



**DES PLAINES PLANNING AND ZONING BOARD MEETING
Tuesday, September 30, 2025
MINUTES**

The Des Plaines Planning and Zoning Board held its regularly scheduled meeting on Tuesday, September 30, 2025, at 7:00 p.m. in Room 102 of the Des Plaines Civic Center.

Chairman Szabo called the meeting to order at 7:00 p.m. and a roll call was established.

PRESENT: Szabo, Weaver, Fowler, Zadrozny, & Catalano
ABSENT: Fallico, Veremis,
ALSO PRESENT: Samantha Redman, Senior Planner
Jonathan Stytz, Senior Planner
Jonathan Mendel, Assistant Director of CED

A quorum was present.

APPROVAL OF SEPTEMBER 9, 2025 PZB MEETING MINUTES

Member Fowler moved and Member Catalano seconded a motion to approve the minutes as presented.

AYES: Fowler, Catalano, Zadrozny & Szabo
NAYS: None
ABSTAIN: Weaver

MOTION CARRIED

PUBLIC COMMENT ON NON-AGENDA ITEM

There was no public comment.

GENERAL COMMUNICATIONS:

Chairman Szabo outlined:

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:

Chairman Szabo noted there were two items:

- 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:

Chairman Szabo introduced the cases on the agenda.

- 1. Addresses:** 9535, 9575, 9585, and 9601 East Golf Road – **Request Continuance to November 4, 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

Chairman Szabo outlined the request to continue to the November 4, 2025 PZB meeting.

Member Catalano moved and Member Fowler seconded a motion to approve a continuance to the November 4, 2025 PZB meeting.

AYES: Catalano, Fowler, Weaver, Zadrozny & Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

- 1. Addresses:** 1655 & 1695 S. Des Plaines River Road **Case Number:** 25-053-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)

Chairman Szabo swore in the petitioner's representatives Erica Lane and Rebecca Leslie.

Ms. Lane reintroduced their operation, the timeline of the Plat of Subdivision review process and proposed Final Plat of Subdivision.

Chairman Szabo asked for PZB member questions and there were none.

Senior Planner Jonathan Stytz presented the staff analysis.

Issue: The applicant requests a Final Plat of Subdivision to consolidate two lots into one lot of record.

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

Case Number: 25-053-FPLAT

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

Ward: #2, Alderman Colt Moylan

Existing Zoning: I-1, Institutional District (*both properties*)

Existing Land Use: Vacant property (*1655 S. Des Plaines River Road*); office building and parking lot (*1695 S. Des Plaines River Road*)

Surrounding Zoning: North: C-3 General Commercial District
South: Single Family Residential District (R4) (Unincorporated Cook County)
East: Single Family Residential District (R4) (Unincorporated Cook County)
West: C-3 General Commercial District

Surrounding Land Use: North: Multi-tenant Office Building (Commercial)
South: Cook County Forest Preserve (Recreation)
East: Des Plaines River; then Cook County Forest Preserve (Recreation)
West: Retail and Service Establishments (Commercial)

Street Classification: Des Plaines River Road is a minor arterial road under City of Des Plaines jurisdiction.

Comprehensive Plan: The subject property is illustrated as Open Space on the Future Land Use map in the 2019 Comprehensive Plan.

Zoning/Property History: *Overview*
The subject properties described below are both located along Des Plaines River Road in the City of Des Plaines but are bounded by the Des Plaines River and the Cook County Forest Preserve in unincorporated Cook County.

Address	PIN	Current Zoning District	Lot Size
1655 S. Des Plaines River Rd	09-28-107-008-0000	I-1, Institutional district	30,592.48 SF (0.70 acres)
1695 S. Des Plaines River Rd	09-28-107-009-0000	I-1, Institutional district	58,478.31 SF (1.34 acres)

The property at 1655 S. Des Plaines River Road is unimproved. However, the property at 1695 S. Des Plaines River Road is improved with a two-story, 19,000-square-foot commercial building with a surface parking area as shown on the attached ALTA/NSPS Land Title Survey.

Development Proposal and Previous Approvals

The applicant is interested in locating a private school and childcare center within the existing building on the subject properties. On June 3, 2024, City Council approved a text amendment to allow a childcare center in the I-1 district via Ordinance Z-8-24 and the following items via Ordinance Z-9-24: (i) map amendments to rezone both properties to I-1; (ii) a conditional use to allow a childcare center on the subject property; and (iii) five separate major variations related to parking lot location, setback, and landscaping. The Tentative Plat request to consolidate the two existing lots into one lot was approved by PZB on November 12, 2024. As such, the applicant now requests the final plat, which is the last required step for the subdivision process.

FINAL PLAT OF SUBDIVISION

Request Description:

Overview

The proposal includes the consolidation of the two existing lots into one 3.14-acre lot. The attached Final Plat of Brickton Montessori Subdivision shows the location, boundary, and size of the proposed consolidated lot. The plat notes the previously vacated Springer Street right-of-way located at the southern portion of the subdivision that abuts the Cook County Forest Preserve District property.

Building Lines and Easements

The plat shows the following for the proposed subdivision: (i) a new 50-foot front building setback line along the west property line; (ii) new 25-foot side building setback lines along the north and south side property lines; (iii) existing 12-foot and 15-foot by 15-foot public utility easements at the northwest corner; (iv) a permanent easement for the Metropolitan Water Reclamation District (MWRD) along the west side; (v) an 84-inch MWRD Storm Line along the south portion; and (vi) a notation related to part of the northwest corner that was taken by Illinois Department of Transportation (IDOT) for roadway purposes.

The plat notes that the rear property line of the subdivision is located at the center thread of the Des Plaines River. As such, the rear 50-foot rear building setback line along the east boundary of the proposed subdivision is not shown. However, the existing office building is setback substantially further than 50 feet from the rear property line.

Floodplain and Floodway Considerations

Both properties abut the Des Plaines River on their eastern boundaries and, based on the current Federal Emergency Management Agency (FEMA) flood hazard maps, are located entirely within a flood hazard zone and a portion of the regulatory floodway. As such, any development is required to conform with all FEMA and City of Des Plaines Flood Control regulations prior to the construction of any improvements on either property.

Public Works and Engineering (PWE) Review

The applicant has provided the attached Final Engineering Plans, which identify the specific improvements related to this project including a new curb cut on Des Plaines River Road, new walkways on site, a new fire department connection, site grading, building waterproofing, and various building interior adjustments. The applicant has also provided an Engineer's Estimate of Probable Cost (EOPC) for improvements addressing the various flood hazard zone concerns on the subject property, which have been approved by the PWE department with conditions as noted in the attached PWE approval letter. This approval is conditioned upon the applicant providing additional details related to the EOPC submittal by time of City Council consideration to ensure all appropriate FEMA and flood control regulations are met.

PZB Procedure and Recommended Conditions: Under Section 13-2-3 (Planning and Zoning Board's Procedure) of the Subdivision Regulations, the PZB has the final authority to recommend approval or denial of the Final Plat of Subdivision request at 1655 and 1695 S. Des Plaines River Road. As part of the recommendation for this plat, the additional details requested by the PWE in its approval letter are also included and required at time of City Council consideration in order to fully complete the subdivision process.

Chairman Szabo asked for any public or board comments and there were none.

Member Weaver moved and Member Catalano seconded a motion to recommend the City Council approve the Final Plat of Subdivision as proposed.

AYES: Weaver, Catalano, Fowler, Zadrozny, & Szabo
NAYS: None
ABSTAIN: None

MOTION CARRIED

Chairman Szabo asked if there were any additional items to discuss.

Senior Planner Redman stated the discussion item requested by the PZB regarding the building design regulations and procedures will be presented at a November meeting.

ADJOURNMENT

Chairman Szabo adjourned the meeting by affirmative voice vote at 7:12 P.M.

Sincerely,
Jonathan Mendel, AICP, Assistant Director/Recording Secretary
cc: City Officials, Aldermen, Planning & Zoning Board, Petitioners