



Planning and Zoning Board Agenda June 10, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: None

Public Comment: For matters not on the agenda

General Communications: June 2, 2025 City Council vote on reconsideration of 2200 E. Golf Rd Assisted Living Facility Preliminary PUD and Conditional Use

Administrative Decision: 25-031-V – 1161 Hewitt Drive – Minor Variation to allow vinyl siding on the ground story of a detached single-family residence, where masonry materials are required – Approved

Pending Applications:

1. **Address:** 555 Howard Road (*Continued from May 27, 2025*) **Case Number:** 25-021-FPLAT

The petitioner requests a Final Plat of Subdivision to consolidate the existing two lots into one lot of record.

PINs: 09-30-400-002-0000; 09-30-400-032-0000

Petitioner/Owner: Doug Klein, 9525 W. Bryn Mawr Avenue, Rosemont, IL 60018

2. **Address:** 1705 Pratt Ave **Case Number:** 25-013-CU-V

The petitioner requests a conditional use and variations for a proposed public utility tower in the C-3 General Commercial District, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-333-020-006-0000

Petitioner/Owner: Commonwealth Edison Company (represented by Scott Saef, Sidley Austin LLP), 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, IL 60181

3. **Address:** 900 S. Des Plaines River Road **Case Number:** 25-022-APPEAL

The petitioner requests an appeal of the Zoning Administrator’s March 20, 2025 Minor Variation decision to approve with conditions the applicant’s request for a variation from Section 12-3-11.D.a.(3).

PIN: 09-20-206-035-0000

Petitioner: Julie McKenzie, McKenzie Management Inc., 2720 S. Des Plaines River Road, Suite 214 Des Plaines, IL 60018

Owner: Thacker House Condominium, 900 S. Des Plaines River Road, IL 60018

4. **Address:** 1345 E. Prairie Avenue *(Petitioner Withdrawn)* **Case Number:** 25-024-CU-V

The petitioner is requesting the following items: (i) a conditional use for a residentially zoned assembly use and (ii) a major variation for off-street parking requirements in the R-4 Central Core Residential district.

PIN: 09-17-423-011-0000

Petitioner: St. Vakhtang Gorgasali Orthodox Church (Representative: Arsen Mskhvilidze, 400 E. Illinois Road, Lake Forest, IL 60045)

Owner: Victor J. Grandinetti, 333 W. Kathleen Drive, Park Ridge, IL 60068

5. **Address:** 1685 E. Oakton Street *(Petitioner Requests Continuance)* **Case Number:** 25-025-CU Amendment

The petitioner requests amending the Conditional Use Ordinance Z-1-25 to permit the expansion of the existing building for an Auto Service Repair Use and Auto Body Repair Use.

PIN: 09-28-101-084-0000

Petitioner/Owner: Vechean Shamaon, Shamaon Properties LLC, 9219 N Ashland Ave, Niles, IL 60714

Adjournment

Next Agenda: Next meeting is Tuesday, June 24, 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.