



# Planning and Zoning Board Agenda

## November 25, 2025

## Room 102 – 7:00 P.M.

### Call to Order and Roll Call

**Approval of Minutes:** October 28, 2025 PZB Meeting and November 4, 2025 PZB Meeting

**Public Comment:** For matters not on the agenda

### General Communications:

- Staff memo to PZB regarding Rules of Procedure
- November 3, 2025 City Council meeting had no PZB cases on the agenda
- November 17, 2025 City Council meeting results:
  - Consideration of a Conditional Use for a Childcare Center at 100 North Des Plaines River Road
    - Approved by City Council for 1<sup>st</sup> and 2<sup>nd</sup> reading
  - Consideration of an Ordinance for a Map Amendment, Conditional Use, and Major Variation for the Property at 30, 36, and 40 N. Des Plaines River Road
    - Denied by City Council in total – consistent with PZB denial recommendations

### Administrative Decisions:

- 25-066-V – 1524 S Fifth Ave – Minor Variation to allow a fence taller than four feet within the corner side yard – Approved
- 25-071-V – 1646 Illinois Street – Minor Variation to allow a fence closer than three feet to an alley right-of-way – Approved

### Pending Applications:

1. **Address:** Citywide                      **Case Number:** 25-055-TA

The petitioners are requesting text amendments related to references, requirements and Commercial Use Matrix regulations for the C-7 High Density Campus District, text amendments to the sign regulations for Electronic Message Billboards (EMB) in the C-7 High Density Campus District, and text amendments to other related regulations as may be necessary.

**PIN:** Citywide

**Petitioners:** Costco Wholesale Corporation, 730 Lake Drive, Issaquah, WA 98027 and RSA Properties II, LLC, 9730 S. Western Ave, Suite 204, Evergreen Park, IL 60805

2. **Addresses:** 2200 and 2400 E. Devon Ave                      **Case Number:** 25-069-PPUD-CU-TSUB-LASR

The petitioner requests the following items: (i) a Preliminary Planned Unit Development with exceptions for quantity of parking stalls; (ii) Conditional Uses; (iii) Tentative Subdivision; (iv) Major and Standard Variations for building design, site access, off-street parking and loading, site lighting, fence design, landscaping, screening, and other variations as may be necessary; (v) a Localized Alternative Sign Regulation; and (vi) any other waivers, and zoning relief as may be necessary.

**PINs:** 09-33-401-027-0000, 09-33-401-028-0000, & 09-33-401-032-0000

**Petitioner:** Costco Wholesale Corporation, 730 Lake Drive, Issaquah, WA 98027

**Owner:** RSA Properties II, LLC, 9730 S. Western Ave, Suite 204, Evergreen Park, IL 60805

3. **Address:** 1111 Joseph Schwab Road

**Case Number:** 25-064-CU-V

**Petitioner requests a continuance to the December 9, 2025 PZB meeting**

The petitioner requests the following items: (i) a Conditional Use for to alter an existing freestanding commercial mobile radio and wireless telecommunications service facility use on the subject property in the I-1 Institutional district; (ii) major variations for the location and setbacks of the service facility; and (iii) any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-21-205-001-0000, 09-21-205-004-0000, 09-21-205-007-8001

**Petitioner:** SMJ International o/b/o T-Mobile & American Tower Corp. (Representative: Timothy Asta, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393)

**Owner:** City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

4. **Address:** 1057 Hollywood Ave. **Case Number:** 25-068-APPEAL

The petitioner requests an appeal of the Zoning Administrator's October 2, 2025 determination regarding the loss of nonconforming use status for a two-unit dwelling in the R-1 Single Family Residential District.

**PIN:** 09-17-305-007-0000

**Petitioner/Owner:** Kendall Partners, Ltd. (Representative: Kevin Hansen), 129 Commercial Drive, Unit 7, Yorkville IL 60560

### **Adjournment**

**Next Agenda:** Next meeting is Tuesday, December 9, 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](mailto:hr@desplainesil.gov). Notices of this meeting were posted in accordance with the requirements of 5 ILCS 120/1 et. Seq. (Open Meetings Act)