

Case 20-053-CU
Case 21-001-FPLAT
Case 21-002-PUD-A

607 E. Oakton St
460 Good Ave
3000 River Rd

Conditional Use
Final Plat of Subdivision
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DES PLAINES PLANNING AND ZONING BOARD MEETING

February 23, 2021

MINUTES

As the City of Des Plaines continues to follow social distancing requirements and Governor Pritzker's Restore Illinois Order, the Planning and Zoning Board Meeting on Tuesday, February 23, 2021 was held virtually, via Zoom, and in person in Room 101 of the Des Plaines Civic Center beginning at 7:00 p.m.

ZONING BOARD

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

PRESENT: Fowler, Hofherr, Saletnik, Veremis, Szabo

ABSENT: Bader, Catalano

ALSO PRESENT: Michael McMahon/Director/Community & Economic Development
Jonathan Stytz, Planner/Community & Economic Development
Wendy Bednarz/Recording Secretary

A quorum was present.

Member Catalano joined the meeting via Zoom at 7:07 p.m.

PUBLIC COMMENT

There was no Public Comment.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Fowler, to approve the minutes of January 12, 2021, as presented.

AYES: Hofherr, Fowler, Saletnik, Veremis, Szabo

NAYES: None

ABSTAIN: None

*****MOTION CARRIED UNANIMOUSLY*****

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OLD BUSINESS

NEW BUSINESS

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

Case Number: 20-053-CU
Public Hearing

The petitioner is requesting a Conditional Use under Section 12-7-3(F)(3) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow for an auto service repair use in the C-3 zoning district, and approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-30-202-008-0000
Petitioner: Pedro Romero, 303 Delaware Street, Carpentersville, IL 60110
Owner: 607 Oakton, LLC, 2241 W. Howard Street, Chicago, IL 60645

The petitioner has attempted to submit full revisions for the Conditional Use request but the revisions are not complete. As such, staff is respectfully requesting the Planning and Zoning Board to open the public hearing at the February 23, 2021 meeting and to continue the case to the April 13, 2021 Planning and Zoning Board Meeting.

A motion was made by Board Member Hofherr, seconded by Board Member Saletnik, to open and continue Case Number 20-053-CU, 607 E. Oakton Street, to the April 13, 2021 Planning & Zoning Board meeting.

AYES: Hofherr, Saletnik, Fowler, Veremis, Szabo

NAYES: None

ABSTAIN: None

*****MOTION CARRIED UNANIMOUSLY*****

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2. **Address:** 460 Good Avenue

Case Number: 21-001-FPLAT
Public Hearing

The petitioner is requesting a Final Plat of Subdivision under Section 13-2-4 of the Subdivision Regulations to split one lot into two lots of record at 460 Good Avenue, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-15-300-009-0000
Petitioner: Samee Baig, 10051 Potter Road, Des Plaines, IL 60016
Owner: Mirza Baig, 10051 Potter Road, Des Plaines, IL 60016

Chairman Szabo swore in Samee Baig of 10051 Potter Road, Des Plaines, IL 60016. The Petitioner provided a brief overview of the request.

Chairman Szabo asked if the Board had any questions. No questions were asked.

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

Issue: The petitioner is requesting a Final Plat of Subdivision under Section 13-2 of the Des Plaines Subdivision Regulations to split one lot into two lots of record in the R-1 zoning district at 460 Good Avenue.

Analysis:

Address: 460 Good Avenue
Owner: Samee Baig, 10051 Potter Road, Des Plaines, IL 60016
Petitioner: Mirza Baig, 10051 Potter Road, Des Plaines, IL 60016
Case Number: 21-001-FPLAT
Real Estate Index Number: 09-15-300-009-0000
Ward: #1, Alderman Mark A. Lysakowski
Existing Zoning: R-1, Single Family Residential District
Existing Land Use: Vacant Lot
Surrounding Zoning: North: R-1, Single Family Residential District

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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 Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

Street Classification:

Good Avenue and Edward Court are local roads.

Comprehensive Plan:

The Comprehensive Plan designates the site as Single Family Residential.

Project Description: ___

The petitioner, Samee Baig, is requesting a Final Plat of Subdivision for the property located at 460 Good Avenue. The subject property is 25,961.20-square feet (0.596 acres) in size and is comprised of one undeveloped lot as shown in the Plat of Survey.

The petitioner proposes to subdivide the existing lot into two lots of record and construct a new single-family home on each new lot. Lot 1 will serve as the western lot with access from Edward Court whereas Lot 2 will serve as the east lot with access from Good Avenue. Both lots will be 90-feet in width and 13,020-square feet in area as shown on the Final Plat of Subdivision.

Final Plat of Subdivision Report

Name of Subdivision:

Baig Estates

Address:

460 Good Avenue

Requests:

Approval of Final Plat of Subdivision

Total Acreage of Subdivision:

0.596 acres

Lot Descriptions and Construction Plans:

The petitioner's Final Plat of Subdivision shows the existing 25,961.20-square foot property being split into two lots each 90-feet in width and 13,020-square feet in area. The Final Plat of Subdivision shows a five-foot public utility and drainage easement at the rear, a five-foot public utility and drainage easement on the sides, a 25-foot building line in the front of each proposed lot, and ten-foot public utility and drainage easement and sanitary sewer easement along the front (west side) of Lot 1.

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Compliance with the Comprehensive Plan

There are several parts of the 2019 Des Plaines Comprehensive Plan that align with the proposed project. Those portions are follows:

- Under Overarching Principles:
 - The Comprehensive Plan seeks to promote a wider range of housing options and to encourage the reinvestment and preservation of established Des Plaines neighborhoods through the addition of new housing to fit diverse needs. The proposal seeks to reinvest in this vacant lot and provide additional housing options in this established neighborhood.

- Under Future Land Use Map:
 - The property is marked for Single-Family Residential land uses. These areas are designated for detached single-family residences to maintain and improve housing options for residents. The proposed use will transform an existing undeveloped lot to provide additional single-family housing options for the community as a whole.

While the aforementioned bullet points are only a small portion of the Comprehensive Plan, there is a large emphasis on maintaining detached single-family zoning areas and promoting the expansion of these developments to increase housing options for residents. The petitioner is proposing to take an undeveloped 0.596-acre parcel and subdivide it to provide two additional residences for the community.

Recommendation: I recommend approval of the Final Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Ordinance to split one lot into two lots of record in the R-1 zoning district at 460 Good Avenue.

Planning and Zoning Board Procedure: Under Section 13-2-5 (Approval of Final Plat By Planning and Zoning Board) of the Subdivision Ordinance, the Planning and Zoning Board has the authority to recommend approval, approval subject to conditions, or denial of the above-mentioned Final Plat of Subdivision request for the property at 460 Good Avenue.

A motion was made by Board Member Saletnik, seconded by Board Member Hofherr, to recommend approval of the Final Plat of Subdivision for the property at 460 Good Avenue, as presented.

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

NAYES: None

ABSTAIN: None

*****MOTION CARRIES *****

This item will be on the March 15, 2020 City Council meeting agenda.

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3. **Address:** 3000 River Road

Case Number: 21-002-PUD-A
Public Hearing

The petitioner is requesting an amendment to an existing Planned Unit Development under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a two-story addition onto the existing casino building and make various site adjustments at 3000 River Road, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-34-300-032-0000; -045; -046; -047

Petitioner: Michael Tobin, Midwest Gaming and Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Owner: Gregory A. Carlin, Midwest Gaming and Entertainment, LLC / Devon Parcel, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Chairman Szabo swore in the following individuals via Zoom: Michael Tobin, Midwest Gaming and Entertainment, 900 N. Michigan Avenue, Suite 1600, Chicago, IL; Corey Wise, Rivers Casino, 3000 River Road, Des Plaines, IL; Todd Shaffer, Haeger Engineering LLC, 100 E State Parkway, Schaumburg, IL; and Javier Millian, KLOA Inc, 9575 W Higgins Road, Suite 400, Rosemont, IL.

Mr. Shaffer presented a thorough synopsis of the expansion plan, which includes a reconfigured back of house space, a new restaurant, additional area for slot machines, and a table gaming area on the first floor. The second floor expansion includes an event space, additional slot machines, and a poker room; an additional office area is also included in the expansion on the mezzanine level for casino operations. Mr. Shaffer also highlighted the overall site plan, landscape plans, parking plans and provided renderings, which included proposed signage, which will be applied for and discussed at a future date.

Chairman Szabo asked if there were any questions from the Board.

Member Catalano inquired about the possible Tollway interchange along 294 and suggested that the Casino may be interested in coordinating with the Tollway for a northbound exit ramp. Mr. Millian stated that he was not aware of any plans to construct an interchange. Mr. McMahon provided history on the proposed interchange; there were plans for an interchange in mid-to-late 2000's with the O'Hare Lakes mixed-use development, however, that project did not happen due to the housing crash. Mr. McMahon stated that the addition of an exit ramp is a costly project and tied to a private development or a TIF district. Mr. Tobin stated that the casino has explored an additional interchange with the Tollway over the years.

Member Catalano inquired about traffic counts. Mr. Millian provided traffic counts for peak hours on Friday and Saturday (Friday evening – 68 inbound/Saturday evening-73 inbound/Saturday morning -86 outbound/Saturday evening – 71 outbound). Member Fowler asked when the counts were taken. Mr.

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Millian stated that the counts were taken on a Wednesday, Thursday, Friday and Saturday in September 2019.

Member Hofherr asked is the access road would still be used to get on Devon Ave. Mr. Shaffer stated that the road would still be utilized.

Member Hofherr inquired about the construction timeline. Mr. Tobin responded that that prep work would begin in March, with construction beginning in April. Rivers plans to open the areas in phases, with the first phase opening in February 2022, a second in early March 2022 and the event space opening in mid-late March 2022.

Member Hofherr inquired about the increase in Des Plaines Fire/Police response. Mr. Wise stated that although there is an increase in casino capacity, it would not be a proportional increase in customers. Mr. Wise believes that the increase for emergency services would be minimal.

Member Veremis asked about the increase for employees. Mr. Wise stated that they plan to hire between 200-300 new employees for positions in security, food and beverage and table games. Mr. Wise mentioned that Rivers Casino provides training for dealers at no cost and is a lifelong skill.

Chairman Szabo asked if there was a preference to hire Des Plaines residents. Mr. Wise stated that the casino has current job openings and encourages those to apply.

Member Hofherr asked when live entertainment would return to the casino. Mr. Wise stated that with the building of the second floor event space, it could be configured for concerts, break out groups, etc. and looks forward to return of events to the casino.

Member Saletnik inquired about the traffic patterns (egress/ingress and pedestrian/vehicular traffic) during construction. Mr. Shaffer provided a detailed explanation of the traffic plan for employees, customers and vehicle traffic during the construction phases.

Member Hofherr inquired about the addition of a hotel on the casino property. Mr. Shaffer stated that the hotel was part of the original Planned Unit Development in 2009/2010. Mr. Tobin stated that future plans include a hotel on the south side of the casino.

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

Issue: The petitioner is requesting a Major Amendment to the Planned Unit Development (PUD) under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a two-story addition onto the existing casino building and make various site adjustments at 3000 River Road, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

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Analysis:

Address: 3000 River Road

Owner: Gregory A. Carlin, Midwest Gaming & Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Petitioner: Michael Tobin, Midwest Gaming & Entertainment, LLC, 900 N. Michigan Avenue, Suite 1600, Chicago, IL 60611

Case Number: 21-002-PUD-A

Real Estate Index Numbers: 09-34-300-032; -045; -046; & -047

Existing Zoning C-6, Casino District

Existing Land Uses Casino, Parking Garage, and Surface Parking

Surrounding Zoning
North: C-2, Limited Office
South: Commercial (Rosemont)
East: Cook County Forest Preserve
West: I-294 Tollway, then C-7, High Density Campus District

Surrounding Land Use
North: Hotel
South: Office Space and Rosemont Village Hall
East: Open Space/Park
West: I-294 Tollway, then O’Hare Lakes Business Park

Street Classification Devon Avenue and River Road are classified as Arterial Streets.

Comprehensive Plan Designation Commercial

Final Planned Unit Development

Project Description The applicant is requesting a Major Amendment to the Planned Unit Development to amend Ordinance Z-33-19 to allow for a proposed expansion of Rivers Casino, which is located at 3000 River Road, and the modification of the “Onsite Utility Maintenance Agreement” between Midwest Gaming & Entertainment, LLC and the City of Des Plaines recorded as Document Number 1129903055. The existing property contains a 140,363 square foot casino building, a four-story parking garage with a pedestrian bridge connecting from the second level of the garage to the casino building, and a two-story office building with a

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surface parking lot. With all lots combined, the property encompasses 20.017 acres in land area. This request comes after the previous Planned Unit Development Major Amendment request to expand the existing parking garage to accommodate necessary parking for the increase of gaming positions from 1,200 to 1,485, which was approved December 2, 2019 through Ordinance Z-33-19. The parking garage expansion resulted in a net gain of 719 parking spaces bringing the total number of parking spaces on site to 3,063 parking spaces.

This request will entail a proposal to expand the existing casino building with a two-story, approximately 84,000-square foot addition and various site adjustments to the parking garage, main site entrance, and circulation of the site. The two-story expansion is comprised of approximately 84,000-square feet of enclosed space distributed over two main levels and two smaller mezzanine levels, including approximately 33,000-square feet of new gaming space, small food and beverage outlet, 10,100-square foot multi-purpose event center, and associated back of house areas. The proposal to expand the casino building is a direct result of recent Illinois legislation that allows existing casinos to apply to expand from the former limit of 1,200 gaming positions to the new limit of 2,000 gaming positions. As cited in the applicant's Project Narrative, the ownership team is proposing the casino building expansion with this Planned Unit Development Major Amendment request to reach 2,000 gaming positions.

The other items to note are the modification of the "Onsite Utility Maintenance Agreement" to account for the parking garage expansion that was approved with the previous Planned Unit Development Major Amendment for the property and the proposed amendments to the Localized Alternative Sign Regulation (LASR), which was originally approved by City Council through Ordinance Z-6-10 and to which a previous amendment was approved December 2, 2019 through Ordinance Z-33-19. While the materials and project narrative provide details of proposed amendments to the LASR on the site, this request will be submitted on a separate development application at a later date.

The Des Plaines Zoning Ordinance Section 12-7-3.I. requires one parking space per gaming seat, the same parking regulation as the State of Illinois. The total number of parking spaces provided by the previous parking garage expansion far exceeds the parking count required by the Zoning Ordinance as 2,000 parking spaces are required and 3,063 spaces will be provided. The proposed parking is high in order to accommodate the approximately 1,200 employees that work at Rivers Casino and the expansion of the casino to reach 2,000 gaming positions. The attached

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traffic study discusses the parking and trip generation in more detail (Attachment 10).

Compliance with the Comprehensive Plan

As found in the City of Des Plaines' 2019 Comprehensive Plan, there are several parts of the Comprehensive Plan that align with the proposed project. Those portions are as follows:

- Under Future Land Use Map:
 - The property is marked for commercial land use. The proposed expanded parking garage will further enhance the existing casino property which will also allow the casino to expand to the maximum allowed 2,000 gaming positions. This will also allow the casino to continue to be a regional entertainment destination.
- Under Economic Development:
 - The Comprehensive Plan recognizes the economic vitality of the surrounding area and its importance to the broader region. The proposed enhancements of this site would be in-keeping with prior development efforts from the casino.

Compliance with the City's Strategic Plan, Focus 2022

The City's current Strategic Plan lays out a clear vision for future economic development projects. Specifically, under Re-imagined Growth, the Strategic Plan states the following: "Encourage more entertainment and hotel expansion to enhance the Casino corridor". Approving the proposed development application will assist with enhancing the casino corridor as it will prepare this site to expand the casino and allow for an attached hotel.

As cited in various sections in the Des Plaines Zoning Ordinance and the Subdivision Ordinance, each request comes paired with a series of statements to assist the Planning and Zoning Board as well as the City Council to review the facts with each request. These statements are referred to as 'Standards' and the subsections below directly relate to the requests being made by the applicant.

Planned Unit Development (PUD) Findings

As required, the proposed development is reviewed in terms of the findings contained in Section 3-5-5 of the Zoning Ordinance. In reviewing these standards, staff has the following comments:

A. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5-1 and is a stated Conditional Use in the subject zoning district:

Comment: A PUD is a listed conditional use in the C-6 zoning district. The proposed project meets the stated purpose of the PUD. Additionally, the proposed improvements of the subject parcels will enhance the neighboring area, but also be cognizant of nearby land uses. Please also see the responses from the applicant.

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B. The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:

Comment: The proposed development will be in-keeping with the City’s prerequisites and standards regarding planned unit development regulations. Please also see the responses from the applicant.

C. The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:

Comment: The proposed project is in-line with the intent of a PUD as a setback exception for the five foot building setback requirement for the existing office building at 2980 River Road has been recorded with the previous PUD Major Amendment in 2019. All other aspects of the property’s building height and number of parking spaces complies with the Zoning Ordinance. Please also see the responses from the applicant.

D. The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for, protect open space, and further the amenities of light and air, recreation and visual enjoyment:

Comment: All provisions for public services, adequate traffic control and the protection of open space are being accommodated in the development. The petitioner is proposing to adjust the main entrance to the site to accommodate the building expansion and improve circulation and access throughout the site. Please also see the responses from the applicant.

E. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:

Comment: The proposed expansion complements existing development to the north, west and south as all surrounding properties, except for the Cook County Forest Preserve are built up. Additionally, measurements will be made to reduce any impact on the nearby properties as all elements will have to comply with the Des Plaines Subdivision and Zoning Ordinances.

F. The extent to which the proposed plan is not desirable to physical development, tax base and economic well-being of the entire community:

Comment: The proposed project will contribute to an improved physical appearance within the City by constructing an addition onto the existing casino building with updated landscaping, utility connections, and vehicular access and circulation. This will contribute positively to the tax base and economic well-being of the community. Please also see the responses from the applicant.

G. The extent to which the proposed plan is in conformity with the recommendations of the 2019 Comprehensive Plan:

Comment: The proposed development meets the goals, objectives and recommendations of the 2019 Comprehensive Plan. Please also see the responses from the applicant.

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Recommendations: Staff supports the Major Amendment to the Planned Unit Development under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a two-story addition onto the existing casino building and make various site adjustments at 3000 River Road with the condition that drawings may have to be amended to comply with all applicable codes and regulations.

Planning and Zoning Board Procedure:

The Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval over the request Major Amendment for the Planned Unit Development and modification of the Onsite Utility Maintenance Agreement for River’s Casino at 3000 River Road. The City Council has final authority over the proposal.

A motion was made by Board Member Hofherr, seconded by Board Member Catalano to recommend approval of the Major Amendment for the Planned Unit Development and modification of the Onsite Utility Maintenance Agreement for River’s Casino at 3000 River Road, as presented.

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

*****MOTION CARRIES *****

ADJOURNMENT

The next meeting scheduled for March 9, 2021 has been cancelled. The next scheduled Planning & Zoning Board meeting is Tuesday, March 23, 2021.

Chairman Szabo adjourned the meeting by voice vote at 7:54 p.m.

Sincerely,

Wendy Bednarz, Recording Secretary

cc: City Officials, Aldermen, Zoning Board of Appeals, Petitioners