



**DES PLAINES PLANNING AND ZONING BOARD MEETING
November 26, 2024
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, November 26, 2024, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

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

PRESENT: Bronakowski, Saletnik, Szabo, Veremis, Weaver
ABSENT: Fowler and Catalano
ALSO PRESENT: Jonathan Stytz, Senior Planner
Jonathan Mendel, Assistant Director of CED

A quorum was present.

APPROVAL OF MINUTES

A motion was made by Member Veremis, seconded by Member Bronakowski, to approve the meeting minutes of November 12, 2024, as amended in the draft provided to staff from Member Weaver.

AYES: Bronakowski, Saletnik, Veremis, Weaver, Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

ADMINISTRATIVE DECISIONS

Chairman Szabo summarized the list of the recent administrative decisions on the agenda for license agreement and minor variation requests:

- Case #24-065-V: 31 Westmere Road – Minor variation to permit a 6-foot-tall solid fence along the south (rear) property line along the Millers Road public right-of-way. Approved 11/22/2024.
- Case #24-010-V: 840 E Grant Road – Minor variation to permit a building addition to be 4’8” from side property line, where 5’-0” is required. Approved 11/12/2024.

No comments from PZB members.

Case No. 24-051-CU LASR – 2991-3025 Mannheim Road, 3041 Orchard Place & 162001-1630 W. Higgins Road

Pending Applications:

1. **Address:** 2991-3025 Mannheim Road, 3041 Orchard Place & 162001-1630 W. Higgins Road
Case Number: 24-051-CU LASR

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

PINs: 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)

Chair Szabo introduced the case.

Leonid Girik representing the petitioner was sworn in by Chair Szabo.

Mr. Girik outlined the proposed LASR amendment purpose and intent.

Chair Szabo asked applicant to elaborate on the proposed sign changes. Mr. Girik detailed the changes and proposed signs’ design and locational details.

Member Weaver asked if the proposed signs were internally or externally lit. Mr. Girik explained that neither lighting methods are proposed.

Jonathan Stytz provided staff report and presentation outlining the proposed LASR amendment, applicable regulations and staff review.

Case Number: 24-061-CU LASR

PINs: 09-33-305-018-0000, -019, -020, -023, -024, -025

Ward: #6, Alderman Mark Walsten

Existing Zoning: C-3, General Commercial District

Existing Land Uses: Hotel (commercial) with attached restaurant under construction (commercial), Convenience Mart Fueling Station with accessory food and beverage (commercial), Multi-Tenant Commercial Building (commercial), and Class B restaurant with EV charging lot under construction (commercial)

Surrounding Zoning: North: C-3, General Commercial District (City of Des Plaines)
South: Commercial (D) (Village of Rosemont)
East: C-2, Limited Office Commercial District / C-3 General Commercial District (City of Des Plaines)
West: C-3 General Commercial District (City of Des Plaines) / Commercial (D) (Village of Rosemont)

Surrounding Land Use: North: I-90 Tollway, Commercial restaurants and retail development
South: Class B Restaurant in City of Des Plaines (Commercial); Two Hotels and Class A Restaurant in Village of Rosemont (Commercial)
East: Railroad; then Multi-tenant Office Building (Commercial)
West: Hotel (Commercial) in Village of Rosemont

Street Classification: Mannheim Road and Higgins Road are arterial roads under Illinois Department of Transportation (IDOT) jurisdiction.

Comprehensive Plan: Commercial is the designated use of the property.

Zoning/Property History: *Property Background*
Based on City records, the eight lots comprising the subject property were annexed into the City in 1956 as vacant lots. A portion of the subject property was originally utilized as an office and warehouse building until 2010 when the building was demolished, and the site was utilized as a parking lot.

Previous Entitlements

On August 1, 2016 via Ordinance Z-18-16, City Council approved a Final PUD with a height exception and a Final Plat of Subdivision consisting of a hotel (Lot 3), a freestanding Class A restaurant (Lot 5), an automotive service station with two food services (Lots 6 and 8), and a car wash (Lot 7). Out of the eight-lot subdivision, Lots 1, 2, and 4 were not included in the original PUD. Ordinance Z-18-16 required certain conditions, among others, related to signs and any future adjustments to the approved PUD. All signs on the PUD would require a LASR through Section 12-11-8 of the Zoning Ordinance, and any proposed changes to uses within the PUD would be a major change requiring City Council approval pursuant to Section 12-3-5.G of the Zoning Ordinance. As such, in 2017 the

petitioner applied for a conditional use for a LASR, which was approved by City Council on June 18, 2018 through Ordinance Z-18-18. The LASR request included a variety of different wall, monument, pole, directional, and canopy signs. Lots 3, 6, and 8 were developed and improved with the approved signs. However, Lots 5 and 7 had not yet been developed.

In 2019, the petitioner requested to amend both the original PUD and LASR sign plan approvals was submitted to develop Lot 1 of the subdivision with a one-story commercial building with two tenant spaces, a drive-through, and separate surface parking area. These proposed amendments were approved by City Council on April 1, 2019 through Ordinance Z-5-19, and all associated improvements have been completed on Lot 1.

In 2023, the petitioner requested to amend both the original PUD and LASR sign plan approvals to develop Lot 5 of the subdivision with a one-story, Class B restaurant, a drive-through, surface off-street parking area, and a separate off-street EV parking lot, which was approved by City Council on October 2, 2023 through Ordinance Z-28-23.

The most recent application associated with this property was earlier in 2024, when the petitioner requested amending both the original PUD and LASR sign plan approvals to allow the development of an EV charging parking lot use instead of the originally approved car wash use. This was approved by City Council on March 18, 2024 through Ordinance Z-4-24 and is currently under construction.

Deviation from Approved Sign Plan on Lot 3

As noted in the table above, Ordinance Z-28-23—approved October 2, 2023—allowed for the installation of nine wall signs totaling 526 SF on the hotel building on Lot 3 for use by two new restaurants—Cilantro and Ostras—in addition to the four existing wall signs for the hotel. Each restaurant was allotted one wall sign on the upper north, west, and south elevations of the hotel building while Ostras was permitted a second wall sign lower on the south elevation. A sign permit in conformance with Ordinance Z-28-23 was submitted, reviewed, and approved late 2023. However, the permit was not issued until early 2024 when the required permit fee was paid. Staff inspected the subject property and discovered that wall signs differing from the approved LASR, and related sign permit were installed on the hotel building as noted on the attached Photos of Existing Conditions. As a result, on September 9, 2024, staff sent a letter to the business owner detailing the code violations and requirement to amend the LASR.

CONDITIONAL USE LASR

Request Summary:

Overview of Existing LASR Sign Plan

The existing LASR sign plan for the Orchard’s at O’Hare development has been amended multiple times since its approval in 2018 through Ordinance Z-18-18. The table below summarizes the signs included in the original LASR for Lot 3 and the approved amendments since then.

Ord. Z-18-18	Ord. Z-5-19	Ord. Z-28-23	Ord. Z-4-24
6 wall signs for hotel 1 EMB pole sign 4 directional signs	Retention of signs previously approved	9 new wall signs for hotel restaurants	Retention of signs previously approved

Proposed Sign Plan

The proposal requests amending the existing LASR for the Orchards at O’Hare PUD for the new Ostras restaurant located in the existing hotel building on Lot 3. However, with the installation of signs deviating from the approved sign plan, the LASR will need to be amended to reflect the new signs for Ostras. The current request to amend the LASR sign plan includes the removal of the originally approved wall signs and replacement with new “Ostras” wall signs detailed below:

Wall Sign ID	Wall Sign Locations*	Wall Sign Area**
“Ostras”	North side of restaurant South side of restaurant	24 SF each (48 SF total)
“Latin Asian”	North side of restaurant	12 SF
“Oyster Bar”	South side of restaurant	14 SF
“Ostras” circular logo	Center of restaurant	31 SF
“Ostras Latin Asian – Oyster Bar” (black)	South building elevation at street level	37 SF
“Ostras Latin Asian – Oyster Bar” (white)	North building elevation on upper hotel floor	29 SF
Total Sign Area (Lot 3, Ostras)		171 SF

* All signs located on west building elevation at street level unless otherwise noted.

**Sign areas rounded to the nearest whole number.

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.

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

Comment: The restaurant build-out 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 PUDS and multi-building commercial developments.

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

Comment: The build-out of the Ostras restaurant on Lot 3 of the Orchards at O'Hare PUD 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. 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.

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:

Comment: The proposed Conditional Use for a LASR requests additional identification signs at the front of the building to help both motorists and pedestrians navigate the property. The restaurant build-out is consistent with the PUD and the proposed signs are generally harmonious to these surrounding developments.

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

Comment: Many of the proposed signs are not hazardous or disturbing to the existing neighboring uses since a majority of all signs are directed towards public streets or other commercial properties. All signs will meet all required performance standards as outlined in Section 12-11-6(B) of the Zoning Ordinance.

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:

Comment: The proposed signs have no effect on essential public facilities and services. Instead, the new signs will identify the new restaurant's location in the PUD.

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:

Comment: 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 about the new restaurant in the hotel building.

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:**

Comment: The proposed signs will not create additional traffic, noise, smoke fumes, or odors. They will also not create glare since they are non-illuminated.

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:**

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

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

Comment: 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 is already developed.

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

Comment: All signs will comply with the performance standards in the Ordinance.

PZB Procedure and Recommended Condition: Pursuant to Section 12-11-8 of the Zoning Ordinance, the PZB may vote to recommend approval, approval with conditions, or denial of the conditional use LASR Amendment request. If the PZB chooses to recommend approval of the LASR, as amended, staff recommends the following conditions.

Recommended Conditions of Approval:

1. Structural design plans shall be provided for all signage at time of building permit.
2. Plans may need to be altered at time of building permit to comply with all applicable City of Des Plaines code requirements.

Member Saletnik stated that proposed condition No. 2 may be unnecessary as it is a code requirement. Senior Planner Stytz outlined the reasoning for the condition.

A motion was made by Member Weaver, seconded by Member Veremis, to recommend approval LASR amendment with the two staff recommended conditions of approval in the staff report.

AYES: Weaver, Veremis, Bronakowski, Saletnik, Szabo
NAYES: None
ABSTAIN: None

MOTION CARRIED

Ratification of proposed 2025 Meeting Schedule

Mr. Mendel presented the final draft 2025 PZB meeting schedule for formal approval by the PZB. The approved schedule will then be added to all applicable information guides, the Clerk’s office and City Manager’s office.

Motion by Member Saletnik and seconded by Bronakowski to approve. Approved by all members.

Discussion of PZB member availability for Workshop

Developers for 2200 E. Golf Road would like to schedule a PZB Workshop soon to discuss:

“Heritage Woods” is a proposed 4-story assisted senior living facility by Woodlane Development, to be located south of the Monarch Apartments at the NE corner of the E. Golf Rd/N. East River Road intersection. The facility would feature 150 private apartments and community amenities for residents. It aims to support seniors aged 85 and older requiring assistance with daily living activities, including regular medical support, catering to those with incomes at or below 80% of the median family income.

The applicant requests a special workshop to provide an avenue to share information about the project and solicit any public feedback to shape the final development plans prior to any formal zoning requests.

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 7:30 p.m.

Sincerely,
Jonathan Mendel, AICP Assistant Director of Community & Economic Development, Recording Secretary
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners