

**City of Prospect Heights
Plan/Zoning Board of Appeals
March 22, 2018**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:01 pm by Chairman Dash, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

II. ROLL CALL:

Present: Chairman Dash, Commissioners Kempa, DeGraf, Tammen, Mellen and Commissioner Patel will be in attendance but late by prior notice.

Absent:

Present at the meeting: Assistant Director of Building & Development Darrell Taylor and Code enforcement Officer Michael Porzycki. Recording Secretary: Jennifer Myzia

III. APPROVAL OF February 22, 2018 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Kempa, to approve the meeting minutes.

ROLL CALL VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, and Mellen

NAYS:

ABSENT: Commissioner Patel

ABSTAIN: Chairman Dash

Motion carried.

IV. OLD BUSINESS

1. PZBA – Zoning Public Hearing: Case No. ZBA 17-13TA

Applicant: City of Prospect Heights,

Address: 8 N. Elmhurst Road, Prospect Heights, IL 60070

Description of Request:

- A. Applicant is seeking a Text Amendment in regard to various changes and additions related to commercial Vehicle parking in the R1 Residential District.

Michael Porzycki, Code Enforcement Officer for the City of Prospect Heights requests a continuance on behalf of the City of Prospect Heights to Wednesday April 25th, 2018 to allow for public information and education. Mr. Porzycki reported two successful committee meetings have produced a revised draft ordinance. The revised ordinance has been publicized and made available for public review.

Chairman Dash requests a motion to continue public hearing 17-13TA.

Mr. Porzycki informs the public he will be available after the continuance for any questions pertaining to the proposed truck ordinance.

Motion by Commissioner Kempa
Seconded by Commissioner DeGraf
Roll Call Vote

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

NAYS:

ABSENT:

ABSTAIN:

Motion carried.

Case 17-13Ta has been continued to Wednesday April 25th, 2018 at 7:00pm in the Council Chambers of City Hall, 8 N Elmhurst Rd. Prospect Heights, IL.

V. NEW BUSINESS

1. PZBA – Zoning Public Hearing: Case No. ZBA-18-03SU

Applicant: Oh Enterprises Inc.,

Address: 658 N Milwaukee Ave, Prospect Heights, IL 60070

Description of Request:

- A. Special Use to allow a sit down restaurant at Palwaukee Plaza in the City's B2 General Commercial District.

Chairman Dash informed the public that Director Peterson provided the information to the Board that a Special Use permit is required for a sit-down restaurant in the B2 General Commercial District and that the applicant is proposing a build out of an existing 2500 square foot vacant tenant space at the address of 658 N. Milwaukee Ave. The restaurant will have seating for approximately 32 patrons and the current parking lot is capable of providing the required spaces necessary to accommodate the use. The applicant will be required to submit a building permit for review of the improvements as part of the special use process. The applicant is not seeking a liquor license. According to all exhibits included in the packet the request meets all the requirements necessary for the special use.

Chairman Dash requests a motion to open public hearing 18-03SU at 7:06 pm by

Motion by Commissioner Tammen

Second by Commissioner Mellen

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Mellen and Chairman Dash

NAYS:

Chairman Dash swears in the applicant.

Joshua Kim, 3632 Breitwieser Lane Naperville, IL 60564

Mr. Kim states this will be the second store called Oh Enterprises dba Lollipop Chicken Wings. (Mr. Kim shows a photo to the board and all public present.) Mr. Kim describes how the chicken wings look like lollipops with the bone acting as the stick of the lollipop and the meat as the candy. The chicken wings are made with a secret sauce made for more than 35 years.

Chairman dash requests any other persons wishing to testify and then opened up discussion for the commissioners.

Commissioner DeGraf asks what the hours will be.

Mr. Kim responds 11am-9pm seven days a week.

Commissioner DeGraf asks if the other location serves beer and/or wine.

Mr. Kim responds no. The concept is to provide family food with no alcohol.

Commissioner Kempa asks how long the other location has been in operation.

Mr. Kim responds it has been two-three months and informs the third and fourth stores are planning to open within six to seven months. Mr. Kim states that the Chinese and Korean communities are aware of this restaurant and are waiting for it to open.

Commissioner Mellen asks how business has been at the first store.

Mr. Kim states it has been great. The business is about 60% takeout. They are in the process of looking into delivery but most of the clientele does pick-up.

Chairman Dash requests a motion to close the public hearing on case ZBA 18-03SU

Motion by Commissioner DeGraf
Seconded by Commissioner Kempa
Roll Call Vote

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

NAYS:

ABSENT:

ABSTAIN:

Motion carried.

Public hearing closed for 18-03SU at 7:12 pm

Chairman Dash requests a motion to receive into the public record the staff review of the compliance of this application with the zoning standard as presented by staff this evening and to make these standards part of the official record for the application.

Motion by Commissioner DeGraf
Second by Commission Tammen

VOICE VOTE:

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

NAYS:

Chairman Dash requests a motion to recommend that the City Council approves the application for a special use to allow a sit-down restaurant at Palwaukee Plaza in the City' B2 General Commercial District

Motion by Commissioner Tammen
Second by Commission Mellen

ROLL CALL VOTE:

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

NAYS:

ABSENT:

ABSTAIN:

Motion carried.

Chairman Dash stated this case will be heard at the City Council meeting Monday April 9, 2018.

2. Plan Commission – Public Meeting: Case No. ZBA-18-04 – Final Plat of Re-subdivision

Applicant: Thorntons, Inc

Address: 1600 N. Rand Road, Arlington Heights, IL 60004

Chairman Dash requests a motion to open the public meeting fro case 18-04 – Final Plat of re-subdivision at 7:14 pm.

Motion by Commissioner Kempa

Seconded by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

Chairman Dash swears in the applicant's representative.

Mr. Drew Zazofsky, 2600 James Thornton Way, Louisville KY

Mr. Zazofsky states the special use permit had previously been issued, the incentive agreement has already been negotiated, the building permit has already been applied for, this is to take the two parcels of land and combine into one lot PIN for tax purposes.

Chairman Dash asks if anyone has any questions.

Chairman Dash requests a motion to close the public meeting on case 18-04.

Motion by Commissioner Tammen

Seconded by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

Public meeting closed for 18-04 at 7:16 pm

Chairman Dash requests a motion to recommend that the City Council approve the final plat of re-subdivision.

Motion by Commissioner DeGraf

Second by Commission Kempa

VOICE VOTE:

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

NAYS:

Chairman Dash stated this case will be heard at the City Council meeting Monday April 9, 2018.

VI. Communications

Chairman Dash communicates the next PZBA meeting will meet on Wednesday April 25, 2018 not Thursday April 26th.

VII. Adjournment: At 7:17 p.m.

Motion to Adjourn: Commissioner Mellen

Second: Commissioner DeGraf

Voice Vote: Unanimous