



Planning and Zoning Board Agenda July 22, 2025 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Swearing in New PZB member AJ Fallico

Approval of Minutes: June 24, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: July 7, 2025 City Council meeting results: 1705 Pratt Avenue Conditional Use and Major Variation, 555 Howard Avenue Final Plat of Subdivision, 969 Elmhurst Road Conditional Use and 550 Northwest Highway Conditional Use Transfer

Administrative Decisions: None

Pending Applications:

- Address:** 570 E. Northwest Highway **Case Number:** 25-029-CU

The petitioner requests a Conditional Use for a Body Art Establishment in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-18-201-006-0000, 09-18-201-007-0000, 09-18-201-008-0000, and 09-18-201-009-0000

Petitioner: Berny Morales, 2 Greenwood Ct. N, Buffalo Grove, IL 60089

Owner: Peter Kougias, 911 W. Haven Dr, Arlington Heights, IL 60005
- Address:** 1634 E. Oakton Street **Case Number:** 25-034-CU

The petitioner is requesting a Conditional Use for a Trade Contractor in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary.

PIN: 09-21-311-016-0000

Petitioner: Matthew Mlynski, 2439 Robincrest Lane, Glenview, IL 60025

Owner: Castro Investments LLC (Representative: Maria Castro, 1634 E. Oakton Street, Des Plaines, IL 60018)
- Address:** 760 Lee Street **Case Number:** 25-036-TPLAT

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

PIN: 09-20-206-035-0000

Petitioner: Armita LLC, 4042 N. Pulaski, Chicago, IL 60641

Owner: Armita LLC, 4042 N. Pulaski, Chicago, IL 60641

4. **Address:** Citywide

Case Number: 25-041-TA

The petitioner is requesting text amendments to the Zoning Ordinance related to various landscaping requirements and authorized variations.

PIN: Citywide

Petitioner: City of Des Plaines

Owner: N/A

Adjournment

Next Agenda: Next meeting is Tuesday, August 12, 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.