



DES PLAINES PLANNING AND ZONING BOARD MEETING
February 23, 2022
MINUTES

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Wednesday, February 23, 2022, at 7:00 p.m. in Room 101 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:00 p.m. and read this evening's case. The public hearing for 1050 E Oakton Street (also 1000-1110 Executive Way and 1555 Times Drive), case number 22-002-FPUD-FPLAT-VAC, has been rescheduled for Tuesday, March 8, 2022 at 7:00pm. Roll call was established.

PRESENT: Szabo, Veremis, Saletnik, Hofherr, Weaver

ABSENT: Catalano, Fowler

ALSO PRESENT: Jonathan Stytz, Planner/Community & Economic Development
Vanessa Wells/Recording Secretary

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Weaver to approve the minutes of February 8, 2022, as presented.

AYES: Szabo, Veremis, Saletnik, Hofherr, Weaver,

NAYES: None

ABSTAIN: None

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

PUBLIC COMMENT

There was no public comment.

NEW BUSINESS**1. Addresses:** 1041 North Avenue**Case Number:** 22-006-FPLAT

The petitioner is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-302-003-0000**Petitioner:** Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634**Owner:** Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634

Chairman Szabo swore in Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634, and Will Hepburn with Bono Consulting, 1018 Busse Highway, Park Ridge, IL 60068.

Mr. Hepburn stated the owner of this property wishes to subdivide the existing lot into two new, separate lots using Des Plaines' two-step process for subdivision development. Both parcels would be vacant and available for development of a single family residence. A variation has already been approved (Case #21-017-TSUB-V) due to the proposed lot widths (50' each) being below the minimum lot width (55') for the R-1 zoning district as outlined in the City's zoning code.

Member Hofherr asked if a developer has reached out to Helen at this point to develop the land.

Helen stated at this time there is not a potential developer.

Member Saletnik asked Jonathan Stytz, Planner for CED if conditions such as sidewalks, and drainage would be addressed as he did not see any in the staff reports.

Jonathan Stytz, Planner for CED stated the public sidewalk is existing but if during construction it became damaged they would need to repair or replace the sidewalk. Also during the permit stage of the project the conditions and requirements would be laid out.

Jonathan Stytz, Planner for CED gave his staff report.

Issue: The petitioner is requesting a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations to subdivide the existing lot into two lots of record and the approval of any other such variations, waivers, and zoning relief as may be necessary. The Tentative Plat of Subdivision was approved June 22, 2021 by the PZB, as were standard variations for lot width (50 feet for both lots to be created, where a minimum 55 is required in the R-1 district).

Address: 1041 North Avenue, Des Plaines, IL 60016**Owner:** Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634

Petitioner: Helen Roman, 5734 W. Warwick Avenue, Chicago, IL 60634

Case Number: 22-006-FPLAT

PIN: 09-17-302-003-0000

Ward: #3, Alderman Sean Oskerka

Existing Zoning: R-1, Single Family Residential District

Existing Land Use: Vacant Lot

Surrounding Zoning: North: M-2, General Manufacturing 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: Manufacturing (Multi-tenant industrial building)
South: Single Family Residences
East: Single Family Residences
West: Single Family Residences

Street Classification: North Avenue is classified as a local street.

Comprehensive Plan: The Comprehensive Plan designates the site as Single Family Residential.

Zoning/Property History: Based on City records, the previous residence was built around 1941 and the detached garage in 1957. Since its construction, the structure has been used for a single-family residence until it was demolished in 2020. Currently, the detached garage, shed, and driveway area remain on the property.

Final Plat of Subdivision Report

Project Description: The petitioner, Helen Roman, is requesting a Final Plat of Subdivision, named Helen Roman Subdivision, for the property located at 1041 North Avenue. The subject property is 14,161-square feet (0.325 acres) in size and is comprised of one lot, which was improved with a single-family residence, detached garage with driveway, sidewalk, and shed as shown in the Plat of Survey (Attachment 3). However, the single-family residence has since been demolished as noted in the Existing Conditions Diagram (Attachment 4).

The petitioner is proposing to subdivide the existing lot into two lots of record, each at 7,070.50 square feet, which is conforming for the R-1 District. The existing detached garage, shed, and other pavement on the subject property will be removed as part of this request. The petitioner's Final Plat of Helen Roman Subdivision shows the subdivision of the existing lot into two -square foot, 50- foot wide lots. A ten-foot public utility easement is proposed for the rear of each property and five-foot utility easement proposed for the sides of each lot as shown in the Final Plat of Subdivision (Attachment 5). A 25-foot building setback line is proposed for each lot in conformance with the minimum front yard setback requirements for the

R-1 Single Family District. Note that the Final Engineering Plans (Attachment 6) have been approved staff and all engineering comments have been addressed.

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 as 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 and provide additional housing options in this established neighborhood.

Under Land: Use Plan: A primary goal of the Comprehensive Plan is to preserve and enhance established single family neighborhoods while also expanding newer housing options. The proposal matches the existing character of the neighborhood and provides modern housing options that are prevalent in the immediate vicinity.

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 residential lot and provide an additional single family housing option 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 0.325-acre parcel for future development of two new residences for the community.

PZB Procedure and Recommended Conditions: Under Section 13-2-7 of the Subdivision Regulations, the PZB has the authority to recommend approval, approval subject to conditions, or denial of the request: A Final Plat of Subdivision to split an existing lot into two lots of record at 1041 North Avenue. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 13-2-7 as outlined in the Subdivision Regulations. Staff does not suggest any conditions in the event of recommended approval.

A motion was made by Board Member Weaver, seconded by Board Member Veremis to approve a Final Plat of Subdivision under Section 13-2-7 of the Subdivision Regulations, and any other variations, waivers, and zoning relief as may be necessary.

AYES: Szabo, Veremis, Saletnik, Hofherr, Weaver

NAYES: None

ABSTAIN: None

*****MOTION CARRIES UNANIMOUSLY *****

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday, March 8, 2022.

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

Sincerely,

Vanessa Wells, Recording Secretary

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