



Planning and Zoning Board Agenda August 12, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: July 22, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: August 4, 2025 City Council meeting results: 581 E. Golf Road Conditional Use

Administrative Decisions: 25-043-V – 554 Arlington Ave – Minor Variation to replace an existing detached garage located 0 feet from the rear property line with a new detached garage in the same location, where a minimum 5-foot-setback is required – Approved

Pending Applications:

1. **Address:** 555 Howard Avenue **Case Number:** 25-038-V

The petitioner requests major variations to reduce the minimum parking lot and parkway landscaping requirements for a future industrial warehouse use in the M-2 General Manufacturing district, and any other variations, waivers, and zoning relief as may be necessary.

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

Petitioner/Owner: Bridge Point Des Plaines LLC (Representative: Jonathan Pozerycki, 9525 W. Bryn Mawr Avenue, Suite 700, Rosemont, IL 60018)

2. **Addresses:** 1173 Elmhurst Road **Case Number:** 25-040-CU

The petitioner requests a conditional use to allow a commercially zoned assembly use in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary. **Petitioner requested continuance to the August 26, 2025 PZB meeting.**

PIN: 08-24-102-013-0000

Petitioner/Owner: 1173 S. Elmhurst Rd LLC (Representative: Hukam Rawat, 1173 Elmhurst Road, Des Plaines, IL 60016)

3. **Address:** Citywide **Case Number:** 25-042-TA

The petitioner requests text amendments to the Zoning Ordinance related to applicability of Section 12-3-11 Building Design Standards and permitted materials for single-family and two-family residential.

PIN: Citywide

Petitioner: City of Des Plaines

Owner: N/A

Adjournment

Next Agenda: Next meeting is Tuesday, August 26, 2025.

Persons with disabilities who require certain accommodations in order to observe or participate in a public meeting or have questions about the accessibility of the public meeting should contact the ADA Coordinator at least 48 hours (or two business days) in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 1420 Miner St., Des Plaines, IL; by telephone at (847) 391-5486; or by email at hr@desplainesil.gov. Notices of this meeting were posted in accordance with the requirements of 5 ILCS 120/1 et. Seq. (Open Meetings Act).