

AGENDA
June 27, 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
April 25, 2019 Regular Meeting

IV. Old Business

1. PZBA – Zoning Public Hearing: Case No. ZBA 19-06 SU/V – WITHDRAWN PER APPLICANT

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

Description of Request:

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.

V. New Business

1. PZBA – Zoning Public Hearing: Case No. ZBA 19-09 Map Amendment/Rezoning

Applicant: Lutheran Church Charities, Tim Hetzner, President/CEO
Address: 2978 & 3020 Milwaukee Ave. Northbrook, IL 60062

Description of Request:

Applicant has applied for consideration of an application for a map amendment for rezoning of the subject property from B2 General Commercial District for 2978 Milwaukee Ave., and R1 Single Family Residential District for 3020 Milwaukee Ave. recently annexed parcels to B3 Commercial, Wholesale and General Services District per Title 5-7-5 B of the City of Prospect Heights Zoning Code.

2. PZBA – Plan Commission: Case No. ZBA 19-10 SU/LC

Applicant: Lutheran Church Charities, Tim Hetzner, President/CEO
Address: 2978 & 3020 Milwaukee Ave. Northbrook, IL 60062

Description of Request:

The applicant is seeking final plat of subdivision for the Lutheran Church Charities Prospect Heights Consolidation.

3. PZBA – Zoning Public Hearing: Case No. ZBA 19-11 TA

Applicant: Robert W. Kirk, Architect
Address: 33 E. Palatine Rd. Prospect Heights, IL 60070

Description of Request:

Applicant seeking a Text Amendment to add Tractor/Trailer servicing and repair and Tractor/Trailer rental and leasing as permitted special uses to Section 5-7-6 C of the City's Zoning Code.

4. PZBA – Zoning Public Hearing: Case No. ZBA 19-12 SU

Applicant: Robert W. Kirk, Architect

Address: 33 E. Palatine Rd. Prospect Heights, IL 60070

Description of Request:

Applicant is requesting three Special Use approvals: 1) allow Tractor/Trailer servicing and repair, 2) Tractor/Trailer rental and leasing, and 3) allow private parking lot to lease no more than 39 spaces to independent truck drivers.

VI. Previous Application Updates

1. PZBA 19-04 & 19-04 – 25-35 Piper Lane: Conor Commercial: Ground breaking July 18, 2019.
2. PZBA 18-16 – 1320 N. Rand Rd: EverClean Carwash: Notified that project has received MWRD approval and is waiting on IDOT.
3. PZBA 19-07 – 104 Alton: City Council approved and permit issued.
4. PZBA 19-08 – 307 S. Parkway: Council approved and applicant has submitted for permit.

VII. Communications

1. Next meeting July 25, 2019

VIII. Adjournment