



Planning and Zoning Board Agenda April 11, 2023 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes, March 28, 2023

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 2777 Mannheim Road

Case Number: 23-014-CU-TSUB

The petitioner is requesting the following items: (i) a conditional use permit to allow two drive-through uses on the subject property that is next to residential properties; (ii) a tentative plat of subdivision to consolidate the five existing lots into three lots of record; and (iii) and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09331080120000, 09-33-108-013-0000, 09-33-108-014-0000, 09-33-108-022-0000, and 09-33-108-023-0000

Petitioner: GW Properties (Mitch Goltz), 2211 N. Elston Avenue, Suite 400, Chicago, IL, 60614

Owner: Gus Sutter, 2777 Mannheim Road, Des Plaines, IL, 60018

2. Address: 820-848 Lee Street

Case Number: 23-013-CU

The petitioner is requesting an amendment to a previously approved conditional use permit and variation, or a new conditional use permit and variation, whichever is necessary, related to the following items: (i) operating a Commercially Zoned Assembly Use in the C-5 Zoning District; (ii) operating a private elementary and high school in the C-5 Zoning District; and (iii) operating with a variation from the collective off-street parking requirements at the subject property; and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-17-425-029-0000, 09-17-425-030-0000, 09-17-425-031-0000, 09-17-425-032-0000, and 09-17-425-033-0000

Petitioner: Little Bulgarian School in Chicago, 832 Lee Street, Des Plaines, IL, 60016

Owner: Little Bulgarian School in Chicago, 832 Lee Street, Des Plaines, IL, 60016

3. Address: 827 Elmhurst Road

Case Number: 22-054-CU

The petitioner is requesting a conditional use permit to operate an auto service repair use in the C-3 zoning district and any other variations, waivers, and zoning relief as may be necessary.

PIN: 08-24-100-031-0000

Petitioner: GW Properties (Mitch Goltz), 2211 N. Elston Avenue, Suite 400, Chicago, IL 60614

Owner: RDK Ventures, LLC c/o Mac's Convenience Stores, LLC, P.O. Box 347, 4080 W. Jonathan Moore Pike, Columbus, IN 47201

4. Address: 1378 Margret Street

Case Number: 22-055-APPEAL

(continued from January 24, 2023 and February 28, 2023)

The petitioner is appealing a decision by the Zoning Administrator regarding the classification of a structure on the subject property as a trellis.

PIN: 09-20-314-012-0000

Petitioner: Jennifer Toner, 1368 Margret Street, Des Plaines, IL 60018

Owner: Patrick and Val Howe, 1378 Margret Street, Des Plaines, IL 60018

5. Address: 930, 946, and 970 North Avenue

Case Number: 23-012-TSUB

The applicant has requested a Tentative Plat of Subdivision under section 13-2-2 of the Subdivision Regulations to re-initiate and ultimately complete consolidation of multiple existing lots into one.

PINs: 09-17-103-031-0000, 09-17-103-041-0000, 09-17-103-042-0000, 09-17-103-044-0000, 09-17-103-045-0000, and 09-17-103-048-0000

Applicant: Blue Sky Residence, LLC (Representative: Dan R. Pontarelli, 1204 E. Central Road, Arlington Heights, IL 60005)

Owner: Old Second National Bank Land Trust No. 7923 via Chicago Title Land Trust Company (Beneficiary: Blue Sky Residence, LLC, 1204 E. Central Road, Arlington Heights, IL 60005)

New Business:

1. Discussion of Potential PZB Workshop and Special Meeting

City of Des Plaines, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the ADA Coordinator at 847-391-5486 to allow the City to make reasonable accommodations for these persons. The public hearing may be continued to a further date, time and place without publication of a further published notice such as this notice.