

## MEMORANDUM

Date: February 29, 2024

To: Planning and Zoning Board (PZB)

From: Samantha Redman, Senior Planner *SR*

Subject: Special Meeting/Workshop: Prairie and Lee Mixed Use Development Concept

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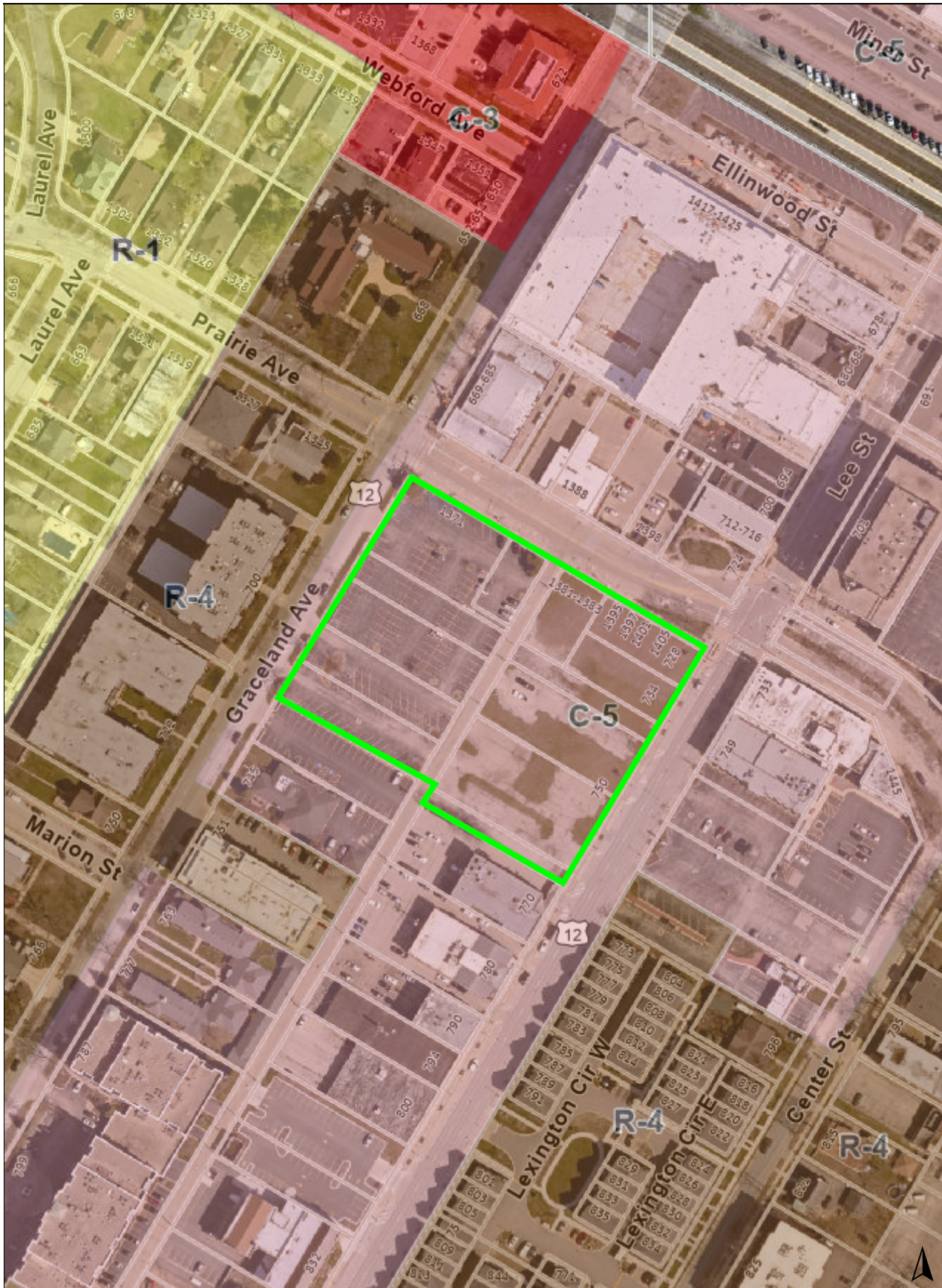
The PZB will host a special meeting/workshop on Tuesday, March 5, 2024 to discuss a proposed development located at the approximately 2.8-acre site south of Prairie Avenue between Graceland Avenue and Lee Street. This site is currently occupied by a private parking lot and vacant parcels. During the workshop, the interested developer, Advent Properties, LLC will deliver an introductory presentation, provide details on their concepts, and discuss feedback with the public and Board. *No actions or votes will be taken during this meeting.*

The City's comprehensive plan illustrates this area as intended for a mixture of urban and residential uses. The zoning of the property is C-5, Central Business District. This zoning district encourages a blend of multifamily residential and commercial development. Refer to the Prairie and Lee Workshop Materials attachment for a site plan, elevations, and renderings.

To achieve the developer's contemplated project, a Planned Unit Development (PUD), consolidation of parcels (accomplished through the Plat of Subdivision process) and a vacation of an alley would be required. The entitlement process will require public hearings/meetings with the Planning and Zoning Board (PZB) and final approval by City Council. *Note: The developer has not filed a petition for any zoning entitlements yet. The workshop is intended to provide input into the projects prior to submission of applications.*

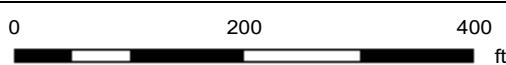
**Attachments:**

- Attachment 1: Zoning Map of Surrounding Area
- Attachment 2: Prairie and Lee Workshop Materials



**Legend**

- Subject Site
- Zoning**
- C-3: General Comm
- C-5: Central Busines
- R-1: Single Family Residential
- R-4: Central Core Residential



Print Date: 2/28/2024

Notes

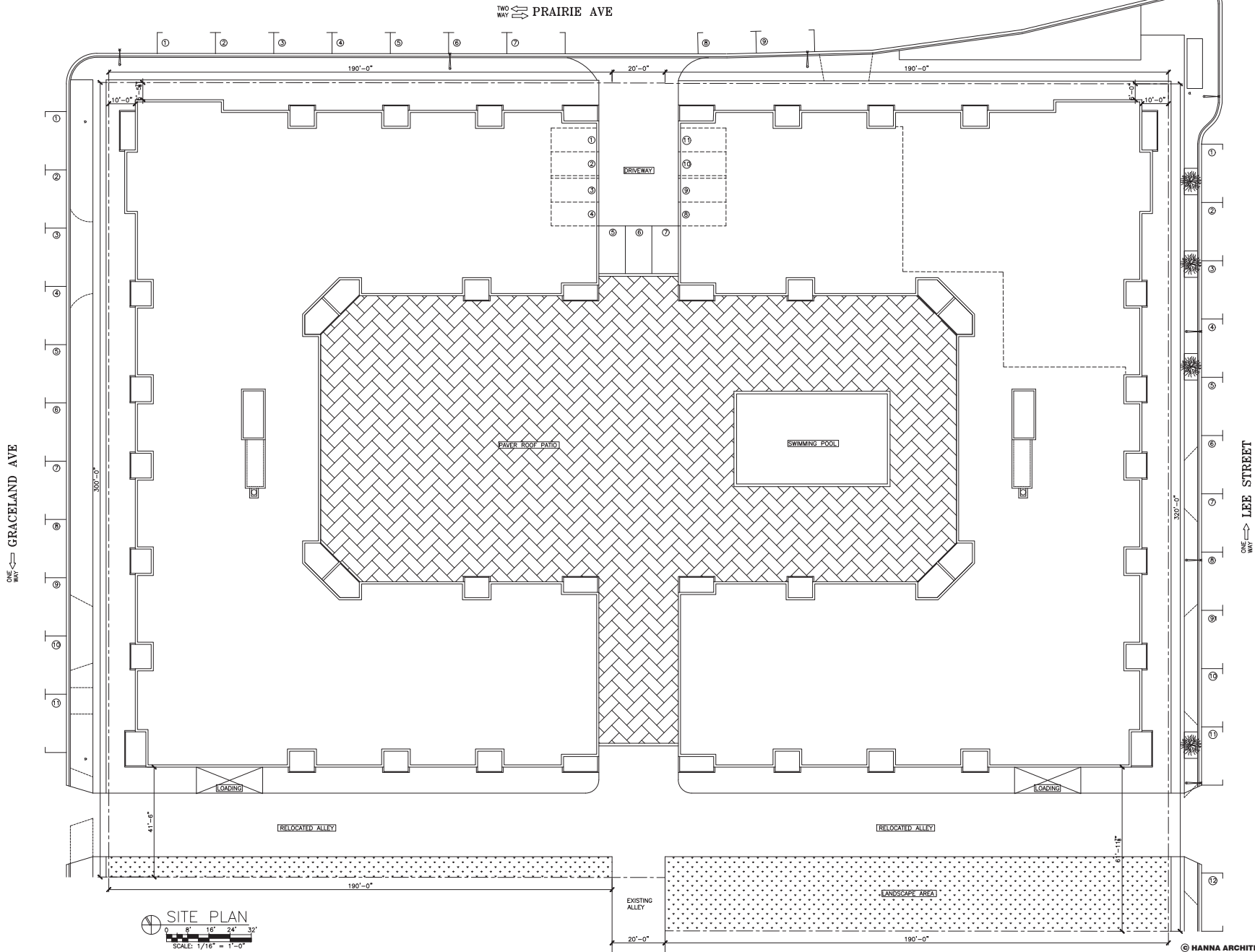
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



**760 LEE STREET**  
DES PLAINES, ILLINOIS



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**PROJECT NAME & ADDRESS**  
 760 LEE ST  
 731 GRACELAND  
 238 UNIT 7 STORY  
 BUILDING W/GROUND  
 FLOOR RETAIL  
 DES PLAINES, ILL

**SHEET TITLE**  
 SITE PLAN  
 & NOTES

**FILENAME**

**SHEET NUMBER**  
 A-1

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PARKING CALCULATION PER BUILDING:  
 24 UNIT PER FLOOR  
 (1) 3 BED x 5 FLOORS = (5) 3 BED x 2.25 = 11.25 SPACES  
 (2) 2 BED x 5 FLOORS = (110) 2 BED x 1.50 = 165.0 SPACES  
 (1) 1 BED x 5 FLOORS = (5) 1 BED x 1.00 = 5.0 SPACES  
 TOTAL = 182 SPACES  
 PUD REDUCTION = x 0.75  
 182 x 0.75 = 137 SPACES

PARKING SPACES:  
 BLDG #1 BLDG #2  
 1ST FLR - 79 1ST FLR - 69  
 2ND FLR - 64 2ND FLR - 55  
 TOTAL = 163 TOTAL = 124  
 274 SPACES REQUIRED  
 289 SPACES PROVIDED



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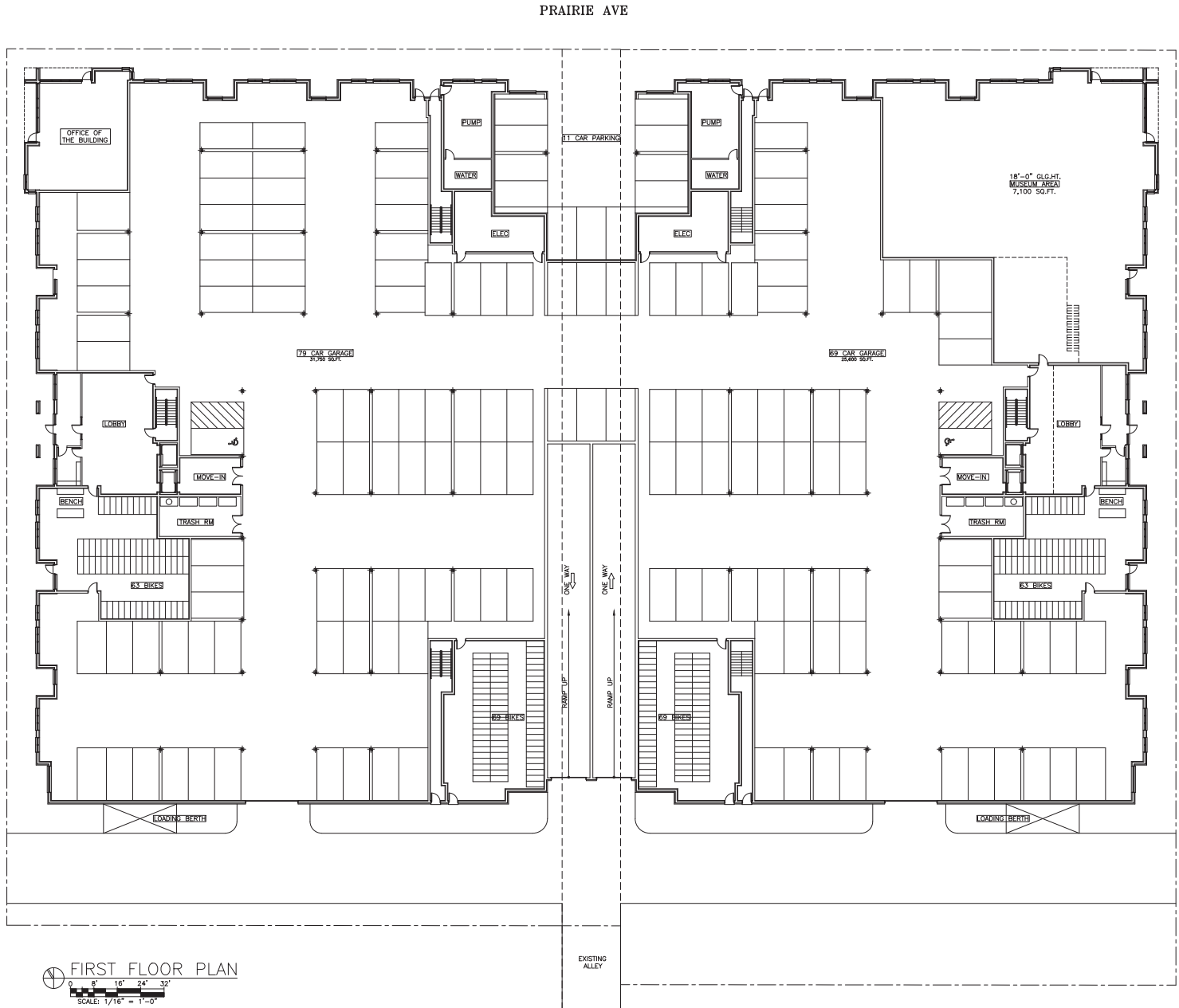


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SHEET TITLE  
 FIRST FLOOR  
 PLAN

FILENAME

SHEET NUMBER  
 A-2



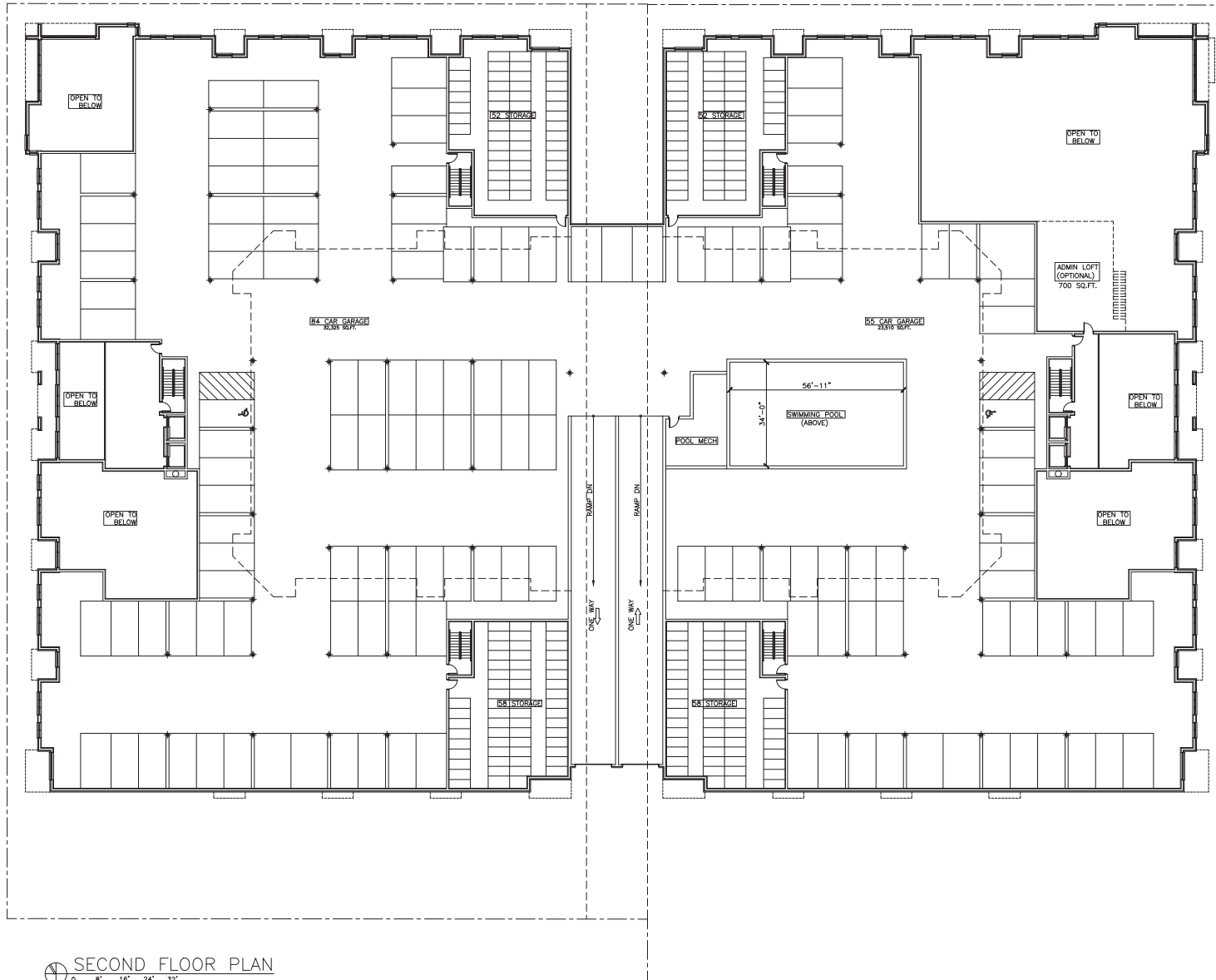
FIRST FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

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PRAIRIE AVE

GRACELAND AVE

LEE STREET



SECOND FLOOR PLAN  
 0 8' 16' 24' 32'  
 SCALE: 1/16" = 1'-0"

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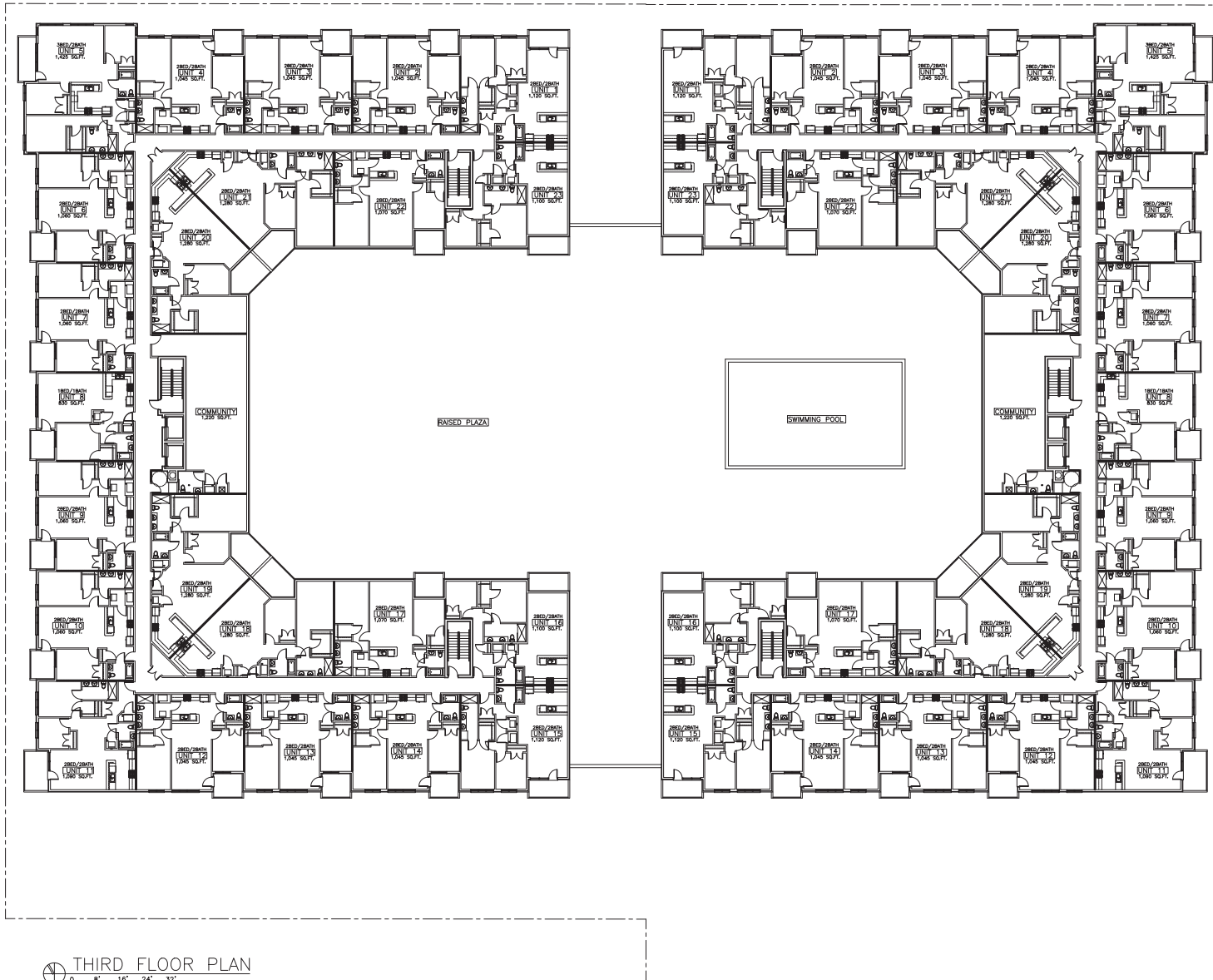
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**760 LEE ST  
 731 GRACELAND**  
**238 UNIT 7 STORY  
 BUILDING W/GROUND  
 FLOOR RETAIL**  
**DES PLAINES, ILL**

SHEET TITLE  
**SECOND FLOOR  
 PLAN**

FILENAME

SHEET NUMBER  
A-3





THIRD FLOOR PLAN  
 0 8' 16' 24' 32'  
 SCALE: 1/16" = 1'-0"



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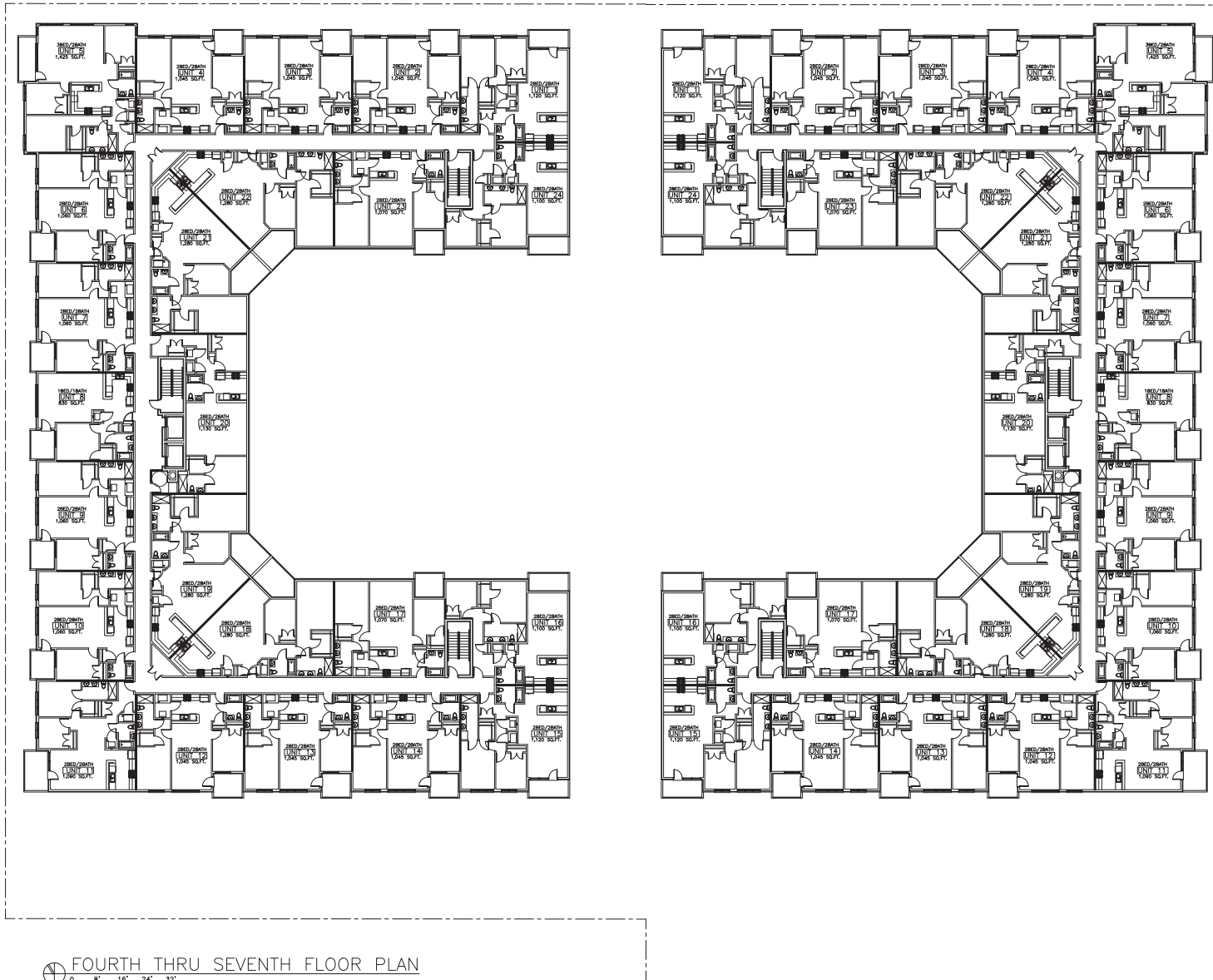
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 DES PLAINES, ILL

SHEET TITLE  
 THIRD FLOOR  
 PLAN

FILENAME

SHEET NUMBER  
 A-4

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**FOURTH THRU SEVENTH FLOOR PLAN**  
 0' 8' 16' 24' 32'  
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731 GRACELAND

**238 UNIT 7 STORY  
BUILDING W/GROUND  
FLOOR RETAIL**

**DES PLAINES, ILL**

**SHEET TITLE**

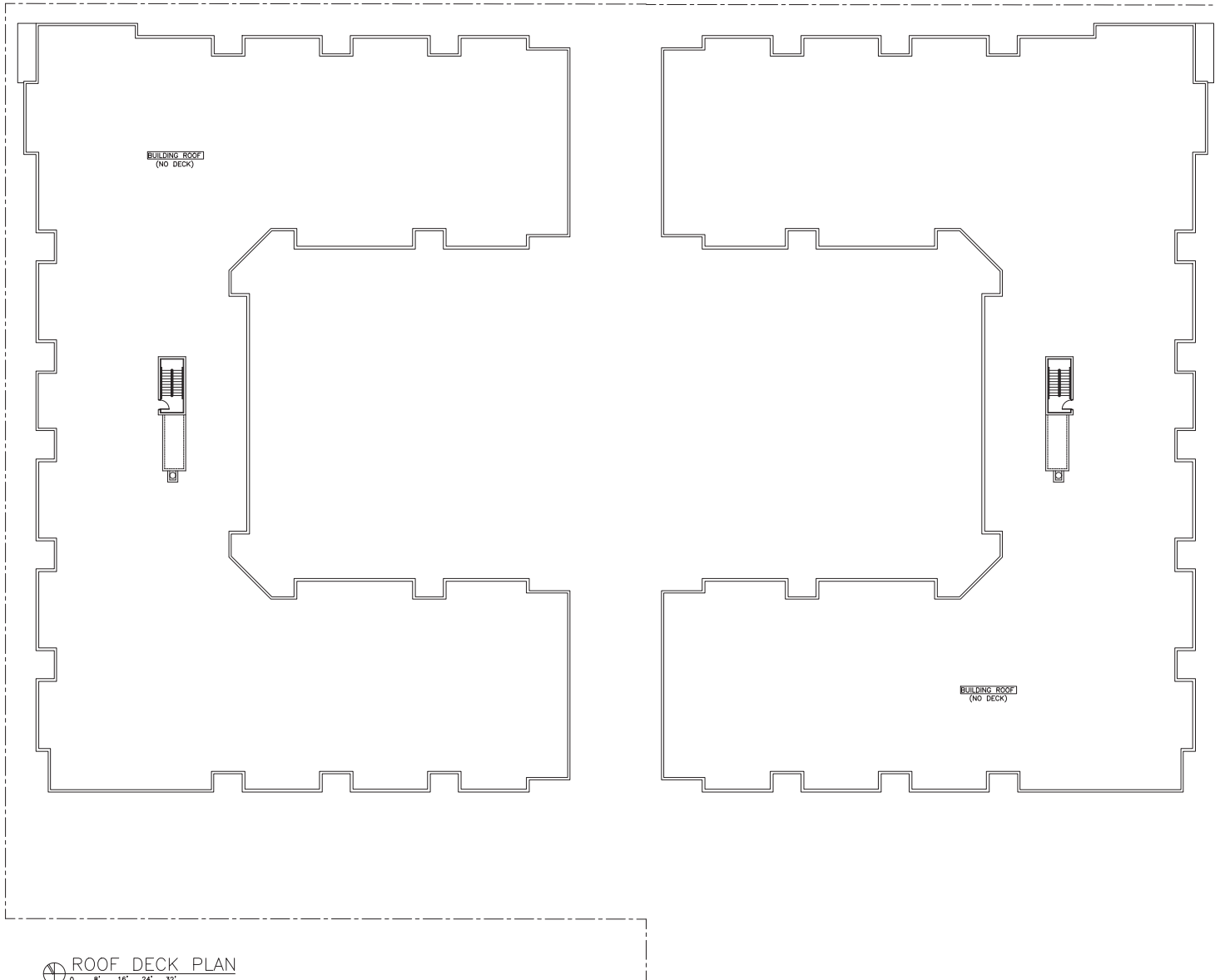
**FOURTH THRU  
SEVENTH FLOOR  
PLANS**

**FILENAME**

**SHEET NUMBER**

A-5





ROOF DECK PLAN  
 0 8' 16' 24' 32'  
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 731 GRACELAND  
 238 UNIT 7 STORY  
 BUILDING W/GROUND  
 FLOOR RETAIL  
 DES PLAINES, ILL

SHEET TITLE  
 ROOF DECK  
 PLAN

FILENAME

SHEET NUMBER  
 A-6



**EAST ELEVATION**  
 0 4' 8' 12' 16' LEE STREET  
 SCALE: 1/8" = 1'-0"

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 731 GRACELAND  
 238 UNIT 7 STORY  
 BUILDING W/GROUND  
 FLOOR RETAIL  
 DES PLAINES, ILL

**SHEET TITLE**  
 BUILDING  
 ELEVATIONS

**FILENAME**

**SHEET NUMBER**  
 A-7





NORTH ELEVATION  
 0 4' 8' 12' 16' PRAIRIE AVE  
 SCALE: 1/8" = 1'-0"

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SHEET TITLE  
 BUILDING  
 ELEVATIONS

FILENAME

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 A-8