



Planning and Zoning Board Agenda September 12, 2023 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: Meeting of August 22, 2023

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 1625 Linden Street

Case Number: 23-054-MAP-V

The petitioner is requesting the following under the Zoning Ordinance: (i) a zoning map amendment from R-2, Two-Family Residential to R-3, Townhouse Residential; (ii) a variation to the minimum lot area requirement; (iii) a variation from the off-street parking requirement; and (iv) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-28-101-085-0000

Owner: Valerie Walski-Garza, 1625 Linden Avenue, Des Plaines, IL 60018
(Represented by: Gene S. Bobroff, 701 West Golf Road, Mount Prospect, IL 60056)

2. Address: 2991-3025 Mannheim Road, 3041 Orchard Place, and 1620-1630 W. Higgins
Case Number: 23-051-FPUD-CU-LASR (*continued from August 22, 2023*)

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 exceptions; (ii) a conditional use for an amended 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)

3. **Address:** 1345 E. Golf Road and 16 Mary Street

Case Number: 23-053-CU-FPLAT-V

The petitioner has requested the following items: (i) a conditional use for an Outdoor Bulk Material Facility in M-2 District; (ii) a conditional use/amended conditional use for a Childcare Center in M-2 District; (iii) variation from required front and side yard setbacks; (iv) variation from the parking lot landscaping requirements; (v) variation from the height and screening requirements for materials in an Outdoor Bulk Material Facility, relative to the height of the property's screening wall; (vi) variation from the maximum foot-candle lighting requirement; (vii) a combined Tentative and Final of Subdivision to consolidate all lots into one; and (viii) and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-200-039-0000; -126; -127

Petitioner: Pasquale Mauro, 1269 E. Golf Road, Des Plaines, IL 60016

Owner: 1345 Golf/16 Mary LLC (Manager: Pasquale Mauro), 1269 E. Golf Road, Des Plaines, IL 60016

4. **Address:** Citywide

Case Number: 23-043-TA

(continued from July 25, 2023 and August 22, 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.