



Planning and Zoning Board Agenda September 28, 2021 Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: September 14, 2021

Public Comment: For matters that are not on the Agenda

Old Business: None

New Business:

1. Address: 110 S. River Road

Case Number: 21-037-CU
Public Hearing

The petitioner is requesting a Conditional Use as required by Section 12-7-3(K) of the Zoning Ordinance for a trade contractor use at 110 S. River Road, and the approval of any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-200-089-0000

Petitioner: Neil Hansen, 110 S. River Road, Suite 5, Des Plaines, IL 60016

Owner: Amarex Real Properties Co., 700 Busse Hwy, Suite #L2,
Park Ridge, IL 60068

2. Address: 2071 Pine Street

Case Number: 21-039-V
Public Hearing

The petitioner is requesting variations as required by Sections 12-7-1 and 12-9-6 of the Zoning Ordinance to allow the construction of a driveway and parking pad at 2071 Pine Street, and the approval of any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-29-409-073-0000

Petitioner: Jayantkumar Sheth, 2071 Pine Street, Des Plaines, IL 60018

Owner: Jayantkumar Sheth, 2071 Pine Street, Des Plaines, IL 60018

3. Address: 2980-3000 S. River Road

Case Number: 21-040-CU-LASR
Public Hearing

The petitioner is requesting to amend a Conditional Use for a Localized Alternative Sign Regulation (LASR) as required by Section 12-11-8 of the Zoning Ordinance at 2980-3000 S. River Road, commonly known as Rivers Casino, and the approval of any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-34-300-032-0000; 09-34-300-045-0000; 09-34-300-046-0000;
and 09-34-300-047-0000

Petitioner: Midwest Gaming & Entertainment LLC, 900 M. Michigan Ave, Suite 1600, Chicago, IL 60611

Owner: Midwest Gaming & Entertainment LLC, 900 M. Michigan Ave, Suite 1600, Chicago, IL 60611

4. Address: 2805-2845 Mannheim Road

Case Number: 21-041-MAP-TSUB-V
Public Hearing

The petitioner is requesting the following from the Zoning Ordinance: (i) a Map Amendment from C-2 Limited Office Commercial to C-3 General Commercial to allow a mix of Class A and B restaurants and retail, as required by Section 12-7-3; (ii) a Major Variation to allow more than one principal building on a zoning lot as required by Section 12-7-1; and (iii) the approval of any other variations, waivers, and zoning relief as may be necessary. In addition, the petitioner is requesting approval of a Tentative Plat of Subdivision per Section 13-2-2 of the Subdivision Regulations.

PINs: 09-33-300-001-0000; 09-33-300-002-0000; 09-33-300-003-0000;
09-33-300-004-0000; 09-33-300-005-0000; 09-33-300-006-0000;
09-33-300-007-0000; 09-33-300-008-0000; 09-33-300-009-0000;
09-33-301-008-0000; 09-33-301-014-0000

Petitioner: Image Des Plaines, LLC, 5101 Darmstadt Road, Suite A, Hillside IL 60142, in partnership with GW Properties, 2211 N. Elston Ave, Suite 400, Chicago, IL 60614

Owner: Prominence Des Plaines LLC, 1375 Remington Road, Suite E, Schaumburg IL, 60173

5. Address: 2805-2845 Mannheim Road

Case Number: 21-042-TA-V
Public Hearing

The petitioner is requesting text amendments to Section 12-11-5 of the Zoning Ordinance to allow the initial installation of an electronic message board billboard and Section 12-11-6 to increase the total number of allowable billboards across the City from 12 to 13. The petitioner is also requesting a major variation, as required by Section 12-11-6, for a portion of a proposed billboard to be less than the minimum 300 feet away from a residential property line, as well as any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-33-300-001-0000; 09-33-300-002-0000; 09-33-300-003-0000;
09-33-300-004-0000; 09-33-300-005-0000; 09-33-300-006-0000;
09-33-300-007-0000; 09-33-300-008-0000; 09-33-300-009-0000;
09-33-301-008-0000; 09-33-301-014-0000

Petitioner: Image Des Plaines, LLC, 5101 Darmstadt Road, Suite A, Hillside IL
60142

Owner: Prominence Des Plaines LLC, 1375 Remington Road, Suite E,
Schaumburg IL, 60173

Next Agenda – October 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.