

**City of Prospect Heights
Plan/Zoning Board of Appeals
June 25, 2025**

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

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 May 28, 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 and Chairman Kempa

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Motion carried 6:0:1:0

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.

This case has been withdrawn by the applicant in writing on June 16, 2025

V. New Business:

1. PZBA Case #25-06 V – Public Hearing

Applicant: Mitchell P. Ejnik, Owner

Address: 407 Dorset St., Prospect Heights, IL 60070

Description of Request: Consideration of a variation to Section 5-3-9 A to reduce the setback for a detached garage from 120' from the front property line to 49.93' for the construction of a detached garage in the City's R-1 Single Family Residential District.

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

VOICE VOTE:

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

NAYS:

ABSENT: Rygiel

ABSTAIN:

Approved: 6:0

Director Peterson describes the case about to be presented and the topography of the property with the wetness index for the area. The Dorset area is susceptible to holding water. Director Peterson states this area is identified by the City Engineer as a future storm water management area should funding ever become available.

Chairman Kempa swears in the applicant.

Mitchell Ejnik – 407 Dorset presents his case. Mr. Ejnik describes in detail the planning of the proposed garage in the front yard and how he intends to make it completely blend in to the main house.

Commissioner Patel asks if the new proposed garage will be attached or detached.

Mr. Ejnik states the current garage is attached and the proposed garage will be detached due to the additional cost plus if attached, will block natural lighting that enters the master bedroom.

Chairman Kempa asks if the commissioners have any questions for the applicant. The commissioners discuss the case and ask the applicant questions.

Mr. Ejnik states he did ask about a half wall with an arch way to attach the garage to the main structure. Director Peterson comments he has to review code to confirm if a half wall connection to the main structure could qualify the garage as being attached.

The commissioners continue to explore options with the applicant that would not require a variation approval but only permit within the city code allowance.

Director Peterson reviews the standards of variation in regard to this case.

Chairman Kempa asks for any other testimony from the public.

Chairman Kempa requests a motion to close the public hearing for 25-06 V at 7:57 pm
Motion by Commissioner Simmons
Second by Commissioner

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved

Commissioner Saewert asks a question which causes the motion to close not to be voted on. She asks if there could be a continuation to explore options on how to connect the proposed detached garage to the main structure.

Chairman Kempa states to not close the case he would need a motion to continue from the board, the City or the applicant.

Commissioner Simmons rescinds his motion to close case 25-06V.

The applicant invites the commissioners to his property for a first hand explanation and viewing of the applicants vision and the reason he chose to proceed with the request as is.

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

VOICE VOTE:

AYES: Commissioners Patel, DeGraf, Simmons, Saewert and Commissioner Mishevski

NAYS: Chairman Kempa

ABSENT: Rygiel

ABSTAIN:

Approved: 5:1

2. PZBA Case #25-07 Sub – Public Meeting

Applicant: PWK Hangars LLC dba Sky Harbour, David Annin, Director of Development

Address: 1090 S. Milwaukee Ave., Prospect Heights, IL 60070

Description of Request: Consideration of a Plat of Resubdivision of the properties located at 1090 and 1098 S. Milwaukee Ave.

Chairman Kempa requests a motion to open the public meeting for 25-07 SUB at 8:14 pm
Motion by Commissioner Simmons
Second by Commissioner DeGraf

VOICE VOTE:

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

NAYS:

ABSENT: Rygiel

ABSTAIN:

Approved: 6:0

Director Peterson summarizes the case to be presented.

Mr. David Annin, Director of Development for Sky Harbour presents the case for resubdivision.

Director Peterson states the City Engineer has reviewed and approved the request.

Chairman Kempa requests a motion to close the public meeting for 25-07 SUB at 8:19 pm
Motion by Commissioner Patel
Second by Commissioner Saewert

VOICE VOTE:

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

NAYS:

ABSENT: Rygiel

ABSTAIN:

Approved: 6:0

Chairman Kempa requests a motion to receive into evidence presented this evening for case 25-07 SUB.

Motion by Commissioner Saewert
Second by Commissioner DeGraf

ROLL CALL:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved 6:0

Chairman Kempa requests a motion to recommend that City Council approve case 25-07 SUB for the consideration of a plat of resubdivision for the properties located at 1090 and 1098 S. Milwaukee Ave.

Motion by Commissioner DeGraf
Second by Commissioner Patel

ROLL CALL:

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

NAYS:

ABSENT: Commissioners Rygiel

ABSTAIN:

Approved 6:0

VI. Public Comment – Non-Agenda Items

VII. Previous Application Updates

1. City Council has approved the ordinance for backyard foul
2. Update on construction season
3. Update on short term rental program and locations

VIII. Communications –

IX. Adjournment

Chairman Kempa requests a motion to adjourn at 8:31 pm

Motion by Commissioner Patel

Second by Commissioner Saewert

VOICE VOTE:

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

NAYS:

ABSENT: Commissioner Rygiel

ABSTAIN:

Approved: 6:0