



Planning and Zoning Board Agenda September 10, 2024 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: August 27, 2024 Planning and Zoning Board Meeting

Public Comment: For matters that are not on the agenda

General Communications:

Administrative Decisions – Administrative determinations by staff were made for the following property:

- Case #24-027-V: 1319 Campbell Avenue – Variation to allow a six-foot-tall fence in the front yard; Approved with Conditions on 08/29/2024

Pending Applications:

1. Address: 1345 E. Prairie Avenue

Case Number: 24-044-CU-V

The petitioner is requesting the following items: (i) a conditional use for a residentially zoned assembly use and (ii) a major variation for off-street parking requirements in the R-4 Central Core Residential district. **The petitioner is requesting a continuance to the September 24, 2024 meeting.**

PIN: 09-17-423-011-0000

Petitioner: St. Vakhtang Gorgasali Orthodox Church (Representative: Arsen Mskhvilidze, 400 E. Illinois Road, Lake Forest, IL 60045)

Owner: Victor J. Grandinetti, 333 W. Kathleen Drive, Park Ridge, IL 60068

2. Address: 1545-1547 Lee Street

Case Number: 24-035-CU

The petitioner is requesting a conditional use to operate a food processing establishment in the C-4, Regional Shopping District on the subject property, and any variations, waivers, and zoning relief as may be necessary.

PINs: 09-20-400-051-0000 and 09-20-400-052-0000

Petitioner: Pepi Company of Illinois, LLC d/b/a Alonti Catering Kitchen, 3512 Lake Street, Houston, TX 77098

Owner: PJR Properties, LLC 1153 Lee St Suite 109, Des Plaines, IL 60016

Adjournment

Next Agenda: Next meeting is on Tuesday, September 24, 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.