



Planning and Zoning Board Agenda August 22, 2023 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: August 8, 2023

Public Comment: For matters that are not on the agenda.

Pending Applications

1. **Address:** 1749-1757 Farwell Avenue

Case Number: 23-050-V

The petitioner is requesting variation to allow for the construction of two single-family residences on two lots 50-feet in width, where a minimum of 55-feet is required, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-33-110-012-0000, 09-33-110-013-0000

Petitioner

and Owner: Zbigniew Zaleski, 3638 N. Odell Ave., Chicago, IL 60634

2. **Address:** 2777 Mannheim Road

Case Number: 23-045-FPLAT-CU-LASR

The petitioner is requesting the following: (i) a Final Plat of Subdivision to create three lots of record on the subject property; (ii) a Conditional Use for a Localized Alternative Sign Regulation (LASR); and (iii) any other variations, waivers, and relief as may be necessary.

PINs: 09-33-108-012-0000, 09-33-108-013-0000, 09-33-108-014-0000, 09-33-108-022-0000, and 09-33-108-023-0000

Petitioner: GW Property Group, LLC, 2211 N. Elston Avenue, Suite 400, Chicago, IL, 60614

Owner: 2777 North Mannheim Property, LLC, 2777 Mannheim Road, Des Plaines, IL, 60018

3. Address: 2991-3025 Mannheim Road, 3041 Orchard Place, and 1620-1630 W. Higgins
Case Number: 23-051-FPUD-CU-LASR

The petitioner is requesting the following under the Zoning Ordinance: (i) a Major Change to a Final Planned Unit Development (PUD) for the Orchards at O'Hare PUD, including any necessary exceptions, Conditional Uses, or amendments to Conditional Uses; (ii) a Conditional Use for a Localized Alternative Sign Regulation (LASR); and (iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-33-305-018-0000, 09-33-305-019-0000, 09-33-305-020-0000, 09-33-305-023-0000
09-33-305-024-0000, 09-33-305-025-0000

Petitioner: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173 (Owner/Authorized Agent)

Owners: Orchards Lot 5, LLC; Orchards Lot 6, LLC; Orchards Lot 7, LLC; Prominence O'Hare, LLC; and DP Higgins, LLC (Manager: Rehan Zaid, 1375 Remington Rd, Ste E, Schaumburg, IL 60173)

4. Address: Citywide

Case Number: 23-043-TA
(continued from July 25, 2023)

The City is proposing text amendments to the Zoning Ordinance related to accessory structure definitions and regulations, and any other amendments as may be necessary.

PINs: Citywide

Petitioner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL, 60016

Owner: n/a

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.