

Planning and Zoning Board Agenda

June 14, 2016

Room 102 – 7:00 P.M.

Call to Order:

Roll Call:

Approval of Minutes: May 24, 2016

Public Comment: For matters that are not on the Agenda

New Business:

1. Address: 1990 Mannheim Road – Case 16-023-V

The petitioner is requesting major variations to (1) Section 12-11-6.B. of the 1998 City of Des Plaines Zoning Ordinance, as amended, to install an electronic message board within 250 feet away from a residential district, and (2) Section 12-11-5.A.3 to allow the pole sign constructed with a 0' setback from Mannheim Road and 1' setback from Howard Avenue, instead of 5' away from the property lines.

PIN: 09-29-229-009-0000

Petitioner: Mary Clauss, 165 Tubeway Drive, Carol Stream, IL 60188

Owner: Raju Mathew and Idiculla Joseph, 1990 Mannheim Road, Des Plaines, IL 60018

2. Address: Properties South of I-90, North of Higgins Road and West of the Canadian National Railroad Tracks, addresses including, but not limited to 2985-3003 Mannheim Road, 3011-3045 Orchard Place, and 10194, 10246 and 10256 Higgins Road and specifically excluding 3067 Mannheim Road Case 16-027-MAP-SUB

Petitioner O'Hare Real Estate, LLC is requesting preliminary approval of a Planned Unit Development (PUD) for The Orchards at O'Hare, a commercial PUD under Section 12-3-5 of the 1998 City of Des Plaines Zoning Ordinance, as amended, and a Tentative Plat of Subdivision, under Section 13-2-2 of Subdivision Regulations of the City of Des Plaines Municipal Code, to allow for the construction of a 128 room hotel with a Class A restaurant; gasoline service station with convenience store, car wash, and Class B restaurant; and one freestanding Class A restaurant on approximately 9.0877 acres and eight lots, with requested PUD exceptions from the C-3, General Commercial Zoning District standards for building height over 45 feet, and off street parking less than that required by Section 12-9-7 of the 1998 City of Des Plaines Zoning Ordinance.

PIN(s): 09-33-305-002-0000, 09-33-305-005-0000, 09-33-305-006-0000, 09-33-305-009-0000, 09-33-305-010-0000, 09-33-305-013-0000, 09-33-305-014-0000, 09-33-306-001-0000, 09-33-306-001-0000, 09-33-309-002-0000, 09-33-309-003-0000, 09-33-309-004-0000, 09-33-309-005-0000, 09-33-309-010-0000, p.t 09-33-500-005-0000

Petitioner: O'Hare Real Estate LLC d/b/a Prominence Hospitality Group, 2480 Bushwood Drive Suite 250, Elgin, IL 60124

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

Old Business:

Adjournment:

Next Agenda – June 28, 2016

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.