

PLAN/ZONING BOARD OF APPEALS
Regular Meeting
August 27, 2020

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

NOTICE. MEETING MODIFICATION DUE TO COVID-19

Pursuant to the Governor’s Executive Orders, the Governor has made a disaster declaration in response to COVID-19. In accordance with 5 ILCS 120/7(e), the head of the public body has determined that an in-person meeting of all of the individual Council members under the Open Meetings Act is not practical or prudent. The PZBA Chairperson (Danielle Dash) will attend in person. The Board and members of the public may continue to attend the meeting virtually via Zoom as attendance in the board room is not feasible. Public comment may be emailed to Building Director Dan Peterson dpeterson@prospect-heights.org at least two hours prior to the scheduled meeting. Said email will be read by a representative of the Board at said meeting or otherwise placed into the record. See meeting instructions at the bottom of the agenda.

AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes
July 23, 2020 Regular Meeting

IV. Old Business

1. PZBA – Zoning Public Hearing: Case No. ZBA 20-11 V – Recommitted by Council
New Evidence presented.

Applicant: Lukasz Borkowski,
Address: 905 Edward Rd., Prospect Heights, IL 60070

Description of Request:

Applicant is seeking the following variations:

- 1) To allow a 37’ foot recreational vehicle in excess of the 32’ maximum allowed for parking and storage of a recreational vehicle per Section 5-8-4 B3; and
- 2) To reduce the required side yard setback from 5’ to 1.5’ for the construction of a driveway to access the rear yard as required by Section 5-8-2; E2A. Description of Request:

V. New Business

1. PZBA – Zoning Public Hearing: Case No. 20-13 V – Variation

Applicant: Joseph Pollina
Address: 213 Shannon Dr. Prospect Heights, IL

Description of Request: Variation to encroach 4' into the required side yard setback from 15' to 11' for the construction of an addition to the primary structure as required by Section 5-6-1 E2 of the Prospect Heights Zoning Code.

2. PZBA – Zoning Public Hearing: Case #20-14 V - Variation

Applicant: Christopher Pangandian
Address: 100 S. Wheeling Rd., Prospect Heights

Description of Request: Variation to increase the size of an accessory structure (shed) from 200 sf. to 288 sf. on the property in the R-1 Single Family Residential District as required by Section 5-3-4G of the Prospect Heights Zoning Code.

3. PZBA – Zoning Public Hearing: Case #20-15 SU/V – Special Use and Variation

Applicant: Eunice Lee, Ever Clean Car Wash
Address: 1318 N. Rand Rd., Arlington Heights, IL

Description of Request: Special Use and Variation to install an electronic message center into the existing monument sign within 500' of an existing electronic message center sign on the same street per Section 5-9-5A of the Prospect Heights Zoning Code.

4. PZBA – Zoning Public Hearing: Case #20-16 TA – Text Amendment

Applicant: Matt Welch, Agent for Hawthorne Racecourse, Inc.
Address: 1250 S. River Rd., Prospect Heights, IL

Description of Request: Text Amendment to amend Section 5-3-2 Definitions of “Off Track Betting Facility” by adding “Sports Wagering”. This would allow sports wagering as a permitted special use at the Hawthorne Club OTB.

5. PZBA – Zoning Public Hearing: Case #20-17 TA – Text Amendment

Applicant: Dan Peterson, City of Prospect Heights
Address: 8 N. Elmhurst Rd., Prospect Heights, IL

Description of Request: Text Amendment to amend the table in Section 5-3-4 G: Permitted Buildings, Structures and Uses to permit certain sports equipment in yards in Section 5-3-4: Lot Coverage of the City of Prospect Heights Zoning Code.

VI. Previous Application Updates

VII. Communications

1. PZBA Case #20-08 continued until Thursday August 20, 2020 @ 7:00 p.m. – Zoom format

VIII. Adjournment

Virtual meeting platform log-in instructions.

You are invited to a scheduled Zoom meeting.

Planning/Zoning Board of Appeals Teleconference Meeting

PZBA Agenda
August 27, 2020

Thursday, August 27, 2020
at 7:00pm

Join Meeting by Computer:
<https://us02web.zoom.us/j/85292664370>

Meeting ID: **852 9266 4370**

Join Meeting by Telephone:
1-888-788-0099
1-312-626-6799

Meeting ID: **852 9266 4370**

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.