

Planning and Zoning Board Agenda

July 26, 2022

Room 102 – 7:00 P.M.

Call to Order – Emergency Declaration by Vice Chair

Pursuant to the emergency procedures of the Open Meetings Act, the Vice Chair declares that a “bona fide” emergency exists because of a recent COVID-19 diagnosis of one of the Public Body members necessary to establish a quorum. As a result, this meeting is being conducted in person and remotely. The meeting venue will accommodate remote participation such that all discussion and votes may be heard by both in-person and remote participants. All votes this evening will be taken by roll call. The City has made all reasonable efforts to publicize this declaration.

Roll Call

Election of Chair Pro-Tem

Approval of Minutes: June 14, 2022 and June 28, 2022

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 1628 Rand Road

Case Number: 22-024-TA-CU-V

The petitioner requests the following items: (i) zoning text amendments to allow the outdoor display of finished products in the C-3 General Commercial district where such outdoor displays are not currently allowed; (ii) an amendment to the existing Conditional Use permit for a trade contractor use at 1628 Rand Road to allow outdoor display products on the subject property; (iii) a Major Variation from to allow a total wall sign area for a single building of 236 square feet, where the maximum sign area is 125 square feet; (iv) a Major Variation to allow an electronic message board (EMB) sign located approximately 189.5 feet away from a residence in the R-1 district, where a minimum 250 feet-foot-setback is required; and (v) a Major Variation to allow an EMB sign to cover 100 percent of the total pole sign area, where a maximum 50 percent of a pole sign is permitted to be an EMB.

PIN: 09-16-104-022-0000

Petitioner: Granite Place & Quartz, LLC and Cabinet Land Kitchen & Bath Corporation, 2020 Berry Lane, Des Plaines, IL 60018

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

New Business/Discussion: Zoning Ordinance Section 12-3-1.B: Successive Applications

Next Agenda: August 23, 2022; *August 9, 2022 will be canceled*

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.