

# Planning and Zoning Board Agenda

February 23, 2016

Room 102 – 7:00 P.M.

**Call to Order:**

**Roll Call:**

**Approval of Minutes:** January 26, 2016

**Public Comment:** For matters that are not on the Agenda

**New Business:**

1. Training –Schedule Date for Workshop –March 8

**2. Address: 1870 Busse Highway      Case Number 16-003-MAP-CU**

The petitioner is requesting an Amendment to the Official Des Plaines Zoning Map, as amended, to reclassify the property from the M-2, General Manufacturing Zoning District to the C-3, General Commercial Zoning District and a Conditional Use Permit under Section 12-7-3-F.3 of the 1998 Des Plaines Zoning Ordinance, as amended, to authorize the operation of an esthetics and massage therapy school (Commercial School) in the C-3 District.

PINs:                    09-21-107-011-0000, 09-21-107-019-0000

On the following described property:

PARCEL 1: THE EAST 64 FEET, AS MEASURED ON THE NORTH LINE THEREOF, OF THAT PART OF LOT 167 IN TOWN OF RAND IN SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 167, 456.14 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 167, 240.24 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 167, 289.30 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF BUSSE HIGHWAY; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF BUSSE HIGHWAY, 301.37 FEET MORE OR LESS, TO THE WEST LINE OF SAID LOT 167; THENCE NORTH ON THE WEST LINE OF SAID LOT 167, 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST 22 FEET OF LOT 24 IN COUNTY CLERK'S SUBDIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 456.14 FEET OF LOT 24 AND NORTH OF THE NORTHERLY LINE OF BUSSE HIGHWAY, ALSO KNOWN AS THAT PART WHICH LIES SOUTH OF THE NORTH 456.14 FEET OF LOT 24, IN COUNTY CLERK'S SUBDIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41

NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND NORTH OF THE NORTHERLY LINE OF BUSSE HIGHWAY OF A STRIP OF LAND 22 FEET WIDE WEST OF AND ADJOINING LOTS 20 TO 36, BOTH INCLUSIVE, AND LOT 39 IN ALBERT E. CLARK'S SUBDIVISION OF THE EAST 350 FEET OF THE WEST 372 FEET OF LOT 24 IN COUNTY CLERK'S SUBDIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF LOT 169 IN TOWN OF RAND LYING NORTH OF THE AFORESAID TRACT AND SOUTH OF CENTER OF MINER STREET, CITY OF DES PLAINES, ALL IN COOK COUNTY, ILLINOIS.

**Petitioner:** Daniel Dowd for The New Age Spa Institute, Inc. 1651 Elk Boulevard, Des Plaines, IL 60016

**Owner(s):** Harris Bank of Hinsdale Trust No. L-3923, 1810 Harwood Avenue, Homewood, IL 60430

### **3. Address: 200 W Jarvis Avenue**

**Case Number: 16-004-V**

The petitioner is requesting a Standard Variation under Section 12-7-4.E.4 of the 1998 Des Plaines Zoning Ordinance, as amended, to erect a concrete batch plant with a front setback of approximately 29-feet, where a minimum setback of 50-feet is required in the M-2 General Manufacturing District.

**PIN:** 08-25-400-006-0000

**Petitioner:** Richard Slager for Ozinga Bros., Inc., 2222 S. Lumber Street, Chicago, IL 60616

**Owner:** Ozinga Bros., Inc., 19001 Old LaGrange Road, Suite 300, Mokena, IL 60448

### **4. Addresses: Citywide**

**Case Number: 15-068-TA**

City initiated Text Amendments are proposed to the Commercial and Manufacturing Districts Use Matrixes (Tables 12-7-3.K and 12-7-4.K), Off Street Parking and Loading Facilities (Section 12-9-7), and Definitions (Section 12-13-3), of Title 12 of the Des Plaines City Code (the City of Des Plaines 1998 Zoning Ordinance, as amended,) to address Breweries, Brewpubs, and Distilleries.

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

## **Old Business:**

## **Adjournment:**

**Next Agenda – March 8, 2016**

### **1. Training**

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.