

**City of Prospect Heights  
Special Meeting of Plan/Zoning Board of Appeals  
August 5, 2021**

**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. Meeting held in Prospect Heights City Hall Council Chambers

**II. ROLL CALL:**

Present: Commissioners Kempa, Tammen, Patel, Saewert, Rygiel and Chairman Mellen

Absent: Commissioner DeGraf by Prior notice

Quorum is present.

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

**III. APPROVAL OF April 22, 2021 MINUTES**

Motion made by Commissioner Kempa, seconded by Commissioner Saewert to approve the meeting minutes as is.

**ROLL CALL VOTE:**

AYES: Commissioners Kempa, Tammen, Patel, Saewert, Rygiel and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Motion carried 6:0:0

**IV. OLD BUSINESS: NONE**

**V. NEW BUSINESS**

**1. PZBA – Zoning Public Hearing: Case No. ZBA 21-04 TA, 25-35 E. Piper Lane**

Applicants: Conor Commercial Real Estate, Brian Quigely

Address: 9500 W. Bryn Mawr Avenue, Suite 200, Rosemont, IL 60018

Description of Request:

The petitioner is seeking consideration of an application for a Text Amendment to add "Light Manufacturing" as a permitted Special Use to Title 5 Chapter 7 Section 6 C (B-4 Office/Industrial District) of The City of Prospect Heights Zoning Code.

Director Peterson describes the request for Text Amendment

Chairman Mellen requests a motion to open the public hearing for 21-04 TA at 7:05 pm

Motion by Commissioner Tammen  
Second by Commissioner Kempa

VOICE VOTE:

AYES: Commissioners Saewert, Patel, Rygiel, Tammen, Kempa and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0

Chairman Mellen swears in all parties wishing to speak on case 21-04 TA and 21-05 SU.

Brian Quigley representing Conor Commercial presents the decision making process that has led to the request for the text amendment to allow for light manufacturing.

Director Peterson asks Mr. Quigley to speak in regard to the operations and potential outside storage.

Mr. Quigley responds.

Chairman Mellen opens up the hearing for resident testimony.

Gail Tiedel 1224 Cove Dr.

Mariusz Bernolak son of owner to 1142 Cove Dr

Bree Higgins 1566 Quaker Lane and Quincy Park HOA representative

Ana Juszczak 1234 Cove Dr

Marek Juszczak 1234 Cove Dr

Tiaa Hanson 1581 Cove Dr

Chairman Mellen requests a motion to close the public hearing for 21-04 TA at 7:32 pm

Motion by Commissioner Saewert

Second by Commissioner Patel

VOICE VOTE:

AYES: Commissioners Patel, Tammen, Rygiel, Kempa, Saewert and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0

Public Hearing is closed.

Chairman Mellen asks for commissioner comments and questions.

Discussions continue with the Commissioners and Director Peterson.

Chairman Mellen requests a motion to receive into the public record the staff review of the zoning compliance for the application 21-04 TA with the zoning standards as presented by staff and to make these standards a part of the official record of this application.

Motion by Commissioner Saewert

Second by Commissioner Kempa

VOICE VOTE:

AYES: Commissioners Rygiel, Kempa, Patel, Tammen, Saewert and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0

Chairman Mellen requests a motion to recommend that City Council approve the application 21-04 AT for a Text Amendment to add "Light Manufacturing" as a permitted Special Use to Title 5 Chapter 7 Section 6 C (B-4 Office/Industrial District) of The City of Prospect Heights Zoning Code.

Motion by Commissioner Kempa

Second by Commissioner Patel

ROLL CALL:

AYES: Commissioners Kempa, Saewert, Patel, Tammen, Rygiel and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0

This case will appear before City Council on August 23, 2021

**2. PZBA – Zoning Public Hearing: Case No. ZBA 21-05, 25 - 35 E. Piper Lane**

Applicant: Karl Hoffman, PLITEK, LLC

Address: 69 Rawls Road, Des Plaines, IL 60018

Description of Request:

Consideration of an application for a Special Use Permit to allow a Light Manufacturing business operation in 75,000 sq. ft. unit in the industrial building located at 25-35 E. Piper Lane, in the B-4 Office/Industrial District, per Section 5-7-6 C of The City of Prospect Heights Zoning Code for the property.

Chairman Mellen requests a motion to open the public hearing for 21-05 SU at 7:45 pm

Motion by Commissioner Saewert

Second by Commissioner Patel

VOICE VOTE:

AYES: Commissioners Rygiel, Saewert, Patel, Tammen, Kempa and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Approved 6:0

Director Peterson describes the application and the Special Use.

Keith Hoffman representing PLITEK, LLC describes the special use application.

Chairman Mellen opens up the hearing for resident testimony.

The following resident questions and concerns are answered by Keith Hoffman.

Daniel Klebanov 1234 Cove Dr

Bree Higgins 1566 Quaker Lane

Gail Tiedel 1224 Cove Dr.

Tiaa Hanson 1581 Cove Dr

Mike Sedjo with CBRE commercial broker representing PLITEK

Ana Juszczak 1234 Cove Dr

Chairman Mellen requests a motion to close the public hearing for 21-05 SU at 8:37 pm

Motion by Commissioner Patel

Second by Commissioner Saewert

VOICE VOTE:

AYES: Commissioners Kempa, Rygiel, Tammen, Saewert, Patel and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Public Hearing is closed.

Chairman Mellen requests a motion to receive into the public record the staff review of the zoning compliance for the application 21-05 SU with the zoning standards as presented by staff and to make these standards a part of the official record of this application.

Motion by Commissioner Tammen

Second by Commissioner Patel

VOICE VOTE:

AYES: Commissioners Patel, Kempa, Saewert, Tammen, Rygiel and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

Chairman Mellen asks for any additional comments from the commissioners.

Chairman Mellen requests a motion to recommend that City Council approve the application 21-05 SU for a Special Use Permit to allow a Light Manufacturing business operation in 75,000 sq. ft. unit in the industrial building located at 25-35 E. Piper Lane, in the B-4 Office/Industrial District, per Section 5-7-6 C of The City of Prospect Heights Zoning Code for the property.

Motion by Commissioner Kempa

Second by Commissioner Saewert

ROLL CALL:

AYES: Commissioners Kempa, Tammen, Patel, Saewert, Rygiel and Chairman Mellen

NAYS:

ABSENT: Commissioner DeGraf

ABSTAIN:

This case will appear before City Council on August 23, 2021

## **VI. Public Comment**

## **VII. Previous Application Updates**

- A. PZBA 21-01      107 E. Camp McDonald Road, Subdivision
- B. PZBA 21-02      305 E. Lancaster, Variation
- C. PZBA 21-03      616 N. Milwaukee Rd, Special Use

**VIII. Communications**

There will be a ZBA meeting on August 26, 2021

**IX. Adjournment 7:30 pm**

Motion to Adjourn: Commissioner Saewert

Second: Commissioner Patel

ROLL CALL:

AYES: Commissioners Saewert, Patel, Tammen, DeGraf, Kempa and Chairman ProTem Mellen

NAYS:

ABSENT:

ABSTAIN: