

**City of Prospect Heights
Plan/Zoning Board of Appeals
November 20, 2024**

I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:05 pm by Chairman Kempa, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

II. ROLL CALL:

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

Absent: Commissioner DeGraf absent by prior notice

Quorum is present.

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

Pledge of Allegiance

III. APPROVAL OF September 25, 2024 MINUTES

Motion made by Commissioner Simmons seconded by Commissioner Saewert to approve the meeting minutes with corrections.

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Motion carried 6:0

IV. Old Business:

V. New Business:

1. PZBA Case No. 24-13 V – Public Hearing Corner Side Yard Variation

Applicant: Michaelangelo Monterrosa

Address: 1 E. Willow Rd., Prospect Heights, IL 60070

Description of Request: Applicant is seeking to amend the approved conditions of variation Ordinance #O-08-33 to increase the height of the fence from 4' to 6'; and change the material from cedar/chain-link to solid white vinyl and maintain the approved 25' corner side yard setback encroachment per Section 5-3-4 H1f(2) of the City of Prospect heights Zoning Code.

Chairman Kempa requests a motion to open the public meeting for 24-13 V at 7:08 pm

Motion by Commissioner Patel

Second by Commissioner Simmons

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved: 6:0

Director Peterson describes the case to be presented and the existing Ordinance for said property.

Chairman Kempa swears in the applicant.

Michaelangelo Monterrosa – 1 E. Willow Rd. Place Prospect Heights, IL 60070, describes her request for variation.

Chairman Kempa requests the commissioners to question the applicant.

Director Peterson and the commissioners ask questions of the applicant.

The commissioners discuss the impact of the proposed fence style on the neighborhood, possible landscaping to minimize the impact of the proposed fence and potential other options to achieve the result the applicant is striving for and to minimize the request of the variation.

The applicant has requested a continuance to consider the suggestions of the commissioners.

Chairman Kempa requests a motion to continue the public hearing for 24-13 V at 8:11 pm

Motion by Commissioner Saewert

Second by Commissioner Patel

ROLL CALL VOTE:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0

2. Approval of the PZBA Regular Meeting dates for the 2025 calendar year.

Discussion of dates takes place.

Chairman Kempa requests a motion to approve the amended PZBA Regular Meeting

Schedule for 2025 at 8:13 pm

Motion by Commissioner Patel

Second by Commissioner Simmons

VOICE VOTE:

AYES: Commissioner Patel, Simons, Mishevski, Saewert, Rygiel and Chairman Kempa

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

VI. Public Comment – Non-Agenda Items

VII. Previous Application Updates

- a. 24-01 PC – Review if Chicken Ordinance will have first reading Monday Nov 25, 2024

VIII. Communications

IX. Adjournment 8:18 pm

Motion to Adjourn: Commissioner Patel

Second: Commissioner Saewert

ROLL CALL:

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

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0