



City of Prospect Heights

Department of Building & Zoning
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MEMORANDUM

Date: June 19, 2020

To: Danielle Dash – Chairman
Plan/Zoning Board Commissioners

From: Daniel A. Peterson, Director of Building & Development

Subject: ZBA Case No. 20-08 MA, SU, PUD Subdivision
Lexington Homes, Reserve at Muir Park Residential Development
1001 and 999 Oak Ave., Prospect Heights, IL 60070

Please be advised that the City has received an application for a Map Amendment, Special Use, Planned Unit Development and Subdivision approval. A public hearing has been scheduled for Thursday June 25, 2020 at 7:00 p.m. Due to Governor Pritzker's executive order this meeting will be a virtual meeting using the Zoom format. Meeting participation instructions are located on page 2 of the meeting agenda.

The petitioner, Nate Wynsma, Vice President, Lexington Homes is proposing to develop the vacant Jolly Funhouse Academy property. The petitioner is seeking a rezoning of the property from R-1 Single-family to R-2 General Residential District and a Special Use for a Planned Unit Development. Approvals for 2 development plans are presented for consideration. The first plan is seeking approval of 69 units that involves a property swap with the Prospect Heights Park District. The second plan is for a 61 unit development that will be contained within the boundaries of the vacant Jolly Funhouse property.

Please refer to the City's zoning code Title 5 Chapters 6, 10 and 11 when reviewing the application.

Please contact me should you have any questions.