



DES PLAINES PLANNING AND ZONING BOARD MEETING

**JANUARY 26, 2016
MINUTES**

The Des Plaines Planning and Zoning Board Meeting held its regularly-scheduled meeting on Tuesday, January 26, 2016, at 7 p.m. in Room 102 of the Des Plaines Civic Center.

PLANNING AND ZONING BOARD

PRESENT: Catalano, Saletnik, Hofherr, Schell, Green, Yi, Szabo

ALSO PRESENT: Scott Mangum, AICP, Senior Planner/Community & Economic Development
Butch Ehrke, Inspection Supervisor, CBO/ Community & Economic Development
Gale Cerabona/Recording Secretary

Chairman Szabo called the meeting to order at 7:02 p.m. Roll call was conducted.

APPROVAL OF MINUTES

A motion was made by Board Member Catalano, seconded by Board Member Hofherr, to approve the minutes of January 12, 2016, as presented.

AYES: Catalano, Hofherr, Saletnik, Schell, Yi, Szabo

ABSTAIN: Green

NAYES: None

*****MOTION CARRIED UNANIMOUSLY*****

PUBLIC COMMENT

There were no comments.

NEW BUSINESS

1. Training – Schedule Date for Workshop – March 8 or March 22

Chairman Szabo asked if there are any conflicts with these dates. Senior Planner Mangum suggested everyone reserve both dates at this time. The Board concurred.

2. **Addresses:** Citywide

Case Number: 16-007-TA

City initiated Text Amendments are proposed to the Accessory, Temporary, and Specific Regulations (Chapter 8) of the Des Plaines City Code (the City of Des Plaines 1998 Zoning Ordinance, as amended), to address portable storage containers and related uses.

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

Chairman Szabo introduced the City of Des Plaines as Petitioner, represented by E. Butch Ehrke, CBO, Inspection Supervisor. Senior Planner Mangum provided the Staff Report and referred to the updated Proposed Text Amendment language.

Issue: City initiated Text Amendments are proposed to the Accessory, Temporary, and Specific Regulations (Chapter 8) of the Des Plaines City Code (the City of Des Plaines 1998 Zoning Ordinance, as amended), to address portable storage containers and related uses.

Analysis:

Text Amendment Report

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

Address: Citywide

Case Number: 16-007-TA

In reviewing the text amendment request, staff has considered the following information:

The City has proposed a text amendment to regulate temporary storage containers on residential properties. Common uses for storage containers are either for the temporary storage of household goods, during a construction project for example, the use of a modular container to ship or move items, or for a dumpster to hold construction waste during a project. The Zoning Ordinance is currently silent on the use of temporary storage containers on private property. The proposed amendment to Section 12-8-11, Temporary Uses, would allow one storage container on an approved hard surface for up to 30 days. A companion amendment to the City Code regarding the storage of containers within the Public Right of Way is being drafted and will be considered by the City Council at the same time as the proposed Zoning Ordinance Text Amendment.

Standards for a Zoning Text Amendment

To analyze this text amendment request, the standards for amendments contained in Section 12-3-7.E of the Zoning Ordinance are used. Following is a discussion of those standards:

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan.

The City of Des Plaines Comprehensive Plan, adopted by the City Council in 2007, does not address the proposed changes in detail.

2. Whether the proposed amendment is compatible with the current conditions and the overall character of existing developments in the immediate vicinity of the subject property.

The proposed amendment would allow for the continuation of a common practice on residential properties, while establishing regulations about the duration and placement of storage containers to lessen the impact on surrounding properties.

3. Whether the proposed amendment is appropriate considering the adequacy of public facilities and services available to the subject property.

The proposed amendments are not anticipated to have a significant effect on public facilities or services.

4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction.

The proposed amendment regulating storage containers is not anticipated to effect the value of properties at large.

5. Whether the proposed amendment reflects responsible standards for development and growth.

The zoning text amendment does not appear to directly conflict with the City's Comprehensive Plan, the official policy guide to future land use, development, and conservation within the community. Therefore, the proposed text amendments would not appear to be in conflict with responsible standards for development and growth. The amendment is not anticipated to have an impact on development or growth within the City.

Recommendation: Based on the above analysis, the Community and Economic Development Department recommends approval of proposed text amendment.

Planning and Zoning Board Procedure

Under Section 12-3-7.D.3 of the Zoning Ordinance (Amendments) the Planning and Zoning Board has the authority to make a recommendation for approval, approval with modifications, or disapproval of the above-mentioned Text Amendment. The City Council has the final authority on the proposal.

Board Member Hofherr stated/asked:

- he is pleased to see the updated language
- how this will be controlled. Will a permit be given? Senior Planner Mangum stated a permit was discussed and considered but it was decided not to have a permit requirement. He noted upon enforcement, a citation could be issued. Board Member Hofherr suggested a tag be placed so residents are aware the container could only be there for 30 days.
- if there is a fine if residents fail to conform. Inspection Supervisor Ehrke advised – it is part of the general code

Board Member Schell asked why there is a requirement for paved surfaces. Senior Planner Mangum advised – residents cannot place containers on the lawn due to aesthetics.

Board Member Yi asked:

- if there are size limitations. Inspection Supervisor Ehrke advised – most setbacks are 30 ft.
- if a size limit should be indicated. Inspection Supervisor Ehrke advised – it would likely be cost prohibitive to rent a overly large container

Chairman Szabo asked how this affects new construction, etc. Senior Planner Mangum advised – that would require a building permit which could be controlled by conditions.

Chairman Szabo asked if the Board has further comments. There were none.

Chairman Szabo asked how many complaints have been received. Inspection Supervisor Ehrke advised – two (different pods).

A motion was made by Board Member Hofherr, seconded by Board Member Catalano, to recommend to City Council that they institute this updated Text Amendment as written in Section 12-8-11.

AYES: Hofherr, Catalano, Green, Saletnik, Schell, Yi, Szabo

NAYES: None

*****MOTION CARRIED UNANIMOUSLY*****

Chairman Szabo advised Petitioner a recommendation will be submitted to City Council.

Board Member Catalano referenced the Roster. Senior Planner Mangum stated if there are any changes, to please provide him with same.

OLD BUSINESS

There was no Old Business.

ADJOURNMENT

The meeting adjourned at 7:20 p.m. On a voice vote, the motion carried unanimously.

Sincerely,

Gale Cerabona
Recording Secretary

cc: City Officials, Aldermen, Zoning Board of Appeals, Petitioners