

Planning and Zoning Board Agenda

January 12, 2016

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes:

Public Comment: For matters that are not on the Agenda

New Business:

1. Review Calendar and Review Roster for any changes- Please note new meeting time as 7:00 PM.
2. Election of Chair and Vice-Chair
3. Review and Adoption of Rules and Procedures
4. CMAP Training –Schedule Date for Workshop – Propose February 9 or 23
5. **Addresses: 10194, 10246, and 10256 Higgins Road; 3011, 3036, 3041, 3043, and 3045 Orchard Place Case Number: 15-082-MAP-SUB**

The petitioner is requesting an Amendment to the Official Des Plaines Zoning Map, as amended, to reclassify the properties from the R-1 Single Family Residential Zoning District and C-2, Limited Office Commercial Zoning District to the C-3, General Commercial Zoning District, and a Tentative and Final Plan of Subdivision to resubdivide the property into three parcels.

PINs: 09-33-306-001-0000, 09-33-309-001-0000, 09-33-309-002-0000, 09-33-309-003-0000, 09-33-309-004-0000, 09-33-309-005-0000, 09-33-309-010-0000, Part of 09-33-500-005-0000

Petitioners: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
Rosemont Park District, 6140 North Scott Street, Rosemont, IL 60018

Owner: Rosemont Park District, 6140 North Scott Street, Rosemont, IL 60018

6. Address: 1095 Thacker Street**Case Number: 15-077-V**

The petitioner is requesting a standard variation to Section 12-7-2-D.4. of the 1998 City of Des Plaines Zoning Ordinance, as amended: to authorize the re-construction of a shed on an existing concrete pad with a side yard setback of approximately 2-feet, where a minimum setback of 5-feet is required within the R-1 zoning district.

PIN: 09-20-104-034-0000

Petitioner: Douglas Mitchell, 1095. Thacker Street, Des Plaines, IL 60016

Owner(s): The Very Rev.M.E.Eccles for St. Martin's Episcopal Church, 1095. Thacker Street, Des Plaines, IL 60016

7. Address: 1623 Van Buren**Case Number: 15-080-V**

The petitioner is requesting a major variation to Section 12-8-1-C.2 of the 1998 City of Des Plaines Zoning Ordinance, as amended: to authorize demolition and construction of a new 20' x 20' two-car garage in front of the building line of the principal structure and minor variations to Section 12-9-6-B.3.d. to construct driveway with a 30-foot wide garage approach that is wider than the width of the garage door(s) plus thirty inches (30") on each side of the garage door; and 2.) To construct driveway which is 13-feet (13') wide at property line, where the width of driveway should not be wider than twelve feet (12') at property line.

PIN: 09-21-303-003-0000

Petitioner: Woyciech Niemiec, 1623 Van Buren, Des Plaines, IL 60018

Owner(s): Woren properties LLC, 1623 Van Buren, Des Plaines, IL 60018

8. 860 Elmhurst Road**Case Number: 15-083-V**

The petitioner is requesting major variations to Table 12-11-6.B of the 1998 City of Des Plaines Zoning Ordinance, as amended: to allow a wall sign on a non-street facing façade (west), to permit a canopy sign 14 inches in height rather than 12 inches in height when no canopy sign is allowed in the C-3 zoning district.

PIN: 08-23-201-041-0000

Petitioner: Tomi Minner, 101 E. Illinois Street, Aurora, IL

Owner: Wishing Well Plaza Shop Ctr., LLC

9. Address: 1215 Wolf Road

Case Number: 15-084-CU

The petitioner is requesting a Conditional Use permit under Section 12-7-3-F.3 of the 1998 City of Des Plaines Zoning Ordinance, as amended, operate a Class B Restaurant with Accessory Drive-Through Facility in the C-3 Zoning District.

PIN: 09-19-408-022-0000

Petitioner: John Berta (Architect), 303 N. Northwest Highway, Suite 305, Barrington, IL 60010

Owner: LMP Properties, 44 Park Lane, #526, Park Ridge, IL 60068

10. Address: 1550 S. Mt. Prospect Road Case Number: 15-085-MAP

The petitioner is requesting an Amendment to the Official Des Plaines Zoning Map, as amended, under Section 12-3-7 of the 1998 City of Des Plaines Zoning Ordinance, as amended, to reclassify the property from the C-3 General Commercial Zoning District to the I-1 Institutional Zoning District, and a Major Variation to Section 12-9-7 to provide 19 parking spaces where approximately 66 parking spaces would be required for a Place of Worship.

PIN: 08-24-403-027-0000

Petitioner: RCCG Fountain of Life, 1645 S. Des Plaines River Road, Suite 15, Des Plaines, IL 60018

Owner: Mohammed Subhani, 1550 S. Mt Prospect Road, Des Plaines, IL 60018

Old Business:

Adjournment:

Next Agenda – January 26, 2016

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons.

The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.