



Planning and Zoning Board Agenda November 12, 2024 Room 102 – 7:00 P.M.

Call to Order and Roll Call

Approval of Minutes: October 22, 2024 Planning and Zoning Board Meeting

Public Comment: For matters not on the agenda

General Communications:

Approval of 2025 PZB Meeting Dates

- For PZB consideration:
 - Tuesday, September 23, 2025 falls during Rosh Hashanah. Alternative date can be Tuesday, September 30, 2025.
 - Tuesday, November 11, 2025 is Veterans Day. Alternative dates can be Tuesday, November 4, 2025 or Tuesday, November 18, 2025.

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

- Case #24-064-LA: 560 W. Kathleen Drive – License Agreement for Brick Paver Driveway Apron in the Public Right-of-Way. Approved 11/8/2024.

Pending Applications:

1. **Address:** 728, 734, 750, 760 Lee Street, 1371, 1373, 1381, 1383, 1395, 1397, 1403, 1405 Prairie Ave, and 731, 735, 737 Graceland **Case Number:** 24-047-PUD-TPLAT-VAC

The petitioner is requesting the following items: (i) Preliminary Planned Unit Development for seven story, mixed use building with exceptions; (ii) Tentative Plat of Subdivision to consolidate into one lot of record; (iii) any other variations, waivers or zoning relief as may be necessary.

PINs: 09-17-425-001-0000, 09-17-425-002-0000, 09-17-425-020-0000, 09-17-425-039-0000, 09-17-425-040-0000, 09-17-425-050-0000, 09-17-425-051-0000, 09-17-425-023-0000, 09-17-425-024-0000, 09-17-425-007-0000, 09-17-425-006-0000, 09-17-425-038-0000, 09-17-425-003-0000

Petitioner: Advent Properties, LLC, 4042 North Pulaski Rd., Chicago, IL

Owner: 750 Lee LLC & Prairie Graceland LLC, 401 Huehl Rd., Ste 1A, Northbrook, IL 60062

2. Address: 1655 & 1695 S. Des Plaines River Road

Case Number: 24-054-TSUB

The applicant requests a Tentative Plat of Subdivision to consolidate the existing two lots into one lot of record, and any other variations, waivers, and zoning relief as may be necessary.

PINs: 09-28-107-008-0000; 09-28-107-009-0000

Applicant: Brickton Montessori (Representative: Erica Lane, 8622 W. Catalpa Ave, Chicago, IL 60656)

Owner: Brickton Montessori (Representative: Erica Lane, 8622 W. Catalpa Ave, Chicago, IL 60656)

Adjournment

Next Agenda: Next meeting is on Tuesday, November 26, 2024.

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.