

AGENDA
May 25, 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
April 27, 2017

IV. Old Business

1. 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

2. 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

V. New Business

1. PZBA – Zoning Public Hearing: Case No, 17-07V

Applicant: Josef & Anna Pozniak
Address: 705 N. Elmhurst Road, Prospect Heights, IL 60070

Description of Request:

Consideration of a variation to allow a 480 square feet increase in size of an accessory structure from the allowed 720 square feet to 1,200 square feet for the purpose of constructing a detached garage as required by Section 5-3-8 of the City of Prospect Heights Zoning Code on the property commonly known as 705 N. Elmhurst Road, Prospect Heights, Illinois, in the City's R-1 Single Family Residential District.

2. PZBA – Zoning Public Hearing: Case No. 17-08V

Applicant: David Petkovich, Park View Montessori School

Address: 10521 Maloian Dr., St. Johns, IN 46373

Description of Request:

Consideration of a Special Use Permit request for a private school use at the property commonly known as 1001 Oak Ave., Prospect Heights, Illinois, in the City's R-1 Single Family Residential District per Section 5-6-1B of the City of Prospect Heights Zoning Code.

VI. Communications

VII. Adjournment