

AGENDA
April 27, 2017

PLAN/ZONING BOARD OF APPEALS
Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

I. Call to Order

II. Roll Call

III. Approval of Minutes
March 23, 2017

IV. Old Business

V. New Business

1. Plan Commission – Public Meeting: Case No. ZBA -17-04

Applicant: Joseph Papanicholas

Address: 1201-1209 N. Drury Lane, Arlington Heights, IL 60004

Description of Request:

The applicant has purchased the property at 1209 N. Drury Lane and legally demolished the old structure on the property. The applicant is applying for a plat of consolidation/subdivision to combine the lots into a single lot so that he can legally construct an in ground pool and accessory structure on his lot. City Ordinance prohibits accessory structures to be constructed on a lot without a primary structure.

2. PZBA – Zoning Public Hearing: Case No. ZBA-17-04V

Applicant: Joseph Papanicholas

Address: 1201-1209 N. Drury Lane, Arlington Heights, IL 60004

Description of Request:

A. The applicant is requesting a variation to allow the maximum height of an accessory structure (pool house) to be 27' 1" above grade which is higher than the 15' maximum height permitted by Section 5-3-9 D of the City of Prospect Heights Zoning Code.

- This is an amended request as the original request was published and noticed for a 25'1" heights.

3. PZBA – Zoning Public Hearing: Case No. ZBA 17-05SU

Applicant: Rueben Aviles, Lucky Seven Café

Address: 1513 E. Thayer, Mt. Prospect, IL 60056.

Description of Request:

A. Consideration of a special use permit for a 950 sq. ft. sit down restaurant in the B-1 Retail Business District per Section 5-7-2 C of the Zoning Ordinance, for the property commonly known as 5 S. Wolf Road, Prospect Heights, IL 60070

4. PZBA – Zoning Public Hearing: Case No. ZBA 17-06V

Applicant: Joe Pascucci,

Address: 697 Glendale Drive, Prospect Heights, IL 60070

Description of Request:

- A. Applicant originally applied for a variation to encroach 13' into the required 15' side yard setback for the purposes of constructing a 3rd car bay onto his primary structure to store his work truck per Section 5-6-1E2 of the City of Prospect Heights Zoning Code. The application has been amended to request a variation to encroach 3' into the required 5' side yard setback for the purpose of constructing a driveway in the required side yard to access his rear yard so he can construct a detached garage per Section 5-6-2E2a

VI. Communications

- A. Grandbrier Assisted Living Facility – Grand Opening event Wednesday May 10th, 4-7 p.m.

VII. Adjournment