

Case #16-046-FPUD-FSUB-Properties South of I-90, North of Higgins Road and West of the Canadian National Railroad Tracks, addresses including, but not limited to 2985-3003 Mannheim Road, 3011-3045 Orchard Place, and 10194, 10246 and 10256 Higgins Road and specifically excluding 3067 Mannheim Road-Final Planned Unit Development & Final Subdivision Plat

Case #16-043-PUD-10 W. Algonquin-Preliminary & Final Planned Unit Development Approval

Case #16-040-CU-572 E. Oakton-Conditional Use Permit

Case #16-038-CU-333 Howard-Conditional Use Permit

Case #16-045-TA-Citywide-Text Amendment

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DES PLAINES PLANNING AND ZONING BOARD MEETING

**July 26, 2016
MINUTES**

The Des Plaines Planning and Zoning Board Meeting held its regularly-scheduled meeting on Tuesday, July 26, 2016, at 7 p.m. in Room 102 of the Des Plaines Civic Center.

ZONING BOARD

PRESENT: Green, Saletnik, Hofherr, Schell, Szabo

ABSENT: Bader, Catalano

ALSO PRESENT: Michael Bartholomew, City Manager
Michael McMahon, Director/Community & Economic Development
Lauren Pruss, AICP, Coordinator/Community & Economic Development
Vijay Gadde, AICP, Interim Senior Planner/Community & Economic Development
Stewart Weiss, General Counsel/Holland & Knight
Gale Cerabona/Recording Secretary

Chairman Szabo called the meeting to order at 7:01 p.m. and read this evening's cases. Roll call was conducted.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Saletnik, to approve the minutes of July 13, 2016, as written.

AYES: Hofherr, Saletnik, Schell, Szabo,

NAYES: None

ABSTAIN: Green

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

PUBLIC COMMENT

There were no comments.

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NEW BUSINESS

- 1. Addresses:** Properties South of I-90, North of Higgins Road **Case 16-046-FPUD-FSUB**
and West of the Canadian National Railroad Tracks,
addresses including, but not limited to 2985-3003
Mannheim Road, 3011-3045 Orchard Place, and
10194, 10246 and 10256 Higgins Road and
specifically excluding 3067 Mannheim Road

Petitioner O'Hare Real Estate, LLC is requesting final approval of a Planned Unit Development (PUD) for The Orchards at O'Hare, a commercial PUD under Section 12-3-5 of the 1998 City of Des Plaines Zoning Ordinance, as amended, and a Final Plat of Subdivision, under Section 13-2-4 of Subdivision Regulations of the City of Des Plaines Municipal Code, to allow for the construction of a 130 room hotel with a Class A restaurant; gasoline service station with convenience store, car wash, and Class B restaurant; and one freestanding Class A restaurant on approximately 9.0877 acres and eight lots, with requested PUD exceptions from the C-3, General Commercial Zoning District standards for building height over 45 feet, and off street parking less than that required by Section 12-9-7 of the 1998 City of Des Plaines Zoning Ordinance.

PINs: 09-33-305-002-0000, 09-33-305-005-0000, 09-33-305-006-0000, 09-33-305-009-0000, 09-33-305-010-0000, 09-33-305-013-0000, 09-33-305-014-0000, 09-33-306-001-0000, 09-33-306-001-0000, 09-33-309-002-0000, 09-33-309-003-0000, 09-33-309-004-0000, 09-33-309-005-0000, 09-33-309-010-0000, p.t 09-33-500-005-0000

Petitioner: O'Hare Real Estate LLC d/b/a Prominence Hospitality Group, 2480 Bushwood Drive Suite 250, Elgin, IL 60124

Owner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

City Manager Bartholomew advised the City of Des Plaines is the owner. Chairman Szabo swore in Todd Shaffer, Principal, Haeger Engineering, 100 E. State, Schaumburg, IL and Petitioner, Bimal Doshi, O'Hare Real Estate LLC d/b/a Prominence Hospitality Group, 2480 Bushwood Drive Suite 250, Elgin, IL. Coordinator Pruss stated the exception from off-street parking has been removed.

City Manager Bartholomew introduced Mike McMahon, the new Director of Community and Economic Development.

He reminded this case was presented recently; tonight's plan is more detailed; seeking final approval.

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Chairman Szabo asked Staff to provide the Staff Report which Coordinator Pruss did:

Issue: Petitioner O’Hare Real Estate, LLC is requesting approval of a Final Unit Development (PUD) for The Orchards at O’Hare, a commercial PUD under Section 12-3-5 of the 1998 City of Des Plaines Zoning Ordinance, as amended, and a Final Plat of Subdivision, under Section 13-2-2 of Subdivision Regulations of the City of Des Plaines Municipal Code, to allow for the construction of a 128 room hotel with a Class A restaurant; gasoline service station with convenience store, car wash, and Class B restaurant; and one freestanding Class A restaurant on approximately 9.0877 acres and eight lots, with one requested PUD exception from the C-3, General Commercial Zoning District standards for building height over 45 feet in the C-3 Zoning District, Section 12-7-3.L. of the 1998 City of Des Plaines Zoning Ordinance, Case #16-027-PUD-SUB

Analysis:

Final Planned Unit Development Report

Owners:	City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
Petitioner:	O’Hare Real Estate LLC d/b/a Prominence Hospitality Group, 2480 Bushwood Drive Suite 250, Elgin, IL 60124
Case Number:	16-043-FSUB-FPUD
Real Estate Index #s	09-33-305-002-0000, 09-33-305-005-0000, 09-33-305-006-0000, 09-33-305-009-0000, 09-33-305-010-0000, 09-33-305-013-0000, 09-33-305-014-0000, 09-33-306-001-0000, 09-33-306-001-0000, 09-33-309-002-0000, 09-33-309-003-0000, 09-33-309-004-0000, 09-33-309-005-0000, 09-33-309-010-0000, p.t 09-33-500-005-0000
Existing Zoning	C-3, General Commercial
Existing Land Use	Vacant land
Surrounding Zoning	North: C-2, Limited Office Commercial District South: Commercial (Rosemont) East: C-2, Limited Office Commercial District West: Commercial (Rosemont)
Surrounding Land Use	North: I-90 Right-of-Way South: Fast Food/Office/Hotel East: Office West: Hotel
Street Classification	West Higgins and Mannheim Roads – Arterial Streets, IDOT

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I-90 Jane Addams Tollway – Limited Access Arterial Street, IL Toll Authority

Comprehensive Plan

Restaurant or Entertainment

Development Schedule

2016-2018 Construction

Project Description

In 2015, the City of Des Plaines issued a Request for Proposals and entered into a Redevelopment Agreement with the applicant for the portion of the subject property located at 2985-3003 Mannheim Road, situated south of I-90, west of Orchard Place, north of McDonald's, and east of Mannheim Road, and consisting of 4.4 acres of land. The City subsequently re-subdivided and rezoned the land to the current C-3 zone to facilitate the redevelopment of the site. In early 2016, the City purchased the area west of Orchard Place, south of I-90, east of the railroad tracks and North of Higgins Road, bringing the total tract area to 9.0877 acres. The City has invested significant time and resources in the redevelopment of this site, and has agreed to rebuild Orchard Place to the north line of the creek as well as remove portions of the site from the floodplain, and construct compensatory storage in order to maximize the buildable area of the property.

The applicant proposes to subdivide the site into eight lots and construct the following:

130 Room Hotel with 6,500 square foot Class A Restaurant

Gasoline Service Station with 16 Pumps

2,463 square foot Convenience Store/2,000 square foot Class B Restaurant

Tunnel Car Wash

6,550 Freestanding Class A Restaurant

The preliminary plan for the proposed development was approved by the City Council on June 20, 2016 (6-2). The proposed final PUD is in

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substantial conformance with the approved preliminary plan with the following modifications:

- The hotel increased from 128 rooms to 130 rooms;
- The hotel restaurant has decreased from 6,893 square feet to 6,500 square feet
- The mart building increased from 4,350 square feet to 4,463 square feet.
- The required parking as increased from 316.5 spaces to 316.8 spaces, while the parking provided has decreased from 328 spaces to 325 spaces.

PUD Findings

As required, the proposed development is reviewed below in terms of the findings contained in Section 3.5-5 of the Zoning Ordinance:

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:

Comment: The proposed plan is consistent with the stated purpose of Section 3.5-A of the Zoning Ordinance in so far as the proposed commercial development would allow for a maximum of choice in the types of environment available to the public, and an efficient use of the land resulting in more economic networks of utilities, streets and other facilities that not be possible under the strict application of the Zoning Ordinance based on the proposed density of commercial development proposed for this site. Specifically, the proposed 61.3 foot tall hotel would not be possible given the 45 foot height restriction in the C-3 zone.

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

Comment: The proposed Planned Unit Development meets all PUD requirements contained in Section 12-3.5-B of the Zoning Ordinance as it would be located in a zoning district (C-3) that permits PUDs, it meets the minimum size standard of two acres, as it is 9.0877 acres in size, and the land to be developed is under the control of Prominence Hospitality Group as contract purchaser.

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:

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Comment: The proposed development meets or exceeds the following applicable zoning regulations as proposed for the C-3, General Commercial District:

- Minimum size for PUD; Two acres are required; the total site is 9.0877 acres;
- Maximum building coverage (Not applicable in C-3, General Commercial District);
- Parking requirements; 316.8 spaces are required; 325 are proposed;
- Compatibly with surrounding properties; and
- Traffic (Adequate provision for safe ingress and egress and minimal traffic congestion)

A proposed Planned Unit Development exception is requested for:

- Building Height; A maximum height of 45' is allowed and a maximum of approximately 61.3' is proposed;

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: After reviewing the petitioner's building and site improvement plans; it appears that the proposed development is making adequate provision for the necessary infrastructure. Comments and conditions from the Public Works and Engineering Department further address this issue.

The control of vehicular traffic is addressed by the petitioner's professional traffic study, which was performed by KLOA of Rosemont, IL and reviewed by the City's Engineering Division. The study concludes:

- The proposed development is well situated with respect to the area roadway system.
- The site will be provided with a flexible access system via a right-in/right-out access drive and one full ingress/egress access drive on Mannheim Road and via a connection with Orchard Place.
- With the recommended modifications, southbound left-turns from Mannheim Road into the proposed full ingress/egress access drive will be accommodated without impacting southbound through traffic.
- The intersection of Mannheim Road with Higgins Road will experience minimal increases in delay with an overall increase of one second or less under future conditions.
- The proposed coffee/donut and car wash drive-through facilities, as designed, will have minimal impact, if any, on the internal site circulation.

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 development is consistent with the pattern, form, and land uses within the surrounding area. The areas to the south and west are currently developed with a fast-food restaurant, office, and hotel uses. The area to the east is developed with an office building, and the area to the west is developed with hotels.

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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 site is currently vacant. If the development is built as proposed, the assessed valuation of the property would likely increase, which will result in an increase in property tax revenue for the City of Des Plaines and thus enhance the economic well-being of the City. Additionally, it is anticipated that the proposed hotel, restaurant, and gasoline service station will generate significant amounts of sales and motor fuel tax revenue.

G. The extent to which the proposed plan is in conformity with the recommendations of the 2007 Comprehensive Plan:

Comment: The proposed development conforms to the land use plan contained in the 2007 City of Des Plaines Comprehensive Plan. The proposed development includes two Class A restaurants, and Class B restaurant within the gas station convenience store. While the hotel use does not strictly conform with an entertainment use, the hotel will include a restaurant, and the hotel supports surrounding entertainment uses such as the Allstate Arena and nearby Rivers Casino.

PUD Issues/Considerations: None.

Recommendations:

- The Planning and Zoning Board will consider this application at their July 26, 2016 regular meeting. An updated package with their recommendation will be provided following that meeting.
- The Department of Community and Economic Development Department, the Public Works and Engineering Department, and the Fire Department recommend approval of the Final Planned Unit Development, subject to conditions #1-17 listed below.

Conditions:

1. The architecture of the proposed southerly car wash elevation shall be revised to increase the transparency of the façade. If actual windows cannot be provided, additional architectural elements shall be incorporated into the design of the elevation to the satisfaction of the Director of Community and Economic Development.
2. The landscape plan shall be revised to provide additional landscaping around the foundation of the car wash to the satisfaction of the Director of Community and Economic Development.
3. The development of Lot 1 shall be subject to an Amendment to the Final PUD.
4. Proposed sign locations and sign details to be approved through a separate application for a Localized Alternative Sign Regulation.
5. A Declaration of Covenants and Restrictions shall be provided which provides for unified control of the property and shared parking.
6. The architecture of the freestanding restaurant shall be approved as an amendment to the Final Planned Unit Development.

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7. The trash enclosures shall be constructed of masonry materials to the satisfaction of the Director of Community and Economic Development.
8. A Grading and Drainage plan shall be provided with NAVD 88 vertical datum, and an auto cad disk with Illinois State Plane coordinates.
9. Elevation certificates shall be provided for all of the buildings.
10. The final plat of subdivision shall be revised to provide appropriate language regarding the ingress/egress, parking agreements, and utility easements for all parcels.
11. All fire sprinkler connections shall be within 100 feet of a fire hydrant.
12. All onsite utilities shall be buried.
13. IEPA, MWRD WMO, IDOT, and NPDES permits shall be obtained prior to issuance of site development permits.
14. The applicant shall continue to coordinate the Mannheim Road turn lane configuration with IDOT. Any modification to the Mannheim Road entrance shall be subject to approval by the Director of Community and Economic Development and the Director of Public Works and Engineering.
15. The City and Developer shall continue to work with the Rosemont Park District regarding the use of the Park District Parcel. Any necessary reconfiguration of the use of the Park District Parcel shall be subject to approval by the Director of Community and Economic Development and the Director of Public Works and Engineering.
16. Compensatory storage shall be recorded in an easement.
17. Compliance with all applicable codes and ordinances.

Planning and Zoning Board Procedure:

The Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the Final PUD.

Chairman Szabo asked if the Board has any questions.

Board Member Schell asked if the traffic remains the same. Coordinator Pruss advised – yes.

Board Member Saletnik asked if the Petitioner is aware of all the Conditions. Mr. Doshi advised – yes, and there are no issues.

Chairman Szabo asked the audience if anyone is in favor or against this proposal. No one responded.

A motion was made by Board Member Hofherr, seconded by Board Member Green, to accept the Final PUD and properties as mentioned with 17 Conditions listed.

AYES: Hofherr, Green, Saletnik, Schell, Szabo

NAYES: None

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

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2. Addresses: 10 W. Algonquin

Case 16-043-PUD

An application has been filed requesting Preliminary and Final Planned Unit Development (PUD) Approval in the M-3 Special Manufacturing District for 10 West Algonquin Road to permit the construction of a pharmaceutical manufacturing and distribution facility consisting of the re-use of two existing buildings and the construction of six new buildings, for a total of 1,229,571 square feet of building area; and requesting PUD exceptions for building heights as great as 92 feet when a maximum of 50 feet is permitted, and to establish a parking ratio for pharmaceutical manufacturing and distribution.

PINs: 08-24-201-052-0000, 08-24-201-053-0000

Petitioner: Vetter Commercial Manufacturing USA, LLC, c/o Vetter Pharma International GmbH, Eyweisenstrasse 5, D-88212 Ravensburg, Germany

Owner: The Salvation Army, 5550 Prairie Stone Parkway, Hoffman Estates, IL 60192

Chairman Szabo swore in Troy Carpenter, President, Vetter Commercial Manufacturing USA, LLC, 1338 E. Sunburst Lane, Tempe AZ, Thomas Kikta, AIA, LEED AP, Legat Architects, 651 W. Washington, Suite 1, Chicago, IL, Anthony J. Martini, PE, Senior Project Manager, Mackie Consultants, LLC, 9575 W. Higgins Road, Suite 500, Rosemont, IL, Eric D. Russell, P.E., PTOE, PTP, Principal, KLOA, 9575 W. Higgins Road, Suite 40, Rosemont, IL, Jason A. Cooper RLA, ASLA LEED AP, Principal Landscape Architect, Conservation Design Forum, 403 W. St. Charles, Lombard, IL, Paul W. Shadle, DLA Piper LLP, 203 N. LaSalle, Suite 1900, Chicago, IL and team.

City Manager Bartholomew discussed the project on the Salvation Army site; have been working with various partners for one year. He noted a community meeting occurred on July 12, 2016.

Mr. Carpenter gave a PowerPoint presentation on Vetter's services. He noted the company was founded 65 years ago; is now a large company of 4,000 employees; is a family business. Safety and quality are of high importance. The company is located in Germany and Skokie, IL as well as other countries; 70% U.S. customers and 30% International. Mr. Carpenter described that their staff places medicine into a syringe so it is safe, sterile, and sound. He explained how the medicine is input into the syringe (dosages vary per individual). The company lives up to FDA standards. Vetter would like to serve the community of Des Plaines which will bring 400-500 jobs; 60 employees in Skokie, IL. He noted it is an active member of the Skokie Chamber of Commerce and is involved in volunteer, charity programs. Long-term employees are very important to Vetter.

Mr. Carpenter noted why Des Plaines is selected:

- Location
- Site is perfect
- Workforce is hard-working, well educated
- There are a lot of businesses in Des Plaines

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He stated the company wants to create roots in Des Plaines. Vetter's philosophy is to be committed; want to grow with Des Plaines.

Mr. Kikta noted this is a highly-regulated industry. He gave an architectural presentation. Site photos/plans were shown; access is off of Mt. Prospect (20 trucks/day at most). He illustrated truck docks. Phase 1 is renovating existing two buildings and build additional buildings. Landscaping intentions were noted. This offers an 82-ft. setback from the property line. There is an entrance from Algonquin Road for cars only. Parking was highlighted. Generators will be on-site (near existing buildings) and screened. Chairman Szabo asked if these are emergency generators. Mr. Kikta advised they are. Elevations were shown along with building heights/steps. Along the first step, a green screen will be placed and wrapped around North and West sides. A panelized system (metal, etc.) and windows are intended to break up massing of building. Renderings were illustrated. A more decorative fence will be erected.

Chairman Szabo asked if the Board has any questions and inquired:

- if the loading dock is covered. Mr. Kikta advised – no
- to explain how trucks would enter loading dock. Mr. Martini noted – there is a signalized intersection where trucks would enter and exit; he illustrated same
- how many ft. there is from end of loading dock. Mr. Martini advised – 62 ft. with a 20-ft buffer; adequate turning movement. Coordinator Pruss identified Subsection B, Sheet 2 of 3 noting turning radius.

Board Member Green asked:

- what the building height is. Mr. Kikta advised – under 92 ft.
- what the current building height is. Mr. Kikta advised – 92 ft.

Board Member Hofherr asked if ampoules will be used. Petitioner noted syringes, liquid vials, etc.

Board Member Schell asked:

- what the traffic pattern is. Mr. Russell advised – employees will arrive by 7 a.m. and leave by 7 p.m.
- what the peak time of day is. Mr. Carpenter advised – 7 a.m.-5 p.m.

Board Member Green asked if this will be a single-shift plant. Mr. Carpenter advised – yes, and after 7-10 years, that would increase.

Board Member Schell asked, regarding Phasing, if the dark blue illustration denotes renovation. Mr. Carpenter advised – they will break ground in 2018, manufacturing by pharmaceutical companies will take place in 2022-2023, with Phase 2 in 2027.

Board Member Saletnik asked:

- what has to be done to move to Phase 2? Mr. Carpenter advised – Phase 1 has to fill up. In Phase 1, a third shift may occur before Phase 2
- regarding response of current drugs, how realistic is Phase 2? Mr. Carpenter advised – the molecules change; the delivery system doesn't change
- if Vetter loads the liquid rather than manufactures it. Mr. Carpenter advised – that's correct

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Board Member Green asked if generators will be screened. Mr. Kikta advised – yes.

Chairman Szabo asked Staff to provide the Staff Report which Coordinator Pruss did:

Issue: An application has been filed requesting Preliminary and Final Planned Unit Development (PUD) Approval in the M-3 Special Manufacturing District for 10 West Algonquin Road to permit the construction of a pharmaceutical manufacturing and distribution facility consisting of the re-use of two existing buildings and the construction of six new buildings, for a total of 1,229,571 square feet of building area; and requesting PUD exceptions for building heights as great as 92 feet when a maximum of 50 feet is permitted, and to establish a parking ratio for pharmaceutical manufacturing and distribution.

Analysis:

Final Planned Unit Development Report

Owners: The Salvation Army, 5550 Prairie Stone Parkway, Hoffman Estates, IL 60192

Petitioner: Vetter Commercial Manufacturing USA, LLC, c/o Vetter Pharma International GmbH, Eyweisenstrasse 5, D-88212 Ravensburg, Germany

Address: 10 West Algonquin Road, 8th Ward

Case Number: 16-043-PUD

Real Estate Index #s 08-24-201-052-0000, 08-24-201-053-0000

Existing Zoning M-3, Special Manufacturing

Existing Land Use Vacant Office

Surrounding Zoning North: R-1, Single Family Residential District
South: R-1, Single Family Residential District
East: M-3, Special Manufacturing District
West: R-1, Single Family Residential

Surrounding Land Use North: Residential
South: Residential
East: Industrial
West: Residential

Street Classification Algonquin Road – Arterial Streets, IDOT
S. Mt. Prospect Road – A

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Comprehensive Plan	Industrial
Development Schedule	<p>Phase 1A: 2017, renovation of existing buildings for temporary offices</p> <p>Phase 1B: 2018, start construction Buildings 1, 2, 3 and 5</p> <p>2022, start of commercial production</p> <p>Phase 2: 2025, start construction Buildings 2A and 3A</p> <p>2030, completion of expansion</p>
Project Description	<p>Vetter Commercial Manufacturing, USA, a global solution provider of filling and packaging medical syringes, cartridges, and vials, has contracted to purchase the subject property with the intent to partially redevelop the site with up to 1,229,571 square feet of office, warehousing, and manufacturing floor area. This site would be the United States headquarters for Vetter, bringing up to 500 new jobs upon full build-out. The site would be built-out in two phases over the course of approximately thirteen years. Initially, the two existing buildings closest to Mt. Prospect and Algonquin Roads would be renovated for temporary construction offices in 2017. Construction of Buildings 1, 2, 3, and 5 encompassing 709,622 square feet of production, warehouse, storage and multifunction floor area will begin in 2018. The second phase of construction will begin in 2025 adding Buildings 2A and 3A encompassing additional production and warehousing area, bringing the total site floor area to 1,229,571. The existing buildings were built as a planned unit development with a maximum height of 92 feet. The proposed new buildings will not exceed 91 feet, but are in excess of the 50 foot building height maximum in the M-3 District.</p>

PUD Findings

As required, the proposed development is reviewed below in terms of the findings contained in Section 3.5-5 of the Zoning Ordinance:

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.A.:

Comment: The proposed plan is consistent with the stated purpose of Section 12-3-5.A. of the Zoning Ordinance in so far as the proposed industrial development would allow for a maximum of choice in the types of environment available to the public, and an efficient use of the land resulting in more economic networks of utilities, streets and other facilities that not be possible under the strict application of the Zoning Ordinance. Specifically, the proposed 91 foot tall manufacturing and warehousing buildings would not be possible given the 50 foot height restriction in the M-3 zone.

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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 Planned Unit Development meets all PUD requirements contained in Section 12-3-5.B. of the Zoning Ordinance as it would be located in a zoning district (M-3) that permits PUDs, it meets the minimum size standard of two acres, as it is 17.844 acres in size, and the land to be developed is under the control of Vetter Manufacturing USA as contract purchaser.

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 development meets or exceeds the following applicable zoning regulations as proposed for the M-3, General Commercial District:

- Minimum size for PUD: Two acres are required; the total site is 17.0877 acres;
- Required setbacks: no exceptions requested;
- Minimum lot size: 5 acres required, 17.884 acres provided;
- Maximum building coverage: Maximum 75% permitted, 59.5% proposed;
- Compatibly with surrounding properties: existing manufacturing area to the east;
- Traffic (Adequate provision for safe ingress and egress and minimal traffic congestion).

A proposed Planned Unit Development exception is requested for:

- Building Height: A maximum height of 50 feet is allowed, and a maximum of 92 feet is proposed;
- Parking requirements: a parking ratio of one space per employee is proposed in the absence of an applicable parking ratio within the Zoning Ordinance.

The Zoning Ordinance does not provide a parking ratio suitable for a bio-tech solution provider which will include medical lab space in addition to highly specialized production and warehousing facilities. Having facilities throughout the world, the applicant has an in-depth understanding of their employment and parking needs. As such, the applicant is proposing to provide a parking ratio of one space per employee. It is anticipated that the total employee count during peak shift with shift overlap would be 420 employees. A total of 474 parking spaces are provided on the proposed plan, more than accommodating the proposed one space per employee ratio and allowing for ample overflow and visitor parking.

With respect to building height, the applicant has taken special care to not exceed the existing building height of the tallest building on site at 92 feet. Additionally, the new buildings will incorporate a stepped approach to increasing the height of the building, with the lowest heights being placed closest to the adjacent residential areas, with the greatest height being located furthest from the residential areas.

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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: After reviewing the petitioner's building and site improvement plans; it appears that the proposed development is making adequate provisions for the necessary infrastructure. Comments and conditions from the Public Works and Engineering Department further address this issue.

A traffic study dated June 23, 2016, was conducted by KLOA. Based on the proposed facility plans, the following conclusions with respect to traffic have been made:

- The peak hours of the facility do not occur at the same times as the peak hours of the roadway system. However, to provide a conservative (worst-case) analysis, it was assumed that they occur concurrently.
- Based on the results of the capacity analyses, the study area intersections are currently operating and are projected to continue to operate at acceptable levels of service. As such, the roadway system has sufficient reserve capacity to accommodate the facility traffic.
- Access to the site will generally be provided via the same two access drives currently serving the site. However, both access drives will be modified to enhance access to/from the site and minimize the impact on the through traffic. The proposed access system will provide flexible and efficient access with minimal impact on Mount Prospect Road and Algonquin Road.
- As part of the facility, a separate left-turn lane is proposed to be provided on Algonquin Road serving the Algonquin Road access drive.
- The Mount Prospect access drive will be gated. In order to minimize any stacking onto Mount Prospect Road, the operator will need to utilize a security/gate system that will expedite access into the facility and minimize any queueing.
- To enhance pedestrian access, a crosswalk is proposed to be provided along the south leg of Mount Prospect Road at its intersection with the UOP Honeywell access drive/site access drive.

With respect to the provision of light and air, the applicant has taken special care to not exceed the existing building height of the tallest building on site at 92 feet. Additionally, the new buildings will incorporate a stepped approach to increasing the height of the building, with the lowest heights being placed closest to the adjacent residential areas, with the greatest height being located furthest from the residential areas in order to reduce the mass of the building and its impact on the adjacent residential areas. Additionally, the proposed development meets or exceeds all required setbacks, and provides 59.5% building coverage when 75% is permitted.

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 development is consistent with the pattern, form, and land uses within the surrounding area. The areas to the east are currently developed with industrial uses. While the areas to the

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north, south and east are developed with residential uses, the proposed bio-tech use presents a lower intensity use than many other uses that are permitted in the M-3 zone. Additionally, the south portion of the site will remain relatively unchanged and therefore, will generally not have a significant visual impact on the residential area to the south.

The biggest visual and aesthetic change will be experienced by the residential areas to the west and north. The applicant has been very sensitive to this condition, and has taken great care to design the site accordingly by providing a stepped approach to increasing the height of the building, with the lowest heights being placed closest to the adjacent residential areas, and the greatest height being located furthest from the residential areas in order to reduce the mass of the building and its impact on the adjacent residential areas. Additionally, light colored exterior materials will be used, and a green screen will be provided along the roof line of the first step in height to provide an additional visual buffer.

The building has been located at the required 60 feet from the north property line, but will provide an 83.2 foot setback from the west property line. The applicant has restricted the use of these areas primarily to emergency access and a heavy landscape buffer so as to further limit the impact of the proposed development on the adjacent residential area.

G. 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 site is currently vacant. If the development is built as proposed, the assessed valuation of the property would likely increase substantially, which will result in an increase in property tax revenue for the City of Des Plaines and thus enhance the economic well-being of the City. Additionally, it is anticipated that the proposed development will generate up to 500 new jobs serving a variety of income levels, further diversifying the available work opportunities for residents of Des Plaines and the surrounding area.

G. The extent to which the proposed plan is in conformity with the recommendations of the 2007 Comprehensive Plan:

Comment: The proposed development conforms to the land use plan contained in the 2007 City of Des Plaines Comprehensive Plan which calls for industrial use of the site.

PUD Issues/Considerations: None.

Staff Recommendations:

- The Department of Community and Economic Development recommends approval of the Preliminary and Final Planned Unit Development, subject to conditions #1-3 listed below.
- The Public Works and Engineering Department and Fire Department recommend approval of the Preliminary and Final PUD subject to condition #2, below.

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Conditions:

18. Revise the landscape plan and demolition plans to accurately reflect which trees are being preserved and those that are being removed. Efforts shall be made to maximize tree preservation throughout the site.

19. Prior to issuance of permits, the following items must be addressed:

- a. Provide an updated lighting plan that incorporates all proposed building lighting in accordance with Section 12-12-10 of the Zoning Ordinance.
- b. The applicant shall engage the services of a certified arborist and provide to the City a tree preservation action plan prior to issuance of building permits for the grading and construction of the site. The arborist shall analyze the proposed trees to be saved to ensure viability and determine proper procedures and practices to ensure minimal impact to the saved trees including, but not limited to, installation of protective fencing and root pruning.
- c. Provide a Grading and Drainage plan with NAVD 88 vertical datum, and an auto cad disk with Illinois State Plane coordinates.
- d. Obtain MWRD WMO, IEPA, CCHD, IDOT, and NPDES permits.
- e. The site plans shall be revised to provide a 10 foot wide concrete path along Mt. Prospect Road.
- f. Provide additional grades along the west, and north property lines to make sure that this site is capturing all of the tributary drainage.
- g. Water service to connect to 12" water main on east side of Mt. Prospect Rd., rather than the 20" water transmission main.
- h. The on-site storm water from the UOP pump shall be disconnected when the storm water work is completed on this site.
- i. Add 24" diameter catch basins to low areas in southwest and northeast corners of site.
- j. A fire hydrant shall be added to the north side of Building B.

20. Compliance with all applicable codes and ordinances.

Planning and Zoning Board Procedure:

The Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the Final PUD.

Chairman Szabo asked if the Board has further questions.

Board Member Green asked:

- how many employees are expected in Phase 1. Mr. Carpenter advised – 150-200 employees
- if the ringroad and parking are part of Phase 1. Mr. Kikta advised – the ringroad is Phase 1 with some parking in Phase 2

Chairman Szabo asked:

- about trees being planted. Mr. Cooper advised – there are 20 different tree varieties; 3-4 inch caliper

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- if Vetter would entertain training students from the community college. Mr. Carpenter advised – yes, we will see if those courses at local schools are in place

Coordinator Pruss noted Section 4 which contains the Interim Condition Plan.

Chairman Szabo asked if anyone in the audience is in favor of this proposal – 4 people raised their hands. He asked if anyone is opposed to this project – 12 people raised their hands. Some came forward/were sworn in:

- Kenneth Ivaska 75 W. Algonquin Road (lived there 18 years)

Mr. Ivaska thanked everyone for moving this City along. He stated, being a contractor, most people don't realize the scope. His concerns are:

- this will be a large development next to neighbors, He asked if there is a similar commercial project that is in direct view of neighbors. Chairman Szabo noted Juno Lighting. Mr. Ivaska noted – even the Salvation Army building is very small. He stated the Salvation Army is in a park atmosphere. Being a builder, this property is unique. Concern is size.
- rolling lawns, grass fields will be gone
- currently there is no traffic near Algonquin or Mt. Prospect Roads; additional traffic with 500 employees; increased truck traffic
- could chemicals be released into the atmosphere?
- there is minimal offensive lighting; substantial increased lighting in residents' backyards
- current building consists of 10-15% usage of property
- currently have sunlight; will be blocked in future; residents' views will be walls

Mr. Ivaska concluded why not place this development where it doesn't affect anyone? Not happy about this. Mr. Ivaska received an applause from the audience.

Board Member Saletnik referenced the old Parker-Hannifin building which is similar. He agrees buffers/landscaping is key to camouflage the building. Sysco Foods was referenced as its trucks are away from the property. Mr. Ivaska noted Sysco Foods is half the height of this building.

- Justin Kelly 47 W. Algonquin

Mr. Kelly advised he is the homeowner across from the three-lane entrance which is currently sparingly used. He stated there is a concern as to how to exit his property if there's a left-turn lane.

- Mike McMahon 998 Leahy Circle

Mr. McMahon stated he is not opposed to the project but would like to see it cut back; 120-ft. setback and height reduced. Based on this happening in 5 years, point and time inventory taxes could be implemented. The tax bill will be \$4.9 million in 10 years.

- Tom Diamond 120 Kinkaid

Mr. Diamond asked how much shrubbery will neighbors have to cut as it grows over the property. He stated property values will be affected.

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- Marzena Piekarz 1165 Stark Place

Ms. Piekarz advised she lives with her parents in the third house from Algonquin (where parking lot ends). She stated they now have nice views. Her parents, having worked in factories, know what comes with a factory – i.e. noise, smells, etc. She noted property values will go down. Is in favor of jobs being offered. Why not place this in commercial space?

- Tim Pierce 39 W. Algonquin

Mr. Pierce asked, on the North and West sides, why this area will be denser. He asked where the rain will go.

- Kenneth Ivaska 75 W. Algonquin Road (lived there 18 years)

Mr. Ivaska returned and asked what recourse the residents have to turn this around. Chairman Szabo reminded this Board is a recommending body.

Mr. Shadle, Attorney, introduced himself as well as the following individuals who will respond to resident comments:

- Mr. Carpenter advised the production takes place inside the buildings; he reminded they are dealing with safe, sterile medicine.
- Mr. Martini stated there is a basin East of the site. He advised storm water system is underground; a detention area will be developed. Green infrastructure, bio-retention, permeable pavers, landscaping will help absorb water. Also, lighting must meet code (via foot candles); don't anticipate heavy lighting.
- Mr. Russell stated that regarding Algonquin and Mt. Prospect Roads, 250 employees of the Salvation Army, and after Phase 1, having 300 employees at Vetter will be fairly similar. This is an ideal location for truck traffic as these roads have many lanes. He noted the docks are screened.

Chairman Szabo reminded residents are concerned about property values. Mr. Shadle advised they are not in a position to respond to that.

Responses continued:

- Mr. Kikta showed the shadow studies of morning, mid-morning, noon, afternoon, and evening lighting occurring at the East side of the site.

Board Member Green asked:

- regarding possibly 20 trucks per day, if this is during Phase 1 or when fully phased. Mr. Carpenter advised – when fully phased; there would be half during Phase 1
- how many trees will be removed. Mr. Cooper advised – it is unknown. Mr. Kikta stated they will work with the City to preserve trees.

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Coordinator Pruss read the Conditions.

City Manager Bartholomew stated the City staff worked hard with the Vetter team, asked them to step the building, and conduct a shadow study to respond to neighbors' concerns. He noted tree responsibility will be Vetter's.

A motion was made by Board Member Hofherr, seconded by Board Member Green, to recommend approval to City Council with Conditions as noted.

AYES: Hofherr, Green, Saletnik, Schell, Szabo

NAYES: None

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

Chairman Szabo advised Petitioner a recommendation will be submitted to City Council.

Mr. Weiss departed at 8:44 p.m.

3. Addresses: 572 East Oakton Street Case 16-040-CU

Petitioner is requesting a Conditional Use under Section 12-3-4 of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a massage establishment in the C-3 General Commercial District.

PIN: 09-19-407-014-0000

Petitioner: JinXin Chen, 1819 South Ruble Street, Chicago, IL 60616

Owner: Ted Mavrakis, 1601 Sherman Ave., #220, Evanston, IL 60201

Chairman Szabo swore in Benny Chui representing his uncle, JinXin Chen. Mr. Chui advised the Petitioner has over 5 years' experience as a massage operator in Schaumburg. He noted the Spa offers various massages. Quality oils, relaxing music will be used in 30, 60, and 90-minute treatments. There will be a trained staff of 2-3 licensed massage therapists and a receptionist. Hours are 10 a.m.-9 p.m., seven days/week. There will be no exterior design or structural changes. There shouldn't be any traffic disturbances. There are 42 parking spaces shared by other businesses; Petitioner believes this is adequate. Location offers convenience and accessible parking. Mr. Chui stated their mission is to promote a healthy and wellness lifestyle.

Board Member Saletnik asked if Petitioner is opening a second location in Des Plaines. Mr. Chui advised – yes, in addition to the Schaumburg location.

Board Member Schell asked if Petitioner has spoken with the neighbors. Mr. Chui advised – no.

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Chairman Szabo asked if Petitioner has any legal problems with the Schaumburg location. Mr. Chui advised – no.

Chairman Szabo asked Staff to provide the Staff Report which Interim Senior Planner Gadde did:

Issue: The petitioner is requesting a Conditional Use permit under Section 12-7-3.K of the 1998 City of Des Plaines Zoning Ordinance, as amended, to operate a massage establishment at 572 East Oakton Street located in the C-3 General Commercial District of the City.

Analysis:

Conditional Use Report

Petitioner: JinXin Chen, 1819 South Ruble Street, Chicago, IL 60616

Owner: Ted Mavrakakis, 1601 Sherman Ave., #220, Evanston, IL 60201

PIN: 09-19-407-014-0000

Existing Zoning: C-3 General Commercial District

Existing Land Use: Commercial

Surrounding Zoning: North: R-1 Single Family Residential
South: M-2 General Manufacturing
East: R-3 Townhome Residential
West: R-1 Single Family Residential

Surrounding Land Use: North: Residential
South: Manufacturing
East: Residential
West: Residential

Street Classification: Oakton is a collector street.

Comprehensive Plan: The Comprehensive Plan designates the site as Community Commercial.

Project Description:

Section 12-7-3.K of the Zoning Code requires a conditional use permit for massage establishments located in C-3, C-4, and C-5 districts. The Petitioner is planning to apply for a massage establishment license to operate a traditional Chinese full body massage spa as well as a foot massage. The proposed hours of operation are 10:00 a.m. to 9:00 p.m., Monday through Sunday. They are leasing the unit labelled ‘Retail B’ on the site plan, which is about 1,700 sq. ft. They are planning to hire up to three employees. The Subject Property has 42 shared parking spaces.

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Standards For Conditional Uses:

The Community Development Department considered the particular facts and circumstances of the conditional use requested in terms of the following standards. The Petitioner has addressed each of these standards in the Zoning Application.

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;
2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;
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;
4. The proposed conditional use is not hazardous or disturbing to existing 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 the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;
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;
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;
8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;
9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and
10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested. (Ord. Z-8-98, 9-21-1998)

Recommendation:

The Community Development Department recommends approval of the Conditional Use permit under Section 12-7-3.K of the 1998 City of Des Plaines Zoning Ordinance, as amended, to operate a massage establishment at 572 East Oakton Street.

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Plan & Zoning Board Procedure:

Pursuant to Sections 12-3-4.D.3 of the Zoning Code, the Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the conditional use permit.

Chairman Szabo asked the audience if anyone is in favor or opposed to this proposal – no one responded.

A motion was made by Board Member Saletnik, seconded by Board Member Hofherr, to recommend approval to City Council as presented.

AYES: Green, Saletnik, Hofherr, Schell, Szabo

NAYES: None

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

Chairman Szabo advised Petitioner a recommendation will be submitted to City Council.

4. Addresses: 333 Howard Avenue Case 16-038-CU

Petitioner is requesting a Conditional Use under Section 12-3-4 of the 1998 Des Plaines Zoning Ordinance, as amended, for a localized alternative sign regulation plan that includes a (i) 381 square feet wall sign, where a maximum of 125 square feet is permitted; (ii) 184 square feet interstate highway wall sign, where a maximum of 150 square feet is permitted, and (iii) various public information signs.

PIN: 09-30-300-021-0000

Petitioner: Marc Ozer, Integrated Design Studio, Inc. 918 W. 57th Street, LaGrange, IL 60525

Owner: Liberty Property Limited Partnership, 25 Northwest Point Blvd., Suite 550, Elk Grove Village, IL 60007

Chairman Szabo swore in Marc Ozer, Integrated Design Studio, Inc. 918 W. 57th Street, LaGrange, IL who advised C.H. Robinson is the largest third-party logistics company. He noted this is an X-ray facility for freight via O’Hare. An Interstate sign was described; City code for wall signs is 125 sq. ft.; includes channel lighting. Ground-mounted informational signs on Howard were displayed. Signs A-E were described. Three signs are proposed as part of the sign regulation plan.

Board Member Hofherr asked if Sign E will face the Interstate. Mr. Ozer advised – yes. Mr. Hofherr suggested noting what the company does (i.e. logistics).

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Steve Baker from 2100 Clearwater Drive, noted his concerns about the proposals, including the size of the proposed highway sign and truck parking issues.

Chairman Szabo asked Staff to provide the Staff Report which Interim Senior Planner Gadde did:

Issue: The petitioner is requesting a Conditional Use under Section 12-3-4 of the 1998 Des Plaines Zoning Ordinance, as amended, for a localized alternative sign regulation plan that includes (i) a 381 square feet wall sign, where a maximum of 125 square feet is permitted; (ii) a 184 square feet interstate highway wall sign, where a maximum of 150 square feet is permitted, and (iii) various public information signs.

Analysis:

Conditional Use Report

Petitioner: Marc Ozer, Integrated Design Studio, Inc. 918 W. 57th Street, LaGrange, IL 60525

Owner: Liberty Property Limited Partnership, 25 Northwest Point Blvd., Suite 550, Elk Grove Village, IL 60007

PIN: 09-30-300-021-0000

Existing Zoning: M-2 General Manufacturing

Existing Land Use: Manufacturing

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

Surrounding Land Use: North: Manufacturing
South: Manufacturing
East: Manufacturing
West: Manufacturing

Street Classification: Howard Avenue is a local street.

Comprehensive Plan: The Comprehensive Plan designates the site as Industrial.

Project Description:

C.H. Robinson, one of the world's largest logistics providers, located at 333 Howard Avenue in 2005. This facility serves as a major hub for both North American as well as international freight consolidation

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operations. The Subject Property is a 13 acre site containing a 235,000 square foot building with highway frontage. Given the lot size and proximity to the highway, the proposed signage is appropriate for on-site vehicular traffic information, as well as to provide sufficient visibility from the highway. The proposed signage includes the following:

- A. 381 square feet wall sign, where a maximum of 125 square feet is permitted;
- B. 184 square feet interstate highway wall sign, where a maximum of 150 square feet is permitted, and
- C. various public information signs.

The Zoning Code allows companies to establish a localized alternative sign regulation plan to accommodate circumstances requiring unique applications for signage, which is subject to review pursuant to the standards for conditional uses found in Section 12-3-4.E.

Standards For Conditional Uses:

The Community Development Department considered the particular facts and circumstances of the conditional use requested in terms of the following standards. The Petitioner has addressed each of these standards in the Zoning Application.

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;
2. The proposed conditional use is in accordance with the objectives of the city's comprehensive plan and this title;
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;
4. The proposed conditional use is not hazardous or disturbing to existing 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 the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services;
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;
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;

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8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares;
9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and
10. The proposed conditional use complies with all additional regulations in this title specific to the conditional use requested. (Ord. Z-8-98, 9-21-1998)

Recommendation:

The Community Development Department recommends approval of the Conditional Use under Section 12-3-4 of the 1998 Des Plaines Zoning Ordinance, as amended, for a localized alternative sign regulation plan that includes (i) a 381 square feet wall sign, where a maximum of 125 square feet is permitted; (ii) a 184 square feet interstate highway wall sign, where a maximum of 150 square feet is permitted, and (iii) various public information signs.

Plan & Zoning Board Procedure:

Pursuant to Sections 12-3-4.D.3 of the Zoning Code, the Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the conditional use permit.

Board Member Hofherr asked, regarding current sign Liberty Property Trust, what the warehouses are. Mr. Ozer explained – there are two breakouts within the company.

Chairman Szabo asked the audience if anyone is against this proposal. The following came forward and was sworn in by Chairman Szabo:

- Steve Baker Chicago Faucets (neighbor across the street), 2100 Clearwater

Mr. Baker noted they are opposed to huge, gaudy signs. He stated drivers are always driving erratically.

Board Member Hofherr asked what Mr. Baker is objecting to. Mr. Baker advised – the sign sizes. Mr. Ozer explained the signage more thoroughly. Mr. Baker stated C.H. Robinson is a fantastic neighbor.

A motion was made by Board Member Hofherr, seconded by Board Member Green, to recommend approval to City Council for signage as proposed including Conditions.

Board Member Green asked why the wall sign is 3 times the size of what’s allowed. Interim Senior Planner Gadde advised it is split between 3 different signs fronting the Interstate and Howard. Coordinator Pruss identified another petition with similar frontage where signage was approved.

AYES: Hofherr, Green, Saletnik, Szabo

NAYES: Schell

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

Chairman Szabo advised Petitioner a recommendation will be submitted to City Council.

5. Addresses: Citywide Case 16-045-TA

City staff is requesting a text amendment to Section 12-3-5.C of the 1998 City of Des Plaines Zoning Ordinance, as amended, to eliminate the minimum required Planned Unit Development (PUD) standard for lot area per dwelling unit for residential developments.

PIN: Citywide

Petitioner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

Owner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

Interim Senior Planner Gadde explained the Text Amendment. He noted only one section is being deleted – 12-3-5, C #2. This will be more flexible and less work for all involved. This meets the intended PUD of the Zoning Code.

Issue: The City staff is requesting a text amendment to Section 12-3-5.C of the 1998 City of Des Plaines Zoning Ordinance, as amended, to eliminate the minimum required Planned Unit Development (PUD) standard for lot area per dwelling unit for residential developments.

Analysis:

Zoning Code Text Amendment Report

PIN: Citywide

Petitioner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

Owner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

Project Description:

An Amendment is requested to the City of Des Plaines Zoning Ordinance to change the Text as follows.

12-3-5. PLANNED UNIT DEVELOPMENTS

A. No Change

B. No Change

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- C. Permitted Bulk Exceptions and Minimum Development Standards: To achieve the intent of this section, the planning and zoning board may recommend and the city council may authorize any exceptions to the applicable bulk regulations of this title; provided however, the following minimum standards are met: (Ord. Z-8-13, 4-1-2013; and. Ord. Z-29-15, 10-5-2015)
1. Necessity Of Bulk Exceptions: Any bulk exceptions authorized under this provision shall be solely for the purpose of promoting a unified site plan, and meeting the objective of this title and the comprehensive plan.
 2. ~~Lot Area Per Dwelling Unit: For a residential planned unit development, the minimum lot area per dwelling unit requirements shall not be decreased by more than twenty five percent (25%) of that required in the particular zoning district.~~
 3. Distance Between Buildings: The minimum horizontal distance between buildings shall be fifteen feet (15'). However, where necessary, the distance may be varied to be consistent with recognized site planning principles.
 4. Perimeter Yards: The minimum front, side and rear yards on the perimeter of the planned unit development shall be provided in accordance with the underlying zoning district or districts, although exceptions may be granted. Greater minimum yards and/or landscape buffers may be required to foster aesthetically pleasing planned unit developments and to make planned unit developments more compatible with adjacent uses, to minimize possible adverse impacts and to provide privacy.
 5. Compatibility: The uses permitted in a planned unit development must be of a type and located to minimize detrimental influence upon surrounding properties.
 6. Parking Requirements: The individual uses permitted within the planned unit development shall adhere to the parking requirements provided for in other sections of this title for the particular use or uses proposed.
 7. Traffic: Adequate provision shall be made to provide safe ingress and egress and designed to minimize traffic congestion in the public streets.
 8. General Design: The planned unit development shall not be designed as to be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The planned unit development shall be designed to offer more architectural features, enhanced landscaping and extra open space. (Ord. Z-8-13, 4-1-2013)

Standards for Zoning Code Text Amendment:

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The proposed amendment is a part of the effort to streamline the approval process for residential planned unit developments and does not conflict with the City's comprehensive plan, the official policy guide to future land use. A PUD process that is flexible will not only facilitate new developments but also reduce the administrative burden for both the city and the developer.

To analyze this text amendment request, the standards for amendments contained in Section 12-3-7(E) of the Zoning Ordinance are used. Following is a discussion of those standards.

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;

The City of Des Plaines Comprehensive Plan, adopted by the City Council in 2007, does not address these changes in detail.

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;

This amendment will provide greater flexibility in the Planned Unit Development (PUD) process. The Zoning Code allows major variations to be considered with no percentage cap for all the authorized variations. Whereas, a PUD, which is intended to provide a maximum choice in the types of environment available, restricts the density for residential developments. The proposed text amendment would help meet the intent of the PUD section of the Zoning Code.

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

The proposed amendment is not anticipated to have a significant effect on public facilities or services.

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

The proposed amendment is not substantive in nature and should not have an adverse effect on the value of the properties.

5. Whether the proposed amendment reflects responsible standards for development and growth. (Ord. Z-8-98, 9-21-1998)

The proposed amendment is a part of the effort to streamline the approval process for residential planned unit developments and does not conflict with the City's comprehensive plan, the official policy guide to future land use.

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Recommendation:

The Community Development Department recommends approval of the text amendment to Section 12-3-5.C of the 1998 City of Des Plaines Zoning Ordinance, as amended, to eliminate the minimum required Planned Unit Development (PUD) standard for lot area per dwelling unit for residential developments.

Plan & Zoning Board Procedure:

Pursuant to Sections 12-3-7.D.3 of the Zoning Code, the Planning and Zoning Board may vote to *recommend* approval, approval with modifications, or disapproval. The City Council has final authority over the Text Amendment.

Board Member Saletnik asked if there was a project that provoked this Text Amendment. Coordinator Pruss stated, per various inquiries, this alleviates the variance process; currently limiting and restrictive.

Chairman Szabo asked Director McMahon if he has experience with how other communities would respond to this. Director McMahon advised – this is to take away the limitations of the Board; to give the Council more options.

Board Member Schell asked why it wasn't done this way originally. Coordinator Pruss advised – perhaps to control the quality of development though it sets restrictions; rather than offer flexibility, we've set restrictions.

A motion was made by Board Member Schell, seconded by Board Member Saletnik, to approve the Text Amendment as presented.

AYES: Schell, Saletnik, Green, Hofherr, Szabo

NAYES: None

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

OLD BUSINESS

There was no Old Business.

ADJOURNMENT

On a voice vote, Chairman Szabo adjourned the meeting at 9:25 p.m.

Sincerely,

Gale Cerabona
Recording Secretary

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