

Planning and Zoning Board Agenda January 23, 2024 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: January 9, 2023

Public Comment: For matters that are not on the agenda

Pending Applications:

1. **Address:** 2285 Webster Lane

Case Number: 23-064-FPLAT

The applicant has requested a Final Plat of Subdivision pursuant to Section 13-2-2 of the Subdivision Regulations to split an existing lot into two lots of record in the R-1 Single Family Residential zoning district, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-29-302-042-0000

Petitioner: Jean Bonk, 2285 Webster Lane, Des Plaines, IL 60018

Owner: Jean Bonk, 2285 Webster Lane, Des Plaines, IL 60018

2. **Address:** 622 Graceland and 1332 & 1368 Webford

Case Number: 23-005-FPLAT

The petitioner is requesting a combined Tentative and Final Plat of Subdivision to consolidate three lots into one lot of record, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-306-036-0000, 09-17-306-038-0000, 09-17-306-040-0000

Petitioner: Mylo Residential Graceland Property LLC, 202 S. Cook St., Suite 210, Barrington IL 60010

Owner: Mylo Residential Graceland Property LLC, 202 S. Cook St., Suite 210, Barrington IL 60010

3. **Address:** 1183 S. River Road

Case Number: 23-047-V

The petitioner has requested a major variation from the fence regulations to allow the finished side of a wood privacy fence to face the subject property instead of facing neighboring properties as required by code, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-21-105-016-0000

Petitioner: Kathryn S. Kuntz, 1183 S. River Road, Des Plaines, IL 60016

Owner: Kathryn S. Kuntz, 1183 S. River Road, Des Plaines, IL 60016

4. **Address:** 915 Alfini Drive

Case Number: 24-001-V

The petitioner has requested a variation to allow a total building coverage in excess of the maximum 30 percent building coverage permitted for interior lots in the R-1 Single Family Residential district, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-19-216-006-0000

Petitioner: Arthur J. Garceau, 915 Alfini Drive, Des Plaines, IL 60016

Owner: Arthur J. Garceau, 915 Alfini Drive, Des Plaines, IL 60016

5. **Address:** 1504 Oakwood Avenue

Case Number: 24-002-V

The petitioner has requested a variation to reduce the required corner side yard to allow for construction of a shed in the R-1 Single Family Residential district, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-20-210-014-0000

Petitioner: Max Larsen, 1504 Oakwood Avenue, Des Plaines, IL 60016

Owner: Max Larsen, 1504 Oakwood Avenue, Des Plaines, IL 60016

6. **Address:** 1628 Rand Road

Case Number: 24-004-CU

NOTE: The petitioner has requested a continuance to the February 13, 2024 meeting. Refer to memo.

The petitioner has requested a conditional use to operate a motor vehicle sales use in the C-3 General Commercial district and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-16-104-022-0000

Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

Owner: Art Investment LLC, 2020 Berry Lane, Des Plaines, IL 60018

Next Agenda: Next meeting on February 6, 2023

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 accessibility of 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.