

**City of Prospect Heights  
Plan/Zoning Board of Appeals  
January 25, 2018**

**I. MEETING COMMENCEMENT:**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:04 pm by Chairman Dash, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

**II. ROLL CALL:**

Present: Chairman Dash, Commissioners Kempa, DeGraf, Tammen, Patel and Mellen

Absent:

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

**III. APPROVAL OF November 16, 2017 MINUTES**

Motion made by Commissioner DeGraf, seconded by Commissioner Tammen, to approve the meeting minutes.

**ROLL CALL VOTE:**

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen and Chairman Dash

NAYS:

ABSENT:

ABSTAIN:

Motion carried.

**IV. OLD BUSINESS**

**1. PZBA – Zoning Public Hearing: Case No. ZBA 17-13TA**

Applicant: City of Prospect Heights,  
Address: 8 N. Elmhurst Road, Prospect Heights, IL 60070

Description of Request:

- A. Applicant is seeking a Text Amendment in regard to various changes and additions related to commercial Vehicle parking in the R1 Residential District.

Chairman Dash requests a motion to re-open public hearing 17-13TA @ 7:06 pm by  
Motion by Commissioner Tammen  
Second by Commissioner Patel

**VOICE VOTE:**

AYES: Commissioners Kempa, DeGraf, Tammen, Patel, Mellen and Chairman Dash

NAYS:

Chairman Dash announced she will swear everyone in at once rather than one at a time. Chairman Dash requested that anyone who plans on speaking, stand up and be sworn in. Chairman Dash instructed that when speaking to state name and address for the record. Chairman Dash stated she feels that certain parts of the code could use improvement but also believes the City is made up of hardworking and productive citizens which we need to be respectful of. As any applicant that would come before the board with a text amendment, the City will still have to prove that the standards for a text amendment are met. In that regard, the impact would benefit the entire community and that there is certainly a need for this proposal. Chairman Dash requested Director Peterson to present the case on behalf of the City.

Director Peterson presented a Power Point presentation highlighting the existing code and the proposed changes.

#01 –Mark Albertario – 480 GreenBridge Lane – reading comments from others who couldn't attend,

Gerald Anderson & his wife of 2 E Clarendon St, residents since 1976 recommends this be put on the next City ballot for all to vote on.

Terese Boston of 308 School Lane, against Mark representing self, against

#02 – David Dziagwa – 206 Thierry Lane, over 30 year resident - limited use, limited signage, disruption of mature vegetation.

#03 - Frank LoPresti – 129 Golf View Circle, in favor posed the question how will this be enforced

#04 – Roy Ruschke – 21 Wildwood, against - 21 year resident. Moved here to be able to park commercial vehicle on property,

#05 – Glenn Hanson – 407 W Willow, against – 16 year resident. Part of decision to move here was to be able to park B-Plate truck which is his only vehicle at his home. Property does not allow for proposed changes.

#06 – Mike Mammoser – 203 N Elm, against - represents himself, 204 & 205 N Elm. Mike only owns one vehicle which is company owned.

#07 – David Dwyer – 211 North Parkway, against – 20 year resident. David moved to Prospect Heights because he saw trucks parked in the driveways of homes. Mr. Dwyer posed the question of water studies needing to be done for the paving that would be required if this passes.

#08 – David Yager – 300 E Olive, against. Mr. Yager expressed his concerns of flooding due to the paving that would be needed if this passes.

#09 – Neil Rogers – 405 W Willow, against. Mr. Rogers moved to Prospect Heights for the lot sizes and so he could have his trailer at his property. Mr. Rogers expressed his concerns about flooding and the financial impact this will have if passed.

#10 – Marty Lazarus – 13 Glenbrook Dr, against. Mr. Lazarus stated he is for case by case, selective enforcement when there is an issue.

#11 – Ronald Pryer – 1015 E Wildwood Dr, in favor – 45 year resident.

#12 – Richard Blanchard – 1112 N Drury Lane, against – Mr. Blanchard owns a "D" Plate pick-up for personal use which would become against code if this proposal passes.

#13 – Jim Kleinschmidt – 410 W Clarendon St, against – Mr. Kleinschmidt owns a "C" plate trailer and has concerns for this plate in the future if this proposal passes.

#14 – Joel Steffens – 301 E Clarendon St, against – 32 year resident. Mr. Steffens moved to Prospect Heights for the City it is now and this should not be passed.

#15 – Roman Zelek – 10 Countryside Lane, against. Mr. Zelek questioned the number of complaints that has been made to drive this proposal.

Director Peterson presented that 13 complaints were made to the City during the calendar year of 2017 which pertain to current ordinance of illegal commercial vehicles with D plate or larger.

#16 – Pat Cusack – 200 S Wheeling Rd, against – new resident. Mr. Cusack moved to Prospect Heights to be able to park his commercial vehicles at his property.

#17 – Margaret Surma – 401 W Olive, against.

#18 – Jan Nowotarski – 409 W Olive Ave, against – 10 year resident, rents space in Wheeling for his commercial trucks at \$800.00 per month.

#19 – Kurt Giehler – 309 E Camp McDonald Rd, against – 30 year resident. Mr. Giehler moved to Prospect Heights because of the mixture of white and blue collar workers. Mr. Giehler suggest neighbors talk to each other if there is an issue or planting screening yourself to block a view of a vehicle if it is not what you want to see.

#20 – Radoslaw Bloch – 119 Garden Lane, against. Mr. Bloch stated he does not own a van or pick-up himself however he supports middle class workers.

#21 – Mariusz Folta – 1225 N Stratford, against.

#22 – Patricia Lenar – 518 Greenbridge Lane, against.

#23 – Grzegorz Borkowski – 106 S School Lane, against. Mr. Borkowski moved to Prospect Heights because he owns his own business and would be able to park his commercial vehicle at his residence.

#24 – Mary Dziagwa – 206 Thierry Lane. Mrs. Dziagwa questioned how many individuals lodged the number of complaints referenced earlier in the meeting.

Director Peterson stated the complaints were generated from both private callers/residents and the active code enforcement program. The complaints are about 50/50 by resident calls/inspector driven.

#25 – Roger Wightman – 14 W Leon Lane, against - Mr. Wightman read the e-mail he sent to his Alderman. A copy of said e-mail has been submitted into evidence (#25).

#26 – Sharon Hoffman – 103 Owen Place, against - 36 year resident

Chairman Dash requested comments from the Board of Directors before closing the public hearing.

Commissioner Patel stated he is a seven year resident. Commissioner Patel stated that the Board is here to listen, the board did not make this rule but is here to help and requested the public to give to board the chance to make a good decision.

Commissioner DeGraf stated he is a twenty five year resident. He is a general contractor. He owns a bobcat, a trailer, trailers that are lettered and a pick-up truck that he parks in a garage or off-site. Commissioner DeGraf stated he is against this proposal.

Commissioner Kempa stated he has no comment.

Commissioner Tammen stated he has served on the board for over twenty years. Commissioner Tammen requested the public give the board a chance to make a good decision and that the public was heard.

Commissioner Mellen stated he has no additional comments.

Chairman Dash commented she was born and raised in Prospect Heights and has decided to purchase in Prospect Heights as a newly married person. Chairman Dash stated her husband is a small business owner with a "B" Plate pick-up truck in their driveway. Chairman Dash stated there will be a committee for future discussion. Chairman dash encouraged the public to come back when this case is presented again.

Director Peterson reiterated the request for the continuance. Director Peterson encouraged the public to make suggestions on items that could help shape this ordinance in a positive direction.

Chairman Dash requests a motion to continue public hearing 17-13TA @ 8:30 pm by  
Motion by Commissioner Tammen  
Second by Commissioner DeGraf

VOICE VOTE:

AYES: Commissioners Kempa, DeGraf, Tammen, Mellen and Chairman Dash

NAYS:

Chairman Dash stated the next meeting will be at 7:00 pm On Thursday February 22<sup>nd</sup>, 2018.

**V. NEW BUSINESS**  
**NONE**

**VI. Communications**

Director Peterson stated in addition to the continuation of this case there will be two additional applications next month.

**VII. Adjournment: At 8:31 p.m.**

Motion to Adjourn: Commissioner Kempa

Second: Commissioner Tammen

Voice Vote: Unanimous