

Case #16-015-V-1000 Hewitt Drive-Variance Request
Case #16-016-V-9 N. Fourth Avenue-Variation Request
Case #16-017-V-1757 Farwell Avenue-Variation Request
Case #16-019-SUB-1896-1930 Lee Street & 1157-1175 Prospect Lane-Tentative
Plat of Subdivision
May 10, 2016
Page 1



DES PLAINES PLANNING AND ZONING BOARD MEETING

**May 10, 2016
MINUTES**

The Des Plaines Planning and Zoning Board Meeting held its regularly-scheduled meeting on Tuesday, May 10, 2016, at 7 p.m. in Room 102 of the Des Plaines Civic Center.

ZONING BOARD

PRESENT: Bader, Green, Catalano, Saletnik, Hofherr, Schell, Szabo
ALSO PRESENT: Scott Mangum, AICP, Senior Planner/Community & Economic Development
Lauren Pruss, Coordinator/Community & Economic Development
Gale Cerabona/Recording Secretary

Chairman Szabo called the meeting to order at 7:02 p.m. and read this evening's cases. Roll call was conducted.

APPROVAL OF MINUTES

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

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

NAYES: None

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

PUBLIC COMMENT

There were no comments.

NEW BUSINESS

1. **Address:** 1000 Hewitt Drive **Case Number: 16-015-V**

The petitioner is requesting a Standard Variation under Section 12-7-2.D.4 of the 1998 Des Plaines Zoning Ordinance, as amended, to construct an addition with a rear setback of approximately 9-feet, where a minimum setback of 16.2-feet (20% of lot depth) is required in the R-1 Single-Family Residential District.

PIN: 08-24-201-047-0000

Petitioner: Aki Bouras, 1000 Hewitt Drive, Des Plaines, IL 60016

Case #16-015-V-1000 Hewitt Drive-Variance Request
Case #16-016-V-9 N. Fourth Avenue-Variation Request
Case #16-017-V-1757 Farwell Avenue-Variation Request
Case #16-019-SUB-1896-1930 Lee Street & 1157-1175 Prospect Lane-Tentative
Plat of Subdivision
May 10, 2016
Page 2

Owner: Aki Bouras, 1000 Hewitt Drive, Des Plaines, IL 60016

Chairman Szabo swore in Mr. Bouras, 1000 Hewitt Drive, Des Plaines, IL 60016 who advised they have two 25 ft. setbacks and would like to add a two-level addition.

Chairman Szabo asked if the Board has any questions.

Board Member Hofherr asked:

- regarding the shed, if it will be relocated. Mr. Bouras advised – he is not sure
- if petitioner has discussed this project with the neighbor to the West. Mr. Bouras advised – yes, and he signed the petition

Chairman Szabo asked Staff to present the Staff Report.

Issue: The petitioner is requesting a Standard Variation under Section 12-7-2.D.4 of the 1998 Des Plaines Zoning Ordinance, as amended, to construct an addition with a rear setback of approximately 9-feet, where a minimum setback of 16.2-feet (20% of lot depth) is required in the R-1 Single-Family Residential District.

Analysis:

Address: 1000 Hewitt Drive

PIN: 08-24-201-047-0000

Existing Zoning: R-1, Single Family Residential District

Petitioner: Aki Bouras, 1000 Hewitt Drive, Des Plaines, IL 60016

Owner(s): Aki Bouras, 1000 Hewitt Drive, Des Plaines, IL 60016

In reviewing the variation request, staff has considered the following information:

The approximately 8,763 square foot property at 1000 Hewitt Drive has a frontage of 110 feet on Hewitt Drive and approximately 81 feet on Florian Drive. The corner lot is legal conforming with regards to both the minimum lot width (65' would be required of a new subdivision), and lot size (8,125 square feet would be required of a new subdivision) in the R-1, Single Family Residential Zoning District. The property is improved with a one and one-half story brick single-family residential structure with attached two-car garage, and a shed. The homeowner has requested a standard variation to add an approximately 410 square-foot, two-level addition to the rear of the house with a rear setback of approximately 9-feet, where a minimum setback of 16.2-feet (20% of lot depth) is required.

Recommendation: Staff recommends approval of the requested setback variation based on review of the information presented by the applicant and the standards and conditions imposed by Section 12-3-6.H (Findings of Fact for Variations) as outlined within the City of Des Plaines Zoning Ordinance. The recommendation for approval of the rear yard setback is based on the fact that existing location of the house

on the corner lot with a curvilinear frontage limits the possible locations an addition and because the adjacent house to the west is separated by a detached garage.

Planning and Zoning Board Procedure:

Under Section 12-3-6.F of the Zoning Ordinance (Standard Variations) the Planning and Zoning Board has the authority to approve, approve subject to conditions, or disapprove the above-mentioned variance for the building setback within the R-1 Zoning District.

Chairman Szabo asked if anyone in the audience is in favor or opposed to this proposal. No one responded. He asked if the Board has further questions. There were none.

A motion was made by Board Member Saletnik, seconded by Board Member Catalano, to approve the variation as requested.

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

NAYES: None

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

2. **Address:** 9 N. Fourth Avenue **Case Number: 16-016- V**

The petitioner is requesting a Standard Variation under Section 12-7-2.D.4 of the 1998 Des Plaines Zoning Ordinance, as amended, to construct an addition with a front setback of approximately 10-feet, where a minimum setback of 25-feet is required in the R-1 Single-Family Residential District.

PIN: 09-08-306-009-0000

Petitioner: Catherine Moyer, 9 N. Fourth Avenue, Des Plaines, IL 60016

Owner: Catherine Moyer, 9 N. Fourth Avenue, Des Plaines, IL 60016

Chairman Szabo swore in Catherine Moyer, 9 N. Fourth Avenue, Des Plaines, IL 60016 who advised she would like to make an addition from the home to the garage as her mother just moved in.

Chairman Szabo asked:

- to briefly explain the construction. Ms. Moyer explained same.
- if Petitioner will be matching the existing materials. Ms. Moyer advised – yes

Board Member Saletnik asked if Petitioner is filling in the main path between the two structures. Ms. Moyer advised – yes.

Board Member Hofherr asked:

- on the roof at the South end, there is a tarp. Has construction started? Ms. Moyer advised – no, a tree fell on the house

- how many vehicles are parked there? Ms. Moyer advised -- two

Chairman Szabo asked if the Board has any questions. There were none.

Chairman Szabo stated a breezeway makes a lot of sense and doesn't change the setbacks in any way.

Chairman Szabo asked if anyone in the audience is in favor or opposed to this proposal. No one responded.

Chairman Szabo asked Staff to provide the Staff Report.

Issue: The petitioner is requesting a Standard Variation under Section 12-7-2.D.4 of the 1998 Des Plaines Zoning Ordinance, as amended, to construct an addition with a front setback of approximately 10-feet, where a minimum setback of 25-feet is required in the R-1 Single-Family Residential District.

Analysis:

Address: 9 N. Fourth Avenue
PIN: 09-08-306-009-0000
Existing Zoning: R-1, Single Family Residential District
Petitioner: Catherine Moyer, 9 N. Fourth Avenue, Des Plaines, IL 60016
Owner(s): Catherine Moyer, 9 N. Fourth Avenue, Des Plaines, IL 60016

In reviewing the variation request, staff has considered the following information:

The approximately 9,082 square foot property at 9 N. Fourth Avenue has a frontage of 122 feet on Hewitt Drive and approximately 50 feet on each of S. Golf Cul De Sac and Seegers Road. The corner lot is legal nonconforming with regards to the minimum lot width (65' would be required of a new subdivision), but exceeds the minimum lot size (8,125 square feet would be required of a new subdivision) in the R-1, Single Family Residential Zoning District. The property is improved with a one-story brick single-family residential structure with detached two-car garage. The homeowner has requested a standard variation to add an approximately 190 square-foot, single-story addition to connect the house and garage. The proposed addition would maintain the existing building line of both the house and garage and be located approximately 10-feet from the front property line on Fourth Avenue, where a minimum setback of 25-feet is required.

Recommendation: Staff recommends approval of the requested setback variation based on review of the information presented by the applicant and the standards and conditions imposed by Section 12-3-6.H (Findings of Fact for Variations) as outlined within the City of Des Plaines Zoning Ordinance. The recommendation for approval of the front yard setback is based on the fact that proposed addition would not project any closer to the property line than the existing building line of the house and garage.

Planning and Zoning Board Procedure:

Under Section 12-3-6.F of the Zoning Ordinance (Standard Variations) the Planning and Zoning Board has the authority to approve, approve subject to conditions, or disapprove the above-mentioned variance for the building setback within the R-1 Zoning District.

A motion was made by Board Member Hofherr seconded by Board Member Green, to accept the Petitioner's request.

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

NAYES: None

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

3. **Addresses:** 1757 Farwell Avenue **Case Number: 16-017-V**

The petitioner is requesting a Standard Variation under Section 12-7-2.D.4 of the 1998 Des Plaines Zoning Ordinance, as amended, to allow the construction of single-family residences on two lots of 50-feet in width, where a minimum lot width of 55-feet is required in the R-1 Single-Family Residential District.

PINs: 09-33-110-012-0000, 09-33-110-013-0000

Petitioner: Sam Basli, 10507 S Michael Drive, Palos Hills, IL 60465

Owner: Sam Basli, 10507 S Michael Drive, Palos Hills, IL 60465

Chairman Szabo swore in Sam Basli, 10507 S Michael Drive, Palos Hills, IL 60465 who advised he would like to build two houses with 50 ft. in between. He noted this is short per code. Mr. Basli stated the neighbors welcome the idea. He shared the full-size plans with the Board.

Chairman Szabo asked if houses are identical. Mr. Basli advised – yes, colors may vary.

Board Member Hofherr asked Staff what the code is for the side area. Mr. Mangum advised – in the R-1 District, it is 5 ft.

Chairman Szabo asked Staff if the City has a face brick requirement. Mr. Mangum advised – yes. Chairman Szabo advised Petitioner he will have to follow code.

Board Member Green asked:

- if the house is centered on the lot. Mr. Basli advised – yes
- Staff if other house sizes on the block are similar. Mr. Mangum advised – yes, from an aerial view

Chairman Szabo asked if Petitioner considered staggering the homes because the lots are so deep. Mr. Basli advised – it is possible; we are amenable.

Chairman Szabo asked if the Board has further questions.

Board Member Hofherr stated/asked:

- regarding the drawing, 5 ft. is not indicated. Mr. Basli advised – there is another updated document. Mr. Mangum advised – it is on Page 16 of 16.
- regarding application, if the homes are for Petitioner and his brother. Mr. Basli advised – yes
- in the MLS listing, these are showing as brand new houses (Lot 5&6). A three-car garage is indicated rather than two. How will that fit? Mr. Basli advised – the drawing is not correct and not updated. He noted it should be removed on-line.
- if Petitioner spoke with neighbors. Mr. Basli advised – yes
- if Petitioner will relocate from Palos Hills. Mr. Basli advised – yes

Chairman Szabo asked if the Board has any further questions.

Board Member Bader asked if the two houses have the garages on the perimeter. Mr. Basli advised – yes, with their own driveway (not connected). He stated they are on the right sides of each house; however, one could be placed on the left side.

Chairman Szabo asked Staff to provide the Staff Report.

Issue: The petitioner is requesting a Standard Variation under Section 12-7-2.D.4 of the 1998 Des Plaines Zoning Ordinance, as amended, to allow the construction of single-family residences on two lots of 50-feet in width, where a minimum lot width of 55-feet is required in the R-1 Single-Family Residential District.

Analysis:

Address: 1757 Farwell Avenue
PINs: 09-33-110-012-0000, 09-33-110-013-0000
Existing Zoning: R-1, Single Family Residential District
Petitioner: Sam Basli, 10507 S Michael Drive, Palos Hills, IL 60465
Owner(s): Sam Basli, 10507 S Michael Drive, Palos Hills, IL 60465

In reviewing the variation request, staff has considered the following information:

The petitioner has requested a Standard Variation to develop two lots at 1757 Farwell Avenue with single family homes. Lots 5 and 6 are both 50-feet wide by 180-feet deep (9,000 square feet) and retain separate Property Index Numbers. Both lots exceed the minimum lot size of 6,875 square feet, but are considered legal nonconforming with respect to the lot width because of they do not meet the 55-foot requirement in the

Zoning Ordinance. A variance for lot width is required to develop two Nonconforming Lots in Combination (continuous frontage and single ownership). The property is currently vacant as the single family residence and garage were demolished in 2011. The property owner has submitted preliminary plans to construct two single family homes which would each meet the minimum setback and lot coverage requirements of the R-1 Zoning District.

Recommendation: Staff recommends approval of the requested setback variation based on review of the information presented by the applicant and the standards and conditions imposed by Section 12-3-6.H (Findings of Fact for Variations) as outlined within the City of Des Plaines Zoning Ordinance. The recommendation for approval of the lot width variation is based on the overall size of the lots exceeding the minimum requirements and the existing development pattern of similar lots in the immediate area.

Planning and Zoning Board Procedure:

Under Section 12-3-6.F of the Zoning Ordinance (Standard Variations) the Planning and Zoning Board has the authority to approve, approve subject to conditions, or disapprove the above-mentioned variance for the lot width of two nonconforming lots in combination within the R-1 Zoning District.

Chairman Szabo reminded 50-ft homes were typically approved (in the past).

Chairman Szabo asked if anyone in the audience is in favor or opposed to this proposal. No one responded.

A motion was made by Board Member Saletnik, seconded by Board Member Catalano, to approve the petition as presented.

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

NAYES: None

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

4. **Addresses:** 1896-1930 Lee Street & 1157-1175 Prospect Lane **Case Number: 16-019-SUB**

The petitioner is requesting a Tentative Plat of Subdivision for the Lee and Prospect Subdivision to create ten lots totaling 2.71-acres in the R-1, Single-Family Residential Zoning District.

PINs: 09-29-101-100-0000, 09-29-101-101-0000, 09-29-101-134-0000, 09-29-101-172-0000, 09-29-101-179-0000, 09-29-101-211-0000, 09-29-101-212-0000, 09-29-101-213-0000

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

Owner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
Mr. Mangum provided the Staff Report.

Issue: The petitioner is requesting a Tentative Plat of Subdivision for the Lee and Prospect Subdivision to create ten lots totaling 2.71-acres in the R-1, Single-Family Residential Zoning District.

Analysis:

Tentative Plat Report

Petitioner	City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
Owner	City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
PINs	09-29-101-100-0000, 09-29-101-101-0000, 09-29-101-134-0000, 09-29-101-172-0000, 09-29-101-179-0000, 09-29-101-211-0000, 09-29-101-212-0000, 09-29-101-213-0000
Name of Subdivision	Lee and Prospect Subdivision
Project Description	The applicant proposes a Ten Lot Subdivision of the 2.71 acre property.
Existing Zoning	R-1, Single-Family Residential
Existing Land Use	Vacant
Surrounding Zoning	North: R-1, Single-Family Residential South: R-1, Single-Family Residential East: R-1, Single-Family Residential West: R-1, Single-Family Residential
Surrounding Land Use	North: Single-Family Residential South: Single-Family Residential East: Single-Family Residential West: Single-Family Residential
Street Classification	Lee Street is a collector street as identified in the Comprehensive Plan, while Prospect Lane is a local street.
Comprehensive Plan	Single-Family Residential is the recommended use of the property.
Total Acreage	118,050 square feet (2.71 acres)

General Information

Lot Descriptions and Construction Plans: The 2.71 acre property at the southwest corner of Lee Street and Prospect Lane is currently city-owned and was once considered as a location for a Fire Station. The City now desires to subdivide the property into 10 legal conforming lots and then offer the property for sale to one

Case #16-015-V-1000 Hewitt Drive-Variance Request
Case #16-016-V-9 N. Fourth Avenue-Variation Request
Case #16-017-V-1757 Farwell Avenue-Variation Request
Case #16-019-SUB-1896-1930 Lee Street & 1157-1175 Prospect Lane-Tentative
Plat of Subdivision

May 10, 2016

Page 9

entity that would develop all 10 lots with single family homes. The property is currently located within the R-1, Single-Family Residential Zoning District and has approximately 244 feet of frontage on Prospect Lane and 494 feet of frontage on Lee Street. Each of the 10 lots would meet the minimum lot width requirements of 55-feet for an interior lot and 65-feet for the corner lot as well as the minimum lot size (6,875 square feet interior and 8,125 square feet corner) requirements of the R-1 Zoning District. Lots 5-10 would have street frontage on Lee Street, Lots 1-3 on Prospect Lane, and Lot 4 on both public streets.

Tentative Plat Comments

The petitioner must make the following additions/corrections to the original copy of the plat:

1. The Final Plat must include the correct utility easement provisions and have signatures from all public service utility companies;
2. The Final Plat must contain owner name and the signed and notarized owner certificate(s);
3. The Final Plat must include Certificates from the Planning and Zoning Board, Finance Director, Director of Public Works and Engineering, and Director of Community and Economic Development;
4. The Final Plat must state: "Send Tax Bill To: (Insert the name and address of the person(s) who will be paying the property taxes after the subdivision is recorded)."
5. The Final Plat must state: "Return Plat To: City of Des Plaines, Department of Community and Economic Development, 1420 Miner Street, Des Plaines, IL 60016."
6. The Final Plat must list the correct PIN
7. Address Engineering comments (Attachment 4) to the satisfaction of the Director of Public Works and Engineering including reducing the lot width of Lot 5 by shifting the lot lines north 5 feet to accommodate existing storm sewer and easements, constructing sidewalk on Prospect Lane, and planting street trees.

Staff Recommendations

- The Departments of Community and Economic Development, Fire, and Public Works and Engineering recommend approval of the Tentative Plat subject to the Comments in this memo and in Attachment 4.

Planning and Zoning Board Procedure

The Planning and Zoning Board may vote to grant or deny approval of the Tentative Plat.

Next Step for the Petitioner

If approved, the petitioner's next steps are to comply with staff recommendations, including addressing the Engineering comments, submit approved Final Engineering Plans and Engineer's Cost Estimate of public improvements if applicable, revise the plat of subdivision as stated in the above Tentative Plat Comments, and submit the original mylar copy for staff review. Following staff review, the original mylar, with signatures from all the public utilities, will return to the Planning and Zoning Board for Final Plat consideration, where a recommendation is made to the City Council.

Chairman Szabo shared when the fire station was proposed, he thought it was too big. He noted the fire department on Oakton is quite small. Chairman Szabo asked Staff if any thought has been given to dividing the lots for the fire stations. He asked if that idea has been abandoned. Mr. Mangum advised it has. Board Member Bader stated he remembers that due to the railroad tracks, the idea didn't move forward.

Case #16-015-V-1000 Hewitt Drive-Variance Request
Case #16-016-V-9 N. Fourth Avenue-Variation Request
Case #16-017-V-1757 Farwell Avenue-Variation Request
Case #16-019-SUB-1896-1930 Lee Street & 1157-1175 Prospect Lane-Tentative
Plat of Subdivision
May 10, 2016
Page 10

Chairman Szabo asked if anyone in the audience is in favor or opposed to this proposal. Three people raised their hands in favor.

Chairman Szabo asked if the Board has further questions.

Board Member Green asked Staff if a developer came in, could he/she come back and resubdivide again. It was stated the plan would likely need to be followed as is.

A motion was made by Board Member Schell, seconded by Board Member Catalano, to approve the Tentative Plat of Subdivision subject to recommendations and conditions as presented in the proposal.

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

NAYES: None

ABSTAIN: Green

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

OLD BUSINESS

There was no Old Business.

ADJOURNMENT

On a voice vote, Chairman Szabo adjourned the meeting at 7:43 p.m.

Sincerely,

Gale Cerabona
Recording Secretary

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