



Planning and Zoning Board Agenda

April 14, 2026

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: March 10, 2026 PZB Meeting

Public Comment: For matters not on the agenda

General Communications:

March 16, 2026 City Council meeting results:

- Approved Major Variations for Fire Station 62 at 1313-1333 East Oakton Street – 1st & 2nd Reading (from the February 10, 2026 PZB recommendation)
- Approved Conditional Use and Major Variations for a Recycling Facility Expansion at 1777-1841 Busse Highway – 2nd Reading (from the February 10, 2026 PZB recommendation)

April 6, 2026 City Council meeting results:

- Approved Text Amendments to the City Code, Title 12, Zoning Regarding Regulations for Off-Street Parking, Accessory Uses Related to EV Readiness and Drive-Through Facility Operation and Layout Design Regulations – 1st Reading (from the March 10, 2026 PZB recommendation)
- Approved a Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Split One Lot into Two Lots at 1055 S. Mt. Prospect Road and 30 E. Algonquin Road (from the March 10, 2026 PZB recommendation)
- Approved a Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Consolidate Two Lots into One Lot at 25 & 95 E. Algonquin Road (from the March 10, 2026 PZB recommendation)

Reminder of March 20, 2026 Clerk’s Office email:

Please forward a copy of your Cook County Statement of Economic Interests and the Disclosure Statement to the City Clerk’s office by May 1, 2026.

Discuss staff memo formatting

Pending Applications:

1. **Address:** 999 E. Touhy Avenue

Case Number: 26-008-CU-V

The petitioner requests: (i) a conditional use amendment to allow an electronic message board (EMB) sign in the C-2 Limited Office Commercial district at 999 E. Touhy Avenue; (ii) a major variation to allow an EMB sign that exceeds 500 square feet in area per side; and (iii) and any other variations, waivers, and zoning relief as may be necessary.

Petitioner/Owner: ALM 7 LLC and DPM LLC (Representative: Dante Monteverde, 999 E. Touhy Avenue, Suite 120, Des Plaines, IL 60018)

2. **Address:** 1585 Ellinwood Street

Case Number: 26-009-CU

The petitioner requests a conditional use to allow a commercial school to operate in the C-5 Central Business district at 1585 Ellinwood Street and any other variations, waivers, and zoning relief as may be necessary.

Petitioner: Wilsa dela Cruz Cabrera, 1585 Ellinwood Street, Suite 106, Des Plaines, IL 60016

Owner: DZ 1585 LLC (Representative: Lucas Fuksa, 102 Main Street, Suite 200, Park Ridge, IL 60068)

Adjournment

Next Agenda: Next meeting is Tuesday, April 28, 2026.

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)