

Planning and Zoning Board Agenda

August 9, 2016

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: July 26, 2016

Public Comment: For matters that are not on the Agenda

New Business:

1. Address: 1410 Campbell Avenue, Des Plaines, IL 60016

Case Number: 16-044-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 porch addition to the rear of an existing single family residence with a side yard setback of 1.04-foot where a minimum of 5.0 feet is required within the R-1 Single Family Residential District.

PIN: 09-20-219-018-0000

Petitioner: David and Pamela Jost, 1410 Campbell, Des Plaines, IL 60016

Owner(s): David and Pamela Jost, 1410 Campbell, Des Plaines, IL 60016

2. Address: 528 Arlington Avenue, Des Plaines, IL 60016

Case Number: 16-047-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 front wooden deck and stairs to the front of an existing single family residence with a proposed front yard setback of approximately 22 feet, where a minimum front yard setback of 25 feet is required within the R-1 Single Family Residential District.

PIN: 09-17-306-006-0000

Petitioner: Thomas Nash, 528 Arlington Ave., Des Plaines, IL 60016

Owner(s): Thomas Nash, 528 Arlington Ave, Des Plaines, IL 60016

3. Address: 800 Northwest Highway

Case Number: 16-048-FPUD-FSUB

A Final Planned Unit Development (FPUD) is requested under Section 12-355 of the 1998 City of Des Plaines Zoning Ordinance, as amended, to allow for the construction of 25 townhome buildings with 129 units and a 270-unit Apartment Building on approximately 20.8 acres and to be known as the Buckingham Place PUD, with a requested PUD exception from the R-4, Central Core Residential Zoning District standards for lot sizes as small as 4,875 square feet, instead of not less than 10,000 square feet;

A Final Plat of Subdivision (FSUB) to create the Buckingham Place Subdivision with 26 lots;

PINs: 09-18-215-004-0000, 09-17-100-038-0000, 09-17-100-039-0000

Petitioner: Buckingham Properties Inc. d/b/a Dearborn Buckingham, 2700 Patriot Boulevard, Suite 250, Glenview, IL 60026
Four Peaks LLC, 1001 Feehanville Drive, Mount Prospect, IL 60056

Owner: Four Peaks LLC, 1001 Feehanville Drive, Mount Prospect, IL 60056

PARCEL 1:

THAT PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF THAT PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF SEEGER'S ROAD AND NORTH OF THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, ALSO ALL THAT PART OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY AND NORTHERLY OF THE NORTHERLY LINE OF THE DES PLAINES VALLEY RAIL WAY RIGHT OF WAY AND WESTERLY OF THE WESTERLY LINE OF THE ST. PAUL, MINNEAPOLIS AND SAULTEST MARIE RAILROAD RIGHT OF WAY AND SOUTH OF THE CENTER OF ELK GROVE ROAD, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON APRIL 7, 1922 IN BOOK 169 OF PLATS PAGE 16, AS DOCUMENT 7455426 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: TOWNIT: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 17 WITH THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, BEING ALINE 66 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RIGHT OF WAY; THENCE SOUTH 58 DEGREES 56 MINUTES 20 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY 59.83 FEET FOR A POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED, THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY A DISTANCE OF 587.70 FEET; THENCE NORTH 31 DEGREES 03 MINUTES 40 SECONDS EAST A DISTANCE OF 150 FEET; THENCE SOUTH 58 DEGREES 56 MINUTES 20 SECONDS EAST A DISTANCE OF 25 FEET; THENCE NORTH 31 DEGREES 03 MINUTES 40 SECONDS EAST A DISTANCE OF 1015.48 FEET TO THE CENTER OF WELLER CREEK; THENCE NORTH 48 DEGREES 17 MINUTES 20 SECONDS WEST ALONG THE CENTER OF WELLER CREEK A DSITANCE OF 51.52 FEET; THENCE SOUTH 88 DEGREES 33 MINUTES 40 SECONDS WEST ALONG THE CENTER OF WELLER CREEK A DISTANCE

OF 666.38 FEET; THENCE SOUTH 31 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 817.07 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT "A" IN BENJAMIN CONDSOLIDATATION OF PART OF THE NORTHWEST $\frac{1}{4}$ SECTION 17 AND PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1922 AS DOCUMENT 7455426, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 17 WITH THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, BEING A LINE 66.0 FEET OR THE EASTERLY OF AND PARALLEL WITH THE LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE ALONG THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY, BEING A LINE SOUTH 58 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE 59.83 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT PART OF SAID LOT "A" CONVEYED BY THOMAS INDUSTRIES, INC, TO LITTLEFUSE, INC, BY DEED RECORDED AS DOCUMENT 18478096; THENCE NORTH 31 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY, A DISTANCE OF 816.97 FEET TO THE NORTHWESTERLY CORNER THEROF; THENCE SOUTH 88 DEGREES 33 MINUTES 00 SECONDS WEST, A DISTANCE OF 346.94 FEET; THENCE SOUTH 72 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 457.54 FEET; THENCE SOUTH 31 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 151.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT "A" BEING ALSO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE ALONG THE SOUTHWESTERLY LINE OF LOT "A" BEING A LINE SOUTH 58 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 619.31 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT "A" AND PASSING THROUGH THE POINT OF THE BEGINNING, THENCE NORTH 31 DEGREES 03 MINUTES 00 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 66.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Old Business:

Adjournment:

Next Agenda – August 23, 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.