



Planning and Zoning Board Agenda September 9, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: August 26, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: September 2, 2025 City Council meeting results:

- 1634 E. Oakton St. – CU for Trade Contractor – Approved at 2nd reading
- Text Amendments to Section 12-3-11 Related to Building Design Review Standards for Single-Family and Two-Family Residences – Approved at 1st & 2nd reading
- Major Variations for Site Landscaping at 555 Howard Avenue – Approved at 1st & 2nd reading

Administrative Decisions: None

Pending Applications:

1. **Address:** 2200 E Golf Rd **Case Number:** 25-047-FPUD

The petitioner requests a Final Planned Unit Development with a height exception for a proposed Assisted Living Facility, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-09-402-010-0000

Petitioner: Heritage Woods Northwest LLC, 1016 W. Jackson Blvd, Chicago, IL 60607

Owner: RJB-II LP and First American Self-Storage Group, LLC, 1731 N. Marcey St., #200, Chicago, IL 60614

2. **Addresses:** 9535, 9575, 9585, and 9601 East Golf Road – **Request Continuance to October 28, 2025 PZB meeting**

Case Number: 25-046-TPLAT-PPUD

The petitioner requests the following: i) a Tentative Plat of Subdivision to consolidate nine lots into one lot; ii) a Preliminary Planned Unit Development with a height, lot area, and required off-street parking exception for a proposed multifamily residential and single family attached residential development; and iii) any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-16-201-011-0000, 09-16-201-014-0000, 09-16-201-013-0000, 09-16-201-016-0000, 09-16-201-015-0000, 09-16-201-003-0000, 09-15-100-033-0000, 09-15-100-032-0000, 09-15-100-035-0000

Petitioner/Owner: EFN Des Plaines Property LLC, One Oakbrook Terr., Ste 600, Oakbrook Terrace, IL 60181

3. **Address:** Citywide **Case Number:** 25-051-TA

The petitioner is requesting text amendments to the Zoning Ordinance including i) amending the definition for “government facility” in Section 12-13-3; and ii) adding “government facility” as a land use in various residential, commercial, manufacturing and/or institutional zoning districts as permitted or conditional uses.

PIN: Citywide

Petitioner: City of Des Plaines

Adjournment

Next Agenda: Next meeting is Tuesday, September 30, 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).

