

1749-1757 Farwell  
2777 Mannheim

Variation  
Final Plat of Subdivision, Conditional Use,  
Localized Alternative Sign Regulation

23-050-V  
23-045-FPLAT-CU-LASR

2991-3025 Mannheim,

Final Planned Unit Development, Conditional Use,  
Localized Alternative Sign Regulation

23-051-FPUD-CU-LASR

Citywide

Text Amendment

23-043-TA



**DES PLAINES PLANNING AND ZONING BOARD MEETING  
AUGUST 22, 2023  
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, August 22, 2023, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chair Szabo called the meeting to order at 7:00 p.m. and roll call was established.

**PRESENT:** Catalano, Fowler, Hofherr, Saletnik, Veremis, Szabo

**ABSENT:** Weaver

**ALSO PRESENT:** Jonathan Stytz, AICP, Senior Planner  
Samantha Redman, Associate Planner  
Margie Mosele, Executive Assistant

A quorum was present.

**Call to Order and Roll Call**

**APPROVAL OF MINUTES FROM August 8, 2023**

**A motion was made by Board Member Saletnik, seconded by Board Member Hofherr to approve the meeting minutes of August 8, 2023.**

**AYES:** Saletnik, Hofherr, Catalano, Fowler, Veremis, Szabo

**NAYES:** None

**ABSTAIN:** None

**\*\*\*MOTION CARRIES UNANIMOUSLY \*\***

**PUBLIC COMMENT ON NON-AGENDA ITEM** - None

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**Pending Applications:**

1. **Address:** 1749-1757 Farwell Avenue **Case Number:** 23-050-V

The applicant is requesting a Standard Variation to allow the construction of single-family residences on two lots of 50 feet in width where a minimum lot width of 55 feet is required in the R-1 Single-Family Residential District.

**Applicant and Owner:** Zbigniew Zalesko, 3638 N. Odell Ave, Chicago, IL

**PINs:** 09-33-110-012-0000 and 09-33-110-013-0000

**Ward:** #6, Mark Walsten

**Existing Zoning:** R-1, Single Family Residential

**Existing Land Use:** Single family residence

**Surrounding Zoning:** North: R-1 Single Family Residential District  
South: R-1 Single Family Residential District  
East: R-1 Single Family Residential District  
West: R-1 Single Family Residential District

**Surrounding Land Use:** North: Single Family Dwellings (Residential)  
South: Single Family Dwellings (Residential)  
East: Single Family Dwellings (Residential)  
West: Single Family Dwellings (Residential)

**Street Classification:** Farwell Ave is classified as a local road.

**Comprehensive Plan:** The Comprehensive Plan illustrates the site as single family residential.

**Zoning/Property History:** Based on City records, the subject properties were subdivided prior the adoption of the 1998 Zoning Ordinance. The garage was demolished in 2011, and the site has been vacant ever since. Building permits for a single-family residence on each lot are currently being reviewed for this property. This variation is necessary to issue the permits and begin construction. A standard variation was previously approved in 2016 (Case Number 16-017-V) identical to this request; however, the variation expired because the Zoning Ordinance specifies that construction must begin within 12 months for the variation to remain in effect (Section 12-3-6.L.2), absent an extension from the Zoning Administrator at the time. Such extension was not granted because it was not requested in the required time frame.

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**Project Description:** *Overview*

Both lots meet all bulk control requirements for this zoning district but are considered legal nonconforming lots because the lot width does not meet the 55-foot requirement for R-1 zoned properties. A variation for lot width is required to develop two nonconforming lots “in combination” (i.e., continuous frontage and single ownership) pursuant to Section 12-5-4.B.

Building permits are currently being processed for a single-family residence located on each property. Refer to Proposed Site Plan and Architectural Plans attachments. The proposed projects meet all bulk control standards except for the lot width.

Below are the requirements for an R-1 zoned property per Section 12-7-2:

<u>Bulk Controls</u> <b>R-1, Interior Lot</b>	<u>Requirement</u>	<u>Proposed</u>
Maximum Height	2 ½ stories or 35 ft	Proposed 1749 Farwell: 30’4” Proposed 1757 Farwell: 30’4”
Minimum Front Yard	25 ft	Proposed 1749 Farwell: 25 ft Proposed 1757 Farwell: 25 ft
Minimum Side Yard	5 ft	Proposed 1749 Farwell: 5’4” Proposed 1757 Farwell: 5’5”
Minimum Rear Yard	25 ft or 20% of lot depth	Proposed 1749 Farwell: 65’ Proposed 1757 Farwell: 66’
Minimum Lot Width	55’	50’ (variation requested to allow construction of residences)
Minimum Lot Area	6,875 square feet	8994 square feet (each)

The majority of properties in vicinity of this property are 50 feet wide with single-family houses (refer to Lot Width Comparison attachment). In fact, the lot width requirement when this property and the surrounding area was originally subdivided was 50 feet. The minimum required lot width was changed between the 1960 and 1998 Zoning Ordinances from 50 feet to 55 feet, creating many “nonconforming lots” within the City.

**Variation Findings:** Variation requests are subject to the standards set forth in Section 12-3-6.H. of the Zoning Ordinance. Rationale for how well the proposal addresses the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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**1. Hardship: No variation shall be granted pursuant to this subsection H unless the applicant shall establish that carrying out the strict letter of the provisions of this title would create a particular hardship or a practical difficulty.**

*Comment:* Requiring the petitioner to adhere to the minimum 55-foot lot width requirement would prevent development on these properties and would not meet the goals and objectives of the Comprehensive Plan to foster growth of residential areas and provide additional housing options. Furthermore, many of the surrounding properties in the area have similar lot widths as the request. Refer to the Lot Width Comparison attachment and Petitioner’s Response to Standards.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**2. Unique Physical Condition: The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.**

*Comment:* Refer to Petitioner’s Response to Standards. The property is land-locked so it cannot be expanded to meet the lot width requirements. Not granting this variation limits the development potential for these properties.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**3. Not Self-Created: The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action, other than the adoption of this title.**

*Comment:* The unique physical condition is not the result of the current owner or previous owners. There is not a way for the petitioner to widen the lots to meet the 55-foot lot width requirement since they are landlocked.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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**4. Denied Substantial Rights: The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.**

*Comment:* Carrying out the strict letter of the code would prevent the petitioner from developing the properties with the single-family residences, as many of the surrounding properties have done, which would deny them the substantial rights enjoyed by neighboring property owners. The majority of the existing lots in this area are less than 55 feet wide and do not meet the current minimum 55-foot lot width requirement.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**5. Not Merely Special Privilege: The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot:**

*Comment:* The variation request would not provide the petitioner with any special privilege that is not already enjoyed by many of the surrounding property owners. The petitioner intends to develop this property with single family residences (Refer to Proposed Site Plan and Architectural Plans attachments).

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**6. Title And Plan Purposes: The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this title and the provision from which a variation is sought were enacted or the general purpose and intent of the comprehensive plan:**

*Comment:* The request would result in the future development of this site that would be in harmony with the surrounding neighborhood and would meet all other standards for R-1 properties in Section 12-7-2. This request seeks to develop this vacant property with single family residences (one per lot).

PZB Additions or Modifications (if necessary): \_\_\_\_\_

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**7. No Other Remedy: There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

*Comment:* The petitioner cannot alter the dimensions of the property to meet the 55-foot minimum lot width requirement, as the property is land-locked by developed properties. The variation is required for the petitioner to develop any residences on the property.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**8. Minimum Required: The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of this title.**

*Comment:* The variation request is the minimum measure of relief.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**PZB Procedure:**

*Standard Variation*

Under Section 12-3-6(F) of the Zoning Ordinance (Standard Variations), the PZB has the authority to approve, approve subject to conditions, or deny the request. The decision should be based on review of the information presented by the applicant and the standards and conditions met by Section 12-3-6(H) (Findings of Fact for Variations) as outlined in the Zoning Ordinance.

**Attachments:**

- Attachment 1: Location and Zoning Map
- Attachment 2: Site and Context Photos
- Attachment 3: Petitioner’s Project Narrative and Response to Standards
- Attachment 4: Lot Width Comparison
- Attachment 5: Plats of Survey
- Attachment 6: Proposed Site Plan
- Attachment 7: Proposed Architectural Plans

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Chair Szabo swore in, Joanna Klimek, Attorney and Zbigniew Zalesko, petitioner.

Joanna Klimek explained the petition for a variation to allow for the construction of two single family residences on two 50-foot feet in width. She stated the petitioner came before the board in 2016 and was granted a variation for the 50-foot width. She stated they did not start construction on time, so they need to reapply. She stated that the lots would be 50 x 180 feet.

Samantha Redman, Planner, gave the staff report. She stated that the property is located in R-1, Single Family Residential. She gave a power point presentation explaining the petitioners request. She explained the Standard Variation. She stated that in 2016 the petition was granted to allow the construction of two 50-foot-wide lots by the same owner. However, but since no progress was made it expired after 12 months. Ms. Redman presented the Site Photos giving a current view of the project. Ms. Redman explained the Variation Request. She stated that the 1960 Zoning Ordinance allowed construction of single-family residence on 49.5 ft wide lot, if it met other requirements. In 1998 the Zoning Ordinance requires “nonconforming lots” (i.e. lots less than 55 feet in width) with the same owner on continuous frontage to receive a variation to construct a single-family residence. She discussed the Proposed Site Plan which is the final step for the construction of the two houses. She presented the Proposed Architectural Plans for 1749 and 1757 Farwell Avenue. She stated that there is one action for the Planning and Zoning Board consideration: a Standard Variation for lot width to develop two nonconforming lots “in combination” (i.e., continuous frontage and single ownership) pursuant to Section 12-5-4.B.

Member Saletnik asked the what the total property area would be for each and if it is over the required minimum amount.

Ms. Redman stated the total property would be 8,994 sq ft each which is over the minimum of 6,875.

Chair Szabo asked if any audience members have any questions or concerns about the petition. No one responded.

**A motion was made by Board Member Saletnik, seconded by Board Member Veremis to approve a Standard Variation to allow the construction of single-family residences on two lots of 50 feet in width where a minimum lot width of 55 feet is required in the R-1 Single-Family Residential District.**

**AYES: Saletnik, Veremis, Catalano, Fowler, Hofherr, Szabo**  
**NAYES: None**  
**ABSTAIN: None**

**\*\*\*MOTION CARRIES UNANIMOUSLY \*\*\***

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2. **Address:** 2777 Mannheim Road **Case Number:** 23-045-FPLAT-CU-LASR

The petitioner’s previous requests for a Tentative Plat of Subdivision and Conditional Uses for drive-through facilities for a proposed commercial redevelopment at 2777 Mannheim Road were heard by the PZB at their April 25, 2023 meeting and City Council at its July 17, 2023 meeting. The PZB approved the tentative plat and recommended approval of the conditional uses, which the City Council subsequently approved. As such, petitioner GW Property Group, LLC is now requesting the following “second step” approvals: (i) a Final Plat of Subdivision under Section 13-2-5 of the Subdivision Regulations to consolidate the existing lots into three lots of record; and (ii) a conditional use for a Localized Alternative Sign Regulation (LASR) under Section 12-11-8 of the Zoning Ordinance.

- Applicant/Petitioner:** GW Property Group, LLC, 2211 N. Elston Avenue, Suite 400, Chicago, IL
- Owner:** 2777 North Mannheim Property, LLC, 2211 N. Elston Avenue, Suite 400, Chicago, IL
- PINs:** 09-33-108-012-0000; -013; -014; -022; -023
- Ward:** #6, Alderman Mark Walsten
- Existing Zoning:** C-3, General Commercial District
- Existing Land Use:** Restaurant and Banquet Hall (Commercial)
- Surrounding Zoning:** North: C-3, General Commercial District  
South: C-3, General Commercial District  
East: R-1, Single Family Residential District  
West: Commercial (Village of Rosemont)
- Surrounding Land Use:** North: Car wash (commercial)  
South: Commercial restaurant and retail development under construction, also by GW Properties  
East: Railroad; then Greco Avenue and single-family residences  
West: Hotel (Commercial) in Village of Rosemont
- Street Classification:** Mannheim Road is an arterial road under IDOT jurisdiction; Pratt Avenue is a local road under City of Des Plaines jurisdiction.
- Comprehensive Plan :** Commercial is the recommended use of the property.



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**Zoning/Property History:**

Based on City records, the subject property was annexed into the City in 1956. It was originally utilized as an office and warehouse building for Marland Oil Company until 1979, when the building was demolished and the site was cleared. In 1990, the footing and foundation was constructed for café La Cave, and a year later the restaurant/banquet hall was fully built out. The property has been utilized as a restaurant and banquet hall since.

**Development Summary:**

Developer GW Properties, which is under construction for a multi-building restaurant-and-retail development on the *southeast* corner of Mannheim and Pratt (Outback Steakhouse, First Watch, Five Guys), is now also proposing a full redevelopment at the northeast corner—the former Café La Cave site. The proposed development is three new restaurants (“Class B” under the Zoning Ordinance) with indoor and outdoor seating and drive-throughs. The information for each proposed business is summarized below and described in detail in the attached Business Narratives.

- Guzman Y Gomez is a fast-casual restaurant proposed for the one-story stand-alone 2,850-square foot building positioned on the northern lot (Lot 1) of the commercial development. Their anticipated hours of operation are from 7:00 a.m. to 10:00 p.m. daily with five to ten employees on site at a given time. The building is designed with predominately brick material of varying colors, metal canopy structures, and an Exterior Insulation and Finish System (EIFS) accent.
- Cava is a fast-casual Mediterranean restaurant proposed for the one-story stand-alone 2,500-square foot building positioned in the center of the commercial development along Mannheim (Lot 2). Their anticipated hours of operation are from 10:45 a.m. to 10:00 p.m. daily with five to ten employees on site at a given time. The building is designed with predominately stucco material and finished wood accent.
- Raising Canes is a quick-service restaurant proposed for the one-story 3,300-square-foot building positioned on the southern lot (Lot 3) of the commercial development at the northeast corner of Mannheim and Pratt. Their anticipated hours of operation are from 9:30 a.m. to 1:30 a.m. Sunday through Thursday and 9:30 a.m. to 3:30 a.m. Friday to Saturday. There are expected to be eight to fifteen employees on site at a given time. The building is designed with predominately brick material of varying colors, finished wood accents, concrete masonry units, and metal canopy structures throughout.

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### **FINAL PLAT OF SUBDIVISION**

#### **Request Summary:**      *Overview*

The subject property consists of five lots of record in the C-3 district totaling 2.39 acres, all under the address of 2777 Mannheim Road. The petitioner received PZB approval of the Tentative Plat to consolidate the existing five lots into three. Now the petitioner is requesting a Final Plat of Subdivision, titled Final Plat of 2777 Mannheim Road Subdivision, for three lots as detailed below.

<b>Lot</b>	<b>Lot Type</b>	<b>Lot Width</b>	<b>Lot Depth</b>	<b>Lot Area</b>
Lot 1	Interior	125 feet (west); 140 feet (east)	208 feet (north); 244 feet (south)	29,740 SF (0.68 acres);
Lot 2	Interior	123 feet (west); 126 feet (east)	244 feet (north); 277 feet (south)	31,835 SF (0.73 acres);
Lot 3	Corner	125 feet (west); 143 feet (east)	277 feet (north); 288 feet (south)	42,869 SF (0.98 acres)

The subject property’s unique shape is narrower on the north and gradually widens as it continues south. Thus, while the proposed lot widths are similar, the lot depths and areas increase substantially from proposed Lot 1 to proposed Lot 3. Nonetheless, all proposed lots meet the minimum lot depth requirement in Section 13-2-5.R of the Subdivision Regulations. Note that there are no lot width or lot area requirements for commercial districts.

#### *Building Lines and Easements*

The proposed subdivision shows the following building lines and easements: (i) a new 5-foot front building setback line along the west property line for all proposed lots where the proposed subdivision abuts Mannheim; (ii) a 25-foot rear building setback line along the east property line for all proposed lots of the subdivision; (iii) a five-foot side building setback line along the south of Lot 3, where the proposed subdivision abuts Pratt; and (iv) a new ten-foot-wide public utility and drainage easement extending throughout the development.

#### *Subdivision Process, Required Public Improvements*

Chapter 13-3 of the Subdivision Regulations allows the City to require various right-of-way (ROW) improvements based on criteria such as traffic and effect on adjacent properties. Under Section 13-3-1, the developer is required to: (i) ground and resurface the entire Pratt ROW along the frontage of the proposed development; (ii) re-stripe Pratt within existing ROW to allow a new turn lane from Pratt to

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Mannheim; and (iii) per IDOT comments, re-stripe Mannheim within existing ROW to allow a new left turn lane into the site and onto Pratt. Certain underground infrastructure are required to be installed to the standards required by Public Works and Engineering (PWE). Specifically, the developer will be required to install a new water main in the east Mannheim ROW, which will connect to existing water mains at both ends. The developer has provided PWE with an estimated cost of public improvements totaling \$236,291, an amount for which PWE has approved. A performance security in the form of a letter of credit, with the City named as the beneficiary, will be required to secure the improvements. An attached memo serves as PWE’s approval (as noted) under Section 13-2-4.

**CONDITIONAL USE LASR**

**Request Summary:**                    *Overview*

The proposal includes a request for a Localized Alternative Sign Regulation (LASR), which is a specialized sign plan eligible for certain types of developments. Recall the definition of a sign found in Section 12-13-3 as:

“Any object, device, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, state, city, or organization; works of art which in no way identify a product; scoreboards located on athletic fields.”

Section 12-11-8 of the Zoning Ordinance is meant to consider the potential unique sign needs for commercial shopping centers and multiple-building commercial or institutional developments such as, medical centers, office parks, universities, and colleges. Section 12-11-8.A identifies the full list of use types eligible for a LASR, which was recently amended through Ordinance Z-12-23 on July 17, 2023 to expand the types of eligible developments. The proposed commercial development that is the subject of this application is now eligible.

The proposed commercial development consists of three separate restaurant buildings—otherwise classified as a multi-building commercial development—which meets the eligibility requirements for a LASR, subject to the review and approval of a conditional use permit by PZB. Since this is a request for a new LASR for the subject property, the petitioner is requesting a conditional use.

*Proposed Sign Plans*

The proposal includes: (i) a multi-tenant monument sign plan for the entire development and (ii) separate sign plans for each proposed lot (all attached), which are summarized in more detail below. All signs related to the existing Café La Cave

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building will be removed as part of the redevelopment of the subject property, so all signs identified in this report will be new.

- **Site Multi-Tenant Monument Sign:** The proposed eight-foot-tall, 41-square-foot multi-tenant monument sign is located along Mannheim on proposed Lot 2 (Cava Site) and is intended to include signs for all three restaurant tenants. It also includes the official assigned addresses for the three new lots, which will be effective upon the approval by City Council and recording by Cook County of the Final Plat. Monument signs are limited by quantity, height, and area, all dependent on the total street frontage of the lot on which they are located. Lot 2 is shown on the attached Final Plat to have approximately 124 feet of frontage along Mannheim Road. Pursuant to Section 12-11-6.B, the sign meets the quantity, area, and setback requirements, but exceeds the maximum height of 5 feet for signs on lots having more than 120 feet of frontage on a single street, but less than 300 feet of frontage. However, through the LASR request and standards for conditional uses, the PZB may consider the nature of the multi-building commercial development and the multi-tenant sign's purpose to reduce the overall number of signs on the site (i.e., more efficient than having a greater number of smaller signs).
- **Lot 1 (Guzman and Gomez) Sign Plan:** The attached Lot 1 Sign Plan consists of six wall signs proposed for the restaurant building, which are summarized in the table below. No ground signs are proposed for this lot. Note that the mural on the north (side) building elevation is classified as artwork and is not included in the sign calculations.

Sign ID*	Sign Type	Sign Location	Sign Area**
Sign A	Wall	West (front) elevation	22 SF
Sign C	Wall	East (rear) elevation	12 SF
Sign D	Wall	North (side) elevation	42 SF
Sign E	Wall	East (rear) elevation	7 SF
Sign F	Wall	South (side) elevation	38 SF
Sign G	Wall	East (rear) elevation; West (front) elevation	55 SF each (110 SF total)
Total Sign Area (Lot 1):			231 SF

\*Sign B was removed from the plan.

\*\*Sign areas rounded to the nearest whole number.

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- **Lot 2 (Cava) Sign Plan:** The attached Lot 2 Sign Plan consists of three wall signs proposed for the restaurant building, which are summarized in the table below. No ground signs aside from the aforementioned site multi-tenant monument sign are proposed for this lot.

Sign ID	Sign Type	Sign Location	Sign Area*
“Digital Pickup”	Wall	North (side) elevation	8 SF
“Cava”	Wall	South (side) elevation	21 SF
“Cava”	Wall	West (front) elevation	21 SF
Total Sign Area (Lot 2):			50 SF

\*Sign areas rounded to the nearest whole number.

- **Lot 3 (Raising Cane’s) Sign Plan:** The attached Lot 3 Sign Plan consists of multiple sign types including six wall signs, two window signs, one directional sign, and three drive-through menu board signs, which are summarized in the table below. Note the following:
  - The “One Love Heart” (Item D) on the west (front) building elevation and “Red Dog” (Item F) on the south (side) building elevation are classified as artwork and are therefore not included in the sign calculations.
  - Item E on the north (side) building elevation is labeled as the “Painted Arrow Mural.” However, it is classified as a wall sign and is included in the sign calculations.
  - The proposed speaker posts (Item I) are not classified as signs.
  - Item J is the tenant panel for the site multi-tenant monument sign discussed earlier.
  - The proposed “1” element on the west (front) elevation is classified as a wall sign and is included in the calculations.

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Sign ID*	Sign Type	Sign Location(s)	Sign Area**
Item A	Wall	West (front) elevation; North (side) elevation; East (rear) elevation; South (side) elevation	12 SF each (48 SF total)
Item B	Window	West (front) elevation	3 SF
Item C	Window	South (side) elevation	3 SF
Item E	Wall	North (side) elevation	63 SF
Item G	Drive-Through Menu Board	One West of Interior drive-through lane; One West of Exterior drive-through lane	42 SF each (84 SF total)
Item H	Drive-Through Menu Board	One West of Interior drive-through lane	9 SF
Item K	Directional	One next to the West drive aisle off Pratt	6 SF
“1” element	Wall	West (front) elevation	129 SF
<b>Total Sign Area (Lot 3):</b>			<b>345 SF</b>

\*Items D, F, and I are not classified as signs and are not included in this table; Item J is the tenant panel for the site multi-tenant monument sign discussed above.

\*\*Sign areas rounded to the nearest whole number.

For all three lots combined, a total sign area of 626 square feet is proposed for the requested LASR. In reviewing the proposed multi-building commercial development as a whole and reviewing the standards below, the PZB may request additional information from the petitioner regarding one or more of the proposed signs to consider their necessity for the development.

**Conditional Use Findings:** Conditional Use requests are subject to the standards set forth in Section 12-3-4(E) of the Zoning Ordinance. Rationale for how the proposed amendments would satisfy the standards is provided below and in the attached petitioner responses to standards. The Board may use the provided responses as written as its rationale, modify, or adopt its own.

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**1. The proposed Conditional Use is in fact a Conditional Use established within the specific Zoning district involved:**

The proposed development includes signs in a quantity and size that require a LASR. A LASR is a Conditional Use, as specified in Section 12-11-8 of the Zoning Ordinance for multi-building commercial developments.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**2. The proposed Conditional Use is in accordance with the objectives of the City’s Comprehensive Plan:**

The redevelopment of the subject property from a single user to three separate users requires the installation of appropriate signs to direct motorists and pedestrians to/from and throughout the site. The Comprehensive Plan strives to increase commercial development along major corridors like Mannheim Road as well as increase wayfinding for motorists and pedestrians alike. The proposed sign plan includes a site-wide multi-tenant monument sign to adequately identify each proposed restaurant use in this development and reduce the number of individual ground signs in the development. A great deal of building-mounted signs are proposed throughout the development. However, it can be argued that many of these signs provide proper wayfinding for motorists and pedestrians as they access the site and assist them in reaching their destination.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**3. The proposed Conditional Use is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity:**

The proposed Conditional Use for a Localized Alternative Sign Regulation requests additional signage to assist in the identification of each restaurant user to help both motorists and pedestrians navigate the property. The proposed development is similar to existing commercial developments in the area—especially the multi-building commercial development on the southeast corner of Mannheim and Pratt—and the proposed signs are generally harmonious to these surrounding developments.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**4. The proposed Conditional Use is not hazardous or disturbing to existing neighboring uses:**

Many of the proposed signs are not hazardous or disturbing to the existing neighboring uses as a majority of all signs are directed towards public streets or other commercial properties.

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However, signs, artwork, and other elements facing west towards residential could be disturbing to residents based on their design and positioning. As a result, all signs, artwork, and elements on these elevations must be non-illuminated at all times. All signs will meet all required performance standards as outlined in Section 12-11-6(B) of the Zoning Ordinance.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**5. The proposed Conditional Use is to be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or, agencies responsible for establishing the Conditional Use shall provide adequately any such services:**

The proposed signs have no effect on essential public facilities and services. Instead the new signs will improve wayfinding services throughout the site for motorists and pedestrians alike.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**6. The proposed Conditional Use does not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic well-being of the entire community:**

The proposed signs would not create a burden on public facilities, nor would they be a detriment to the economic well-being of the community. The signs are intended to share information and help visitors safely and easily access the site.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**7. The proposed Conditional Use does not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors:**

The proposed signs will not create additional traffic or noise that could be detrimental to surrounding land uses. Instead the signs will help better direct and circulate traffic throughout the site.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**8. The proposed Conditional Use provides vehicular access to the property designed so that it does not create an interference with traffic on surrounding public thoroughfares:**



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The proposed signs will not create an interference with traffic on surrounding public thoroughfares but rather establish building identification and wayfinding for both motorists and pedestrians.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**9. The proposed Conditional Use does not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance:**

The proposed new signs would not cause the destruction, loss, or damage of any natural, scenic or historic features of major importance. The signs will be used to enhance a site that has already been developed.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**10. The proposed Conditional Use complies with all additional regulations in the Zoning Ordinance specific to the Conditional Use requested:**

All signs will comply with setback, landscaping, and performance standards as outlined in the Zoning Ordinance.

PZB Additions or Modifications (if necessary): \_\_\_\_\_

**PZB Procedure and Recommended Condition:** Given the separate conditional use LASR and final plat requests, the PZB shall take two motions. First, pursuant to Section 13-2-5 of the Subdivision Regulations, the PZB may vote to *recommend* approval, approval with conditions, or denial of the Final Plat of Subdivision.

In regard to the conditional use LASR request, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use pursuant to Section 12-11-8 of the Zoning Ordinance. If the PZB chooses to recommend approval the LASR, staff recommends the following conditions.

**Recommended Conditions of Approval:**

1. A three-foot landscape bed in all directions must be provided at the base of all freestanding signs. All landscape beds must be comprised of low-lying evergreen shrubs, perennials, and annuals.
2. Structural design plans shall be provided for all signage at time of building permit.
3. All proposed signs, artwork, and elements facing residences must be non-illuminated at all times.

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4. The applicant/petitioner shall provide sight line analysis for vehicle-to-vehicle sightlines and vehicle-to-pedestrian/bicycle sightlines showing that the sign position does not intrude upon the American Association of State Highway Transportation Officials (AASHTO) Green Book sight triangles for the freestanding signs proposed along the roadway driveways and site access drives. The location of the freestanding signs may have to be slightly adjusted at the time of building permit review to comply with AASHTO site triangle clearance.

**Attachments:**

- Attachment 1: Location/Zoning Map
- Attachment 2: Site and Context Photos
- Attachment 3: ALTA/NSPS Land Title Survey
- Attachment 4: Responses to Standards for Conditional Uses
- Attachment 5: Project Narrative
- Attachment 6: Business Narratives
- Attachment 7: Site Plan, Geometrics, and Striping
- Attachment 8: Select Final Engineering Plans for Lots 1 & 2<sup>1</sup>
- Attachment 9: Select Final Engineering Plans for Lot 3<sup>2</sup>
- Attachment 10: Landscape Plan for Lots 1 and 2
- Attachment 11: Landscape and Tree Preservation Plan for Lot 3
- Attachment 12: Final Plat of Subdivision
- Attachment 13: Public Works and Engineering Memo
- Attachment 14: Elevation and Sign Plans for Lot 1
- Attachment 15: Elevation and Sign Plans for Lot 2
- Attachment 16: Select Elevation and Sign Plans for Lot 3<sup>3</sup>

Chair Szabo swore in Bryan Rosenblum, petitioner for project and Cystal Ferrell, representative for Raising Canes.

Bryan Rosenblum reminded the board about previous requests for a Tentative Plat of Subdivision and Conditional Uses for drive-through facilities for a proposed commercial redevelopment at the former Café La Cave site at 2777 Mannheim Road that were heard by the PZB at their April 25, 2023 meeting and City Council at its July 17, 2023 meeting. The PZB approved the tentative plat and recommended approval of the conditional uses, which the City Council approved. The petitioner GW Property Group, LLC is now requesting a Final Plat of Subdivision to consolidate

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<sup>1</sup> A full copy is available upon request to City of Des Plaines staff.

<sup>2</sup> A full copy is available upon request to City of Des Plaines staff.

<sup>3</sup> A full copy is available upon request to City of Des Plaines staff.

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the existing lots into three lots of record and a conditional use for a Localized Alternative Sign Regulation (LASR).

Mr. Rosenblum went over the three tenant elevations. He discussed each individually. He stated that Lot 1 is Guzman Y Gomez which is a Mexican style restaurant. He went over the signage for Guzman and Gomez and discusses colors and signs that are not illuminated. He went over the North and South elevations and the Site Plan.

Lot 2 is for Cava which is a Mediterranean restaurant. He went over the North and South Elevations and the Site Plan from staff's slideshow and talked about signs that are illuminated versus not illuminated.

Crystal Ferrell from Raising Canes goes over the signage for the restaurant on Lot 3, including signage locations, wall signs. She discussed how recycled car hood are used as a building detail, but specifies it is not just one solid color. She stated part of the mission is "one love", the one love of Cane's is chicken, so that is part of the one love – the chicken. She said part of the signage is representative of the owner who was an Alaskan fisherman, and the dog was his dog. Ms. Ferrell stated that the Raising Canes owners first restaurant he opened there was a hole in the ceiling, and he decided a disco ball could bring more light in and cover the spot in the ceiling.

Jonathan Stytz, Senior Planner went over the staff report. He said as the petitioner stated, we are looking at the final plat of subdivision and LASR. He presented the Location Map and Background. He explained the location of the property, there was a recent CU and tentative plat for this drive thru facility. He presented the Site Photos and explained they are making room on the property for this new development. Mr. Stytz discussed the project summary and stated tonight we will focus on the final plat and the LASR for the restaurants.

Mr. Stytz presented final plat prepared by the petitioner and approved by the engineering department. He stated the lots have not changed since the tentative subdivision and gives a reference of what that looks like. He explained the improvements which include re-striping of the roadways around the development including Mannheim and Pratt and a left turn lane that allows patrons into the development. Mr. Stytz stated no widening is required for Mannheim, but there will be striping required. He said Pratt will be re-striped for a turn lane. The petitioner will provide a new water main.

Mr. Stytz presented the Conditional Use for Localized Alternative Sign Regulation. He presented the signs for each restaurant. He presented one multitenant monument sign. He discussed the required landscaping, address signs, and the sizes. He presented a slide with the total signs proposed for each tenant. He gave an overview of the location of each sign.

Jonathan Stytz explained the requests for the Conditional Use for Localized Alternative Sign Regulation and the subdivision. He explained the conditions of approval for each Conditional Use. He displayed the engineering department approval letter as an attachment.

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Chair Szabo asked if anyone in the audience in favor. The four audience members raised their hands in approval.

**A motion was made by Board Member Catalano, seconded by Board Member Hofherr to recommend approval to the City Council of the Final Plat of Subdivision as requested by staff.**

**AYES: Catalano, Hofherr, Fowler, Saletnik, Veremis, Szabo**  
**NAYES: None**  
**ABSTAIN: None**  
**\*\*\*MOTION CARRIES UNANIMOUSLY \*\***

**A motion was made by Board Member Catalano, seconded by Board Member Fowler recommend approval to the City Council of the Conditional Use for Localized Alternative Sign Regulation with the four conditions requested by staff.**

**AYES: Catalano, Fowler, Hofherr, Saletnik, Veremis, Szabo**  
**NAYES: None**  
**ABSTAIN: None**  
**\*\*\*MOTION CARRIES UNANIMOUSLY \*\***

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**3. Address:** 2991-3025 Mannheim Road, 3041 Orchard Place, and 1620-1630 W. Higgins  
**Case Number:** 23-051-FPUD-CU-LASR

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 Conditional Use for a Localized Alternative Sign Regulation (LASR); and (iii) any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 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)

**Owners:** 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)

**Date:** August 14, 2023

**To:** Planning and Zoning Board (PZB)

**From:** John T. Carlisle, AICP, Director of Community and Economic Development *JTC*  
Jonathan Stytz, AICP, Senior Planner *JS*

**Subject:** Request to Continue 23-051-PUD-CU LASR: 2995-3001 Mannheim Road

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Due to the quantity of comments addressed by staff in the Official Review Letter, the petitioner has requested to continue the hearing to the Board’s regular meeting on Tuesday, September 12, 2023. I recommend the Board grant this request, which is attached.

**A motion was made by Board Member Hofherr, seconded by Board Member Saletnik to continue the matter to September 12, 2023.**

**AYES:** Saletnik, Hofherr, Weaver, Fowler, Veremis, Szabo  
**NAYES:** None  
**ABSTAIN:** None

**\*\*\*MOTION CARRIES UNANIMOUSLY \*\***

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4. **Address:** Citywide



**Case Number:** 23-043-TA  
*(continued from July 25, 2023)*

The petitioner is proposing the following text amendments to the Zoning Ordinance: (i) modify Sections 12-3-11 and 12-8-1.C to create separate allowances for *detached* parking structures based on use, provided that certain larger garages would be subject to building design requirements; (ii) modify Section 12-8-1.C to increase the maximum size for accessory structures that are not detached garages and carports (e.g., sheds, gazebos, pergolas); and (iii) modify Section 12-13-3 to revise the Accessory Structure definition to clarify the types and characteristics of the structures that are included in this definition.

**PIN:** Citywide

**Petitioner:** City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

**Request Description:** The City of Des Plaines is proposing amending the Zoning Ordinance to clarify regulations for detached parking structures based on use, to increase the maximum area for accessory structures except detached garages and carports, and to amend the accessory structure definition.

Date: August 16, 2023  
 To: Planning and Zoning Board (PZB)  
 From: Jonathan Stytz, AICP, Senior Planner   
 Cc: John T. Carlisle, AICP, Director of Community and Economic Development   
 Subject: Request to Continue 23-043-TA: Text Amendment for Accessory Structures

Due to the request of PZB to obtain additional information on the accessory structure regulations of surrounding communities, staff has requested to continue the hearing to the Board's regular meeting on Tuesday, September 12, 2023. I recommend the Board grant this request, which is attached.

**A motion was made by Board Member Catalano, seconded by Board Member Fowler to continue the matter to September 12, 2023, so staff can find out what the other municipalities are doing on all aspects to be able to make an educated decision.**

**AYES:** Catalano, Saletnik, Fowler, Hofherr, Veremis, Szabo  
**NAYES:** None  
**ABSTAIN:** None

**\*\*\*MOTION CARRIES UNANIMOUSLY\*\***

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**ADJOURNMENT**

The next scheduled Planning & Zoning Board meeting is Tuesday September 12, 2023.

Chairman Szabo adjourned the meeting by voice vote at 7:35 p.m.

Sincerely,

Margie Mosele, Executive Assistant/Recording Secretary

cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners