

**City of Prospect Heights
Plan/Zoning Board of Appeals
January 27, 2022**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:02 pm by Chairman Mellen, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois. Meeting held via Zoom Meeting.

II. ROLL CALL:

Present: Chairman Mellen, Commissioners Kempa, DeGraf, Tammen, Patel and Rygiel

Absent: Commissioner Saewert by prior notice

Quorum is present.

Present at the meeting: Director of Building & Development Daniel A. Peterson and Recording Secretary: Jenn Myzia

III. APPROVAL OF November 18, 2021 MINUTES

Motion made by Commissioner DeGraf, seconded by Commissioner Kempa to approve the meeting minutes as with corrections.

ROLL CALL VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Rygiel and Chairman Mellen

NAYS:

ABSENT: Commissioner Saewert

ABSTAIN:

Motion carried 6:0:1:0

IV. OLD BUSINESS: NONE

V. NEW BUSINESS

1. PZBA – Zoning Public Hearing: Case No. ZBA 22-03 SU. 1421 N. Rand Rd.

Applicant: Thomas Ragauskis, Bar Salotto

Address: 1421 N. Rand Rd., Arlington Heights, IL 60004

Description of Request: Special Use to Operate a 2,730 ± sq. ft. sit down restaurant with outdoor dining, in the B-2A General Commercial District per 5-7-3 C of the City of Prospect Heights Zoning Code.

Director Peterson describes the case to be presented.

Chairman Mellen requests a motion to open the public hearing for 22-03 SU at 7:08 pm

Motion by Commissioner Tammen

Second by Commissioner DeGraf

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Rygiel and Chairman Mellen

NAYS:

ABSENT: Commissioner Saewert

ABSTAIN:

Approved 6:0:1:0

Chairman Mellen swears in the applicants.

Mr. Ragauskis presents his case.

Chairman Mellen opens the floor to the public.

Chairman Mellen requests questions for the applicants from the commissioners.

Mr. Ragauskis and Mr. Jay Brizzolara answer the questions posed by the commissioners.

Chairman Mellen requests a motion to close the public hearing for 22-03 SU at 7:15 pm

Motion by Commissioner DeGraf

Second by Commissioner Kempa

VOICE VOTE:

AYES: Commissioners Tammen, Patel, Kempa, DeGraf, Rygiel and Chairman Mellen

NAYS:

ABSENT: Commissioner Saewert

ABSTAIN:

Approved 6:0:1:0

Public Hearing is closed.

Director Peterson states the green cards from the notice to neighbors have been submitted and will become Exhibit 10.

Chairman Mellen requests a motion to receive into the public record the staff review of the zoning compliance for the application 22-03 SU with the zoning standards as presented by staff and to make these standards a part of the official record of this application.

Motion by Commissioner Tammen

Second by Commissioner DeGraf

VOICE VOTE:

AYES: Commissioners Rygiel, Tammen, Patel, Kempa, DeGraf & Chairman Mellen

NAYS:

ABSENT: Commissioner Saewert

ABSTAIN:

Approved 6:0:1:0

Chairman Mellen requests a motion to recommend that City Council approve the application 22-03 SU for consideration of a Special Use to Operate a 2,730 ± sq. ft. sit down restaurant with outdoor dining, in the B-2A General Commercial District per 5-7-3 C of the City of Prospect Heights Zoning Code.

Motion by Commissioner Tammen

Second by Commissioner Patel

ROLL CALL:

AYES: Commissioners DeGraf, Patel, Tammen, Rygiel, Kempa & Chairman Mellen

NAYS:

ABSENT: Commissioner Saewert

ABSTAIN:

Approved 6:0:1:0

This case will appear before City Council on February 14, 2022

VI. Public Comment

VII. Previous Application Updates

A. PZBA 21-03 SU WAM business is going well

VIII. Communications

A. There will be a meeting in February, 2022

B. Economic disclosure statements

IX. Adjournment 7:21 pm

Motion to Adjourn: Commissioner DeGraf

Second: Commissioner Tammen

ROLL CALL:

AYES: Commissioners Kempa, Patel, DeGraf, Rygiel, Tammen and Chairman Mellen

NAYS:

ABSENT: Commissioner Saewert

ABSTAIN:

Approved 6:0:1:0