

**City of Prospect Heights
Plan/Zoning Board of Appeals
August 24, 2023**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:00 pm by Chairman Kempa, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

II. ROLL CALL:

Present: Chairman Kempa, Commissioners Patel, Saewert, Simmons, Rygiel and Mishevski

Absent: Commissioner DeGraf is absent 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 July 27, 2023 MINUTES

Motion made by Commissioner Simmons, seconded by Commissioner Saewert to approve the meeting minutes as corrected.

ROLL CALL VOTE:

AYES: Commissioners Patel, Saewert, Simmons, Rygiel, Mishevski and Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Motion carried 6:0:1:0

IV. OLD BUSINESS:

1. PZBA Case No. 23-10 V – Public Hearing

Applicant: Phillip Kochanski

Address: 910 Sherwood, Prospect Heights, IL 60070

Description of Request:

Public hearing seeking a variation to Section 5-6-1 E5 of the City of Prospect Heights Zoning Code to allow the reduction of the required rear yard setback from 50' to 16.25' for the construction of an addition to his single-family home.

Chairman Kempa requests a motion to re-open the public meeting for 23-10 V at 7:02 pm

Motion by Commissioner Saewert

Second by Commissioner Rygiel

VOICE VOTE:

AYES: Commissioners Mishevski, Simmons, Patel, Saewert, Rygiel and Chairman Kempa

NAYS:

ABSENT: Commissioners DeGraf

ABSTAIN:

Approved: 6:0:1:0

Director Peterson reminds the applicant he is still under oath.

Chairman Kempa swears in additional members of the public who wish to testify.

The applicant, Phillip Kochanski of 910 Sherwood Dr., Prospect Heights, IL 60070 speaks to the updates made on the design of his application since the July 27, 2023 meeting. He has lessened the setback request to a reduction of 30' from 15' with a smaller structure attached to the main building and it will have the same roof, same pitch and the same look as the original structure.

The commissioners ask questions of the applicant.

The commissioners have no more questions for the applicant.

Director Peterson collects all presented parts the applicant brought for petitioners group exhibit number 11 for the record.

Mr. Benedetto Grana of 9 Oakwood Dr Prospect Heights testifies in opposition of the applicant's request.

Ms. Deepti Verma of 813 Derbyshire Lane Prospect Heights testifies in favor of the applicant.

Chairman Kempa requests a motion to close the public hearing for 23-10 V at 7:25 pm

Motion by Commissioner Patel

Second by Commissioner Simmons

ROLL CALL VOTE:

AYES: Commissioners Saewert, Patel, Rygiel, Simmons, Mishevski and Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0:1:0

Chairman Kempa opens discussion for the commissioners

Chairman Kempa requests a motion to receive into the public record the evidence & testimony presented including the addition of exhibit 11 which is a collection of images presented by the applicant for the application 23-10 V

Motion by Commissioner Patel

Second by Commissioner Simmons

VOICE VOTE:

AYES: Commissioners Saewert, Patel, Rygiel, Simmons, Mishevski & Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0:1:0

Chairman Kempa requests a motion to recommend that City Council approve case 23-10 V, a variation to Section 5-6-1 E5 of the City of Prospect Heights Zoning Code to allow the reduction of the required rear yard setback from 50' to 30' for the construction of an addition to his single-family home with the following conditions:

- A maximum of two, two car garage doors

- The same roof pitch must continue
- A single story to encroach no closer than 30' from the lot line.

Motion by Commissioner Simmons

Second by Commissioner Patel

ROLL CALL:

AYES: Commissioners Saewert, Patel, Simmons, Mishevski, Rygiel & Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0:1:0

This case will reappear before the zoning board on September 11, 2023 at 7:00 pm.

VI. Public Comment

VII. Previous Application Updates

- ZBA 20-02 SU – 10 E. Camp McDonald, Crown Castle cell tower.
- ZBA 22-03 SU – Bar Salotto 1241 N. Rand Rd. is moving forward opening soon
- Update on Zoning Code update
- Lexington

VIII. Communications

IX. Adjournment 7:46 pm

Motion to Adjourn: Commissioner Patel

Second: Commissioner Saewert

ROLL CALL:

AYES: Commissioners Saewert, Simmons, Rygiel, Mishevski and Chairman Kempa

NAYS:

ABSENT: Commissioners DeGraf

ABSTAIN:

Approved 6:0:1:0