

**City of Prospect Heights
Plan/Zoning Board of Appeals
June 26, 2014**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:05 pm by Chairman Weidman, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

ROLL CALL:

Present: Commissioners Tammen, Dash, Jones and Chairman Weidman
Absent: Commissioner Roscoe, Wyatt (with prior notice) and Frank-Watson
(emergency absence)

Present at the meeting: Director of Building & Zoning Steve Skiber, Assistant Director of Building & Zoning Steve Cutaia and Administrative Assistant Julie Malik-Mordian.

APPROVAL OF May 22, 2014 MINUTES

Motion made by Commissioner Jones, seconded by Commissioner Tammen, to approve the meeting minutes from May 22, 2014 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Dash, Tammen, Jones and Chairman Weidman
NAYS: None
ABSENT: Commissioner Roscoe, Wyatt and Frank-Watson
ABSTAIN: None
Motion carried.

Case No. 14-07V

Applicant: Thomas Bittner
Address: 202 Lanford Lane
Reason: Requesting a 14.81' encroachment into the required 50' rear yard setback to allow for construction of 2nd story addition on an existing non-conforming single family home.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application
ZBA Exhibit 2: Assignment to the Agenda
ZBA Exhibit 3: Proof of Ownership
ZBA Exhibit 4: Legal Notice
ZBA Exhibit 5: Plat of Survey
ZBA Exhibit 6: List of Property Owners
ZBA Exhibit 7: Certificate of Publication
ZBA Exhibit 8: Plans with Evaluation

Mr. Thomas Bittner presented the green cards from the notices to Chairman Weidman.

The architect spoke regarding the house; it was built 50-60 years ago on a corner lot with a different setback than what zoning requires currently. The Plat of Survey which we received by the Engineer is showing a different setback that is required by Zoning. What we are planning is not to increase the size of the first floor. North and West part of the house is encroaching in the existing rear setback which is 50 feet. The second floor proposed addition is in 98% of the setbacks while only 2% is encroaching in the setback.

The proposal is a more contemporary design which involves changing the roofs of the existing garage and the north wing which would be the new Kitchen.

Mr. Skiber stated on the submittal on page 3 of the proposed site plan, it's a very good reference point which represents the original footprint of the original home. It also shows clearly the two non-conforming encroachments into the required 50ft rear yard setback. It's a legal existing non-conforming home; the footprint of the home will remain the same there will be no further encroachments; however the second story will be due to the second story open area and the roof design lines will change.

This will help them in the future to apply for this variation which conforms the fact that it's legal existing non-conforming. The reference points and the Plat of Survey and the property line it's not a typical square 100 x 200 City of Prospect Heights lot. It's a corner lot and is oddly shaped and to further add to the hardship. We are happy to see that Mr. Bittner purchased this home which was vacant for a while; this is going to enhance the home and enhance the neighborhood.

Mr. Chairman asked so the increase in the non-conformity has to do with the bulking of the second floor also the roof overhang will go further in to the required rear yard setback? Mr. Skiber stated not exactly you can have the eaves and gutters up to four feet encroachment to required yards. The architect can answer that regarding the second story roof line as to the limit of the encroachment for gutters and eaves.

The architect stated that when you look at the second floor on the plan you can see the conforming line 50 feet rear setback, you can see in the north corner is encroaching in this part. You will have an 18_inch setback for a building that will be just encroaching in this section. So all together this looks like a really nice plan for the house.

Do we need to document the residents' name? A concerned resident spoke regarding zoning laws and we make exceptions what does that set for the presents going forward for other homes. Mr. Chairman stated well that is a question in general and we look at every case as an individual case. In this case we highly doubt that we would ever have a house put on a lot in the same way that this was put on the lot originally. When it was built it was certainly conforming to the zoning at the time it was built, so we can't change that. It is legal non-conforming.

All they are asking to do is to take the same footprint and put a second story on it. Is this sentence right? We do always look at that are we setting a president for when we grant a zoning variance. This is a unique situation and a diffident hardship where the house was placed on the lot originally; it's an oddly shaped -corner lot which is a problematic for the builder to put the house on.

COMMUNICATIONS

Next Friday 4th of July Parade at the Metra station in the morning at 9:30am ending at Hebron Presbyterian Church at 515 N. Schoenbeck Rd. where there will be lunch served.

OLD BUSINESS

None

NEW BUSINESS

We have Christine Carlyle here tonight, the draft version June 20th of the Comprehensive land use Plan for review and comment. Focusing on providing

guidelines from a five to ten year timeframe for the City, guiding us on development issues like: parks, open space, roadways and landuse. The goals in this plan are results from the community meetings declaring an understanding of what everybody is concerned about like: more retail and marketing, the streets, parks, natural resources to make more bike trails, the creeks, providing soft landscaping throughout the City.

Try to solve the water problems; the community requested obtaining Lake Michigan water supplies for all residents. Requesting for more senior housing, multi-family center, community facility, and working on making more sidewalks for the children near the schools. Also try to work on the Allstate property, the social security site and areas along Palatine Road. The final draft is in the next City Council meeting on July 28th.

ADJOURNMENT

The June 26, 2014 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 7:35pm with a motion made by Commissioner Tammen, seconded by Commissioner Dash.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary