BEFORE THE PLANNING COMMISSION OF THE VILLAGE OF MAPLE PARK, ILLINOIS

APPLICATION 2019-001 FROM PETITIONER MARIO MENDEZ, IDEAL UNITED GROUP FOR A SPECIAL USE PERMIT TO BUILD AND 8,500 SQUARE FOOT BUILDING.

- Notice delivered to Adjacent Owners within 250’ of the subject property.
- Signage has been posted on the subject property informing of the Notice of Public Hearing: 18663 County Line Road in accordance with the requirements of 11-11-4D of the Maple Park Village Code.

The purpose of this public hearing is to gather all testimony, exhibits, and facts related to the petition for a Special Use permit and afford all interested parties an opportunity to be heard.

Testimony will be taken under oath, which the Planning Commission Chair will administer. The Village of Maple Park’s zoning official, Lou Larson, will be available for consultation by the Planning Commission throughout this hearing. A recording is being made of the proceedings, so anyone speaking shall identify themselves by name and address:

ORDER OF BUSINESS:

1. Reading into the record of correspondence; Citizen Response Forms.

2. Petitioner presentation. Planning Commission members and audience: please hold questions until presentation is concluded.

3. Questions for petitioner? First from Planning Commission members, then from the public. Questions only, no statements.

4. Statements from anyone who wishes to speak in favor of the proposed Special Use Permit. Questions for anyone who speaks?

5. Statements from anyone who wishes to speak in opposition to the proposed Special Use permit. Questions for anyone who speaks?

6. Final word from petitioner, if necessary.
SPECIAL USE PERMIT PETITION

TO: Village Clerk; Mayor; Board of Trustees, Village of Maple Park, Illinois

FROM: Petitioner(s): MARIO MENDEZ
       IDEAL UNITED GROUP
       650 AUBION AVE.
       Schaumburg, IL 60193

       Petitioner’s Representative: DAN VENARD
       CONVERGE DEVELOPMENT GROUP
       1424 E. MAIN ST.
       St. Charles, IL 60174

       Phone: 847.770.7616
       Fax: 847.770.7616
       Cell: 630.305.2064
       E-Mail: mario@idealunitedgroup.com

1. The petitioner hereby petitions the Village of Maple Park to approve a Special Use Permit for the following property:

   A. Legal Description and Parcel Number(s):
      (If necessary, attach the full legal description on a separate sheet of paper)
      PIN: 09.36:276:028
      PART OF THE NORTHWEST 1/4 OF SECTION 36,
      TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD
      PRINCIPAL MERIDIAN IN DEKalB COUNTY, ILLINOIS

   B. Street Address or Common Location: 18663 EAST COUNTY LINE RD.

   C. Size (square feet or acres): 1.7 ACRES

   D. Existing Zoning District: B-2 GENERAL BUSINESS DISTRICT

   E. Proposed Use and Description: On a separate sheet of paper, describe the proposed use's characteristics such as operating hours, number of employees, capacity of facility, etc. Also, indicate whether or not the proposed use would: a) be in conformance with the Village's Comprehensive Plan and how the proposed use may; b) impact adjacent existing and future land uses; c) impact adjacent property values; d) impact the general public's health, safety, and welfare; and e) in conformance with all the elements of the Maple Park Village Code.

2. The petitioner hereby submits the following information:

   ✔ Vicinity map of the area proposed for the special use
   ✔ List of current owner, and their mailing addresses, of all property within 250 feet (exclusive of right-of-way) of the property proposed to be rezoned
   ✔ 12 copies of a site plan which must show the following items: property dimensions; location and use of proposed structure; number and location of parking spaces and loading area; location and type of landscaping (including existing trees 6" in diameter or greater and existing tree masses); location, type and height of fencing or walls; location and width of driveways and curb cuts; internal traffic patterns; floor area (square footage); location of exterior lighting; location, type, and height of signage; direction of storm water flow, location of detention area
Note to Petitioner: A site plan for a Special Use Permit is intended to be a schematic plan only. All plans must eventually conform to other Village standards prior to the issuance of any building permits or other permits.

3. The Petitioner hereby states that a pre-application conference ☑ WAS ☐ WAS NOT held with Village staff (or representative) prior to submittal of this petition.

*Date of pre-application conference: OCTOBER 11, 2018
Those in attendance: KATHY CURTIS, LOU LABSON, MARIO MENDOZA, DAN VIGNARD

Note to Petitioner: A pre-application conference with staff is highly encouraged in order to avoid delays and to help in the timely processing of this petition.

4. The petitioner hereby agrees that this petition will be placed on the Planning Commission’s agenda only if it is completed in full and submitted in advance of established deadlines.

5. The petitioner agrees to pay all costs associated with the Public Hearing process associated with this Special Use Permit Petition.

6. The petitioner has read and completed all of the above information and affirms it is true and correct.

7. Petitioner/property owner(s) hereby give the Village of Maple Park permission to post a public notice sign(s) on the subject property.

Petitioner’s Signature

Date

Petitioner’s Signature

Date

Subscribed and sworn to before me this 25th day of January, 2019

Notary Public

Owner’s Signature

Date

Owner’s Signature

Date

Subscribed and sworn to before me this 25th day of January, 2019

Notary Public

VILLAGE USE ONLY

Is petition completed in full? ☑ YES ☐ NO

Date received:

Received by:

Public Hearing Date:

Village President

Village Clerk

$2,500.00 CK# 28223
Proposed Use and Description:

The Petitioner, Ideal United Group is a commercial cleaning company that has been in operation since 2009. The primary focus of Ideal United is providing support services including on site cleaning and maintenance for the restaurant industry in the Greater Chicago area. Clients include: Capital Grills, Andy's Frozen Custard, The Godfrey hotel Chicago, The Westin Chicago north shore and Atrium at the Thompson Center.

The goal for 18663 East County Line Road is to redevelop the property to serve as the corporate base of operations for Ideal United Group. The base of operations will include an approximately 8,500 square foot building that will house a 400 square foot Corporate Office for accounting and senior leadership offices, and the balance of the building will be used storage for service equipment. There will be four full time employees on site, while the majority of Ideal United employees commute directly to the job site. The foremen for the company will be on site periodically to turn in time sheets and equipment. The standard base of operations is Monday through Friday from 8:00 AM to 5:00 PM, and Saturday from 9:00 AM to 3:00 PM.

This development compliments what is outlined in Maple Park's Comprehensive Plan. As detailed on pages 30 & 31 of the Comp plan, our development will project a quality addition to the community with its architectural design, preservation of existing healthy trees as well of using existing curb cuts while dutifully providing additional landscape along County Line Road, razing the current blighted fence and installing a new eight foot tall white panel fence for the north, south and west boundaries.

This development with enhance the corridor coming into Maple Park. We propose to raze the current barn and attached structures and replace with the aforementioned 8,500 building, which will raise the property value as well as neighboring values while eliminating a structure that is a safety risk.