



**City of Prospect Heights
PLANNING & ZONING BOARD OF APPEALS
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REGULAR MEETING**

Wednesday, January 29, 2025 at 7:00 PM

**Prospect Heights City Hall
8 North Elmhurst Road - 7 pm**

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- A.** November 20, 2024 Regular Meeting Minutes

4. OLD BUSINESS

A. CONTINUATION: PZBA – Case #24-13 V – Public Hearing Corner Side Yard Variation

Applicant: Michaelangelo Monterrosa

Address: 1 E. Willow Rd., Prospect Heights, IL 60070

Description of Request: Applicant is seeking to amend the approved conditions of variation Ordinance #O-08-33 to increase the height of the fence from 4' to 6'; and change the material from cedar/chain-link to solid white vinyl and maintain the approved 25' corner side yard setback encroachment per Section 5-3-4 H1f(2) of the City of Prospect Heights Zoning Code.

5. NEW BUSINESS

A. PZBA Case #25-01 SU – Public Hearing

Applicant: Maria Gonzalez

Address: 1209 B N. Elmhurst Rd., Prospect Heights, IL 60070

Description of Request: Applicant is requesting a Special Use Permit for a 1,050 sq. ft. sit down restaurant in the B-1 Zoning District per 5-7-2 C of the City of Prospect Heights Zoning Code.

B. PZBA Case #25-02 V/SU – Public Hearing

Applicant: Prospect Heights Fire District, Chief Smith

Address: 10 E. Camp McDonald, Prospect Heights, IL 60070

Description of Request: Consideration of an expansion of the Special Use of the fire station per 5-6-1 B Special Use; and Variations to Section 5-6-1 E Yard Areas to reduce the required yards and 5-8-6 Table of Off Street Parking for a

reduction in the minimum required parking spaces to construct an addition and remodeling of the Prospect Heights Fire Protection District fire station legal non-conforming property in the City's R-1 Single Family Residential District.

- 6. PUBLIC COMMENT ON NON-AGENDA MATTERS (FIVE MINUTE TIME LIMIT)**
- 7. PREVIOUS APPLICATION UPDATES**
- 8. COMMUNICATIONS**
- 9. ADJOURNMENT**

Posted by 7:00 PM, January 27, 2025