

**City of Prospect Heights
Plan/Zoning Board of Appeals
July 24, 2024**

I. MEETING COMMENCEMENT:

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

II. ROLL CALL:

Present: Commissioners DeGraf, Saewert, Rygiel, Simmons and Mishevski
Absent: Chairman Kempa and Commissioner Patel are absent by prior notice
Quorum is present.

Present at the meeting: Director of Building & Development Daniel A. Peterson and Recording Secretary: Jenn Myzia

Commissioner DeGraf nominates Commissioner Saewert to Chairman ProTem for this meeting. Commissioner Simmons seconds the nomination.

VOICE VOTE:

AYES: Commissioners DeGraf, Mishevski, Rygiel, Simmons and Saewert

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

Pledge of Allegiance

III. APPROVAL OF June 26, 2024 MINUTES

Motion made by Commissioner DeGraf seconded by Commissioner Rygiel to approve the meeting minutes with corrections.

ROLL CALL VOTE:

AYES: Commissioners DeGraf, Mishevski, Rygiel, Simmons and Saewert

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

IV. OLD BUSINESS:

V. NEW BUSINESS:

1. PZBA Case No. 24-09 V

Applicant: Siegfried Lebherz

Address: 106 W Ridge Ave. Prospect Heights, IL 60070

Description of Request:

- A. The petitioner is seeking consideration of a variation to allow a reduction in the required front yard from 40' to 28.5' to construct a front porch addition onto a legal non-conforming primary residence in the R-1 Single Family Residential District required by Section 5-6-1 E1 of the City of Prospect Heights Zoning Code.

Chairman Saewert requests a motion to open the public hearing for 24-09 V at 7:06 pm
Motion by Commissioner Simmons
Second by Commissioner DeGraf

VOICE VOTE:

AYES: Commissioners DeGraf, Mishevski, Rygiel, Simmons and Saewert

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

Chairman Saewert swears in all members of the public who wish to testify for the case 24-09 V.

Director Peterson describes the case to be presented. Director Peterson introduces Exhibit 10, Area of Variation.

Mr. Siegfried Lebherz - 106 W. Ridge describes the reasoning behind the design and reason for the remodel and covered front porch.

Paul Rogner of PAR Craft, LTD Architects describes the process of design and effort to minimize the variation request.

Chairman Saewert clarifies the specific request for variation with Director Peterson.

Chairman Saewert requests any questions for Director Peterson or the applicant from the commissioners.

Chairman Saewert requests a motion to close the public hearing for 24-09 V at 7:21 pm
Motion by Commissioner DeGraf
Second by Commissioner Rygiel

ROLL CALL:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

Chairman Saewert requests a motion to receive into public record the evidence and exhibits presented for the application 24-09 V including Exhibit 10 presented by Director Peterson

Motion by Commissioner DeGraf
Second by Commissioner Simmons

ROLL CALL:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

Chairman Saewert requests a motion to recommend that City Council approve case 24-09 V to allow a reduction in the required front yard from 40' to 28.5' to construct a front porch addition onto a legal non-conforming primary residence in the R-1 Single Family Residential District required by Section 5-6-1 E1 of the City of Prospect Heights Zoning Code.

Motion by Commissioner Simmons

Second by Commissioner Mishevski

ROLL CALL:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

This case will appear to City council on Monday August 26, 2024 at 6:30 pm.

2. PZBA Case No. 24-10 SUB – Public Meeting/Plan Commission

Applicant: Henry & Patricia Solms

Address: 513 Claire Lane Prospect heights, IL 60070

Description of Request: The petitioners own property located at 513 Claire Lane and 601 Claire Lane and have applied for a lot consolidation and Final Plat to create a single lot re-subdivision (SOLMS CLAIRE ESTATE SUBDIVISION).

Chairman Saewert requests a motion to open the public meeting for 24-10 SUB at 7:25 pm

Motion by Commissioner Simmons

Second by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

Director Peterson describes the case to be presented. The applicant owns two parcels on Claire Lane which each lot is in a different subdivision.

Henry Solms – 513 Clarie Lane states he purchased 601 Claire Lane because it remained vacant and unkept for many years. He wants to consolidate the parcels for ease of selling in the future. Mr. Solms states at this time he has no plans to build on the vacant lot.

Chairman Saewert asks if anyone has any comments or questions pertaining to this case.

Chairman Saewert requests a motion to close the public hearing for 24-10 SUB at 7:30 pm

Motion by Commissioner DeGraf

Second by Commissioner Mishevski

ROLL CALL VOTE:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

Chairman Saewert requests a motion to accept into public record the testimony presented this evening for case 24-10 SUB.

Motion by Commissioner Simmons

Second by Commissioner Rygiel

ROLL CALL:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

Chairman Saewert requests a motion to recommend that City Council approve case 24-10 SUB for a lot consolidation and Final Plat to create a single lot of record for the property at 513 Claire Lane and 601 Claire Lane re-subdivision.

Motion by Commissioner Simmons

Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0

This case will appear to City council on Monday August 26, 2024 at 6:30 pm.

VI. Public Comment

VII. Previous Application Updates

- a. 24-01 PC Review of Chicken Ordinance – meetings are taking place to meet with parties on both sides to work together prior to the September meeting.
- b. 19-06 SU Cell Tower update.
- c. Update on the businesses at the shopping plaza at 1201-1213 N Elmhurst

VIII. Communications

IX. Adjournment 7:43 pm

Motion to Adjourn: Commissioner DeGraf

Second: Commissioner Simmons

ROLL CALL:

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

NAYS:

ABSENT: Chairman Kempa & Commissioner Patel

ABSTAIN:

Approved: 5:0