

Planning and Zoning Board Agenda

August 26, 2025

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: August 12, 2025 PZB Meeting

Public Comment: For matters not on the agenda

General Communications: August 18, 2025 City Council meeting results:

- 1634 E. Oakton St. – CU for Trade Contractor
- Text Amendment regarding rock and gravel use for public utilities
- 570 Northwest Hwy. – CU for Body Art Establishment

Administrative Decisions: 25-048-V – 2009 Fargo Ave – Minor Variation to vary the maximum 4-foot-tall 50% open fence height in a front yard in Section 12-8-2.A.2 permitting a 6-foot-tall solid fence within the front yard of a double frontage lot not abutting an arterial street. – Approved

Pending Applications:

1. **Address:** 1173 Elmhurst Road

Case Number: 25-040-CU

The petitioner requests a conditional use to allow a commercially zoned assembly use in the C-3 General Commercial district, and any other variations, waivers, and zoning relief as may be necessary. **Continued from 8/12/25**

PIN: 08-24-102-013-0000

Petitioner/Owner: 1173 S. Elmhurst Rd LLC (Representative: Hukam Rawat, 1173 Elmhurst Road, Des Plaines, IL 60016)

2. **Address:** 1055 S. Mount Prospect Road & 30 E. Algonquin Road

Case Number: 25-044-TPLAT

The petitioner requests a Tentative Plat of Subdivision to split the existing lot into two lots of record.

PINs: 09-19-101-005-0000

Petitioner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Owner: UOP LLC, P.O. Box 71970, Phoenix, AZ 85050

3. **Address:** 25 and 95 E. Algonquin Road

Case Number: 24-045-TPLAT

The petitioner is requesting a Tentative Plat of Subdivision to consolidate the existing two lots into one lot of record.

PINs: 09-19-300-010-0000; 09-19-300-012-0000

Owner: Seefried Properties (Representative: Doug Houser, 8745 W. Higgins Road, Suite 220, Chicago, IL 60631)

Petitioner: UOP LLC, P.O. Box 71970, Phoenix, AZ 85050

Adjournment

Next Agenda: Next meeting is Tuesday, September 9, 2025.

Persons with disabilities who require certain accommodations in order to observe or participate in a public meeting or have questions about the accessibility of the public meeting should contact the ADA Coordinator at least 48 hours (or two business days) in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 1420 Miner St., Des Plaines, IL; by telephone at (847) 391-5486; or by email at hr@desplainesil.gov. Notices of this meeting were posted in accordance with the requirements of 5 ILCS 120/1 et. Seq. (Open Meetings Act).

