



Planning and Zoning Board Agenda March 25, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

- Approval of Minutes:** February 25, 2025
- Public Comment:** For matters not on the agenda
- General Communications:** None at this time

Administrative Decisions:

The following administrative decisions were made by staff for these properties:

- 1505 Oakwood Avenue – Case #25-009-V – Allow vinyl siding on the ground story of a detached single-family residence – Approved January 30, 2025
- 1104 Margret Street – Case #25-011-V – Allow composite siding on the street-facing ground story of a multi-level detached single-family residence – Approved January 30, 2025
- 900 S. Des Plaines River Road – Case #25-017-V – Allow fiber cement board siding on ground story columns of a multi-family residential building – Approved March 20, 2025

Pending Applications:

1. **Address:** 2250 Mannheim Road **Case Number:** 25-005-TPLAT

The petitioner is requesting a Tentative Plat of Subdivision to split an existing lot into two lots of record, and any other variations, waivers, and zoning relief as may be necessary. **Continuance Requested.**

PIN: 09-29-403-005-0000

Petitioner: BP Pulse (Representative: Jason Skock, 5199 Locust Post Lane, Columbus, OH 43230)

Owner: Hertz (Representative: Joshua Blum, 8501 Williams Road, Estero, FL 33928)

2. **Address:** 20 W. Golf Road **Case Number:** 25-010-CU

The petitioner is requesting a conditional use to allow a drive-through facility adjacent to residences in the C-3 General Commercial district at 20 W. Golf Road, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 08-13-202-006-0000 and 08-13-202-030-0000

Petitioner: Kisan Patel, 4337 Emerson Avenue, Schiller Park, IL 60176

Owner: John Nasiopoulso, 20 W. Golf Road, Des Plaines, IL 60016

3. **Address:** 200 Howard Avenue

Case Number: 25-012-TA-CU

The petitioner requests: (i) text amendments to the Zoning Ordinance related to assembly uses in manufacturing zoning districts; (ii) a Conditional Use for a proposed assembly use at the subject property; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-30-101-031-0000 and 09-30-101-032-0000

Petitioner: Insight Church, Inc., P.O. Box 188, Tinley Park, IL 60477

Owner: HOH Owner LLC, 837 W. Junior Terrace, Chicago, IL 60613

Adjournment

Next Agenda: Next meeting is Tuesday, April 8, 2025.

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.