

AGENDA

July 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 May 25, 2017

IV. Old Business

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

Applicant: Rueben Avides, 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. Plan Commission - Public Meeting: Site Plan Approval Variation to Flood Control Ordinance

Applicant: Joe Pascucci,
Address: 697 Glendale Drive, Prospect Heights, IL 60070

Description of Request:

Variation to the Flood Control requirements of the City Code as outlined in Section 7-1-12 for the purposes of constructing a 720 sq. ft. detached garage (non-habitable) in a flood plain.

2. PZBA – Zoning Public Hearing: Case No. ZBA 17-09TA

Applicant: MGR Realty LLC,

Address: 2970 Maria Ave #210, Northbrook IL 60062

Description of Request:

- A. Request a text amendment to Section 5-2-2 Definitions and Section 5-6-1A Permitted Uses, by amending the definition of Family; adding a definition for Family Community Residence; and adding Family Community Residence as a permitted use in the R-1 Single Family Residential District

VI. Communications

VII. Adjournment