



Community & Economic Development
1420 Miner Street, Des Plaines, IL 60016
P: 847.391.5392 | W: desplaines.org

Planning and Zoning Board Agenda March 12, 2024 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: February 13, 2024 Regular Meeting

Public Comment: For matters that are not on the agenda

Pending Applications:

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

Case Number: 24-008-FPUD-FPLAT

The petitioner is requesting the following items: (i) a final Planned Unit Development (PUD) to construct a new 16-unit townhouse development; (ii) a final Plat of Subdivision to subdivide the existing lot into 17 new lots of record; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-09-402-007-0000

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

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

2. **Address:** 1421 Henry Avenue

Case Number: 24-009-V

The petitioner is requesting a standard variation to reduce the required front yard to allow for construction of a second-story addition onto the existing residence in the R-1 Single Family Residential district, and any other variations, waivers and zoning relief as may be necessary.

PINs: 09-20-219-004-0000

Petitioner: George Cherny, 2742 Linneman St., Glenview IL 60025

Owners: George Cherny, 2742 Linneman St., Glenview IL 60025

3. **Address:** 1958 Illinois Street

Case Number: 24-011-MAP-V

The petitioner is requesting the following items: (i) a zoning map amendment from R-1, Single Family Residential to R-3, Townhouse Residential; (ii) variation to the minimum lot area requirement; (iii) a Major Variation from the off-street parking requirement; and (iv) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-29-230-025-0000, 09-29-230-026-0000

Petitioner: Wojciech Gracz and Anna Boruk, 1958 Illinois Street, Des Plaines, Illinois 60018

Owners: Wojciech Gracz and Anna Boruk, 1958 Illinois Street, Des Plaines, Illinois 60018

4. **Address:** 1628 Rand Road

Case Number: 24-004-CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

PIN: 09-16-104-022-0000

Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

Owner: Art Investment LLC, 2020 Berry Lane, Des Plaines, IL 60018

Adjournment

Next Agenda: The March 26, 2024 meeting will be cancelled. Next meeting is on April 9, 2024.

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.