

Planning and Zoning Board Agenda

June 28, 2016

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: June 14, 2016

Public Comment: For matters that are not on the Agenda

Continued from May 24, 2016

1. Address: 240-310 Potter Road – Case 16-021-PUD-MAP

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 District to the R-3 Townhouse Residential District; and

A Preliminary Planned Unit Development (PUD) is requested under Section 12-3-5 of the 1998 City of Des Plaines Zoning Ordinance, as amended, to allow for the expansion of the parking lot of a Place of Worship that was approved as a Conditional Use and construction of a Parsonage with a PUD bulk exception for an existing 8-foot front yard setback, instead of not less than 25-feet.

PIN: 09-15-102-013-0000, 09-15-102-014-00000, 09-15-102-015-0000, 09-15-102-041-0000, 09-15-102-042-0000

Petitioner: Richard Vane, 240 N. Industrial Drive, Bradley, IL 60915

Owner: Chicago Mar Thoma Church, 240 Potter Road, Des Plaines, IL 60016

New Business:

1. Address: 567 W. Algonquin Road – Case 16-030-V

The petitioner is requesting major variations to Table 12-11-6 of the 1998 City of Des Plaines Zoning Ordinance, as amended, to allow the installation of an Electronic Message Board Sign, on the existing monument sign with the following variations: 1) to allow the height variance from the allowable 5 feet to 7.5 feet, 2) to allow the LED portion of the sign to occupy 36.74% of the total sign area when only 30% is permitted, 3) to permit the electronic message sign to be located within 155 feet of a residence when 250 feet is required.

PIN: 08-24-301-020-0000

Petitioner: Deacon David Brezinski, 567 West Algonquin Road, Des Plaines, IL 60016

Owner: Rev. John Plotkowski, 567 West Algonquin Road, Des Plaines, IL 60016

2. Address: 955 E. Grant Drive – Case 16-032-V

The petitioner is requesting a Standard Variation under (1) Section 12-9-6.B.h of the 1998 Des Plaines Zoning Ordinance, as amended, to permit driveway accessing the rear yard garage closer than 2' from the side property line, and (2) Section 12-8-1.C.3 of the 1998 Des Plaines Zoning Ordinance, as amended, to permit the replacement garage closer than 5' from the side property line.

PIN: 09-20-107-014-0000

Petitioner: Michael Mueller, 955 E. Grant Drive, Des Plaines, IL 60016

Owner: Michael Mueller, 955 E. Grant Drive, Des Plaines, IL 60016

3. Address: 1385 Brown – Case 16-035-V

The petitioner is requesting a Standard Variation under Section 12-7-2.J of the 1998 Des Plaines Zoning Ordinance, as amended, to vary the required minimum lot area from 10,000 square feet to 9,375 square feet. The petitioner is also requesting two Minor Variations under Section 12-7-2.J of the 1998 Des Plaines Zoning Ordinance, as amended, to reduce the required side yard from 7' to 6', and to reduce the minimum rear yard from 27' to 25'6".

PIN: 09-17-406-011-0000

Petitioner: Drew Klee, 421 N. Pine Street, Mt. Prospect, IL 60056

Owner: Sonoma Builders, LLC, 8111 N. St. Louis Street, Suite 2c, Skokie, IL 60076

4. Address: 835 E Grant Drive – Case 16- 036-V

The petitioner is requesting a variation to Section 12-7-2 (J) of the 1998 City of Des Plaines Zoning Ordinance, as amended: to authorize the re-construction of a one-story addition to rear of an existing single family residence with a building coverage of 38.35%, where a maximum of 30% is allowed within the R-1 Single Family Residential zoning district.

PIN: 09-19-203-075-0000

Petitioner: Dennis Ulm, Trustee, 835 East Grant Drive, Des Plaines, IL 60016

Owner: Dennis Ulm, Trustee, 835 East Grant Drive, Des Plaines, IL 60016

5. Address: 395 Eighth Avenue – Case 16- 010-SUB

The petitioner is requesting a Final Plat of Subdivision for the Johler Farm Subdivision to create two lots of 41,015 square feet and 18,221 square feet (0.94 and 0.42 acres) in the R-1, Single-Family Residential Zoning District.

PIN: 09-07-424-038-0000, 09-07-412-002-0000

Petitioner: Robby Johler, 395 N Eighth Avenue, Des Plaines, IL 60016

Owner(s): Robby Johler, 395 N Eighth Avenue, Des Plaines, IL 60016

6. Address: 783-841 Lee Street – Case 16-037-PUD-SUB

A Final Planned Unit Development (PUD) is requested under Section 3.5 of the 1998 City of Des Plaines Zoning Ordinance, as amended, to allow for the construction of 58 Townhomes on approximately 3.1 acres as the Lexington Pointe PUD with requested PUD exceptions from the R-4, Central Core Residential Zoning District standards for lot sizes as small as 4,992 square feet, instead of not less than 10,000 square feet, setbacks as small as 6-feet (front yard) instead of not less than 12-feet and 10-feet (rear yard) instead of not less than 25-feet; A Final Plat of Subdivision to create the Lexington Pointe Subdivision with 13 lots;

PIN: 09-20-200-011-0000, 09-20-200-012-0000, 09-20-200-013-0000, 09-20-200-023-0000, 09-20-200-037-0000, 09-20-200-038-0000, 09-20-200-039-0000, 09-20-200-040-0000, 09-20-200-043-0000, 09-20-200-044-0000, 09-20-200-045-0000, 09-20-200-046-0000 09-20-200-047-0000.

Petitioner: Lexington Homes, 1731 Marcey Street, Suite 200, Chicago, IL 60614

Owners: Jim Moehling, 301 N. Bay, Lake Barrington, IL 60010

7. Address: 445 S. River Road – Case 16-025-CU

The petitioner is requesting a Conditional Use permit under Section 12-7-3.K of the 1998 City of Des Plaines Zoning Ordinance, as amended, to operate a car wash and auto detailing facility on a site less than 25,000 square feet.

PIN: 09-17-404-026-0000

Petitioner: Mathew Edukutharayil, 1090 Flamingo Drive, Roselle, IL 60172

Owner: Joan Peterson, Successor Trustee of John R. Peterson, 10704 Rio Mar Circle, Estero, FL 33928

Old Business:

Adjournment:

Next Agenda – July 13, 2016 – (New Date Wednesday)

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.