



Planning and Zoning Board Agenda January 13, 2026 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: December 9, 2025 Meetings
Public Comment: For matters not on the agenda

General Communications:

- Correction on PZB Calendar – Change September 8, 2026 to September 15, 2026
- January 5, 2026 City Council meeting results:
 - Ordinance Z-1-26 approving a Text Amendment to the C-7 District – Approved (6-1). *final consideration on 01/20*
 - Ordinance Z-2-26 approving CUs for a PPUD and a LASR, TPLAT, and Variations for Costco Business Center & Fuel Center at 2200 & 2400 E Devon Ave – Approved (6-1)
 - Final Plat of Subdivision from Section 13-2-8 of the Subdivision Regulations to Split Two Lots into Four Lots with Variations for Lot Width at 2234 Webster Lane and 2247 Westview Drive – Approved (7-0)
 - Consideration of an Ordinance Approving Waivers from Title 13, Subdivision Regulations, Requiring Connection to City Water Mains and Sanitary Sewer for EFN Des Plaines Property, LLC at 9661 West Golf Road – Denied (5-2) by City Council

Pending Applications:

1. **Addresses:** 9535, 9575, 9585, and 9601 E. Golf Road **Case Number:** 25-046-TPLAT-PPUD

Continued from the November 4, 2026 PZB meeting – Application withdrawn

The petitioner requests the following: i) a Tentative Plat of Subdivision to consolidate nine lots into one lot; ii) a Preliminary Planned Unit Development with a height, lot area, and required off-street parking exception for a proposed multifamily residential and single family attached residential development; and iii) any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-16-201-011-0000, 09-16-201-014-0000, 09-16-201-013-0000, 09-16-201-016-0000, 09-16-201-015-0000, 09-16-201-003-0000, 09-15-100-033-0000, 09-15-100-032-0000, 09-15-100-035-0000

Petitioner/Owner: EFN Des Plaines Property LLC, One Oakbrook Terr., Ste 600, Oakbrook Terrace, IL 60181

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

Continued from the December 9, 2025 PZB meeting - Continuance requested to January 27, 2026

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: 09-17-305-007-0000

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

3. **Address:** 1314 Cora St

Case Number: 26-002-V

The petitioner is requesting a standard variation for building coverage exceeding the 30 percent requirement to construct a covered front porch and any other exceptions, variations, waivers, and zoning relief as may be necessary.

PIN: 09-20-408-015-00000

Petitioner: Radu Alexa, 4235 N. Austin Avenue, Chicago, IL 60634

Owner: Florin Vlad, 1314 S. Cora Street, Des Plaines, IL 60018

4. **Addresses:** 1777 and 1841 Busse Highway

Case Number: 25-071-CU-V

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

Adjournment

Next Agenda: Next meeting is Tuesday, January 27, 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).