



Community & Economic Development  
1420 Miner Street, Des Plaines, IL 60016  
P: 847.391.5392 | W: [desplaines.org](http://desplaines.org)

## Planning and Zoning Board Agenda December 14, 2021 Room 102 – 7:00 P.M.

**Call to Order**

**Roll Call**

**Approval of Minutes:** November 9, 2021

**Public Comment:** For matters that are not on the Agenda

**Old Business:** None

**New Business:**

**1. Address:** 1387 Prospect Avenue      **Case Number:** 21-047-MAP (Public Hearing)

The petitioner is requesting a Map Amendment under Section 12-3-7 of the Zoning Ordinance to rezone the subject property from C-1, Neighborhood Commercial District to C-3, General Commercial District, and the approval of any other such variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-29-228-034-0000

**Petitioner:** Taseen Atabbi, 1985 Berry Lane, Des Plaines, IL 60018

**Owner:** Adam M. Moghamis, 2385 Hammond Drive, Suite 6, Schaumburg, IL 60173

**2. Address:** 1495 Prospect Avenue & 1932 Illinois Street

**Case Number:** 21-053-FPLAT-MAP-CU-V (Public Hearing)

The petitioner is requesting the following items:

**UNDER THE SUBDIVISION REGULATIONS**

Approval of a Tentative Plat and recommended approval of a Final Plat of Subdivision

**UNDER THE ZONING ORDINANCE**

- A Map Amendment from R-1, Single Family Residential District to R-3, Townhouse Residential District;
- A Conditional Use to allow a Residentially Zoned Assembly Use in the R-3 district;
- Variations related to principal buildings, required yard areas (setbacks), yard-feature setbacks; and
- The approval of any other such variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-29-230-004-0000; 09-29-230-005-0000; 09-29-230-006-0000; 09-29-230-007-0000; 09-29-230-034-0000; 09-29-230-021-0000; and 09-29-230-022-0000

**Petitioner:** Phat Boa Temple Association of Illinois, Inc., 1495 Prospect Avenue, Des Plaines, IL 60018

**Owner:** Phat Boa Temple Association of Illinois, Inc., 1495 Prospect Avenue, Des Plaines, IL 60018

**3. Approval of 2022 Planning & Zoning Board Calendar**

Next Agenda – January 11, 2022; the December 28, 2021, meeting will be canceled.

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.