



Planning and Zoning Board Agenda October 28, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: September 30, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications:

- October 6, 2025 City Council meeting results:
 - 1173 Elmhurst Rd – CU for Assembly Use – Approved at 2nd reading
 - Zoning Text Amendment Applicable to Government Facilities (Citywide) from the September 9, 2025 PZB meeting – approved at 1st reading
- October 20, 2025 City Council meeting results:
 - Zoning Text Amendment Applicable to Government Facilities (Citywide) – approved at 2nd reading
 - 2200 E Golf (Heritage Woods) from the September 9, 2025 PZB meeting – FPUD with building height exception and Development Agreement for an Assisted Living Facility – approved 1st & 2nd reading
 - 1655 & 1695 S. Des Plaines River Road (Brickton Montessori) from the September 30 2025 PZB meeting – FPLAT consolidating two lots into one lot of record – approved

Administrative Decisions:

- 25-058-V – 570 S. Wolf Road – Minor Variation to allow ground cover other than turf, wood mulch, or other plant materials for a public utility. Gravel requested as alternative ground cover for portion of property. – Approved
- 25-062-LA – 651 Kenmare Court – License Agreement to allow irrigation in the public parkway portion of the right-of-way – Approved

Pending Applications:

1. **Address:** 100 N. Des Plaines River Road **Case Number:** 25-056-CU
 The petitioner requests a Conditional Use for a childcare center use in the I-1 Institutional District, and any other variations, waivers, and zoning relief as may be necessary.
PINs: 09-08-400-023-0000 and 09-08-400-027-0000
Petitioner: Maryville Academy (Representative: Amy Kitzmiller, 1150 N. Des Plaines River Road, Des Plaines, IL (60016)
Owner: Holy Family Medical Center – Des Plaines, LLC (Representative: Yolande Wilson Stubbs, 100 N. Des Plaines River Road, Des Plaines, IL 60016)
2. **Addresses:** 30, 36, and 40 N. Des Plaines River Road **Case Number:** 25-059-MAP-CU-V
 The petitioner requests the following: (i) a Map Amendment to rezone the subject property from the I-1 Institutional to C-3 General Commercial district; (ii) a Conditional Use for a commercially zoned assembly use on the subject property; (iii) a Major Variation to reduce the off-street parking requirement; and (iv) any other variations, waivers, and zoning relief as may be necessary.
PIN: 09-08-402-008-0000
Petitioner: Nsikak Idet, 30 N. Des Plaines River Road, Des Plaines, IL 60016

Owner: D.S. Patel, 3060 Landwehr Road, Northbrook, IL 60062

Adjournment

Next Agenda: Next meeting is Tuesday, November 4, 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)