

**City of Prospect Heights
Plan/Zoning Board of Appeals
February 28, 2024**

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 DeGraf, Patel, Saewert, Simmons and Mishevski

Absent: Commissioner Rygiel 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 January 24, 2024 MINUTES

Motion made by Commissioner DeGraf seconded by Commissioner Saewert to approve the meeting minutes as is.

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Motion carried 5:0

IV. OLD BUSINESS:

V. NEW BUSINESS:

1. PZBA Case No. 24-02 V – Public Hearing

Applicant: Chad & Meighan Newhouse

Address: 208 E Euclid Ave

Description of Request:

The applicants are requesting the following variations:

1. Requesting a 29' 2" variation to Section 5-3-9 Accessory Buildings and Structures Paragraph A. Location to construct a detached garage 90' 10" from the required setback of 120' from the front lot line.
2. Requesting a variation to Section 5-6-1 E2 of the City of Prospect Heights Zoning Code to allow the reduction of the required interior side yard setback from 15' to 10' for the construction of an addition, covered patio, to their single-family home.

Chairman Kempa requests a motion to open the public meeting for 24-02 V at 7:02 pm
Motion by Commissioner Saewert
Second by Commissioner Simmons

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved: 6:0:1:0

Director Peterson describes the case about to be presented.

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

The applicants, Chad & Meighan Newhouse present their case.

Mrs. Newhouse submits three signed letters no-objection from 206 E Euclid, 205 Grove PL and 212 Owen PI which are properties that immediately abut 208 E Euclid. These letters will become known as Exhibit 12.

The commissioners ask questions to the applicants.

Felix Moyo of 2 S Wolf Rd Prospect Heights – no objection, in support.

The commissioners ask questions of the applicants and discuss the merits of the case.

Chairman Kempa requests a motion to close the public hearing for 24-02 V at 7:44 pm

Motion by Commissioner DeGraf

Second by Commissioner Patel

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved 6:0:1:0

Director Peterson states for the record that the application request is the minimum request needed to accomplish what is needed for the variation.

Chairman Kempa requests a motion to receive into the public record the evidence & testimony presented including the submission of the green cards for the certified mailing, Exhibit 11 diagram of proposed work and Exhibit 12, the neighbor letters of non-objection presented by the applicant for the application 24-02 V

Motion by Commissioner Simmons

Second by Commissioner Mishevski

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved 6:0:1:0

Chairman Kempa requests a motion to recommend that City Council approve case 24-02 V for a 29' 2" variation to Section 5-3-9 Accessory Buildings and Structures Paragraph A. Location to construct a detached garage 90' 10" from the required setback of 120' from the front lot line.

Motion by Commissioner Saewert

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved 6:0:1:0

Chairman Kempa requests a motion to recommend that City Council approve case 24-02 V for a variation to Section 5-6-1 E2 of the City of Prospect Heights Zoning Code to allow the reduction of the required interior side yard setback from 15' to 10' for the construction of an addition, covered patio, to their single-family home with the condition that the variation will only apply to the covered patio and noting this is a minimal request.

Motion by Commissioner DeGraf

Second by Commissioner Patel

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved 6:0:1:0

This case will reappear before the City Council on March 11, 2024 at 6:30 pm.

VI. Public Comment

VII. Previous Application Updates

A. March 20 – continuation of public meeting for chicken ownership

VIII. Communications

A. Introduction of Arthur - current D214 Career Discovery Intern

IX. Adjournment 7:30 pm

Motion to Adjourn: Commissioner DeGraf

Second: Commissioner Patel

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved 6:0:1:0