

AGENDA
April 25, 2019

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
January 24, 2019 Regular Meeting

IV. Old Business
None

V. New Business

1. PZBA – Zoning Public Hearing: Case No. ZBA 19-05 V

Applicants: Kurt Schaerli and Alexis Iatrapoulos
Address: 1008 Sherwood Dr., Prospect Heights, IL 60070

Description of Request:

- A. Applicants are seeking variations to Section 5-3-4 H1f(2) of the City of Prospect Heights Zoning Code to allow the reduction of the required corner yard setback from 30' to 5' and the reduction of the required reverse corner side yard setback from 30' to 5' for a distance of 50' and the reduction of the 80% open requirement for a fence in a reverse corner yard for the construction of a 6' wood and vinyl fence.

2. PZBA – Zoning Public Hearing: Case No. ZBA 19-06 SU/V

Applicant: Crown Castle, represented by Tom Lang, Insite Inc
Address: 10 E. Camp McDonald Rd., Prospect Heights, IL 60070

Description of Request:

- A. Applicant is seeking a special use and variations to Section 5-3-15 G of the City of Prospect Heights Zoning Code to allow the removal and reconstruction a commercial communications tower in the R-1 Residential Zoning District.

3. PZBA – Zoning Public Hearing: Case No. ZBA 19-07 V

Applicant: David A. Gutzmer
Address: 104 Alton Rd., Prospect Heights, IL 60070

Description of Request:

- A. Applicant is seeking a variation to encroach into a required side yard setback from 15' to 8' 4" to construct a garage addition to the primary structure per Section 5-6-1 E2 of the City of Prospect Heights Zoning Code on the property commonly known as 104 Alton Rd., Prospect Heights, Illinois, in the City's R-1 Single Family Residential District.

VI. Previous Application Updates

- A. PZBA 19-01 TA/SU: Way to Go Limosuine – Approved by Council. Operating
- B. PZBA 19-02: Stery Trucking – Withdrawn by applicant.
- C. PZBA 19-03 & 04: Conor Commercial approved by council. Closing Scheduled.

VII. Communications

- A. Cook County Economic Disclosure Statement – PZBA members will be receiving their notice by email sometime in February. Must be completed prior to May 1, 2019.

VIII. Adjournment