# City of Prospect Heights
# Plan/Zoning Board of Appeals
# May 28, 2025

## I. MEETING COMMENCEMENT:

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:03 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, Mishevski and Rygiel
Absent:
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 April 23, 2025 MINUTES

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

**ROLL CALL VOTE:**
AYES: Commissioners DeGraf, Simmons, Mishevski, Patel, Saewert, Rygiel and Chairman Kempa
NAYS:
ABSENT:
ABSTAIN:
Motion carried 7:0:0:0

## IV. Old Business:

1. **PZBA Case #25-04 V – Public Hearing**
   Applicant: Joey Pascucci, Owner
   Address: 697 Glendale Dr., Prospect Heights, IL 60070

   **Description of Request:** Consideration of a variation to allow an approximately 300 sq. ft. roof addition to a 720 sq. ft. existing detached garage that exceeds the maximum allowed per section 5-3-4G Lot Coverage at the property in the City's R-1 Single Family Residential District.

Chairman Kempa requests a motion to re-open the public meeting for 25-04 V at 7:06 pm
Motion by Commissioner Simmons
Second by Commissioner Saewert

VOICE VOTE:

AYES: Commissioners Saewert, Mishevski, Simmons, Rygiel, Patel, DeGraf and Chairman Kempa
NAYS:
ABSENT:
ABSTAIN:
Approved: 7:0

Chairman Kempa summarizes the case from the April ZBA meeting and the information and further investigation request from the ZBA causing the case continuation request by the ZBA.

Director Peterson summarizes his findings per ZBA request.

Chairman Kempa swears in Gina Pascucci.

Joseph Pascucci – 697 Glendale Dr. comments on the staff review and analysis section from the memorandum dated 5.21.2025.

Gina Pascucci – 697 Glendale Dr. speaks to the case.

Chairman Kempa asks if there are any questions the board would like to ask the applicants.

The board questions Mr. & Mrs. Pascucci.

Chairman Kempa requests a recess at 7:45 asking Director Peterson to retrieve some documentation from the original permit file.

Chairman Kempa resumes the hearing at 7:55 pm.

Director Peterson enters into evidence Exhibit 25 which is the original permit submittal from February 2018.

Director Peterson summarizes the original plans for the garage.

Director Peterson states the City is willing to accept the larger footprint of the garage due to the final inspection in August of 2018 being approved.

The ZBA Board questions how the footprint of the garage became larger than the original design and plans.

Chairman Kempa reviews the evidence and testimony that has been presented.

Discussion about the piers to support the garage overhang take place including but not limited to the floodway, the pier depth and the history of the soil and concrete found upon excavation.

The ZBA discusses the hardship of this case in consideration of the standards for variation approval.

Discussions of lot coverage and the percentage allowed per the code take place.

Mr. Pascucci states he is considering purchasing the vacant lot next to his which would increase his lot size and possibly accommodate the garage over-hang footprint.

Chairman Kempa advises the applicants if they would like to explore other options they are allowed to ask for a continuance. He advises the applicants that all the standards for variance must be met not just one standard.

Director Peterson clarifies the procedural process and that because the first request for continuance was board driven and not applicant driven. He continues to explain if the Pascucci's purchase the lot next to them the dynamic of the application can change because the numbers and the size of the lot changes.

The applicants request a continuation.

Chairman Kempa requests a motion to continue the public hearing for 25-04 V at 8:45 pm
Motion by Commissioner Patel
Second by Commissioner Saewert
<u>ROLL CALL VOTE:</u>
AYES: Commissioners DeGraf, Simmons, Saewert, Patel, Mishevski, Rygiel and Chairman Kempa
NAYS:
ABSENT:
ABSTAIN:
Approved 7:0

**V. New Business – none**

**VI. Public Comment – Non-Agenda Items**

**VII. Previous Application Updates**

1. Progress of draft backyard fowl ordinance

**VIII. Communications –**

**IX. Adjournment**

Chairman Kempa requests a motion to adjourn at 9:07 pm
Motion by Commissioner DeGraf
Second by Commissioner Patel

<u>VOICE VOTE:</u>
AYES: Commissioners Mishevski, Patel, DeGraf, Saewert, Rygiel, Simmons and Chairman Kempa
NAYS:
ABSENT:
ABSTAIN:
Approved: 7:0