

REVISED
PLAN/ZONING BOARD OF APPEALS
Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

MINUTES
January 28, 2021

Call to Order – At 7 PM, Building and Development Director Peterson called to order the January 28, 2021 Regular Zoom Meeting of the Plan/Zoning Board of Appeals. Commissioner Mellen was present at City Hall.

Roll Call – Deputy Clerk Schultheis called roll. A quorum was present.

COMMISSIONERS PRESENT – Kempa, Mellen, Patel, DeGraf, Saewert

ABSENT – Tammen

RESIGNED – Dash

OTHER OFFICIALS PRESENT – Deputy Clerk Schultheis, Director of Building and Development Peterson, Church of Christian Liberty Attorney Ronald Schwartz, and Church of Christian Liberty Pastor Lindstrom.

He stated that Danielle Dash had resigned from the Commission because she had been appointed as Alderman for Ward 4 of the City Council. he asked if there could be a motion to appoint a Chairman Pro Tem for the Meeting.

Commissioner DeGraf moved to appoint Commissioner Mellen as Chairman Pro Tem; seconded by Commissioner Kempa.

ROLL CALL VOTE:

AYES –	Kempa, Mellen, DeGraf, Saewert, Patel
NAYS -	None
ABSENT -	Tammen

Motion carried 5 – 0, one absent

Approval of Minutes - Approval of the Plan/Zoning Board of Appeals Regular Zoom Meeting Minutes of October 22, 2020 – **Commissioner Kempa moved to approve the Approval of the Plan/Zoning Board of Appeals Regular Zoom Meeting Minutes of October 22, 2020 as presented; seconded by Commissioner Saewert.**

ROLL CALL VOTE:

AYES –	Mellen, DeGraf, Saewert, Patel, Kempa
NAYS -	None
ABSENT -	Tammen

Motion carried 5 – 0, one absent

PUBLIC COMMENT – Alderman Dash addressed the PZBA Board and thanked them, as well as thanking Director Peterson and Administrator Myzia. She said that she had served on the Board for ten years, and had been appointed as Alderman for Ward 4, and will be running for election to that same office in April.

Old Business – None

Continuation of PZBA – Zoning Public Hearing: Case No. ZBA 20-08 MA, SU, PUD

Applicant: Nate Wynsma, Vice President, Lexington Homes

Address: 1731 N. Marcey St., Suite 200, Chicago, IL 60614

Description of Request:

Applicant has withdrawn application for the Alternate 61-Unit Plan – Director Peterson said that the applicant’s attorney had sent written notice to withdraw the application. The 69-unit project has already been approved by the City Council

Applicant is seeking the following approvals: 1) Map Amendment to rezone the property from R1 Single Family to R2 General Residential District; 2) Special Use for a Planned Unit Development; 3) Preliminary Plat –Subdivision & Preliminary Engineering for the 61-Unit Alternate Plan. This application is closed permanently. If the applicant wishes to re-apply for this project, they will need to start from the beginning.

New Business

1. Plan Commission Public Meeting: Case No. ZBA 21-01 PC

Applicant: Church of Christian Liberty
Address: 107 E. Camp McDonald Rd.

Description of Request:

- A. Applicant has applied for approval of Final Plat of subdivision for a single lot re-subdivision. The requests includes the Vacation of a 20’ Public walkway that separates both the 105 and 107 E. Camp McDonald lots. The walkway has been used by the Applicant as part of the Lot 2.

At 7:10 PM, Chairman Pro Tem Mellen asked for a motion to open the Public Meeting. Commissioner DeGraf moved to go into the Public Meeting to discuss ZBA 21-01 PC; seconded by Commissioner Saewert.

ROLL CALL VOTE:	AYES –	DeGraf, Saewert, Patel, Kempa, Mellen
	NAYS -	None
	ABSENT -	Tammen

Motion carried 5 – 0, one absent

It was noted by Director Peterson that this is not a Zoning case, so the it is a public meeting, not hearing.

It was noted that the Church owns the lots on East Camp McDonald at 105 and 107 East Camp McDonald.

Attorney Schwartz said that the Church has owned the lots for over 40 years, and would like to sell 105 East Camp McDonald (107 East Camp McDonald has a resident). The non-conforming public walkway was recorded before the City was incorporated. The walkway was never used by residents or the City. That right-of-way is needed to make the 107 East Camp McDonald lot conforming.

It was noted that the City has no plans to use the lot and there is no cost to the City to vacate the lot. Approval by the Commission to vacate was requested.

Public Comments – None

Director Peterson noted that the City was not even aware that it had the right of way, and as this was a non-tax producing piece of land, he recommended the Commission vote to vacate.

At 7:18 PM, Commissioner Kempa moved to closed the Public Meeting; seconded by Commissioner Saewert.

ROLL CALL VOTE:	AYES –	Saewert, Patel, Kempa, Mellen, DeGraf
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NAYS - None
ABSENT - Tammen

Motion carried 5 – 0, one absent

Commissioner Saewert asked about the plat of survey and the lots be called by Lot A and Lot 2. Director Peterson said that the Lot A was the nomenclature for the lot with the 20 foot walkway while the Lot 2 was the previous nomenclature for the same lot. Commissioner Saewert asked of the City should vacate lots 14 and 15. Director Peterson said that the City should but that was a more complicated vacation, and would take more time because improvements were completed there. This vacation was to approval the Church request. Commissioner Kempa asked about Exhibit 4. Director Peterson noted that the plat had been corrected.

At 7:21 PM, Commissioner Saewert moved to Approve ZBA 21-01 PC, Final Plat of subdivision for a single lot re-subdivision. The requests include the Vacation of a 20' Public walkway that separates both the 105 and 107 E. Camp McDonald lots. The walkway has been used by the Applicant as part of the Lot 2 seconded by Commissioner DeGraf.

ROLL CALL VOTE: AYES – Patel, Kempa, Mellen, DeGraf, Saewert
NAYS - None
ABSENT - Tammen

Motion carried 5 – 0, one absent

Director Peterson said that there will be a Resolution on the February 8th City Council Meeting requesting approval.

Public Comment - None

Previous Application Updates – Director Peterson gave an update on the status of the Lexington Homes project. He said that the Park District entered into a land swap with Lexington Homes. He also noted that the City is in the TIF Joint Review Board process. A final decision will be made some time in February. If the TIF moves forward, the project will be back to the PZBA some time by mid-summer.

Director Peterson reminded the Commissioners to fill out their Statement of Economic interest forms when they receive them from the County.

Director Peterson said that there were no applications for the February PZBA meeting.

Director Peterson was asked about the update on the Cell Tower. He said that it is in the design phase, and that the FCC must approve the engineering. Director Peterson added that the City Council had approved the cylindrical, stealth design.

Communications - None

Adjournment - At 7:28 PM, Commissioner Kempa moved to Adjourn; seconded by Commissioner DeGraf.

ROLL CALL VOTE: AYES – Kempa, Mellen, DeGraf, Saewert, Patel,
NAYS - None
ABSENT - Tammen

Motion carried 5 – 0, one absent