

AGENDA
December 13, 2023

SPECIAL MEETING
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 17, 2023 Zoning Review Workshop
October 26, 2023 Regular Meeting

IV. Old Business

V. New Business

1. PZBA Case No. 23-17 SU – Public Hearing

Applicant: Bhavin & Nikunj Patel

Address: 1311 E Rand Rd Unit A, Arlington Heights, IL 60004

Description: The applicants seek approval for a sit down restaurant build out of an existing 2,160 ± sq. ft. vacant retail space. The parking classification per code is Class #16 Based upon the requirement for off-street parking, the restaurant would require 22 parking spaces. The existing parking lots in the front and rear of the property appear to be adequate to accommodate the required parking demand of the center.

VI. Public Comment

VII. Previous Application Updates

VIII. Communications

IX. Adjournment