



Planning and Zoning Board Agenda

August 8, 2023

Room 102 – 7:00 P.M.

**Call to Order and Roll Call**

**Approval of Minutes, July 25, 2023**

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

**Pending Applications:**

1. **Address:** 2777 Mannheim Road

**Case Number:** 23-045-FPLAT-CU-LASR

The petitioner is requesting the following: (i) a Final Plat of Subdivision to create three lots of record on the subject property; (ii) a Conditional Use for a Localized Alternative Sign Regulation (LASR); and (iii) any other variations, waivers, and relief as may be necessary.

**PINs:** 09-33-108-012-0000, 09-33-108-013-0000, 09-33-108-014-0000, 09-33-108-022-0000, and 09-33-108-023-0000

**Petitioner:** GW Property Group, LLC, 2211 N. Elston Avenue, Suite 400, Chicago, IL, 60614

**Owner:** 2777 North Mannheim Property, LLC, 2777 Mannheim Road, Des Plaines, IL, 60018

2. **Address:** 180 N. East River Road

**Case Number:** 23-042-AX-TA-MAP-TSUB-PUD

The petitioner is requesting the following: (i) a zoning text amendment related to prerequisites for a Planned Unit Development (PUD); (ii) a zoning map amendment to designate the subject property in the R-3 Townhouse Residential District upon annexation to the City of Des Plaines (if approved); (iii) a preliminary PUD to allow a proposed residential development with various exceptions; (iv) a Tentative Plat of Subdivision; and (v) any other variations, waivers, and relief as may be necessary. The petitioner is expected to seek annexation to the City of Des Plaines at a future public hearing of the Des Plaines City Council.

**PIN:** 09-09-402-007-0000

**Petitioner:** MAS Land Investments 2 LLC (Todd Polcyn, 837 N. Maple Avenue, Palatine, IL 60067)

**Owner:** Ed Del Castillo, 711 Middleton Court, Palatine, IL 60067

3. **Address:** 1378 Margret Street

**Case Number:** 23-044-V

The petitioner is requesting variation from the maximum height (6 feet) and maximum width (8 feet) for a proposed trellis in the required side yard, and any other variations, waivers and relief as may be necessary.

**PIN:** 09-20-314-012-0000

**Petitioner:** Patrick Howe, 1378 Margret Street, Des Plaines, IL 60018

**Owner:** Patrick Howe, 1378 Margret Street, Des Plaines, IL 60018

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.