


**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

 1420 Miner Street
 Des Plaines, IL 60016
 P: 847.391.5380
 desplainesil.gov

MEMORANDUM

Date: April 23, 2026

To: Dorothy Wisniewski, City Manager

From: Jonathan Stytz, AICP, Senior Planner JS

Cc: Jonathan Mendel, AICP, Assistant Director of Community & Economic Development

Subject: Consideration of an Ordinance Approving a Conditional Use for an Electronic Message Board Sign and a Major Variation for Sign Area for ALM 7 LLC and DPM LLC at 999 E. Touhy Avenue, Case #26-008-CU-V (5th Ward)

Issue: The petitioner requests a conditional use and a major variation to allow an EMB sign on the subject property in the C-2 Limited Office Commercial district at 999 E. Touhy Avenue that exceeds the maximum sign area permitted for an EMB sign for a qualified property.

Petitioners/Owners: ALM 7 LLC and DPM LLC (Representative: Dante Monteverde, 999 E. Touhy Avenue, Suite 120, Des Plaines, IL 60018)

Case Number: #26-008-CU-V

PIN: 09-32-101-030-0000

Ward Number: #5, Alderman Thomas Merlin

Existing Zoning: C-2, Limited Office Commercial district

Existing Land Use: Multi-Tenant Office Building with Off-Street Parking Area

Surrounding Zoning:
 North: R-1, Single Family Residential District (City of Des Plaines)
 South: PD-0, Planned Development District (City of Chicago)
 East: C-2, Limited Office Commercial district (City of Des Plaines)
 West: C-3, General Commercial District (City of Des Plaines)

Surrounding Land Uses:
 North: Single Family Residences (residential) / Park (recreational)
 South: Industrial Warehouses (industrial)
 East: Multi-Tenant Office Building (commercial)
 West: Convenience Mart Fueling Station (commercial)

- Street Classification:** Touhy Avenue is classified as an *other principal arterial* road under Illinois Department of Transportation (IDOT) jurisdiction.
- Comprehensive Plan:** The Comprehensive Plan designates this site as *Commercial*.
- Property/Zoning History:** The subject property was annexed into the City in 1966 as an office building with an off-street parking lot¹. Based on City records, a conditional use was approved June 20, 2011 through Ordinance Z-18-11 (attached) to allow a 45-foot-tall, 500-square-foot EMB sign to be installed on the subject property, which is classified as a qualified EMB property pursuant to Section 12-11-5.G.7 of the Zoning Ordinance. There are existing items to address related to parking lot improvements and fire inspections, which both must be addressed to comply with all current regulations.

CONDITIONAL USE

Request Summary:

Overview

The petitioner requests replacing an existing Electronic Message Board (EMB) sign, as defined below, on the subject property to advertise for the specific uses within the multi-tenant office building and various City of Des Plaines messages pursuant to the current community messaging agreement.

SIGN, ELECTRONIC MESSAGE BOARD: A sign whose informational content can be changed or altered by manual or electric, electromechanical or electronic means (Section 12-13-3 of the Zoning Ordinance).

Pursuant to Section 12-11-5.G of the Zoning Ordinance, an EMB sign is a separate sign type that is only allowed in certain zoning districts and under specific regulations.

Qualified EMB Property Exception

Pursuant to Section 12-11-5.G.7 of the Zoning Ordinance, properties that meet the below criteria are classified as a qualified EMB property and are allowed additional EMB sign allowances than regular EMB signs:

- Occupies a parcel of land of not less than 15 acres zoned C-2 or C-3 or contiguous parcels of land of not less than 15 acres zoned C-2 or C-3 with either vehicular cross access easements or shared parking agreements that are recorded with the Cook County Recorder of Deeds;
- Is improved with multi-story, multi-tenanted office building(s) that have more than 400,000 square feet of rentable space; and
- Has a combined frontage of at least 200 linear feet on I-90 or I-294.

In 2011, Ordinance Z-18-11 approved a conditional use for a 45-foot-tall, 500-square-foot EMB sign on the basis that the subject property met all requirements to be classified as a qualified EMB property. Staff confirms the above Qualified EMB property criteria are still met today.

¹ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved April 7, 2026.

EMB Sign Regulations for Qualified EMB Properties

An EMB sign on a qualified EMB property has slightly different standards in Section 12-11-6.B than an EMB sign on a typical, non-qualified EMB property but is still regulated by location, quantity, size, and operation to minimize any adverse effects on surrounding developments.

- **Location:** Qualified EMB properties must be located in either the C-2 or C-3 zoning districts and a conditional use is required to allow the installation of an EMB sign under the qualified EMB property exception in Section 12-11-5.G.7 of the Zoning Ordinance. Any EMB sign associated with a qualified EMB property shall be: (i) located between I-90 or I-294 and the structure(s) on the subject qualified EMB property, and (ii) screened from any residential property.
- **Quantity:** Only one EMB sign is permitted per qualified EMB property even in the case of business parks, retail centers, and multi-lot uses².
- **Size:** An EMB sign on qualified EMB properties cannot exceed 500 square feet in area³.
- **Operation:** The changeable copy on the EMB sign must be specific to the businesses or organizations residing on the qualified EMB property and is only for tenants with a lease of 3 years, actually occupies and operates a space of at least 500 square feet within the building. The EMB sign cannot make any sounds and must be equipped with light dimming device or timer to reduce light intensity based on time of day. The changeable copy on the EMB sign cannot be changed more than one every 7.5 seconds or as established by Federal or State Guidelines, whichever is greater.

EMB Sign Proposal

The petitioner proposes replacing the existing two-sided EMB sign with a new larger, two-sided sign in the same location as the current sign as illustrated on the attached Sign Plans. The current sign is surrounded by a wood fence and its base is void of landscaping improvements. However, as part of this request, the petitioner has provided a landscape diagram illustrating the proposed plantings around the sign base outside of the existing fence enclosing the sign base. The table analyzes how the proposed EMB sign aligns with Section 12-11-6.B of the Zoning Ordinance for EMBs for qualified EMB properties. The EMB sign will exceed 500 square feet in area, requiring a major variation.

EMB Sign for Qualified EMB Property			
Standard	Requirement	Existing	Proposed
Sign Height	45 FT Maximum	45 FT	45 FT
Total Sign Area	500 SF Maximum	488 SF	509 SF*
Sign Quantity	Up to One Sign Permitted	One	One
Sign Location	Must be located between I-90 or I-294 & structure(s) on site and be screened from all residences	Located between office building & I-90 and is screened from residences	<i>No change to sign location</i>

*A major variation is required for the EMB sign area.

² Excluding EMB signs embedded within electric vehicle (EV) charging ports and drive-through menu board signs.

³ Excluding EMB signs embedded within EV charging ports and drive-through menu board signs, which have specific regulations.

Major Variation

Request Summary:

Overview

As noted above, the proposed EMB monument sign will be 509 square feet in area, which exceeds the maximum 500-square-foot sign area permitted in Section 12-11-6.B for EMBs on qualified EMB properties. While the sign is screened from residential, the PZB should consider the adverse effects of this sign type on motorists and whether the increase size is feasible in this location.

Consideration of Alternatives

There are alternatives available that do not require the conditional use and variation application requested:

- Like for Like Replacement of Current Sign: Allows replacement of the current sign size and structure with little to no adjustments.
- Slight Enlargement of Current Sign to Max Area Allowed: Allows an enlargement of the sign to the maximum 500 SF permitted—which is included in the original 2011 approval—for a larger display but primarily same function as the existing sign.

Other Considerations

In its review of this request, the PZB may also consider the following:

- 2019 Comprehensive Plan: This plan provides general goals and strategies for the implementation of gateway and wayfinding signs throughout the City, especially in the downtown area and specific significant street corridors, to promote uniform identity and reduce visual clutter through sign regulation. *It does not, however, promote or seek to increase the installation and use of EMBs or other signs that could visually clutter along corridors for private property.* As a result, the proposal would not align with a specific goal or strategy of the City's 2019 Comprehensive Plan.
- City's Zoning Ordinance: Chapter 11 of the Zoning Ordinance provides comprehensive regulations of signs in the City to:
 - Provide *reasonable yet appropriate conditions* for identifying businesses and services rendered in commercial, institutional and industrial areas;
 - *Reduce traffic hazards by restricting signs and lights which exceed a viewer's capacity to receive information, or which increases the potential for accidents created by signage which distracts or obstructs a viewer's vision*; and
 - *Protecting the health, safety and general welfare* of the residents of the City.

Planning and Zoning Board (PZB) Recommendation

The PZB held a public hearing on April 14, 2026 to consider the request and voted 5-0 to recommend that City Council approve the conditional use and major variation requests with the conditions as written. The rationale for the PZB's vote is captured in the attached excerpt of minutes from the April 14, 2026 PZB Meeting.

City Council Action

Pursuant to Sections 12-3-4.D.4 and 12-3-6.G.2.c of the Zoning Ordinance, the Council has the final authority on the conditional use and major variation requests. The Council may approve, approve with modifications, or deny Ordinance Z-8-26, which includes the requested conditional use and major variation for the EMB sign on the subject property. If the City Council decides to approve these requests, staff and PZB recommend the following conditions.

Conditions of Approval:

1. A minimum three-foot-wide landscape bed is required to be installed and maintained around the entire sign base. The landscape bed shall be improved with evergreen bushes not less than three feet in height in front of the sign and shorter shrubs and perennials along the fence enclosure around the sign base.
2. At time of the building permit process, the Proposed EMB sign plans may be modified as necessary to comply with all local and state requirements, provided the total sign area is not increased in size beyond the requested 509 square feet.
3. The Proposed EMB must remain in compliance with all requirements for Electronic Message Board Billboards set forth in Section 12-11-6.B of the City Code, including requiring the Petitioners to enter into an agreement with the City regarding the display of City sponsored messages in a form acceptable to the City Manager and the City Attorney.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: ALTA/ACSM Land Title Survey
- Attachment 4: Ordinance Z-18-11 and Original Approved Sign Permit
- Attachment 5: Petitioner's Responses to Standards
- Attachment 6: Acting Chairman Catalano PZB Recommendation Letter
- Attachment 7: Excerpt of Minutes from the April 14, 2026 PZB Meeting

Ordinance Z-8-26

- Exhibit A: Project Narrative
- Exhibit B: Sign Plan
- Exhibit C: Unconditional Agreement and Consent



0 250 500 ft

Print Date: 4/10/2026

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



999 E. Touhy Avenue – Public Notice Sign



999 E. Touhy Avenue – Facing Southeast at Front of Property



999 E. Touhy Avenue – Facing North at Rear of Building



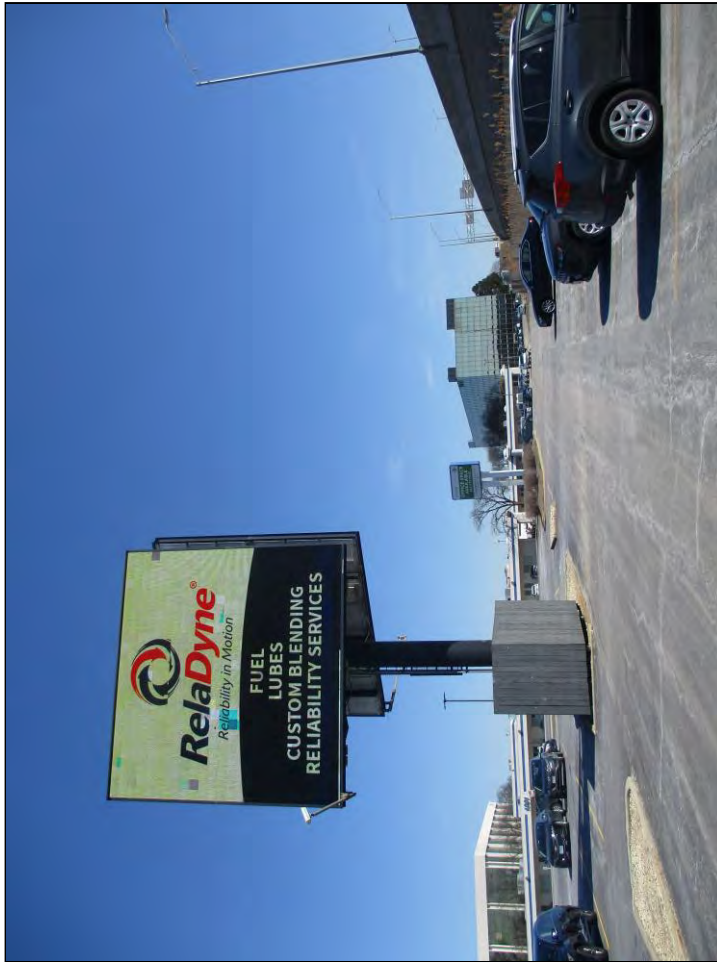
999 E. Touhy Avenue – Facing Southeast at Side Parking Area



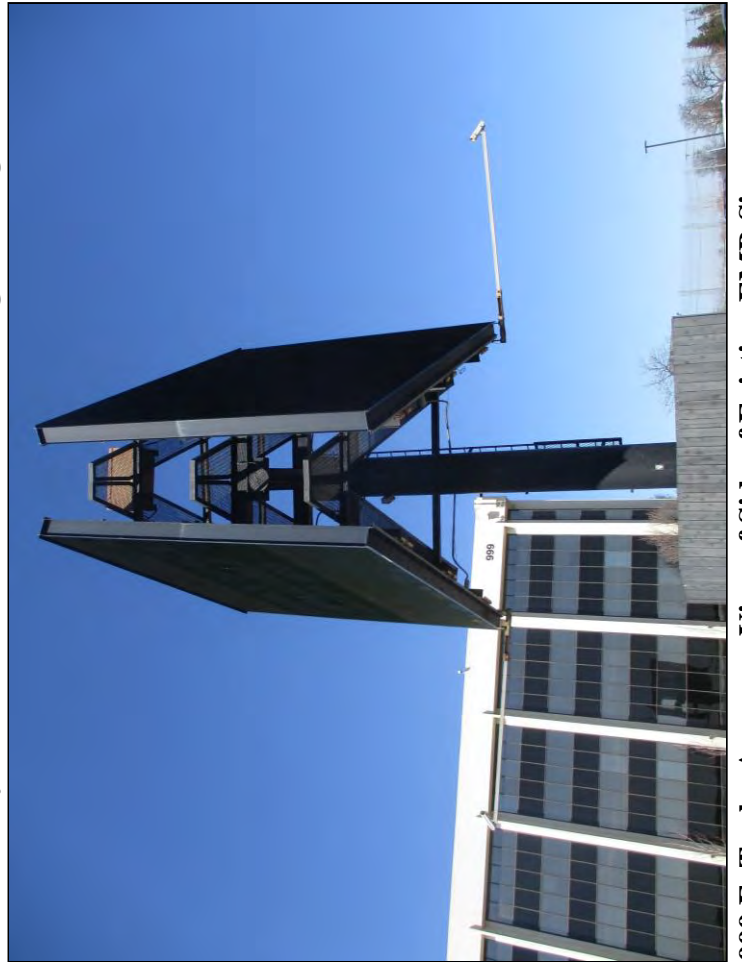
999 E. Touhy Avenue – View of Existing EMB Sign Base



999 E. Touhy Avenue – View of Rear of Existing EMB Sign



999 E. Touhy Avenue – View of Front of Existing EMB Sign



999 E. Touhy Avenue – View of Side of Existing EMB Sign

CITY OF DES PLAINES

ORDINANCE Z - 18 - 11

AN ORDINANCE APPROVING A CONDITIONAL USE UNDER SECTION 11.5-7 OF THE CITY OF DES PLAINES ZONING ORDINANCE TO AUTHORIZE A 500 SQUARE FOOT ELECTRONIC MESSAGE BOARD SIGN AT 999 E. TOUHY AVENUE, DES PLAINES, ILLINOIS. (CASE #11-016-CU).

FILE COPY

WHEREAS, application has been made by Patrick J. Devereaux on behalf of ALM 7, LLC and DPM 7, LLC ("Petitioner") for a Conditional Use, under Section 11.5-7 of the City of Des Plaines Zoning Ordinance, to authorize a 500 square foot Electronic Message Board Sign at 999 E. Touhy Avenue, Des Plaines, Illinois; and

WHEREAS, the existing zoning is C-2, Limited Office Commercial and the property is a Qualified EMB Property; and

WHEREAS, within fifteen (15) days of the receipt thereof, said application was referred by the Department of Community Development to the Zoning Board of Appeals of the City of Des Plaines; and

WHEREAS, within ninety (90) days from the date of said application a public hearing was held by the Zoning Board of Appeals on May 31, 2011 pursuant to publication in the Des Plaines Journal and Topics on May 13, 2011 and notice was mailed to all property owners within 300 feet of the subject property of the consideration of the Conditional Use Permit so proposed by the Applicant; and

WHEREAS, said hearing of the Zoning Board of Appeals was held pursuant to notice published as required by law, wherein competent testimony and evidence was given with respect to how said applicant intended to meet the provisions of the Zoning Ordinance, and said Zoning Board of Appeals filed a written report of such testimony and evidence and their recommendations unanimously approving thereon to the City Council on May 31, 2011; and

WHEREAS, said applicant made certain commitments to the Zoning Board of Appeals with respect to the requested Conditional Use Permit, which representations are hereby found by the City Council to be material and upon which the City Council relies in granting this request for a Conditional Use Permit subject to certain terms and conditions; and

WHEREAS, the City Council has studied the respective written reports of the Zoning Board of Appeals, together with the applicable standards set forth in the Zoning Ordinance, the Staff Report dated June 1, 2011, including the Conditional Use Application completed by the Petitioner, together with the exhibits to the Staff Report, which include a Land Title Survey, a Signage Package, a Location Map, Site and Context Photos, a Plan of Operation, Ordinance Z-10-11, the Draft Minutes of the Zoning Board of Appeals, dated May 31, 2011, and the Letter

B. The approval of a proposed conditional use permit by the City Council shall be deemed to authorize only that particular use at that particular location for which the conditional use was issued.

C. Except when otherwise provided for in this Ordinance, a conditional use shall be deemed to relate to, and be for the benefit of, the use and lot in question, rather than the owner or operator of such use or lot.

3.4-9: The approval of a conditional use permit application by the City Council shall not authorize the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for such permits or approvals as may be required by the regulations of the City, including but not limited to a Zoning Certificate and a building permit.

SECTION 4: That the property located at 999 E. Touhy Avenue, Des Plaines, Illinois,

which is the subject of this Ordinance is legally described as follows:

PARCEL 1:

LOT 1 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY AGREEMENT DATED DECEMBER 12, 1975 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 48605 (GRANTOR), FIRST CHICAGO REALTY SERVICES CORPORATION (MORTGAGEE), AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 46595 (GRANTEE), RECORDED DECEMBER 16, 1975 AS DOCUMENT 23325794, OVER AND ACROSS THE FOLLOWING:

THE NORTH 60.0 FEET, AS MEASURED AT RIGHT ANGLES AND CONCENTRIC WITH THE NORTHERLY LINE, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE NORTH 2/3 OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 41 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32 AFORESAID, A DISTANCE OF 634.43 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, (SAID WEST LINE HAVING A BEARING OF SOUTH 00 DEGREE, 14 MINUTES, 58 SECONDS WEST FOR THE PURPOSES OF THIS DESCRIPTION); THENCE NORTH 88 DEGREES, 32 MINUTES, 18 SECONDS EAST, A DISTANCE OF 157.28 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 576.94 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE (THE CHORD OF SAID CURVE BEARING NORTH 58 DEGREES, 48 MINUTES, 38 SECONDS EAST, A DISTANCE OF 390.77 FEET), AND ARC DISTANCE OF 398.65 FEET TO A POINT ON ANOTHER CURVE, WHICH HAS A RADIUS OF 490.0 FEET AND BEING CONCAVE TO THE SOUTHWEST, SAID POINT BEING 2.78 FEET SOUTHEASTERLY, (AS MEASURED ALONG THE ARC OF SAID CURVE FROM A POINT) WHICH LIES 444.0 FEET SOUTH, (AS MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF SAID NORTHWEST ¼ OF SECTION 32 AND 175.0 FEET WEST, (AS MEASURED AT RIGHT ANGLES) FROM THE EAST LINE OF SAID NORTHWEST ¼ OF SECTION 32 AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 2/3 OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, WHICH WAS ACQUIRED BY CONDEMNATION FILED AS CASE NO. 57-S-1501; THENCE NORTH 00 DEGREE, 17 MINUTES EAST

STRIP OF LAND IN LOT 2 IN O'HARE NORTHEAST OFFICE PARK SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, ACROSS, AND UPON ALL STREETS, ROADS, ALLEYS, AND WAYS NOW OR HEREAFTER LOCATED, AND FOR PARKING UPON ALL PUBLIC PARKING AREAS NOW OR HEREAFTER LOCATED ON THE PORTION OF TRACT A DESCRIBED ON EXHIBIT C ATTACHED THERETO, AS CREATED BY A RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 29, 1976 AS DOCUMENT 23432344, IN COOK COUNTY ILLINOIS.

PINs: 09-32-101-019-0000
09-32-101-022-0000

09-32-101-020-0000
09-32-101-023-0000

09-32-101-021-0000

SECTION 5: That granting of the Conditional Use Permit for the subject property is granted upon the conditions set forth below. Upon failure of the Petitioner to act upon this authorization within twelve (12) months of the date of this Ordinance, the granting of the Conditional Use Permit for the subject property shall be automatically revoked; provided, however, that upon request in writing of the Petitioner prior to the expiration of the twelve (12) month period, the City Council may at any time, or from time to time by ordinance duly adopted at any meeting of the City Council, extend said period of time. In addition to the foregoing and the requirements of 11.5-7 and 11.6 B of the Zoning Code, the Petitioner must meet the following conditions:

1. The proposed Electronic Message Board signs shall conform to all Des Plaines Zoning Ordinance regulations regarding operational characteristics such as permitted and prohibited types of Electronic Message Boards, interval of message, brightness of signs.
2. Automatic Dimming. Electronic multiple message signs shall be equipped with light sensing devices or a scheduled dimming timer which automatically dims the intensity of the light emitted by the sign during ambient low-light and nighttime (dusk to dawn) conditions. The signs shall not exceed five hundred (500) nits of intensity as measured at the sign surface during nighttime and low-light conditions and five thousand (5,000) nits during daytime hours.
3. The operator of the Electronic Message Board agrees to permit the City to post messages, including public service announcements, Amber Alerts and City information to be displayed no less than 3.5% of the total time the Electronic Message Board is operating in any 24 hour period. City messages will be displayed throughout such 24 hour period, with the majority of the display occurrences taking place during the periods from 5 a.m. to 11 a.m. and 1 p.m. to 9 p.m., unless the City requests a different over-night or middle of the night distribution. Notwithstanding the foregoing and without the consent of the City, the operator may cease displaying any announcements which may be outdated or superseded.

SECTION 8: That within 60 days of the passage of said Ordinance, the executed, original Ordinance shall be returned to the City Clerk's office.

SECTION 9: If any paragraph, section, clause or provision of this ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the contract.

SECTION 10: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

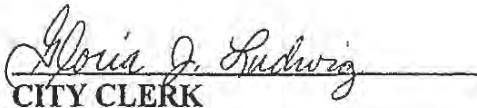
PASSED this 20th day of June, 2011.

APPROVED this 20th day of June, 2011.

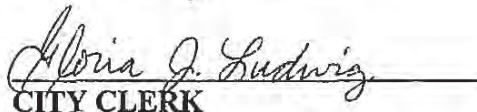
VOTE: AYES 8 NAYS 0 ABSENT 0


MAYOR


ATTEST:


CITY CLERK

Published in pamphlet form this
20th day of June, 2011.



CITY CLERK

Approved as to form:


David R. Wiltse, City Attorney

ALM 7, LLC and DPM 7, LLC, being the owner or other party in interest of the property, legally described within this Ordinance, having read a copy of the Ordinance, do hereby accept, concur and agree to develop and use the subject property in accordance with the terms of this Ordinance.

Dated: 6/27/2011

 (Signature)
ALM 7, LLC and DPM 7, LLC
By its authorized representative

LegalOrd\Special\CU 999 Touhy Sign

DATE RECEIVED 2-29-2012
DATE ISSUED _____
PERMIT NO. 12020118

APPLICATION FOR SIGN PERMIT

SIGN ADDRESS 999 E Touhy Ave.
OWNER (LESSEE) Siete 7, LLC ADDRESS 999 E Touhy Ave ZIP _____ TEL _____
MANUFACTURER Landmark Sign Group ADDRESS _____ ZIP _____ TEL _____
INSTALLER SAME ADDRESS _____ ZIP _____ TEL _____
ELECTRICAL CONTRACTOR Aulinger Electric ADDRESS _____ ZIP _____ TEL _____

TYPE OF SIGN

- POLE
- ILLUMINATED
- RE-FACE
- TEMPORARY
- MONUMENT
- SINGLE FACED
- BANNER
- TENS
- WALL
- DOUBLE FACED
- AWNING
- DATE LAST TEMPORARY SIGN _____

UNLESS VOID
RECEIVED
BY CASHIER

BUILDING FRONTAGE 232' LOT FRONTAGE 672' SETBACK REQUIREMENTS 37'-3"

DESCRIPTION OF SIGN

DIMENSIONS OF SIGN: 21'-8" x 22'-6 1/2" HEIGHT ABOVE GROUND: 45'
MATERIAL(S): LED Technology within Steel & Aluminum Cabinet TOTAL SQUARE FEET (ALL SIDES): 488
DESCRIPTION AND SQUARE FOOTAGE OF EXISTING SIGNS: Existing sign being removed
TEMPORARY SIGN TIME LIMIT FROM: _____ TO: _____

ADDITIONAL INFORMATION

Per Ordinance Z-18-11
Case # 11-016-C4

RECEIVED
FEB 29 2012

* Existing "blacked out" westmost pole sign shall be removed at time of installation.

BUILDING DEPT.

CITY OF DES PLAINES 2012 FEES	
REFUNDABLE BOND	
TEMPORARY SIGN FEE	\$10
STANDARD SIGN FEE	\$50
SQ. FOOTAGE FEE	\$244
ELECTRICAL FEE	\$50
TOTAL FEE	\$354.00 ✓

FILED BY Landmark Sign Group - Shaun O'Brien APPROVED THIS 2nd DAY OF February 20 12
ADDRESS _____
CITY Chesterton STATE IN ZIP 46304

PHONE (_____) BY [Signature] PERMIT COORDINATOR

3-5-12 Attachment 4 called for pickup.



Illinois Department of Transportation

Division of Highways / Bureau of Land Acquisition
2300 South Dirksen Parkway, Springfield, Illinois 62764

February 23, 2012

CERTIFIED MAIL

Siete 7, LLC
Attn: Mr. Patrick J. Devereaux
999 E. Touhy Avenue, Suite 130
Des Plaines, Illinois 60018

RE: NOTICE OF PERMIT APPROVAL

Route: I-90
Location: Des Plaines
County: Cook

Dear Mr. Devereaux:

This is to notify you that the applications you submitted for outdoor advertising signs to be located in Des Plaines, Illinois have been approved. A copy of the approved permit applications, assigned Permit Nos. [REDACTED] are enclosed for your files.

This approval is contingent upon the prior removal of the "brown" sign. The Department, however, agrees to your proposal that the "brown" sign be removed when the LED sign is erected. With respect to the LED sign, you must ensure that the multiple message feature meets the requirements for multiple message signs (as defined in Section 522.20). In addition, you must ensure that your messages only pertain to activities that are conducted on-premise. Please contact this office at [REDACTED] once the signs have been erected. After receiving notification, and upon assessing compliance, the Department will place approved tags on the signs.

If you have any questions or need additional information, please contact Tim Hoesli, Outdoor Advertising Program Manager, at the telephone number listed above.

Sincerely,

Handwritten signature of Cheryl L. Cathey.

Cheryl L. Cathey, P.E.
Acting Bureau Chief of Land Acquisition

Handwritten signature of Tim Hoesli.

By Tim Hoesli
Outdoor Advertising Program Manager

Enclosure:

Copy of Approved Application
cc: File



Application for Outdoor Advertising Permit
On-Premise Sign - Interstate Highway

Ownership

Permit No. 016-21749

Owner of Proposed Sign Slate 7, LLC

Address 999 E. Touhy Avenue Des Plaines IL 60018 [Redacted]
(Street) (City) (State) (Zip Code) (Telephone)

Owner of Land Slate 7, LLC

Address 999 E. Touhy Avenue Des Plaines IL 60018 [Redacted]
(Street) (City) (State) (Zip Code) (Telephone)

Proposed Sign Location

County Cook Marked Route No. Interstate 80

Sign will be located 1,246 feet mile/miles N of D'Hare International Airport property line
(NSEW) (Landmark)

37 feet mile/miles from the N of the highway right-of-way.
(NSEW)

GPS Coordinates in decimal format: 42.008047 42°0' - 28.9686" latitude (eq. 37.2860370)
-87.898983 87° - 53' - 56.3388" longitude (eq. -89.4820425)

For signs located within incorporated limits, provide the following:

Name of town Des Plaines, IL

Present zoning classification C-2

Was site within incorporated limits on September 21, 1959? Yes No

If no, what was the zoning classification on September 21, 1959? R-4

For signs located outside incorporated limits, provide the following:

Present Zoning Classification N/A

Zoning Classification on September 21, 1959 _____

Will sign be located more than 50 feet from the activity advertised? Yes No

Description of Proposed Sign

Size: Width 22'-6 1/2" feet Height 45' feet

Will sign have lighting? No Yes If yes, what type: LED

Will lights be flashing, intermittent, or moving? No Yes

If yes, please describe: Message will be static for period of time and have an instant change

Will sign be other than rectangular? No Yes If yes, attach a sketch.



Illinois Department of Transportation

Application for Outdoor Advertising Permit On-Premise Sign - Interstate Highway

BUREAU OF LAND ACQUISITION

Ownership

Permit No. 016-21867

Owner of Proposed Sign Siete 7, LLC 2011 DEC 29 AM 10 04

Address 999 E. Touhy Avenue Des Plaines IL 60018 [REDACTED]
(Street) (City) (State) (Zip Code) (Telephone)

Owner of Land Siete 7, LLC

Address 999 E. Touhy Avenue Des Plaines IL 60018 [REDACTED]
(Street) (City) (State) (Zip Code) (Telephone)

Proposed Sign Location

County Cook Marked Route No. Interstate 90

Sign will be located 1,246 feet mile/miles N of O'Hare International Airport property line
(NSEW) (Landmark)

37 feet mile/miles from the N of the highway right-of-way.
(NSEW)

GPS Coordinates in decimal format: 42.007485 latitude (eg. 37.2960370)
-87.896955 longitude (eg. -89.4820425)

For signs located within incorporated limits, provide the following:

Name of town Des Plaines, IL

Present zoning classification C-2

Was site within incorporated limits on September 21, 1959? Yes No

If no, what was the zoning classification on September 21, 1959? R-4

For signs located outside incorporated limits, provide the following:

Present Zoning Classification N/A

Zoning Classification on September 21, 1959 _____

Will sign be located more than 50 feet from the activity advertised? Yes No

Description of Proposed Sign

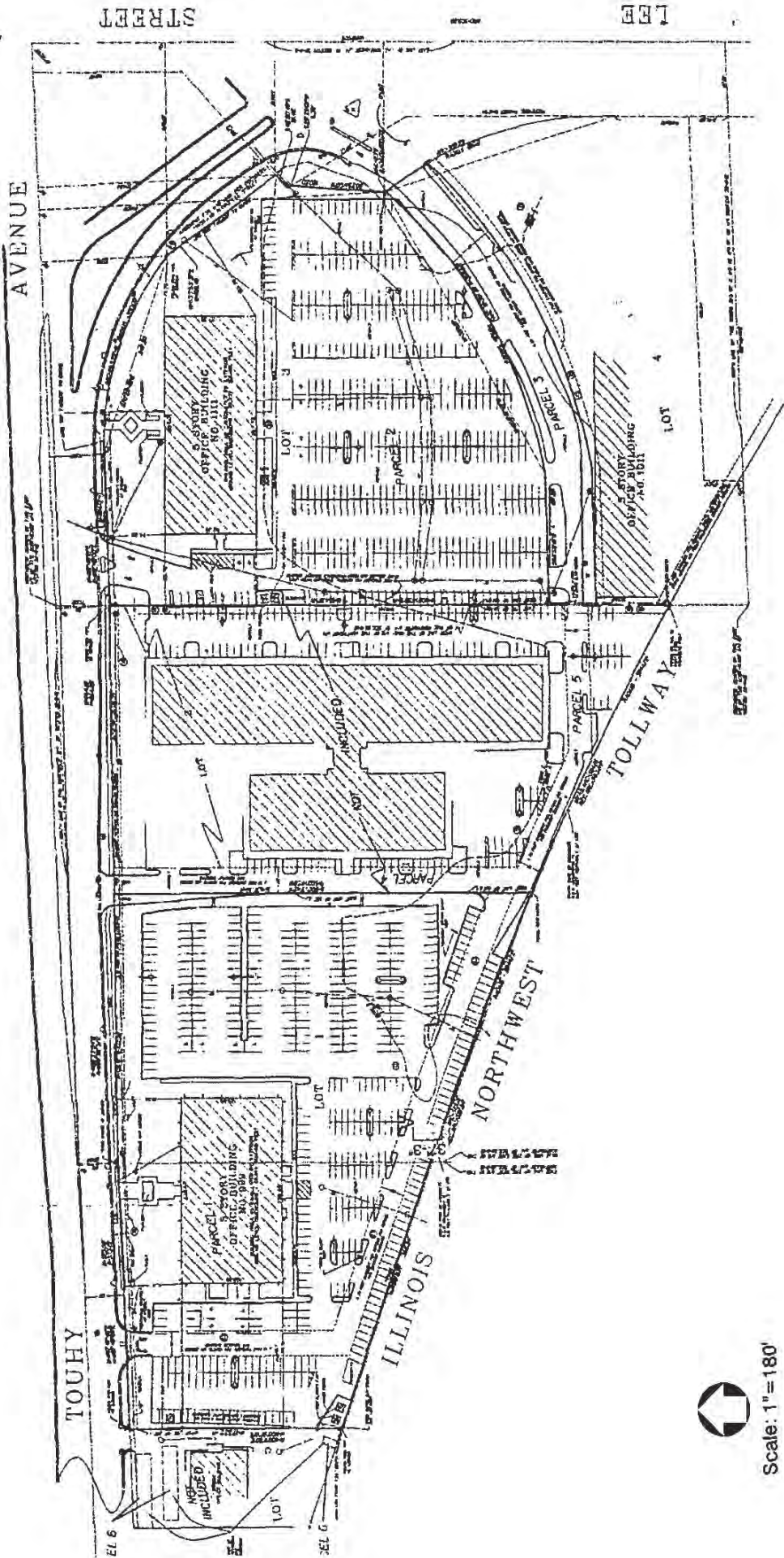
Size: Width 14' 8" feet Height 11' 0" feet

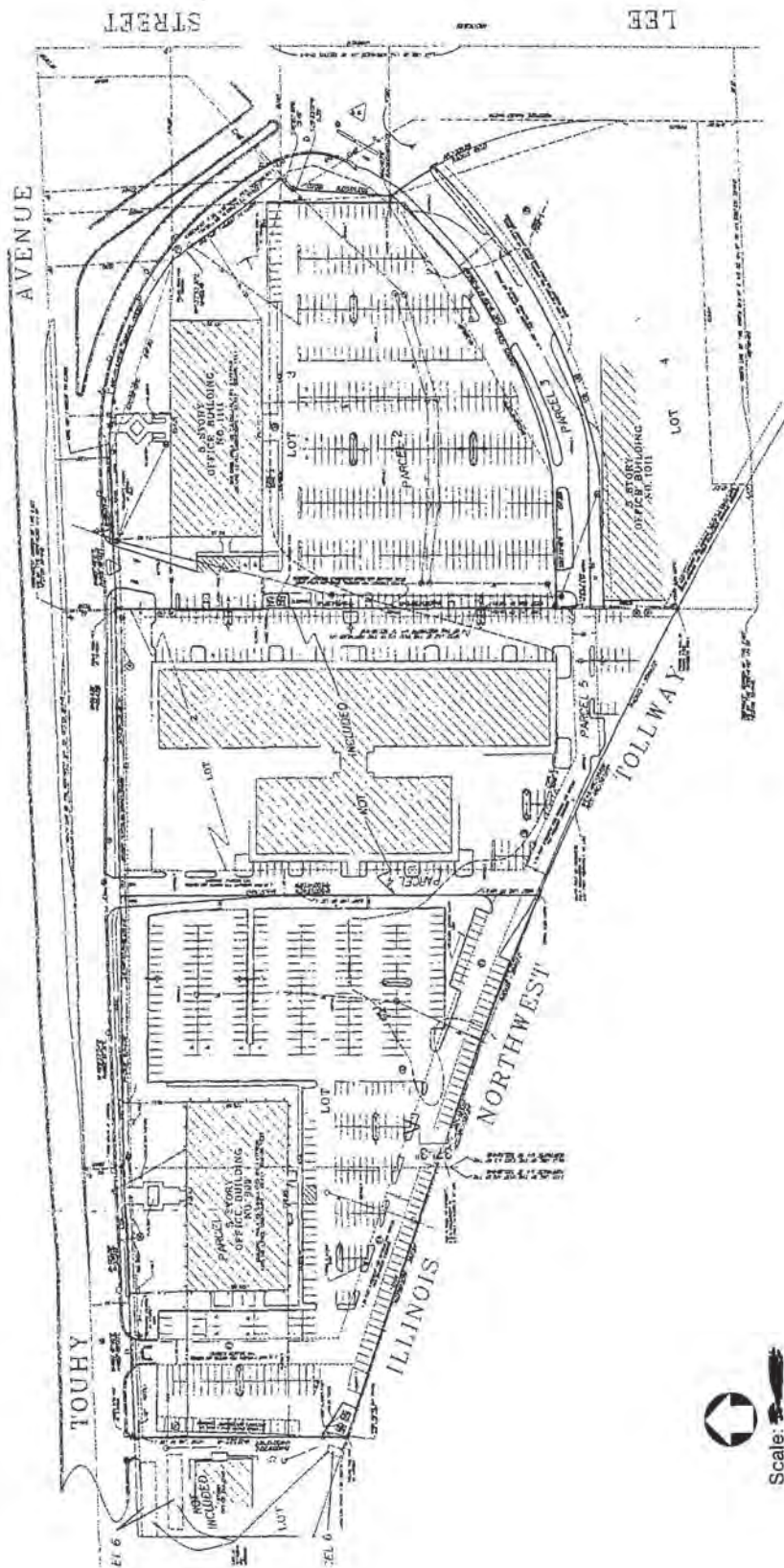
Will sign have lighting? No Yes If yes, what type: fluorescent lighting

Will lights be flashing, intermittent, or moving? No Yes

If yes, please describe: _____

Will sign be other than rectangular? No Yes If yes, attach a sketch.



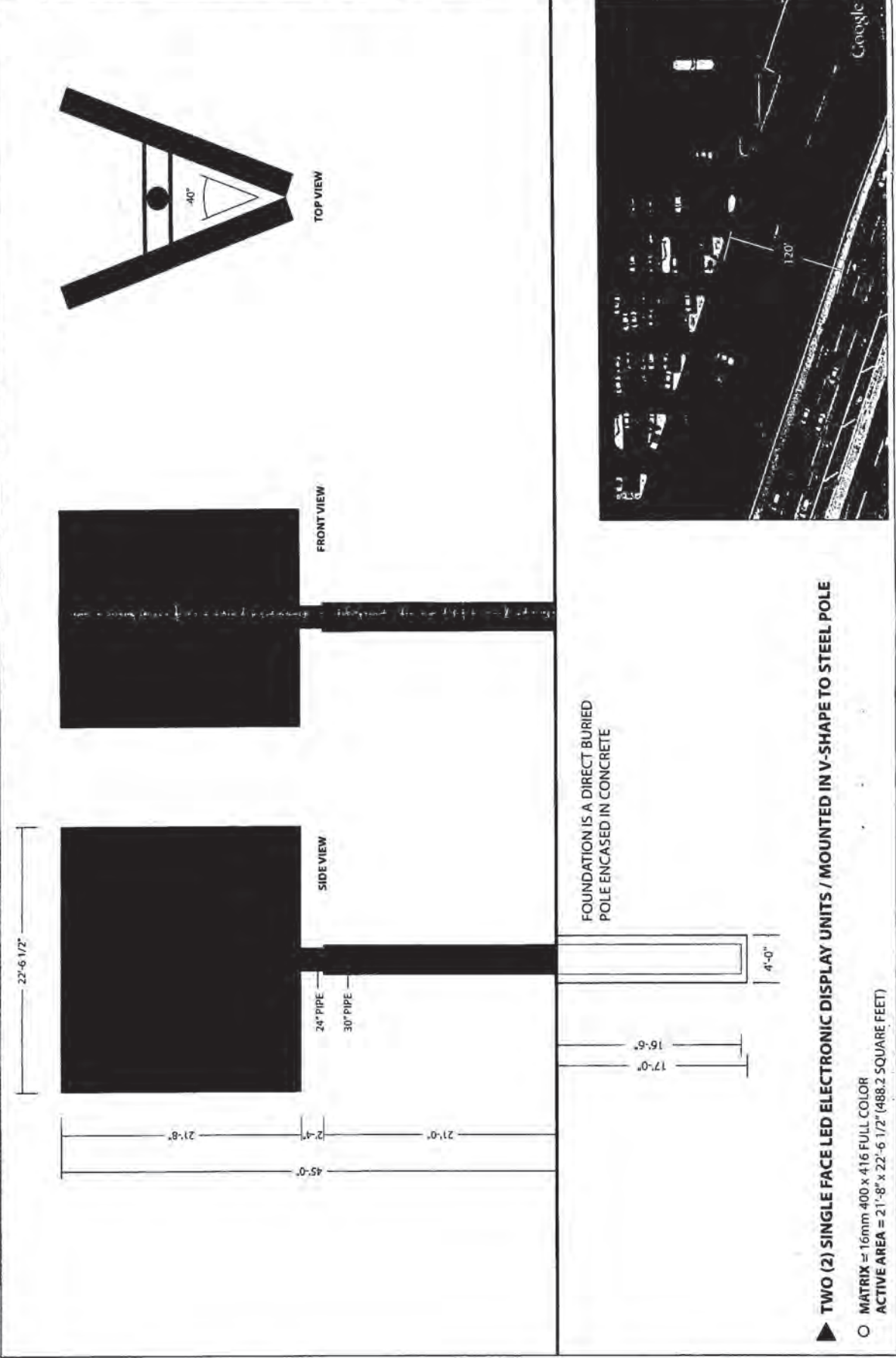


LAN L.S.G. SALES INITIALS

IF REQUIRED: Landlord Acceptance SIGNATURE DATE

Customer Acceptance SIGNATURE DATE

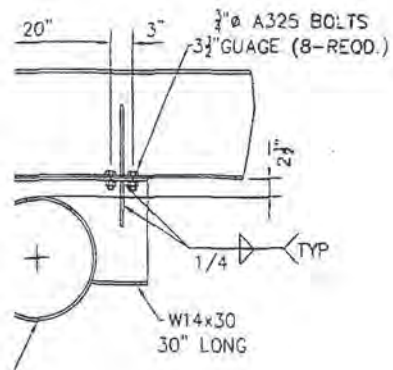
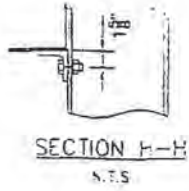
By signing the Customer Acceptance on this print, I understand that I am accepting all aspects of this drawing. X This includes all dimensions, specifications, spelling, and all other representations herein. I also understand that color reproductions on this print are approximate, and may not match manufacturer's exact color.



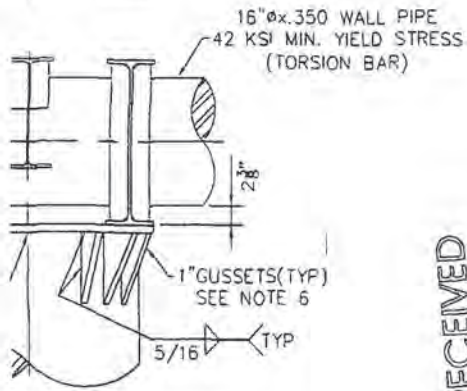
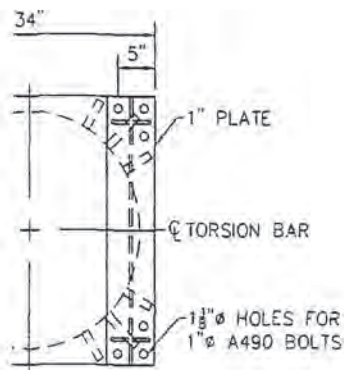
FOUNDATION IS A DIRECT BURIED POLE ENCASED IN CONCRETE

▲ TWO (2) SINGLE FACE LED ELECTRONIC DISPLAY UNITS / MOUNTED IN V-SHAPE TO STEEL POLE

○ MATRIX = 16mm 400 x 416 FULL COLOR
 ACTIVE AREA = 21'-8" x 22'-6 1/2" (488.2 SQUARE FEET)



BEAM, SLEEVE TORSION
 ID WELD ALL AROUND
 TAIL K
 N.T.S.



BEAM, SLEEVE TORSION
 D 1/4 FILLET ALL AROUND
 TAIL B
 N.T.S.

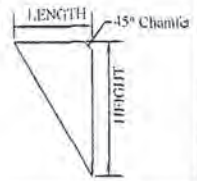
RECEIVED
 FEB 29 2012
 BUILDING DEPT.

SAND OR BETTER. (Allowable soil pressure=200p.s.f./ft. of depth).
 CONTRACTOR TO NOTIFY ENGINEER IF OTHER THAN THESE SOIL
 CONDITIONS EXIST.
 4) ATTACH CATWALK ANGLES USING 1/4" Ø A-325 BOLT (1 / ANGLE).
 5) CATWALK GRATING TO BE 3.14 PSF EXPANDED METAL GRATING,
 WELDED WITH 1/4" FILLET, 1" LONG @ 12" O/C TO ANGLE.
 6) PLACE GUSSETS AS CLOSE TO HOLES AS POSSIBLE ALLOWING
 FOR BOLT TIGHTENING.

TYPICAL GUSSET DETAIL

(Use this criteria for all gussets).

-Length & height of gussets to be determined by fabricator if not specified. Use maximum length & height possible & still allow for welding all around.
 -depth of 45° chamfer to be minimum required to clear weld or fillet.



GENERAL NOTES

- All nuts and bolts are to be zinc plated. (Except A-490 bolts which are not to be plated, but primed and painted after installation).
- The contractor shall verify all dimensions and conditions in the field before fabrication or construction, and notify engineer of any discrepancies.
- Any deviations from this print must be approved by Engineer.
- All structural steel shall conform to the requirements of ASTM A-36 (Except structural tubing, which shall conform to A-500 grade B).
- All W-shape beams shall conform to A-572 (50 ksi minimum yield).
- All steel pipe shall conform to the requirements of ASTM A-53 grade B or A-252 grade 2, unless otherwise noted.
- Concrete shall attain a minimum compressive strength of $f'_c = 3000$ psi in 28 days, unless otherwise noted.
- All structural steel shall be produced, fabricated, and erected according to latest AISC Specifications and Standard Practice.
- All welding shall be in accordance with AWS Standards. Welding to be performed by certified welders using E-70 electrodes.
- Contractor to ensure that all work is performed in accordance with federal, state, and local codes & ordinances; and OSHA safety regulations.
- Splicing of pipes having an equal diameter, wall & yield is permitted. A full penetration weld all around (Per AWS D1.1) shall be used and must be performed by a certified welder. Splices shall not be: within one half of the foundation depth below grade, within 10' above grade or within 10' above telescoping splices. Unless specified otherwise.

THE UNDER SIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION AND/OR ERECTION OF THIS STRUCTURE.

APPLICABLE BUILDING CODE AND WIND SPEED:

International Building Code (2006/2009 Edition)
 (90 mph Exposure-C) 3-Second Gusts

PROJECT

22'-0" x 23'-0" CM, 40°V @ 45'-0" O.A.H.
 w/(2)-7,590# L.E.D. Units
 Located in Des Plaines, IL



Effective Engineering Solutions, L
 61 White Water Court
 New Lenox, IL 60451
 (815) 485-1470

AFFIX SEAL

THIS PRINT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED, OR ITS CONTENTS DISCLOSED IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT FROM

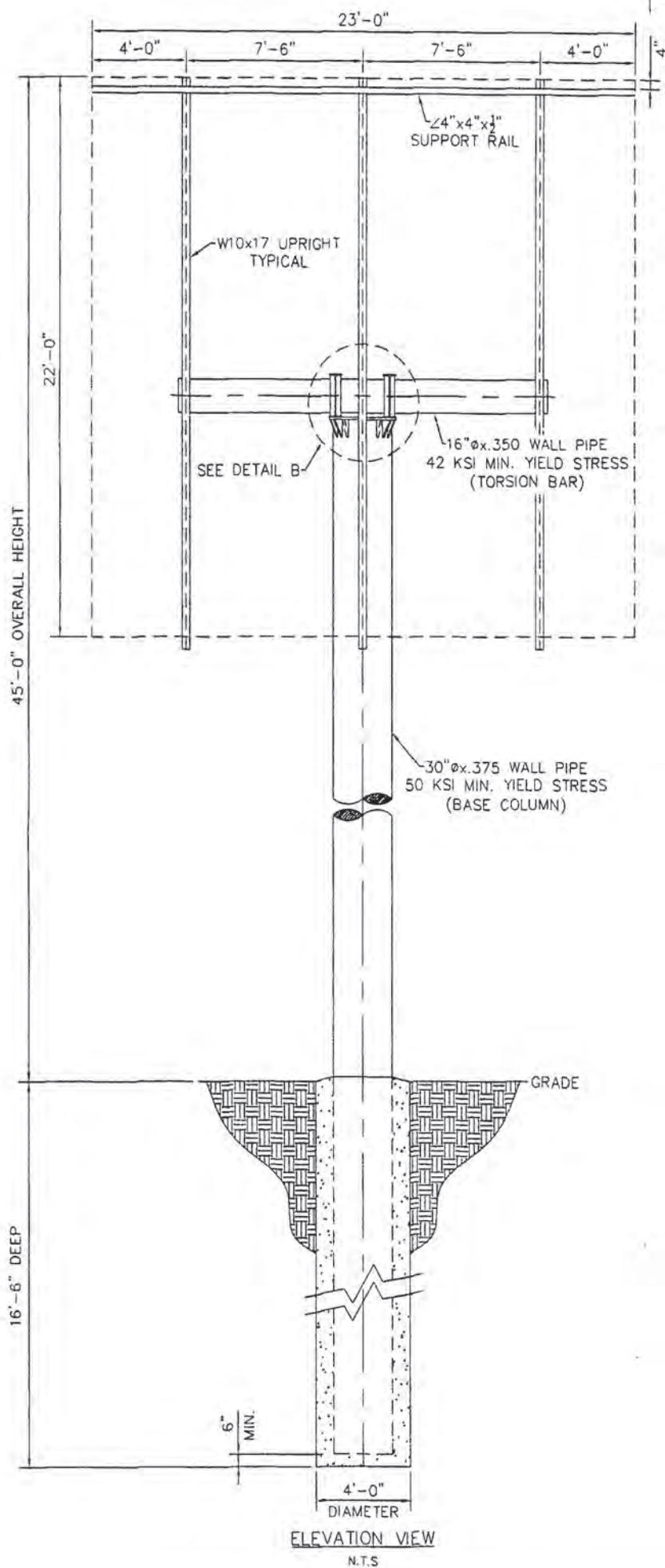
Effective Engineering Solutions, Ltd.

REVISIONS

DRAWN BY:	JNG
DATE DRAWN:	10-26-11
SCALE:	N/A
SELECTIVE E:	Permitting
DRAWING #:	SS-6076
SHEET #:	1 OF 1



Clifford W. Leverenz
 OCT 31 2011



STANDARDS FOR CONDITIONAL USES

The Planning and Zoning Board and City Council review the particular facts and circumstances of each proposed Conditional Use in terms of the following standards. Keep in mind that in responding to the items below, you are demonstrating that the proposed use is appropriate for the site and will not have a negative impact on surrounding properties and the community. Please answer each item completely and thoroughly (two to three sentences each).

1. The proposed conditional use is in fact a conditional use established within the specific zoning district involved;

-The request for additional square footage is a conditional use established within the C-2 Zoning District. The new EMB unit is allowed under certain conditions through conditional use pursuant to section 12-11-5.G.7 of the Des Plaines Zoning Ordinance. The sign replacement and request for additional square footage will remain compliant with the district's designated guidelines.

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

-The proposed sign replacement request, including the application for additional square footage beyond what is typically permitted, has been thoroughly designed and found to be in alignment with the City's comprehensive planning documents. The new sign will align within the economic development mission statement in relation to vibrant commercial sectors. The sign will be modern and bring vibrancy to the area.

3. The proposed conditional use is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity;

-The proposed signage replacement will not alter the character of the surrounding area. The sign will incorporate only minimal additional square footage, which will preserve the current style and appearance of the existing sign. The replacement is primarily an upgrade for safety and maintenance, addressing a nonfunctioning unit.

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

- The proposed conditional use will not be hazardous or disruptive to the neighboring area. The additional square footage of the digital sign constitutes a modern replacement that will mitigate the hazardous condition of the existing sign non-functioning sign. The illumination of the sign, in regard to brightness, scheduled illumination and pace of the changing display, will be per sign code to avoid disturbance within the surrounding areas and roadways. The replacement will not adversely affect the neighboring area.

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;

- The proposed conditional use of the sign will be adequately served by any necessary essential services. The minor increase in the sign's square footage will not alter the service requirements for the sign or the associated establishment.

6. The proposed conditional use does not create excessive additional requirements at public expense for public facilities and services and not be detrimental to the economic welfare of the community;

- The proposed conditional use will not generate additional expenses or impose new requirements upon the public. Furthermore, the increase in square footage for the existing signage is not anticipated to negatively affect 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;

-The replacement of the digital sign display unit will not be detrimental to the property or to any person in its vicinity. This replacement will rectify the current sign issues, which result in monthly display outages until maintenance is performed. Additionally, the unit replacement will be made with a Ledman LED model, which saves 25% more energy than traditional display units. The sign replacement will yield a properly functioning unit, eliminating the distraction and operational issues currently experienced by the establishment.

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

-The sign replacement will be limited solely to the digital sign component. The existing base and foundation of the sign will remain unaltered, ensuring no disruption to the flow of traffic within the parking lot or on the adjacent street.

9. The proposed conditional use does not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance; and

-The proposed conditional use is not anticipated to negatively influence the surrounding area. The location and height of the existing sign will remain unchanged, thereby ensuring no physical alteration to its foundation or visual impact.

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

A major variation request and subsequent approval are necessary because the replacement sign exceeds the maximum allowable sign area. Nonetheless, we will ensure strict compliance with all other sign specifications as outlined in the City of Des Plaines ordinances.

STANDARDS FOR VARIATIONS

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

1. **Hardship:** No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

-The Hardship/difficulty has been created simply because the existing sign requires replacement due to the malfunctioning illumination, which presents an issue since the current digital display is experiencing intermittent failure because of outdated components. As a result since Siete 7 will be using a different sign manufacturer, the size of the unit will vary slightly, posing a need for a larger sign. The replacement sign will feature minor dimensional adjustments as a result of variances in the manufacturing specifications for digital cabinets. Specifically, the new sign will necessitate an increase in size—approximately 19.89 square feet per side—to ensure optimal functionality of the digital display.

2. **Unique Physical Condition:** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

The sign has been a familiar fixture in Des Plaines, visible to passing vehicles on I-90, since 2012. This Sign location is unique because it involves replacing the existing unit with a new one on the same foundation, rather than installing a new sign.

To ensure the sign remains in good condition and maintains its originally intended placement, maintenance is necessary. Given its long-standing familiarity in the area, it is crucial to retain the original signage and the requested square footage at this location. This continuity ensures optimal visibility for vehicular traffic on the roadway.

3. **Not Self-Created:** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.

-The pursuance of a larger EMB sign is not a self-created hardship given the wide range of sign sizes available. The existing digital sign requires replacement due to normal wear and tear. As sign manufacturers' specifications vary slightly, replacing the unit with a modern alternative will result in a minor increase in size.

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

-Denying the variation would result in the loss of substantial rights. Siete 7 LLC has a vested right to proceed with development because they have already made significant, good-faith expenditures in reliance on approved building permits. This right protects them from subsequent alterations to the zoning ordinances. The minimal increase in square footage is exclusively needed to accommodate the slightly larger size of the replacement for the existing, limited-capacity digital display.

5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.

The proposed replacement and minimal square footage addition are necessary solely to repair and restore the sign's digital components to operational status for the foreseeable future. This modification is not an appeal for special privilege to increase business revenue, but rather a necessity to ensure the sign remains in proper working condition. Due to the updated technology of the modern sign manufacturer, the sign itself will be slightly larger to accommodate the display components. This size difference is necessitated by the technological updates, not by choice.

6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.

The replacement sign will maintain the original display's location and appearance, ensuring harmony with the lot as it appeared before the unit display issues. This sign update will continue to inform the community about new developments within Siete 7 and the Des Plaines Area. Furthermore, the sign will remain non-distracting and consistent with the style of other signage along I-90.

7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

The requested variance is essential because no other suitable alternative exists, such as a smaller size, different design, or different product. The chosen sign unit is the optimal solution for its current location. Specifically, this unit is ideal for being out in the open and enduring the elements, making it the best option to withstand snowy and rainy weather conditions in the Midwest.

8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.

-The requested variation is the minimum measure of relief necessary to alleviate the difficulty presented by the strict title. We are requesting a minimum relief of just 19.89 square feet per side in order to accommodate for the replacement of a non-functioning sign.



April 15, 2026

Mayor Goczkowski and Des Plaines City Council
CITY OF DES PLAINES

Subject: Planning and Zoning Board – 999 E. Touhy Avenue, Case #26-008-CU-V

RE: Consideration of a Conditional Use and Major Variation for an Electronic Message Board Sign

Honorable Mayor and Members of the Des Plaines City Council:

The Planning and Zoning Board (PZB) held a public hearing on April 14, 2026 to consider the request.

1. Sam and Carmela Menna from Omega signs presented the conditional use and major variation requests for the proposed Electronic Message Board (EMB) sign showing an aerial image of the property all existing signs identified and the location of the existing EMB sign to be replaced. They noted that the new sign will utilize the same structure/location as the existing sign but will be 9 square feet larger on each side. She added that the sign will not have any sounds, not be distracting, and will be compliant with all city requirements. Ms. Menna also explained that landscape plantings will be added at the base of the EMB sign. Dante Moneverde, representing the petitioner/property owner, added that the existing EMB sign is a great amenity to the tenants on site but is also a great asset for the community because this sign does display community messages as well.
2. PZB members asked if the proposed sign is the same design but is larger because it does not have a border; what advertising will be on the sign; how people traveling on the highway know where their development is located without address on sign; is the new sign the same dimensions as the current sign just without the border; is it possible to customize the size of the digital signs or are they are standardized; is the sign still visible from the highway; if staff has spoken to the petitioner about the proposed conditions of approval; and if they are aware of these conditions.


Ms. Menna responded the new sign will be the same design as the current sign just without the border; that they can add the property address into the program to display with each advertisement copy; that the proposed sign dimensions are the same as the current sign given the previous approval did not factor in the sign border; that the digital signs are made up of pre-manufactured three-foot-tall by three-foot-wide panels that are stacked on one another so they cannot customize the digital sign sizes but can customize non-digital signs; and that the sign will still be visible from the highway. Mr. Monteverde confirmed that the sign will advertise businesses operating on site as well as city messages and that the current sign is located between the building on site and highway but does not have the property address anywhere on it.

City staff confirmed that the staff report with the recommended conditions were provided to the petitioner on the Friday prior to the PZB meeting and while a formal discussion did not occur regarding these conditions, the petitioner is aware of the recommended conditions of approval for these requests.

3. CED staff summarized the staff report with slides providing an analysis of the requests and the proposed sign improvements. Staff acknowledged the two recommended conditions of approval and the motion before the PZB.

4. A member of the public acknowledged that she originally had concerns when she received the notice of this request but is no longer concerned after hearing the proposal and feels the request makes sense.
5. The PZB voted 5-0 to recommend that City Council approve the conditional use and major variation requests with the two staff recommended conditions as written.

Respectfully submitted,



Joseph Catalano,
Des Plaines Planning and Zoning Board, Vice Chairman
Cc: City Officials/Aldermen

April 6, 2026 City Council meeting results:

- Approved Text Amendments to the City Code, Title 12, Zoning Regarding Regulations for Off-Street Parking, Accessory Uses Related to EV Readiness and Drive-Through Facility Operation and Layout Design Regulations – 1st Reading (from the March 10, 2026 PZB recommendation)
- Approved a Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Split One Lot into Two Lots at 1055 S. Mt. Prospect Road and 30 E. Algonquin Road (from the March 10, 2026 PZB recommendation)
- Approved a Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Consolidate Two Lots into One Lot at 25 & 95 E. Algonquin Road (from the March 10, 2026 PZB recommendation)

Reminder of March 20, 2026 Clerk’s Office email:

Please forward a copy of your Cook County Statement of Economic Interests and the Disclosure Statement to the City Clerk’s office by May 1, 2026.

Discuss staff memo formatting

ADMINISTRATIVE DECISIONS:

None

PENDING APPLICATIONS:

1. **Address:** 999 E. Touhy Avenue **Case Number:** 26-008-CU-V

The petitioner requests: (i) a conditional use amendment to allow an electronic message board (EMB) sign in the C-2 Limited Office Commercial district at 999 E. Touhy Avenue; (ii) a major variation to allow an EMB sign that exceeds 500 square feet in area per side; and (iii) and any other variations, waivers, and zoning relief as may be necessary.

Petitioner/Owner: ALM 7 LLC and DPM LLC (Representative:, 999 E. Touhy Avenue, Suite 120, Des Plaines, IL 60018)

Acting Chairman Catalano swore-in the petitioner representatives – Dante Monteverde (property owner representative), Sam Menna and Carmella Menna (sign contractors).

Ms. Menna presented the conditional use and major variation requests for the proposed Electronic Message Board (EMB) sign in detail consistent with the agenda packet plans. She showed an aerial image of the property all existing signs identified and the location of the existing EMB sign to be replaced. She noted that the new sign will utilize the same structure/location as the existing sign but will be 9 square feet larger on each side. She added that the sign will not have any sounds, not be distracting, and will be compliant with all city requirements. Ms. Menna also explained that landscape plantings will be added at the base of the EMB sign.

Dante Moneverde, representing the petitioner/property owner, added that the existing EMB sign is a great amenity to the tenants on site but is also a great asset for the community because this sign does display community messages as well.

Acting Chair Catalano asked if the proposed larger area is more sign communication area versus the existing. Mr. Menna stated the new sign incorporates area for sign communications that is current sign structure on the existing sign and this accounts for the additional 9 sq. ft. of sign area variation request.

Member Weaver asked about the intended messages using the sign. Mr. Monteverde stated the proposed sign will only be for 999 E. Touhy Avenue tenants within prescribed parameters.

Member Weaver asked how drivers on I-90 will know how to access the subject property as they pass by the sign. Mr. Monteverde stated the sign does not have an address on the proposed sign consistent with the current sign's longstanding existing conditions. Mr. Menna added that the property address could be added on the sign display for each advertisement.

Member Weaver asked about the dimensions of the proposed sign versus the frame of the existing sign to confirm if the visible sign area is the same. Mr. Menna confirmed that the visible area of the sign is staying the same and that the previous approval did not include the sign cladding.

Member Weaver asked why the sign is the same size and if they were utilizing the same pole and structures above the pole. Mr. Menna stated the same pole will be utilized but the sign frame and internal EMB equipment will be replaced as part of the proposed sign's rehabilitation. EMB components are being replaced within the existing sign's structure.

Member Weaver and the sign contractor discussed sign customization and why the proposed sign must use existing sign structure. Mr. Menna stated that EMB displays are modular, prefabricated, and fit together like Legos. The EMB modules have specific component dimensions that are not able to be customized, so a small EMB sign would be substantially smaller than the existing/proposed because the new sign would have fewer individual EMB modules. Ms. Menna stated that a smaller sign reduces legibility from I-90. Mr. Monteverde stated the I-90 wall was raised in the intervening years.

Member Weaver asked if they were proposing to extend the height of the sign. Mr. Monteverde responded no.

Member Fowler asked if the sign would still be fully visible. Mr. Monteverde responded yes, just as it is currently.

Acting Chairman Catalano asked for public comment.

Public Comment – Jane Brill lives north of subject property and does not have concerns with proposal.

Acting Chairman Catalano asked for staff analysis.

Senior Planner Jonathan Stytz presented the staff analysis.

Issue: The petitioner requests a conditional use and a major variation to allow an EMB sign on the subject property in the C-2 Limited Office Commercial district at 999 E. Touhy Avenue that exceeds the maximum sign area permitted for a EMB sign for a qualified property.

Petitioners/Owners: ALM 7 LLC and DPM LLC (Representative: Dante Monteverde, 999 E. Touhy Avenue, Suite 120, Des Plaines, IL 60018)

Case Number: #26-008-CU-V

PIN: 09-32-101-030-0000

Ward Number: #5, Alderman Thomas Merlin

Existing Zoning: C-2, Limited Office Commercial district

Existing Land Use: Multi-Tenant Office Building with Off-Street Parking Area

Surrounding Zoning: North: R-1, Single Family Residential District (City of Des Plaines)
South: PD-0, Planned Development District (City of Chicago)
East: C-2, Limited Office Commercial district (City of Des Plaines)
West: C-3, General Commercial District (City of Des Plaines)

Surrounding Land Uses: North: Single Family Residences (residential) / Park (recreational)
South: Industrial Warehouses (industrial)
East: Multi-Tenant Office Building (commercial)
West: Convenience Mart Fueling Station (commercial)

Street Classification: Touhy Avenue is classified as an *other principal arterial* road under Illinois Department of Transportation (IDOT) jurisdiction.

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

Property/Zoning History: The subject property was annexed into the City in 1966 as an office building with an off-street parking lot¹. Based on City records, a conditional use was approved June 20, 2011 through Ordinance Z-18-11 (attached) to allow a 45-foot-tall, 500-square-foot EMB sign to be installed on the subject property, which is classified as a qualified EMB property pursuant to Section 12-11-5.G.7 of the Zoning Ordinance. There are existing items to address related to parking lot improvements and fire inspections, which both must be addressed to comply with all current regulations.

¹ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved April 7, 2026.

CONDITIONAL USE

Request Summary:

Overview

The petitioner requests replacing an existing Electronic Message Board (EMB) sign, as defined below, on the subject property to advertise for the specific uses within the multi-tenant office building and various City of Des Plaines messages pursuant to the current community messaging agreement.

SIGN, ELECTRONIC MESSAGE BOARD: A sign whose informational content can be changed or altered by manual or electric, electromechanical or electronic means (Section 12-13-3 of the Zoning Ordinance).

Pursuant to Section 12-11-5.G of the Zoning Ordinance, an EMB sign is a separate sign type that is only allowed in certain zoning districts and under specific regulations.

Qualified EMB Property Exception

Pursuant to Section 12-11-5.G.7 of the Zoning Ordinance, properties that meet the below criteria are classified as a qualified EMB property and are allowed additional EMB sign allowances than regular EMB signs:

- Occupies a parcel of land of not less than 15 acres zoned C-2 or C-3 or contiguous parcels of land of not less than 15 acres zoned C-2 or C-3 with either vehicular cross access easements or shared parking agreements that are recorded with the Cook County Recorder of Deeds;
- Is improved with multi-story, multi-tenanted office building(s) that have more than 400,000 square feet of rentable space; and
- Has a combined frontage of at least 200 linear feet on I-90 or I-294.

In 2011, Ordinance Z-18-11 approved a conditional use for a 45-foot-tall, 500-square-foot EMB sign on the basis that the subject property met all requirements to be classified as a qualified EMB property. Staff confirms the above Qualified EMB property criteria are still met today.

EMB Sign Regulations for Qualified EMB Properties

An EMB sign on a qualified EMB property has slightly different standards in Section 12-11-6.B than an EMB sign on a typical, non-qualified EMB property but is still regulated by location, quantity, size, and operation to minimize any adverse effects on surrounding developments.

- Location: Qualified EMB properties must be located in either the C-2 or C-3 zoning districts and a conditional use is required to allow the installation of an EMB sign under the qualified EMB property exception in Section 12-11-5.G.7 of the Zoning Ordinance. Any EMB sign associated with a qualified EMB property shall be: (i) located between I-90 or I-294 and the structure(s) on the subject qualified EMB property, and (ii) screened from any residential property.
- Quantity: Only one EMB sign is permitted per qualified EMB property even in the case of business parks, retail centers, and multi-lot uses².
- Size: An EMB sign on qualified EMB properties cannot exceed 500 square feet in area³.
- Operation: The changeable copy on the EMB sign must be specific to the businesses or organizations residing on the qualified EMB property and is only for tenants with a lease of 3 years, actually occupies and operates a space of at least 500 square feet within the building. The EMB sign cannot make any sounds and must be equipped with light dimming device or timer to reduce light intensity based on time of day. The changeable copy on the EMB sign cannot be changed more than one every 7.5 seconds or as established by Federal or State Guidelines, whichever is greater.

EMB Sign Proposal

The petitioner proposes replacing the existing two-sided EMB sign with a new larger, two-sided sign in the same location as the current sign as illustrated on the attached Sign Plans. The current sign is surrounded by a wood fence and its base is void of landscaping improvements. However, as part of this request, the petitioner has provided a landscape diagram illustrating the proposed plantings around the sign base outside of the existing fence enclosing the sign base.

The table analyzes how the proposed EMB sign aligns with Section 12-11-6.B of the Zoning Ordinance for EMBs for qualified EMB properties. The EMB sign will exceed 500 square feet in area, requiring a major variation.

² Excluding EMB signs embedded within electric vehicle (EV) charging ports and drive-through menu board signs.

³ Excluding EMB signs embedded within EV charging ports and drive-through menu board signs, which have specific regulations.

EMB Sign for Qualified EMB Property			
Standard	Requirement	Existing	Proposed
Sign Height	45 FT Maximum	45 FT	45 FT
Total Sign Area	500 SF Maximum	488 SF	509 SF*
Sign Quantity	Up to One Sign Permitted	One	One
Sign Location	Must be located between I-90 or I-294 & structure(s) on site and be screened from all residences	Located between office building & I-90 and is screened from residences	<i>No change to sign location</i>

**A major variation is required for the EMB sign area.*

Major Variation

Request Summary:

Overview

As noted above, the proposed EMB monument sign will be 509 square feet in area, which exceeds the maximum 500-square-foot sign area permitted in Section 12-11-6.B for EMBs on qualified EMB properties. While the sign is screened from residential, the PZB should consider the adverse effects of this sign type on motorists and whether the increase size is feasible in this location.

Consideration of Alternatives

There are alternatives available that do not require the conditional use and variation application requested:

- Like for Like Replacement of Current Sign: Allows replacement of the current sign size and structure with little to no adjustments.
- Slight Enlargement of Current Sign to Max Area Allowed: Allows an enlargement of the sign to the maximum 500 SF permitted—which is included in the original 2011 approval—for a larger display but primarily same function as the existing sign.

Other Considerations

In its review of this request, the PZB may also consider the following:

- 2019 Comprehensive Plan: This plan provides general goals and strategies for the implementation of gateway and wayfinding signs throughout the City, especially in the downtown area and specific significant street corridors, to promote uniform identity and reduce visual clutter through sign regulation. *It does not, however, promote or seek to*

increase the installation and use of EMBs or other signs that could visually clutter along corridors for private property. As a result, the proposal would not align with a specific goal or strategy of the City's 2019 Comprehensive Plan.

- City's Zoning Ordinance: Chapter 11 of the Zoning Ordinance provides comprehensive regulations of signs in the City to:
 - Provide *reasonable yet appropriate conditions* for identifying businesses and services rendered in commercial, institutional and industrial areas;
 - *Reduce traffic hazards by restricting signs and lights which exceed a viewer's capacity to receive information, or which increases the potential for accidents created by signage which distracts or obstructs a viewer's vision*; and
 - *Protecting the health, safety and general welfare* of the residents of the City.

Conditional Use Findings: Conditional Use requests are subject to the standards set forth in Section 12-3- 4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached Petitioner's Responses to Standards. As its rationale for its determination, the Board may use the responses provided as written, modify, or adopt its own.

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

Comment: An EMB for a qualified EMB property is a special sign only permitted through a conditional use as specified in Section 12-11-5.G.7 of the Zoning Ordinance for properties in the C-2 Limited Office Commercial District.

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

Comment: The Comprehensive Plan designates this property as commercial and strives to foster growth and retention of existing commercial businesses in Des Plaines. However, the proposed private EMB sign may not align with the general goals and strategies for commercial properties in the city.

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

Comment: In addition to the existing EMB sign on the subject property, there are other EMB signs in the immediate area alongside the I-90 corridor so it can be argued that the proposed EMB sign could be harmonious and appropriate with the existing character of general vicinity of this commercial corridor.

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

Comment: EMBs by their nature are designed to attract attention with lights and movement and, therefore, could be considered inherently disturbing to neighboring uses. Moreover, the light and imagery emitted from these signs could be distracting to motorists potentially creating hazardous conditions. In the case of the subject property, the proposed two-sided EMB sign will face westbound and eastbound I-90 travel lanes and could result in hazardous or disturbing conditions to motorists. While existing EMB signs exist along this corridor, the PZB should decide if the proposed larger EMB sign is appropriate for the subject property or if a 500-square-foot or less sign would suffice instead.

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

Comment: The subject property is currently served adequately by essential public facilities and services. Given the proposed EMB will be served by the existing electrical service feeding the current building, there are no concerns from staff to the adequacy of existing public facilities and services or the need for additional public facilities and services with the proposed EMB on the subject property.

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

Comment: While there is no indication the proposed EMB will create excessive additional requirements for public facilities and services, PZB should consider whether the larger EMB sign is feasible or necessary to appropriately advertise the individual uses on the subject property.

7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:

Comment: The EMB itself does not produce any traffic, smoke fumes, or odors by design. However, glare is a common adverse effect from digital signs that could impact neighboring properties and motorists.

Related to glare, Section 12-11-5.G prohibits the use of flashing and animated signs as defined above to partially address the glare concern. However, the light emittance from the sign can still cause glare either from natural or ambient light sources, which could impact motorists and neighboring properties alike, especially during evening hours.

8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:

Comment: The subject property contains a single access point from Touhy Avenue that will not change or be impacted by the installation of the proposed EMB monument sign.

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

Comment: The proposal would not cause the destruction, loss, or damage of any natural, scenic or historic features as the site is already developed. Furthermore, the proposal does include the installation of landscaping around the sign base that will help soften the EMB monument sign base.

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

Comment: Aside from the major variation for EMB sign area, this proposal is anticipated to meet all other requirements of the Zoning Ordinance for the C-2 Limited Office Commercial District. Moreover, EMBs are governed under standards in Sections 12-11-5.G and 12-11-6.B, which the petitioner is required to comply with for the life of the conditional use and operation of the EMB sign.

Standards for Variation: The following is a discussion of standards for variations from Section 12-3-6(H) of the Zoning Ordinance. Rationale for how the proposed use would satisfy the standards as provided below and in the petitioner's response to standards. The PZB may use this rationale toward its recommendation, or the Board may make up its own.

1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.

Comment: Staff does not believe a hardship or practical difficulty exists preventing the petitioner from complying with the sign area requirement. A 500-square-foot or less EMB sign has already been permitted through Ordinance Z-18-11 and the replacement of this sign within this existing approval does not require a conditional use or variation request. The petitioner's pursuit of a larger digital sign with the inability to comply with the additional standards required for such sign type is ill-advised and could be defined as a perceived inconvenience as opposed to a hardship or practical difficulty. As the request may not constitute a defined hardship or practical difficulty, approving the variation for a larger EMB sign, especially when ample options to comply with current regulations are easily accessible, could defeat the intention of the sign area requirement for EMBs and create unnecessary adverse effects to motorists and nearby uses.

2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

Comment: The subject property attributes are not uncommon for properties along the I-90 or I-294 tollways throughout the City, many of which with similar lot dimensions, shapes, and areas. As such, the lot size and shape are not considered an exceptional or unique attribute of the subject property. In addition, there are no exceptional topographical or extraordinary features on the subject property that would have impact on the EMB sign size. Thus, the variation request could be considered a personal preference and convenience of the property owner instead of a unique physical condition of the subject property.

- 3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

Comment: While the property attributes are not necessarily the result of a known action by the current owner or their predecessors, the proposed EMB sign size is a direct result of the current property owner despite knowledge of Ordinance Z-18-11 limiting the sign area to 500 square feet in area. As such, it could be concluded that the variation request is not the inability of the petitioner to meet the EMB sign requirements due to a defined unique physical attribute of the subject property, but rather by the petitioner's desire for a larger EMB sign area that exceeds the maximum sign area allowed even though alternative sign designs and sizes exist, many of which would meet the EMB sign requirements.

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

Comment: Staff believe carrying out the strict letter of this code for EMBs may not deprive the property owner of substantial rights. First, having the ability to install an EMB sign is not, in and of itself, a permitted right granted to property owners. In fact, the Zoning Ordinance specifically limits the size and location of EMB signs to limit their use to properties able to meet the additional requirements and minimize adverse effects on neighboring properties. This is why only a select few zoning districts permit EMBs by right whereas many zoning districts either prohibit EMBs altogether or require additional approvals, as in the case of the subject C-2-zoned property. Furthermore, even less properties meet the standards in Section 12-11-5.G.7 to be classified as a qualified EMB property and be allowed to install a substantially larger EMB sign than what is permitted anyone else in the City.

Enforcing these regulations, especially for an EMB sign, does not deny property owners the opportunity to install and utilize an EMB sign on the subject property but requires said sign to conform with all requirements. Therefore, enforcing the applicable requirements for EMB sign would not prevent the property owner from replacing the existing EMB sign, but rather restrict its area to not exceed 500 square feet, which is clearly stated in the approval of the original EMB sign in 2011.

- 5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot.**

Comment: Granting this variation for a larger EMB sign that exceeds 500 square feet—which is already substantially larger than many other properties are eligible to install—could provide a special privilege for the property owner not available to other property owners in the city regardless of the design and orientation of the sign. The subject property was approved for a maximum 500-square-foot EMB sign and a 488-square-foot EMB sign was requested and approved as noted in the attached Ordinance Z-18-11 and Original Sign Permit.

While technological advancements in EMB sign may be available today, Ordinance Z-18-11 was approved by the City and acknowledged by the property owner with the understanding the EMB sign would not exceed 500 square feet in area. As such, a request for the larger EMB sign with full knowledge of the maximum sign area allowed trends on providing a special privilege for this current user. Given that there are arguably better and more appropriate sign alternatives available for the subject property than the requested variation, the PZB and City Council should consider whether a sign area variation of this amount for an EMB sign would be appropriate on the subject property.

- 6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan.**

Comment: The installation of an EMB sign may not align with the general and specific purposes of the Zoning Ordinance nor the purpose and intent of the Comprehensive Plan. The 2019 Comprehensive Plan does not mention EMB signs in any capacity and the Zoning Ordinance establishes specific regulations for any EMB signs. Section 12-7-3.D of the Zoning Ordinance defines the purpose of the C-1 district “to preserve existing office development and provide locations for the development of new office locations.” While signs are inherently helpful to advertise various commercial properties, an EMB sign, especially at the size requested, is not necessarily appropriate in this case.

- 7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Comment: The *Consideration of Alternatives* section above and Section 12-11-6.B of the Zoning Ordinance identify viable alternatives to the proposed conditional use and variation being requested by the petitioner. While staff have discussed these options with the petitioner, out of convenience the petitioner has requested approval of the proposed larger EMB sign. Given the multiple alternatives available to the petitioner, the PZB may wish to ask why certain alternative designs are not feasible.

- 8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.**

Comment: The variation request may not be the minimum measure of relief to address the petitioner’s concerns. Instead, the installation of a like-for-like replacement or slightly larger sign not exceeding 500 square feet would adequately advertise the subject property and meet

the applicable city ordinances all while minimizing adverse effects on surrounding properties.

PZB Procedure and Recommended Conditions: Under Sections 12-3-4 (Procedure for Review and Decision of Conditional Uses) and 12-3-6.G.2.b (Procedure for Review and Decision of Major Variations) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny the requests for a conditional use and major variation.

Consideration of the requests should be based on a review of the information presented by the applicant and the findings made above, as specified in Sections 12-3-4 (Standards for Conditional Uses) and 12-3-6.H (Standards for Variation) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

Conditions of Approval:

1. A minimum three-foot-wide landscape bed is required to be installed and maintained around the entire sign base. The landscape bed shall be improved with evergreen bushes not less than three feet in height in front of the sign and shorter shrubs and perennials along the fence enclosure around the sign base.
2. At time of the building permit process, the Electronic Message Board (EMB) sign plans may be modified as necessary to comply with all local and state requirements, provided the total sign area is not increased in size.

Member Weaver asked if petitioner received the proposed conditions of approval from staff. Senior Planner Stytz stated they received the staff report and had no known concerns.

Member Weaver moved and Member Veremis seconded a motion to recommend the City Council approve the proposed Conditional Use and Major Variation request with the staff suggested conditions of approval.

AYES: Weaver, Veremis, Fowler, Zadrozny and Catalano

NAYS: None

ABSTAIN: None

MOTION CARRIED

CITY OF DES PLAINES

ORDINANCE Z – 8 – 26

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT AND MAJOR VARIATION FROM SECTION 12-11-6.B OF THE ZONING ORDINANCE TO ALLOW AN ELECTRONIC MESSAGE BOARD AT 999 E. TOUHY AVENUE, DES PLAINES, ILLINOIS (Case #26-008-CU-V).

WHEREAS, ALM 7 LCC and DPM LLC are the owners (collectively, the *“Petitioner”*) of the property commonly known as 999 E. Touhy Avenue (*“Subject Property”*), which is located in the City; and

WHEREAS, the Subject Property is located in the C-2 Limited Office Commercial District (*“C-2 District”*) and is improved with a multi-tenant office building with an off-street parking area; and

WHEREAS, the Petitioner proposes to replace an existing electronic message board (*“EMB”*) with a new, larger two-sided EMB monument sign on the Subject Property (*“Proposed EMB”*); and

WHEREAS, the City of Des Plaines Zoning Ordinance of 1998, as amended, is codified as Title 12 of the City Code of the City of Des Plaines (*“Zoning Ordinance”*); and

WHEREAS, the Subject Property is classified as a "qualified EMB property" pursuant to Section 12-11-5.G.7 of the Zoning Ordinance; and

WHEREAS, pursuant to Section 12-11-5.G.7 of the Zoning Ordinance, an EMB is only permitted in the C-2 District with a conditional use permit (*“Conditional Use”*); and

WHEREAS, pursuant to Section 12-11-6.B of the Zoning Ordinance, an EMB on a qualified EMB property cannot exceed 500 square feet in area; and

WHEREAS, Petitioner desires to install the Proposed EMB on the Property with a total sign area of 509 square feet, which exceeds the maximum permitted area; and

WHEREAS, pursuant to Sections 12-3-4 and 12-3-6 of the Zoning Ordinance, the Petitioner has filed an application with the City for the approval of: (i) a conditional use permit to allow an EMB on the Subject Property in the C-2 District (*“Requested Conditional Use Permit”*); and (ii) a major variation from Section 12-11-6.B to increase the maximum permitted sign area from 500 square feet to 509 square feet (*“Requested Major Variation”*) (collectively, the Requested Conditional Use Permit and Requested Major Variation are the *“Requested Relief”*); and

WHEREAS, the Petitioner’s application for the Requested Relief was referred by the Department of Community and Economic Development to the Planning and Zoning Board (“**PZB**”) within 15 days after receipt of the application; and

WHEREAS, within 90 days after the date of the Petitioner's application, a public hearing was held by the PZB on April 14, 2026, pursuant to publication in the *Des Plaines Journal* on March 25, 2026; and

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

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

WHEREAS, on April 14, 2026, the PZB recommended that the City Council approve, by a vote of 5-0, the Requested Relief, subject to certain conditions; and

WHEREAS, pursuant to Sections 12-3-4 and 12-3-6 of the Zoning Ordinance, the PZB filed a written report with the City Council on April 15, 2025, summarizing the testimony and evidence received by the PZB and stating its recommendation; and

WHEREAS, the Petitioner made representations to the PZB with respect to the Requested Relief, which representations are hereby found by the City Council to be material and upon which the City Council relies in approving the Requested Relief; and

WHEREAS, the City Council has considered the written report of the PZB, the applicable standards for conditional uses and variations set forth in the Zoning Ordinance, and the Community and Economic Development Staff Memorandum dated April 23, 2026, and has determined that it is in the best interest of the City and the public to approve the Requested Relief in accordance with the provisions of this Ordinance;

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

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

SECTION 2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY. The Subject

Property is legally described as:

PARCEL 1:

LOT 1 IN O'HARE NORTH WEST OFFICE PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY AGREEMENT DATED DECEMBER 12, 1975 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 48605 (GRANTOR), FIRST CHICAGO REALTY SERVICES CORPORATION (MORTGAGEE), AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 46595 (GRANTEE), RECORDED DECEMBER 16, 1975 AS DOCUMENT 23325794, OVER AND ACROSS THE FOLLOWING:

THE NORTH 60.0 FEET, AS MEASURED AT RIGHT ANGLES AND CONCENTRIC WITH THE NORTHERLY LINE, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE NORTH 2/3 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AFORESAID, A DISTANCE OF 634.43 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, (SAID WEST LINE HAVING A BEARING OF SOUTH 00 DEGREE, 14 MINUTES, 58 SECONDS WEST FOR THE PURPOSES OF THIS DESCRIPTION); THENCE NORTH 88 DEGREES, 32 MINUTES, 18 SECONDS EAST, A DISTANCE OF 157.28 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 376.94 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE (THE CHORD OF SAID CURVE BEING NORTH 58 DEGREES, 48 MINUTES, 38 SECONDS EAST, A DISTANCE OF 390.77 FEET), AN ARC DISTANCE OF 398.65 FEET TO A POINT ON ANOTHER CURVE, WHICH HAS A RADIUS OF 490.0 FEET AND BEING CONCAVE TO THE SOUTHWEST, SAID POINT BEING 2.78 FEET SOUTHEASTERLY, (AS MEASURED ALONG THE ARC OF SAID CURVE FROM A POINT) WHICH LIES 644.0 FEET SOUTH, (AS MEASURED AT RIGHT

ANGLES) FROM THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32 AND 175.0 FEET WEST, (AS MEASURED AT RIGHT ANGLES) FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 32 AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 2/3 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, WHICH WAS ACQUIRED BY CONDEMNATION FILED AS CASE NO. 573-1-501; THENCE NORTH 00 DEGREE, 17 MINUTES EAST ALONG SAID WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, A DISTANCE OF 145.7 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVED LINE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 490.0 FEET AND CENTRAL ANGLE OF 31 DEGREES, 30 MINUTES, A DISTANCE OF 312.42 FEET TO A POINT, DISTANCE 444.0 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32 AND DISTANCE 175.0 FEET WEST, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 32; EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 2/3 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE EAST, A DISTANCE OF 156.30 FEET ALONG THE SOUTH LINE OF THE SAID NORTH 2/3; THENCE NORTHWESTERLY, A DISTANCE OF 68.02 FEET AT A LEFT DEFLECTION OF 145 DEGREES, 50 MINUTES, 15 SECONDS WITH THE LAST DESCRIBED COURSE TO A "POINT A"; THENCE NORTHWESTERLY, A DISTANCE OF 114.70 FEET ALONG AN ARC OF A CIRCULAR CURVE, CONCAVE TO THE LEFT WITH A RADIUS OF 3944.72 FEET, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AT SAID "POINT A" TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH, A DISTANCE OF 101.30 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING OF EXCEPTION, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY RESERVATION IN WARRANTY DEED BY JACOB A. KELLEN AND HELEN E. KELLEN, HIS WIFE, AND JOHN P. KELLEN AND BARBARA M. KELLEN, HIS WIFE, TO CROW-GLAZE, INC., A PARTNERSHIP, DATED OCTOBER 5, 1968 AND RECORDED OCTOBER 22, 1968 AS DOCUMENT 20652556, OVER AND ACROSS THE WEST 30.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EASTERLY 342.0 FEET, (AS MEASURED ALONG TOUHY AVENUE) OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, SAID POINT BEING 453.3 FEET SOUTH OF A CROSS IN THE PAVEMENT AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTHEASTERLY, A DISTANCE OF 19.3 FEET ALONG A STRAIGHT LINE MAKING AN ANGLE FROM NORTH TO SOUTHEAST OF 109 DEGREES, 50 MINUTES WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO A "POINT A;" THENCE SOUTHEASTERLY, A DISTANCE OF 704.6 FEET ALONG A CIRCULAR CURVE TO THE RIGHT, WITH A RADIUS OF 3944.72 FEET, SAID CURVE BEING TANGENT TO THE LAST DESCRIBED COURSE AT A "POINT A" TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, SAID POINT BEING 543.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AFORESAID, LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, DISTANT 50.0 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 32, AS MEASURED AT RIGHT ANGLES FROM SAID NORTH (LINE OF SECTION 32; THENCE SOUTHEASTERLY IN A STRAIGHT LINE, A DISTANCE OF 684.26 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, DISTANT 70.0 FEET SOUTHERLY OF SAID NORTH LINE OF SECTION 32, AS MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SECTION 32, ALSO AS SHOWN ON O'HARE NORTHWEST OFFICE PARK SUBDIVISION AFORESAID, RECORDED AS DOCUMENT 23568729, AS TO THE WEST 30.00 FEET OF LOT 2 IN O'HARE NORTHWEST OFFICE PARK SUBDIVISION, AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY O'HARE NORTHWEST OFFICE PARK SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 22, 1976 AS DOCUMENT 23568729 OVER AND ACROSS A 30-FOOT STRIP OF LAND IN LOT 2 IN O'HARE NORTHWEST OFFICE PARK SUBDIVISION, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER, ACROSS, AND UPON ALL STREETS, ROADS, ALLEYS, AND WAYS NOW OR HEREAFTER LOCATED, AND FOR PARKING UPON ALL PUBLIC PARKING AREAS NOW OR HEREAFTER LOCATED ON THE PORTION OF TRACT A DESCRIBED ON EXHIBIT C ATTACHED THERETO, AS CREATED BY A RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 29, 1976 AS DOCUMENT 23432344, IN COOK COUNTY, ILLINOIS.

PIN: 09-32-101-030-0000

Commonly known as: 999 E. Touhy Avenue, Des Plaines, Illinois 60016

SECTION 3. APPROVAL OF REQUESTED CONDITIONAL USE PERMIT.

Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 5 of this Ordinance, the Requested Conditional Use Permit to allow the installation and operation of the Proposed EMB on the Subject Property is hereby approved. The Requested Conditional Use Permit is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

SECTION 4. APPROVAL OF MAJOR VARIATION. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 5 of this Ordinance, the Requested Major Variation for the Subject Property is hereby approved.

SECTION 5. CONDITIONS OF APPROVAL. The approvals granted in Sections 3 and 4 of this Ordinance are expressly subject to and contingent upon compliance by the Petitioner with each and all of the following conditions, all at the sole cost and expense of the Petitioner:

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

B. Compliance with Plans. The development, use, and maintenance of the Proposed EMB and the Subject Property must be conducted in strict compliance with the following plans:

1. The Project Narrative, prepared by Omega Sign and Lighting INC, consisting of three pages, with a latest revision date of March 30, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as *Exhibit A*; and

2. The Sign Plan, prepared by Omega Sign and Lighting INC, consisting of nine pages, with a latest revision date of March 11, 2026, a copy of which is attached to and, by this reference, made a part of this Ordinance as *Exhibit B*.

B. Additional Conditions. The development, use, and maintenance of the Subject Property, including the Proposed EMB, is subject to the following additional conditions:

1. A minimum three-foot-wide landscape bed is required to be installed and maintained around the entire sign base. The landscape bed shall be improved with evergreen bushes not less than three feet in height in front of the sign and shorter shrubs and perennials along the fence enclosure around the sign base.

2. At time of the building permit process, the Proposed EMB sign plans may be modified as necessary to comply with all local and state requirements, provided the total sign area is not increased in size beyond the requested 509 square feet.

3. The Proposed EMB must remain in compliance with all requirements for Electronic Message Board Billboards set forth in Section 12-11-6.B of the City Code, including requiring the Petitioners to enter into an agreement with the City regarding the display of City sponsored messages in a form acceptable to the City Manager and the City Attorney.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS.

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

B. In the event that the Petitioner fails to develop or maintain the Subject Property in accordance with the plans submitted, the requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the approval granted by Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 12-4-7 of the Zoning Ordinance. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the C-2 District. Further, in the event of such revocation, the City Manager and the City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice and hearing required by Section 12-4-7 of the Zoning Ordinance is

provided to the Petitioner.

SECTION 7. SEVERABILITY. If any paragraph, section, clause, or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

SECTION 8. EFFECTIVE DATE.

A. This Ordinance shall be in full force and effect subject to the occurrence of all the following:

1. its passage and publication in pamphlet form in the manner required by law;
2. the filing with the City Clerk by the Petitioner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in substantially the form attached to, and by this reference made a part of, this Ordinance as *Exhibit C*;
3. at the Petitioner's sole cost and expense, the recordation of this Ordinance together with such exhibits as the City Clerk deems appropriate, with the Office of the Cook County Recorder.

B. In the event that the Petitioner does not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 8.A of this Ordinance, within 60 days after the date of passage of this Ordinance by the City Council, the City Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____ day of _____, 2026.

APPROVED this _____ day of _____, 2026.

VOTE: Ayes _____ Nays _____ Absent _____

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form this
_____ day of _____, 2026.

Approved as to form:

**CITY CLERK
Counsel**

Peter M. Friedman, General

DP Approval of Conditional Use and Major Variation for EMB at 999 E. Touhy Avenue

March 30th, 2026

Planning and Zoning Commission
Community & Economic Development
City of Des Plaines
1420 Miner Street
Des Plaines, IL 60016

Re: Siete 7 LLC, 999 E Touhy Ave. 60018, Des Plaines, IL

The proposal involves the replacement of one existing digital sign display labeled as P2 on the inset plan. The sign necessitates an increase in square footage for a 508.29 Sf Ft. sign. Consequently, this modification requires the granting of a variance and conditional use approval from the City of Des Plaines in accordance with the sign ordinance

Omega Sign & Lighting, representing Siete 7 LLC, has submitted this request to address the aid in a difficulty regarding the proposed additional square footage to the double-faced pole sign that was permitted previously under permit #12020118 in 2012 for a 488.40 Sf ft sign. The larger sign request is simply because each digital manufacturer has small size difference in cabinet size, additionally per our measurements the existing size of the unit on site was slightly larger than what was approved on the original permit. Furthermore, the business hours for Siete 7 LLC currently operate under Monday-Friday 6:00AM-6:00PM Saturday: 7AM-1PM, the sign replacement will not influence the company's hours or operations in any way. With respect to the sign display, the hours of operation will be determined by the Des Plaines sign ordinance. These points explain that the proposed sign replacement, require a need for variance and conditional use approval from the City of Des Plaines current Sign Ordinance. The following is a detailed response addressing all relevant points that will appease the sign Ordinance.

The request for a minor increase in square footage is due to slight differences in the manufacturing specifications for modern digital cabinets. Specifically, the new sign will require an increase in size—approximately 19.89 square feet per side—to ensure optimal functionality of the digital display. This constitutes the minimum measure of relief necessary to alleviate the difficulty presented by the strict ordinance. The change is minimal, as the sign will incorporate only a slight increase in square footage, which will preserve the current style and appearance of the existing sign and will not alter the character of the surrounding area. The location and height of the existing sign will remain unchanged, ensuring no physical alteration to its foundation or visual impact. Furthermore, the sign replacement will enhance the fixture's cohesion with the lot and maintain harmony with the subject lot as it originally appeared prior to the unit display issues.


Furthermore, the replacement will positively affect the area by mitigating a potential safety hazard and aesthetic detriment. The existing sign's malfunctioning illumination presents a safety concern for motorists who may be distracted by the unclear display. The replacement with a properly functioning unit will rectify current sign issues and will not be hazardous or disruptive to the neighboring area. The additional square footage is solely intended to repair and restore the digital components of the sign to operational status for the foreseeable future. Although the sign will be a bit larger by a few inches, it is unavoidable due to manufacturing differences. It is not anticipated that the properly functioning unit will negatively influence the surrounding area or negatively affect the economic welfare of the community.

All things considered, Omega Sign & Lighting formally requests that the City of Des Plaines approve the requested variance and conditional use for the proposed replacement of the digital display for Siete 7 LLC. We attest that this detailed submission comprehensively addresses all stated concerns and demonstrates that the sign will be a positive enhancement to the community. Additionally, Omega Sign & Lighting is committed to ensuring that all sign codes, conditions, and inspection requirements will be fully satisfied to maintain compliance with the city's regulations.

We welcome the opportunity to discuss this request further and provide any additional information that may be required.

Sincerely,

Leslie McCracken
Permit Specialist



P2

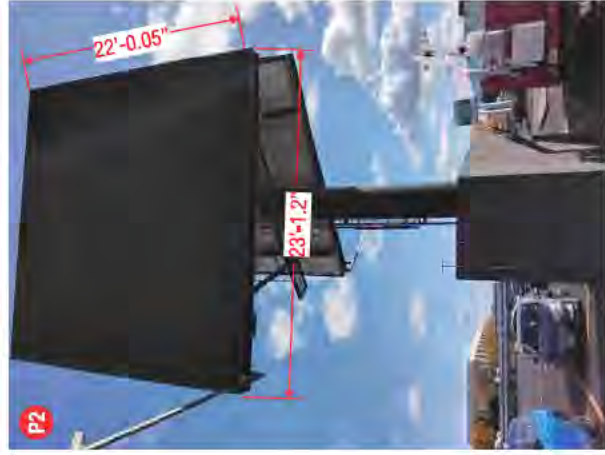
REMOVE EXISTING EMU & REPLACE WITH NEW EMU

Option 1 - **Ledman 8MM**

REMOVE EXISTING EMU
LEAVING POLE SUPPORTS /
STRUCTURE INTACT
REPLACE WITH NEW EMU

- Ledman 8MM
- Double Sided - V-Shape
- Matrix 756 x 792
- Cabinet / Viewing **22'-0.05" H x 23'-1.2" W**
- Novastar Controller
- Cloud Based Software
- Cellular & Data Plan - 10yr Opt-Connect

TOTAL SIGN HEIGHT IS 45'-0"



- The proposed Electronic Message Board signs shall conform to all Des Plaines Zoning Ordinance regulations regarding operational characteristics such as permitted and prohibited types of Electronic Message Boards, interval of message, brightness of signs, 2. Automatic Dimming. Electronic multiple message signs shall be equipped with light sensing devices or a scheduled dimming timer which automatically dims the intensity of the light emitted by the sign during ambient low-light and nighttime (dusk to dawn) conditions. The signs shall not exceed five hundred (500) nits of intensity as measured at the sign surface during nighttime and low-light conditions and five thousand (5,000) nits during daytime hours.
- The operator of the Electronic Message Board agrees to permit the City to post messages, including public service announcements, Amber Alerts and City information to be displayed no less than 3.5% of the total time the Electronic Message Board is operating in any 24 hour period. City messages will be displayed throughout such 24 hour period, with the majority of the display occurrences taking place during the periods from 5 a.m. to 11 a.m. and 1 p.m. to 9 p.m., unless the City requests a different over-night or middle of the night distribution. Notwithstanding the foregoing and without the consent of the City, the operator may cease displaying any announcements which may be outdated or superseded.



Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	001
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26
Drawn By	D. Townson

For Design Intent Only**
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Date
Cust. Approval	Date
Inspector	Date
Landlord Approval	Date

ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated Sign company DOES NOT provide Primary Electrical to Sign. 120V 20A circuit.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral, or licensed electrician.



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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

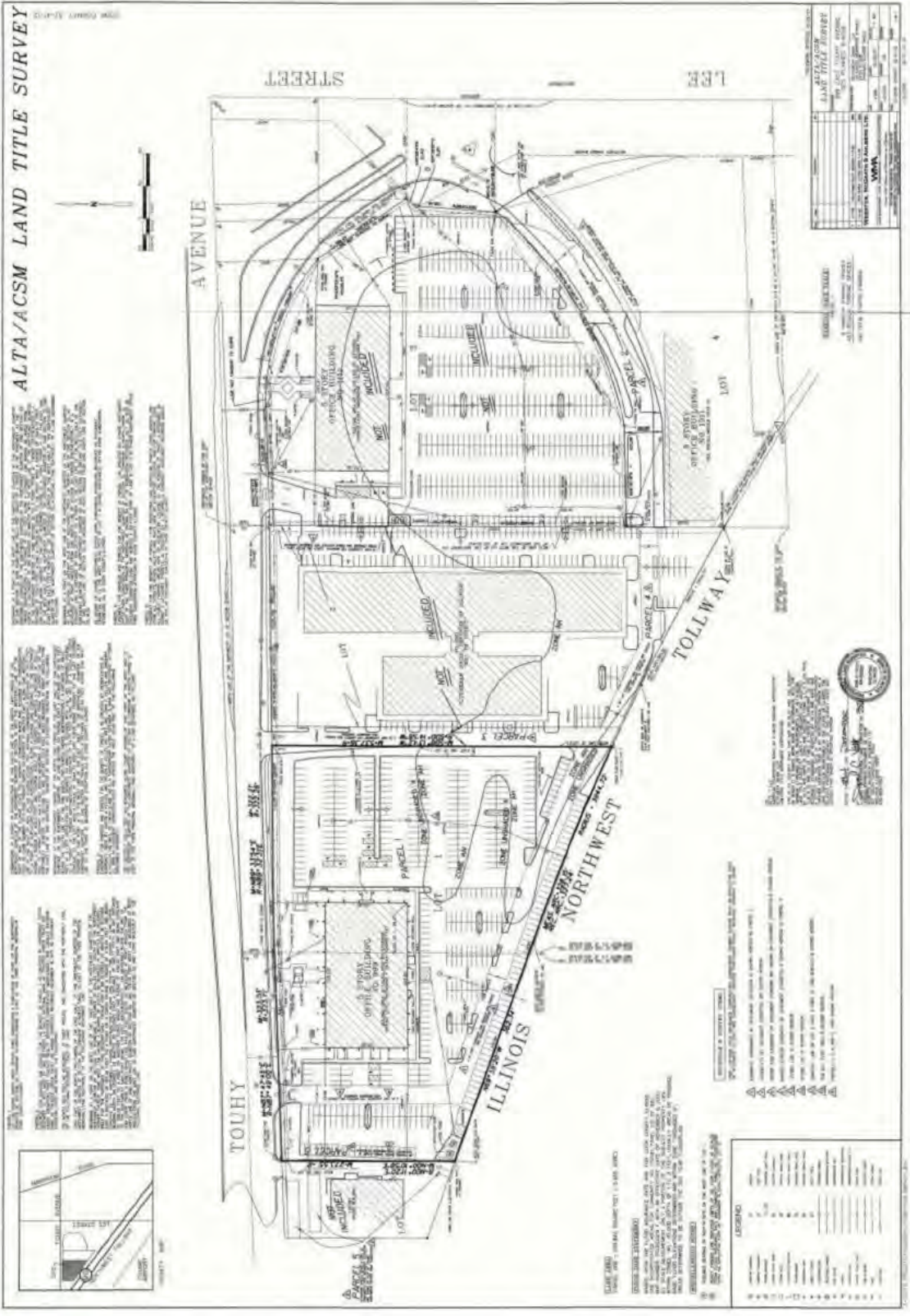
Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	002
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26
Drawn By	D. Townson

For Design Intent Only**
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
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No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Signature	Date
Cust. Approval		
Landlord Approval		



ELECTRICAL NOTES

Each Sign Must Have:

- A minimum of One (1) dedicated 120V 20A circuit.
- Junction box installed within Six (6) feet of Sign.
- Three Wire-Line, Ground, and Neutral.



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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	003
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26
Drawn By	D. Townson

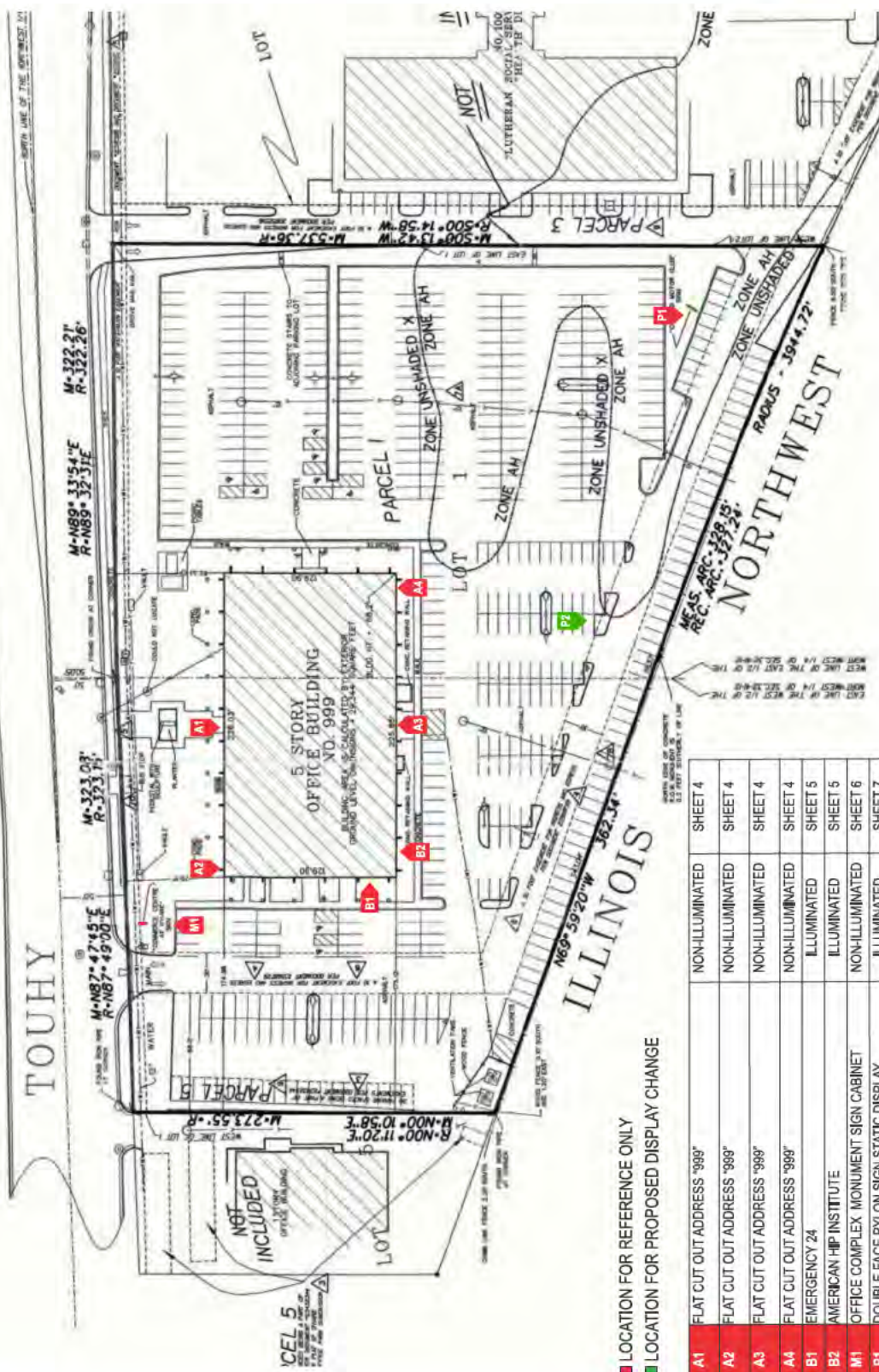
For Design Intent Only**
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Date
Cust. Approval	Date
Inspector	Date
Landlord Approval	Date

Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.



■ LOCATION FOR REFERENCE ONLY
■ LOCATION FOR PROPOSED DISPLAY CHANGE

Location	Sign Type	Sheet
A1	FLAT CUT OUT ADDRESS "999"	SHEET 4
A2	FLAT CUT OUT ADDRESS "999"	SHEET 4
A3	FLAT CUT OUT ADDRESS "999"	SHEET 4
A4	FLAT CUT OUT ADDRESS "999"	SHEET 4
B1	EMERGENCY 24	SHEET 5
B2	AMERICAN HP INSTITUTE	SHEET 5
M1	OFFICE COMPLEX MONUMENT SIGN CABINET	SHEET 6
P1	DOUBLE FACE PYLON SIGN STATIC DISPLAY	SHEET 7
P2	ANGLE PYLON SIGN WITH DIGITAL DISPLAYS	SHEET 8

ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.



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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	004
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26
Drawn By	D. Townson

****For Design Intent Only****
SQC # 251622-07

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Issued
Cust. Approval	Date
Approval	Date
Landlord Approval	Date

FOR REFERENCE ONLY



[A4] - FLAT CUT OUT LETTERS
NON-ILLUMINATED

O.A.H.: 1'-6"
O.A.W.: 3'-6"
TOTAL SQ.FT.: 5.25

FOR REFERENCE ONLY



[A3] - FLAT CUT OUT LETTERS
NON-ILLUMINATED

O.A.H.: 1'-6"
O.A.W.: 3'-6"
TOTAL SQ.FT.: 5.25

FOR REFERENCE ONLY



[A2] - FLAT CUT OUT LETTERS
NON-ILLUMINATED

O.A.H.: 1'-6"
O.A.W.: 3'-6"
TOTAL SQ.FT.: 5.25

FOR REFERENCE ONLY



[A1] - FLAT CUT OUT LETTERS
NON-ILLUMINATED

O.A.H.: 1'-6"
O.A.W.: 3'-6"
TOTAL SQ.FT.: 5.25

FOR REFERENCE ONLY

ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated Sign company DOES NOT provide Primary Electrical to Sign.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.
by a licensed electrical contractor or licensed electrician.



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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	005
Revision Number	Date
2	00/00/00
3	12/18/25
4	01/12/26
5	02/06/26
6	2/11/2026
7	REV.7 - 03/11/26
Drawn By	D. Townson

****For Design Intent Only****
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Signature	Date
Cust. Approval		
Landlord Approval		

ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.

FOR REFERENCE ONLY



[B1] - ILLUMINATED CHANNEL LETTERS
"AMERICAN HIP INSTITUTE"

O.A.H.: 2'-6"
O.A.W.: 51'-0"
TOTAL SQ.FT.: 127.5
FOR REFERENCE ONLY



[B2] - ILLUMINATED CHANNEL LETTERS
"EMERGENCY 24"

O.A.H.: 2'-6"
O.A.W.: 27'-0"
TOTAL SQ.FT.: 67.5
FOR REFERENCE ONLY

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FOR REFERENCE ONLY

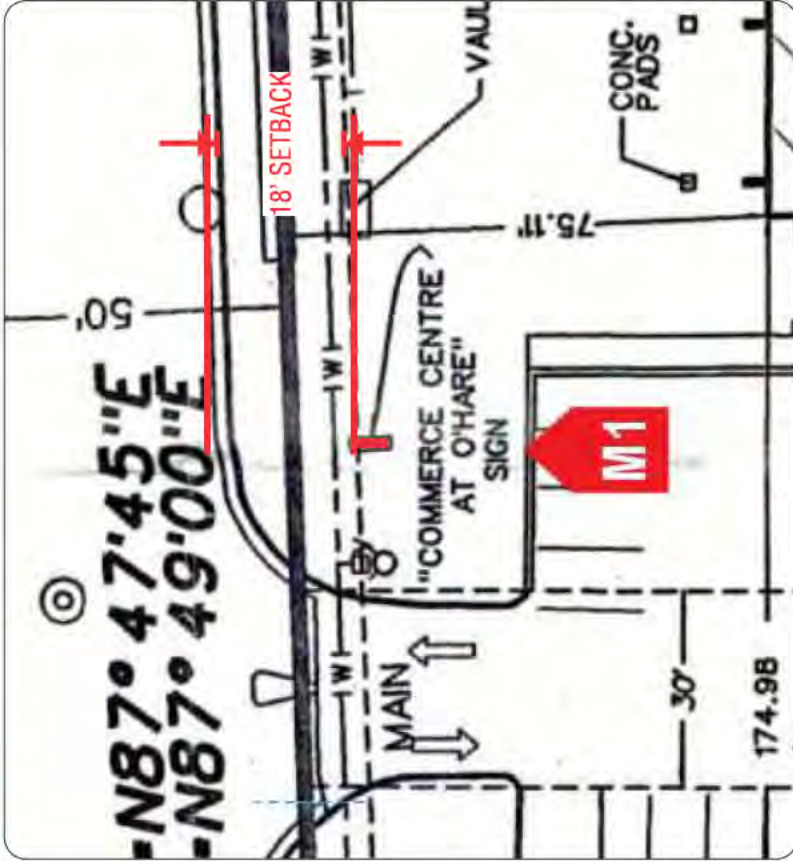


[M1] - OFFICE COMPLEX MONUMENT SIGN ILLUMINATED

18 FT. SETBACK FROM TOUHY AVE.

O.A.H.: 13'-0"
O.A.W.: 5'-0"
TOTAL SQ.FT.: 65

FOR REFERENCE ONLY



Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	006
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26
Drawn By	D. Townson

****For Design Intent Only****
SQC # 251622-07

PERMIT INFO	
Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Issued
Cust. Approval	Date
Approval	Date
Landlord Approval	Date

ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire: Line, Ground, and Neutral.
Sign company DOES NOT provide Primary Electrical to Sign.
Power to the Sign must be done by a licensed electrical contractor or licensed electrician.



Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	007
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26
Drawn By	D. Townson

For Design Intent Only**
SQC # 251622-07

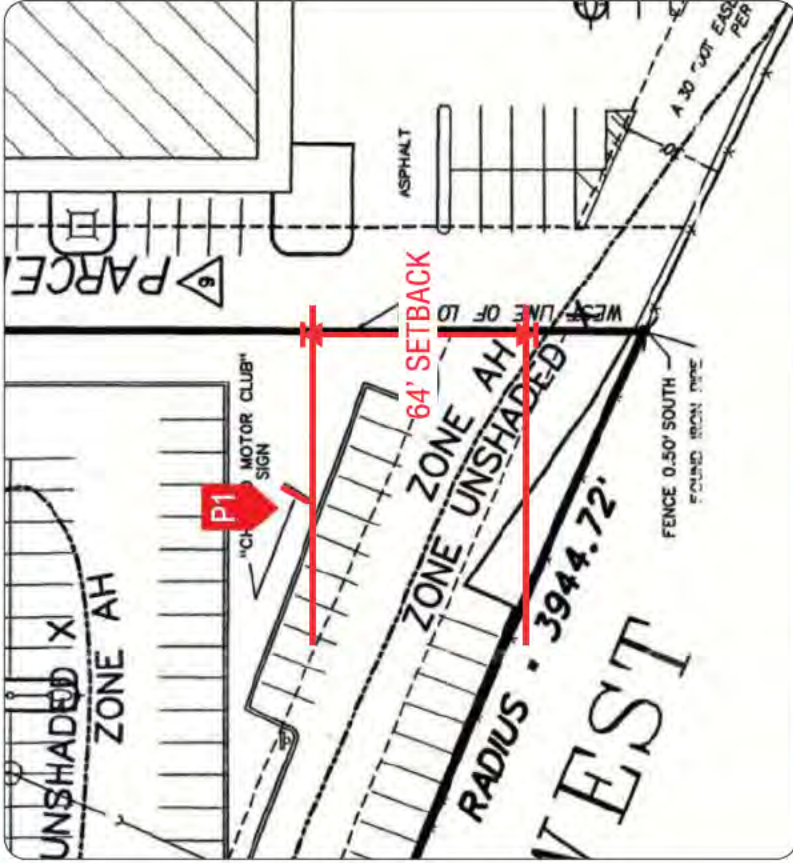
PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	

Approval	Date
Cust. Approval	Date
Approval	Date
Landlord Approval	Date

ELECTRICAL NOTES
Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.

FOR REFERENCE ONLY



[P1] - DOUBLE FACE PYLON SIGN STATIC DISPLAY ILLUMINATED
64 FT. SETBACK FROM FENCE
33 FT. BEYOND FENCE TO EXPRESSWAY WALL

O.A.H.: 13'-0"
O.A.W.: 5'-0"
TOTAL SQ.FT.: 65

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Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	008
Revision Number	Date
△	00/00/00
△	12/18/25
△	01/12/26
△	02/06/26
△	2/11/2026
△	REV.7 - 03/11/26
Drawn By	D. Townson

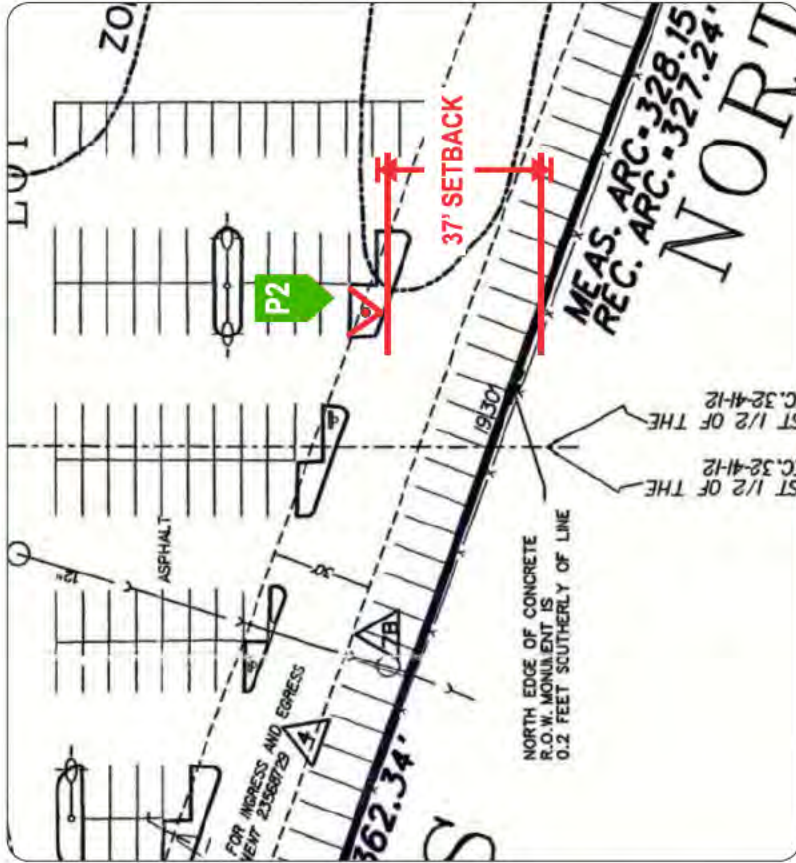
****For Design Intent Only****
SQC # 251622-07

PERMIT INFO

Sign Sq. Ft.	
No. of Lamps/LEDs	
Total Wattage	
No. of Power Supplies	
Total Amperage	
Ext. 20 Amp Toggle Switch w/Rubber Boot	
Approval	Date
Cust. Approval	Date
Approval	Date
Landlord Approval	Date

Each Sign Must Have:
1. A minimum of One (1) dedicated 120V 20A circuit.
2. Junction box installed within Six (6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.

INSET PLAN SIGN P2



[P2] - ANGLE PYLON SIGN WITH DIGITAL DISPLAYS ILLUMINATED

37 FT. SETBACK FROM FENCE
33 FT. BEYOND FENCE TO EXPRESSWAY WALL

EXISTING

O.A.H.: 21'-8"
O.A.W.: 22'-6 1/2"
TOTAL SQ.FT.: 488.40

PROPOSED

O.A.H.: 27'-0.05"
O.A.W.: 23'-1.2"
TOTAL SQ.FT.: 508.29

Ledman 8MM
Double Sided - V-Shape
Matrix 756 x 792
Cabinet / Viewing 22'-0.5"H x 23'-1.2" W
Novastar Controller
Cloud Based Software
Cellular & Data Plan - 10yr Opti-Connect

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ELECTRICAL NOTES
Sign company DOES NOT provide Primary Electrical to Sign. Power to the Sign must be done by a licensed electrical contractor or licensed electrician.



LANDSCAPE PLAN

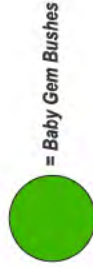
Aerial View



Qty. (4) Boxwood Baby Gem Bushes



Qty. (4) Elijah Blue Fescue Ornamental Grass



= Baby Gem Bushes



= Elijah Blue Fescue

Brown Mulch



Siete 7 LLC
999 E Touhy Ave.
Des Plaines, IL 60018

Date	11/10/25
Acct. Executive	Lauren Valdez
Sheet #	009
Revision Number	Date
1	00/00/00
2	12/18/25
3	01/12/26
4	02/06/26
5	2/11/2026
6	REV.7 - 03/11/26

Drawn By **D. Townson**

****For Design Intent Only****
SQC # 251622-07

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Approvals	Signature	Date
Cust. Approval		
Inspector		
Landlord Approval		

ELECTRICAL NOTES
Each Sign Must Have:
Sign company DOES NOT provide
1. A minimum of One(1) dedicated Primary Electrical to Sign.
2. Junction box installed within Six(6) feet of Sign.
3. Three Wire-Line, Ground, and Neutral.
by a licensed electrical contractor or licensed electrician.



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EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, ALM 7 LCC and DPM LLC (collectively, the "*Petitioner*") are the owners of the property commonly known as 999 E. Touhy Avenue ("*Subject Property*"), which is located in the City; and

WHEREAS, the Petitioner proposes to replace an existing electronic message board ("*EMB*") with a new, larger two-sided EMB monument sign on the Subject Property ("*Proposed EMB*"); and

WHEREAS, Ordinance No. Z-8-26 adopted by the City Council of the City of Des Plaines on _____, 2026 ("*Ordinance*"), grants approval of the Requested Relief to allow the installation of the Proposed EMB on the Subject Property, subject to certain conditions; and

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

NOW, THEREFORE, Petitioner does hereby agree and covenant as follows:

1. Petitioner shall, and does hereby, unconditionally agree to, accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. Petitioner acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, or the adoption of the Ordinance or the issuance of any permits for the use and development of the Subject Property, and that the City's review and approval of the Ordinance and any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure Petitioner against damage or injury of any kind and at any time.
3. Petitioner acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.
4. Petitioner agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may,

at any time, be asserted against any of such parties in connection with: (a) the City's review and approval any plans and issuance of any permits, (b) the approval of the Ordinance including the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Subject Property, and (d) the performance by Petitioner of its obligations under this Unconditional Agreement and Consent.

- 5. Petitioner shall, and does hereby agree to, pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

ALM 7 LLC

By: _____

By: _____

ATTEST:

DPM LLC

By: _____

By: _____