



Planning and Zoning Board Agenda February 13, 2024 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: January 23, 2024 Regular Meeting; February 6, 2024 Special Meeting

Public Comment: For matters that are not on the agenda

Pending Applications:

1. **Address:** 692 West Oakton Avenue

Case Number: 24-003-V

The petitioner has requested the following items: i) a major variation to allow a garage to exceed the maximum size; ii) a major variation to allow for three accessory structures where two are allowed; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 08-24-309-013-0000

Petitioner: Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018

Owner: Krzysztof Sleszynski, 692 W. Oakton Avenue, Des Plaines, IL 60018

2. **Address:** 2991-3025 Mannheim Road, 3041 Orchard Place, and 1620-1630 W. Higgins Road

Case Number: 23-005-FPLAT

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 Major Change to a Localized Alternative Sign Regulation (LASR); and (iii) any other variations, waivers, and zoning relief as may be necessary.

PINs: 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)

Owner: 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:** 1628 Rand Road

Case Number: 24-004-CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

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

Adjournment

Next Agenda: Next meeting on February 27, 2024

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.