



Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5392 | W: desplaines.org

Planning and Zoning Board Agenda

January 12, 2021

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: November 24, 2020

Public Comment: For matters that are not on the Agenda

Public Hearing:

If you would like to participate in any public hearing on this agenda but do not feel comfortable attending the meeting in-person, please send your comments to publiccomments@desplaines.org by 5:00 pm on Tuesday, January 12, 2021. Please limit your comments to 400 words or less. All emails received will be acknowledged at the hearing. Individuals with no access to email may leave a message with the City Clerk's Office at 847-391-5311.

Old Business:

New Business:

1. **Address:** 10 S. River Road

Case Number: 20-046-TSUB-V

The petitioner is requesting: (i) Tentative Plat of Subdivision under Section 13-2 of the Subdivision Regulations to resubdivide and absorb a portion of 1415 Redeker Road located at 09-17-200-044-0000; (ii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a front building setback of 10.28-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a north side building setback of 22.75-feet and south side building setback of 10.53-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iv) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a rear building setback of 25.99-feet in the M-1, Limited Manufacturing District where 60-feet is required; (v) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a lot size of 0.54-acres in the M-1, Limited Manufacturing District where a minimum of 5-acres is required; and (vi) the approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-200-022-0000

Petitioner: Peter Damiano, Damiano Service Center and Damiano Properties, LLC,
10 S. River Road, Des Plaines, IL 60016

Owner: Carol A. Damiano and Peter S. E. Damiano, 10 S. River Road
Des Plaines, IL 60016

2. Address: 1415 Redeker Road

Case Number: 20-045-V

The petitioner is requesting the following: (i) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a front building setback of 30.18-feet in the M-1, Limited Manufacturing District where 60-feet is required; (ii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a west side building setback of 2.51-feet and an east side building setback of 0-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iii) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a rear building setback of 0-feet in the M-1, Limited Manufacturing District where 60-feet is required; (iv) a Major Variation under Section 12-9-7 of the 1998 Des Plaines Zoning Ordinance, as amended, to allow eighteen parking spaces on site where 41 parking spaces are required; (v) a Major Variation under Section 12-7-4(H) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow a lot size of 0.54-acres in the M-1, Limited Manufacturing District where a minimum of 5-acres is required; and (vi) the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-200-044-0000; -045; -051; -106

Petitioner: 1415 Redeker, LLC, 1415-1419 Redeker Road, Des Plaines, IL 60016

Owner: 1415 Redeker, LLC, 1415-1419 Redeker Road, Des Plaines, IL 60016

3. Address: City-wide

Case Number: 20-051-TA

The petitioner is requesting a Text Amendment to Section 12-7-3(K) of the 1998 Des Plaines Zoning Ordinance, as amended to change the maximum allowable contiguous office area in the C-4, Regional Shopping District from 2,500-square feet to 5,000-square feet and approval of any other such variations, waivers, and zoning relief as may be necessary.

Next Agenda – January 26, 2021

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.