



Planning and Zoning Board Agenda

May 14, 2024

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: April 9, 2024 Planning and Zoning Board Meeting

Public Comment: For matters that are not on the agenda

Pending Applications:

1. Address: 1700 W. Higgins Road

Case Number: 24-019-V

The petitioner is requesting a major variation to extend the maximum building sign area on an office building, and any other variations, waivers, and zoning relief as may be necessary. **-Request for Continuance**

PINs: 09-33-310-004-0000; 09-33-309-007-0000

Petitioners: Julie Piszcek, 5 Robert Court, Hawthorn Woods, IL 60047, and Jeremy Lyons, 6250 N. River Road, Suite 11-100, Rosemont, Illinois 60018

Owner: Mariner Higgins Center LLC, 6250 N. River Road, Suite 11-100, Rosemont, IL 60018

2. Address: 1628 Rand Road

Case Number: 24-004-CU

The petitioner is requesting the following items: (i) a Conditional Use amendment under Section 12-7-3(K) of the City of Des Plaines Municipal Code to allow a trade contractor use with outdoor display and storage; and (ii) a conditional use for a new motor vehicle sales use within existing tenant spaces in an existing multi-tenant building upon the subject property in the C-3 General Commercial zoning district.

PIN: 09-16-104-022-0000

Petitioner: Urszula Topolewicz, 2020 Berry Lane, Des Plaines, IL 60018

Owner: Art Investment LLC, 2020 Berry Lane, Des Plaines, IL 60018

3. Address: 1387 Prospect Avenue

Case Number: 24-014-CU-V

The petitioner is requesting the following: (i) conditional use for a trade contractor use; (ii) standard variation to reduce the required front yard; and (iii) a major variation to allow loading spaces to open or face a public right-of-way.

PIN: 09-29-228-034-0000

Petitioner: Vasile Haures, 1980 Pine Street, Des Plaines, IL 60018

Owner: 1387 Prospect Ave LLC, 1980 Pine Street, Des Plaines, IL 60018

4. Addresses: 1655 and 1695 S. Des Plaines River Road **Case Number:** 24-016-TA-MAP-CU-V

The petitioner is requesting the following: (i) a Map Amendment to rezone both properties to I-1 Institutional district; (ii) a Text Amendment to allow a childcare center use as a conditional use in the I-1 district; (iii) a Conditional Use to allow a childcare center use on the subject property; (iv) and a Major Variation to reduce the required front yard; (v) a Major Variation to reduce to parking lot setback; and (vi) any other variations, waivers, and zoning relief as may be necessary.

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

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

Owner: 1655 LLC and Schawk INC, 1695 S. Des Plaines River Road, Des Plaines, IL 60018

Adjournment

Next Agenda: Next meeting is on May 28, 2024.

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.