



Planning and Zoning Board Agenda

September 30, 2025

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: September 9, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications:

1. September 15, 2025 City Council meeting results: 1173 Elmhurst Rd – CU for Assembly Use – Approved at 1st reading
2. Notice of Cancellation of October 14, 2025 PZB Meeting

Administrative Decisions:

- 25-050-V – 2331 Bellaire Ave – Minor Variation to allow a 6-foot-tall solid fence within the front yard of a double frontage lot not abutting an arterial roadway. – Approved
- 25-054-LA – 1466 Webster Lane – License Agreement to allow pavers instead of concrete in the public right-of-way – Approved

Pending Applications:

1. **Addresses:** 9535, 9575, 9585, and 9601 E. Golf Road **Case Number:** 25-046-TPLAT-PPUD

Continuance Requested to the November 4, 2025 PZB meeting

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.

PINs: 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

2. **Addresses:** 1655 & 1695 S. Des Plaines River Road **Case Number:** 24-053-FPLAT

The applicant requests a Final Plat of Subdivision to consolidate the existing two lots into one lot of record, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-28-107-008-0000; 09-28-107-009-0000

Applicant/Owner: Brickton Montessori (Representative: Erica Lane, 8622 W. Catalpa Ave, Chicago, IL 60656)

Adjournment

Next Agenda: Next meeting is Tuesday, October 28, 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)