



# Planning and Zoning Board Agenda July 11, 2023 Room 102 – 7:00 P.M.

## Call to Order and Roll Call

**Approval of Minutes:** June 27, 2023

**Public Comment:** For matters that are not on the agenda

## Pending Applications:

1. **Address :** 1065 Lee Street **Case Number:** 23-035-CU

The petitioner is requesting a conditional use permit for (i) operating an auto service repair use in the C-3 Zoning District; (ii) operating a motor vehicle sales use in the C-3 zoning district; (iii) and any other variations, waivers and zoning relief as may be necessary.

**PIN:** 09-20-214-002-0000  
**Petitioner:** Krzysztof Bernatek, 2017 De Cook Ave, Park Ridge, IL 60068  
**Owner:** Centrust Bank, 385 Waukegan Rd, Northbrook, IL 60062

2. **Address:** 733 Lee Street **Case Number:** 23-038-TA-CU-V

The petitioner is requesting (i) text amendments to the Zoning Ordinance to allow “Schools – private, elementary and high school” with a conditional use permit in the C-5 District for properties with frontage along the 700 block of Lee Street, with additional language stating an accessory allowance for kindergarten and pre-kindergarten at such schools; (ii) a conditional use permit for a “School – private, elementary and high school or amended conditional use permit as granted by Ordinance Z-024-10, whichever is necessary, to operate an elementary school (up to eighth grade) with kindergarten and pre-kindergarten programs; (iii) a conditional use permit for commercially zoned assembly; (iv) a variation to reduce the minimum required yards for the existing building on the subject property; (v) a variation to waive the recording requirement for a collective parking agreement under the off-street parking regulations; (vi) a variation to allow the continuation of parking lot surfacing, curbing, gutters, and lighting despite modifications approved through a site plan incorporated into a conditional use permit; (vii) a variation to allow continued lawful status of an existing pole sign that does not conform the minimum setback from a lot line or required base landscaping, (viii) a variation to relieve strict adherence to parking lot landscaping and parkway landscaping requirements; and (ix) any other variations, waivers, and zoning relief as may be necessary.

**PINs:** 09-20-200-042-0000, 09-20-200-006-0000  
**Petitioner:** ICCD Academy, NFP, 733 Lee Street, Des Plaines IL, 60016  
**Owner:** Trustee of Trust No. 16506, Parkway Bank and Trust Company, 4800 North Harlem Avenue, Harwood Heights, Illinois 60706 (Beneficiary: ICCD Academy, NFP)

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.