lessor of AutoDepot Car Sales LLC, is requesting an Amendment to the Conditional Use Permit to a Trade Contractor Use at 1628 Rand Road, Des Plaines, IL 60016, namely under Title 12 Chapter 7 Subjection 3 (12-7-3) and requesting an Amendment to the Conditional Use Permit for Trade Contractor use, at 1628 Rand Road, namely, Ordinance Z-36-21 regarding storage; specifically, the restriction of Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4.

The subject property is located within the C-3 General Commercial District and has been granted conditional use as a Trade Contractor in the C-3 zoning district (Z-36-21). The subject property contains a commercial building with and off-street surface parking area on the west side of the property and on-street parking area along Grove Ave on the east side of the property as shown on the Plat of Survey. (Attached as Exhibit A). The subject property is located along Rand Road at the northwest corner of the Rand/Grove Lane intersection. The property is currently accessed by three curb cuts, two off Rand Road and one off Grove Lane.

The existing one story building which is roughly 15,300 sq ft consists of two front customer entrances located on the southwest and southeast of the property. The proposed uses of the property is a used car dealership with minor service/repairs and car detail cleaning only for vehicles sold by the dealership. The detailing services will not be open to the general public only to customers who purchase vehicles from the dealership. The remainder of the building, 11,400 sq ft will continue to be leased to Granite Place & Quartz LLC. Granite Place & Quartz LLC will not have any changes and no further information is required as this was provided previously and in the Village record.

The Petitioner's request does not involve any changes/ modifications to the building that would require permits. If permits are required to simply move the fence and reface the sign Petitioner/ Owner will acquire the permits as per the Village instructions per 2015 IBC 105.2. However, please note that throughout several conversations with the Village representatives no permit requirements were raised. Again, if permits are required this should be advised and my client will obtain. As the owner of the property has done in the past, they will continue to obtain any permits required and continue to contribute to the beautification and safety of the surrounding residence.

The exterior changes to the property include moving the wooden gate from the front northwest end to the back northwest end of the property, as illustrated on the survey, to open more parking to the public. The gate will be moved to the back northwest end of the property and will separate the private backyard area from the public parking and car sale lot. The interior changes simply include the removal of the kitchen cabinets displays from the show room. The interior space being utilized by the car dealership is the same space utilized by the previous lessor of Cabinet Land Kitchen & Bath Co. The Petitioner does not believe the interior or exterior work require permits.

Use	Total Area / Vehicles	Parking Requirement	Provided Parking
Motor Vehicle Sales	Showroom: 850 sq ft Office space:, hallway, bathrooms 1,500 sq ft Warehouse space: \$1,550 sq ft Total sq ft – 3,900 sq ft	1 space per 500 square feet of showroom and office floor area, plus 1 space for every 20 vehicle display spaces (required off street parking spaces cannot be occupied by motor vehicles for sale or for lease)	11 spaces outside for motor vehicle display 3-4 spaces in interior showroom for motor vehicle display 11 plus 1 handicapped parking spaces for customers (total 12 spaces) Off street parking is not included in the above numbers
Motor Vehicle Sales – Display Spaces	20 vehicles maximum	Spaces used for motor vehicle display may not be used to meet parking requirements	23 parking spaces noted on site plan; 11 for displayed vehicles and 13 for customers.
Trade Contractor	Showroom: 850 sq ft Office space, hallway, bathrooms: 1,500 sq ft Please see sight Plan	No parking required	23 parking spaces noted on site plan; 11 for displayed vehicles and 12 for customers.

As displayed on the Plat of Survey, Petitioner will only utilize roughly 3,900 sq ft of the interior of the property which includes Showroom: 850 sq ft; Office space: 1,500 sq ft and Warehouse space: \$1,550 sq ft. The remaining portion of the property will continue to be leased Granite Place & Quartz LLC., which is 11,400 sq ft as illustrated on the Site Plan. The interior will be used as office space and possibly display of up to four vehicles in the showroom area consisting of 1,500 sq ft . Along with 1,550 sq ft of warehouse space for car detailing which is separated from the office and showroom area. There will be no service bays. The minor repairs/detailing will be completed inside the warehouse.

AutoDepot Car Sales LLC will operate Monday to Saturday 9:00 am to 9:00pm. Sunday the business is closed. The existing business Granite Place & Quartz LLC. shall remain the same as

previously approved, the operating hours are Monday to Friday 9:00 am to 5:00 pm; Saturday 9:00 am to 3:00 pm; Sunday closed. Granite Place & Quartz LLC has its own overhead warehouse door for egress and ingress. The existing back yard will provide access to both warehouses. In addition each of the two businesses have separate entrances for customers which is displayed on the site plan enclosed. The business will have a minimum of two (2) employees and a maximum of four (4). The Petitioner will display maximum of 20 vehicles, including exterior and interior displays. As illustrated on the Plat of Survey, there will be 12 customer parking spaces one of which is handicapped. There are currently 11 exterior parking spaces designated for displayed vehicles for sale.

This was one of the specific variations requested and tabled due to the property being in a flood plain. All items held in the outdoor backyard are moveable, including but not limited to the granite racks and the cars. The items include vehicles and granite racks for the holding of granite slabs. See pictures attached which was previously provided to the city and PZB board in both 2021 and 2022. This area is fenced off and not accessible to the public. Please also note that only a small portion of this 0.96 acres lot is in a flood plain with only 1% chance of being equaled or exceeded in any given year.

As noted in the attached site plan, the property has been split off and separated into sections, including private and exclusive parking for customers. There is a separate section, closed off by a 8 foot fence for the business back yard, which has no access to the public nor views to the public or surrounding residence, thus creating no public nuisance, The back yard of the business is utilized for cars, incoming and outgoing orders, for storage of business products and basic functioning of business orders. The current Ordinance Z-36-21 is written, namely Section 4. ALL PRODUCTS ARE MOVEABLE. Products include cars and granite slabs ON RACKS. Conditions subparagraph C. 4, not only restricts the Petitioners ability to conduct regular/standard business but also places the current employees health and safety at risk as the current restrictions under Section 4. Conditions subparagraph C. 4 of the Z-36-21 Ordinance

The private yard will not be accessible to the public. The existing gate will be removed and a new swing gate will be installed, as illustrated on the Plat of Survey, separating the private yard from the public area. The private yard is closed off by an 8 foot fence. The fenced off private yard has no access or views to the public, thus creating no public nuisance. The private yard will be utilized for the ingress and egress of vehicles being sold or serviced by the dealership and by Granite Place & Quartz LLC.

As you are aware the finished product we produce such as, granite/quartz/marble and/or any stone are not light materials that may be moved easily from place to place. The unrealistic and unsafe restrictions referenced in Section 4. Conditions subparagraph C. 4 of Ordinance Z-36-21 are placing the employees of the Petitioner in an unhealthy and unsafe work environment, especially during the fall and winter seasons. The Petitioner should have access to their own, secured back yard to store business equipment as fits the time of the season and need of the business.

In order to continue to serve the residents of Des Plaines, ensure a safe working environment for the employees and continue to not be a nuisance to the surrounding residence, Ordinance Z-36-21 should be modified as follows: Section 4. Conditions subparagraph C. 4 shall be removed in its entirety. The restriction of Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4, is an additional restriction specifically for this property.

As there is no restriction/ stipulation in the City code regarding back yard storage, the Amendment to Ordinance Z-36-21 Section 4. Conditions subparagraph C. 4 would be the best resolution for all parties involved, including the Village, Petitioner, future and current C-3 and the surrounding community and residence. However, if a Text Amendment is required (which should not be as this an addition instead of an amendment to the City Code), then Petitioner proposes the following addition (not per se amendment as back yards are not covered in the statute to 12-7.3 F.5 but an addition): the addition of subparagraph 5.d to the City Code is requested to 12.7.3 F12-7.3 .5 as follows: Back yard may be used for storage of finished products and/or fabricated product and/or movable products such as cars but without limitation as long as the back yard is enclosed with 8 foot wooden fencing and does not create a health hazard to the surrounding residence or violate FEMA. A text amendment was previously submitted and my clients request encompasses the same.

There is a separate section, closed off by a 8 foot fence for the business back yard, which has no access to the public nor views to the public or surrounding residence, thus creating no .public nuisance, The back yard of the business is utilized for incoming and outgoing orders, for storage of business products , cars and basic functioning of business orders. The current Ordinance Z-36-21 is written, namely Section 4. Conditions subparagraph C. 4, not only restricts the Petitioners ability to conduct regular/standard business but also places the current employees health and safety at risk as the current restrictions under Section 4. Conditions subparagraph C. 4 of the Z-36-21 Ordinance. Despite a small portion of the corner property that is in a flood zone, all items stored in my clients private back yard are moveable.

The new business, namely AutoDepot Car Sales LLC, will replace the current sign from Cabinet Land Kitchen & Bath Co. to AutoDepot Car Sales LLC. The size and dimensions of the sign will not be changed. Simply refacing the current sign.

Since roughly September the Petitioner has been attempting to work with the Village to obtain approval to operate a used car dealership; almost half a year. Note that a new/used car dealership previously operated in this same location from 1975 to 2015. The annual property taxes on the property are roughly \$113,000. The owner cannot keep paying taxes without rental income.

I request the Village take a look at their records for over 3 years on this property since my client purchased. The discrimination against my clients is more than apparent in addition to the lack of due diligence on the part of the Village. Either way, it's a reason to sue the Village for their actions towards my client and their financial consequences for the Villages incompetency, lack of due diligence or responsibility. My client has spent and lost A LOT of money due to the Villages incompetency, lack of consistency and discrimination.

Thank you for your time and consideration regarding this matter. Please also keep in mind all improvements and requests made by the Petitioner have been and will continue to be to enhance the safety, environment and productivity of the surrounding residence and the Des Plaines community as a whole. We are hoping this will not have to end in litigation against Des Plaines.





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;

Yes, the conditional use request is for a used car dealership with minor service /repair center and detail cleaning.

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

Yes, the commercial/used car dealership, repair service and detail center use is in accordance with the objective of Chapters 2, 3, and 8 of the Des Plaines comprehensive plan. The business will retail showroom with minor repair service and detail center.

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;

The proposed conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate with the existing C-3 commercial character of the general vicinity. The business will be commercial storefront with a warehouse , office space accessible to the public and car lot for the display of vehicles for sale.

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

The proposed conditional use is not hazardous or disturbing to existing neighboring uses. As other neighboring uses, the property will be a commercial storefront and car sale lot open to the public which will be serving the day to day needs of local residents.

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;

Yes, the proposed conditional use will be served adequately by essential public facilities and services. The property is currently connected to all public utilities (gas, water, sewer, etc) and is protected by police and fire services. The property has access to Rand Rd and provides parking for customers and employees.

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;

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 welfare. The property is already connected to all public utilities and is within the boundaries of police and fire services provided by the Village. There will be minimal to no additional requirements at public expense.

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 will be a showroom, car lot, offices and warehouse. The business will be open during normal business hours and the warehouse shall be used for storage. minor repairs and detail cleaning of cars which does not produce excessive noise, smoke, fumes, glare or odor. The business will not produce excessive production of traffic as the business is not a high traffic business and has large parking lot.

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 proposed conditional use provides vehicular access to the property via Rand Rd. The property has also a large parking lot sufficient for both customers and employees, eliminating any need for customer or employees parking on public streets. The ingress and egress to the property does not create an interference with traffic.

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

The proposed conditional use does not result in destruction, loss, or damage of a historical scenic or historic feature of major importance. The property is not classified as historical per Village.

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

The proposed conditional use does comply with all additional regulations in this title specific to the conditional use being requested. Owner will also designate parking spaces for customers and employees as required and stipulated by the Village.

*NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" X 17"

NOTES:

SITE PLAN

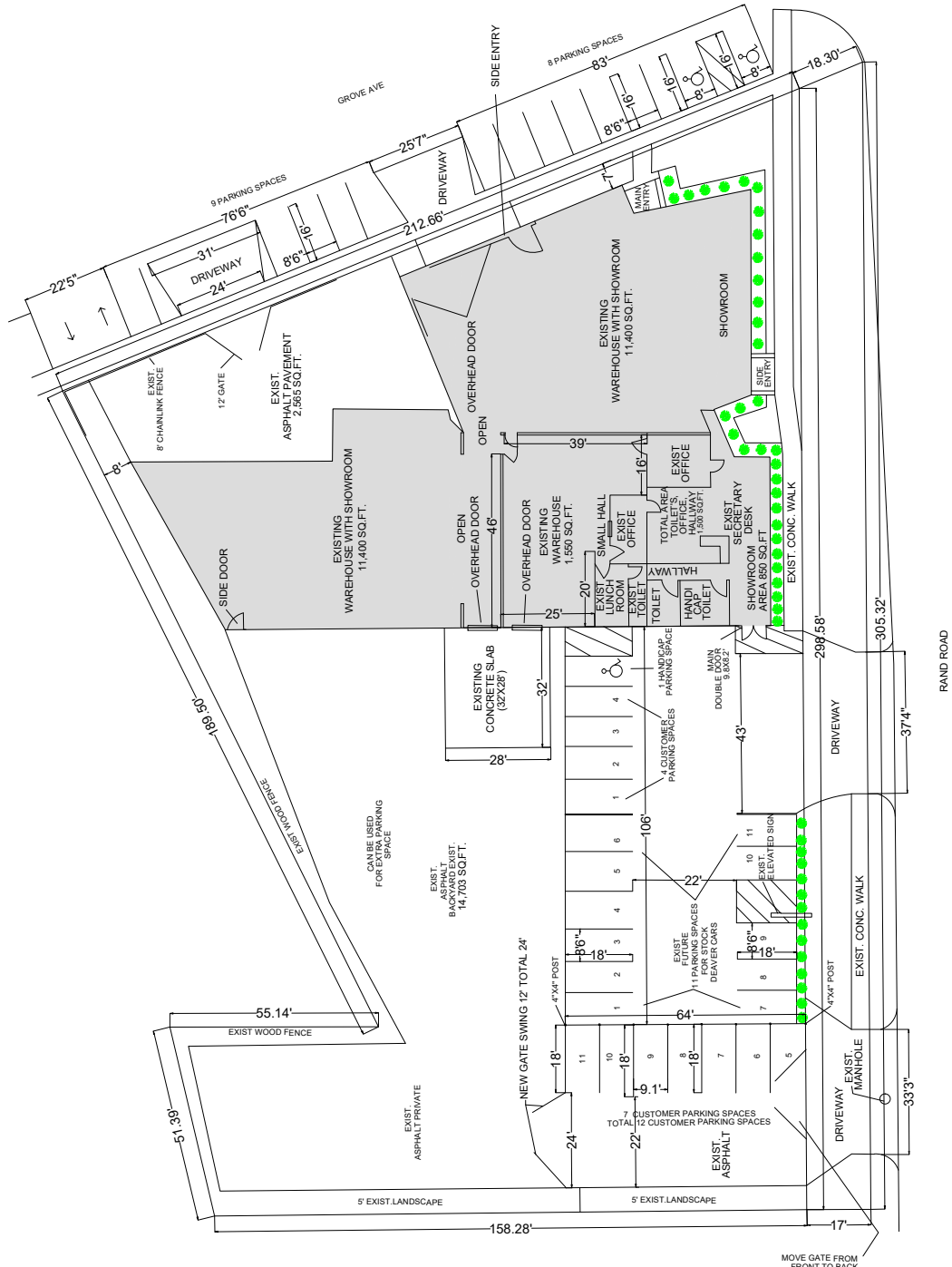
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1628 RAND RD
DES PLAINES, IL 60016

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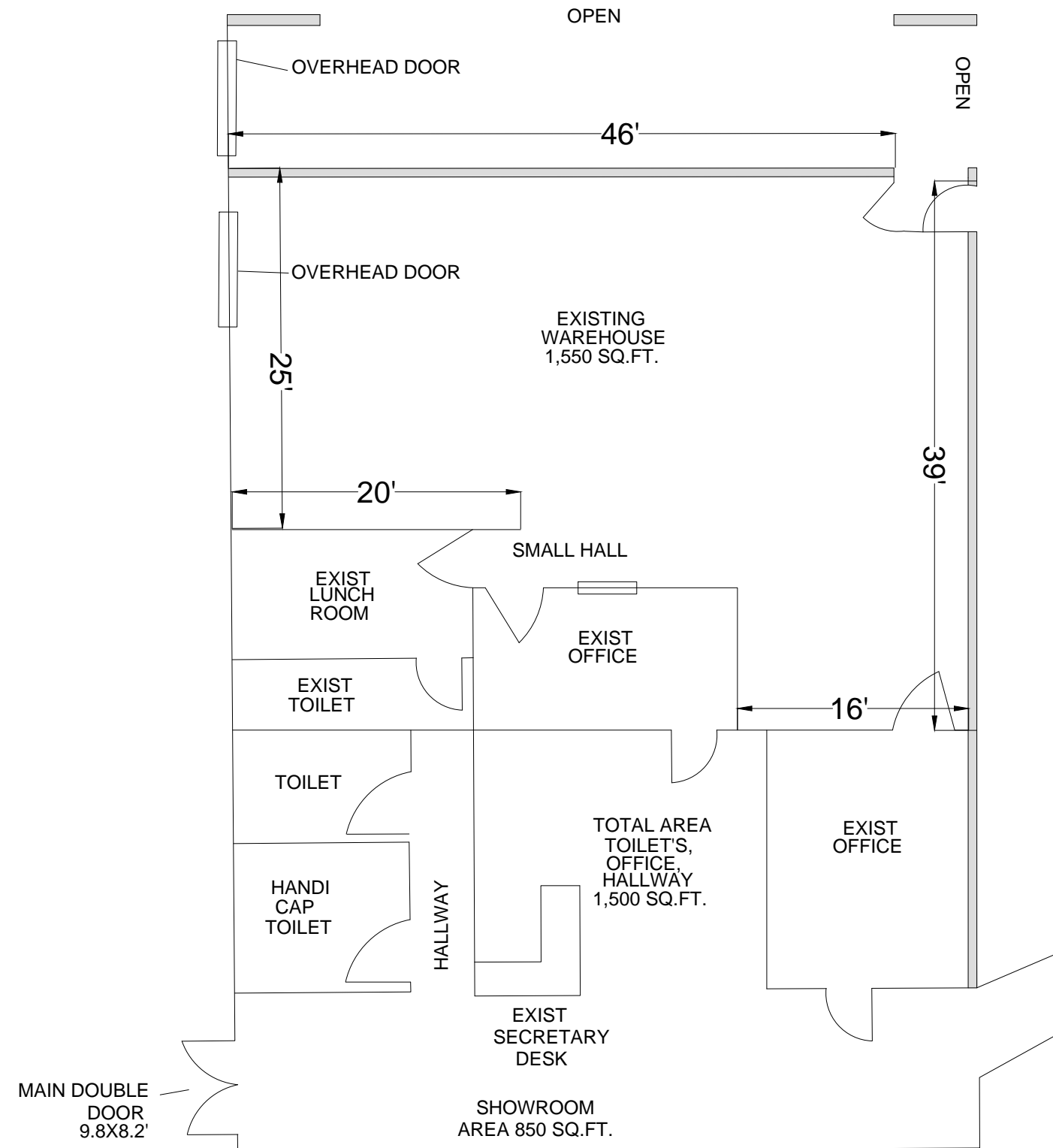
LOT AREA: 0.96 ACRES

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=30'



NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"



NOTES:

FLOOR PLAN

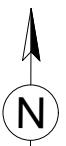
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 DES PLAINES, IL 60016

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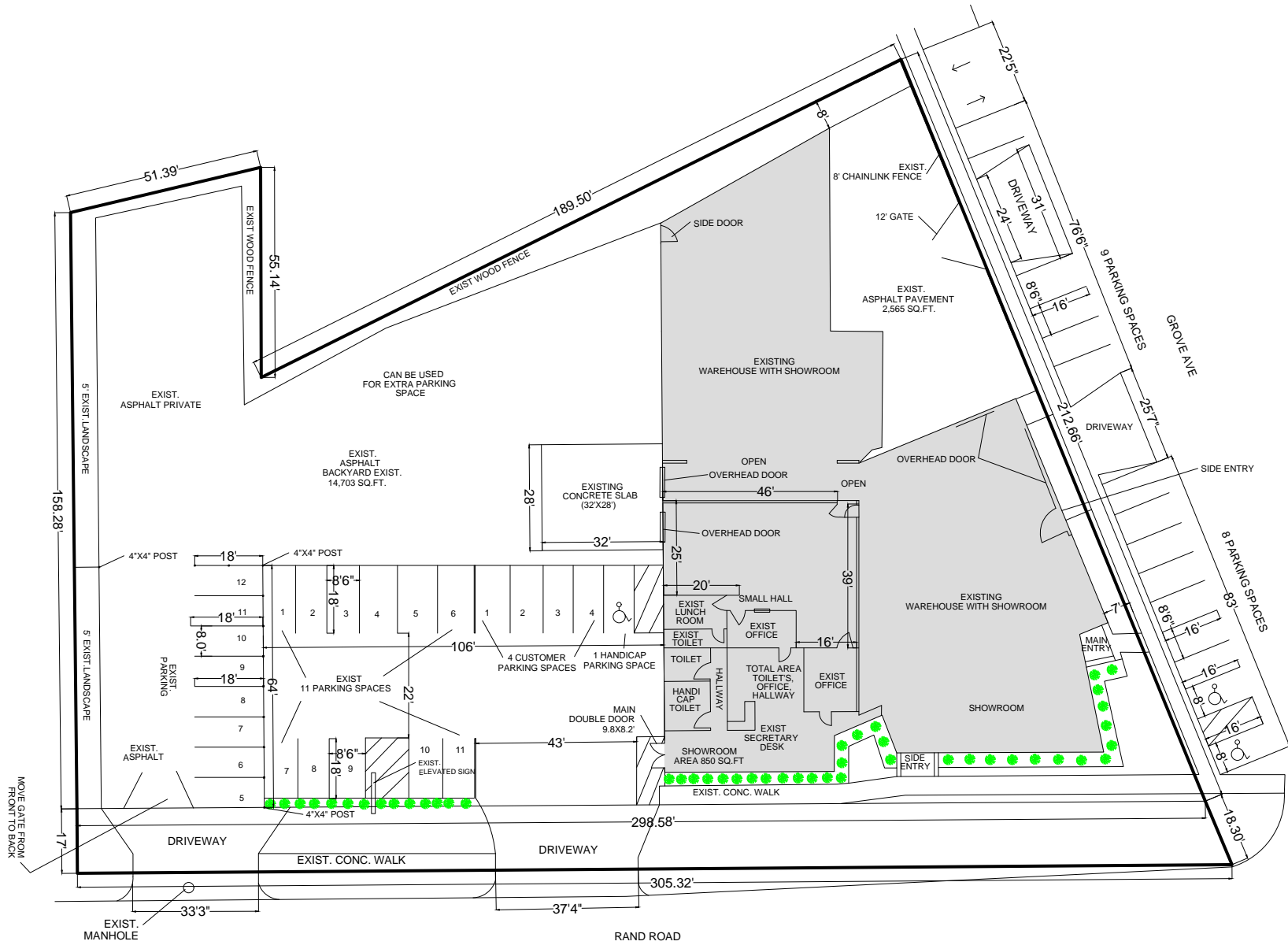
FLOOR AREA: 3,900 SQ.FT.

PLOT SIZE: 11" X 17"

DRAWING SCALE: 1"=10'



EXISTING CONDITIONS

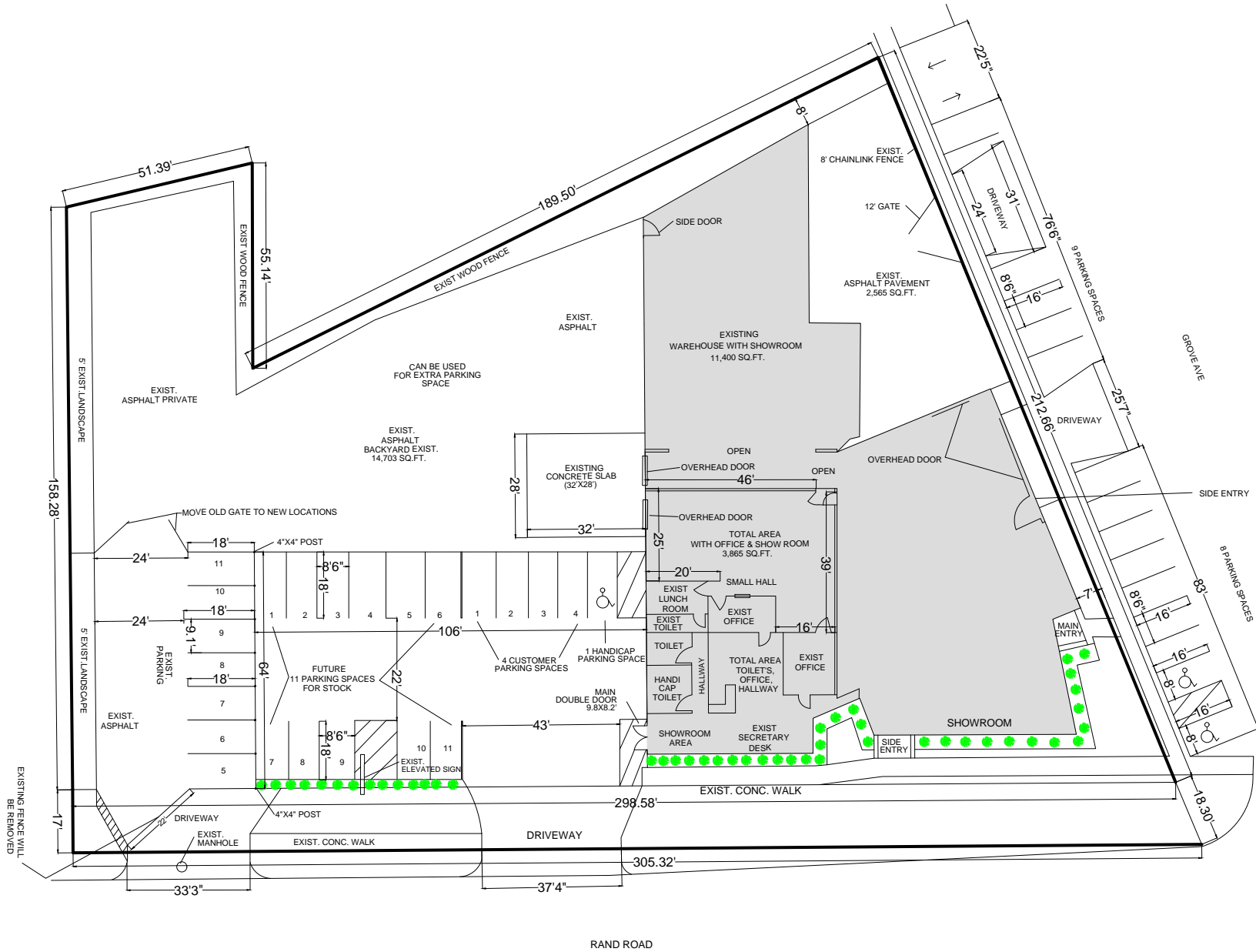


NOTES:

ADDRESS:
 1628 RAND RD
 DES PLAINES, IL 60016
 PARCEL ID: 09161040220000
 LOT AREA: 0.96 ACRES
 PLOT SIZE: 8.5' X 11"
 DRAWING SCALE: 1"=40'



PROPOSED SITE PLAN



NOTES:

ADDRESS:
1628 RAND RD
DES PLAINES, IL 60016

PARCEL ID: 09161040220000

LOT AREA: 0.96 ACRES

PLOT SIZE: 8.5" X 11"

DRAWING SCALE: 1"=40'





MEMORANDUM

Date: May 10, 2024
To: Planning and Zoning Board (PZB)
From: Jonathan Stytz, AICP, Senior Planner JS
Cc: Jeff Rogers, AICP, Director of Community & Economic Development JWR
Subject: Consideration of a City-Wide Text Amendment, Map Amendment, Conditional Use, and Variations at 1655 and 1695 S. Des Plaines River Road, Case #24-016-TA-MAP-CU-V

Issue: The petitioner is requesting the following under the Zoning Ordinance for the properties at 1655 and 1695 S. Des Plaines River Road: (i) a city-wide Text Amendment related to childcare centers in the I-1 Institutional district; (ii) Map Amendments to rezone both properties to the I-1 district; (iii) a Conditional Use for a childcare center; (iv) Major Variations for the location and setback of a parking lot; (v) Major Variations for interior and perimeter parking lot landscaping; and (vi) a Major Variation for landscape buffer regulations.

While not part of the Part 1 entitlements listed above, the petitioner will also be separately requesting a combined Tentative and Final Plat of Subdivision to consolidate the existing two lots into one lot of record. However, the effectiveness of the Part 1 entitlements will be contingent on the approval of the final engineering plans and Tentative and Final Plat of Subdivision requested as the Part 2 entitlement.

Petitioner: Brickton Montessori (Representative: Erica Lane, 8622 W. Catalpa Ave, Chicago, IL 60656)
Owner: 1655 LLC and Schawk INC, 1695 S. Des Plaines River Road, Des Plaines, IL 60018
Case Number: 24-016-TA-MAP-CU-V
PINs: 09-28-107-008-0000; -009
Ward: #2, Alderman Colt Moylan
Existing Zoning: C-3 General Commercial district (1655 S. Des Plaines River Road); M-1 Limited Manufacturing district (1695 S. Des Plaines River Road)
Existing Land Use: Vacant property (1655 S. Des Plaines River Road); office building and parking lot (1695 S. Des Plaines River Road)

Surrounding Zoning: North: C-3 General Commercial District
 South: Single Family Residential District (R4) (Unincorporated Cook County)
 East: Single Family Residential District (R4) (Unincorporated Cook County)
 West: C-3 General Commercial District

Surrounding Land Use: North: Multi-tenant Office Building (Commercial)
 South: Cook County Forest Preserve (Recreation)
 East: Des Plaines River; then Cook County Forest Preserve (Recreation)
 West: Retail and Service Establishments (Commercial)

Street Classification: Des Plaines River Road is classified as a minor arterial and is under City of Des Plaines jurisdiction.

Comprehensive Plan: The subject property is illustrated as open space on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: The subject properties described below are both located along Des Plaines River Road in the City of Des Plaines but are bounded by the Des Plaines River and the Cook County Forest Preserve in unincorporated Cook County.

Address	PIN	Current Zoning District	Lot Size
1655 S. Des Plaines River Rd	09-28-107-008-0000	C-3 General Commercial	30,592.48 SF (0.70 acres)
1695 S. Des Plaines River Rd	09-28-107-009-0000	M-1 Limited Manufacturing	58,478.31 SF (1.34 acres)

The property at 1655 S. Des Plaines River Road is currently unimproved. However, the property at 1695 S. Des Plaines River Road is improved with a two-story, 19,000-square-foot commercial building with a surface parking area as shown on the attached ALTA/NSPS Land Title Survey.

Both properties abut the Des Plaines River on their eastern boundaries and, based off the current Federal Emergency Management Agency (FEMA) flood hazard maps, are located entirely within a flood hazard zone and a portion of the regulatory floodway. As such, any proposal is required to conform with all FEMA and City of Des Plaines Flood Control regulations prior to the construction of any improvements on either property.

Development Summary: *Overview*
 Petitioner Erica Lane, on behalf of Brickton Montessori, intends to purchase the properties at 1655 and 1695 S. Des Plaines River Road and repurpose both for a private school and childcare center. The Brickton Montessori school has been serving the northwest Chicago suburban communities since 1986 providing education and childcare services for children 3 months to eighth grade as specified in the attached Project Narrative. While both uses will operate in the same building as one entity, designated areas for both the childcare center and private school have been identified on the attached Architectural and Site Plan Set with the childcare center use areas concentrated on the first level and the private school use spread between the two floors. See the project narrative for additional information on both the proposed childcare and private school uses.

Preliminary Improvements Proposed

The proposal includes both building and site improvements to accommodate the childcare center and private school uses. While the petitioner is interested in preserving the existing office building as much as possible, the proposed childcare and private school uses require specific updates to the building to meet current building and fire codes. As such, the Floor Plan details the required alterations to the building’s interior, which will be reviewed further at time of building permit to ensure compliance with all regulations.

The size, location, and setbacks of the existing office building were not subject to change and no new building is proposed for the vacant 1655 S. Des Plaines River Road property. However, there are proposed improvements for each property, which are detailed in the attached Architectural and Site Plan Set and summarized in the table below. Note that the site improvement plans submitted are preliminary and will be finalized during the subdivision request stage.

Address	Preliminary Improvements Proposed
1655 S. Des Plaines River Rd	<ul style="list-style-type: none">• Garden space with mulch area and circular granite walking path;• New perimeter fence• Non-paved mulch area designated for compensatory storage and stormwater quality treatment
1695 S. Des Plaines River Rd	<ul style="list-style-type: none">• New perimeter fence• Fenced outdoor playground area• Replacement of existing north parking space row with drop-up/pick-up lane and walkway• New vehicular entrance on northwest corner• Restriping of retained parking spaces• New fire department connection point• New flood wall surrounding the existing building• Parking lot landscaping along south property line• Reinstall exterior light poles throughout site• New ADA accessible ramp on south building face to serve new building entrances• New stairs on west building face to serve new building entrances

Flood Control Considerations

The largest improvement proposed is the flood wall, which is necessary to comply with the FEMA and City of Des Plaines Flood Control regulations. The petitioner has submitted the preliminary engineering drawings and flood wall details as a reference to their solution to address the necessary flood control considerations for the subject properties. The Public Works and Engineering (PWE) department has reviewed the preliminary engineering submittal provided by the petitioner (see PWE Preliminary Letter) and has noted that the final engineering drawings and flood wall details must be prepared and stamped by a structural and professional engineer. These engineering plans will need to be reviewed and approved by PWE prior to the hearing of the future subdivision request.

Request Overview

The proposal requires several zoning requests under Title 12 Zoning, which are summarized in the table below as Part 1 entitlements. These requests are necessary to correct the property zoning for the change in use, permit the childcare center use, and receive relief from the zoning requirements noted in the referenced code sections.

Note that the table also includes the required subdivision request as the Part 2 entitlement, which will be a separate request pursued by the petitioner to consolidate the two existing lots into one lot of record. This is required by Section 13-1-2 of the Subdivision Regulations, which prohibits the sale of a zoning lot that is in a non-residentially zoned area and is not a "lot of record" and requires the property to be subdivided or consolidated into a lot or lots or record before the sale can be completed. As such, this step will need to be completed prior to the purchase of the subject properties by the petitioner.

Part 1 Entitlements		
Request	Description	Code Section Reference
Text Amendment	Allow childcare center as a conditional use in the I-1 district	12-7-5.A.6
Map Amendment	Rezone 1655 S. DP River Rd to I-1	12-3-7
Map Amendment	Rezone 1695 S. DP River Rd to I-1	12-3-7
Conditional Use ¹	Allow childcare center on the subject properties in the I-1 district	12-7-5.A.6
Major Variation	Allow parking lot in the required front yard in the I-1 district	12-7-5.A.5.a
Major Variation	Allow parking lot to be setback less than 3.5 feet from the property line	12-9-6.D
Major Variation	To not require interior parking lot landscaping as required in code	12-10-8.A
Major Variation	To not require perimeter parking lot landscaping on the west property line	12-10-8.B
Major Variation	To not require landscape buffer improvements on the south property line	12-10-9.C
Part 2 Entitlement		
Request	Description	Code Section Reference
Tentative and Final Plat of Subdivision	Consolidate the two existing parcels into one lot of record	Title 13 Subdivision Regulations

¹ Contingent upon the approval of the text amendment to allow childcare centers in the I-1 district, a conditional use is requested for a childcare center use at the subject properties.

MAP AMENDMENT

Request Description:

Overview

The subject properties at 1655 S. Des Plaines River Road and 1695 S. Des Plaines River Road are currently zoned C-3 General Commercial and M-1 Limited Manufacturing respectively, neither of which allow a private school or childcare center use. However, the 2019 Comprehensive Plan recognizes schools, libraries, community organizations, places of worship, and other public facilities that provide similar services to Des Plaines residents as institutional uses. As such, a proposed rezoning of both properties to the I-1 Institutional district is consistent with the goals and objectives of the comprehensive plan based on the uses proposed. In addition, the I-1 district currently allows private schools as a permitted use as noted in the table below.

Institutional District Use Matrix	
<i>Use</i>	<i>I-1</i>
Schools, private - elementary and high school	P

While the childcare centers are currently not allowed in this district, a text amendment has been requested as noted in the *Text Amendment* section below to add this use to the Institutional District Use Matrix as a conditional use.

Bulk Regulations

A private school and childcare center are subject to the bulk regulations in Section 12-7-5.A.7 of the Zoning Ordinance. The table below compares the I-1 district regulations with the proposed development on the subject properties.

I-1 Institutional District Bulk Standards		
<i>Bulk Controls</i>	<i>Required</i>	<i>Proposed</i>
Maximum height (adjacent residential, 5 ft of height permitted for each 10 ft of additional setback provided)	45 ft	33 ft
Minimum front yard [west]	50 ft	165 ft
Minimum side yards <ul style="list-style-type: none">• North• South	25 ft 25 ft	121 ft 89 ft
Minimum rear yard [east]	30 ft	43 ft
Minimum lot size	2 acres	3 acres
Maximum lot coverage	40%	40%

Note that while site is currently comprised of two separate properties under different ownership and zoning, a subdivision or consolidation will be required as part of the approval for the requests described in this report. As such, the figures identified under the *Proposed* column assume the consolidation of the two lots into one lot of record. The site currently is improved with a parking area located in front of the existing building. While this is not an issue for a lot in the M-1 district, parking lots are not permitted in the front yard of an I-1-zoned lot. As such, the petitioner is requesting a variation from this standard.

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. Note that the attached Site Plan may be adjusted as necessary by the petitioner to address staff/public comments and incorporate all needs of the proposed private school and childcare center development.

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"> • Positions new playground area to make better use of space and create separate parking and open spaces; maintains existing building location. • Playground and open space are compatible with the Forest Preserve to the south
The arrangement of open space and landscape improvements	<ul style="list-style-type: none"> • Large open space proposed in northern portion of development; minimal landscape additions proposed on south portion of development. • Creates a functional and desirable environment for patrons, pedestrians, and occupants.
The adequacy of the proposed circulation system on the site	<ul style="list-style-type: none"> • Provides designated drop-up/pick-up area for both uses; maintains two-way travel drive aisles. • Adds one right-in/right-out curb-cut on Des Plaines River Road for additional site access.
The location, design, and screening of proposed off-street parking areas	<ul style="list-style-type: none"> • Maintain existing landscape screening of parking areas; adds some perimeter parking lot landscaping • No defined separation between pedestrian and vehicle circulation.
The adequacy of the proposed landscaping design on the site	<ul style="list-style-type: none"> • Adequate perimeter parking lot landscaping provided in front of and behind parking areas. • Intends to preserve existing trees on site. • Both foundation and site perimeter landscaping proposed all of sides of buildings to create an adequate and defined transition between uses.
The design, location, and installation of proposed site illumination	<ul style="list-style-type: none"> • Retains existing exterior light poles on site; new exterior lighting proposed on building • Higher foot-candles concentrated around parking area; minimal light encroachment onto neighboring properties
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"> • Partially in line with the open-space use designated for the subject properties on the future land use map in the Comprehensive Plan. • Proposed zoning district better matches the private school and childcare center uses as identified in the Comprehensive Plan.

TEXT AMENDMENT

Request Description:

Overview

A childcare center, defined below, is not listed as a permitted or conditional use in the Institutional Use Matrix in Section 12-7-5.A.6, and therefore requires a text amendment to be added as an allowed use in the I-1 Institutional district.

CENTER, CHILDCARE: Any place other than a family home in which persons receive childcare services during any part of a day not exceeding thirteen (13) hours in any twenty-four (24) hour period.

Childcare centers are governed by Section 12-8-7 of the Zoning Ordinance and currently require a conditional use permit in all districts in which they are allowed, including the R-4 Central Core Residential district, M-2 General Manufacturing district, and all commercial districts with the exception of the C-6 Casino district.

Proposed Text Amendment

The petitioner has worked with staff and formally requested the attached Proposed Text Amendments to identify the necessary adjustments in Section 12-7-5.A.6. Based on the proposal, a childcare center use would require a conditional use permit in the I-1 district, which is consistent with the current designations in the zoning districts above. No footnotes or other language is proposed as part of this request.

CONDITIONAL USE

Request Description:

Overview

Upon approval of the text amendment above to Section 12-7-5.A.6 of the Zoning Ordinance, a conditional use permit will be required for the proposed childcare center use. Section 12-3-4 of the Zoning Ordinance governs the procedure for review of uses—or in this case two separate principal uses—that are unique in character and require additional consideration of the impact of those uses upon neighboring lands and upon the public need for the particular use of the particular location(s). However, given the second principal use, private school, also proposed for this development, the analysis below will assess how both uses will coexist and operate on the site based on the petitioner submittals and the potential impacts of the entire development on the community as a whole.

Floor Plan and Elevations

Brickton Montessori School operates the private school and childcare center operations as one entity. That said, the Floor Plan in the attached Architectural Plans designates the building areas devoted to each of the proposed uses as well as general areas for building operations, which are summarized in the table on the following page. While there are no proposed changes in size, location, and height of the existing building, entrances to the building will be altered and new pedestrian access stairs, ADA accessible ramps, and emergency egress landing will be provided based on the required flood wall improvements. See the attached Architectural Plans for more information.

Floor Plan Breakdown			
Use	General	Private School	Childcare Center
First	<ul style="list-style-type: none"> • 1 Restroom • 227 SF Lobby • Storage areas totaling 913 SF • Mechanical areas totaling 111 SF 	<ul style="list-style-type: none"> • 1 classroom totaling 840 SF • 6 offices including reception area totaling 994 SF 	<ul style="list-style-type: none"> • 4 classrooms with shared restrooms totaling 2,334 SF • 2 offices totaling 247 SF
Second	<ul style="list-style-type: none"> • 1 Restroom • 75 SF Pantry • 127 SF Storage area • Outdoor roof deck 	<ul style="list-style-type: none"> • 8 classrooms totaling 5,113 SF • 2 offices totaling 261 SF 	No space devoted for childcare center use

The proposal does not include any changes to the exterior brick building façade of the existing two-story office building. However, the following exterior building improvements are proposed as noted on the Exterior Elevations sheet in the attached Architectural Plans:

- Replace existing windows with new windows;
- Add new egress ramp on the south elevation and new egress doors; and
- Add new elevated deck with fall protection on front (west elevation) and side (south elevation) of the building.

Off-Street Parking

Sections 12-9-7 and 12-9-8 of the Zoning Ordinance govern the number of off-street standard and accessible parking spaces required based on the property uses. Given the floor plan information above, the following are the parking requirements for the proposed private school and childcare center uses:

Required Off-Street Parking			
Use	Parking Calculation	Required Spaces	
		Current Enrollment (89 students; 43 children)	Future Max Enrollment (144 students; 52 children)
Private School – Elementary (Students)	One space for each classroom plus one space per 200 SF of area devoted to offices	16 spaces (9 classrooms; 1,225 SF of office area)	16 spaces (9 classrooms; 1,225 SF of office area)
Childcare Center (Children)	One space for every 15 children, plus one space for every employee	15 spaces (43 children; 12 staff members)	16 spaces (52 children; 12 staff members)
Total Off-Street Parking Required		31 (incl. two accessible)	32 (incl. two accessible)
Total Off-Street Parking Provided		38 (incl. two accessible)	

Access and Circulation

There is currently one full access point to the subject property off Des Plaines River Road, which will be maintained as part of this proposal. Based on the findings of the Traffic Impact Study, the petitioner intends to add a second limited access curb cut on the northwest portion of 1695 S. Des Plaines River Road to allow another entrance off of and exit onto northbound Des Plaines River Road to accommodate traffic flow. The addition of the second curb cut will require review and approval from the PWE department as this portion of Des Plaines River Road is under the City's jurisdiction.

The existing two-way drive aisles will be maintained in the parking area to allow for more sufficient vehicle circulation throughout the site. In addition, the proposal includes some parking area reconfiguration to remove the northern parking space row, accommodate a designated vehicle lane for drop-off and pick-up activities on site, and avoid adverse effects on Des Plaines River Road. Note that the existing parking area is not setback a minimum of 3.5 feet from the property line as required in Section 12-9-6.D of the Zoning Ordinance. While the location of this parking area will not change, the proposed alterations require the parking area to conform with the setback requirement. Since the proposal does not include adjustments to meet this requirement, a variation is required. See the *Variation* section for additional information.

Landscaping and Screening

The existing site contains some natural vegetation (1655 S. Des Plaines River Road) and some landscape improvements in the middle of the parking area on 1695 S. Des Plaines River Road but does not meet the specific requirements in Section 12-10, "Landscaping and Screening", of the Zoning Ordinance. The proposal does include new perimeter parking lot landscaping along the south portion of the parking area as noted in the attached Landscape Plan. However, the proposed improvements do not fully meet the interior and perimeter parking lot landscaping requirements in Section 12-10-8, requiring major variations.

The subject property abuts the Cook County Forest Preserve district to its south, which is a residentially zoned lot and requires conformance with the Landscape Buffer requirements in Section 12-10-9. An I-1-zoned property abutting a residential district or use must provide a minimum five-foot-wide landscape buffer containing shade trees planted every 30 feet, a solid eight-foot-tall fence, and turf or other ground cover along 100 percent of the property boundaries that abuts the residential district. While the landscape plan does provide some new landscaping along this property line, it does not fully satisfy this requirement, necessitating a major variation.

Business Operations

The attached Project Narrative describes how the private school and childcare center uses will operate on site. Both uses will operate from 8 a.m. to 3 p.m. on weeks days (with before and after care on each weekday from 7-8 a.m. and 3-6 p.m.) and will be closed on weekends with the exception of occasional open houses throughout the year. The petitioner employs staggered drop-off and pick-up times in order to manage traffic flows and circulation on site during hours of operation for both uses as noted in the attached Traffic Impact Study.

MAJOR VARIATIONS

Request Description:

The proposal includes several variation requests related to the parking lot structure and multiple landscape requirements, which are summarized below. The petitioner has provided a description of the hardships on the existing site and the necessity of the variation requests in the attached Petitioner’s Responses to Standards. Note that these are all major variation requests that require City Council approval. However, the PZB shall review each variation request and make a recommendation to City Council based on its findings.

Requested Variations		
Requirement	Proposal	Code Reference
Parking lots are not permitted in the front yard in Institutional districts	Maintain existing parking lot in the front yard of the site as is	12-7-5.A.5.a
Parking lot curbs shall be setback a minimum of 3.5 feet from all property lines	Maintain existing 0-foot parking lot setback from the property line	12-9-6.D
A minimum 8-foot-wide, 100 SF landscape bed is required at the end of every parking row and after 30 spaces.	Maintain existing parking lot without the addition of interior parking lot improvements at the end of parking rows	12-10-8.A
A minimum 5-foot-wide landscape bed is required around the perimeter of the parking lot	Maintain existing parking lot without the addition of perimeter parking lot improvements on the west side	12-10-8.B
A minimum 5-foot-wide landscape buffer is required along 100 percent of the property line abutting a residential use	Limit the required landscape buffer treatment of the south property line to the parking area limits and forgo the fencing requirement	12-10-9.C

Zoning Map Amendment Findings of Fact:

The following is a discussion of standards for zoning map amendments from Section 12-3-7.E of the Zoning Ordinance to rezone both properties to the I-1 district. Rationale for how well the proposal addresses the standards is provided below and in the attached Petitioner’s Responses to Standards. The Board may use the provided responses as written as its rationale or modify or adopt its own.

- 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;**

Comment: The retention and expansion of institutional uses is noted as an overarching principle of the 2019 Comprehensive Plan. In addition, the proposal includes the retention of open space on the existing site that arguably fits underneath the open space land use designated on the Future Land Use map. The Board may decide whether there is sufficient alignment with the Comprehensive Plan to satisfy the standard.

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

Comment: The subject property is adjacent to commercial zoning on its north and west and residential zoning to the south and east (Cook County Forest Preserve). The current C-3 zoning of 1655 S. Des Plaines River Road complements the commercial uses and is currently undeveloped, complementing the open space land use identified for this area on the Future Land Use Map. However, the M-1 zoning of 1695 S. Des Plaines River Road does not match surrounding zoning or complement the land use designation of the Future Land Use Map. While there is no other I-1-zoned property in this area currently, given the neighboring forest preserve and the nature of the proposed private school and childcare center uses the I-1 district is an ideal choice for rezoning of the site and will be compatible with the surrounding uses.

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

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

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

Comment: The proposed map amendment would allow for institutional uses, such as schools and childcare centers that are by nature situated on larger lots with additional open space. In addition, the proposal includes parking lot circulation and stacking improvements to better manage vehicle volume during drop-off and pick-up periods for both uses, which minimize traffic issues on the surrounding road infrastructure. That said, there are no perceived concerns that an allowance of institutional uses would negatively affect surrounding properties by way of traffic, noise, fumes, dust, and odors. It is anticipated that this request could reduce any existing adverse effects associated with the unoccupied building and increase the values of neighboring properties, both of which benefit the City.

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

Comment: The proposed amendment allows for institutional uses on a site that abuts defined open space and recreation areas that promotes developments—such as the current proposal—which complement the surrounding uses. This map amendment to the I-1 district also serves as an effective transition area between the commercial development from the north and west and the open space/recreational space to the south and east. Finally, the map amendment also paves a way for the current proposal to make necessary flood control and site improvements but also repurposes an underutilized property.

Zoning Text Amendment Findings of Fact:

The following is a discussion of standards for zoning text amendments from Section 12-3-7.E of the Zoning Ordinance to allow childcare centers in the I-1 district. Rationale for how well the proposal addresses the standards is provided in the attached Petitioner's Responses to Standards. The Board may use the provided responses as written as its rationale or 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;

Comment: The proposed amendments expand on the institutional use types allowed in the Institutional district to address a current gap in the Zoning Ordinance. Childcare centers are institutions that provide direct services to the public and are often associated with other uses already allowed in the I-1 district such as schools. The amendments fit within the description of institutional uses noted in the Comprehensive Plan and help achieve benefits for the City as a whole.

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

Comment: Childcare centers complement the types of institutional uses that are currently allowed in the I-1 district including schools and do not pose adverse effects on surrounding properties. The amendments require a conditional use permit for each childcare center use in this district, allowing staff and governing bodies to review each request on a case-by-case basis to ensure the compatibility of each site for this use.

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

Comment: The proposed amendments are appropriate for the I-1 district as it allows a new institutional use that complements existing uses allowed in this district and the public facilities and services required for each. Staff do not see concerns with the adequacy of public facilities and services associated with childcare center uses in the I-1 district.

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

Comment: Childcare centers provide services to Des Plaines residents and are also associated with other institutional uses such as schools and places of worship. In addition, each childcare center request will be reviewed on a case-by-case basis to minimize adverse effects on surrounding properties.

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

Comment: The proposed amendments create an allowance that currently does not exist for further development in the I-1 district that is responsible and consistent with existing development in the institutional district.

Conditional Use Findings of Fact:

The following is a discussion of standards for conditional uses from Section 12-3-4 of the Zoning Ordinance for the proposed childcare center use. Rationale for how well the proposal addresses the standards is provided below and in the attached Petitioner's Responses to Standards. The Board may use the provided responses as written as its rationale or modify or adopt its own.

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

Comment: Upon approval of the proposed text amendment, a childcare center will be designated as a conditional use within the Institutional Use Matrix in Section 12-7-5.A.6 of the Zoning Ordinance.

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

Comment: The proposed childcare center is a service-oriented use that primarily serves day-to-day needs of local residents by increasing care and education opportunities for residents in Des Plaines. Additionally, the subject property is large and contains a sizeable amount of open space ideal for institutional uses.

3. The proposed Conditional Use is designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:

Comment: The proposed childcare center use is designed, constructed, operated, and maintained to be harmonious and appropriate in appearance to surrounding commercial uses. The proposal includes integral enhancements to the site as a whole including modifications to the parking area.

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

Comment: The proposed childcare center use would not be hazardous or distributing to neighboring uses given the large lot and defined open space areas in between the site activities and other properties. While a majority of activities take place inside the building, some outdoor areas are designated and setback from the property lines to provide additional benefits to children attending the childcare center but also reduce any hazardous or disturbing effects from this use.

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 site is served adequately by essential public facilities and services. With the proposed curb cut and circulation/queuing improvements to the existing parking area, it can be argued that the proposed use will not affect the existing public facilities and services for this property.

6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:

Comment: The proposed use will not create excessive additional requirements at the public expense and will not be detrimental to economic well-being of the community.

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 petitioner is proposing designated outdoor activity areas for the children which are setback a considerable distance from the street as well as parking lot circulation and queuing improvements to adequately accommodate vehicular volumes throughout the site. In addition, the proposal includes the installation of flood controls to address the requirements of FEMA and Title 14 of the Code.

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 site plan introduces a new curb cut for easier access to/from the property in addition to the alterations to the parking area for traffic queuing, both of which will minimize inference with traffic on Des Plaines River Road and the surrounding local streets.

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

Comment: The subject property is currently developed and improved with a building and surface parking area. The proposed uses will not lead to the loss or damage of natural, scenic, or historic features of major importance on this property but rather maintain the existing natural foliage areas on the site.

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

Comment: The proposed childcare center use will be designed to meet the regulations of the Zoning Ordinance.

Variation Findings of Fact: Variation requests are subject to the standards set forth in Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed standard and major variations would or would not satisfy the standards is provided in the attached petitioner responses to standards. The Board may use the provided petitioner responses as written as its rationale or 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.
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.
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.
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.
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.
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.
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.
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.

PZB Procedure and Recommended Conditions:

Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses), Section 12-3-6.G.2 (Procedure for Review and Decision for Variations), and Section 12-3-7.D (Procedure for Review and Decision for Amendments) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve with modifications, or deny the above-mentioned requests at 1655 and 1695 S. Des Plaines River Road. The City Council has final authority on these requests.

The PZB should take the following motions. The zoning motions can be combined or taken individually:

- A motion pursuant to Section 12-3-7.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the proposed Map Amendments;
- A motion pursuant to Section 12-3-7.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the proposed Text Amendments;
- A motion pursuant to Section 12-3-4.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the request for a Conditional Use; and
- A motion pursuant to Section 12-3-6.H of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the requests for Variations.

If the PZB recommends approval, staff recommends the following conditions.

Conditions of Approval:

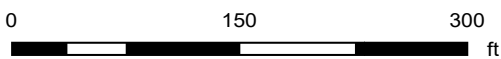
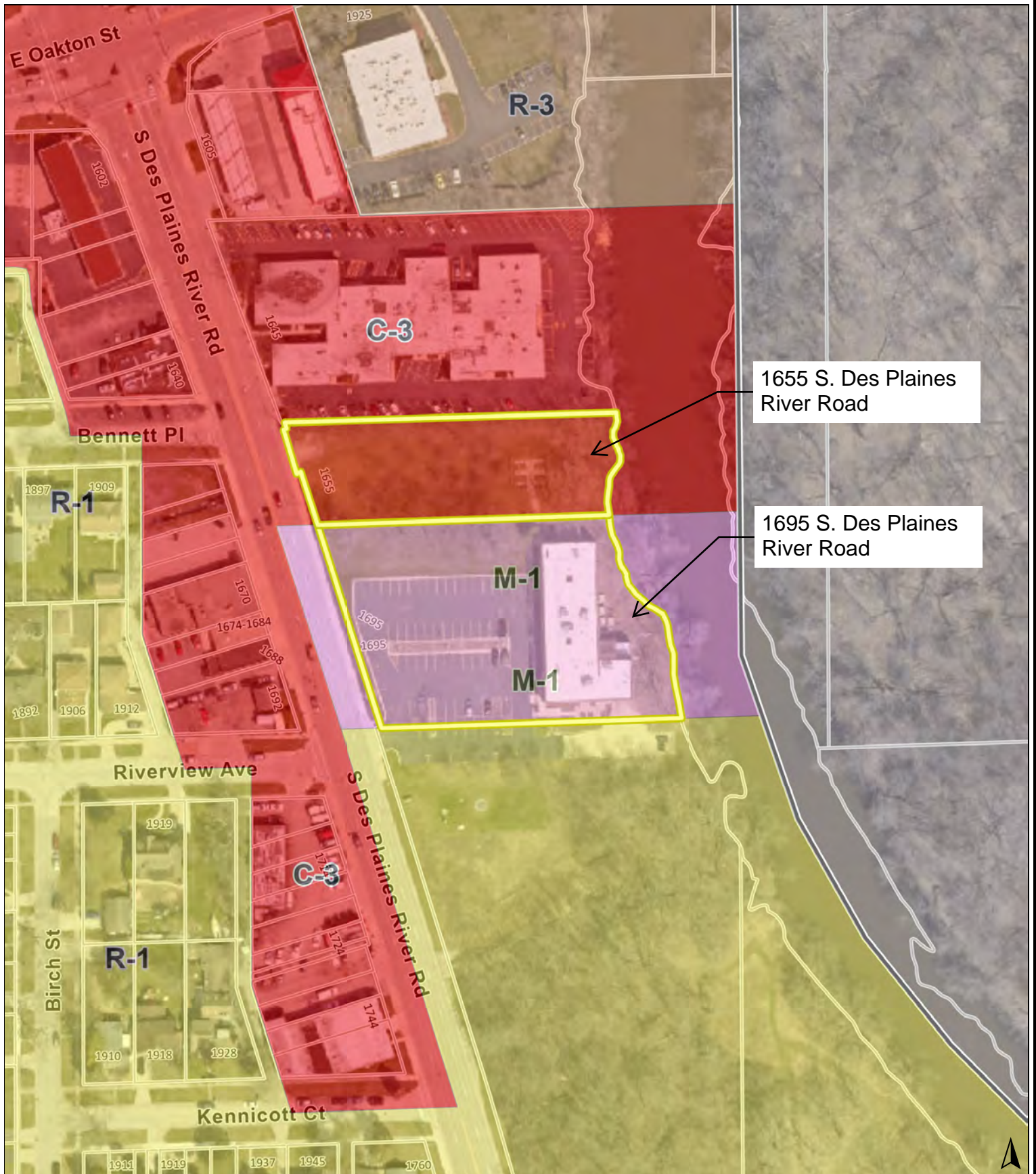
1. All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances. Drawings may have to be modified to comply with current codes and ordinances.
2. The petitioner shall submit a request to consolidate the subject properties in conformance with Title 13, “Subdivision Regulations” of the Municipal Code. The zoning entitlements will not be effective until the approval and recording of the consolidation plat for the subject properties.
3. The appropriate plans related to flood control improvements to the subject properties shall comply with the FEMA and Title 14, “Flood Control”, requirements. All flood control improvements shall be approved by both FEMA and the PWE department and be installed on sit prior to the issuance of a certificate of occupancy.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: Petitioner’s Responses to Standards
- Attachment 5: ALTA-NSPS Land Title Survey
- Attachment 6: Project Narrative
- Attachment 7: Site Plan (includes Demolition Plan)
- Attachment 8: Architectural Plans (includes Floor Plans, Elevations, and Renderings)
- Attachment 9: Landscape Plan (includes Tree Preservation Plan)
- Attachment 10: Excerpt from Preliminary Engineering Plans²
- Attachment 11: Public Works and Engineering (PWE) Department Memo
- Attachment 12: Photometric Plan
- Attachment 13: Excerpt from Traffic Impact Study³
- Attachment 14: Proposed Text Amendments

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

³ A full copy is available by request to the Department of Community and Economic Development.



Print Date: 5/10/2024

Notes

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1655 & 1695 S. DP River Rd – Public Notice Sign #1



1655 & 1695 S. DP River Rd – Public Notice Sign #2



1655 & 1695 S. DP River Rd – Looking Northeast at Front of Site



1655 & 1695 S. DP River Rd – Looking Southeast at Front of Site



1. West facade from River Rd



2. View North from existing parking lot



3. View south from north side of exist parking lot



4. Southwest corner of existing building



5. South facade from southern paved lot



6. Southeast corner of existing building



7. North facade



8. East facade, from Northeast corner of building



9. West facade from parking lot



10. Southwest corner of existing building



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Association of the Central States and the
American Montessori Society

Brickton Montessori School – New School Building 1655 and 1695 S. Des Plaines River Road, Des Plaines, IL

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 circumstances and facts supporting Brickton Montessori’s proposed Map Amendment are consistent with the following principles of Des Plaines’ Comprehensive Plan. **Incorporate Parks and Open Space** – Brickton Montessori will convert over one acre of existing landscaped grounds into active play and learning spaces while preserving all existing trees; **Incorporate Green Infrastructure to Address Flooding** - If acceptable to the City, Brickton Montessori will construct a rain garden in the River Road parkway. Additionally, Brickton will floodproof the building, while striving to minimize the impact to the historic structure. The building predates The National Flood Insurance Act of 1994 and the Flood Insurance Reform Act of 2004. **Preserve Historic Buildings** – Although uncredentialed, the 1892 Jones Woolen Mill building will be adapted for a new use by Brickton, preserving a rare remnant of Riverview industrial development that Des Plaines annexed in 1925. **Incorporate Inclusive Growth Principles** – Brickton Montessori serves a diverse population, providing all parents with a superior development environment for their children. As an employer, Brickton will sustain at least 32.5 full-time equivalent positions.

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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: Brickton Montessori's proposed amendment is compatible with the character of the natural landscapes to the south of the property. The immediate parcel to the south, owned by the Forest Preserves of Cook County, is dominated by natural landscape and contains access to the Izaak Walton League's historic Jefferson Home, which predates the Jones Woolen Mill Building. The River Plaza Professional Building to the north, built in the 1970s and 1980s, is surrounded by parking and is more characteristic of the commercial development along Oakton Street.

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

Response: Brickton Montessori's site is adequately accessed by River Road and its current utilities. The three fire hydrants on the opposite side of River Road will provide adequate access to the Fire Department as Brickton is providing a closer fire sprinkler hook-up for easy access.

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

Response: Brickton's presence will not adversely affect the value of neighboring properties. Brickton Montessori will be an asset to the community, already providing educational services to families in Des Plaines and the surrounding communities. It provides access to high-quality, curiosity-driven learning for infants to eighth graders. As an employer, Brickton will be an economic generator.

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

Response: Brickton Montessori will adapt existing historic structures for its use and will support the City of Des Plaines principle promoting inclusive growth.

STANDARDS FOR TEXT AMENDMENT

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**).

6. 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 circumstances and facts supporting Brickton Montessori's proposed Text Amendment are consistent with the following principles of Des Plaines' Comprehensive Plan. **Incorporate Parks and Open Space** – Brickton will maintain the former Clark & Barlow site on its northern boundary as landscaped open space and it will provide a natural play area for all the children. **Incorporate Green Infrastructure to Address Flooding** - If acceptable to the City, Brickton Montessori will construct a rain garden in the River Road parkway. **Preserve Historic Buildings** – Although uncredentialed, the 1892 Jones Woolen Mill building will be adapted for a new use by Brickton, preserving a rare remnant of Riverview industrial development that Des Plaines annexed in 1925. **Incorporate Inclusive Growth Principles** – Brickton Montessori serves a diverse population, providing all parents with a superior development environment for their children. As an employer, Brickton will sustain at least 32.5 full-time equivalent positions.

7. 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: Brickton Montessori's proposed amendment to include a childcare center as a conditional use is compatible with the current conditions being directly adjacent to the Cook County Forest Preserve, the Des Plaines River and retail businesses. There will be no negative impacts to residents as the surrounding uses will be compatible with a school use.

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

Response: Brickton Montessori's site is adequately accessed by River Road and its current utilities.

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

Response: Brickton's presence will not adversely affect the value of neighboring properties. Brickton Montessori will be an asset to the community, already providing educational services to families in Des Plaines and the surrounding communities. It provides access to high-quality, curiosity-driven learning for infants to eighth graders. As an employer, Brickton will be an economic generator.

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

Response: Brickton Montessori will adapt existing historic structures for its use and will support the City of Des Plaines principle promoting inclusive growth.

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;

Response: Upon approval of the text amendment, a childcare center will be a conditional use in the I-1 district.

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

Response: This childcare facility will be an asset to Des Plaines' principle of Inclusive Growth and makes use of an historic structure while preserving over one acre of green open space.

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;

Response: Brickton Montessori intends to preserve the park like setting by keeping and maintaining many of the mature trees and will not be conducting any operations which would not be harmonious with the existing character of the site.

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

Response: The childcare center will not be hazardous or disturb existing neighboring uses. Other than playing outside, all other school activities will be indoors. The childcare use will function along with the elementary use, which is an allowed use in the I-1 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;

Response: Since the use is an infant to 8th grade school, it will bolster essential services and will be adequately served by River Road, the Des Plaines police and Fire Department, new and

existing drainage structures, a new trash and recycling enclosure and the existing sewer. The City of Des Plaines Fire Department can rely on the three fire hydrants on the west side of River Road and the existing water service will be adequate.

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;

Response: The proposed use will not require any new public facilities or services and will benefit the economic welfare of the community by providing a service to the community. Many of the school's families and faculty will be visiting and patronizing shops and restaurants in Des Plaines throughout the year. Parents who choose a half day option for their children may explore Des Plaines while their children are at school.

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;

Response: Because Brickton Montessori has a staggered arrival and dismissal schedule, the proposed use will not be detrimental to residents and the general welfare by creating excessive traffic. As an infant to 8th grade school, it will not be detrimental to any resident, their property, or the general welfare by creating excessive noise, smoke, fumes, glare, or odors.

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

Response: A traffic study was conducted and based on the numbers of employees, the staggered drop-off and pick-up, and operations, it was determined that the new use would not interfere with traffic along River Road.

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

Response: The proposed use will not result in any negative impacts to the natural environment due to the preservation of existing open space and mature trees. Brickton will strive to maintain the exterior of the historic building as much as possible.

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

Response: The proposed use will comply with all additional regulations.

STANDARDS FOR VARIATIONS

In order to understand your reasons for requesting a variation, please answer the following items completely and thoroughly (two to three sentences each). Variation applicants must demonstrate that special circumstances or unusual conditions prevent them from following the specific regulations of their zoning district. Applicants must prove that the zoning regulations, in combination with the uncommon conditions of the property, prevents them from making any reasonable use of the land. Keep in mind that no variation may be granted that would adversely affect surrounding properties or the general neighborhood.

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.

General Response: Of the 16 parcels in Des Plaines zoned Institutional, only one – Catholic Charities on Rand – is smaller than Brickton Montessori’s site. The average size of an institutional zone parcel in Des Plaines is 72 acres. With a historic structure sited on only 3 acres of land, requiring Brickton to maintain the same setback for parking as much larger properties constitutes a hardship. Comparable examples include the four-acre site Des Plaines Park District purchased from Good Shepherd, where parking dominates the 50-foot front yard.

Parking Lot in Front Yard Variation: The parking lot is an existing non-conformity which has been in its current configuration for many decades. The existing location of the parking lot is in the front yard of the property. The current parking lot supplies sufficient parking for the proposed use and no expansion would be necessary. Adjusting the parking lot to remove it from the front yard would create a hardship based on the current location of the 1892 building and the desire to maintain the mature trees on the north side of the property.

Parking Lot Setback Variation: The existing parking lot is located 0 feet from the western property line. Adjusting the parking lot to conform to the required setback of 3’-6” would create a hardship. The existing parking lot configuration would need to be adjusted, which could disrupt the current vehicular flow and require additional impervious area. Adjusting the western line of the parking lot to conform to the setback would create a hardship by adjusting an existing condition that has been in place for many years without any negative impacts.

Parking Lot Landscaping Variation: The existing parking lot provides one large landscaping island between parking aisles but is not configured with landscape islands on the aisle ends. Brickton intends to preserve the existing parking lot as much as possible to limit unnecessary site disruptions. The existing landscape island is approximately 1,100 sf in size and does provide the opportunity to comply with the overall parking lot landscaping area requirement. The parking lot will meet all other landscaping requirements.

Parking Lot Screening Variation: The existing parking lot is located at the property line along River Road. The road right-of-way provides a 13-foot landscape area between the sidewalk and the property line. Adjusting the western line of the parking lot to provide a 20-foot landscape area would create a hardship by adjusting an existing condition that has been in place for many years without any known negative impacts.

Property Screening Fencing Variation: Cook Country Forest Preserve (CCFP) is the adjacent property to the south and has a residential zoning. Through residentially zoned, this property is owned and maintained by the CCFP and is not intended to include any residential housing. Providing an 8-foot tall, screening fencing would not be necessary and would create a hardship and unnecessary visual divide along River Road.

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.

General Response: With an historic building on a site almost 70 acres smaller than the average Institutional parcel in Des Plaines, Brickton Montessori's site is an outlier of a substandard size.

Parking Lot in Front Yard Variation: The parking lot is an existing non-conformity which has been in its current configuration for many decades. The building location on the lot and the river create a unique physical condition that directly impacts any development on the site.

Parking Lot Setback Variation: The parking lot is an existing non-conformity which has been in its current configuration for many decades. The building location on the lot and the river create a unique physical condition that directly impacts any development on the site.

Parking Lot Landscaping Variation: The parking lot is an existing non-conformity which has been in its current configuration for many decades. The building location on the lot and the river create a unique physical condition that directly impacts any development on the site.

Parking Lot Screening Variation: The parking lot is an existing non-conformity which has been in its current configuration for many decades. The building location on the lot and the river create a unique physical condition that directly impacts any development on the site.

Property Screening Fencing Variation: Cook Country Forest Preserve (CCFP) as the southern neighbor is a unique existing use and the screening from a forest preserve will not be necessary for this proposed use.

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.

General Response: Neither Brickton Montessori nor its predecessors created the hardship of an Institutional parcel of substandard size.

Parking Lot in Front Yard Variation: The historic building was built in 1892, before this property was part of the City of Des Plaines. The location and configuration of the parking lot was dictated by the building's location on the property. The building was built before modern zoning rules and was located on the property to best utilize the river.

Parking Lot Setback Variation: The historic building was built in 1892, before this property was part of the City of Des Plaines. The location and configuration of the parking lot was dictated by the building's location on the property. The building was built before modern zoning rules and was located on the property to best utilize the river.

Parking Lot Landscaping Variation: The historic building was built in 1892, before this property was part of the City of Des Plaines. The parking lot was built before 2002, or when the most recent city zoning ordinance was adopted.

Parking Lot Screening Variation: The historic building was built in 1892, before this property was part of the City of Des Plaines. The parking lot was built before 2002, or when the most recent city zoning ordinance was adopted.

Property Screening Fencing Variation: Cook Country Forest Preserve (CCFP) as the southern neighbor is a unique existing condition which was not a result of any action of the previous owners.

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.

General Response: Implementing the strict letter of the provision would ignore the hardship Brickton Montessori faces with an existing structure on the second-smallest Institutional parcel in the City.

Parking Lot in Front Yard Variation: Allowing Brickton to maintain the decades-long setback for parking on the site will maximize the size and utility of the play space for students. Based on the

very small property size as compared to other institutional properties, there are limited options for adjusting the parking lot.

Parking Lot Setback Variation: Allowing Brickton to maintain the decades-long setback for parking on the site will maximize the size and utility of the play space for students. Based on the very small property size as compared to other institutional properties, there are limited options for adjusting the parking lot.

Parking Lot Landscaping Variation: Allowing Brickton to maintain the decades-long setback for parking on the site will maximize the size and utility of the play space for students. Based on the very small property size as compared to other institutional properties, there are limited options for adjusting the parking lot.

Parking Lot Screening Variation: Allowing Brickton to maintain the decades-long setback for parking on the site will maximize the size and utility of the play space for students. Based on the very small property size as compared to other institutional properties, there are limited options for adjusting the parking lot.

Property Screening Fencing Variation: Though the CCFP is residentially zoned, this parcel is anticipated to be designated as forest preserve and open space for the foreseeable future. Requiring screening fencing along the shared property line would be an unnecessary requirement as compared to other properties adjacent to permanently vacant parcels.

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.

General Response: Because Brickton Montessori's site is so unique in its history and configuration, relief from the hardship will not convey a special privilege or opportunity for profit.

Parking Lot in Front Yard Variation: By maintaining the existing parking lot configuration, relief will not convey a special privilege or opportunity for profit.

Parking Lot Setback Variation: By maintaining the existing parking lot configuration, relief will not convey a special privilege or opportunity for profit.

Parking Lot Landscaping Variation: By maintaining the existing parking lot configuration, relief will not convey a special privilege or opportunity for profit.

Parking Lot Screening Variation: By maintaining the existing parking lot configuration, relief will not convey a special privilege or opportunity for profit.

Property Screening Fencing Variation: The elimination of the screening fencing adjacent to an undeveloped parcel will not convey a special privilege or opportunity for profit.

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.

General Response: Brickton Montessori's use and development is consistent with the Des Plaines' Comprehensive Plan as explained in our responses to the Map and Text Amendments.

Parking Lot in Front Yard Variation: Limiting the disruption to the parking lot and landscaping, including the mature trees, will be consistent with the Des Plaines' Comprehensive Plan

Parking Lot Setback Variation: Limiting the disruption to the parking lot and landscaping, including the mature trees, will be consistent with the Des Plaines' Comprehensive Plan

Parking Lot Landscaping Variation: Limiting the disruption to the parking lot and landscaping, including the mature trees, will be consistent with the Des Plaines' Comprehensive Plan

Parking Lot Screening Variation: Limiting the disruption to the parking lot and landscaping, including the mature trees, will be consistent with the Des Plaines' Comprehensive Plan

Property Screening Fencing Variation: Maintaining connections to open spaces by not placing a screening fencing will be consistent with the Des Plaines' Comprehensive Plan.

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.

General Response: The only logical remedy to the hardship is to allow Brickton Montessori to maintain and extend its current parking location to maximize useful landscaped open space while precluding congestion on River Road.

Parking Lot in Front Yard Variation: Maintaining the existing parking lot configuration will ensure we maintain and preserve the northern open space and mature trees.

Parking Lot Setback Variation: Maintaining the existing parking lot configuration will ensure we maintain and preserve the northern open space and mature trees.

Parking Lot Landscaping Variation: Maintaining the existing parking lot configuration will ensure we maintain and preserve the northern open space and mature trees.

Parking Lot Screening Variation: Maintaining the existing parking lot configuration will ensure we maintain and preserve the northern open space and mature trees.

Property Screening Fencing Variation: There is no other means than to eliminate the required screening fencing requirement as the CCFP will be maintained as vacant open space for the foreseeable future and a screening fence would not be in the spirit of natural connectivity.

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.

Parking Lot in Front Yard Variation: The requested variation is the minimum measure of relief needed for Brickton to overcome the hardship unique to its historic, undersized Institutional parcel.

Parking Lot Setback Variation: The requested variation is the minimum measure of relief needed for Brickton to overcome the hardship unique to its historic, undersized Institutional parcel.

Parking Lot Landscaping Variation: The requested variation is the minimum measure of relief needed for Brickton to overcome the hardship unique to its historic, undersized Institutional parcel.

Parking Lot Screening Variation: The requested variation is the minimum measure of relief needed for Brickton to overcome the hardship unique to its historic, undersized Institutional parcel.

Property Screening Fencing Variation: The requested variation is the minimum measure of relief needed for Brickton to overcome the hardship unique to its historic, undersized Institutional parcel.



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American Montessori Society

Brickton Montessori School – New School Building 1655 and 1695 S. Des Plaines River Road, Des Plaines, IL

About Brickton Montessori School

Brickton Montessori School is an accredited Montessori School serving northwest Chicago suburban communities since 1986. The school continues to grow and provides care and learning for children 3 months to 8th grade. It now serves approximately 125 students from Northwest Chicago and the surrounding suburbs, including Des Plaines families.

Brickton Montessori School follows the time-tested, evidence-based Montessori approach to education, honoring the child as a whole, fostering a global mindset through peace education, with a commitment to educational leadership and institutional longevity.

We believe that each child is unique and endowed with great potential. We believe in nurturing the heart of the child and challenging the intellect. We believe in an individualized Montessori curriculum designed to meet the needs of each child and promote self-motivation. We believe that the community of the child, parent, and educator is the foundation of the school's success.

Project Narrative

Brickton Montessori School is proposing to purchase and renovate an approximately 19,000 square foot office building. The property is comprised of 3 parcels which make up 1655 and 1695 S. Des Plaines River Road. The intent is to preserve the historic 1892 building, which is one the remaining historic structures from the Riverview industrial period. Brickton Montessori School is proposing to preserve the existing open space and mature trees. Site work will mainly comprise of the addition of play spaces for the children in existing open areas, playground fencing, adding an additional egress for the parking lot, and include brining the property into compliance with the City of Des Plaines' Floodproofing requirements. All proposed signage will meet current code requirements.

The childcare and school function as one entity but for the purposes of zoning review the information provided for both the childcare and school portions of the school have been organized for easier review but there is overlap in some information.

Please note that Brickton Montessori serves families with multiple children and many of Brickton’s families have children in both kinds of classrooms.

Proposed Childcare Operations

Brickton Montessori School operates Monday through Friday from 8 am until 3 pm. The school provides before and after care from 7-8 am and 3-6 pm, respectively. The school has periodic breaks through the year that typically are aligned with the surrounding school districts’ academic calendars.

Brickton Montessori School functions as one school, ranging in ages from 3 months to 8th grade. All four 0 – 3-year-old classrooms (one 3-15 month classroom, one 15-24 month classroom, two 24-36 month classrooms) are licensed by DCFS and follow all necessary guidelines, including maximum enrollment numbers and student to teacher ratios. This program’s maximum operational hours are 7:30 am – 5:30 pm. These environments focus on developmental milestones and nurture the needs of very young children with appropriate materials and opportunities for appropriate growth in all areas.

Current Childcare Enrollment: 43 Students

Future Maximum Childcare Enrollment: 52 Students

Dedicated Childcare Staff: 12 staff

Drop-off and Pick-up: Start and end times for the students are staggered throughout the morning and afternoon. No bus service is provided or anticipated for the future.

	Infant/Toddler	Pre-K/K	Elementary	Middle School
Drop off: Full Day	7:30 - 8:15	7:00 - 8:15	7:00 - 8:00	7:45 - 8:00
Drop off: Half/Core Day	8:15 - 8:45	8:00 - 8:30	8:00 - 8:15	8:00 - 8:05
Pick Up: Half Day	12:00 - 12:05	12:30 - 12:35	-----	-----
Pick Up: Core	3:00 - 3:10	3:00 - 3:10	3:00 - 3:10	3:00 - 4:00
Pick Up: Full Day	3:15 - 5:30	3:15 - 6:00	3:15 - 6:00	4:00 - 6:00

Brickton Montessori School’s academic school year runs from the last week in August to the first week in June. Additionally, Brickton runs a ten-week summer camp program from the

second week in June through the second week in August. There are two weeks during the winter break (last week of December and first week of January) when there are no on-site operations.

The infant/toddler children (childcare center programs) will have an independent, designated fenced space in the outdoor environment to play and be in nature (see site plans). DCFS requires 75 square feet of outdoor space per child in a childcare setting. Brickton will have no more than 16 childcare children (0-3) outside at any given time. Our outdoor space dedicated for the childcare portion is 3,576 square feet in play area. This satisfies the DCFS requirement of 75 square feet per child (16 children X 75 Sf required space= 1,200 required).

Hours for childcare center classrooms are reduced. Childcare Center hours are Monday – Friday from 7:30 am to 5:30 pm. There are no Saturday or Sunday hours of operations except for three school open houses and two annual family events. Families with children in both programs adhere to the hours of the youngest child when dropping off and picking up.

Proposed School Operations

Brickton Montessori School operates Monday through Friday from 8 am until 3 pm. The school provides before and after care from 7-8 am and 3-6 pm, respectively. The school has periodic breaks through the year that typically are aligned with the surrounding school districts' academic calendars.

Brickton's preschool through middle school programs are registered and recognized by the Illinois State Board of Education and accredited by the American Montessori Society (AMS) and the Independent School Association of the Central States (ISACS). These programs have an academic focus, along with an emphasis on the social and emotional development of each student. Each classroom has a three-year age span and allows for individual, adaptive learning that meets the needs of each child.

Current Elementary Enrollment: 89 Students

Future Maximum School Enrollment: 144 Students

Dedicated School Staff: 22 staff

Drop-off and Pick-up: Start and end times for the students are staggered throughout the morning and afternoon. No bus service is provided or anticipated for the future.

Brickton Montessori Staggered Drop off/Pick up				
	Infant/Toddler	Pre-K/K	Elementary	Middle School
Drop off: Full Day	7:30 - 8:15	7:00 - 8:15	7:00 - 8:00	7:45 - 8:00
Drop off: Half/Core Day	8:15 - 8:45	8:00 - 8:30	8:00 - 8:15	8:00 - 8:05
Pick Up: Half Day	12:00 - 12:05	12:30 - 12:35	-----	-----
Pick Up: Core	3:00 - 3:10	3:00 - 3:10	3:00 - 3:10	3:00 - 4:00
Pick Up: Full Day	3:15 - 5:30	3:15 - 6:00	3:15 - 6:00	4:00 - 6:00

Brickton Montessori School’s academic school year runs from the last week in August to the first week in June. Additionally, Brickton runs a ten-week summer camp program from the second week in June through the second week in August. There are two weeks during the winter break (last week of December and first week of January) when there are no on-site operations.

The preschool/elementary programs will have larger play spaces on the north end of the property with which to participate in gross motor activities. All play spaces will be fenced.

The preschool/elementary school hours are Monday – Friday from 7:00 am to 6:00 pm. There are no Saturday or Sunday hours of operations except for three school open houses and two annual family events. Families with children in both programs adhere to the hours of the youngest child when dropping off and picking up.

Summer Camp Operational Information:

During summer camp weeks, the last week of March, and the third and fourth weeks of August on-site operations are reduced, lightening traffic to and from the school.

Summer camp enrollment is typically 50% - 75% of school year enrollment.

Summer camp hours are the same as the school year hours.

The number of cars at any given time in our ten-week summer camp program is as follows:

- 7:30 - 8:30 am drop off = 33 families/cars
- 8:30 - 9:00 am drop off = 30 families/cars
- 12:00 - 12:30 pm pick up = 7 families/cars
- 3:00 pm pick up = 23 families/cars
- 3:10 - 5:30 pm pick up = 33 families/cars

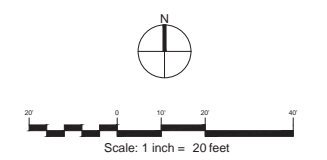
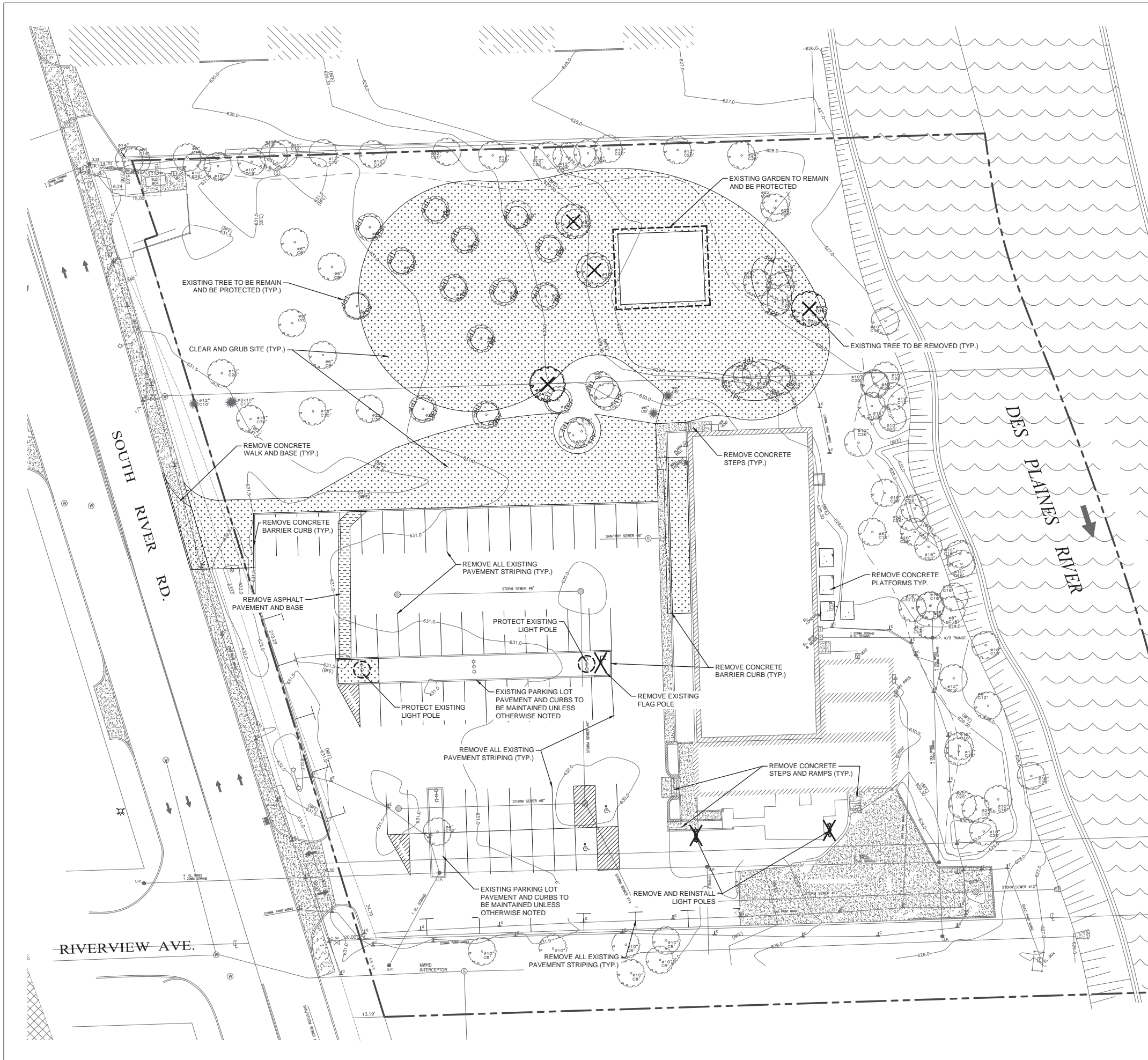
School Open Houses and Special Events:

There are three open houses and one Montessori parent educational day throughout each school year. Open houses are set for a Sunday in October, January, and March from 10:00 am to 12:30 pm and typically yield about 12 - 20 families. The parent education event takes place on a Saturday in February from 9 am - 2 pm. All four events are for the school and childcare center simultaneously.

Additional Information:

Several teachers carpool or take public transportation to and from the school. In addition to the daily USPS mail service, Brickton Montessori will receive 1 – 3 deliveries per day from Gourmet Gorilla (Infant/Toddler organic lunches), Amazon, UPS, DHL, or FedEx. These usually consist of small, handheld packages containing office supplies, classroom materials, or food service items.

The existing parking lot will maintain 38 parking spaces and 2 ADA spaces. As shown on the Site Plan, the northern portion of the lot will be used for car stacking for drop-off and pick-up, though many of our families park and walk-in their children.



LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- CLEAR AND GRUB SITE
- REMOVE CONCRETE WALK AND BASE
- REMOVE STREET PAVEMENT AND BASE
- REMOVE CONCRETE BARRIER CURB
- EXISTING CONTOUR
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TPF TREE PROTECTION FENCE
- ITEM TO REMAIN AND BE PROTECTED
- ITEM TO BE REMOVED

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1 May, 3 2024 Zoning Revisions



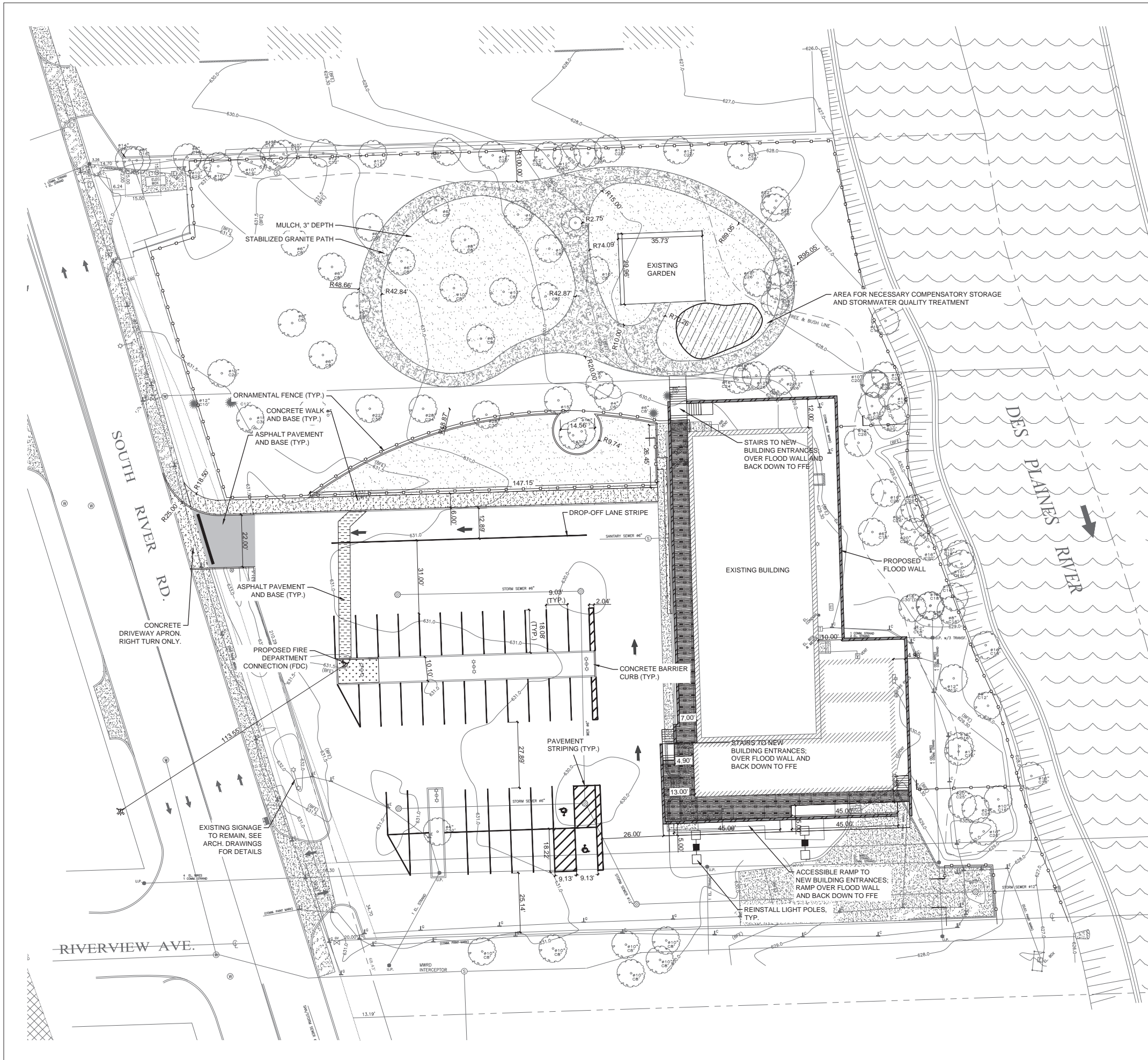
Project
Brickton Montessori School
 1695 South River Road
 Des Plaines, IL 60018

SITE DEMOLITION PLAN

Drawing No
C100

Scale AS NOTED

Job No R3072



N

 Scale: 1 inch = 20 feet

LEGEND:

- PROPERTY LINE
- EXISTING BUILDING
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND BASE
- STORMWATER BMP
- CONCRETE BARRIER CURB
- ORNAMENTAL FENCE
- MULCH, 3" DEPTH
- STABILIZED GRANITE PATH
- COMPOSITE DECK
- EXISTING TREE TO REMAIN

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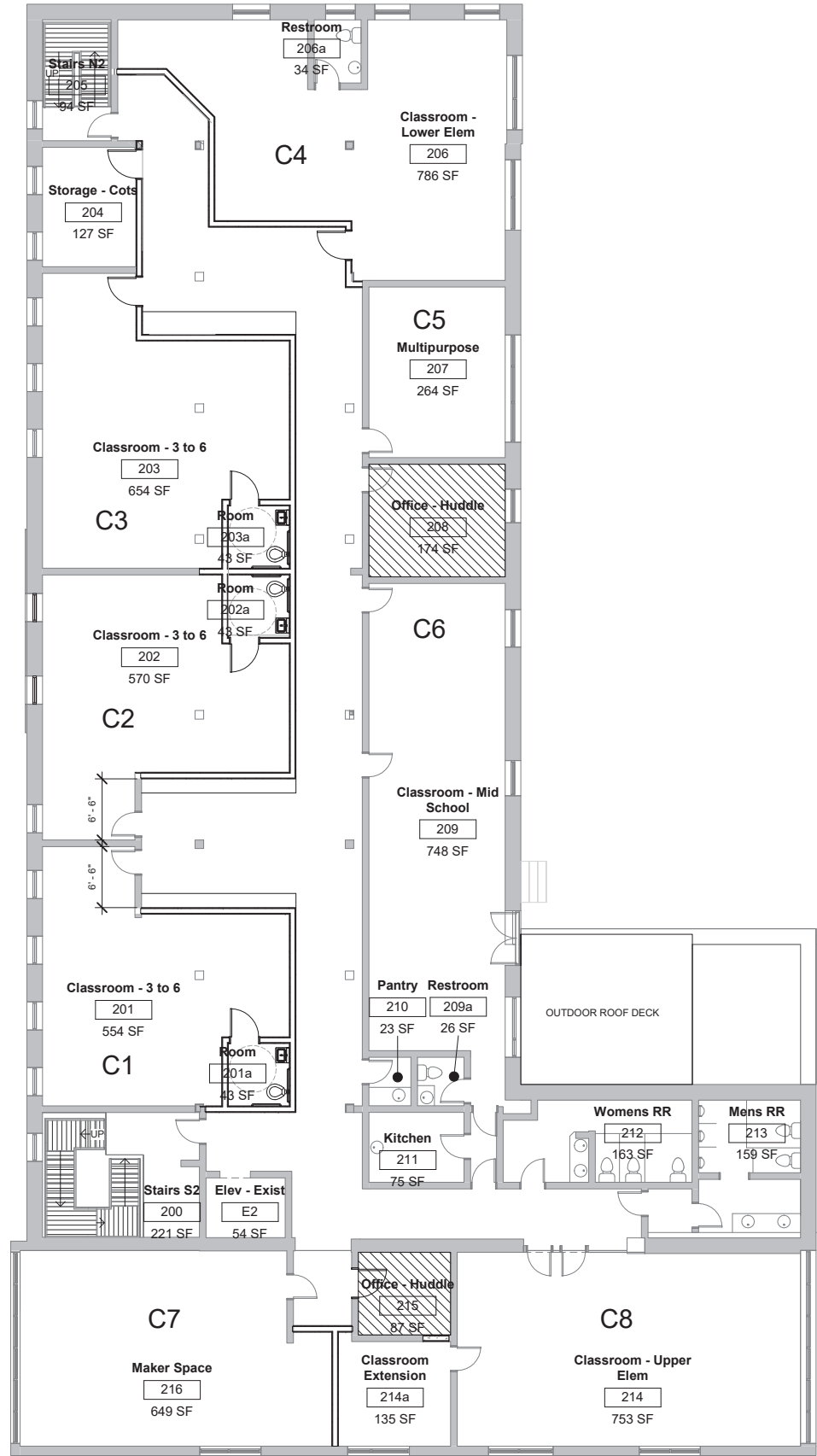
SITE DIMENSION PLAN

Drawing No
C200

Scale AS NOTED

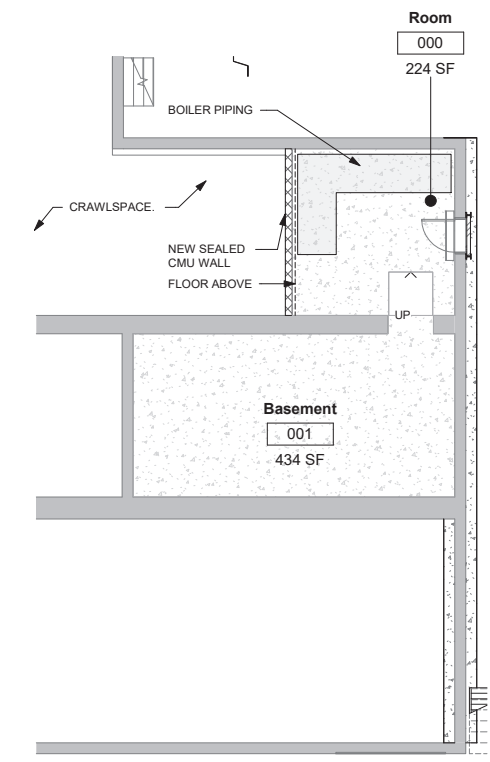
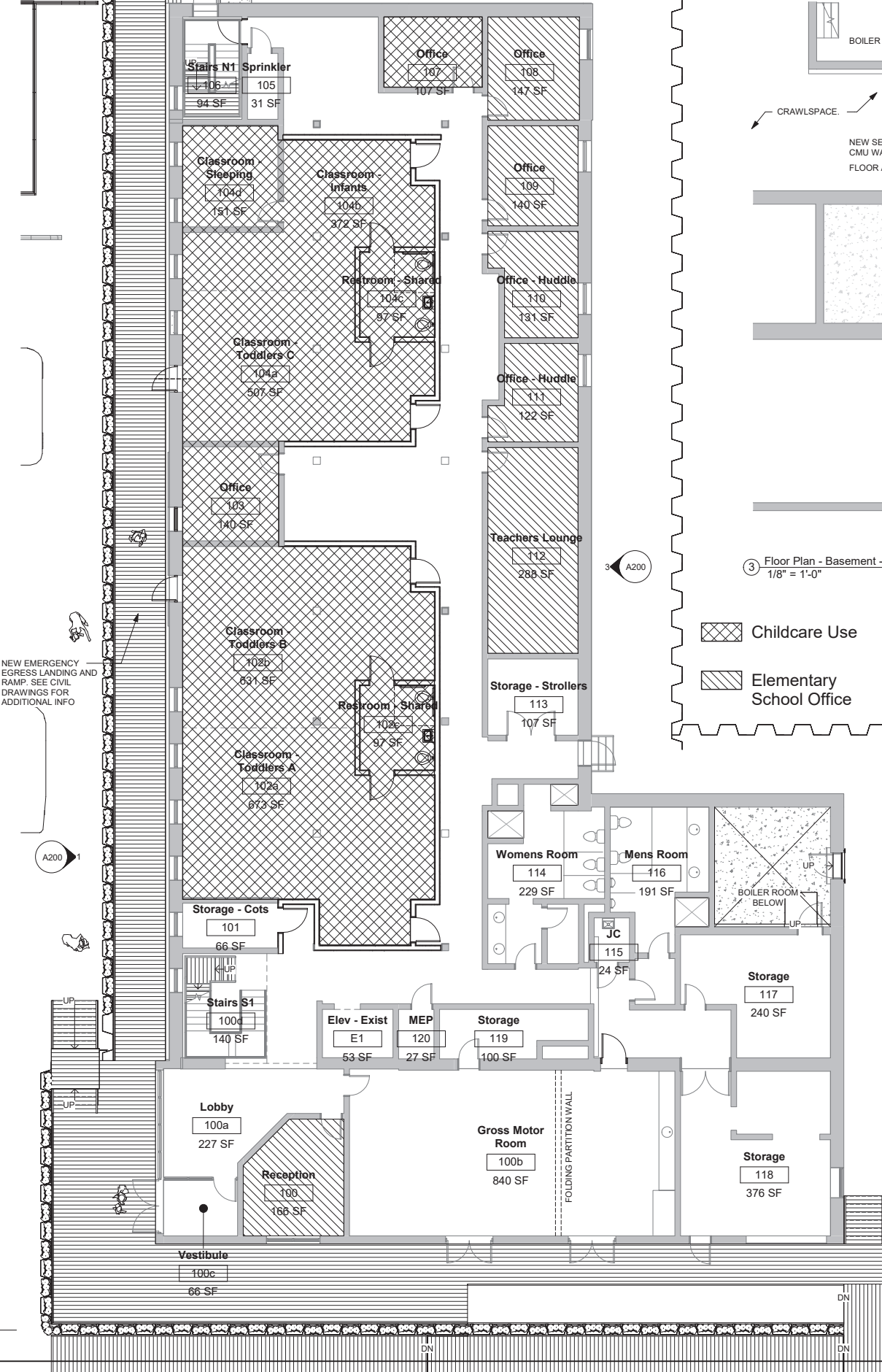
Job No R3072

5/6/2024 2:35:28 PM



2 Floor Plan - Level 2
1/8" = 1'-0"

1 Floor Plan - Level 1
1/8" = 1'-0"



3 Floor Plan - Basement - SE Corner
1/8" = 1'-0"

Childcare Use
 Elementary School Office

12-9-7: OFF STREET PARKING REQUIREMENTS

Childcare Facilities
1 space for every 15 children, plus 1 space for every employee.

43 children and 9 employees per DCFS area requirements within classrooms => 3+9 = 12 stalls
+ 2 private office employees per designated area on level 1 => 2 stalls

Childcare facilities requires 14 stalls

Elementary School
1 space for each classroom, plus 1 space per 200 square feet of area devoted to offices

8 classrooms => 8 stalls
office area = 1,255 SF / 200 = 6.3 => 7 stalls
Elementary School requires 15 stalls

Building requires 29 parking stalls

12-9-8: MOBILITY IMPAIRED ACCESSIBLE PARKING:
Total Off Street Parking Spaces Provided:
Accessible Spaces Required: 21 to 50 => 2

Building requires 2 accessible stalls and 27 standard stalls

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Revisions

1 Zoning Changes	April 8 2024
2 Zoning Revisions	May 6 2024

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1695 South River Road,
Des Plaines, IL

ARCHITECTURAL ELEVATION
100'-0" = 632.92' CCD DATUM

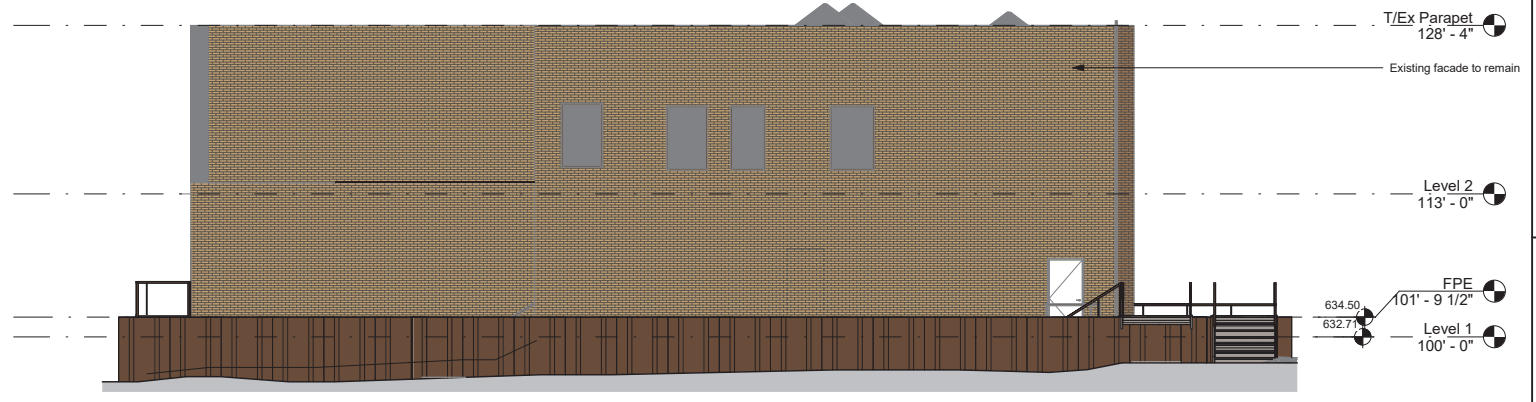
Floor Plans

Drawing No
A110

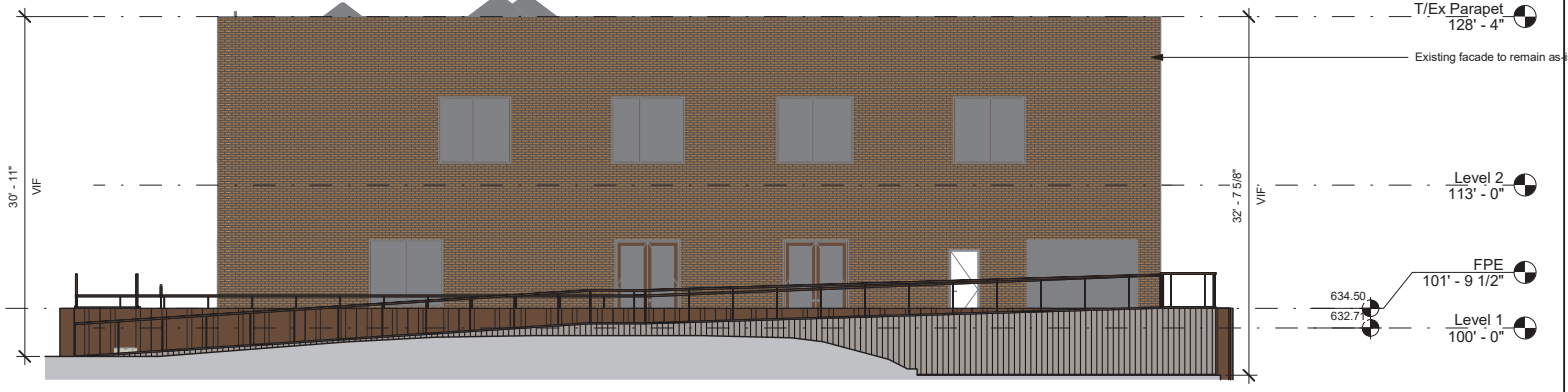
Scale
1/8" = 1'-0"

Job No
R3058

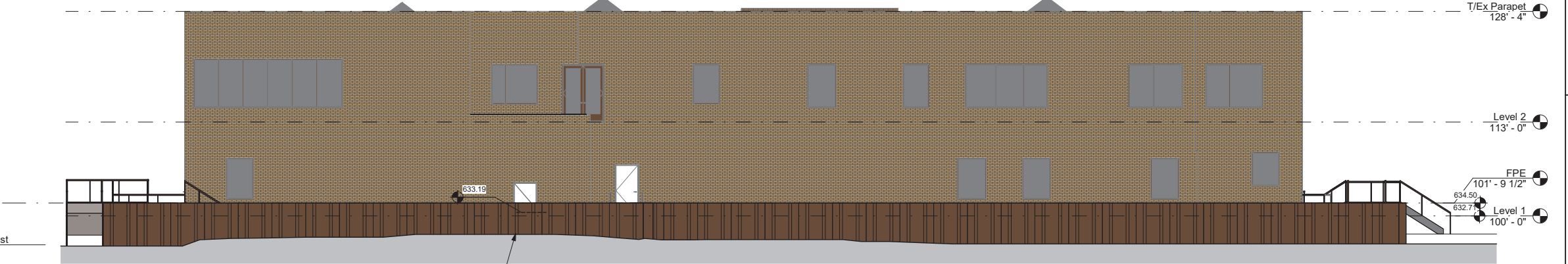
② Ext Elevation - North
1/8" = 1'-0"



④ Ext Elevation - South
1/8" = 1'-0"



③ Ext Elevation - East
1/8" = 1'-0"



① Ext Elevation - West
1/8" = 1'-0"



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Revisions

1	Zoning Changes	April 8 2024
2	Zoning Revisions	May 6 2024

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Des Plaines, IL

Exterior Elevations

Drawing No
A200

Scale 1/8" = 1'-0"

Job No R3058

5/6/2024 2:35:30 PM



EXISTING LANDSCAPE SIGN
TWO SIDES



PROPOSED LANDSCAPE SIGN
TWO SIDES



③ Repurposed Sign
1" = 1'-0"

PROPOSED LANDSCAPE SIGN
DETAIL
VIF



RENDERING - WEST FACADE



RENDERING - NEW EGRESS RAMP AND FENCE

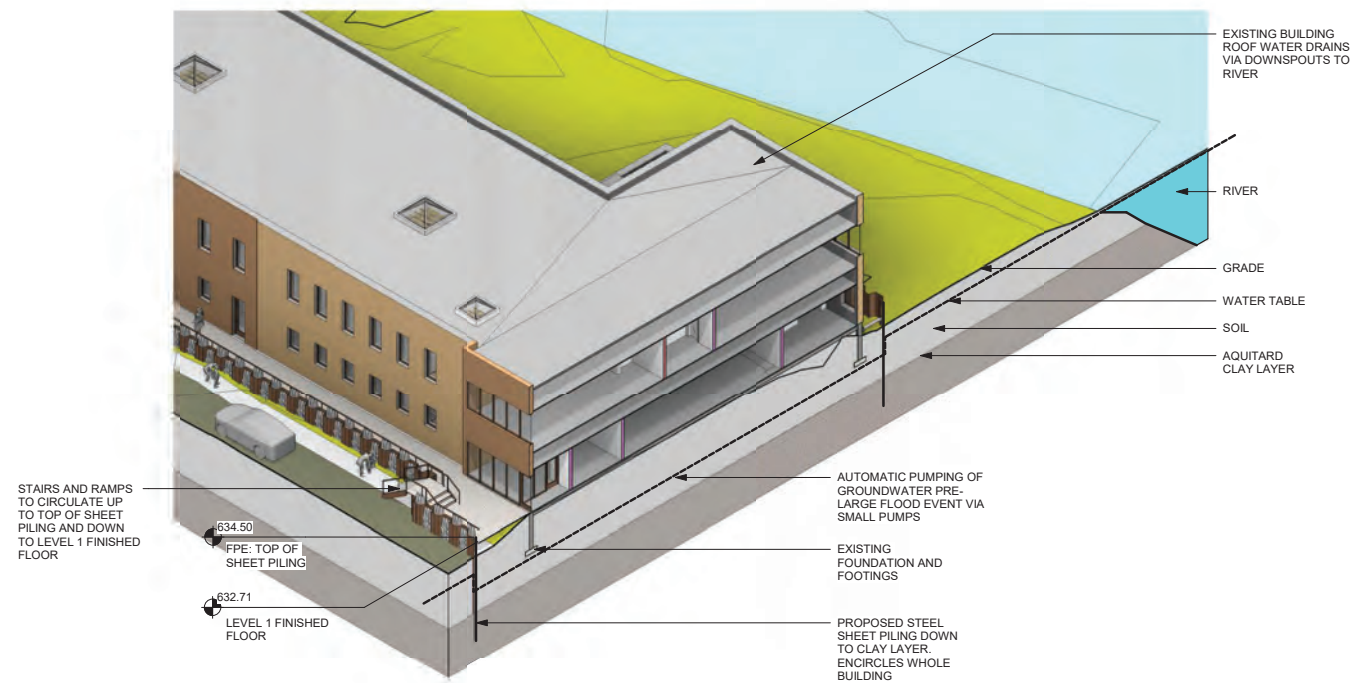


DIAGRAM - FLOODWALL SYSTEM

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Revisions

- 1 Zoning Changes April 8 2024
- 2 Zoning Revisions May 6 2024

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CONSTRUCTION***

Project
**Brickton Montessori
School**

1695 South River Road,
Des Plaines, IL

**Renderings and
Signage**

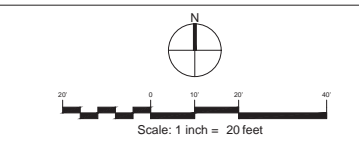
Drawing
No

A900

Scale As indicated

Job No R3058





- LEGEND:**
- PROPERTY LINE
 - LIMITS OF WORK
 - EXISTING BUILDING
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED

TREE SURVEY

No	Botanical name	Common name	Size	Cond.
1	<i>Picea pungens</i>	Blue Spruce	12"	Fair
2	<i>Picea pungens</i>	Blue Spruce	10"	Fair
3	<i>Picea pungens</i>	Blue Spruce	10"	Fair
4	<i>Acer saccharinum</i>	Silver Maple	18"	Good
5	<i>Acer saccharinum</i>	Silver Maple	18"	Good
6	<i>Acer saccharinum</i>	Silver Maple	22"	Good
7	<i>Acer saccharinum</i>	Silver Maple	28"	Good
8	<i>Acer saccharinum</i>	Silver Maple	28"	Good
9	<i>Tilia americana</i>	American Linden	30"	Good
10	<i>Tilia americana</i>	American Linden	16"	Good
11	<i>Picea pungens</i>	Blue Spruce	6"	Fair
12	<i>Picea pungens</i>	Blue Spruce	6"	Fair
13	<i>Fraaxinus pennsylvanica</i>	Green Ash	19"	Poor
14	<i>Fraaxinus pennsylvanica</i>	Green Ash	18"	Poor
15	<i>Fraaxinus pennsylvanica</i>	Green Ash	12"	Poor
16	<i>Fraaxinus pennsylvanica</i>	Green Ash	12"	Poor
17	<i>Fraaxinus pennsylvanica</i>	Green Ash	12"	Poor
18	<i>Ulmus rubra</i>	Slippery Elm	4"	Fair
19	<i>Ulmus rubra</i>	Slippery Elm	8"	Fair
20	<i>Ulmus rubra</i>	Slippery Elm	10"	Good
21	<i>Rhamnus cathartica</i>	Buckhorn	6"	Fair
22	<i>Acer saccharum</i>	Sugar Maple	6"	Good
23	<i>Quercus macrocarpa</i>	Bur oak	10"	Good
24	<i>Quercus macrocarpa</i>	Bur oak	10"	Good
25	<i>Quercus macrocarpa</i>	Bur oak	10"	Good
26	<i>Quercus macrocarpa</i>	Bur oak	10"	Good
27	<i>Quercus macrocarpa</i>	Bur oak	6"	Good
28	<i>Quercus macrocarpa</i>	Bur oak	10"	Good
29	<i>Quercus macrocarpa</i>	Bur oak	8"	Good
30	<i>Quercus macrocarpa</i>	Bur oak	6"	Good
31	<i>Acer saccharum</i>	Sugar Maple	10"	Good
32	<i>Acer saccharum</i>	Sugar Maple	6"	Good
33	<i>Acer saccharum</i>	Sugar Maple	6"	Good
34	<i>Acer saccharum</i>	Sugar Maple	6"	Good
35	<i>Acer saccharum</i>	Sugar Maple	6"	Good
36	<i>Acer saccharum</i>	Sugar Maple	6"	Good
37	<i>Acer saccharum</i>	Sugar Maple	6"	Good
38	<i>Acer saccharum</i>	Sugar Maple	6"	Good
39	<i>Ailanthus altissima</i>	Tree of Heaven	12"	Good

NOTE: TREE BEYOND BRUSH LINE CONTAIN A MIX OF WEEDY SPECIES:

- ASH
- COTTONWOOD
- ELM
- BUCKHORN
- BOXELDER

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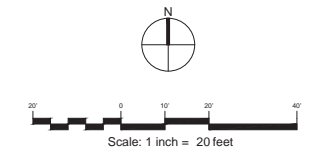
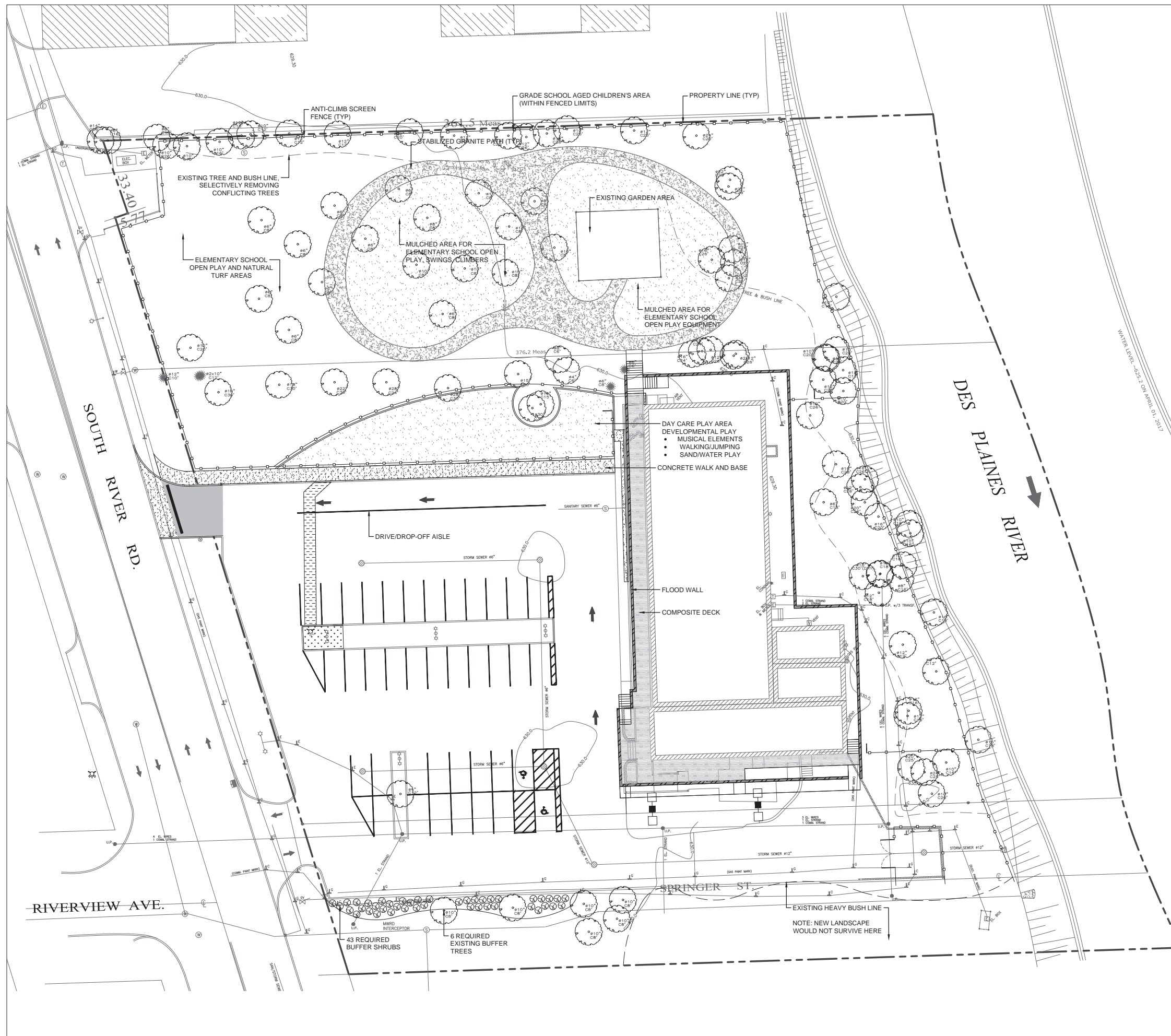
Project
Brickton Montessori School
 1695 South River Road
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TREE SURVEY

Drawing No
L000

Scale AS NOTED

Job No R3072



LEGEND:

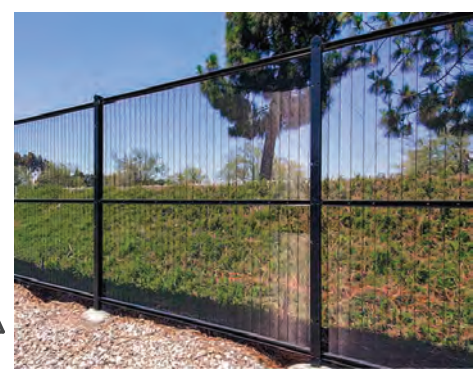
- PROPERTY LINE
- [Patterned Box] CONCRETE WALK AND BASE
- [Patterned Box] ASPHALT PAVEMENT AND BASE
- [Patterned Box] MULCH, 3" DEPTH
- [Patterned Box] STABILIZED GRANITE PATH
- [Patterned Box] CONCRETE PAVEMENT AND BASE
- [Patterned Box] COMPOSITE DECK
- ORNAMENTAL FENCE
- WALL
- (Circle with Dots) EXISTING TREE TO REMAIN
- (Circle with Dots) DECIDUOUS SHRUBS
- (Square with Star) LIGHT

Landscape Ordinance Analysis

Water Shade Trees Required (1 per 40 linear feet of parking lot along lot line)	3	Trees required
Existing Perimeter Trees	0	
Proposed Perimeter Trees	3	
TOTAL SHADE TREES PROVIDED	3	Trees provided
Buffer Shrubs Required (1 per 2 linear feet of parking lot along lot line)	43	Shrubs required
Existing Perimeter Shrubs	0	
Proposed Perimeter Shrubs	43	
TOTAL BUFFER SHRUBS PROVIDED	43	Shrubs provided

Open Space Analysis

Daycare Playground Area Required (1/3 students) (75 square feet per student)	8,225	Square feet required
Daycare Playground Area Provided	8,565	Square feet provided
Elementary School Open Area Required (1/4 students) (75 square feet per student)	10,800	Square feet required
Elementary School Open Area Provided	16,800	Square feet provided



ANTI-CLIMB SCREEN FENCE PRECEDENT IMAGE

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Overall Concept Plan

Drawing No
L100

Scale AS NOTED

Job No R3072



STEPPERS



KIDS COUCH



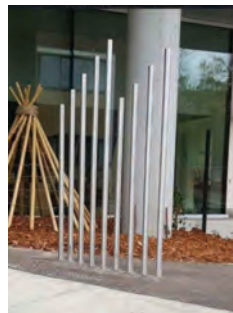
SEATING SET



SLUICE WAY



MUSICAL DRUM



METAL MUSIC FENCE



XYLOPHONE FENCE



XYLOPHONE



BALANCE SCALE



SINK



HAND PUMP

1 NATURAL PLAYGROUND ELEMENTS - TODDLERS



OUTDOOR CLASSROOM



CLIMBER



CLIMBING NET



CLIMBING ROPE



DOUBLE SWING



SINGLE SWING



LISTENING TUBE



THUNDER DRUM



MUD KITCHEN



DRINKING FOUNTAIN WITH HOSE

2 NATURAL PLAYGROUND ELEMENTS - GRADE SCHOOL AGED CHILDREN

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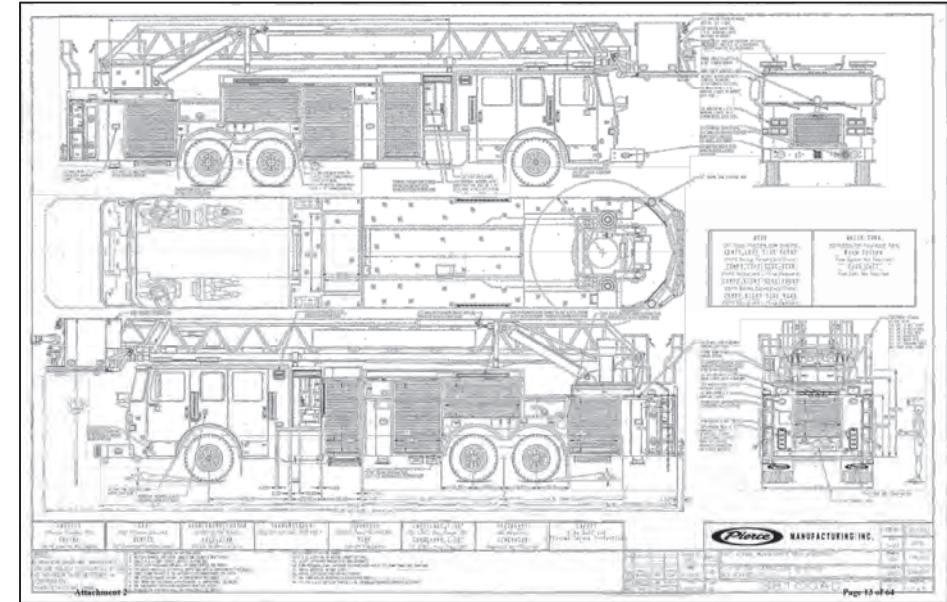
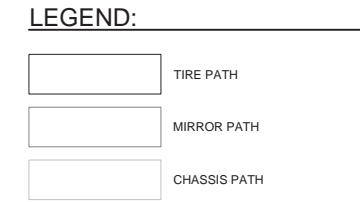
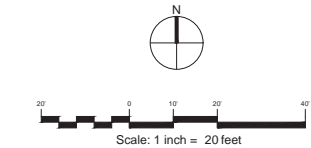
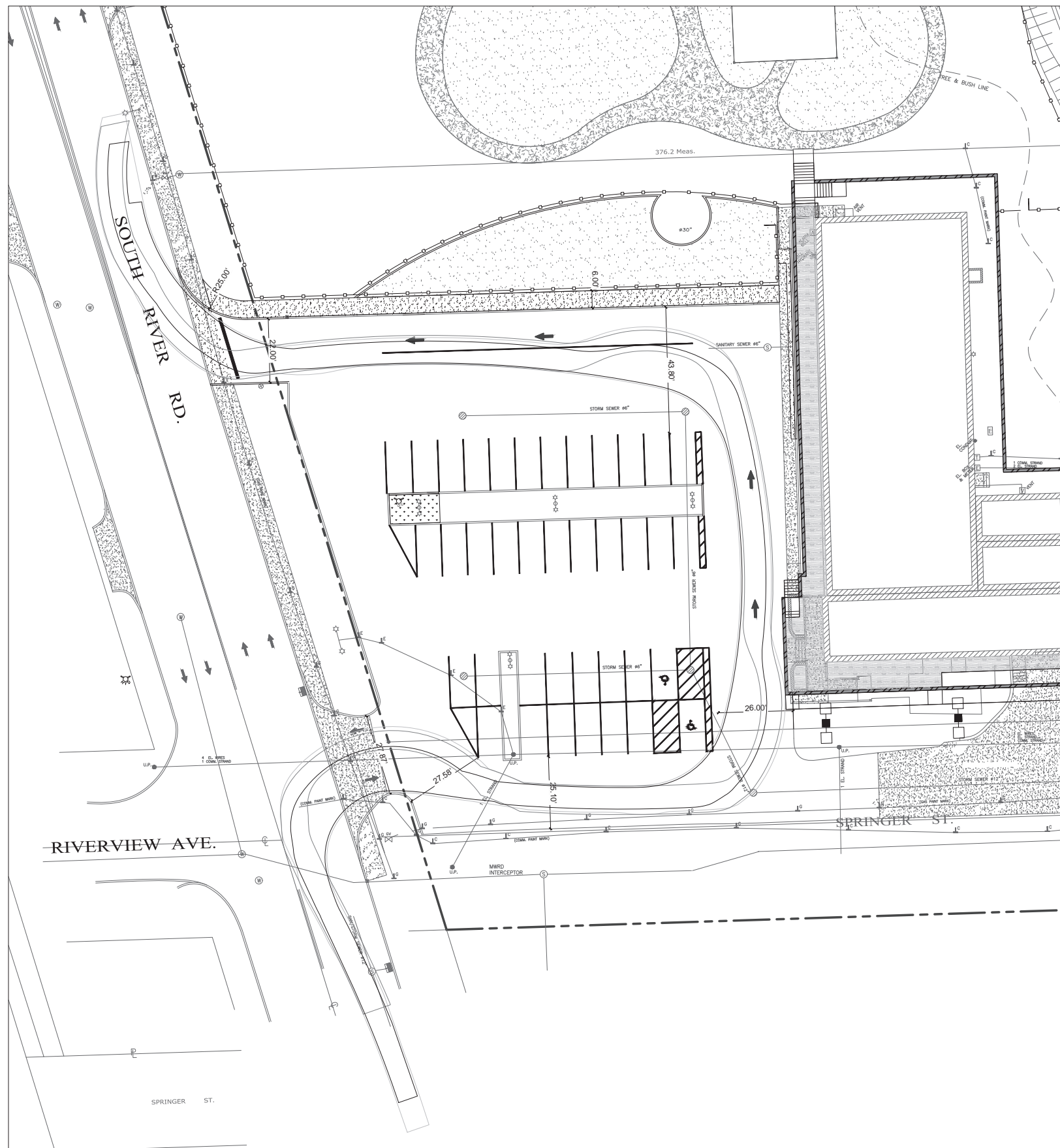
LANDSCAPE
DETAILS

Drawing
No

L200

Scale AS NOTED

Job No R3072



100-FT AERIAL PLATFORM TRUCK

1 PARKING LOT LOOP
SCALE: 1" = 20'

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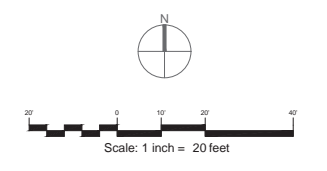
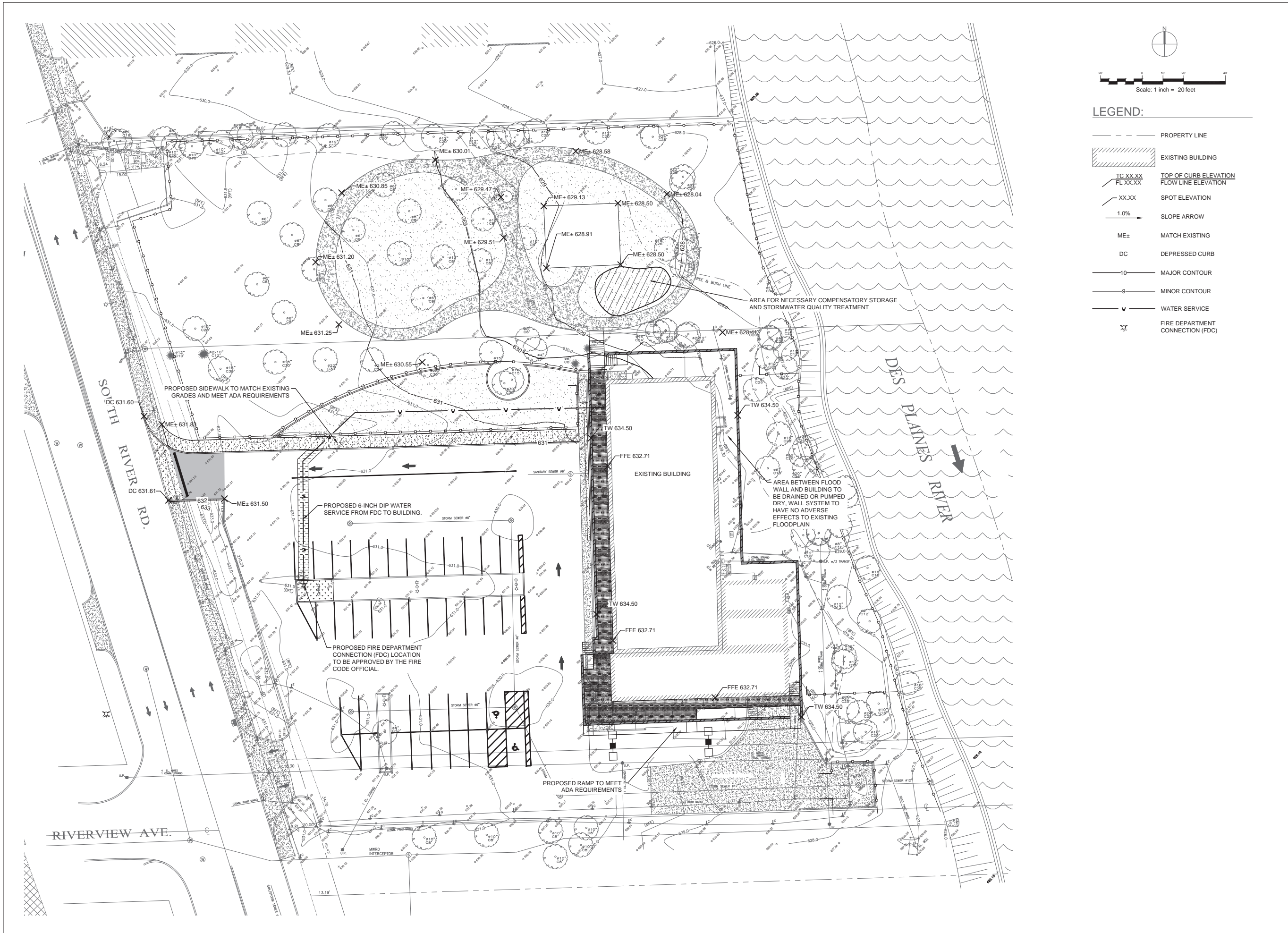
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1695 South River Road
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TURNING MOVEMENT PLAN

Drawing No **C201**
Scale AS NOTED
Job No R3072



LEGEND:

	PROPERTY LINE
	EXISTING BUILDING
	TOP OF CURB ELEVATION FLOW LINE ELEVATION
	SPOT ELEVATION
	SLOPE ARROW
	MATCH EXISTING
	DEPRESSED CURB
	MAJOR CONTOUR
	MINOR CONTOUR
	WATER SERVICE
	FIRE DEPARTMENT CONNECTION (FDC)

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Project
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 School**
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 Des Plaines, IL 60018

**SITE GRADING
 AND UTILITY
 PLAN**

Drawing
 No
C300

Scale AS NOTED

Job No R3072



**PUBLIC WORKS AND
ENGINEERING DEPARTMENT**

1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5390
desplaines.org

MEMORANDUM

Date: May 1, 2024
To: Jonathan Stytz, Senior Planner
From: Timothy P. Oakley, P.E., CFM, Director of Public Works and Engineering
Cc: Becca Shipp, P.E., Assistant Director of Public Works and Engineering
Subject: 1695 River Rd. Proposed Brickton Montessori school

Public Works and Engineering has reviewed the preliminary architectural plans for the above. We are concerned about the developer's proposal to build a floodwall around the building to satisfy FEMA requirements for a substantial improvement in the floodplain without changing the City's class 5 CRS rating (that gives our residents a 25% discount on their flood insurance premiums). The city will need final engineering plans stamped by a PE and SE ensuring the above. The city will also require the floodwall to be built first and an as-built plan of the floodwall submitted to FEMA for their approval. MWRD WMO and IDOT permits will be required in addition to the above.

JL/jl



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PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION



Revisions
 1 Zoning Changes April 8 2024
 2 Zoning Revisions May 6 2024

"NOT FOR CONSTRUCTION"

Project
 Brickton Montessori
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Existing Site
 Lighting Plan

Drawing
 No
LT100

Scale 1'-0" = 200'-0"

Job No R3072



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PRELIMINARY DRAWINGS
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Revisions

1 Zoning Changes	April 8 2024
2 Zoning Revisions	May 6 2024

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Project
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**New Site
 Lighting Plan**

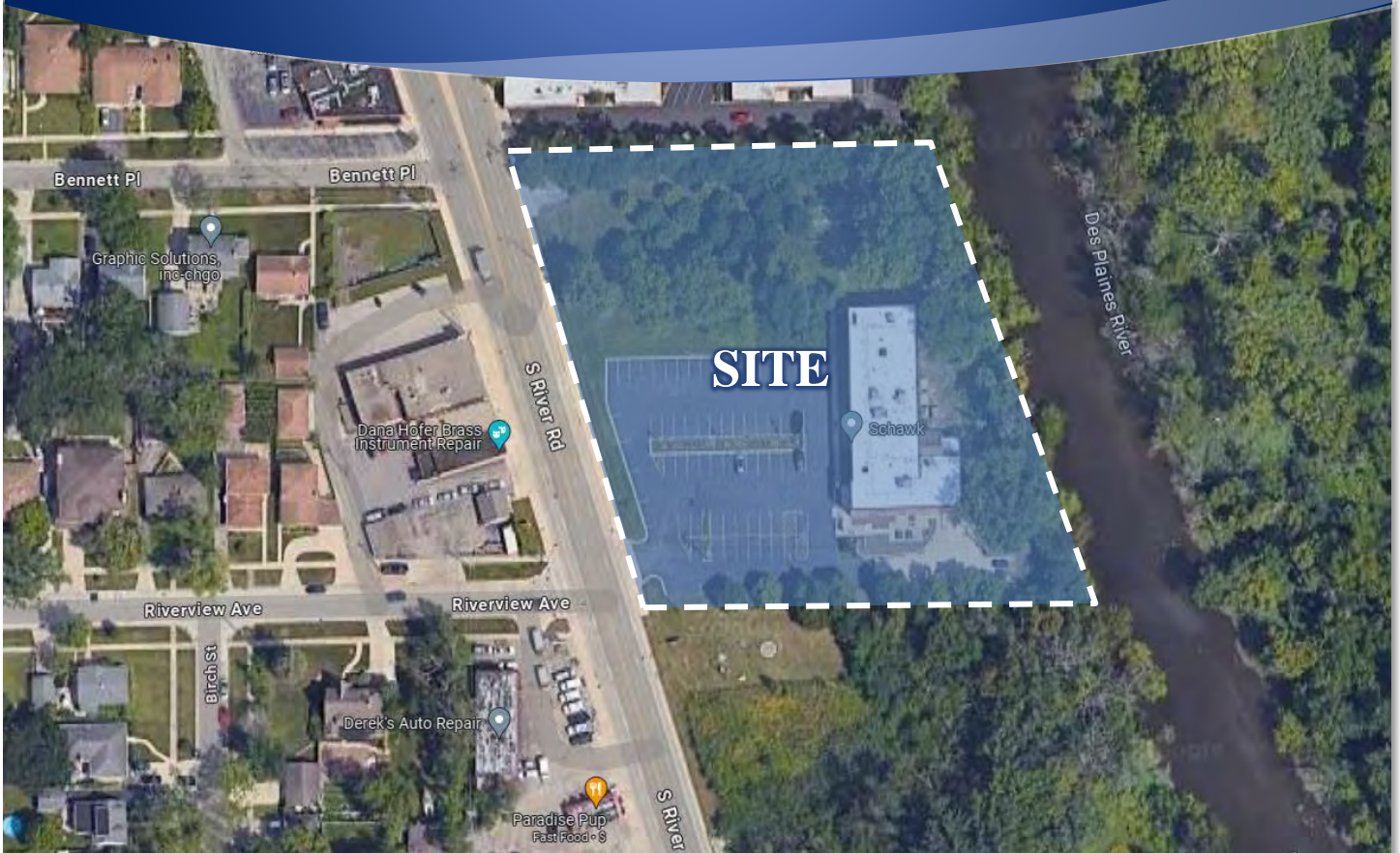
Drawing
 No
LT101

Scale 1'-0" = 200'-0"

Job No R3072

Traffic Impact Study Proposed Brickton Montessori

Des Plaines, Illinois



Prepared For:

Brickton
MONTESSORI SCHOOL



April 8, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Brickton Montessori School to be located a 1695 S. River Road in Des Plaines, Illinois. As proposed, the existing office building will be repurposed to accommodate the school. Access to the school will continue to be provided via the existing full movement access drive aligned opposite Riverview Avenue. A secondary access drive, to facilitate fire truck access to the site, is also proposed via a right-out only access drive on River Road near the north property line.

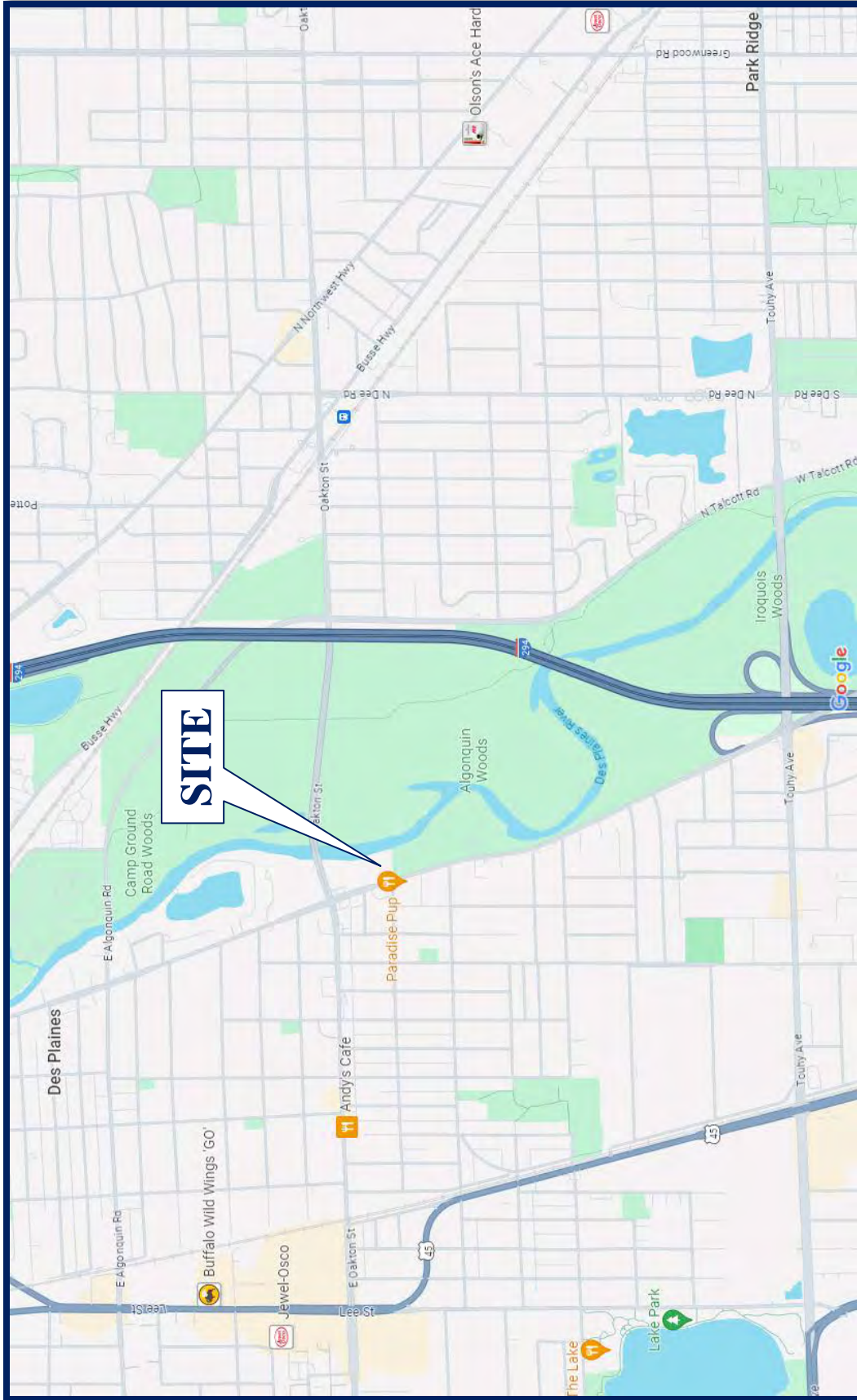
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development.
- Traffic analyses for the weekday morning, afternoon, and evening peak hours
- Recommendations with respect to adequacy of the site access and on site circulation
- Evaluation of the adequacy of the parking supply

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions - Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Projected Conditions – Analyzes the capacity of the future roadway system using the traffic volumes that include the existing traffic volumes increased by an ambient growth factor and the traffic estimated to be generated by the proposed development.



Site Location

Figure 1

*Proposed Brickton Montessori
Des Plaines, Illinois*





Aerial View of Site

*Proposed Brickton Montessori
Des Plaines, Illinois*

Figure 2



2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

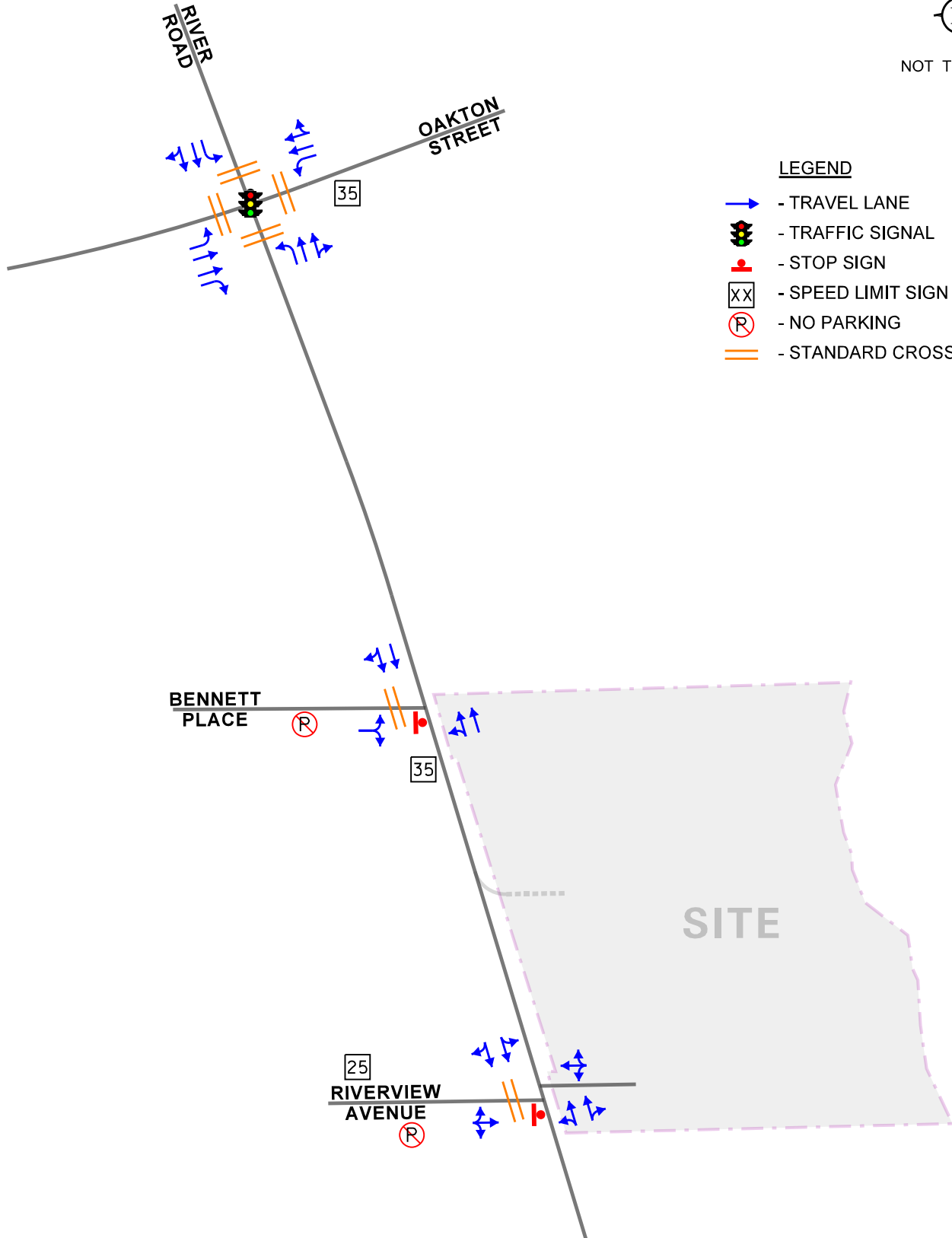
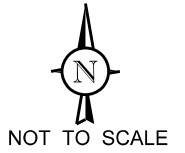
The site, which is currently occupied by an office building, is located on the east side of River Road, approximately 675 feet south of Oakton Street. The site is bounded by the Des Plaines River on the east and a nature preserve to the south. Land-uses fronting River Road are primarily commercial with residential land-uses located to the west of River Road.

Existing Roadway System Characteristics







The characteristics of the existing roadways near the proposed development are described below and illustrated in **Figure 3**.

River Road is a north-south minor arterial roadway that in the vicinity of the site provides two through lane in each direction. At its signalized intersection with Oakton Street, River Road provides an exclusive left-turn lane, an exclusive through lane and a shared through/right-turn lane on both approaches. Both legs of the intersection provide a standard style crosswalk and pedestrian countdown signals. At its unsignalized intersection with Riverview Avenue/the access drive serving the site, and at Bennett Place, River Road provides a shared left-turn/through lane and a shared through/right-turn lane on both approaches. River Road is under the jurisdiction of the City of Des Plaines, carries an annual average daily traffic (AADT) volume of 18,100 vehicles north of Riverview Avenue and an AADT volume of 19,900 vehicles south of Riverview Avenue (IDOT AADT 2022), is not classified as a Strategic Regional Arterial (SRA) and has a posted speed limit of 35 miles per hour.

Oakton Street is an east-west minor arterial roadway that in the vicinity of the site provides two through lanes in each direction. At its signalized intersection with River Road, Oakton Street provides an exclusive left-turn lane, an exclusive through lane and a shared through/right-turn lane on the westbound approach and an exclusive left-turn lane, two exclusive through lanes an exclusive right-turn lane on the eastbound approach. Both legs of the intersection provide a standard style crosswalk and pedestrian countdown signals. Oakton Street is under the jurisdiction of IDOT east of River Road and is under the jurisdiction of the City of Des Plaines west of River Road. The roadway carries an AADT volume of 18,200 vehicles (IDOT AADT 2022) and has a posted speed limit of 35 miles per hour east of River Road and a posted speed limit of 30 miles per hour west of River Road.



LEGEND

-  - TRAVEL LANE
-  - TRAFFIC SIGNAL
-  - STOP SIGN
-  - SPEED LIMIT SIGN
-  - NO PARKING
-  - STANDARD CROSSWALK

Brickton Montessori
Des Plaines, Illinois

Existing Roadway Characteristics



Job No: 24-092

Figure: 3

Riverview Avenue is an east-west local roadway that in the vicinity of the site provides one through lane in each direction. At its unsignalized intersection with River Road, Riverview Avenue provides a shared left/through/right-turn lane and a standard style crosswalk on the eastbound approach. Riverview Avenue is under the jurisdiction of the City of Des Plaines and has a posted speed limit of 25 miles per hour.

Bennett Place is an east-west local roadway that in the vicinity of the site provides one through lane in each direction between River Road and the public alley and is a one-way eastbound roadway between Locust Street and the public alley. At its unsignalized intersection with River Road, Bennett Place provides a shared left/right-turn lane and a standard style crosswalk on the eastbound approach. Riverview Avenue is under the jurisdiction of the City of Des Plaines.

Existing Traffic Volumes

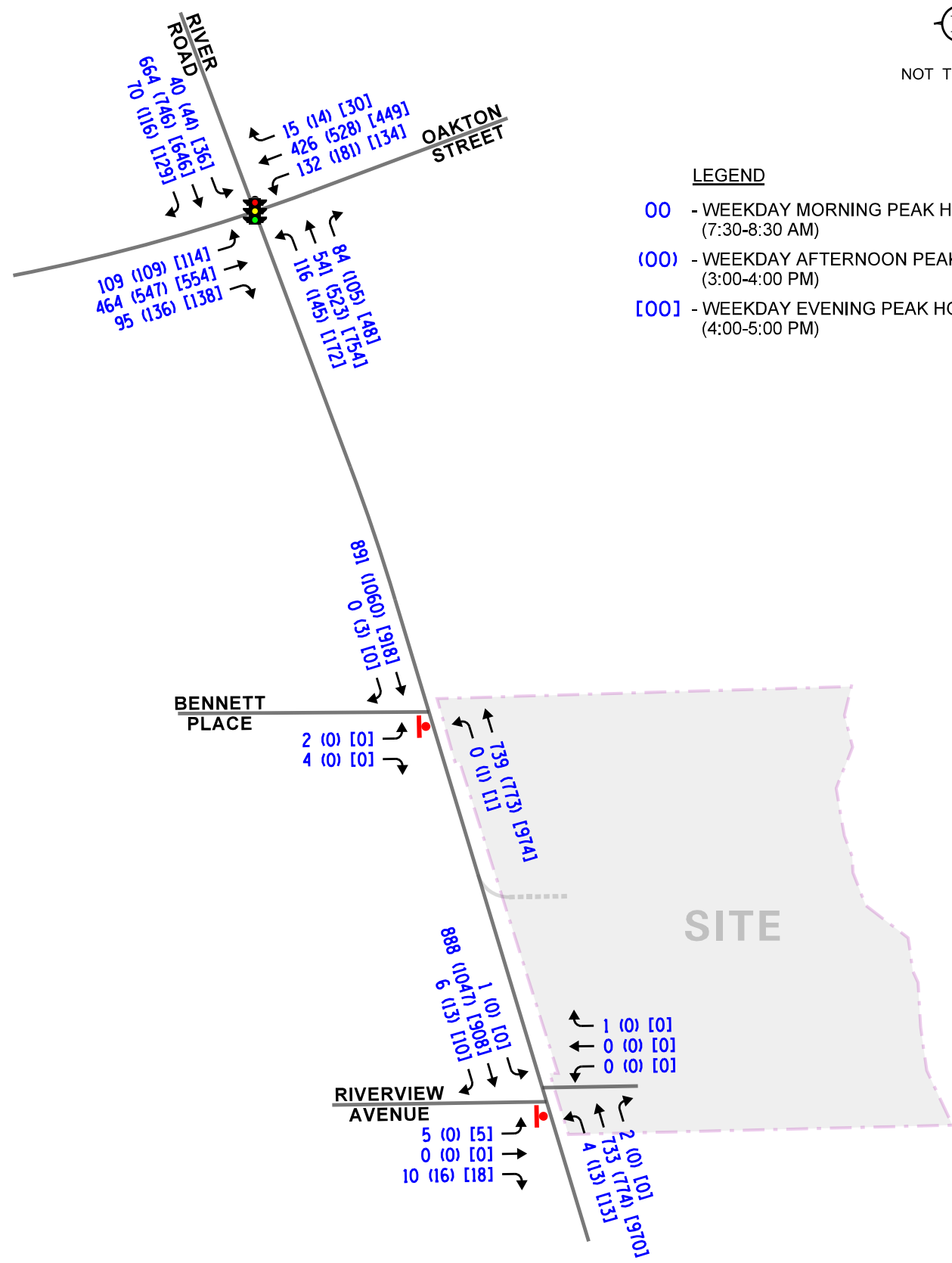
In order to determine current traffic conditions within the study area, KLOA, Inc conducted traffic counts using Miovision Video Scout Collection Units on Tuesday, March 19, 2024 during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (2:00 to 6:00 P.M.) peak periods at the following intersections:

- River Road with Oakton Street
- River Road with Bennett Place
- River Road with Riverview Avenue/Site Access Drive

The results of the traffic counts indicated that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:00 P.M. to 5:00 P.M. As discussed later, the peak hour of activity in the evening hours for the proposed school occurs from 3:00 P.M. to 4:00 P.M. and as such, this afternoon peak hour was also included for the purposes of this traffic impact study. **Figure 4** illustrates the existing traffic volumes.



NOT TO SCALE



Brickton Montessori
Des Plaines, Illinois

Existing Traffic Volumes



Job No: 24-092

Figure: 4

Crash Data Summary

KLOA, Inc. obtained crash data¹ for the past five years (2018 to 2022) for the three study area intersections. A review of the crash data indicated that one crash was reported at the intersection of River Road with Bennett Place and that two crashes were reported at the intersection of River Road with Riverview Avenue during the review period. It should be noted that no fatalities were reported at any studied intersection between 2018 and 2022. **Table 1** summarized the crash data for the intersection of River Road with Oakton Street.

Table 1
RIVER ROAD WITH OAKTON STREET – CRASH SUMMARY

Year	Type of Crash Frequency							Total
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	
2018	1	0	0	0	0	6	0	7
2019	0	0	0	0	0	4	0	4
2020	1	0	0	0	0	2	0	3
2021	1	0	0	0	1	4	0	6
2022	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>5</u>
Total	4	0	0	3	1	17	0	25
Average	< 1	0	0	< 1	< 1	3.4	0	5

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

Under existing conditions, the site provides a two-story office building. Access to the site is provided via a single full movement access drive on River Road aligned opposite Riverview Avenue which provides one inbound lane and one outbound lane. Additionally, the site currently provides approximately 70 parking spaces.

As proposed, the existing office building on site will be repurposed to serve the Brickton Montessori School. To better facilitate pick-up drop-off maneuvers (as discussed in the following section), the parking lot will be modified to provide a dedicated drop-off/pick-up area and a parking lot providing 38 parking spaces.

Access to the site will continue to be provided via the full movement access drive on River Road. A secondary access drive, to better accommodate fire trucks and to provide additional access to the school during drop-off/pick-up activities, will be provided via a right-out only access drive on River Road, located approximately 170 feet north of Riverview Avenue.

Brickton Montessori School Operations

The Brickton Montessori school is a private school with classrooms for toddlers, preschool, elementary and middle school children. The hours of operation for the school generally occurs from 7:00 A.M. to 6:00 P.M. with drop-off and pick-up windows for the various grades staggered throughout the day. There are a total of 32 full-time employees and will have a maximum enrollment of 226 students.

Drop-off/Pick-Up Operations

To minimize the surge of drop-off and pick-up of students that is seen at a typical day school, the drop-off and pick-up windows for the various school days/grade levels are staggered as follows:

- Infant/Toddler
 - Full Day Drop Off: 7:30-8:15 AM
 - Half/Core Day Drop Off: 8:15-8:45 AM
 - Half Day Pick-Up: 12:00-12:05 PM
 - Core Day Pick-Up: 3:00-3:10 PM
 - Full Day Pick-Up: 3:15-5:30 PM
- Pre-K/K
 - Full Day Drop Off: 7:30-8:15 AM
 - Half/Core Day Drop Off: 8:00-8:30 AM
 - Half Day Pick-Up: 12:30-12:35 PM
 - Core Day Pick-Up: 3:00-3:10 PM
 - Full Day Pick-Up: 3:15-6:00 PM

- Elementary
 - Full Day Drop Off: 7:00-8:00 AM
 - Core Day Drop Off: 8:00-8:15 AM
 - Core Day Pick-Up: 3:00-3:10 PM
 - Full Day Pick-Up: 3:15-6:00 PM
- Middle School
 - Full Day Drop Off: 7:45-8:00 AM
 - Core Day Drop Off: 8:00-8:05 AM
 - Core Day Pick-Up: 3:00-4:00 PM
 - Full Day Pick-Up: 4:00-6:00 PM

Based on information provided by Brickton Montessori, it is anticipated that with the staggered pick-up/drop-off schedule that the peak time of pick-up activity will be between 3:00 and 3:10 P.M. with pick-up occurring for the Core Day students for Infant/Toddler, Pre-K/K, and elementary classes. To better accommodate drop-off and pick-up activities, the existing parking lot on site should be modified as follows:

- The easterly north-south drive aisle should be widened to allow for dual stacking lanes on the east side of the parking lot.
- The parallel parking located on the south side of the parking lot should be modified to allow for dual stacking lanes.
- The parking spaces on the north side of the parking lot should be eliminated and a single westbound stacking lane should be provided. Striping should be provided to designate the stacking lane and this should be the start of the drop-off/pick-up queue.
- A sidewalk should be provided along the north side to provide a walking path for children that will be dropped off and picked up.
- The parallel parking located on the west side of the parking lot should be eliminated to ensure a two-way drive aisle is maintained. This would allow for outbound vehicles from the drop-off/pick-up lane and inbound vehicles from the parking lot to traverse the site without conflict.

Overall, this configuration will provide 38 parking spaces to be utilized by staff and visitors and for stacking of 27 vehicles. Staff should be utilized to assist in loading students to/from vehicles and to direct vehicles to pull fully forward in the drop-off/pick-up lane to ensure the flow of drop-off/pick-up activities occur efficiently. Additionally, to ensure that the drive aisles serving the parking spaces are not utilized for vehicles to by-pass the queue, cones should be placed at the east end of the drive aisles.

As previously indicated, a secondary right-out only access drive will be provided at the northwest corner of the parking lot which will be located in the vicinity of the drop-off/pick-up lane exit. The provision of this access drive will allow for the separation of right-turn and left-turn movements out onto River Road, increasing the on-site stacking for outbound vehicles and minimizing on site circulation.

A site plan illustrating the site and proposed access, and a preliminary parking lot layout plan are included in the Appendix.

Directional Distribution

The directions from which employees and parents/guardians of the development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the traffic to be generated by the proposed development.

Development Traffic Generation

The vehicle trip generation for the overall development was calculated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. The “Private School (K-8)” (ITE Land-Use Code 530) rate was used for the proposed school. **Table 2** shows the estimated vehicle trip generation for the weekday morning, weekday afternoon, and weekday evening peak hours. Copies of the ITE trip generation worksheets are included in the Appendix.

Table 2
SITE GENERATED TRIP ESTIMATES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
530	Private School (K-8) (226 students)	126	100	226	65	74	139	27	32	59

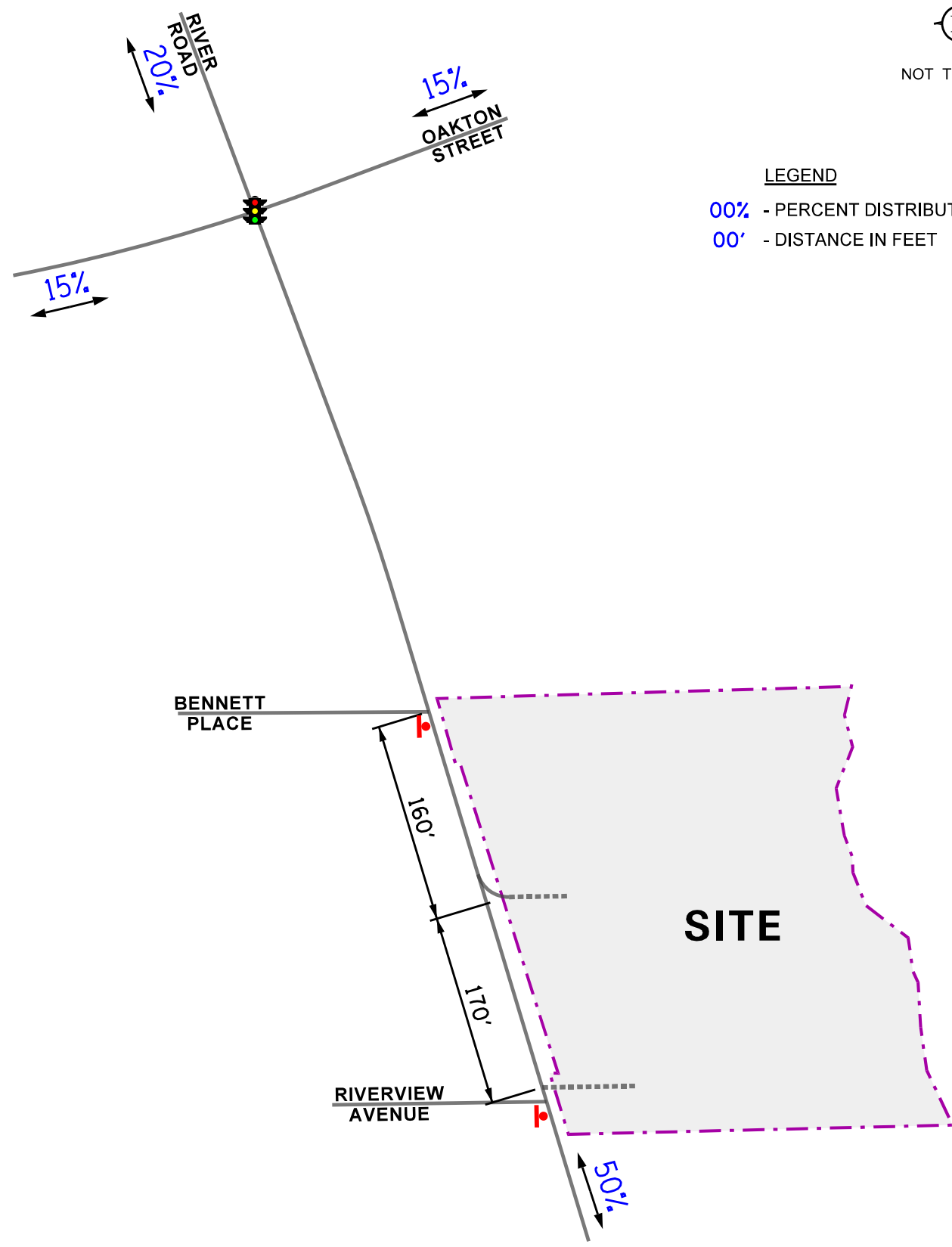


NOT TO SCALE

LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET



Brickton Montessori
Des Plaines, Illinois

Directional Distribution



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Figure: 5

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed school.

School Traffic Assignment

The estimated peak hour traffic volumes that will be generated by the proposed school were assigned to the roadway system in accordance with the previously described directional distribution. **Figure 6** illustrates the assignment of the vehicle traffic volumes to be generated by the proposed school.

Background (No-Build) Traffic Conditions

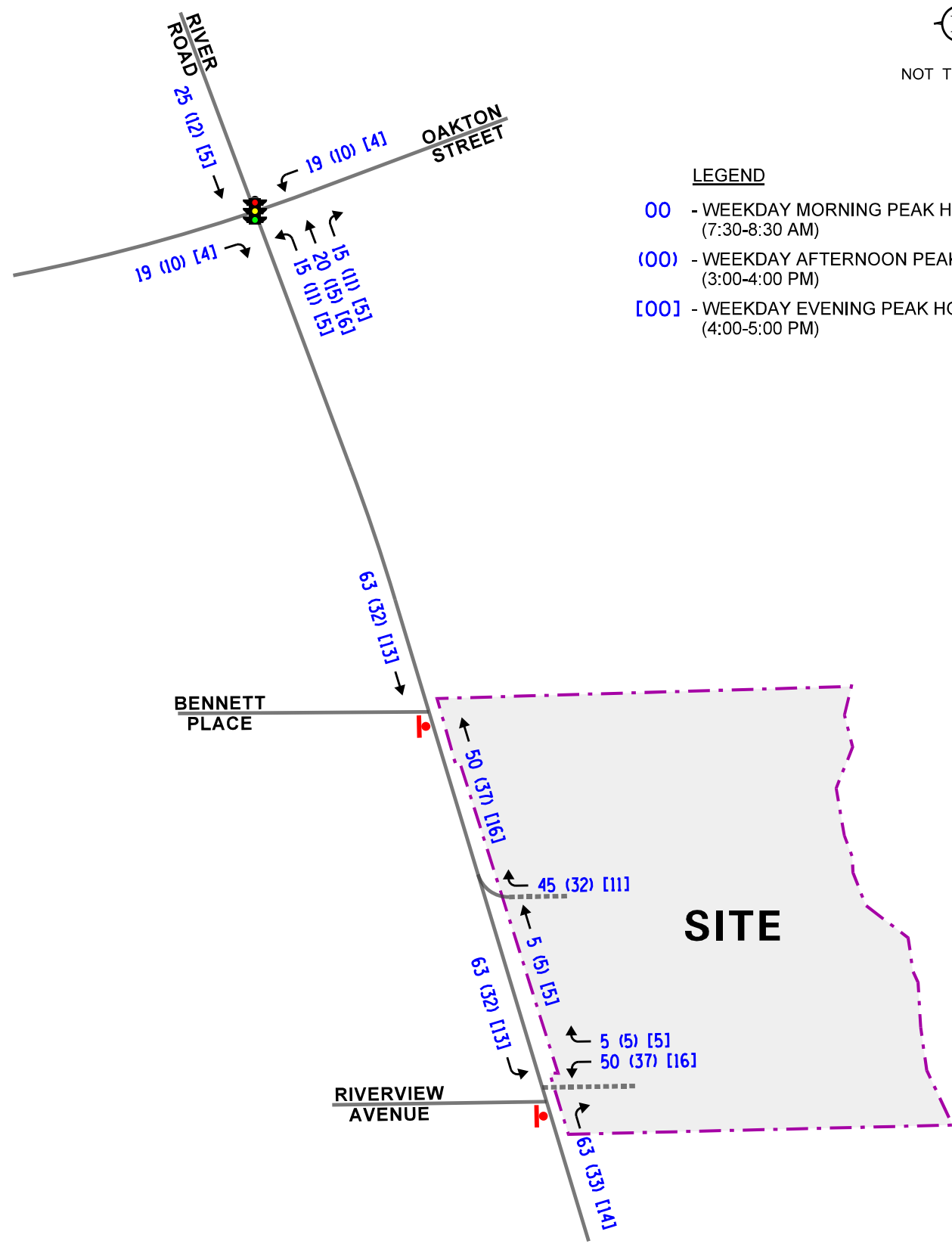
The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate for six years (one-year buildout plus five years) totaling approximately three percent to represent Year 2030 total projected conditions. **Figure 7** illustrates the Year 2030 no-build traffic volumes.

Total Projected Traffic Volumes

The total projected traffic volumes include the Year 2030 no-build traffic volumes and the traffic estimated to be generated by the proposed school (Figure 6). **Figure 8** illustrates the Year 2030 total projected traffic volumes.



NOT TO SCALE



Brickton Montessori
Des Plaines, Illinois

Site-Generated Traffic Volumes



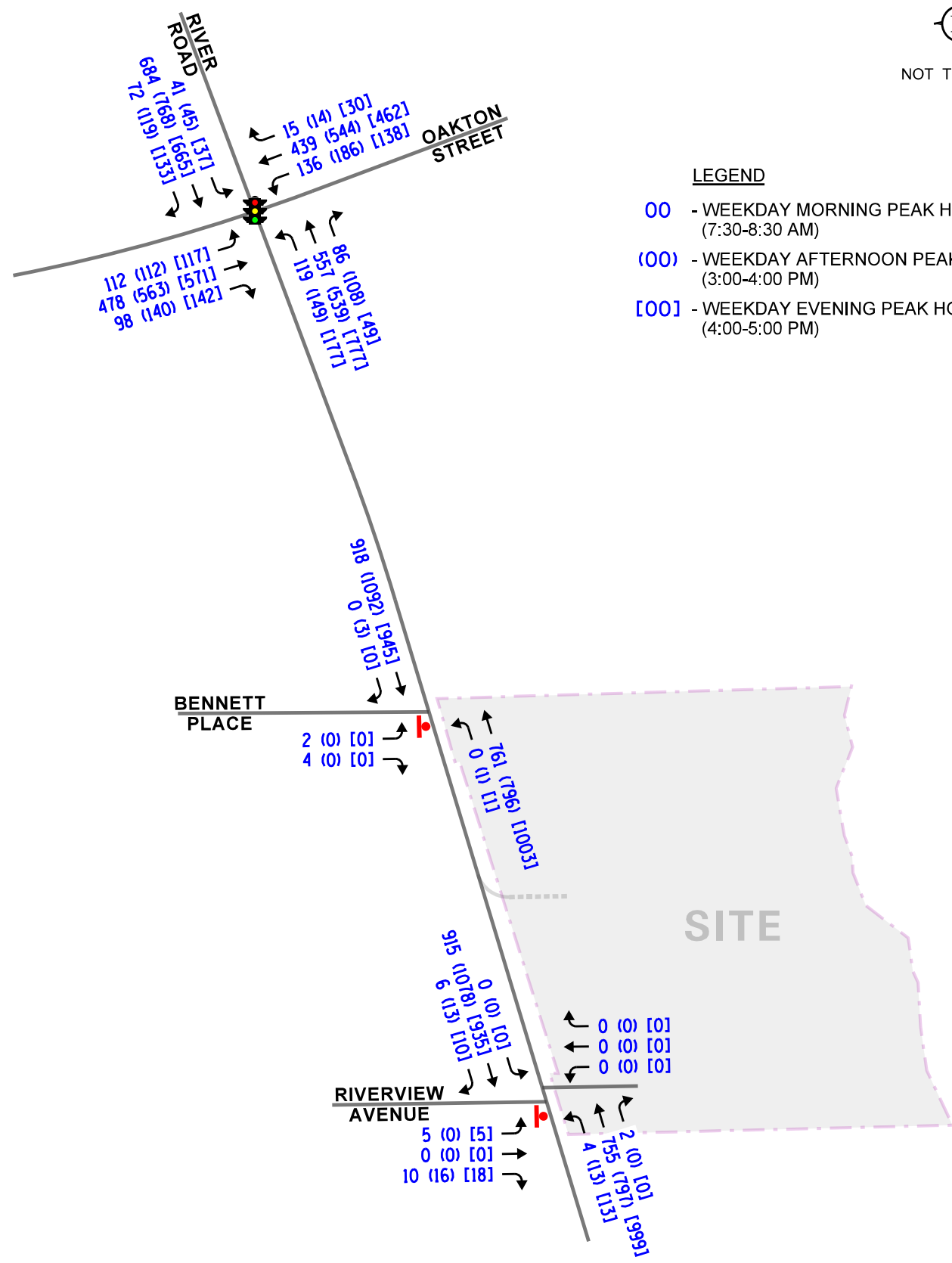
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NOT TO SCALE

LEGEND

- 00 - WEEKDAY MORNING PEAK HOUR (7:30-8:30 AM)
- (00) - WEEKDAY AFTERNOON PEAK HOUR (3:00-4:00 PM)
- [00] - WEEKDAY EVENING PEAK HOUR (4:00-5:00 PM)



Brickton Montessori
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Year 2030 No-Build Traffic Volumes

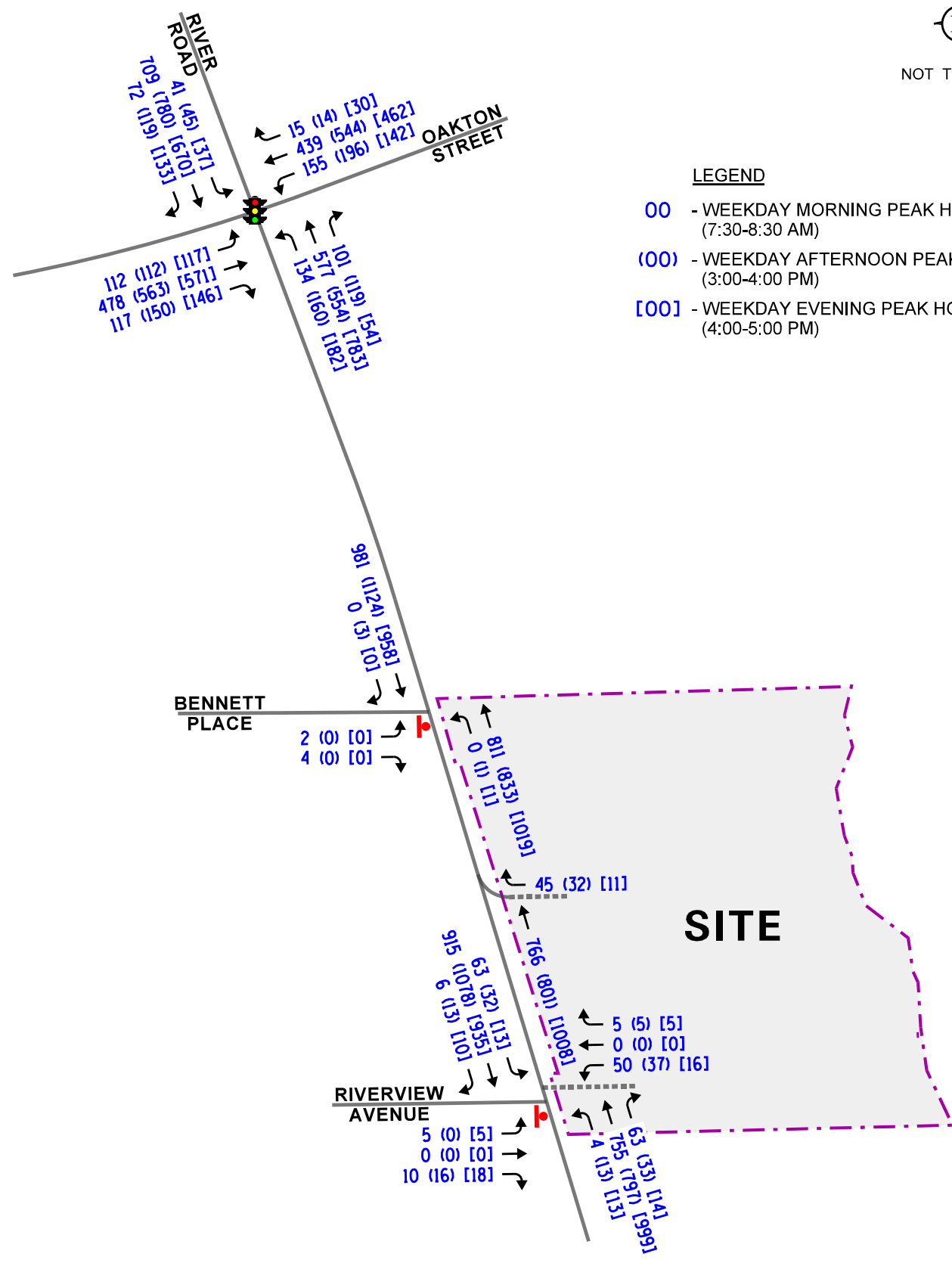
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Kenig, Lindgren, O'Hara, Aboona, Inc.
Job No: 24-092 Figure: 7



NOT TO SCALE

LEGEND

- 00** - WEEKDAY MORNING PEAK HOUR (7:30-8:30 AM)
- (00)** - WEEKDAY AFTERNOON PEAK HOUR (3:00-4:00 PM)
- [00]** - WEEKDAY EVENING PEAK HOUR (4:00-5:00 PM)



Brickton Montessori
Des Plaines, Illinois

Year 2030 Total Traffic Volumes



Job No: 24-092

Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, afternoon, and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, afternoon and evening peak hours for the existing and future projected (Year 2030) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software. The analysis for the traffic-signal controlled intersection was accomplished using actual cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2030 total projected conditions are presented in **Tables 3** through **5**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3

CAPACITY ANALYSIS RESULTS – RIVER ROAD WITH OAKTON STREET – SIGNALIZED

Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
	L	T	R	L	T	R	L	T	R	L	T	R	
	<p>Existing Conditions</p> <p>Weekday Morning C 28.1 45.0 23.7 C C D 31.8 43.8 B B B 12.4 18.0 18.0 C 10.1 23.0 D – 39.2 D – 41.1 B – 17.2 C – 22.4</p> <p>Weekday Afternoon C 33.1 64.7 32.6 C D D 40.4 49.9 B B B 14.8 18.8 18.8 A C 9.6 23.9 D – 54.9 D – 47.5 B – 18.0 C – 23.2</p> <p>Weekday Evening C 30.4 51.4 30.6 C C D 33.6 43.8 B C C 16.7 20.2 20.2 B C 10.0 24.7 D – 44.9 D – 41.6 B – 19.6 C – 24.0</p> <p>Projected Conditions</p> <p>Weekday Morning C 28.6 45.7 24.0 C D D 37.1 44.3 B B B 13.7 18.7 18.7 B C 10.2 24.3 D – 39.4 D – 42.5 B – 17.9 C – 23.6</p> <p>Weekday Afternoon C 34.6 78.5 33.6 C D D 42.7 52.5 B B B 16.4 19.0 19.0 A C 9.7 24.2 E – 64.4 D – 50.0 B – 18.5 C – 23.5</p> <p>Weekday Evening C 31.4 55.6 31.3 C C D 35.0 45.2 B C C 17.7 20.3 20.3 B C 10.0 24.7 D – 48.0 D – 42.9 B – 19.8 C – 24.0</p>												

Letter denotes Level of Service L – Left Turn R – Right Turn
 Delay is measured in seconds. T – Through



Table 4

CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
River Road with Bennett Place						
• Eastbound Approach	C	18.3	--	--	--	--
• Northbound Left Turn	--	--	B	11.1	A	9.9
River Road with Riverview Avenue/Access Drive						
• Eastbound Approach	B	13.1	B	10.7	B	12.8
• Westbound Approach	B	10.9	--	--	--	--
• Northbound Left Turn	A	8.3	A	9.0	A	8.4
• Southbound Left Turn	A	9.3	--	--	--	--
LOS = Level of Service Delay is measured in seconds. Note: All intersections under two-way stop sign control						

Table 5

CAPACITY ANALYSIS RESULTS –PROJECTED CONDITIONS - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Afternoon Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
River Road with Bennett Place						
• Eastbound Approach	C	20.6	--	--	--	--
• Northbound Left Turn	--	--	B	11.5	B	10.0
River Road with Riverview Avenue/Access Drive						
• Eastbound Approach	C	16.4	B	10.7	B	13.8
• Westbound Approach	D	30.6	E	40.9	D	26.0
• Northbound Left Turn	A	8.4	A	9.2	A	8.4
• Southbound Left Turn	B	10.1	B	10.3	B	10.4
River Road with Right-Out Only Access Drive						
• Westbound Approach	B	11.5	B	11.8	B	12.7
LOS = Level of Service Delay is measured in seconds. Note: All intersections under two-way stop sign control						

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development traffic.

River Road with Oakton Street

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS C during the weekday morning and weekday evening peak hours and at LOS D during the afternoon peak hour.

Under total projected conditions, this intersection overall is projected to continue operating at existing levels of service with an increase in delay of approximately three seconds or less than existing conditions. All of the approaches are projected to continue to operate at LOS D or better during the peak hours except for the eastbound approach which is projected to operate at LOS E. This level of service is also attributed to the existing operation of the eastbound through movements which were increased by three percent regional growth factor. As proposed, the school is not projected to increase the volume of eastbound through movements at this intersection.

As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed school and no roadway improvements or signal modifications will be required.

River Road with Bennett Place

The results of the capacity analysis indicate that the eastbound approach currently operates at LOS C during the weekday morning peak hour and the northbound left-turn movements currently operate at LOS B or better during the weekday afternoon and evening peak hours. Under projected conditions, the eastbound approach is projected to continue to operate at LOS C during the weekday morning peak hour and the northbound left-turn movements are projected to operate at LOS B during the weekday afternoon and weekday evening peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed school and no roadway or geometric improvements will be required.

River Road with Riverview Avenue/Site Access Drive

The results of the capacity analysis indicate that the eastbound approach currently operates at LOS B during the weekday morning, afternoon, and evening peak hours. The northbound left-turn movements from Rive Road onto Riverview Avenue currently operates at LOS A during all three peak hours.

Under projected conditions, the eastbound approach is projected to operate at LOS C during the weekday morning peak hour and at LOS B during the weekday afternoon and evening peak hours with increase in delay of approximately three seconds or less over existing conditions. Outbound movements from the proposed access drive onto River Road are projected to operate at LOS D during the weekday morning and weekday evening peak hours and at LOS E during the weekday afternoon peak hour.

*Proposed Brickton Montessori
Des Plaines, Illinois*



However, this level of service is expected for an access driveway that has an unsignalized intersection with a major roadway such as River Road. Northbound and southbound left-turn movements are projected to operate at LOS B or better during the peak hours.

As such, the existing full movement access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient access is provided.

River Road with Proposed Right-Out Only Access Drive

The results of the capacity analysis indicate that outbound movements from the right-out only access drive are projected to operate at LOS B during all three peak hours. The provision of the right-out only access drive will be beneficial based on the following:

- It provides supplemental access for the site, enhancing site access flexibility.
- Will allow for the separation of left and right-turn outbound movements onto River Road, particularly during drop-off and pick-up activities.
- It will allow fire trucks to circulate the site efficiently.

As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided.

Evaluation of On-Site Circulation

As discussed previously, the existing parking lot serving the site will be modified to provide a single stacking lane on the north side of the parking lot and dual stacking lanes on the east and south sides of the parking lot. This will result in a total of 27 vehicles able to be stacked on site. Furthermore, the provision of the right-out only access drive onto River Road will allow for right and left-turn movements from the site to occur at separate access drives, increasing the available stacking for outbound vehicles. In order to ensure that the drop-off/pick-up procedures occur efficiently, the following should be implemented:

- Students should only be dropped off/picked up within the single file lane on the north side of the site.
- Staff should direct vehicles to pull all the way forward to the start of the drop-off/pick-up lane.
- Staff should assist in loading/unloading students into/from the first two or three vehicles and to ensure the drop-off/pick-up queue does not advance until students are loaded/unloaded from the vehicles stopped in the single file lane.
- Cones should be utilized at the east end of the parking lot drive aisles to prevent vehicles from exiting the queue at these locations.

- In the event outbound queues at the right-out only access drive prohibit vehicles from exiting the drop-off/pick-up lane, staff should direct vehicles to the south access drive to maintain the flow of drop-off/pick-up activity.
- Parents should be educated on drop-off/pick-up procedures and the procedures should be available on the school website.
- Consideration should be give to the utilization of placards with colors/numbers to easily identify parent/guardian vehicles by grade level and for each student.
- The effectiveness of the existing stagger should be continually evaluated by staff to determine if any modifications need to be made to better accommodate students loading activities.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed Brickton Montessori School will occupy an existing vacant office building that generated traffic at full occupancy.
- The results of the capacity analysis indicate that the proposed development traffic will not have a significant impact on the area roadways
- The proposed access system consisting of the existing full movement access drive on River Road and a proposed right-out only access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided.
- The recommended parking lot configuration will provide for maximum on-site stacking for parents/guardians, will provide a dedicated area for drop-off/pick-up activities, and will minimize the interaction between drop-off/pick-up vehicles and vehicles accessing the parking spaces.

Proposed Text Amendment for Childcare Centers in Institutional Districts

Section 12-7-5.A.6 – Add “childcare center” as a conditional use in the I-1 district

6. Institutional Use Matrix:

TABLE 7

INSTITUTIONAL DISTRICT USE MATRIX

P = Permitted use

C = Conditional use permit required

Use	I-1
* * *	* * *
Cemetery, mausoleums, and crematoriums	P
<u>Childcare Center</u>	<u>C</u>
Colleges and universities	P
* * *	* * *