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**DES PLAINES PLANNING AND ZONING BOARD MEETING
December 14, 2021
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, December 14, 2021, at 7:01 p.m. in Room 101 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:01 p.m. and read this evening's cases. Roll call was established.

PRESENT: Hofherr, Saletnik, Szabo, Veremis, Weaver

ABSENT: Catalano, Fowler

ALSO PRESENT: John T. Carlisle, AICP, Director/Community & Economic Development
Jonathan Stytz, Planner/Community & Economic Development
Nancy Peterson/Recording Secretary

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Veremis, seconded by Board Member Weaver, to approve the minutes of November 9, 2021, as presented.

AYES: Veremis, Weaver, Saletnik, Szabo

NAYES: None

ABSTAIN: Hofherr

*****MOTION CARRIED *****

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

None

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NEW BUSINESS

1. Address: 1387 Prospect Avenue

**Case Number: 21-047-MAP
Public Hearing**

The petitioner is requesting a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the subject property from C-1, Neighborhood Commercial District to C-3, General Commercial District, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-29-228-034-0000
Petitioner: Taseen Atabbi, 1985 Berry Lane, Des Plaines, IL 60018
Owner: Adam M. Moghamis, 2385 Hammond Drive, Suite 6, Schaumburg, IL 60173

Chairman Szabo swore in Taseen Atabbi, Petitioner for the property located at 1387 Prospect Avenue, Des Plaines. Mr. Atabbi stated that he is an employee of Applied GeoScience, Inc. and they are requesting a zoning change to move their office and lab to 1387 Prospect Avenue. He explained the services they provide and the need for more space for their warehouse and lab than at their current location.

Chairman Szabo asked if the Board had any questions.

Member Saletnik asked if the new building will be one or two stories; will it have a mezzanine for offices. The petitioner stated that they need a higher ceiling for the garage and equipment and may need extra space for offices in a mezzanine.

Chairman Szabo asked how many soil boring vehicles do they have own; will the warehouse space hold two vehicles. The petitioner stated that they have one large soil boring vehicle that will fit in the warehouse space.

Member Veremis asked what percentage of space will be used by Applied GeoScience and how much will be leased. The petitioner stated that they will use all the space at some point and will be flexible at the beginning.

Chairman Szabo asked that the Staff Report be entered into record.

Issue: The petitioner, Taseen Atabbi, is requesting a Map Amendment from Section 12-3-7 of the Des Plaines Zoning Ordinance, as amended, to rezone the property at 1387 Prospect Avenue from C-1 Neighborhood Shopping District to C-3 General Commercial District.

Address: 1387 Prospect Avenue
Petitioner: Taseen Atabbi, 1985 Berry Lane, Des Plaines, IL 60018
Owner: Adam M. Moghamis, 2385 Hammond Dr, Suite 6, Schaumberg, IL 60173

Case Number: 21-036-CU-V
PIN: 09-29-228-034-0000

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- Ward:** #5, Alderman Carla Brookman
- Existing Zoning:** C-1 Neighborhood Shopping District
- Existing Land Use:** Vacant Lot
- Surrounding Zoning:** North: R-3, Townhouse Residential District
South: R-3, Townhouse Residential District
East: C-3, General Commercial District
West: R-1, Single Family Residential District
- Surrounding Land Use:** North: Multi-Unit Townhouse Buildings
South: Multi-Unit Townhouse Buildings
East: Vacant lot
West: Single Family Residence
- Street Classification:** Prospect Avenue and Chestnut Street are both local roads.
- Comprehensive Plan:** The Comprehensive Plan illustrates this site as commercial.
- Zoning/Property History:** Pursuant to City records, this property has been vacant.

The Commercial Bulk Matrix and Commercial Districts Use Matrix excerpt tables below detail some of the substantial differences in bulk regulations and allowable uses between the C-1 and C-3 districts.

Table 4 of Section 12-7-3, Commercial Districts Bulk Matrix

BULK CONTROLS	C-1	C-3
Max. Height	35 Feet	45 Feet
Min. Front Yard Setback - Adjacent Residential - Adjacent Other	Setback of adjacent residential district 5 Feet	
Min. Side Yard Setback - Adjacent Residential - Adjacent Other	Setback of adjacent residential district 5 Feet, if abutting street or alley	
Min. Rear Yard Setback - Adjacent Residential - Adjacent Other	25 ft. or 20% of lot depth, whichever is less 5 Feet	

Excerpt from Table 3 of Section 12-7-3, Commercial Dist Use Matrix*

USES	C-1	C-3
Accessory off site parking lots	--	C
Alternative tobacco establishments	--	C ¹⁸
Animal clinic	C	P
Animal hospital	--	P
Artisanal retail establishments	--	p ¹⁴
Assisted living facility	--	C
Bed and breakfast	C	--
Body art establishments	--	C ²³
Brewpub	--	P
Childcare center with accessory dwelling unit	C ⁸	--
Commercial shopping center	--	P
Consumer lender	--	C
Domestic pet service	--	C ^{11,12}
Dry cleaners with plants on premises	--	P
Financial institutions	--	P
Food processing establishment	--	p ¹⁴
Grocery retail	--	P
Libraries, private	C	P
Massage establishments	--	C
Media broadcast stations	--	P
Media print establishments	--	P
Offices	C	P
Residential care homes, small	C	--
Restaurants: Class A or Class B	--	P
Schools, commercial	--	C
Taverns and lounges	C	P

*P= Permitted, C= Conditional; if use is neither P nor C, it is not possible in the district.

Compliance with the Comprehensive Plan

The proposed project, including the proposed the site improvements, address various goals and objectives of the 2019 Comprehensive Plan including the following aspects:

- **Future Land Use Plan:**
 - The property is marked for commercial land use. The Future Land Use Plan strives to create a well-balanced development area with a healthy mixture of commercial and

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residential uses. The request would develop an existing vacant piece of land that is currently underutilized and provide additional services to Des Plaines residents.

- The subject property is located near the Mannheim Road commercial corridor with a mixture of single-family to multi-family residential and commercial uses. The proposal would develop a vacant property with a building that could accommodate multiple commercial uses in close proximity to a large number of residences.

Amendment Findings: Map Amendment requests are subject to the standards set forth in Section 12-3-7(E) of the 1998 City of Des Plaines Zoning Ordinance, as amended. In reviewing these standards, staff has the following comments:

A. The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, as adopted and amended from time to time by the city council:

Comment: The Comprehensive Plan strives to foster both retention and growth of retail, office, and service-oriented uses that primarily serve day-to-day needs of local residents. The subject property is located near Mannheim Road and has the potential to provide commercial services and office uses in close proximity to Des Plaines residents, contributing to a more pedestrian friendly environment. The rezoning will bring the entire property under a zoning district with more commercial use opportunities and that is consistent with surrounding development.

B. The proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property:

Comment: The subject property is surrounded by a mix of commercial, and residentially-zoned properties. However, the properties directly east of the subject property are zoned C-3, General Commercial, which are compatible with the proposed map amendment for the subject property.

C. The proposed amendment is appropriate considering the adequacy of public facilities and services available to this subject property:

Comment: There are currently adequate public facilities available for the existing C-1, Neighborhood Shopping District zoned property to enable it to be rezoned to the C-3 General Commercial District.

D. The proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction:

Comment: The proposal would make the subject property zoning consistent with similar C-3 zoned development in the area. This request would also allow for additional uses to be located on site thus promoting new business growth in the existing building.

E. The proposed amendment reflects responsible standards for development and growth:

Comment: The proposal strives to meet and exceed the responsible standards required for development and growth as it would allow for additional uses to locate on site. The request will lessen the barriers to entry for new retail, office, and service-oriented businesses to locate in Des Plaines at this site.

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PZB Procedure and Recommended Conditions: Under Section 12-3-7(D) (Procedure for Review and Decision for Amendments) of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve subject to conditions, or deny the above-mentioned requests for a Map Amendment for the property at 1387 Prospect Avenue. The City Council has final authority on the proposal.

Consideration of the request should be based on a review of the information presented by the applicant and the findings made above, as specified in Section 12-3-7(D) (Standards for Amendments) of the Zoning Ordinance. If the PZB recommends and City Council ultimately approves the request, staff recommends the following conditions.

Conditions of Approval:

1. The petitioner shall provide complete architectural drawings, including a Site Plan, prepared by a design professional at time of building permit to show all proposed improvements on the property.
2. Such plans may need to be revised to meet all applicable City of Des Plaines codes.

Member Weaver asked if the property adjacent is an Accounting Office. Director Carlisle said yes, but will verify.

Chairman Szabo asked if there were any questions or comments from the audience.

Mr. David Lomblad, 1382 Prospect Avenue, asked how much noise will there be; this is a residential area; what are the hours of operation. The petitioner stated that the lab produces no noise and the office is part of the lab. Hours are 8-5 Monday-Friday with an occasional Saturday morning.

Ms. Maria Lomblad, 1382 Prospect Avenue, is excited about the plan; what is going to be the parking situation? The petitioner stated that equipment will be housed in the building garage; there are 25' setbacks so there will be ample parking for employees outside.

A motion was made by Board Member Saletnik, seconded by Board Member Hofherr, to approve a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the property at 1387 Prospect Avenue from C-1, Neighborhood Commercial District to C-3, General Commercial District, and the approval of any other such variations, waivers, and zoning relief as may be necessary with conditions as stated in the staff report.

AYES: Saletnik, Hofherr, Szabo, Veremis, Weaver

NAYES: None

ABSTAIN: None

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

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2. Address: 1495 Prospect Avenue

Case Number: 21-053-FPLAT-MAP-CU-V
Public Hearing

The petitioner is requesting a continuance to the Planning and Zoning Board meeting of Tuesday, January 11, 2022.

A motion was made by Board Member Hofherr, seconded by Board Member Veremis, to continue Case Number 21-053-FPLAT-MAP-CU-V, 1495 Prospect Avenue, to the meeting of Tuesday, January 11, 2022.

AYES: Hofherr, Veremis, Saletnik, Szabo, Weaver
NAYES: None
ABSTAIN: None

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

3. Approval of 2022 Planning and Zoning Board Calendar.

A motion was made by Board Member Hofherr, seconded by Board Member Veremis, to approve the 2022 Planning and Zoning Board Calendar.

AYES: Hofherr, Veremis, Saletnik, Szabo, Weaver
NAYS: None
ABSTAIN: None

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

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday, January 11, 2022.

Chairman Szabo adjourned the meeting by voice vote at 7:26 p.m.

Sincerely,

Nancy Peterson, Recording Secretary

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