



Planning and Zoning Board Agenda February 10, 2026 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: January 13, 2026 & January 27, 2026 Meetings

Public Comment: For matters not on the agenda

General Communications:

- February 2, 2026 City Council meeting results:
 - Conditional Use Permit for a Planned Unit Development including a Combined Preliminary and Final Planned Unit Development Plat, Tentative and Final Plat of Subdivision, Major Variations, and a Minor Variation for Vetter Real Estate USA, LLC at 10-60 West Algonquin Road – ORDINANCE Z-4-26 – APPROVED 7-0 with 1st & 2nd reading (**This came before the PZB on December 9, 2025**)

Pending Applications:

1. **Address:** 1057 Hollywood Ave. **Case Number:** 25-068-APPEAL

Continued from January 27, 2026 PZB meeting

The petitioner requests an appeal of the Zoning Administrator’s October 2, 2025 determination regarding the loss of nonconforming use status for a two-unit dwelling in the R-1 Single Family Residential District.

PIN: 09-17-305-007

Petitioner/Owner: Kendall Partners, Ltd. (Representative: Kevin Hansen), 129 Commercial Drive, Unit 7, Yorkville IL 60560

2. **Addresses:** 1777 and 1841 Busse Highway **Case Number:** 25-071-CU-V

Continued from the January 13, 2026 PZB meeting

The petitioner requests (i.) 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 & 09-21-107-039

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:** 1313-1333 E. Oakton Street **Case Number:** 26-004-V

The petitioner requests major and standard variations for (i.) building coverage exceeding the 35 percent requirement, a reduction of the minimum required front yard setback, (ii.) building height comprised of more than 2.5 stories, (iii.) reduction in the minimum landscaping requirements, and (vi.) site lighting levels less than the minimum required and with less than the minimum open design and any other exceptions, variations, waivers, and zoning relief as may be necessary to construct a new public fire station and accessory improvements.

PINs: 09-29-202-004, 09-29-202-005, 09-29-202-006, 09-29-202-007, 09-29-202-008 & 09-29-202-015

Petitioner/Owner: City of Des Plaines, 1420 Miner St., Des Plaines, IL 60016

Adjournment

Next Agenda: Next meeting is Tuesday, February 24, 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).