

**City of Prospect Heights
Plan/Zoning Board of Appeals
May 25, 2017**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 6:58 pm by Chairman Dash, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

II. ROLL CALL:

Present: Chairman Dash, Commissioners Frank-Watson, Patel, Roscoe, Tammen and Kempa

Absent: Commissioner DeGraf with prior notice

Present at the meeting: Director of Building & Development Daniel A Peterson.

Recording Secretary: Jennifer Myzia

III. APPROVAL OF APRIL 27, 2017 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Roscoe, to approve the meeting minutes.

ROLL CALL VOTE:

AYES: Commissioners Frank-Watson, Roscoe, Patel, Tammen and Kempa and Chairman Dash

NAYS: None

ABSENT: Commissioner DeGraf

ABSTAIN:

Motion carried.

IV. OLD BUSINESS

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

Applicant: Rueben Avilles, 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

Chairman Dash requests a motion to open public hearing 17-05SU @ 7:00 pm by

Motion by Commissioner Tammen

Second by Commissioner Frank-Watson

VOICE VOTE:

AYES: Commissioners Frank-Watson, Patel, Tammen, Roscoe and Kempa and Chairman Dash

NAYS:

Director Peterson commented that Mr. Avilles is in attendance and will be asking for one more month continuance to finalize the plans.

Mr. Avilles is sworn in by Chairman Dash

Mr. Avilles requests said continuance.

Director Peterson advises that this case will either be presented at the next PZBA meeting or a formal withdrawal of the application.

Chairman Dash requests for a motion to continue this public hearing for 17-05SU

Motion by Commissioner Roscoe

Second by Commission Kempa

VOICE VOTE:

AYES: Commissioners Frank-Watson, Patel, Tammen, Roscoe and Kempa and
Chairman Dash

NAYS:

Public hearing continued for 17-05SU @ 7:01pm

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

Chairman Dash requests a motion to open public hearing 17-06V @ 7:02 pm by

Motion by Commissioner Tammen

Second by Commissioner Roscoe

VOICE VOTE:

AYES: Commissioners Frank-Watson, Patel, Tammen, Roscoe and Kempa and
Chairman Dash

NAYS:

Director Peterson commented that Mr. Pascucci is present and that they (Director Peterson and Mr. Pascucci) have been in communication with his engineer and architect and that they are looking at alternatives to the application which includes dealing with flood plain construction and flood proof construction.

Mr. Pascucci remains sworn in from the last meeting. Mr. Pascucci is hoping to have all the information together within the next two weeks.

Due to pre-arranged commitments Mr. Pascucci will be unable to attend the PZBA meeting on June 22nd however, he will arrange to have someone, most likely his attorney, present to represent himself.

Chairman Dash requests for a motion to continue this public hearing for 17-06V

Motion by Commissioner Tammen

Second by Commission Roscoe

VOICE VOTE:

AYES: Commissioners Frank-Watson, Patel, Tammen, Roscoe and Kempa and
Chairman Dash

NAYS:

Public hearing continued for 17-06V @ 7:05pm

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.

Director Peterson – this morning, May 25th, we received written notification from the applicants that they are withdrawing the application for this zoning request. Should they want to bring this case back or do another type of variation they would have to go through the formal application process so this request is hereby withdrawn.

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.

Director Peterson – this evening, May 25th, we received written notification from the applicants that they are withdrawing their request. No specific reason was given other than they are not going to move forward at this time. Should conditions change they will have to reapply.

VI. Communications

Chairman Dash attended the Mayor's Breakfast and sat with local business winners.

Director Peterson states the Strategic Directions Committee is discussing a potential City Center Concept and have been looking at other potential re-development sites.

VII. Adjournment: At 7:10 p.m.

Motion to Adjourn: Commissioner Kempa

Second: Commissioner Roscoe

Voice Vote: Unanimous