

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 Plan/Zoning Board of Appeals members under the Open Meetings Act is not practical or prudent. The Director of Building & Development (Dan Peterson) will attend in person. The Plan/Zoning Board of Appeals and members of the public may continue to attend the meeting virtually via Zoom as attendance in the board room is not feasible. See participation instructions at the bottom of the agenda. Public comment may be emailed to Director of Building & Development Dan Peterson at dpeterson@prospect-heights.org least two hours prior to the scheduled meeting. Said email will be read by a representative of the PZBA at said meeting or otherwise placed into the record.

PLAN/ZONING BOARD OF APPEALS

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

AGENDA

February 24, 2022

I. Call to Order

II. Roll Call

III. Approval of Minutes

January 27, 2022 Regular Meeting

IV. Old Business

V. New Business

1. PZBA – Public Hearing: Case No. ZBA 22-05 V. 14 Kenneth Ave.
Applicant: Dorota Karczwska
Address: 14 Kenneth Ave., Prospect Heights, IL 60070

Description of Request:

Variation for the construction of a garage addition to the primary structure on the property in the R-1 Single Family Residential District as required by Section 5-6-1 E1 & 2 of the Prospect Heights Zoning Code. The petitioner will be seeking the following relief for this project:

- A. Variation to encroach 9' into the required front yard setback from 40' to 31'
- B. Variation to encroach 5' into the required interior side yard setback from 15' to 10'.

2. PZBA – Public Hearing: Case No. ZBA 22-06 SU V. 6 N. Elmhurst Rd.

Description of Request:

The petitioner will be seeking the following relief for this project:

- A. Special Use to operate a sit down restaurant with outdoor dining in the City's B-4 Office/Industrial District per Section 5-7-4 C of the Zoning Code; and
- B. Variation to encroach 20' into the required 30' front yard setback for the purpose to install an outdoor patio and fence per Section 5-7-4 F of the Zoning Code.
- C. Variation to reduce the required number of parking spaces by five (5) per Section 5-8-6 A of the Zoning Code.

VI. Public Comment

VII. Previous Application Updates

VIII. Communications

IX. Adjournment

City of Prospect Heights is inviting you to a scheduled Zoom meeting.

Planning/Zoning Board of Appeals Teleconference Meeting
Thursday, February 24, 2022
at 7:00pm

To Join Zoom Meeting by computer, tablet, or smartphone:

<https://us02web.zoom.us/j/87363090216>

Meeting ID: **873 6309 0216**

To Join Zoom Meeting by telephone: 1-312-626-6799

Meeting ID: **873 6309 0216**