

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DES PLAINES, ILLINOIS HELD IN THE ELEANOR ROHRBACH MEMORIAL COUNCIL CHAMBERS, DES PLAINES CIVIC CENTER, MONDAY, APRIL 1, 2024

CALL TO ORDER

The regular meeting of the City Council of the City of Des Plaines, Illinois, was called to order by Mayor Goczkowski at 6:30 p.m. in the Eleanor Rohrbach Memorial Council Chambers, Des Plaines Civic Center on Monday, April 1, 2024.

ROLL CALL

Roll call indicated the following Aldermen present: Lysakowski, Moylan, Oskerka, Sayad, Walsten, Smith, Charewicz. Absent: Brookman. A quorum was present.

CLOSED SESSION

Moved by Walsten, seconded by Oskerka, to convene into Closed Session under the following sections of the Open Meetings Act – Probable or Imminent Litigation, Personnel, Sale of Property, Purchase or Lease of Property, Ongoing or Pending Litigation, and Collective Bargaining.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,
Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared unanimously carried.

The City Council recessed at 6:32 p.m.

The City Council reconvened at 7:00 p.m.

Roll call indicated the following Alderman present: Lysakowski, Moylan, Oskerka, Sayad, Walsten, Smith, Charewicz. Absent: Brookman. A quorum was present.

Also present were: City Manager Wisniewski, Acting Director of Finance Podbial, Director of Public Works and Engineering Oakley, Director of Community and Economic Development Rogers, Fire Chief Anderson, Police Chief Anderson, and General Counsel Friedman.

PRAYER AND PLEDGE

The prayer and the Pledge of Allegiance to the Flag of the United States of America were offered by Alderman Moylan.

SWEARING-IN CEREMONY

Mayor Goczkowski administered the Oath of Office to Dorothy Wisniewski swearing her in as City Manager.

City Manager Wisniewski reflected on her time spent working for the City, and gave thanks to her husband, sons, and colleagues. She also stated she looks forward to continue serving the City community.

PROCLAMATION

City Clerk Mastalski read a proclamation by Mayor Goczkowski declaring the month of April as Earth Month.

Mayor Goczkowski presented the proclamation to representatives from Clean Up-Give Back.

ALDERMAN ANNOUNCEMENTS

Alderman Charewicz stated he will be hosting a ward meeting tomorrow at 7:00 p.m. at RecPlex with City Manager Wisniewski as the guest speaker.

City Manager Wisniewski stated that some of the items which be covered during the ward meeting are the current financial position of the City, some upcoming capital projects, and the Oakton corridor project.

Alderman Charewicz also stated next week is National Library Week and the Des Plaines Library will be hosting a celebration on Thursday April 11th from 2:00 p.m. to 4:00 p.m.

Alderman Lysakowski congratulated by City Manager Wisniewski on her new position; stating he is glad to have her.

Alderman Moylan congratulated the new city manager.

Alderman Oskerka welcomed City Manager Wisniewski and wished her good luck in her new adventure. He also mentioned that he hoped that City would consider “No Mow ‘til Mother's Day” relaxing the ordinance on mowing lawns and long length to help bees and other pollinating insects.

Alderman Sayad thanked City Manager Wisniewski for taking the position, stating he is glad that she is sitting in that chair, that he thinks she is doing an excellent job, and that he is very pleased to have her here. He also stated on April 19th from 6:00 p.m to 11:30 p.m. at Rivers Casino the Des Plaines Chamber is hosting the Bubbles and Corks gala. He also mentioned on April 27th St. Zachary is hosting the Green and Gold gala. Lastly, he thanked the police, fire, and public works departments for doing an excellent job.

Alderman Walsten acknowledged Earth Month, stating he remembers the first Earth Day on April 22, 1970. He stressed how important it is to become more sustainable and try to do our part to save the planet. He mentioned that the theme for Earth Month this year is Planet versus Plastic; he recommended detergent sheets which are plastic free and recyclable packaging. He also stated he would like to reinstate recycling the envelopes the elected officials receive for the meeting packets. He mentioned upcoming Earth Month events - a trash cleanup at Axehead Lake on April 13th from 11:00a.m. to 1:00 p.m., the park district is hosting an event on April 20th of this month, a tree planting on Arbor Day, April 26th at 9:00a.m., and a Sustainable Fest at the Des Plaines Theatre on May 8th.

Alderman Smith expressed that she is so thrilled to work with City Manager Wisniewski that the moment she said yes it was like she was getting married; that she was just so happy. She also mentioned that the Des Plaines Community Foundation is still offering five college scholarships \$1,500.00 each, and the deadline is April 11th; further information can be found on their website.

Alderman Walsten added that he has the full confidence in the way City Manager Wisniewski will handle this job and that he could not be happier that she is in that seat.

Alderman Charewicz added acknowledgement of Donna Adams for all of her hard work cleaning up Des Plaines.

MAYORAL ANNOUNCEMENTS

Mayor Goczkowski stated State Senator Laura Murphy sent along a Certificate of Recognition for City Manager Wisniewski, which he read and gave to her. Secondly, he stated there are City commissions that have open positions; he encouraged individuals who are interested to apply online

MANAGER'S REPORT

City Manager Wisniewski stated Agnes Podbial will be the Acting Director of Finance during the current transition.

GENERAL COUNSEL REPORT

General Counsel Friedman congratulated City Manager Wisniewski, and stated he is looking forward to working with her.

CONSENT AGENDA

Moved by Sayad, seconded by Oskerka, to Establish the Consent Agenda.

Upon voice vote, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

Moved by Smith, seconded by Lysakowski, to Approve the Consent Agenda.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

Minutes were approved; Ordinance M-5-24 was adopted; Resolutions R-76-24, R-77-24, R-78-24, R-79-24, R-80-24 were adopted.

APPROVE PURCH/ COMP HW/ DELL
Consent Agenda

Moved by Smith, seconded by Lysakowski, to Approve Resolution R-76-24, A RESOLUTION APPROVING THE PURCHASE OF COMPUTER HARDWARE FROM DELL. Motion declared carried as approved unanimously under Consent Agenda.

Resolution
R-76-24

AUTH TO 3/ PHOTO & MAP SVCS/ AYRES
Consent Agenda

Moved by Smith, seconded by Lysakowski, to Approve Resolution R-77-24, A RESOLUTION APPROVING TASK ORDER NO. 3 WITH AYRES ASSOCIATES, INC. FOR AERIAL PHOTOGRAPHY AND PLANIMETRIC MAPPING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

Resolution
R-77-24

APPROVE IGA/ MPPD
Consent Agenda

Moved by Smith, seconded by Lysakowski, to Approve Resolution R-78-24 A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH MOUNT PROSPECT PARK DISTRICT FOR USE OF ROSEMARY S. ARGUS FRIENDSHIP PARK FOR A SEPTEMBER 17, 2024 FOOD TRUCK EVENT. Motion declared carried as approved unanimously under Consent Agenda.

Resolution
R-78-24

APPROVE AGRMT/ TOWING/ SCHIMKA
Consent Agenda

Moved by Smith, seconded by Lysakowski, to Approve Resolution R-79-24, A RESOLUTION APPROVING AN AGREEMENT WITH SCHIMKA AUTO WRECKERS, INC. FOR POLICE TOWING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

Resolution
R-79-24

APPROVE AGRMT/ TOWING/ TRI-R
Consent Agenda

Moved by Smith, seconded by Lysakowski, to Approve Resolution R-80-24, A RESOLUTION APPROVING AN AGREEMENT WITH TRI-R SERVICE FOR POLICE TOWING SERVICES. Motion declared carried as approved unanimously under Consent Agenda.

Resolution
R-80-24

**SECOND READING/
ORDINANCE
M-5-24
Consent Agenda**

Advanced to second reading by Smith, seconded by Lysakowski, to Adopt the Ordinance M-5-24, AN ORDINANCE AMENDING THE CITY CODE REGARDING WATER SYSTEM REGULATIONS. Motion declared carried as approved unanimously under Consent Agenda.

**APPROVE
MINUTES
Consent Agenda**

Moved by Smith, seconded by Lysakowski, to Approve the Minutes of the City Council meeting of March 18, 2024, as published. Motion declared carried as approved unanimously under Consent Agenda.

**UNFINISHED
BUSINESS**

**CONSIDER AUTH
THE ACQ THRU
CONDEMNATION OF
FEE SIMPLE TITLE
TO THE PROP AT
1504 MINER ST
Ordinance
M-3-23**

The City Council has provided direction to move forward with the acquisition of the Property located at 1504 Miner Street. Since that direction was given, the City has been attempting to engage the owner of the Subject Property in negotiations with the goal of reaching a mutual agreement on a price at which the owner would be willing to sell the Subject Property to the City and at which the City would be willing to purchase the Property from the owner.

The City intends to make a best and final offer in an effort to acquire the Subject Property at a fair price in a voluntary transaction. The ordinance authorizes the acquisition of the Property through eminent domain proceedings if that offer is rejected.

Advanced to second reading by Moylan, seconded by Sayad, to Adopt the Ordinance M-3-23, AN ORDINANCE AUTHORIZING THE ACQUISITION THROUGH CONDEMNATION OF FEE SIMPLE TITLE TO THE PROPERTY LOCATED AT 1504 MINER STREET.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,
Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

NEW BUSINESS

FINANCE & ADMINISTRATION – Alderman Sayad, Chair

**WARRANT
REGISTER
Resolution
R-81-24**

Alderman Sayad presented the Warrant Register.

Alderman Sayad stated as of February 29, 2024, there is \$26,664,921.00 in the general fund.

Moved by Sayad, seconded by Oskerka, to Approve the Warrant Register of April 1, 2024, in the Amount of \$2,872,090.46 and Approve Resolution R-81-24.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,
Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

COMMUNITY DEVELOPMENT – Alderman Moylan, Chair

CONSIDER
APPROVING A FINAL
PUD PLAT & FINAL
PLAT OF SUBDIV
FOR 180 N. EAST
RIVER RD
Ordinance
Z-5-24

Director of Community & Economic Development Rogers reviewed a memorandum dated March 21, 2024.

Petitioner MAS Land Investments, LLC, owner of the subject property, intends to annex land to the City of Des Plaines and build a townhouse development. The subject property is located in unincorporated Cook County along N. East River Road and is comprised of one 40,245-square-foot (0.92-acre) parcel.

The subject property was improved with a one-story, 1,665-square-foot residence, a 1,194-square-foot detached garage (including two additions), two frame sheds approximately 82 and 90 square feet in size, and a combination of concrete and gravel driveway and parking areas. However, these improvements have since been demolished.

The proposal includes the removal of all existing site improvements to redevelop the subject property into a 16-unit PUD similar to the Insignia Glen PUD located south of the subject property at 172 N. East River Road, which is already incorporated within Des Plaines.

The proposed development consists of four separate three-story principal buildings—each with four units. The anticipated unit mix will be predominately two-bedrooms, but the floor plan is adaptable to create a third bedroom; the developer has not finalized the unit mix. Each unit will have an attached two-car garage on the lower level, living space with a balcony on the middle level, and bedrooms on the top level.

The proposal intends to mirror the general building and driveway design of the existing Insignia Glen development, built via PUD in the early 2000s, and will utilize the same private drive for access to East River Road via an existing access easement that was granted and recorded via the early 2000s PUD. For this reason, the existing gravel curb cut onto the subject property will be removed and replaced with turf and landscaping areas. New walkways are proposed along the private drive (south property line)—with walkway connections to each unit—and along N. East River Road (east property line) of the subject property for pedestrian access throughout the site and connections to the existing Insignia Glen PUD. The development also proposes common green spaces for residences opposite the driveway entrances where separate front door, porch area, and walkway connections are provided.

Interspersed throughout the proposed development is a landscaped common plaza of approximately 20,986 square feet with plantings, walkways, and open green space. There is no proposed stormwater detention area on Insignia Glen 2, but one private improvement is the addition of 12-inch storm sewer to connect with the existing detention area located on Insignia Glen 1 development at 172 N. East River Road. Eight visitor spaces are interspersed through the development, which in addition to the 32 outdoor and 32 indoor spaces for each of the 16 units would amount to a full total of 72 spaces, exceeding the minimum requirement.

The petitioner's final proposal reflects the site design of the preliminary plans, including the exception requests acknowledged in Ordinance Z-26-23, which granted preliminary approval. These exceptions are pursuant to Section 12-3-5 and would grant relief from the bulk regulations of the R-3 district:

- Minimum lot area: Eight units are proposed with a lot area of 1,040 square feet, and eight units are proposed at 1,248 square feet. The proposed lot area for each unit includes only the livable space inside the building and a small landscaped front yard. All other areas in the development (e.g. open space, private drives, stormwater basin) are allocated not to dwelling units but instead to the development overall. The

minimum lot area per dwelling unit requirement pursuant to Section 12-7-2.J is 2,800 square feet.

- Minimum rear yard: Pursuant to Section 12-7-2.J, a minimum 30-foot-rear-yard-setback is required for buildings in the R-3 district that exceed 35 feet in height. However, the westernmost building is proposed to be setback 22 feet from the rear property line requiring a PUD exception.
- Building Design Standards: Pursuant to Section 12-3-11, attached single-family residential (i.e., townhouses) shall be constructed with 100 percent face brick, natural stone, or anchored or adhered masonry veneer on all street facing and side elevations with at least two complimentary colors or materials and a minimum of eight feet from the top of foundation on all remaining elevations.. However, the elevations do include non-masonry materials (i.e., siding) on street facing elevations.

The petitioner submitted a Final Landscape Plan that appears to conform with the requirements of Chapter 12-10. For example, building foundation landscaping is installed at the bases of the buildings, shade trees are interspersed throughout common areas and open space, and at lot lines where required— particularly at the north and west lot lines where the development abuts a single-family neighborhood—plantings are shown such that when they are mature, they should, in concert with the proposed fencing, provide ample screening.

The subject property currently has direct access to N. East River Road (public street). However, based on the design of the proposed development this access point will be removed and sole access to the subject property will be via the existing private road located at 172 N. East River Road; cross-access agreement is effective. A portion of the subject property currently extends to the centerline of N. East River Road. As such, the proposal includes a dedication of the eastern 4,186-square-foot portion of the property to be utilized for street purposes.

The petitioner has submitted a construction schedule as required by Section 12-3-5.H. In summary, the developer intends to construct the proposed development starting with complete sitework of the entire property and then installing each of the four buildings from east to west, starting with the building that would front N. East River Road

The proposal includes a subdivision of the subject property from one, 43,476- square-foot lot to 17 lots of record, including a separate lot for each of the 16 units (Lots 1-16) and one lot (Lot 17) for the common area of the PUD. The petitioner received PZB approval of the Tentative Plat to subdivide the existing lot into 17 lots. Now the petitioner is requesting a Final Plat of Subdivision, titled Insignia Glen 2 Subdivision, for 17 lots as detailed in the Final Plat of Subdivision.

The subdivision plat shows the location, boundaries, and size of each lot, which vary from 1,040 to 1,248 square feet in size for the townhouse lots and equates to 20,986 square feet for the single common space lot proposed, totaling 39,290 square feet (0.90-acres). The remaining 4,186 square feet account for the portion of the property that extends into the N. East River Road right-of-way, which is proposed to be dedicated to Cook County as part of this request.

The Insignia Glen 2 Subdivision shows the following easements and building lines: (i) a new 25-foot front building setback line along North East River Road where the proposed subdivision abuts the street; (ii) a new 10-foot side building setback line along the north and south of the proposed subdivision; (iii) a new 22-foot rear building setback line along the west boundary of the proposed subdivision; (iv) a 2.5-foot cross access easement located on 172 N. East River Road but serves the subject property; and (v) a blanket easement for ingress, egress, public and private utilities, and drainage for Lot 17. The subdivision plat also

shows the proposed dedication of the eastern 40-foot-long by 104-foot-wide portion of the subject property.

The Subdivision Regulations allows the City to require various right-of-way (ROW) improvements based on criteria such as traffic and effect on adjacent properties. Certain underground infrastructure is required to be installed to the standards required by Public Works and Engineering (PWE). Under Section 13-3-1, the developer is required to: (i) grind and resurface the entire width of the private drive; (ii) add new five-foot-wide sidewalk along N. East River Road for the entire frontage of the proposed development with depressed curbs at the private road entrance; (iii) add a new storm sewer connection and extend the sanitary sewer structure along N. East River Road for the entire frontage of the proposed development; and add a fire hydrant and light pole along the north property line at the end of both proposed private roads. The developer has provided PWE with an estimated cost of both private and public improvements totaling \$379,308, an amount for which PWE has approved as noted in the PWE Approval Letter.

The PZB split their determination into separate motions: (i) voting 5-0 to recommend that City Council approve the Final PUD with the three requested PUD exceptions and staff recommended conditions; and (ii) voting 5-0 to recommend that City Council approve the Final Plat of Subdivision.

If the City Council decides to approve these requests, staff and the PZB recommend the following conditions:

1. All proposed improvements and modifications shall be in full compliance with all applicable codes and ordinances. Drawings may have to be modified to comply with current codes and ordinances.
2. Improvements to the private drive for driveway curb cuts and on-street parking shall comply with the cross-access easement recorded with the approved PUD for the Insignia Glen development immediately to the south.
3. All governing documents for the construction and ongoing operation of the proposed development including but not limited to any development/annexation agreements, covenants, conditions, and restrictions, or any operating reciprocal easement agreements must be submitted to and approved by the City's General Counsel prior to the recording of the Final Plat of PUD or Final Plat of Subdivision.
4. All land use and permitting approvals shall not become effective until the City finalizes approval of annexation of the subject property.

The attorney for the petitioner spoke on their behalf.

A resident expressed her concern regarding increased traffic with the development of the units.

Moved by Lysakowski, seconded by Sayad, to Approve First Reading of Ordinance Z-5-24, AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT PLAT AND FINAL PLAT OF SUBDIVISION FOR 180 N. EAST RIVER ROAD, DES PLAINES, ILLINOIS. (Case #24-008-FPUD-FPLAT).

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,
Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

Advanced to second reading by Lysakowski, seconded by Sayad, to Adopt the Ordinance Z-5-24, AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT PLAT AND FINAL PLAT OF SUBDIVISION FOR 180 N. EAST RIVER ROAD, DES PLAINES, ILLINOIS. (Case #24-008-FPUD-FPLAT).

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad,
Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

CONSIDER
APPROVING A
ZONING MAP AMD &
MAJ VAR FOR 1958
ILLINOIS ST TO
ALLOW A THIRD
DWELLING UNIT
Ordinance
Z-6-24

Director of Community & Economic Development Rogers reviewed a memorandum dated March 14, 2024.

The property is currently occupied by a two-story building with a basement and a two car, detached garage with a hard surface parking area adjacent to the garage. The property is permitted to have two dwelling units. The petitioner is requesting a zoning map amendment from R-1, Single-Family Residential to R-3, Townhouse Residential. Variations for parking and reducing lot area are necessary zoning relief to allow for the use of this property as a three-unit, or “three-flat,” residential building.

Uses Within the Petitioner’s Response to Standards, they state the intent of the requests is to “permit the legal use of the property” with the three dwelling units. Section 12-5-5 allows “lawfully existing nonconforming uses” to persist as long as otherwise lawful; i.e. if the property was permitted as a three-flat per prior zoning rules or relief, it would be permitted to continue to operate as such. However, for this property to have been considered a “legal non-conforming use” the use must have previously been allowed by the Zoning Ordinance in effect when the use was established.

The zoning for this property was two-family residential when it was constructed between 1969 and 1971, meaning only two dwelling units were permitted to exist. As discussed in the Property/Zoning History section of this report, identical zoning map amendment and variation requests to permit three dwelling units were denied by the Zoning Board of Appeals in 1973 and 1983. Since 1983, there is no documentation demonstrating the three-unit use was established legally, so the use as a three-flat would be considered an illegal non-conforming use. Therefore, the zoning map amendment and variations are necessary to allow for the intended use of this building for three separate dwelling units

Any non-conforming use is subject to Section 12-5-5 of the Zoning Ordinance, which limits nonconforming uses (i.e., a two flat within in a single-family residential zoning district) from having any improvements completed unless they can be considered ordinary repair and maintenance. The property, if used for two dwelling units, would lose its legal non-conforming status if the owner structurally altered the building or enlarged it in any way. Simply, if an addition is added to the building at any point in the future or structural changes needed to occur to remedy any defects, the entire building would no longer be able to have two dwelling units, and instead would need to be de-converted to meet standards of a single-family residence. Granting this zoning relief would eliminate this legal non-conforming status and allow the property to have three dwelling units without the limitations of Section 12-5-5.

It is important to note that no building permits are on record for the conversion of the basement into a “garden unit.” Unless a previous building permit is provided demonstrating this conversion was performed with City approval, the unit will be required to be updated to meet International Building Code (IBC) requirements and pass a building inspection prior to the issuance of a rental license of the garden unit.

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. The Amenities and Services Map demonstrates the proximity of the property to amenities within a “walkable” distance, which is approximately a half mile, or an 8–15-minute walk for the average person.

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 this property.

The R-1, Single-Family Residential district limits the number of dwellings to one unit per parcel. To allow for more than one residence on this property, the property would need to have the zoning changed to a higher density zoning, like R-3, Townhouse Residential.

Multiple family residences are defined as, “residential building(s) containing three or more dwelling units.” Therefore, if re-zoned to R-3, where multiple family dwellings are allowed but single-family dwellings are not allowed, the property would not be able to de-convert any of the three units and continue to be a permitted use in this zoning district. In other words, choosing to rezone the property represents a commitment that the building will be used for three units.

The off-street parking requirement for a multiple-family building (any residential building with three or more dwelling units) in the R-3 district is two parking spaces per dwelling unit. Per the Petitioner’s Narrative, three off-street parking spaces are provided via the garage. Six off-street parking spaces would be required, so a major variation is requested to provide relief from this requirement. On-street parking is available on the east side of Illinois Street, on the opposite side of the street from the property; however, within the Zoning Ordinance, only off-street parking can count towards fulfilling the parking requirement. On-street parking cannot be reserved for specific properties.

The 1960 Zoning Ordinance in effect during the construction of these buildings also required two off-street spaces per dwelling unit. Historic aerials indicate the three-car garage or a similarly sized structure and the parking pad adjacent to the property has existed since the property was developed in 1971, for a total of four off-street parking spaces on the property. Adding one dwelling unit would require two additional parking spaces, per the zoning ordinance. A variation is requested to allow the existing four spaces to satisfy parking requirements.

The zoning district of a property determines the required minimum lot area. Particularly when expressed as a “per unit” ratio, this rule is intended to control density. For the R-1 zoning district, one dwelling unit is allowed on a property and the lot must be a minimum of 6,875 sq. ft. For the R-3 zoning district, multiple units are allowed, but 2,800 square feet must be provided per dwelling unit. To calculate whether it meets this requirement, the total lot area is divided by the number of dwelling units. A variation is necessary if the property is re-zoned to R-3, but a variation is not required for the existing non-conforming use.

The PZB voted 4-1 to recommend approval of the map amendment and major variations.

Should the City Council vote to approve the variation request, the following condition is recommended. This condition is incorporated in the approving ordinance:

1. Prior to issuance of rental license, property owner must provide either evidence of previous permits converting the basement unit to meet building code requirements or pass a City building inspection demonstrating sufficient compliance with applicable International Building Code for a new unit of this type.

Moved by Walsten, seconded by Sayad, to Approve First Reading of Ordinance Z-6-24, AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AND MAJOR VARIATIONS FOR 1958 ILLINOIS ST., DES PLAINES, ILLINOIS TO ALLOW A THIRD DWELLING UNIT.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

Advanced to second reading by Walsten, seconded by Sayad, to Adopt the Ordinance Z-6-24, AN ORDINANCE APPROVING A ZONING MAP AMENDMENT AND MAJOR VARIATIONS FOR 1958 ILLINOIS ST., DES PLAINES, ILLINOIS TO ALLOW A THIRD DWELLING UNIT.

Upon roll call, the vote was:

AYES: 7 - Lysakowski, Moylan, Oskerka, Sayad, Walsten, Smith, Charewicz

NAYS: 0 - None

ABSENT: 1 - Brookman

Motion declared carried.

OTHER ALDERMEN COMMENTS FOR THE GOOD OF THE ORDER

Alderman Charewicz acknowledged Michael Bartholomew in the audience and thanked him for his years of service.

Alderman Sayad mentioned that in the third or fourth week of May he will be hosting a ward meeting. He also mentioned the numerous political signs which have not been taken down.

Alderman Walsten stated he will be having a ward meeting on May 23rd at 7:00 p.m. at Arndt Park.

ADJOURNMENT

Moved by Sayad, seconded by Lysakowski, to adjourn the meeting. Upon voice vote, motion declared carried. The meeting adjourned at 7:46 p.m.

/s/ Jessica M. Mastalski
Jessica M. Mastalski – CITY CLERK

APPROVED BY ME THIS 15th
DAY OF April, 2024

/s/ Andrew Goczkowski
Andrew Goczkowski, MAYOR