



**DES PLAINES PLANNING AND ZONING BOARD MEETING
October 13, 2020
MINUTES**

The Des Plaines Planning and Zoning Board Meeting held its regularly-scheduled meeting on Tuesday, October 13, 2020, at 7:00 p.m. in Room 101 of the Des Plaines Civic Center.

ZONING BOARD

Chairman Szabo called the meeting to order at 7:00 p.m. and read this evening's cases. Roll call was established.

PRESENT: Bader, Catalano, Hofherr, Saletnik, Szabo, Veremis

ABSENT: Fowler

ALSO PRESENT: Jonathan Stytz, Planner/Community & Economic Development
Wendy Bednarz/Recording Secretary

A quorum was present.

PUBLIC COMMENT

There was no Public Comment.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Catalano, to approve the minutes of September 22, 2020, as presented.

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

NAYES: None

ABSTAIN: None

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

OLD BUSINESS

NEW BUSINESS

1. **Address:** 460 Good Avenue

Case Number: 20-033-TSUB

The petitioner is requesting a Tentative Plat of Subdivision under 13-2 of the Subdivision Regulations to subdivide the existing lot into two lots at 460 Good Avenue, and approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-15-300-009-0000
Petitioner: Samee Baig, 10051 Potter Road, Des Plaines, IL 60016
Owner: Mirza Baig, 10051 Potter Road, Des Plaines, IL 60016

Chairman Szabo swore in Mirza Baig, representing the Petitioner. Mr. Baig explained the he is requesting a plat of subdivision, with the current lot split into two lots. Mr. M. Baig will build a house on the front lot, while his brother will build a house on the back lot.

Chairman Szabo asked if the Board had any questions, the following questions were asked:

Chairman Szabo asked the Petitioner if a sign was posted on the property. Mr. Baig stated that a sign was posted and he has not received any inquiries by neighbors. Mr. Baig mentioned that some cars were parked on the lot, but he will make an effort to have those removed.

Chairman Szabo asked if there are any plans for the houses on the subdivided lots. Mr. Baig stated that he is working with the Building Department for a permit and architectural plans, the permit is awaiting some minor revisions.

Member Saletnik inquired about the type of homes that were being built. Mr. Baig replied that the both homes will have a similar layout and structure with four bedrooms and four and a half baths and three car garages. Home 1 will be approximately 3,738 square feet with a stone façade and Home 2 will be approximately 3,435 with a brick façade. Member Saletnik asked that drawings be included in the packet when going before the Board for the final plat of subdivision.

Chairman Szabo asked that the Staff Report be entered into record. Planner Stytz provided a summary of the following report:

Issue: The petitioner is requesting a Tentative Plat of Subdivision under Section 13-2 of the Des Plaines Subdivision Regulations to subdivide one existing lot into two lots of record in the R-1 zoning district at 460 Good Avenue.

Analysis:

Address: 460 Good Avenue
Owner: Mirza Baig, 10051 Potter Road, Des Plaines, IL 60016
Petitioner: Samee Baig, 10051 Potter Road, Des Plaines, IL 60016
Case Number: 20-033-TSUB

Real Estate Index Number:	09-15-300-009-0000
Ward:	#1, Alderman Mark A. Lysakowski
Existing Zoning:	R-1, Single Family Residential District
Existing Land Use:	Vacant Lot
Surrounding Zoning:	North: R-1, Single Family Residential District South: R-1, Single Family Residential District East: R-1, Single Family Residential District West: R-1, Single Family Residential District
Surrounding Land Use:	North: Single Family Residence South: Single Family Residence East: Single Family Residence West: Single Family Residence
Street Classification:	Good Avenue and Edward Court are local roads.
Comprehensive Plan:	The Comprehensive Plan designates the site as Single Family Residential.
Project Description:	<p>The petitioner Samee Baig, on behalf of Mirza Baig, is requesting a Tentative Plat of Subdivision for the existing vacant property at 460 Good Avenue. The subject property is 25,961-square feet (0.600 acres) in size and is comprised of one undeveloped lot, which spans between Good Avenue on the east side to Edward Court on the west side, as shown in the Plat of Survey.</p> <p>The petitioner proposes to subdivide the existing lot into two lots of record, one accessed from Good Avenue and one accessed from Edward Court, and construct a new single-family home on both lots as detailed in the Project Narrative. Both of the new lots will be the same in area, width, and depth in accordance with the R-1, Single Family Residential bulk regulations at 90.00-feet wide and 144.86-feet deep with a total area of 13,020-square feet. Lot 1 is the western lot that will be accessed from Edward Court and Lot 2 is the eastern lot that will be accessed from Good Avenue as shown on the Tentative Plat of Subdivision.</p>

Tentative Plat of Subdivision Report

Name of Subdivision: Baig Estates Subdivision
Address: 460 Good Avenue
Request: Approval of Tentative Plat of Subdivision
Total Acreage of Subdivision: 0.600 acres

Lot Descriptions and Construction Plans:

The petitioner's Tentative Plat of Subdivision shows the existing 25,961-square foot property being split into two lots. The western and eastern lots will both have 13,020-square feet in area, 90.00-feet in width, and 144.86-feet in depth. The Tentative Plat of Subdivision shows a 5-foot public utility easement and drainage easement at the rear and a five-foot public utility easement and drainage easement on the sides for both lots. However, the western lot off Edward Court has a 10-foot public utility and drainage easement in the front of the lot. Note that the Preliminary Engineering Drawings are conceptual and have not been approved by staff. All engineering comments will be addressed in the Final Engineering Plans at time of the Final Plat of Subdivision.

Compliance with the Comprehensive Plan

There are several parts of the 2019 Des Plaines Comprehensive Plan that align with the proposed project. Those portions are follows:

- Under Overarching Principles:
 - The Comprehensive Plan seeks to promote a wider range of housing options and to encourage the reinvestment and preservation of established Des Plaines neighborhoods through the addition of new housing to fit diverse needs. The proposal seeks to reinvest in this vacant lot to promote additional residential development in the area that aligns with the character of the surrounding established neighborhood.
- Under Future Land Use Map:
 - The property is marked for Single-Family Residential land uses. These areas are designated for detached single-family residences to maintain and improve housing options for residents. The proposed use will transform an existing vacant lot and provide additional single-family housing options for the community as a whole.

While the aforementioned bullet points are only a small portion of the Comprehensive Plan, there is a large emphasis on maintaining detached single-family zoning areas and promoting the expansion of these developments to increase housing options for residents. The petitioner is proposing to take a 0.600-acre vacant parcel and add two new single-family residences for the community.

Recommendation: I recommend approval of the Tentative Plat of Subdivision pursuant to 13-2 of the Des Plaines Subdivision Regulations to subdivide one existing lot into two lots of record in the R-1 zoning district at 460 Good Avenue.

Planning and Zoning Board Procedure: Under Section 13-2-7 (Approval of Tentative Plat By Planning and Zoning Board) of the Subdivision Ordinance, the Planning and Zoning Board has the authority to approve,

approve subject to conditions, or deny the above-mentioned Tentative Plat of Subdivision request for the property at 460 Good Avenue.

A motion was made by Board Member Hofherr, seconded by Board Member Catalano to approve as presented.

AYES: Bader, Catalano, Hofherr, Saletnik, Veremis and Szabo

NAYES: None

*****MOTION CARRIES *****

ADJOURNMENT

The next meeting is scheduled for October 27, 2020.

Chairman Szabo adjourned the meeting by voice vote at 7:10 p.m.

Sincerely,

Wendy Bednarz, Recording Secretary

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