



# Planning and Zoning Board Agenda January 14, 2025 Room 102 – 7:00 P.M.

## Call to Order and Roll Call

**Approval of Minutes:** November 26, 2024 Planning and Zoning Board Meeting

**Public Comment:** For matters not on the agenda

**General Communications:** None at this time

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

- None to report since November 26, 2024 PZB meeting

## Pending Applications:

1. **Address:** 2134 Sprucewood Ave.      **Case Number:** 24-058-TSUB-FPLAT

The applicant requests Tentative and Final Plat of Subdivision under Section 13-2 of the Subdivision Regulations to subdivide one existing lot into two lots of record.

**PINs:** 09-30-403-009-0000

**Petitioner:** Irene Heldak, 2294 Westview Dr, Des Plaines, IL 60018

**Owners:** Irene and Zenon Heldak, 2294 Westview Dr, Des Plaines, IL 60018

2. **Address:** 10 W. Algonquin Road      **Case Number:** 24-063-PUD-V

The petitioner requests: (i.) a Conditional Use for a Preliminary & Final Planned Unit Development; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) fencing with an open design instead of solid opaque fencing abutting existing residential uses; and (iii.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

**PINs:** 08-24-201-052-0000 & 08-24-201-053-0000

**Petitioner:** Vetter Pharma International USA, Inc., 10 W. Algonquin Road, Des Plaines, IL 60016 represented by Legat Architects, 549 W. Randolph Street, Chicago, IL

**Owners:** Vetter Commercial Manufacturing USA, LLC, 10 W. Algonquin Road, Des Plaines, IL 60016

3. **Address:** 1685 E. Oakton Street **Case Number:** 25-001-CU

The petitioner requests: (i) a Conditional Use for an Auto Service Repair use; (ii) a Conditional Use for an auto body repair use, and (iii) any other variations, waivers, and zoning relief as may be necessary.

**PIN:** 09-28-101-084-0000

**Petitioner:** Vechean Shamoan, 9219 N. Ashland Avenue, Niles, IL 60714

**Owner:** Chicago Land Trust (Representative: Trustee Steven Malina, 4075 E. Estes Avenue, Lincolnwood, IL 60712)

### **Adjournment**

**Next Agenda:** Next meeting is on Tuesday, January 28, 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.