



**DES PLAINES PLANNING AND ZONING BOARD MEETING
October 24, 2023
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, October 24, 2023, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:01 p.m. and roll call was established.

PRESENT: Szabo, Hofherr, Weaver, Catalano, Saletnik, Veremis
ABSENT: Fowler
ALSO PRESENT: Ryan Johnson, Assistant CED Director
Jonathan Stytz, AICP, Senior Planner
Samantha Redman, Senior Planner
Stewart Weiss, Legal Counsel, Elrod Friedman LLP

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Board Member Hofherr, seconded by Board Member Catalano to approve the meeting minutes of October 10, 2023.

AYES: Hofherr, Weaver, Szabo, Catalano, Saletnik
NAYES: None
ABSENT: Fowler
ABSTAIN: Veremis

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

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

Pending Applications:

1. Address: 900 Graceland Avenue and 1217 Thacker Street
Case Number: 23-039-MAP-PUD-TSUB

The petitioner has requested the following items: (i) a Map Amendment to rezone from M-2 General Manufacturing to R-3 Townhouse Residential District; (ii) a Preliminary Planned Unit Development (PUD) with exceptions; (iii) a Tentative Plat of Subdivision to consolidate eight lots into two lots; and (iv) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-20-105-016-0000, 09-20-105-017-0000, 09-20-105-020-0000, 09-20-105-021-0000, 09-20-105-022-0000, 09-20-105-023-0000, 09-20-105-024-0000, 09-20-105-045-0000

Petitioner: Luz and Associates #1, LLC, 2030 West Wabansia Avenue, Chicago, IL 60611

Owner: Contour Saws, Inc., 100 Lakeview Parkway, Ste. 100, Vernon Hills, 60061

Ward: #3, Alderman Sean Oskerka

Existing Zoning: M-2, General Manufacturing

Existing Land Use: Unoccupied manufacturing building

Surrounding Zoning: North: M-1, Light Manufacturing and R-1, Single Family Residential

South: R-4, Central Core Residential and C-3, General Commercial

East: R-1, Single Family Residential and R-4, Central Core Residential

West: Railroad and M-1, Light Manufacturing

Surrounding Land Uses: North: Manufacturing building and single-family detached residences

South: Multi-family residential buildings and vacant parking lot (proposed multi-family residential on this property)

East: Railroad and manufacturing buildings

West: Single-family detached and multi-family residential buildings

Street Classification: Graceland Avenue is classified as a major road and under the ownership of the Illinois Department of Transportation (IDOT); Thacker Street is classified as a secondary road and is under the ownership of the City of Des Plaines.

Comprehensive Plan: Industrial is the recommended use for this property.

Property/Zoning History: The subject property was previously the site of Contour Saws, a manufacturing facility operating from the 1960s to 2020. The property is currently improved with an approximately 105,000 square foot manufacturing facility, consisting of several joined buildings to create one large two-story building. The remainder of the property consists of surface parking.

Sanborn maps from the 1920s indicate this site was previously a subdivision with half acre tracts of land with single-family detached residences.¹ In the early 1960s the Contour Saws facility began operating at this site, using existing buildings and constructing additional buildings. Functionally, the facility is one joined building, including an original residence from the 1920s subdivision previously used for the office of Contour Saws. Zoning between the late 1920s and present day has shifted from residential to commercial to manufacturing on this property. The property is currently owned by Contour Saws and is unoccupied.

On September 20, 2022, a No Further Remediation (NFR) letter was issued for the property from the Illinois Environmental Protection Agency (IEPA). An NFR letter signifies that, while the site may have previously contained contaminants that exceeded state or federal limits, the IEPA does not deem this site to constitute a significant risk of harm. The NFR letter was pursued in response to a Phase II environmental review completed in 2016 indicating presence of contaminants in soil and groundwater, associated with the previous use at this property.

After review of a Remedial Action Plan prepared in 2022, an NFR Letter was issued by IEPA stating the property is approved for residential, commercial, or industrial land use. However, any NFR letter typically specifies actions necessary for safe use of the property. For this property, the controls include the development of a safety plan for construction of the building to limit worker exposure, and the necessary asphalt/concrete barriers and types of foundation necessary for buildings. All of the controls must be maintained to maintain the certification of the NFR; if any violation of the controls is observed, the letter will be voided and enforcement actions would be implemented by the IEPA. The petitioner is aware of the NFR Letter and designed the project to be compliant with all the controls required to be in place.

¹ 1924 Sanborn Map of Des Plaines

Project Description:

Overview

The petitioner is Luz and Associates, which is the contract purchaser of the subject property, along with the Contour Saws parking lot on the other side of Graceland. They are proposing to build a 50-unit townhouse development and a private, publicly accessible park on the property.

Proposal

The proposal includes the removal of all existing buildings and structures to redevelop the subject property into a 50-unit townhouse Planned Unit Development (PUD). The proposed development consists of eight separate three story townhouse buildings with various numbers of units depending on the building. A publicly accessible, privately owned park is proposed at the north corner of the development with landscaped areas throughout the development. Refer to Architectural Plan attachment. The anticipated unit mix will be 33 three-bedrooms and 17 two-bedrooms, with a unit size ranging from approximately 2,200 to 2,500 square feet each. Refer to Floor Plan attachment. Each unit will have a two-car, attached garage and thirteen surface parking spaces are provided for guests on the site.

MAP AMENDMENT

Request Description:

Zoning Map Amendment Overview

The purpose of a zoning map amendment is to determine whether an existing zoning district is suitable for a location and, if not, which zoning district would be more suitable, given the context of the neighborhood, city goals, and local, state, and national development trends. Although a specific project can be considered alongside any zoning application, zoning change deliberation often looks at a property at a larger scale within the neighborhood and city.

A Site Plan Review, as required by Section 12-3-2, was performed for the conceptual project at this site. The Site Plan Review contributes to the overall assessment of a zoning map amendment, demonstrating the feasibility of a specific project with this zoning. Refer to the Site Plan Review section of this report and associated attachments.

M-2 Zoning and Suitability of the Site for Proposed R-3 Zoning

The M-2, General Manufacturing zoning district is intended to accommodate a diversity of industrial uses. Out of all of the industrial districts, M-2 permits the largest number of different uses, allowing for 23 uses permitted by right (meaning no zoning

entitlement process) and 24 conditional uses. A broad variety of uses are allowed by right, including light and heavy manufacturing, warehouses or distribution facilities, or food processing establishments.

Few available properties exist in Des Plaines with the range of transit, recreational, and commercial opportunities available within walking distance, making this site an ideal location for additional residential versus commercial or manufacturing development. Within a half-mile of the property (an approximate 8–15-minute walk for the average person²), the following services are available. Refer to Amenities and Services Map attachment for further details.

Service	
Transit	Des Plaines Metra Station platform; Pace Bus Stops for Lines 226, 230, and 250, and the PULSE Dempster Line
Downtown Commercial Area	Restaurants, grocery store, retail/personal services including dentist, optometrist, urgent care, physical therapist, private gym, and salons
Schools (private and public)	Central Elementary School, Willows Academy, Little Bulgarian School, Islamic City Center of Des Plaines Academy
Parks	Centennial Park, Central Park, Paroubeck Park, Potowatomie Park
Public Buildings	Library, City Hall

A change to the zoning would be necessary to allow residential uses on this property. No residential uses are permitted within the M-2 zoning district. An analysis of the various options for residential zoning districts is necessary to determine what is best suited for this site. Below is a table of residential zoning districts and the residential uses permitted within them.

A change to the zoning would be necessary to allow residential

² Bohannon, R. W. (1997). Comfortable and maximum walking speeds of adults aged 20-79 years: reference values and determinants. *Age and Ageing*, page 17.

uses on this property. No residential uses are permitted within the M-2 zoning district. An analysis of the various options for residential zoning districts is necessary to determine what is best suited for this site. Below is a table of residential zoning districts and the residential uses permitted within them.

Residential Districts Use Matrix				
<i>Use</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>
Single Family Detached	P	C*	C*	C*
Townhouse	Not permitted	Not permitted	P	P
Two-family (duplex)	Not permitted	P	Not permitted	Not permitted
Multi-Family	Not permitted	Not permitted	P	P

*Note: Only applies to single-family detached dwellings that were lawfully constructed prior to August 17, 2020 and are located in a zoning district other than R-1.

The R-1 and R-2 zoning districts would restrict the density of residential units at the property, limiting the development potential. As the name suggests, the R-1, Single Family Residential district limits the number of dwelling units to one dwelling unit per parcel. The R-2, Two-Family Residential district similarly limits the number of dwellings to two units per parcel. To allow for more than one or two residences on this 3.13-acre property, the property would need to be subdivided. If the property were subdivided to meet the R-1 or R-2 bulk standards, it is unlikely the property could produce 50 units, even with a planned unit development. Comparatively, a townhouse or multi-family development would supply a greater number of units in the same amount of space, creating a more efficient and economical option for this location. For the contemplated project, the R-3 zoning district was selected by the petitioner because this zoning best fits the intended scale and purpose of the development.

Demographic Trends and Accommodating an Aging Population

The existing housing stock throughout the city is predominantly single-family residential and the Comprehensive Plan states it is a goal to maintain this stock of high-quality single family residential property within the city. However, the detached single family housing type is an increasingly unaffordable product for many existing and future residents. In comparison, townhouses provide additional housing stock at a more financially attainable scale due to the smaller size and reduced maintenance cost.

An important goal of 2019 Comprehensive Plan is to provide avenues to allow residents to age-in-place and improve accessibility. As of 2015, the percentage of Des Plaines residents 50 or older was 40.2%, compared to the regional average of 31.4%.³ According to the U.S. Census Bureau, this percentage is likely to grow, with one in five Americans at retirement age by 2030.⁴ Households approaching retirement are frequently interested in downsizing to limit maintenance costs and reduce monthly housing costs to meet limitations of fixed incomes. Supplying a diverse housing stock in this area provides the option for seniors to continue living within the city. A residential development in this location would be close enough to facilities and services for an aging population to independently complete activities of daily living, with many amenities available within walking or transit distance.

With these considerations regarding the location of the property near multi-family properties and zoning, the proximity to numerous private and public services, and the goals of the Comprehensive Plan focused on providing diversity of housing stock and providing accessible and attainable options for residents, senior or otherwise, the R-3 zoning district is a suitable fit for this property.

Site Plan Review

Proposed Project Overview

The petitioner proposes 50 townhouse units, including 33 three-bedroom units and 17 two-bedroom units and a publicly accessible, private park space. The proposed development is one of two for the former Contour Saws properties. The parking lot of the former Contour Saws facility is proposed to be a 56-unit multifamily development; a petition to change the zoning from C-3 to R-4 was recommended for approval by the Planning and Zoning Board (PZB) on July 25, 2023.

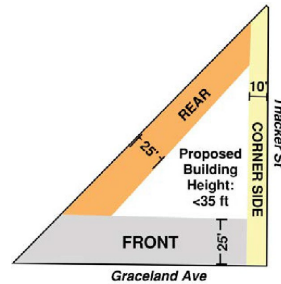
³ Des Plaines 2019 Comprehensive Plan, Page 32

<https://www.desplaines.org/home/showpublisheddocument/162/637612522934400000>

⁴ U.S. Census Bureau (2018) *Older People Projected to Outnumber Children for First Time in U.S. History*,

<https://www.census.gov/newsroom/press-releases/2018/cb18-41-population-projections.html>

This type of development is a permitted use in the proposed R-3 Townhouse, with a PUD. The below diagram illustrates staff's interpretation of where the required yards are located for this property, as noted in Section 12-7-2 and defined in Section 12-13-3.



R-3 -Central Core Residential District Bulk Standards		
<i>Bulk Controls</i>	<i>Required</i>	<i>Proposed</i>
Maximum height	45 ft.	34 ft.
Minimum front yard	25 ft.	12 ft. ¹
Minimum corner side	10 ft.	10 ft.
Minimum rear yard	25 ft.	25 ft.
Minimum lot width	55 ft.	516.72 ft
Minimum lot area	2800 sq. ft. per dwelling unit * 50 units = 140,000 sq. ft.	130,406 sq. ft. ²

¹ Exception request with PUD to reduce required front yard.

² Exception request with PUD to reduce minimum lot area. Publicly accessible private parking lot excluded from total lot area.

Site Plan Review Standards

Pursuant to Section 12-3-7.D.2 of the Zoning Ordinance, a Site Plan Review is required for all map amendment requests to assess how the request meets the characteristics identified in Section 12-3-2, which are listed below along with staff's assessment of each in relation to the current Site Plan provided by the petitioner, located in the Site Plan attachment.

**Site Plan
Review**

<i>Item</i>	<i>Analysis (based on Proposal)</i>
<p>The arrangement of structures on the site</p>	<ul style="list-style-type: none"> • Places buildings along the street frontage, rather than garages or surface parking. The design presents better cohesion with the buildings surrounding it by placing the building at approximately the same distance from the property line as the existing building and the adjacent existing and proposed multi- family buildings. The proximity of the building to the street also provides better surveillance within the neighborhood, with windows facing the residential neighborhood and providing additional “eyes on the street.” • The design of each townhouse includes a two car, attached garage, providing covered parking in a more compact manner than surface parking. Guest spaces are located in the center of the property. The site layout minimizes view of the parking area and interior roadway, with the buildings as the primary focus along the street. • A subdivision is requested as part of this request. Improvements deemed necessary in the area adjacent to a subdivision can be required pursuant to Section 13-3-2.L. The improvements required to serve this development are discussed in the Public Works and Engineering (PWE) Department Memo attachment. Improvements are required prior to completion of the development or within 2 years of the recorded subdivision. A summary of the improvements includes replacement of a water main in a portion of Graceland Avenue, construction of pedestrian bump out and flashing pedestrian signage at the intersection of Thacker and Laurel, replacement of a streetlight on Graceland Avenue, and grinding and resurfacing Thacker Street as well as replacement of any damaged public sidewalk.
<p>The arrangement of open space and landscape improvements</p>	<ul style="list-style-type: none"> • Landscaping is provided around and within the development meeting zoning requirements. In addition, a park space is proposed, as noted on the plans and the Park Concept Plan attachment. Refer to Landscape Plane attachment for details on landscaping. • Parkway trees and landscaping proposed along Graceland Avenue, where none currently exist. • A Solid wood fence is proposed along the railroad track to screen the railroad from the development. A condition of approval requires an open fence at the northwest corner of the park to alleviate any sight obstruction between the railroad and Thacker Street.

<p>The adequacy of the proposed circulation system on the site</p>	<ul style="list-style-type: none"> • Several driveways will be closed along Graceland Avenue, with one driveway entrance/exit proposed on Graceland Avenue and one along Thacker Street. The existing driveway along Thacker is not aligned with Laurel Avenue. The proposed plan aligns the driveway to this street. The closure of these extra driveways and replacement with a parkway and walkway improves safety and comfort of pedestrians along Graceland and Thacker. • Pedestrian circulation is provided by numerous walkways from Graceland and Thacker from each unit to the existing public sidewalk or to sidewalks within the development. The proposed plan includes bump outs at the intersection of Thacker and Laurel to improve pedestrian safety to and from the publicly accessible park and the adjacent neighborhood. • Vehicular circulation is provided by interior, private roads accessed from two driveways, one along Graceland Avenue and one along Thacker Street. The roads are 26 feet in width, exceeding the maximum required width (22 ft) for a two-way drive aisle per Section 12-9-6. • Parking meets the off-street parking requirements of Section 12-9-7, providing two spaces per residential unit (50 garage spaces) and one space per four units (13 guest spaces, in surface parking area) which is the minimum required amount. • It is anticipated, as discussed in the petitioner's response to standards and the provided traffic study, that the proximity of the site to numerous transit options and a bike route along Thacker St, will reduce dependence on automobiles for this project.
<p>The location, design, and screening of proposed off-street parking areas</p>	<ul style="list-style-type: none"> • Attached garages are proposed with each unit, facing interior, private roads within the development rather than connecting to the street. The proposed site is situated in such a way that guest parking is located in the middle and has minimal visibility from Graceland Avenue and Thacker Street. Landscaping is provided along driveways.
<p>The adequacy of the proposed landscaping design on the site</p>	<ul style="list-style-type: none"> • All required landscaping in terms of foundation landscaping, parkway landscaping, and overall site landscaping are provided (pursuant to Sections 12-10-6, 12-10-7 and 12-10-10). Landscaping, either turf, bushes or trees are provided throughout the development. Refer to Landscape Plan. • The park along Thacker Street is proposed to be a publicly accessible park space, providing additional landscaping and recreational opportunities.

<p>The design, location, and installation of proposed site illumination</p>	<ul style="list-style-type: none"> • Photometric plan demonstrates conformance with Section 12-12-10, with no more than 0.2-foot candles spilling over the property line in any location, well within the limits of the zoning ordinance. • The parking lot is properly illuminated, with at least 0.1 footcandles in any parking area, meeting requirements of Section 12-9-6.G. A condition of approval is to provide additional illumination at the driveways entering the development on Graceland Avenue and Thacker Street.
<p>The correlation of the proposed site plan with adopted land use policies, goals, and objectives of the comp. plan</p>	<ul style="list-style-type: none"> • Does not fit the manufacturing use illustrated by the Comprehensive Plan; however, the 2019 plan was written under the assumption that the Contour Saw facility would continue operating. • The proposed plan supports the following goals (refer to M-2 Zoning and Suitability of the Site for Proposed R-3 Zoning section of this report for further details): <ul style="list-style-type: none"> ○ Goal 4.1. Ensure the City has several housing options to fit diverse needs. ○ Goal 4.3 Provide new housing at different price points. • In addition to housing goals, the proposed development meets economic goals of the city by providing additional property tax revenue compared to the existing use of the site. Refer to the Tax Projections attachment. • The creation of a separate parcel for a privately owned, publicly accessible park provides additional recreational opportunities, which is supported by the Comprehensive Plan.

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ffort to improve community engagement and transparency surrounding new, large developments within Des Plaines, the City provided numerous opportunities for residents to review the proposal and provide input. To provide regular project updates, a webpage on the city website was created: desplaines.org/contourplace. On June 6, 2023, the Planning and Zoning Board hosted a public workshop to provide the developer, board, and the public an opportunity to review plans and provide input into the proposed development at this location and the former Contour Saws facility to the north of this property. During the July 25, 2023 PZB meeting, the petitioner provided an updated site plan depicting townhouses instead of multi-family residential buildings. The project webpage was launched prior to the PZB workshop to share details about the proposed projects and includes a public input form to continuously gather community comments. Refer to Public Comment attachment for all public comments.

PLANNED UNIT DEVELOPMENT (PUD)

Request Description:

Overview

The proposed development includes eight separate “principal buildings.” Section 12-13-3 of the Zoning Ordinance defines a “principal building” as “a nonaccessory building in which a principal use of the lot, on which it is located, is conducted.” Pursuant to Section 12-7-1.A, not more than one principal building or structure can be located on a zoning lot, except in certain cases. In this circumstance, a planned development, as defined below, is the only case suitable for the proposal.

“A development occurring on a parcel under single ownership or unified control which is developed as a unit and includes two (2) or more principal buildings or uses and is processed under the planned development procedure of this title” (Section 12-13-3).

The purpose of a PUD is to promote a unified development by providing flexibility in development standards to accommodate site conditions and encourage innovative use of land. Certain characteristics are required by Section 12-3-5.A of the Zoning Ordinance, which are listed below along with staff’s assessment of each in relation to the attached Preliminary PUD Plat provided by the petitioner.

Preliminary PUD Plat Review	
<i>Item</i>	<i>Analysis (based on Proposal)</i>
A maximum choice in the types of environments available to the public by allowing a development that would not be possible under the strict application of the other sections of this title	Allows for construction of a development on an irregularly shaped parcel and provides an additional housing option with increased density and multiple principal buildings that is not permitted without a PUD in the Zoning Ordinance.
Permanent preservation of common open space and recreation areas and facilities	Creates a publicly accessible, private park where none exists currently. Landscaping and open space is provided around and between residential units and the private road as well as along Graceland Avenue, where landscaping was limited or non-existent before.
A pattern of development to preserve natural vegetation, topographic and geologic features	No significant natural vegetation, topographic or geologic features exist on site that would be beneficial to maintain. However, allowing for additional buildings breaks up the site so landscaping can be provided between buildings and sufficient area is available for a park and open space.
A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities	Building design/layout provides a defined separation between paved areas and common space; provides adequate screening between these areas and neighboring lots.
An efficient use of the land resulting in more economic networks of utilities, streets and other facilities	Reduces curb cuts onto both streets and ties into existing utilities and facilities. The traffic study provided by the petitioner (refer to attachments) did not indicate any substantial impact to traffic in the area compared to the manufacturing use previously operating in this location for decades.

<p>A land use which promotes the public health, safety, and general welfare</p>	<p>Transforms a presently vacant site with dilapidating manufacturing structures to create a use that includes more visual appeal, additional landscaping and recreational opportunities, and adds additional residential housing stock in a suitable area.</p>
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Prerequisites: Location, Ownership, and Size

PUDs are authorized in all zoning districts in the City subject to the regulations in Section 12-3-5 of the Zoning Ordinance and are required to be under single ownership and/or unified control. While the subject property is currently not owned by the petitioner, the petitioner does intend to take ownership of the property upon approval of the requests in this application. Because the development will involve rental units with one property management and maintenance entity, a Homeowner’s Association (HOA) is not required at this time; however, a condition of approval states if the development is subdivided into separate, fee-simple townhouse units, an HOA must be established to manage and maintain the proposed PUD.

PUD Bulk Exceptions

As identified in the R-3 Bulk Regulations table, the proposal does not meet the minimum front yard size and does not meet the minimum lot area, requiring a PUD exception from Section 12-3-5.C.2 (Perimeter Yards) and Section 12-3-5.C. The exceptions allow for a development that efficiently uses the irregularly shaped parcel in a way that would not be possible under the strict application of the code.

Parking Requirement

Pursuant to Section 12-9-7, a townhouse (single-family attached) residential use requires a minimum of two off-street parking spaces per dwelling unit plus one common guest space for every four dwelling units. The proposed 50-unit PUD requires a minimum of 100 off-street parking spaces and 13 common guest spaces. The attached PUD Site Plan indicates two covered off-street garage spaces for each unit and guest parking provided by thirteen standard spaces, including one accessible space in an interior parking area of the development.

TENTATIVE PLAT OF SUBDIVISION

Request Description:

Overview

The proposal includes a consolidation of the property from eight lots to two lots. One lot will be 130,406 square feet, proposed to be developed with the townhouses and associated structures. A second lot, 6,182 square feet, is proposed to be a publicly accessible, private park space. The attached Tentative Plat of Subdivision, titled 1217 Thacker Street Consolidation, shows the location and boundaries of each lot.

Easements

The Tentative Plat shows both existing and proposed easements. Proposed easements include storm sewer, watermain, sanitary sewer, and a general public utility and drainage easement, depicting both drainage on the site and the proposed unground vault to accommodate stormwater.

Subdivision Improvements

The Department of Public Works and Engineering (PWE) has provided comments (attached) based on the submittal. The memo states the following is required with this subdivision, to be finalized at the final plat of subdivision stage:

1. Grind and re-surface eastbound lane on Thacker Street.
2. Add 8" water main to replace 4" water main along a portion of Graceland Avenue.
3. Add pedestrian crosswalk crossing on Thacker Street including a bump-out, striping, and Rectangular Rapid Flashing Beacons (RRFB).
4. The sole streetlight along Graceland Avenue must be replaced and electrical conduit undergrounded. The petitioner will work with staff and ComEd to coordinate this replacement.

Section 13-3-2 of the Subdivision Ordinance discusses required improvements for subdivided properties and timelines for the improvements. Improvements are approved by the City Council during the final plat of subdivision process and financial guarantees for improvements are included within the resolution.

In addition, Section 13-4-2 of the Subdivision Ordinance discusses dedication of park lands and/or fees in lieu for subdivisions. The publicly accessible, private park will count for a portion of the required park land dedication and any remainder will require a fee in lieu, to be calculated at the time of final plat of subdivision, approved by the Park District, and included with the final approved City Council resolution to subdivide the property.

Note the petitioner's request is for a Tentative Plat only at this time. The steps for Final Plat are articulated in Sections 13-2-4 through 13-2-8 of the Subdivision Regulations. The Final Plat of Subdivision will occur at a later date and will be a concurrent process with the Final PUD plat. All necessary dedications, fees, and necessary improvements will be outlined in the final subdivision resolution.

Standards for Zoning Map Amendment:

The following is a discussion of standards for zoning map amendments from Section 12-3-7.E of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. Whether 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;

The Comprehensive Plan was written in 2019 when the Contour Saws facility was still operating. Due to the manufacturing facility's longstanding operations in Des Plaines, the Comprehensive Plan did not envision this area to be used for anything else. However, the proposed amendment and development would meet several goals from the Housing chapter of the Comprehensive Plan, including Goal 4.1. Ensure the City has several housing options to fit diverse needs and Goal 4.3 Provide new housing at different price points. to "Demographic Trends and Accommodating an Aging Population" and "M-2 Zoning and Suitability of the Site for Proposed R-3 Zoning" sections of this report for further details. In addition to housing goals, the proposed development meets economic goals of the city by providing additional property tax revenue compared to the existing use of the site. Refer to the Tax Projections attachment.

2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development;

The subject property is adjacent to R-4 zoning to the northeast and south and is close to several multifamily developments. The area is in close proximity to numerous services within walking, biking or transit distance. Refer to Amenities and Services Map attachment. Any proposed development would need to meet all building material and design requirements outlined in Section 12-3-11 – Building Design Review, including requirements for face brick, which will be similar in material to the many adjacent single family and multi-family residential buildings in this neighborhood.

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

An engineering and utility plan was prepared with this application. Based on the provided site plan, City engineering staff did not indicate any concerns with the adequacy of public facilities or services being available to meet the needs of this proposed development.

A traffic impact study was provided with this application to assess impacts of the proposed development (Refer to Traffic Study attachment). The study indicated the traffic generated by this use would not create a significant impact on the surrounding street network.

It is important to note the previous use of this property was a manufacturing use, including a parking lot on site with a large loading/unloading dock into the facility, approximately 25 parking spaces on site, and over one hundred spaces in a surface parking lot across the street (Site B of this development), while the proposed residential development provides 90 spaces within attached garages on the townhouses and 16 guest spaces. At minimum, this development brings less potential for vehicles to be travelling in and out of the site at peak hours versus large trucks delivering or picking up in the loading dock and over one hundred employees of a manufacturing facility. Parking meets the off-street parking requirements of Section 12-9-7, providing 106 spaces, which is in excess of the minimum required amount.

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

The proposed map amendment would allow for residential uses on a property that has been zoned manufacturing within a residential area for decades and operated as a more intensive use in the past. A building that provides additional residential options for the area and follows the Building Design Standards outlined in the Zoning Ordinance creates a more appealing urban design for the neighborhood versus a large manufacturing facility.

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

The current use of this property is a vacant manufacturing facility that is unlikely to be filled with another similar manufacturing business. Providing a residential use for the property, particularly a use that capitalizes on the close proximity to downtown Des Plaines and the various amenities associated with the area, would present a more efficient and effective way to use this property. As discussed in the Demographic Trends and Accommodating an Aging Population section, the City needs to promote opportunities that increase housing stock for a diversity of populations in the area, both in the short term and long term. Amending the zoning district for this property, regardless of the proposed project, provides an additional opportunity to construct a townhouse development, a transitional density development between single family residential and multi-family residential buildings and with the necessary services to support this type of use.

PUD Findings of Fact:

The following is a discussion of standards for PUDs from Section 12-3-5 of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

1. The extent to which the Proposed Plan is or is not consistent with the stated purpose of the PUD regulations in Section 12-3-5.A of this title:

The proposed townhouse PUD generally aligns with the stated purposes of PUDs as analyzed in the Preliminary PUD Plat Review table above with a proposed multiple principal building development, designated open spaces and landscaping and separate vehicular and pedestrian areas, all of which foster public health, safety, and general welfare for residents. Refer to Petitioner's Response to Standards for a full analysis of how the development meets each standard.

2. The extent to which the proposed plan meets the prerequisites and standards of the planned unit development regulations:

The proposal meets the ownership/unified control and size requirements in the Zoning Ordinance.

3. The extent to which the proposed plan departs from the applicable zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to the density, dimension, area, bulk, and use and the reasons why such departures are or are not deemed to be in the public interest:

The proposal meets the majority of the bulk regulations in Section 12-7-2.J of the Zoning Ordinance (See Site Plan Review section above) but requires exceptions from the required front yard and the 2,800-square-foot minimum lot area requirement. The proposed density is a moderate density compared to the surrounding single-family and multi-family developments in the area, providing additional housing stock in the City. The front yard building setback deficiency is located on the south side of the lot, which faces existing and proposed multi-family residential developments with an R-4 zoning and has a smaller required front yard than the R-3 zoning district of this proposed project. Proposed landscaping along the parkway and around the perimeter of the proposed townhouse PUD

provides a buffer between this property and any adjacent uses. In addition, the proposed development improves the current conditions of the subject property.

4. The extent to which the physical design of the proposed development does or does not make adequate provision for public services, provide adequate control of vehicular traffic, provide for, protect open space, and further the amenities of light and air, recreation and visual enjoyment:

The proposed design of the townhouse PUD and layout of residential buildings allows for recreational space on property, reduces the number of curb cuts, concentrates vehicular traffic in the center of the development, and encourages pedestrian activity on Graceland Avenue and Thacker Street by extending walkways from each townhouse to the public sidewalk.

Refer to the Traffic Study for details on anticipated traffic impact. The development is not anticipated to generate traffic that exceeds the amount of traffic previously generated for the industrial development at this property. In addition, no changes are proposed to the adjacent railway and at grade crossings. Questions were raised from members of the community about the proximity of the development to the rail line. The development is not proposed to be any closer than the existing development to the railroad track, and much of the area adjacent to the track is proposed to be open space. There are two at grade crossings adjacent to the property. Per documents from the Federal Railroad Administration crossing inventory, 22 trains a day (on average) pass along the rail line adjacent to the property. Accident history at these crossing indicates a total of five accidents associated with the crossing have occurred since 1975, and no accident reports have been filed within the last decade⁵.

5. The extent to which the relationship and compatibility of the proposed development is beneficial or adverse to adjacent properties and neighborhood:

The proposal creates a moderate density residential development compared to the surrounding single-family and multi-family developments in the area, creating a transitional density on this property and providing additional housing stock in the City. The proposed development redevelops an industrial property--that no longer fits within this residential neighborhood and is near the commercial areas in downtown Des Plaines--and provides transit options to support the economic vitality of the area.

6. The extent to which the proposed plan is not desirable to physical development, tax base, and economic well-being of the entire community:

The proposal would provide additional housing stock that helps to increase the tax base for the City and improve the economic well-being of Des Plaines. It would also provide extra economic benefit through utility and public service fees that are currently not eligible for the subject property at this time. Refer to the Real Property Tax Base Impact attachment provided by the petitioner.

7. The extent to which the proposed plan is in conformity with the recommendations of the 2019 Comprehensive Plan:

The proposal increases housing stock and creates additional housing options for residents, which aligns with the housing goals and objectives of the Comprehensive Plan. It also redevelops an unoccupied industrial property in an area close to commercial and transit opportunities, which is promoted by the Comprehensive Plan.

⁵ Federal Railroad Administration Office of Safety Analysis – Crossing Inventory and Accident Reports for Crossings 689657J and 689658R - Revision Date 07/05/2023; accessed from <https://safetydata.fra.dot.gov/OfficeofSafety/PublicSite/Crossing/Crossing.aspx>

PZB Procedure and Recommended Conditions:

Under Section 13-2-3 (Planning and Zoning Board's Procedure) of the Subdivision Regulations, the PZB has the final authority to approve, approve with conditions, or deny the Tentative Plat of Subdivision request at 900 Graceland Avenue and 1217 Thacker Street.

Under Section 12-3-5.D.2.c (Procedure for Review and Decision for PUDs) and 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 with modifications, or deny the Map Amendment and Tentative Planned Unit Development (PUD) at 900 Graceland Avenue and 1217 Thacker Street. The City Council has final authority on these requests.

The PZB should take the following motions. The zoning motions can be combined or taken individually:

Zoning Recommendations to City Council

- A motion pursuant to Section 12-3-7.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the proposed Map Amendment;
- A motion pursuant to Section 12-3-5.E of the Zoning Ordinance to *recommend* to City Council to approve, approve with modifications, or deny the request for a Conditional Use for a Preliminary PUD, with exceptions for minimum required front yard and minimum lot area; and

Subdivision Approval (Tentative Plat)

- A motion pursuant to Section 13-2-2 of the Subdivision Regulations to approve, approve with conditions, or deny the Tentative Plat of Subdivision.

If the PZB recommends approval, staff recommends the following conditions for the Tentative PUD.

Conditions of Approval:

1. In the event the property is sold, and a property owner desires to sell separate, fee-simple townhouse units, a Plat of Subdivision will be necessary to create separate lots and a Homeowner's Association or similar unified control entity must be established along with any covenants, conditions, and restrictions governing maintenance of common areas.
2. At time of submission for final subdivision and PUD plat, all public improvements must be noted on plans and all engineering comments addressed to the satisfaction of the Director of Public Works and Engineering.
3. At time of submission for final subdivision and PUD Plat, the landscape plan must be revised in the park area closest to Thacker Street between Laurel Avenue and the railroad track. Bushes and a semi- open fence (wrought iron or chain link) should be placed around the north corner of the proposed park to allow visibility for traffic from Thacker Street.

4. At time of final subdivision and PUD Plat, the photometric plan must be revised to include lighting at the entrances of both driveways. Any new lighting must be in conformance with Section 12-12-10 of the Zoning Ordinance.
5. Each townhouse unit shall have separate water and sanitary sewer services.
6. All electrical lines on the property must be installed underground.

Chair Szabo swore in Rolando Acosta, Attorney, Keith Lee, Architect with FitzGerald Architects and Javier Millan, KLOA representative.

Mr. Acosta presented an overview of the proposed project.

Mr. Lee reviewed the site design. The proposed development consists of 50 townhomes: 33 two-bedrooms and 17 three-bedrooms. All townhomes are three stories with an internal garage. Parking on the interior of the development limits the need for curb cuts. One curb cut aligns with the existing street across Thacker Street, which is Laurel Avenue. Because the townhomes are front facing there will be more 'eyes on the street'. A park is proposed for the north side of the property and parkway trees will be added along Graceland Avenue. Most of the material used is brick, with limited fiber cement. The façade is undulating with alternating colors and changing angled rooflines.

Mr. Millan explained that the traffic study was conducted in the morning and evening, at 10 locations, during the peak hours of 8:00-9:00 a.m. and 4:45-5:45 p.m. The study also included the railroad crossing at Graceland Avenue. During the morning peak hours, there were three crossing events. During evening peak hours there were four railroad crossing events. Traffic did not back up beyond Laurel Avenue in the morning but did once in the evening for a duration of 45 seconds.

Mr. Acosta highlighted the proposal. There are few sites available for such a proposal. This proposal meets the Comprehensive plan goals for differentiated housing. Building to the R-3 with 11' less building height than that code would allow and with a reduction of the required lot square footage. If the park could be included – and it can't because it's a separate subdivision – it would be just 2% less than the requirement of square footage space. The current improvements are almost all building and pavement. They are providing the park, plus publicly available improvements such as a bump out pedestrian crossing on Thacker Street that includes signage with flashing lights, replacement light with buried electric on Graceland Avenue, among other improvements planned. The 113 parking spaces meet all the City of Des Plaines requirements.

Member Weaver questioned how long the developer will be involved once the project is completed. Mr. Acosta explained that the petitioner plans to build and own the development. The development will be managed by a third-party property management company after construction is complete.

Senior Planner Redman highlighted items from a slide presentation.

Mr. Millan answered questions asked by Member Catalano.

Member Veremis asked if the apartments at Graceland Avenue and Webford Avenue were considered in the traffic study. Mr. Acosta responded that the development was not included specifically, because they were not aware of it, but the study does factor in additional traffic generated by future projects.

John Jossund, 926 S. Graceland Avenue, is a representative of Owl Lumber located next to the proposed development and has been at that location for 34 years. Mr. Jossund is concerned that residents may complain about the noise from the lumber company. There is a dust collector that sounds like a jet engine in the morning.

Rick Wilson, 1340 E. Walnut Avenue, opposes the development for two reasons: density and traffic. Mr. Wilson asked if the pedestrian bump out on Thacker Avenue will cause loss of a traffic lane. Ms. Redman responded that it would not and reviewed the exhibit on the slide.

Oscar Hernandez, 1095 Oakwood, does not feel that the traffic study is accurate. The study addresses the Metra trains, but not the freight trains that back up traffic. Mr. Hernandez addressed speeding in the area and does not believe that renters have the same at stake as an owner.

Hannah Pair, 774 Arlington Avenue, provided videos of the trains to staff and explained that there is a loud noise when the train goes over the crossing. Ms. Pair also expressed concern over a transformer that is located too close to the buildings, pet owners not picking up after their pets, and requested a sign be erected on the corner for a pedestrian crossing.

Govana Baig, 880 Lee, stated that she understands that noise is always a challenge for the builder, however particular material and landscaping can be used to minimize the sound. She approves of the development; townhomes typically attract middle-class families with jobs, not short-term renters.

Mary Scanlon, 828 Graceland, is concerned about the additional traffic and the fact that the units are rentals. Ms. Scanlon would prefer a development geared towards senior citizens and believes that the traffic study is inaccurate. The crossings are closed for more than 51 seconds when a Metra train passes the crossing.

Joe Weber, 944 Margaret Street, would like the Planning and Zoning Board to consider more open space as further developments come into the City.

Ahmed Kadir, 880 Lee Street, approves the project because of the law of supply and demand and the stability to property taxes. Less restrictive zoning in the past has made Des Plaines more affordable than our neighboring towns. Mr. Kadir believes they should continue to allow these projects and ignore the vocal minority. This proposed development decreased from 100 down to 50 units already, lessening the traffic.

Francine Grossi, 1591 E Thacker, requested the website address for this project. Ms. Redman informed the public that if anyone has a comment to please send her an email or enter it through the public input form on desplaines.org/contourplace. All comments go directly to staff so the comments will be incorporated with staff review and included in the PZB staff report packet.

Mr. Acosta responded to the questions from the public. The traffic study showed that there will be 38 fewer vehicular trips in the morning, 56 fewer in the afternoon, 242 trips fewer in a week than if Contour Saws reopened, or if there was another commercial/industrial use at the location. A greenbelt and a fence will separate the townhomes from Owl Lumber.

Mr. Millan explained that this project will produce 50% less traffic during the peak hours and 35-40% less on a daily basis than it would be for industrial or commercial use. No accidents are reported from 2018 to 2022 at Thacker Street and Laurel Avenue. Unfortunately determining traffic from freight trains is difficult since they are not on a time schedule. Only Metra trains were included as part of the traffic study.

Member Saletnik asked what the size of a condo was in the initial plan compared to the new townhome proposal. Barry Sidel, Petitioner, was sworn in. The original plan was comprised of 122 apartments of 800-900 square feet and a 4-5 story building. The townhouses have an average size of 2,000-2,200 square feet including the garage. The monthly rent is \$3,800 to \$4,000. A property management company will take care of the property. Mr. Sidel is looking for long-term renters; it costs too much to be without a tenant.

Member Saletnik would like the interiors reworked. He has concerns with the master bedroom being too small and a lack of storage.

Member Veremis said the townhomes that she's recently toured are similar, not very large, and that this is common in the market right now.

Mr. Sidel responded that this is the same layout as an apartment of that size. The pricing has to be matched with square footage. If there is more square footage, then the cost will go up. These are priced and designed for the market, but he will take these concerns into account and discuss this with his architect.

A motion was made by Board Member Weaver, seconded by Board Member Catalano pursuant to Section 12-3-7.E of the Zoning Ordinance to recommend approval to the City Council a Map Amendment for 900 Graceland Avenue and 1217 Thacker Street.

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

NAYES: None

ABSENT: Fowler

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

A motion was made by Board Member Weaver, seconded by Board Member Catalano pursuant to Section 12-3-5.E. of the Zoning Ordinance to recommend approval to the City Council a Conditional Use for a Preliminary PUD, with exceptions for minimum required front yard and minimum lot area with the conditions in the staff report.

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

NAYES: None

ABSENT: Fowler

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

A motion was made by Board Member Weaver, seconded by Board Member Catalano pursuant to Section 13-2-2 of the Subdivision Regulations to approve the Tentative Plat of Subdivision

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

NAYES: None

ABSENT: Fowler

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

2 . Address: Citywide

Case Number: 23-061-TA

The City of Des Plaines is proposing amending the Zoning Ordinance to clarify regulations for landscape buffers on properties located in the C-4 district that abut residential properties.

PINs: Citywide

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

Case Number: #23-061-TA

Background: Chapter 10 of the Zoning Ordinance, “Landscaping and Screening,” was created to “preserve and enhance the appearance, character, health, safety, and general welfare of the community by fostering aesthetically pleasing development...” [and] “...increase the compatibility of adjacent uses, and minimize the adverse impact of noise, dust, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted on or created by adjoining or neighboring uses.” (Section 12-10-1 of the Zoning Ordinance)

To achieve this purpose, Section 12-10-9 of the Zoning Ordinance was created to specify landscape buffer requirements for properties with more intensive uses such as higher density residential districts and properties in non-residential districts that abut properties in the R-1 Single Family Residential and R-2 Two-Family Residential districts to provide screening in between the two districts. The landscape buffer/screening requirements vary based on the type of zoning district that abuts an R-1 or R-2 district as indicated on the following table. However, the landscape buffer/screening requirements include the installation of a minimum five-foot-wide non-paved landscape buffer and opaque fence for the entire length of the property line of the more intensive district that abuts the R-1 or R-2 district.

Section 12-10-9.C - Landscape Buffer Requirements		
Zoning District Abutting a R-1 or R-2 district	Buffer Width	Buffer Improvements
R-3 Townhouse Residential, R-4 Central Core Residential, or MH-1 Mobile Home Park districts	5 feet	<ul style="list-style-type: none"> • Solid wood, vinyl, or masonry fence not exceeding six feet in height. • Remaining landscape buffer not covered by the fence must be maintained as turf or other ground cover.
C-1 Neighborhood Shopping and C-2 Limited Office Commercial districts	5 feet	<ul style="list-style-type: none"> • Shade trees, a minimum of two and one-half inches in caliper, must be planted on an average of one tree for every 30 feet of the yard length. • A solid wood, vinyl, or masonry fence eight feet in height shall be erected along one 100 percent of the yard length. • The remaining landscape buffer area not planted with trees shall be maintained as turf or other ground cover.

C-3 General Commercial, M-1 Limited Manufacturing, M-2 General Manufacturing, or M-3 Special Manufacturing districts	5 feet	<ul style="list-style-type: none"> • Shade trees, a minimum of two and one-half inches in caliper, shall be planted on an average of one tree for every 30 feet of the yard length. • A solid wood, vinyl, or masonry fence eight feet in height shall be erected along one 100 percent of the yard length. • A solid wood, vinyl, or masonry fence eight feet in height shall be erected along one 100 percent of the yard length.
I-1 Institutional district	5 feet	<ul style="list-style-type: none"> • The landscape buffer shall contain the following improvements: Shade trees, a minimum of two and one-half inches in caliper, shall be planted on an average of one tree for every 30 feet of the yard length. • A solid wood, vinyl, or masonry fence eight feet in height shall be erected along one 100 percent of the yard length. • The Landscape buffer area not planted with trees shall be maintained as turf or other ground cover.

Currently, properties in the C-4 Regional Shopping district are exempt from the landscape buffer requirements. However, many properties in the C-4 district directly abut or are adjacent to properties in the R-1 or R-2 districts. Staff has also received complaints regarding existing fences on some C-4-zoned properties that are in disrepair and are not providing proper screening between different districts. As such, staff is proposing to adjust the landscape buffer table above to add the C-4 district, requiring properties in this district to comply with the landscape buffer regulations currently in place for properties in the C-3, M-1, M- 2, and M-3 districts.

Proposed Amendments

The full proposed amendments are attached and are summarized below:

Section 12-10-9, Landscape Buffers: Adjust subsection C of this section to regulate landscape buffers for properties located in the C-4 Regional Shopping district the same way as currently regulated for properties in the C-3, M-1, M-2, and M-3 districts. The landscape buffer regulations that will apply are as follows:

- Shade trees, a minimum of two and one-half inches in caliper, shall be planted on an average of one tree for every 30 feet of the yard length.
- A solid wood, vinyl, or masonry fence eight feet in height shall be erected along one 100 percent of the yard length.
- The landscape buffer area not planted with trees shall be maintained as turf or other ground cover.

Standards for Zoning Text Amendment:

The following is a discussion of standards for zoning amendments from Section 12-3-7.E of the Zoning Ordinance. The PZB may recommend the City Council approve, approve with modifications, or deny the amendments. The PZB *may* adopt the following rationale for how the proposed amendments would satisfy the standards, or the Board may use its own.

1. Whether 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;

These amendments help clarify and expand on the landscape buffer regulations in between different districts to address a current gap in the Zoning Ordinance. As many C-4-zoned properties directly abut or are adjacent to R-1 and R-2 districts, the proposed amendments require appropriate screening mechanisms to strengthen the transition between uses to reduce adverse effects on neighboring properties, which the Comprehensive Plan strives to achieve.

2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development;

The proposed amendments provide further consistency in screening regulations city-wide and align with the existing landscape buffer regulations currently in place for similar zoning districts, such as the C-3 General Commercial district. The amendments focus on furthering screening mechanisms in between large commercial buildings often found in the C-4 district with lower density residential development to soften the transition between these two different uses.

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

The proposed amendments would not impact the public facilities and services available to properties located within the C-4 district, but rather extend the existing buffer regulations to the C-4 district. The existing regulations also provide accommodation for pedestrian connections between the two uses as necessary.

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

It is not anticipated that the proposed amendments will have any adverse effect on surrounding properties, but rather an improved and softened transition between differing uses that decreases adverse effects.

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

The proposed text amendments facilitate a path towards responsible standards for development and growth for all properties in the C-4 district that are already in place for other districts in Des Plaines. The amendments purpose is to provide an adequate buffer in between varying uses and foster commercial site design in a way that is consistent with the surrounding neighborhood.

PZB Procedure and Recommendation: Under Section 12-3-7 of the Zoning Ordinance, the PZB has the authority to *recommend* that the City Council approve, approve with modifications, or deny the above- mentioned amendments. The Board should clearly state any modifications so that its recommended language can be incorporated in the approving ordinance passed on to the Council, which has final authority on the proposal.

Senior Planner Stytz reviewed the case slides and provided an overview of the proposed amendments.

Member Weaver stated that after reviewing the zoning map can see where the buffers are missing and is support of making this correction.

Legal Counsel Weiss explained that the existing areas that do not have fences will be legal non-conforming. If there is a major redevelopment, then the developer would have to install a fence at that time.

A motion was made by Board Member Weaver, seconded by Board Member Hofherr to approve Section 12-10-9, Landscape Buffers: Adjust subsection C of this section to regulate landscape buffers for properties located in the C-4 Regional Shopping district as recommended by staff.

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

NAYES: None

ABSTAIN: None

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

Senior Planner Redman requested a meeting date for a public workshop pertaining to a mixed-use development at 414 E. Golf Road. The consensus was to schedule the workshop for November 28, 2023 at 7:00 p.m.

ADJOURNMENT

The next scheduled Planning & Zoning Board meeting is Tuesday November 14, 2023.

Chairman Szabo adjourned the meeting by voice vote at 8:45 p.m.

Sincerely,

Laura Fast, Deputy City Clerk/Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners