



VIRTUAL & IN-PERSON
PLANNING AND ZONING BOARD MEETING

Tuesday, March 23, 2021

Regular Session – 7:00 p.m.

As the City of Des Plaines continues to follow social distancing requirements along with Governor Pritzker's Executive Orders and mandated mitigation restrictions, the Planning and Zoning Board Meeting on Tuesday, March 23, 2021 will be held virtually beginning at 7:00 p.m.

The meeting will be held virtually through Zoom and in person at City Hall in the Council Chambers (Room 102). However, pursuant to the current state-wide executive orders, no more than 25 people (including City staff) can be in the Council Chambers at one time during the meeting. Therefore, the City encourages residents and interested parties to participate in the meeting through Zoom and by submitting written public comments in advance of the meeting. Public comment can be taken during the meeting for those that choose to be physically present, those that follow the instructions below to participate virtually, or by submitting public comments by e-mail to publiccomments@desplaines.org.

Public comments received by 5 p.m., Tuesday, March 23, 2021 will be distributed to Planning and Zoning Board members prior to the Council meeting. Please indicate if you wish to have your comment read at the meeting. Public comments read at the meeting are limited to 200 words or less. Public comments should be e-mailed and contain the following information:

- In the subject line, identify "Planning and Zoning Board Meeting Public Comment"
- Name
- Address (optional)
- City
- Phone (optional)
- Organization, agency representing, if applicable
- Topic or agenda item number of interest

If you would like to provide live public comment during the virtual meeting, please send your request to publiccomments@desplaines.org and you will be sent a link with additional information to join the meeting.

All e-mails received will be acknowledged. Individuals with no access to e-mail may leave a message with the City Clerk's Office at 847-391-5311.

The City of Des Plaines remains united in ensuring the safety and health of our community and our employees. To protect the public and staff, the City will continue to provide only essential functions and services during the Governor's Stay-at-Home Order. The City urges residents and businesses to comply with the Order. If residents must leave their home, it is very important to practice social distancing and keep at least six feet between others. For a list of services and additional information during this time, please visit www.desplaines.org. The City encourages individuals to sign up for its e-news for important information from the City and its government partners, including State and Federal authorities. The City updates its website and posts on social media daily. To sign up for electronic newsletters, please visit <https://www.desplaines.org/mycity/>.



Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5392 | W: desplaines.org

Planning and Zoning Board Agenda

March 23, 2021

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: February 23, 2021

Public Comment: For matters that are not on the Agenda

Old Business: None

New Business:

1. Address: 110 S. River Road

Case Number: 21-004-CU

Public Hearing

The petitioner is requesting a Conditional Use under Section 12-7-3(F)(3) of the 1998 Des Plaines Zoning Ordinance, as amended, to allow for an auto service repair use in the C-3 zoning district, and approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 09-17-200-089-0000

Petitioner: Jason Churak, CC Automotive, LLC, 110 S. River Road, Des Plaines, IL 60016

Owner: Marek Amarex, Amarex Real Properties, 110 S. River Road, Des Plaines, IL 60016

2. Address: 1700 Higgins Road

Case Number: 21-005-PUD-A

Public Hearing

The petitioner is requesting an amendment to an existing Planned Unit Development under Section 12-3-5 of the Des Plaines Zoning Ordinance, as amended, to construct a four-story, 107-room hotel building and 207-space parking garage in lieu of the approved restaurant use at 1700 Higgins Road, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

PINs: 09-33-309-007-0000; 09-33-310-004-0000

Petitioner: Mariner Higgins Centre, LLC, 117 Macquarie Street, Sydney, NSW 2000, Australia

Owner: Mariner Higgins Centre, LLC, 117 Macquarie Street, Sydney, NSW 2000, Australia

3. Address: 800 Beau Drive

Case Number: 21-006-V
Public Hearing

The petitioner is requesting a Major Variation under Section 12-3-6 of the 1998 Des Plaines Zoning Ordinance, as amended, to allow for increased density at 800 Beau Drive in the R-3 zoning district to construct a 50-unit apartment building where only 29-units are permitted, and approval of any other such variations, waivers, and zoning relief as may be necessary.

PIN: 08-24-100-022-0000

Petitioner: HTG Illinois Developer, LLC, 3225 Aviation Avenue, 6th Floor, Coconut Grove, FL 33133

Owner: Sae Khwang United Presbyterian Church, 800 Beau Drive, Des Plaines, IL 60016

Next Agenda – April 13, 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.