



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 JM
Subject: Consideration of an Ordinance Approving a Conditional Use for a Commercial School for Central Scholar Academy at 1585 Ellinwood Street, Suite 106, Case #26-009-CU (2nd Ward)

Issue: The petitioner requests a conditional use for a Commercial School in the C-5 Central Business district at 1585 Ellinwood Street, Suite 106.

Petitioner: Central Scholar Academy (Representative: Wilsa Dela Cruz Cabrera, 1585 Ellinwood Street, Suite 106, Des Plaines, IL 60016)

Owner: DZ 1585 LLC (Representative: Lucas Fuksa, 102 Main Street, Suite 200, Park Ridge, IL 60068)

Case Number: #26-009-CU

PINs: 09-17-421-033-0000 and 09-17-421-028-0000

Ward Number: #2, Alderman Colt Moylan

Existing Zoning: C-5, Central Business

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

Surrounding Zoning: North: C-5, Central Business District
South: C-5, Central Business District
East: C-5, Central Business District
West: C-5, Central Business District

Surrounding Land Uses: North: Religious Institution (commercial)
South: Senior Living Facility (commercial)
East: Senior Living Facility (commercial)
West: Vacant building (former restaurant)

- Street Classification:** Ellinwood Street is classified as a *local road* under City of Des Plaines jurisdiction.
- Comprehensive Plan:** The Comprehensive Plan designates this site as *Higher Density Urban Mix with Residential*.
- Property/Zoning History:** The subject property was annexed into the City in 1870 as a single family residence¹. Around 1972, the subject property was redeveloped with a commercial building. Today, the subject property consists of an off-street parking area and multi-tenant office building, which consists of predominantly office uses with a single retail establishment also operating on site. Based on City records, there are existing items to address related to elevator inspections and an expired sign permit, which both must be addressed to comply with all current regulations.

CONDITIONAL USE

- Request Description:** *Overview*
 The petitioner requests a conditional use to operate a commercial school as described in the attached Project Narrative. A commercial school, as defined below, is a conditional use in the C-5 district.

COMMERCIAL SCHOOL: An establishment, the principal use or purpose of which is teaching the skills needed to perform a particular professional job or trade including, but not limited to, schools of construction or building trade, cosmetology, cooking, motor vehicle repair, computer training facilities, vocational schools, administrative business training facilities and similar fields. "Commercial schools" do not include any use otherwise listed specifically in a zoning district as a permitted or conditional use. (Section 12-13-3 of the Zoning Ordinance).

The subject property is currently a two-story, approximately 5,000-square-foot multi-tenant office building and off-street parking area in the rear as illustrated on the attached ALTA/ACSM Land Title Survey. The commercial school would occupy the far eastern tenant space on the first level of the building without any proposed exterior and interior changes to the building itself.

Proposed Operations
 Based on the attached Project Narrative, this use would provide a supervised skills performance evaluation on site for up to 20 hours as part of an educational healthcare training program to prepare students to become Certified Nursing Assistants (CNAs) in the State of Illinois. This use is anticipated to operate Wednesday through Sunday from 4:00 P.M. to 8:00 P.M. for the supervised performance skills evaluation and Monday and Tuesday only by appointment as specified in the attached Project Narrative. Each course will not exceed 12 students and one instructor minimizing daily traffic and parking needs during the week. See the attached Project Narrative and attached Program Schedule for additional information.

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

Floor Plans

The existing tenant space where the commercial school use is proposed is approximately 628 square feet in area consisting of a classroom, two simulation rooms, a reception area, break room, and equipment/storage space as illustrated in the attached Floor Plan. The table below has been provided by the petitioner to illustrate the area, use, and occupancy of all rooms within the tenant space. Please see the attached Program Schedule for additional information.

Proposed Floor Plan Spaces			
Space ID	Use	Area (SF)	Occupancy Load
Classroom	Educational Classes	163.61 SF	8 persons
Simulation Room #1	Skills Performance Evaluation	103.28 SF	2 persons
Simulation Room #2	Skills Performance Evaluation	111.17 SF	2 persons
Equipment Storage	Storage	90.25 SF	1 person
Reception and Library	Business / Reception	105.25 SF	3 persons
Break Room	Accessory / Staff Break Room	54.65 SF	1 person
Totals		628.21 SF	17 persons

Access and Circulation

The rear surface parking lot on the subject property is currently only accessed via a permanent and perpetual vehicle ingress and egress easement through a portion of the Brookfield Senior Living property at 800 S. Des Plaines River Road off Ellinwood Street. This easement is located just east of the subject property as illustrated in the attached ALTA/ACSM Land Title Survey and is not subject to change with this request. The proposed commercial school will have limited classes throughout the week with no more than one class at the same time and no more than ten students in each class. As a result, there is no concern from staff that the existing off-street parking area and access drive will suffice for access and circulation.

Off-Street Parking

The subject property contains 25 off-street parking spaces including one accessible space. As noted in the definition above, multi-tenant office buildings are required to adhere to the minimum off-street parking space requirement for offices as identified in Section 12-9-7 of the Zoning Ordinance. Offices require a minimum of one off-street parking space for every 250 square feet of gross floor area. Based on the floor area definition, a minimum of two off-street parking spaces including one accessible space are required for Suite 106, which is satisfied by the existing parking on the subject property. Further, the petitioner notes in the attached Project Narrative that limited courses will be provided during the week and all other visitors will access the site on an appointment-only basis minimizing the overall traffic generated from this use.

It is important to note that based on the floor plans provided, approximately 9,180 square feet for the entire multi-tenant office building is factored into the parking calculation resulting in a total of 37 required off-street parking spaces for the subject property. However, pursuant to Section 12-9-2 of the Zoning Ordinance, no additional parking is required since the use of the building as a multi-tenant office building will not change with the proposed conditional use.

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. 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

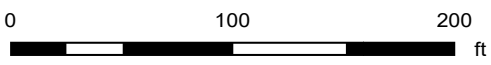
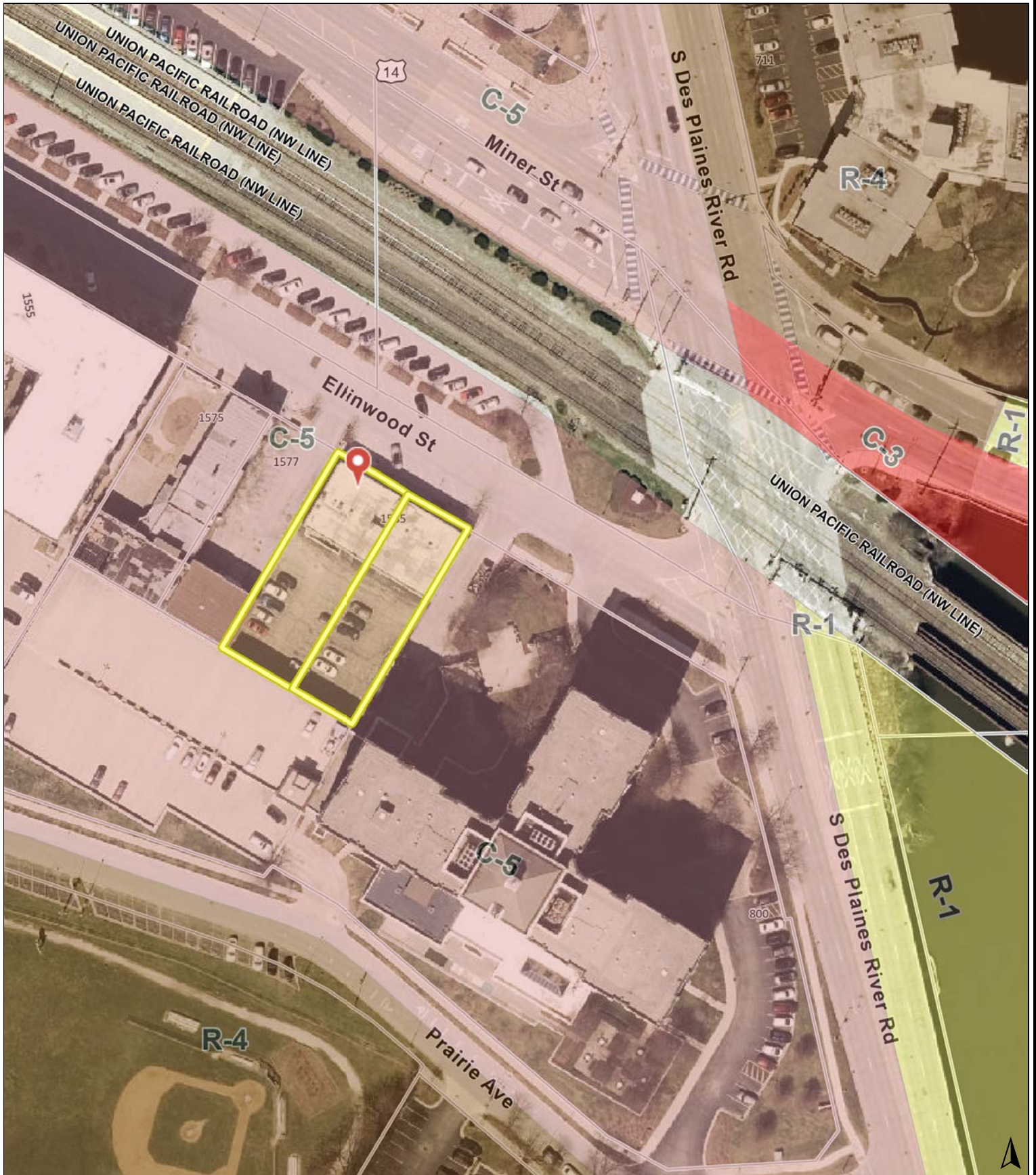
Pursuant to Section 12-3-4.D.4 of the Zoning Ordinance, the City Council has the final authority on the conditional use request. The Council may approve, approve with modifications, or deny Ordinance Z-9-26, which includes the requested conditional use for a commercial school on the subject property. There are no staff recommended conditions of approval.

Attachments:

- Attachment 1: Location Map
- Attachment 2: Site and Context Photos
- Attachment 3: Photos of Existing Conditions
- Attachment 4: ALTA/ACSM Land Title Survey
- 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-9-26

- Exhibit A: Project Narrative
- Exhibit B: Program Schedule
- Exhibit C: Floor Plan
- Exhibit D: Unconditional Agreement and Consent



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.



1585 Ellinwood Street – Public Notice Sign



1585 Ellinwood Street – Facing Southeast at Front of Building



1585 Ellinwood Street – Facing Southwest at Front Entrance



1585 Ellinwood Street – Facing South from Ellinwood Street



1585 Ellinwood Street – View of Front On-Street Parking Area



1585 Ellinwood Street – View of Rear of Building



1585 Ellinwood Street – View of Rear Parking Area



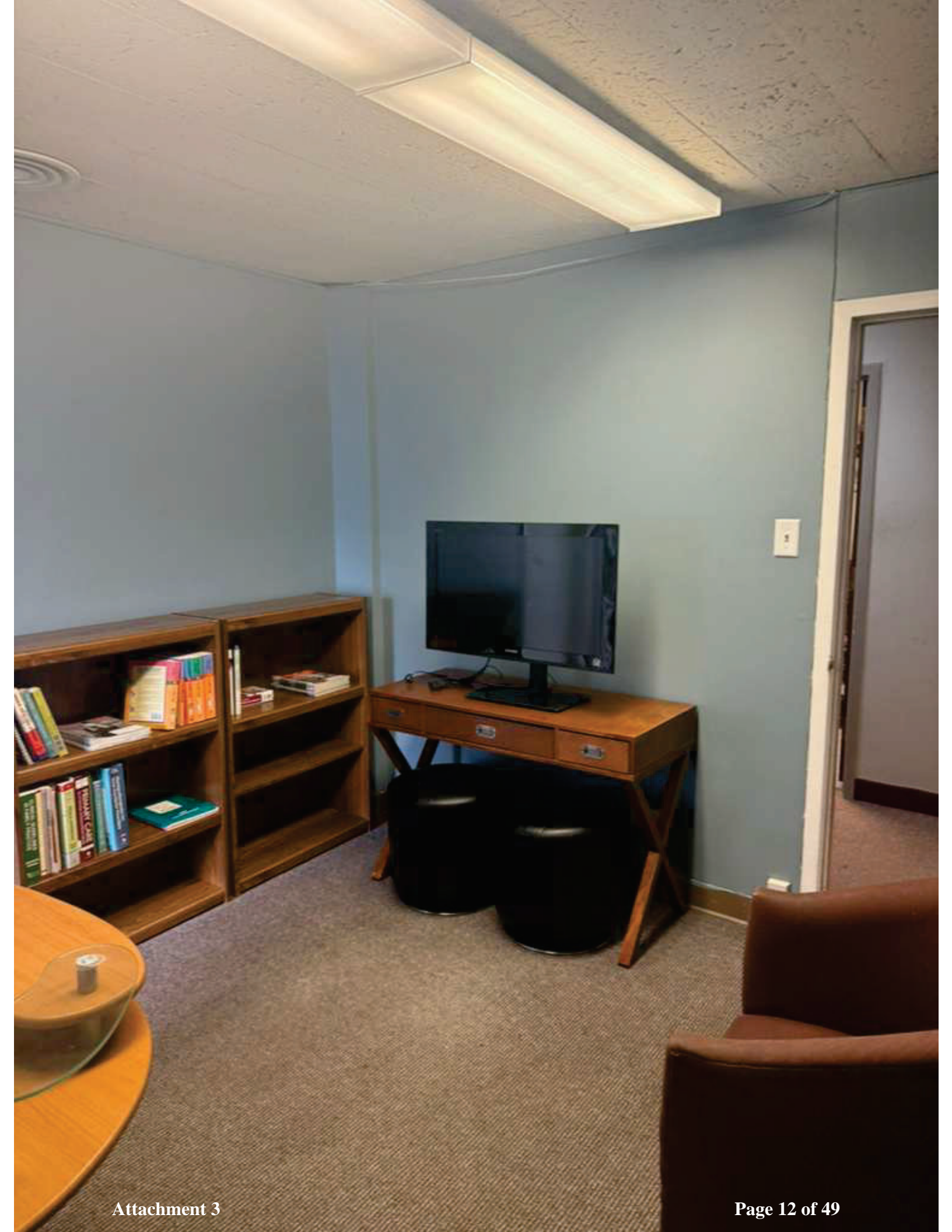
1585 Ellinwood Street – Facing South at Ingress/Egress Easement











GREMLEY & BIEDERMANN, INC.

PROFESSIONAL ILLINOIS LAND SURVEYORS

4505 N. Elston Avenue Chicago, Illinois 60630
 Telephone: (773) 685-5102 Fax: (773) 286-4184
 Illinois Land Surveyor Corporation No. 16
 License No. 184-002761

Plat of Survey ALTA / ACSM Land Title Survey

PARCEL 1:
 THE NORTHEASTERLY 150.0 FEET OF LOTS 103 AND 104 IN THE TOWN OF RAND (NOW THE CITY OF DES PLAINES), BEING A SUBDIVISION OF PART OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
 PERMANENT AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED BY DEED FROM CITY OF DES PLAINES TO RIVER OAKS PARTNERS DATED JUNE 2, 1992 AND RECORDED JUNE 5, 1992 AS DOCUMENT 92396888 AND CREATED BY DEED FROM GARFIELD RIDGE TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 69813 TO RICHARD E. VAN STOCKUM AND KRISTINE M. VAN STOCKUM, AS TO AN UNDIVIDED 1/2 INTEREST AND RANGVALD T. THOMPSON, AS TO AN UNDIVIDED 1/2 INTEREST DATED JUNE 24, 1993 AND RECORDED JUNE 24, 1993 AS DOCUMENT 93482922, FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

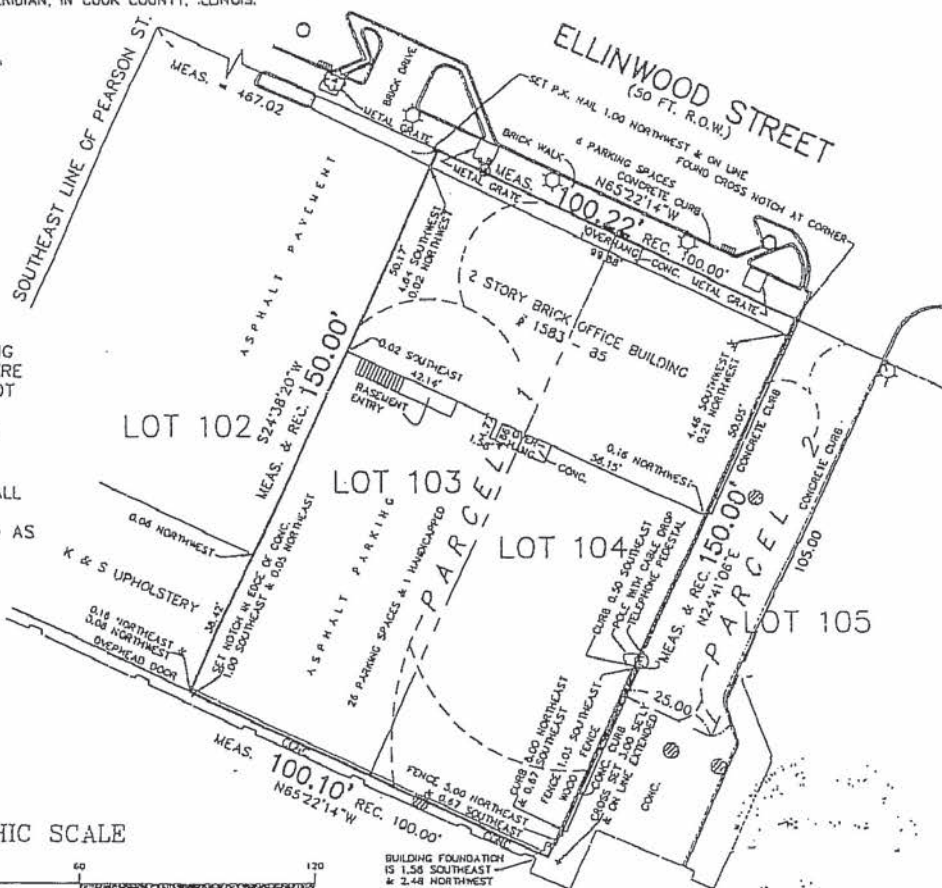
THE WEST 25.0 FEET OF THE NORTH 105.0 FEET OF LOT 105 IN TOWN OF RAND, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, THE NORTHEAST 1/4 OF SECTION 20, THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- Storm CB
- Storm Inlet
- Unclassified Manhole
- Electric Light Pole
- Water Buffalo Box
- Tree - Deciduous

NOTE: INREGARDS TO ADJOINING PROPERTY OWNERS, NAMES WERE NOT SHOWN AS THEY WERE NOT FURNISHED AS SPECIFIED IN ALTA/ACSM REQUIREMENTS OF 1999.

THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS & MATTERS APPEARING OF PUBLIC RECORD AS MIGHT BE DISCLOSED BY A CURRENT TITLE COMMITMENT.



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft

LAND AREA = 15024 SQ.FT. OR 0.345 ACRES
 PROPERTY IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN, AS PER INSURANCE RATE MAP COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO. 17031C 0217F EFFECTIVE DATE NOV 6, 2000.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing, Bats, Elevation Datum and Coordinate Datum is used is ASSUMED.

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State of Illinois)
 County of Cook)ss

This is to certify to 1585 Ellinwood LLC, an Illinois limited liability Company, Metropolitan Bank and Trust Company, its successors and/or assigns, Chicago Title Insurance Company and Schiff Hardin & Walte, that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Field measurements completed on JUNE 27, 2002.

Signed on SEPT. 20, 2002

By: [Signature]

Professional Illinois Land Surveyor No. 2702

My License Expires November 30, 2002

This professional service conforms to the current

REVISED: 09-20-2002 ADD CERT. NAMES (G.L)

Checked	Drawn
JB	RS

1021088

ORDER NO. 1021088
 SCALE: 1 inch = 30 Feet
 DATE: JUNE 27, 2002
 ADDRESS: 1583-85 ELLINWOOD ST., DES PLAINES
 ORDERED BY: ROBERT W. SINGER

Attachment 4



1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5306
desplaines.org

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 proposed Basic Nursing Assistant Training Program (BNATP) constitutes an educational and vocational training use, which is identified as a conditional use within the C-5 Central Business District under the applicable zoning ordinance.

The proposed use is instructional in nature and will operate entirely within an existing commercial tenant space, with no exterior alterations. The request meets the intent of the C-5 district and satisfies the general standards for conditional uses as follows:

Compatibility with Surrounding Uses:

The program is consistent with the commercial and service-oriented character of the C-5 district. The instructional use is low-intensity and comparable to other permitted office, educational, and professional uses within the area.

Traffic and Parking Impact:

The use generates minimal traffic due to small class sizes, limited onsite hours, and staggered scheduling. Only one cohort is onsite at a time, and many students utilize public transportation. Parking is accommodated within designated onsite areas, ensuring no adverse impact on surrounding properties.

Public Health, Safety, and Welfare:

The program operates in compliance with Illinois Department of Public Health requirements, including a strict instructor-to-student ratio and regulated training standards. The use does not involve hazardous materials, high noise levels, or activities that would negatively affect public safety.

Operational Characteristics:

The program operates during off-peak hours with limited daily occupancy. All instruction is conducted indoors, and the majority of coursework is delivered virtually, further reducing onsite activity.

Consistency with Zoning Intent:

The proposed use supports workforce development and educational advancement, which aligns with the broader goals of the C-5 district to accommodate a mix of commercial, professional, and service-related uses that serve the community.

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

The proposed use is consistent with the City's Comprehensive Plan goals, which support workforce development and community-serving institutional uses. The program provides job training for an in-demand healthcare occupation while maintaining a low-impact operational profile. The use aligns with the intent of this title and the purpose of the C-5 district.

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 use will operate entirely within an existing commercial building and will not require exterior modifications. All instructional activities occur indoors and on a limited schedule. The use is compatible with the surrounding commercial, office, and professional development in the area.

4. The proposed conditional use is not hazardous or disturbing to existing neighboring uses; The proposed program does not involve hazardous materials, industrial activities, or medical treatment services. Operations are limited in scope and duration and generate minimal noise or disruption. The use will not adversely affect adjacent properties or uses.

5. The proposed conditional use is to be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or the persons or agencies responsible for the establishment of the proposed conditional use shall provide adequately any such services; The subject property is adequately served by existing public facilities and services, including streets, utilities, police and fire protection, water, sewer, and refuse services. The proposed use will not significantly increase demand for these services. No additional public improvements are required.

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 use will operate within an existing building and does not require additional public expenditures or infrastructure expansion. The program contributes positively to the local economy by supporting workforce readiness in the healthcare sector. The use is not detrimental to the community's economic welfare.

7. The proposed conditional use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property,

or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

The proposed use will not result in excessive traffic, noise, smoke, odors, or other nuisances. There are no outdoor activities, late-night operations, or operational impacts that would affect surrounding properties. The use is consistent with public health, safety, and welfare standards.

8. The proposed conditional use provides vehicular access to the property designed that does not create an interference with traffic on surrounding public thoroughfares; Existing vehicular access and parking facilities are sufficient to accommodate the proposed use. On-site activity is limited to approximately four hours per week with small class sizes. The use is not expected to create traffic congestion or interfere with public thoroughfares.

Anticipated Daily Visitor Traffic

The proposed use of the site in Des Plaines will occur during off-peak hours, which further supports minimal impact on surrounding traffic patterns. Based on the program's structure and limited onsite activity, traffic is expected to remain low and well controlled.

Each session will include approximately 8 students, with a maximum of 10 students per session, in compliance with program and regulatory requirements. In addition, one instructional staff member will be present per session.

Because sessions are staggered throughout the week and limited to one class per day, there is no overlap between groups. This scheduling approach significantly reduces peak traffic volume and prevents congestion during arrival and departure times.

Parking and Transportation

Students and staff will park in the designated parking area of the building, in full compliance with local zoning and parking regulations.

Additionally, the program primarily serves individuals pursuing entry-level healthcare training, many of whom rely on public transportation (including buses, Metra Train, Taxi, Uber, Car Pooling) as their primary means of travel. This further reduces the demand for onsite parking.

Visitor parking will be located at the front (north side) of the building. Students, staff, and instructors will utilize the designated parking area at the rear (east side) of the building.

This separation of parking areas helps maintain an organized traffic flow, minimizes congestion, and ensures efficient use of available parking spaces.

Overall, the combination of small class sizes, staggered scheduling, limited hours of operation, and reliance on public transportation ensures that the proposed use will not create a significant burden on surrounding traffic patterns or parking resources.

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 use does not involve construction, site disturbance, or exterior alterations. All activities occur within the existing structure. No natural, scenic, or historic features will be impacted.

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

The applicant shall comply with all applicable provisions of the City of Des Plaines Zoning Ordinance and any conditions imposed as part of the Conditional Use Permit. The program will also comply with all applicable state and federal regulations. Required permits and inspections will be obtained prior to commencement of operations.

Sincerely,

Wilsa dela Cruz Cabrera

Central Scholar Academy

[REDACTED]

[REDACTED]



April 15, 2026

Mayor Goczkowski and Des Plaines City Council
CITY OF DES PLAINES

Subject: Planning and Zoning Board – 1585 Ellinwood Street, Case #26-009-CU

RE: Consideration of a Conditional Use for a Commercial School

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. Wilsa Dela Cruz Cabrera, representing the petitioner, provided a detailed presentation of the conditional use request and the proposed commercial school use. She described this is a low-impact vocational and educational use with five weeks of in-person instruction for four hours each week. Ms. Cabrera noted that the commercial school will be open Wednesday through Sunday for skill evaluations and Monday through Tuesday by appointment only. She described that out of the 120 hours required for students to become certified, only 40 of the instruction hours will be held on the subject property in groups of 8-10 students and one instructor. She noted that only one course will be held at a given time minimizing traffic and parking needs for the commercial school use. Ms. Cabrera showed pictures of the tenant space interior identifying the use of each space, the total number of individuals that would be in each space at a given time, and that no interior and exterior remodeling will take place on site. Finally, she identified how the proposed commercial school meets all of the conditional use standards.
2. PZB members asked if the petitioner is moving from another location; how long it takes to become a nurse; if the petitioner's organization helps with job placement; what is the hourly rate for a certified nursing assistant (CNA); if they are providing full educational training; if additional training is required after this program; if their organization is for-profit; if they are planning to grow in the future at this location; if they are able to hold one class in-person and one class online at the same time; what the cost of the program is for each student; if the final exam is administered by the State of Illinois; if they have other locations; if there are proposed changes to the interior or exterior of the space; if they knew how long the subject tenant space has been vacant; what the qualifications are for instructors; if the ten enrolled students start and end the program at the same time; how many students they will have total in a year and if they intend to surpass this amount in the future; if the elevator and sign items brought up in the staff report are the responsibility of the petitioner to address; and if the petitioner is a tenant of the building.

Ms. Cabrera responded that this a new organization so there is no existing location; that the program is 120 hours spread across five weeks; that they work with agencies that help with job placement for students after they complete the program; that the current CNA makes \$15 per hour; that a student has to be certified first before they complete their hours at the proposed commercial school and take their exam; that there is typically no additional training or further education for these students unless the future employer requires it; that their organization is for-profit; that they would be interested in growing at this location in the future although a majority of the training takes place online; that they are heavily regulated by the State of Illinois so there are limits on the number of instructors and students allowed; that they currently can only hold one session at a time; that the full cost per student is \$1,800; that the final exam is

administered by the State of Illinois; that they do have long-term care facilities that they partner for training opportunities but currently do not have a location for their organization; that no interior or exterior modifications will be made to the space; that they do not know how long the tenant space has been empty; that instructors must have a masters in nursing and a certification with the State of Illinois; that the student progression through the course depends on the specific schedule for each student; and that total number of students per year depends on enrollment numbers but they would project a maximum enrollment of 100 students initially and expand this number in the future as space allows. City staff confirmed that the outstanding items to address on the subject property are directed to the property owner to be addressed and that the petitioner is one of multiple tenants in the existing building.

3. CED staff summarized the staff report with slides providing an analysis of the request and the proposed commercial school use. Staff acknowledged the floor plan of the proposed use identifying the use of each space. Staff noted that there were no recommended conditions of approval and the motion before the PZB.
4. A member of the public stated that she thought this was a good use for this location but asked if the petitioner has received the proper approvals from the State of Illinois. Ms. Cabrera confirmed that they have not received approvals from the State of Illinois yet but it is in progress of obtaining it.
5. The PZB voted 5-0 to recommend that City Council approve the conditional use request without any conditions.

Respectfully submitted,



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

2. **Address:** 1585 Ellinwood Street

Case Number: 26-009-CU

The petitioner requests a conditional use to allow a commercial school to operate in the C-5 Central Business district at 1585 Ellinwood Street and any other variations, waivers, and zoning relief as may be necessary.

Petitioner: Wilsa dela Cruz Cabrera, 1585 Ellinwood Street, Suite 106, Des Plaines, IL 60016

Owner: DZ 1585 LLC (Representative: Lucas Fuksa, 102 Main Street, Suite 200, Park Ridge, IL 60068)

Acting Chairman Catalano opened the public hearing and swore-in Wilsa dela Cruz Cabrera, who represented the petitioner, Central Scholar Academy.

Ms. Dela Cruz Cabrera provided a detailed presentation of the conditional use request and the proposed commercial school use. She described this is a low-impact vocational and educational use with five weeks of in-person instruction for four hours each week. Ms. Cabrera noted that the commercial school will be open Wednesday through Sunday for skill evaluations and Monday through Tuesday by appointment only. She described that out of the 120 hours required for students to become certified, only 40 of the instruction hours will be held on the subject property in groups of 8-10 students and one instructor. She noted that only one course will be held at a given time minimizing traffic and parking needs for the commercial school use. Ms. Cabrera showed pictures of the tenant space interior identifying the use of each space, the total number of individuals that would be in each space at a given time, and that no interior and exterior remodeling will take place on site. Finally, she identified how the proposed commercial school meets all of the conditional use standards.

Acting Chair Catalano asked for any PZB questions.

Member Fowler asked if the petitioner is moving from another location. Ms. Dela Cruz Cabrera stated this is a new school created in January 2026 and the first location.

Member Fowler asked how long to be a certified nurse. Ms. Dela Cruz Cabrera stated it takes about 5 weeks to earn a certificate.

Member Fowler asked if the petitioner assists from job placement. Ms. Dela Cruz Cabrera stated they do work with organizations that assist students with job placement.

Acting Chair Catalano asked about the hourly pay rate for CNAs. Ms. dela Cruz Cabrera stated pay is about \$15/hr.

(There was an extended period of general discussion between the Petitioner and certain PZB members regarding the State of IL licensing process, their business expansion possibilities, student job prospects, and general professional life cycle for CNAs).

Member Weaver asked if they wish to expand if more people need to use the subject property and if the subject property be sufficient in the future. Ms. Dela Cruz Cabrera stated they would look to expand at this location in the future.

Member Veremis asked about any proposed exterior or interior improvements to the building. Ms. Dela Cruz Carera responded that no building improvements were proposed.

Member Weaver asked how many students the petitioner could enroll in a given year and how many may come to the subject property for training versus remote training. Ms. dela Cruz Cabrera stated they will have about 100 students over a given year and about 16 students at a given certificate training cycle.

Acting Chairman Catalano asked for public comment and swore in Shidi Alex. Ms. Alex states that she supports this proposal and asked if the State of IL had approved the proposed business yet. Ms. Dela Cruz Carera stated they are in review with the State of Illinois.

Acting Chairman Catalano asked for the staff report. Senior Planner Jonathan Stytz presented the staff analysis.

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Comprehensive Plan: The Comprehensive Plan designates this site as *Higher Density Urban Mix with Residential*.

Property/Zoning History: The subject property was annexed into the City in 1870 as a single family residence⁴. Around 1972, the subject property was redeveloped with a commercial building. Today, the subject property consists of an off-street parking area and multi-tenant office building, which consists of predominantly office uses with a single retail establishment also operating on site. Based on City records, there are existing items to address related to elevator inspections and an expired sign permit, which both must be addressed to comply with all current regulations.

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The subject property is currently a two-story, approximately 5,000-square-foot multi-tenant office building and off-street parking area in the rear as illustrated on the attached ALTA/ACSM Land Title Survey. The commercial school would occupy the far eastern tenant space on the first level of the building without any proposed exterior and interior changes to the building itself.

Proposed Operations

Based on the attached Project Narrative, this use would provide a supervised skills performance evaluation on site for up to 20 hours as part of an educational healthcare training program to prepare

⁴ <https://www.historicaerials.com/location/41.625/-87.875/T1890/16>. Retrieved April 7, 2026.

students to become Certified Nursing Assistants (CNAs) in the State of Illinois. This use is anticipated to operate Wednesday through Sunday from 4:00 P.M. to 8:00 P.M. for the supervised performance skills evaluation and Monday and Tuesday only by appointment as specified in the attached Project Narrative. Each course will not exceed 12 students and one instructor minimizing daily traffic and parking needs during the week. See the attached Project Narrative and attached Program Schedule for additional information.

Floor Plans

The existing tenant space where the commercial school use is proposed is approximately 628 square feet in area consisting of a classroom, two simulation rooms, a reception area, break room, and equipment/storage space as illustrated in the attached Floor Plan. The table below has been provided by the petitioner to illustrate the area, use, and occupancy of all rooms within the tenant space. Please see the attached Program Schedule for additional information.

Proposed Floor Plan Spaces			
Space ID	Use	Area (SF)	Occupancy Load
Classroom	Educational Classes	163.61 SF	8 persons
Simulation Room #1	Skills Performance Evaluation	103.28 SF	2 persons
Simulation Room #2	Skills Performance Evaluation	111.17 SF	2 persons
Equipment Storage	Storage	90.25 SF	1 person
Reception and Library	Business / Reception	105.25 SF	3 persons
Break Room	Accessory / Staff Break Room	54.65 SF	1 person
Totals		628.21 SF	17 persons

Access and Circulation

The rear surface parking lot on the subject property is currently only accessed via a permanent and perpetual vehicle ingress and egress easement through a portion of the Brookfield Senior Living property at 800 S. Des Plaines River Road off Ellinwood Street. This easement is located just east of the subject property as illustrated in the attached ALTA/ACSM Land Title Survey and is not subject to change with this request. The proposed commercial school will have limited classes throughout the week with no more than one class at the same time and no more than ten students in each class. As a

result, there is no concern from staff that the existing off-street parking area and access drive will suffice for access and circulation.

Off-Street Parking

The subject property contains 25 off-street parking spaces including one accessible space. As noted in the definition above, multi-tenant office buildings are required to adhere to the minimum off-street parking space requirement for offices as identified in Section 12-9-7 of the Zoning Ordinance. Offices require a minimum of one off-street parking space for every 250 square feet of gross floor area. Based on the floor area definition, a minimum of two off-street parking spaces including one accessible space are required for Suite 106, which is satisfied by the existing parking on the subject property. Further, the petitioner notes in the attached Project Narrative that limited courses will be provided during the week and all other visitors will access the site on an appointment-only basis minimizing the overall traffic generated from this use.

It is important to note that based on the floor plans provided, approximately 9,180 square feet for the entire multi-tenant office building is factored into the parking calculation resulting in a total of 37 required off-street parking spaces for the subject property. However, pursuant to Section 12-9-2 of the Zoning Ordinance, no additional parking is required since the use of the building as a multi-tenant office building will not change with the proposed conditional use.

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

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

Comment: A commercial school is listed as a conditional use as specified in Section 12-7-3.K of the Zoning Ordinance for properties in the C-5 District.

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

Comment: The Future Land Use Map of the 2019 Comprehensive Plan designates this property as *Higher Density Urban Mix with Residential*, which focuses on denser mix of commercial and residential developments. The existing multi-tenant office building does provide a denser commercial component but does not provide any residential component at this time. While the conditional use request adds to the existing commercial uses on site, it does not fully align with the Future Land Use classification noted on the Comprehensive Plan.

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

Comment: The proposed commercial school use will be located within an established concrete and brick office building that is generally harmonious and appropriate in appearance to surrounding commercial and office development in the immediate area. The street frontage and improvements match those along the remainder of Ellinwood Street, including landscape planter boxes.

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

Comment: The proposed commercial school use will be conducted entirely within the individual tenant space inside the building itself minimizing perceived adverse effects. In addition, the existing parking and drive aisle areas will remain to accommodate both student and teacher access to the site to minimize adverse effects on neighboring uses.

7. 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 adequately served by essential public facilities and services, which will not change with the operation of the commercial school on site. Staff do not have concerns that this use will impact the essential public facilities and services currently serving the subject property.

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

Comment: The existing multi-tenant office building on the subject property currently provide services that benefit the community as a whole. A commercial school provides additional services that further benefit the community without excessive additional requirements for public facilities and services.

11. 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 specific educational and evaluation activities listed for the proposed commercial school does not appear to create any adverse effects in respect to traffic, noise, smoke fumes, glare, and odors. All activities of the proposed commercial school use will occur inside the individual tenant space and will only occur for a portion of each day, minimizing adverse effects on surrounding properties.

12. 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 vehicular access to the subject property will occur on private property accessible by utilizing the existing street connection, is sufficient for the commercial school, and will not be adjusted. The location and layout of the rear off-street parking lot for the multi-tenant office building is near one of the multiple entrances to the building and would not interfere with surrounding public thoroughfares.

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

Comment: The subject property has already been developed with the multi-tenant office building and off-street parking area. The commercial school will occupy a portion of the existing building without further development or any new loss of these features.

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

Comment: The proposed commercial school will comply with all other requirements of the Zoning Ordinance for the C-5 Central Business District.

PZB Procedure and Recommended Conditions: Under Section 12-3-4.D (Procedure for Review and Decision for Conditional Uses) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve or deny requested commercial school use. Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-4.E (Standards for Conditional Use) of the Zoning Ordinance. There are no staff recommended conditions of approval for this request.

Acting Chairman Catalano asked for PZB comments or questions.

Member Veremis asked if the subject property maintenance comments are the petitioner's or the property owner's responsibility. Senior Planner Stytz stated it is not the Petitioner's responsibility.

Member Weaver is the petitioner a tenant or property owner. Senior Planner Stytz confirmed the Petitioner is a tenant.

Member Fowler moved and Member Veremis seconded a motion to recommend the City Council approve the proposed Conditional Use as requested without any conditions.

AYES: Weaver, Veremis, Fowler, Zadrozny and Catalano
NAYS: None
ABSTAIN: None

MOTION CARRIED

CITY OF DES PLAINES

ORDINANCE Z - 9 - 26

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO OPERATE A COMMERCIAL SCHOOL AT 1585 ELLINWOOD STREET, SUITE 106, DES PLAINES, ILLINOIS.

WHEREAS, DZ 1585 LLC ("**Owner**") is the owner of the property commonly known as 1585 Ellinwood Street, Suite 106, Des Plaines, Illinois ("**Subject Property**"); and

WHEREAS, the Subject Property is located in the C-5 Central Business District of the City ("**C-5 District**") and improved with a multi-tenant building ("**Building**") and an off-street parking area; and

WHEREAS, Central Scholar Academy LLC, an Illinois corporation ("**Petitioner**"), desires to operate a commercial school designed for training students to become Certified Nursing Assistance within the State of Illinois, within the far eastern tenant space on the first level of the Building ("**Commercial School**"); and

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

WHEREAS, pursuant to 12-7-3.K of the Zoning Ordinance, the operation of the Commercial School is permitted in the C-5 District only with a conditional use permit approved by the City Council; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, Petitioner filed, with the consent of the Owner, an application with the City for the approval of a conditional use permit to allow the operation of the Commercial School on the Subject Property ("**Conditional Use Permit**"); and

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

WHEREAS, within 90 days from the date of the Petitioner's application a public hearing was held by the PZB on April 14, 2026, pursuant to notice published 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 applicable provisions of the Zoning Ordinance; and

WHEREAS, pursuant to Section 12-3-4 of the Zoning Ordinance, the PZB filed a written report with the City Council on April 15, 2026, summarizing the testimony and evidence received by the PZB and stating the Board's recommendation, by a vote of 5-0, to approve the Conditional Use Permit, subject to certain terms and conditions; and

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

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

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

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

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

A tenant space designated as Suite 106 within the following described Property:

PARCEL 1:

THE NORTHWESTERLY 150.0 FEET OF LOTS 103 AND 104 IN THE TOWN OF RAND (NOW THE CITY OF DES PLAINES), BEING A SUBDIVISION OF PART OF SECTIONS 16, 17, 20 AND 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERMANENT AND PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DISCLOSED BY DEED FROM CITY OF DES PLAINES TO RIVER OAKS PARTNERS DATED JUNE 2, 1992 AND RECORDED JUNE 5, 1992 AS DOCUMENT 92396888 AND CREATED BY DEED FROM GARFIELD RIDGE

TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 89813 TO RICHARD E. VAN STOCKUM AND KRISTINA M. VAN STOCKUM, AS TO AN UNDIVIDED 1/2 INTEREST AND RANGVALD T. THOMPSON, AS TO AN UNDIVIDED 1/2 INTEREST DATED JUNE 24, 1993 AND RECORDED JUNE 24, 1993 AS DOCUMENT 93482922, FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 25.0 FEET OF THE NORTH 105.0 OF LOT 105 IN TOWN OF RAND, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, THE NORTHEAST 1/4 OF SECTION 20, THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS .

PINs: 09-17-421-033-0000 and 09-17-421-028-0000

Commonly known as 1585 Ellinwood Street, Suite 106, Des Plaines, Illinois.

SECTION 3. APPROVAL OF CONDITIONAL USE PERMIT. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council hereby grants the Petitioner the Conditional Use Permit to allow the operation of the Commercial School on the Subject Property in the C-5 District. The Conditional Use Permit granted by this Ordinance is consistent with and equivalent to a "special use" as referenced in Section 11-13-25 of the Illinois Municipal Code, 65 ILCS 5/11-13-25.

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

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

B. Compliance with Plans. Except for minor changes and site work approved by the City Director of Community and Economic Development or Director of Public Works and Engineering (for matters within their respective permitting authorities) in accordance with all applicable City standards, the development, use, operation, and maintenance of the Subject Property and the Commercial School by the Petitioner must comply with the following plans and documents:

1. The Project Narrative, prepared by the Petitioner, consisting of 10 pages, with a latest revision date of April 1, 2026, a copy of which is attached to and made a part of this Ordinance as *Exhibit A*;

2. The Program Schedule, prepared by the Petitioner, consisting of three pages, with a latest revision date of April 1, 2026, a copy of which is attached to and made a part of this Ordinance as *Exhibit B*; and

3. The Floor Plan, prepared by Petitioner, consisting of one page, and with a latest revision date of April 1, 2026, a copy of which is attached to and made a part of this Ordinance as *Exhibit C*.

C. Regulatory Compliance. The Owner or Petitioner must address outstanding noncompliant conditions related to elevator inspections and renew the sign permit for the Subject Property to bring the Subject Property into full compliance with all current City regulations prior to the issuance of a certificate of occupancy.

D. Operational Standards. The Commercial School will operate Wednesday through Sunday from 4:00 P.M. to 8:00 P.M. for the supervised performance skills evaluation and Monday and Tuesday only by appointment as specified. Each course will not exceed 12 students and one instructor minimizing daily traffic and parking needs during the week.

E. Parking and Access. All student and staff parking must be contained within the designated off-street parking areas for the Subject Property to ensure no adverse impact on surrounding properties. All vehicular access must utilize the existing private ingress and egress easement through 800 S. Des Plaines River Road.

SECTION 5. 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 requirements of the Zoning Ordinance, or the conditions set forth in Section 4 of this Ordinance, the Conditional Use Permit granted in Section 3 of this Ordinance may be revoked after notice and hearing before the Zoning Administrator of the City, all in accordance with the procedures set forth in Section 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-5 District. Further, in the event of such revocation of the Conditional Use Permit, the City Manager and City's General Counsel are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Petitioner 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 6. BINDING EFFECT. This Ordinance and the privileges, obligations, and provisions contained in this Ordinance run with the Subject Property and inure to the benefit of, and are binding upon, the Owner and the Applicant, and their respective personal representatives, successors, and assigns, including, without limitation, subsequent purchasers or lessees of the Property.

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

- A. its passage, approval and publication in pamphlet form as provided by law;
- B. the filing with the City Clerk by the Petitioner and the Owner, not less than 60 days after the passage and approval of this Ordinance, of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. 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 D*;

C. 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; and

D. in the event that the Petitioner or the Owner does not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Section 8.B 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.

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

Peter M. Friedman, General Counsel



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016

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CONDITIONAL USE APPLICATION

Commercial School

Central Scholar Academy. LLC

Property Address:

1585 Ellinwood Street

Des Plaines, Illinois

Applicant:

Wilsa dela Cruz Cabrera

Property Owner:

Lucas Fuksa

PIN (if available):

09-17-421-033-0000

Date of Submittal/ Revision:

4/1/2026



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016

[REDACTED]

CONDITIONAL USE OF PROPERTY APPLICATION

Basic Nursing Assistant Training Program (BNATP)

I. Purpose of the Request

Central Scholar Academy respectfully submits this application for a Conditional Use Permit to operate a Basic Nursing Assistant Training Program (BNATP) at the above-referenced property in Des Plaines, Illinois.

The proposed onsite use consists of supervised skills performance evaluation at proposed location in Des Plaines totaling 20 hours, delivered over approximately four (4) hours per week, as part of an educational healthcare training program that prepares students to become Certified Nursing Assistants (CNAs) in the State of Illinois. The program will operate in compliance with requirements established by the Illinois Department of Public Health.

The Academy seeks conditional approval to operate as an educational/vocational training facility within the applicable zoning district. This on-campus component is scheduled over 5-week periods and averages approximately 4 hours per week, with no daily or full-day instructional use of space. The enrollment and class size are highly regulated by the Illinois Department of Public Health, including a 12:1 student-to-instructor ratio requirement. As a result, no more than 12 students are allowed to attend each supervised skills evaluation session/class.



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II. Description of the Proposed Use

The BNATP is a structured healthcare education program that provides:

- 60 Hours - Virtual Classroom instruction (didactic/theory) - (Not at the campus)
- 20 Hours - Supervised Performance Skills Evaluation (On-campus- Des Plaines)
- 40 Hours - Clinical experience at an approved healthcare facility (off-site)

Program Structure

- Minimum of 120 instructional hours in accordance with Illinois regulations
- Supervised Performance Skills Evaluation at proposed location in Des Plaines is limited to 4 hours per week.
- Off-site clinical rotations at IDPH-approved long-term care facilities
- Small class sizes to ensure compliance with IDPH instructor to student ratio.

III. Hours of Operation

Proposed hours of operation:

- Monday – by appointment
- Tuesday - by appointment
- Wednesday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Thursday– Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Friday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM



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- Saturday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM
- Sunday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM

Supervised Performance Skills Evaluation sessions are held Wednesday through Sunday.

Administrative office hours are available in person by appointment only.

- Due to simulation room capacity limitations, Supervised Performance Skills Evaluation is conducted in small groups to maintain safe occupancy levels and in compliance with Illinois Department of Public Health (IDPH).
- No overnight operations.

IV. Traffic and Parking Impact

The BNATP operates in 5-week instructional cycles. The didactic (theory) portion of the program is delivered entirely through virtual/online instruction and does not occur at the Des Plaines location. Students are only physically present at the proposed site for the required Supervised Performance Skills Evaluation component.

The Supervised Performance Skills Evaluation training at Des Plaines consists of a total of 20 hours distributed over the 5-week period, averaging approximately 4 hours per week for the entire 5 week course. Supervised Performance Skills Evaluation sessions are scheduled on a staggered basis to prevent congestion and avoid overlapping arrival and departure times.



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This structure ensures that onsite attendance is limited, controlled, and predictable, with only one small class present per session in accordance with Illinois Department of Public Health requirements.

In accordance with regulations established by the Illinois Department of Public Health (IDPH), the Basic Nursing Assistant Training Program (BNATP) maintains a strict instructor-to-student ratio of one (1) instructor to a maximum of ten (12) students during all Supervised Performance Skills Evaluation and clinical training sessions.

To ensure full compliance, each Supervised Performance Skills Evaluation session is limited to no more than 10 students per instructor or 1 class per scheduled operational time. This structure ensures appropriate supervision, enhances student safety, and supports effective hands-on skills training in a controlled learning environment.

Each cohort attends one 4-hour Supervised Performance Skills Evaluation session per week. Supervised Performance Skills Evaluation sessions in Des Plaines are scheduled Wednesday through Sunday.

Classes are distributed across different days and times throughout the 5-week period to minimize simultaneous occupancy.

This staggered scheduling ensures that no more than 12 students per session are present at one time, in accordance with Illinois Department of Public Health requirements.



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Anticipated Daily Visitor Traffic

The proposed use of the site in Des Plaines will occur during off-peak hours, which further supports minimal impact on surrounding traffic patterns. Based on the program's structure and limited onsite activity, traffic is expected to remain low and well controlled.

Each session will include approximately 8 students, with a maximum of 10 students per session, in compliance with program and regulatory requirements. In addition, one instructional staff member will be present per session.

Because sessions are staggered throughout the week and limited to one class per day, there is no overlap between groups. This scheduling approach significantly reduces peak traffic volume and prevents congestion during arrival and departure times.

Parking and Transportation

Students and staff will park in the designated parking area of the building, in full compliance with local zoning and parking regulations.

Additionally, the program primarily serves individuals pursuing entry-level healthcare training, many of whom rely on public transportation (including buses, Metra Train, Taxi, Uber, Car Pooling) as their primary means of travel. This further reduces the demand for onsite parking.



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Visitor parking will be located at the front (north side) of the building. Students, staff, and instructors will utilize the designated parking area at the rear (east side) of the building.

This separation of parking areas helps maintain an organized traffic flow, minimizes congestion, and ensures efficient use of available parking spaces.

Overall, the combination of small class sizes, staggered scheduling, limited hours of operation, and reliance on public transportation ensures that the proposed use will not create a significant burden on surrounding traffic patterns or parking resources.

V. Compatibility with Surrounding Uses

The proposed BNATP is compatible with surrounding commercial/educational/professional uses because:

- It generates minimal noise
- There is no industrial activity
- No outdoor operations are conducted
- All instructional activities occur indoors
- Clinical training is conducted off-site

The use is educational in nature and consistent with community-serving institutional functions.

VI. Public Benefit

Approval of this conditional use will:



Central Scholar Academy

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- Support healthcare workforce development in the Des Plaines area
- Address statewide CNA workforce shortages
- Provide local residents with career advancement opportunities
- Increase access to entry-level healthcare training
- Contribute positively to the local economy

The program directly supports regional healthcare facilities by preparing qualified nurse aides.

Students and staff will utilize designated onsite parking areas in full compliance with City zoning and parking requirements. Given the limited hours of operation and low occupancy levels, the proposed educational use is low-impact and comparable to other small-scale, office or classroom-based instructional uses permitted within the district.

VII. Compliance with City Ordinances

Central Scholar Academy will:

- Comply with all City of Des Plaines zoning requirements
- Obtain all required building permits, occupancy certificates, and fire inspections
- Maintain ADA accessibility compliance
- Adhere to all applicable local, state, and federal regulations

The Academy commits to operating in a professional, safe, and community-conscious manner.

VIII. No Adverse Impact on Surrounding Uses



Central Scholar Academy

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The school will operate indoors only, produce minimal noise, and be confined to the private areas of the school; it has no outdoor activities, no industrial equipment or hazardous materials, and does not operate late at night or overnight. As a result, the use is fully compatible with surrounding commercial, office, and professional uses.

IX. Conclusion

Approval of this Conditional Use application will directly benefit local assisted living and healthcare providers, including Discovery Village, which is located approximately 350 feet from the proposed site. Establishing the Basic Nursing Assistant Training Program will meaningfully contribute to workforce development within a high-demand healthcare sector and help address the growing need for qualified nursing assistants in the community.

Central Scholar Academy has also confirmed an immediate need for CNAs with Vanguard Home Health, which operates in the same building. This partnership further underscores the direct workforce demand and community benefit that the program will serve.

The proposed use aligns with the goals of the City of Des Plaines by promoting economic vitality, expanding local employment opportunities, and strengthening essential community services.

Central Scholar Academy respectfully requests approval of a Conditional Use Permit to operate a Basic Nursing Assistant Training Program at the proposed location in Des Plaines. The proposed use:



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- Is consistent with community-serving educational purposes
- Presents minimal impact to surrounding properties
- Supports local healthcare workforce development
- Complies with all applicable local, state, and regulatory standards
-

We appreciate the City's consideration of this request and look forward to contributing positively to the Des Plaines community.

Submitted by:

Wilsa dela Cruz Cabrera, BSN, RN, CMCN

President

Central Scholar Academy

[REDACTED]

[REDACTED]



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016



April 1, 2026

City of Des Plaines
Community & Economic Development Department
1420 Miner Street
Des Plaines, IL 60016

Subject: Occupant Load and Program Schedule – Conditional Use Submission

Dear Community & Economic Development Department,

This letter is submitted in support of the Conditional Use Permit application for **Central Scholar Academy**, a vocational training institution located at the above address.

The facility will be utilized to provide a **Basic Nursing Assistant Training Program (BNATP)** supervised skills performance evaluation instruction only.

The program is delivered over a five-week period for each cohort, with one class session per week. Each session is four hours in duration - total of 20 hours in a span of five (5) weeks, with a minimum of eight (8) students, and a maximum of ten (10) students per class.

Due to simulation room capacity limitations, laboratory instruction is conducted in rotating small groups to maintain safe occupancy levels and ensure effective supervision.



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016



Occupant loads have been determined in accordance with the International Building Code (IBC),

Table 1004.5, using the following occupant load factors:

Space	Dimensions	Area (SF)	Occupancy Classification	Factor (SF/Person)	Occupant Load
Classroom	12'8" × 12'11"	163.61	Educational (Classroom)	20 net	8
Simulation Room 1	8'11" × 11'7"	103.28	Skills Performance Evaluation Instruction	50 net	2
Simulation Room 2	9'8" × 11'6"	111.17	Skills Performance Evaluation Instruction	50 net	2
Equipment Storage	9'6" × 9'6"	90.25	Storage	500 gross	1
Reception & Library	9'8" × 10'11"	105.53	Business / Reception	150 gross	3
Break Room	5'1" × 10'9"	54.65	Accessory / Staff Break Area	150 gross	1

No more than two class sessions are conducted per day, scheduled as follows:

- Monday – by appointment
- Tuesday - by appointment
- Wednesday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Thursday– Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM



Central Scholar Academy

1585 Ellinwood St. Suite 106 Des Plaines, IL 60016



- Friday – Supervised Performance Skills Evaluation 4:00 PM – 8:00 PM
- Saturday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM
- Sunday – Supervised Performance Skills Evaluation 8:00 AM- 12:00 PM

Supervised Performance Skills Evaluation sessions are held Wednesday through Sunday.

Administrative office hours are available in person by appointment only.

Overall, the facility is designed to maintain a controlled, low-density occupancy appropriate for vocational training and to support safe operations and egress in compliance with applicable building and safety codes.

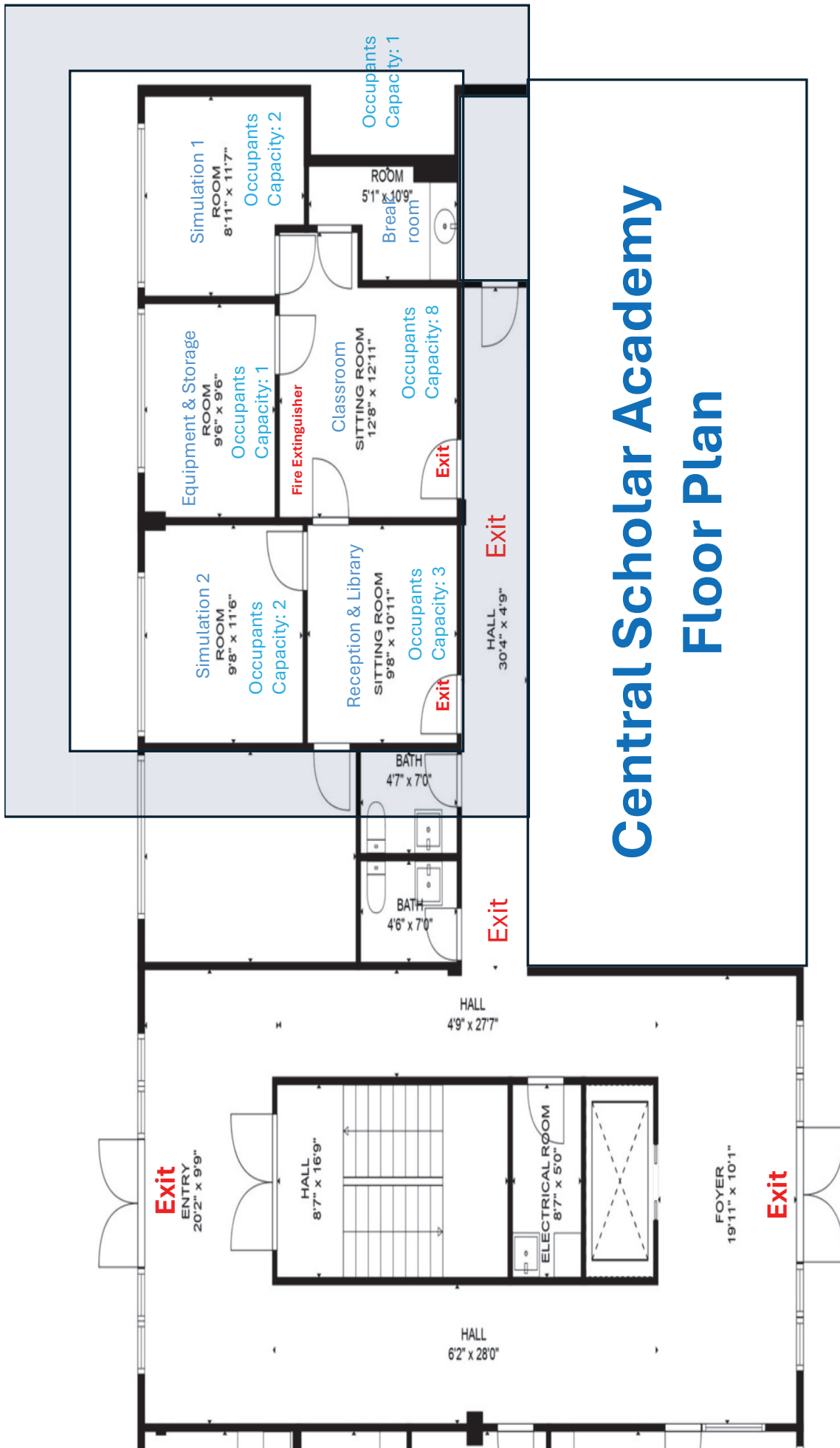
We respectfully request your review and approval of this Conditional Use Permit application. Please do not hesitate to contact us should additional information or documentation be required.

Thank you for your time and consideration.

Sincerely,

Wilsa dela Cruz Cabrera
Central Scholar Academy





Central Scholar Academy Floor Plan

EXHIBIT D

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, Ordinance No. Z-9-26 adopted by the City Council of the City of Des Plaines on _____, 2026 ("*Ordinance*"), grants approval of a conditional use permit to allow Central School Academy LLC ("*Petitioner*") to operate a commercial school use on the property commonly known as 1585 Ellinwood Street, Suite 106, Des Plaines, Illinois ("*Subject Property*"), subject to certain conditions; and

WHEREAS, the Subject Property is owned by DZ 1585 LLC ("*Owner*"); and

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

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

1. The Petitioner and the Owner hereby unconditionally agree to accept, consent to and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. The Petitioner and the Owner acknowledge and agree that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's review and approval of any plans for the Subject Property, 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 any such plans and ordinance, and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Petitioner or the Owner against damage or injury of any kind and at any time.
3. The Petitioner and the Owner acknowledge that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the procedures required by Section 12-4-7 of the City's Zoning Ordinance are followed.
4. The 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 of any plans and issuance of any permits, (b) the procedures followed in connection with or 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. The Petitioner hereby agrees to pay all expenses incurred by the City in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the City.

ATTEST:

CENTRAL SCHOLAR ACADEMY LLC

By: _____

By: _____

Print Name: _____

Its: _____

ATTEST:

DZ 1585 LLC

By: _____

By: _____

Print Name: _____

Its: _____