

PLAN/ZONING BOARD OF APPEALS
Regular Meeting
April 23, 2020

Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

NOTICE. MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Priztker Executive Order 2020-07, which suspends the requirement of the Illinois Open Meetings Act requiring in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, the City of Prospect Heights Planning Zoning Board of Appeals will be using the virtual meeting platform, Zoom. All staff and PZBA members will be meeting virtually through this platform. See meeting instructions at the bottom of the agenda. Public comments can be emailed in advance of the meeting to dpeterson@prospect-heights.org.

AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes
February 27, 2020 Regular Meeting

IV. Old Business
None

V. New Business

1. PZBA – Zoning Public Hearing: Case No. ZBA 20-05 V

Applicants: Joe Fiorito

Address: 13 S. Wildwood Rd., Prospect Heights, IL 60070

Description of Request:

A. Applicant is seeking a Variation to reduce the required side yard setback from 5' to 1.0' for the construction of a driveway for access to a proposed new detached garage on the property in the R-1 Single Family Residential District as required by Section 5-8-2; E2A of the Prospect Heights Zoning Code.

2. PZBA – Zoning Public Hearing: Case No. ZBA 20-06 SU

Applicant: Joe Fontana, Fry the Coop

Address: 680 N. Milwaukee Ave, Prospect Heights, IL 60070

Description of Request:

A. Applicant is seeking a Special Use Permit to operate a sit down restaurant with drive-thru in a B-2 General Commercial District per Section 5-7-4 C of the Prospect Heights Zoning Code.

3. PZBA – Zoning Public Hearing: Case No. ZBA 20-07 V

Applicants: Victor and Jacqueline Bompreszi
Address: 307 Williams Way, Arlington Heights, IL 60004

Description of Request:

- A. Applicants are seeking a variation to Section 5-6-1 H1 of the City of Prospect Heights Zoning Code to increase the maximum allowable Floor Area Ratio (FAR) for a primary building from 20% (4,000 sq. ft.) to 24.5% (4,916 sq. ft.).

4. Review of the 2020 City of Prospect Heights Zoning Map

VI. Previous Application Updates

- A. PZBA 19-16 SU: Lola’s Pizza Palace – status update
- B. PZBA 20-02 SU: 10 E. Camp McDonald – Crown Castle

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, 2020.

VIII. Adjournment

Virtual meeting platform log-in instructions.

Join Zoom Meeting
<https://zoom.us/j/231825201>

Meeting ID: 231 825 201

Dial by your location
+1 312 626 6799 US (Chicago)
888 788 0099 US Toll-free
877 853 5247 US Toll-free

Access to the meeting site will open 10 minutes prior to the meeting start time. To view any materials presented you must participate by signing in to the meeting link.