



Planning and Zoning Board Agenda June 24, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: May 27, 2025 PZB Meeting and June 10, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: June 16, 2025 City Council meeting results: 969 Elmhurst Road Conditional Use; 30, 36, and 40 N. Des Plaines River Road Major Variation; and New PZB member

Administrative Decisions: None

Pending Applications:

1. **Address:** 1685 E. Oakton Street (*Continued from June 10, 2025*) **Case Number:** 25-025-CU

The petitioner requests amending the Conditional Use Ordinance Z-1-25 to permit the expansion of the existing building for an Auto Service Repair Use and Auto Body Repair Use.

PIN: 09-28-101-084-0000

Petitioner/Owner: Vechean Shamaon, Shamaon Properties LLC, 9219 N Ashland Ave, Niles, IL 60714

2. **Address:** 1645 S. Des Plaines River Road, Suite 4 **Case Number:** 25-032-CU

The petitioner requests a conditional use for a massage establishment in the C-3 General Commercial district.

PIN: 09-28-107-014-1007

Petitioner: Harmony In You LLC (Representative: Natalia Kukhareva, 2210 S. Goebbert Road, Apt. 330, Arlington Heights, IL 60045)

Owner: FCRS INC (Representative: Aleksander Pavlovic, 8548 W. Berwyn Avenue, Chciago, IL 60656)

3. **Address:** 581 E. Golf Road **Case Number:** 25-033-CU

The petitioner requests a conditional use for a childcare center in the C-3 General Commercial district.

PIN: 09-20-206-035-0000

Petitioner: Amy Fehrmann, 8401 W. Johanna Drive, Niles, IL 60714

Owner: Sadathulla Shareef, 1470 Kew Avenue, Hewlett, NY 11557

Adjournment

Next Agenda: Next meeting is Tuesday, July 8, 2025.

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.