

AGENDA

May 22, 2024

REGULAR 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

1. April 25, 2024 Regular Meeting

IV. Old Business - None

V. New Business

1. PZBA -: Case No. ZBA 24-06 PUD - Public Hearing Amendments and Variations

Applicant: Manny Rafidia, Prospect Crossing Shopping Center
Address: 1215-1299 N. Rand Rd., Prospect Heights, IL 60070

Description of Request:

- A. The petitioner is seeking an amendment to Ordinance #O-88-36 for consideration of amendments and variations to an existing PUD, per section 5-11-12 of the City of Prospect Heights Zoning Code;

- 1) Amend list of approved uses to include drive-through restaurants;
- 2) Plat or Subdivision to create two out lot parcels for future development;
- 3) Reduction in total Off Street parking for the PUD; and
- 4) Increase the number of allowed secondary walls signs from 1 to 2 for the new out lots in the City's B-4 General Services PUD District.

2. PZBA Case No. ZBA 24-07 SUB – Public Meeting/Plan Commission

Applicant: Darrion Roszkowiak
Address: 201 W. Kenilworth, Prospect Heights, IL 60070

Description: Mr. Roszkowiak owns the property at 201 W. Kenilworth which is part of Lot 9 in Smith and Dawson's 6th Addition to Country Club Acres subdivision. According to Section 5-3-17 (E2) of the City of Prospect Heights Municipal Code, the owner is required to create a single lot of record for the property.

3. PZBA Case No. ZBA 24-08 V – Public Hearing

Applicant: Hector and Erica Salazar
Address: 309 E. Palatine Rd., Prospect Heights, IL 60070

Description: Mr. and Mrs. Salazar are the contract purchasers of the property located at 309 E. Palatine Rd. The petitioners are seeking two variations:

- 1) Variation to reduce the minimum lot size from 20,000 sq. ft. to 14,727 sq. ft.;
- 2) To increase the allowable FAR from 20% to 21.5% (215 sq. ft.) to allow for the construction of a new single family home in the City's R-1 Single-Family Residential District

VI. Public Comment

VII. Previous Application Updates

VIII. Communications

IX. Adjournment