



Planning and Zoning Board Agenda

December 9, 2025

Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: No minutes

Public Comment: For matters not on the agenda

General Communications:

- December 1, 2025 City Council meeting results:
 - Consideration of a Variation for a Driveway Expansion at 2019 E. Touhy Avenue
 - Denied by City Council
 - Consideration of a Variation for a Garage Exceeding Size and Height at 2861 Scott Street
 - Approved by City Council for 1st and 2nd reading

Administrative Decisions:

- 25-074-V – 1266 Rand Rd – Minor Variation to allow a 10-foot-tall fence structure where 8 feet is the maximum height permitted for nonresidential properties – Approved

Pending Applications:

1. **Address:** 1111 Joseph Schwab Road **Case Number:** 25-064-CU-V
Petitioner has withdrawn application

The petitioner requests the following items: (i) a Conditional Use for to alter an existing freestanding commercial mobile radio and wireless telecommunications service facility use on the subject property in the I-1 Institutional district; (ii) major variations for the location and setbacks of the service facility; and (iii) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-21-205-001-0000, 09-21-205-004-0000, 09-21-205-007-8001

Petitioner: SMJ International o/b/o T-Mobile & American Tower Corp. (Representative: Timothy Asta, 49030 Pontiac Trail, Suite 100, Wixom, MI 48393)

Owner: City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016

2. **Addresses:** 1777 and 1841 Busse Highway **Case Number:** 25-071-CU-V
Petitioner requests a continuance to the January 13, 2025 PZB meeting

The petitioner is requesting (i.) a Conditional Use for a Recycling Center for a metal processing facility; (ii.) Major Variations to allow a.) loading spaces that open onto or face a public right-of-way, and b.) reduce required front, side, and rear yards to allow for the construction of an addition to the existing facility; and (iii.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

PINs: 09-21-107-033-0000 & 09-21-107-039-0000

Petitioner: Mid-States Recycling, Inc., 1841 Busse Highway, Des Plaines, IL 60016

Owner: ELSE II, LLC, 1841 Busse Highway, Des Plaines, IL 60016

3. **Address:** 10-60 W. Algonquin Road

Case Number: 25-060-PUD-FPLAT-V

The petitioner is requesting (i.) a Conditional Use for a Preliminary & Final Planned Unit Development; (ii.) a Major Variation to allow loading spaces that open onto or face a public right-of-way; (iii.) Tentative and Final Plat of Subdivision; and (iv.) any other exceptions, variations, waivers, and zoning relief as may be necessary.

PIN: 08-24-201-052-0000 & 08-24-201-053-0000

Petitioner: Vetter Real Estate USA, LLC, 10-60 W. Algonquin Road, Des Plaines, IL 60016 represented by Legat Architects, 549 W. Randolph Street, Chicago, IL 60661

Owner: Vetter Real Estate USA, LLC, 10-60 W. Algonquin Road, Des Plaines, IL 60016

4. **Address:** 2234 Webster Lane and 2247 Westview Avenue

Case Number: 25-049-TPLAT-FPLAT-V

The petitioner requests the following items: (i.) a combined Tentative and Final Plat of Subdivision; (ii.) standard variations for lot width; and (iii.) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-29-302-198-0000 & 09-29-302-013-0000

Petitioner: Grama Construction Corp. (Representative: Tony Grama, 917 E. Oakton Street, Des Plaines, IL 60018)

Owner: 2234 Webster LLC AND 2237 Westview LLC (Representative: Pavel Korchagin, 22358 N. Prairie Lane, Kildeer, IL 60047)

Discussion Items:

1. Building Design Standards for Surrounding Communities

Staff created an overview of how surrounding communities regulate building design and compare those approaches with Des Plaines' current standards. The discussion will include major regulatory tools, a summary of local design requirements, and case study examples. This item was requested by the Planning and Zoning Board at its September 9, 2025 meeting.

Adjournment

Next Agenda: Next meeting is Tuesday, January 13, 2026.

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).