

**City of Prospect Heights
Plan/Zoning Board of Appeals
July 24, 2014**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:00 pm by Chairman Weidman, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

ROLL CALL:

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

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

APPROVAL OF June 26, 2014 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Dash, to approve the meeting minutes from June 26, 2014 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Tammen, Dash, Frank-Watson, Roscoe and Chairman Weidman

NAYS: None

ABSENT: Commissioner Jones and Wyatt

ABSTAIN:

Motion carried.

Case No. 14-08V

Applicant: City of Prospect Heights

Address: 8 N. Elmhurst Rd.

Reason: Public comment and testimony concerning the proposed comprehensive Land Use Plan.

Mr. Chairman read a letter from Commissioner Jones who was absent. His apologies for being absent and would like to go on record to support the case being presented tonight, that being the new comprehensive plan for the City of Prospect Heights. Having served on the steering committee, I have witnessed this document evolve into what it is known before you, for review and approval. I hope you agree with me in recommending approval by our City Council. Thank you, respectfully, Timothy Jones Deputy Fire Chief

Mr. Chairman sworn in Christine Carlyle, Chicago, IL

You've all received the comprehensive plan and we talked about at the last meeting, this process is to review the highlights and components of the plan. We gave you a summary of the public participation process up-to-date. We had three community meetings as part of this public process. There was extensive outreach for those meetings; we had flyers given out in the grocery stores, e-mail chains and the City Newsletter.

We also had a series of focus groups through-out the comprehensive planning process that included inter-governmental groups and business owners. You're various

neighboring communities that we received information from served as sources over issues that are contained within the comprehensive plan. We have a website that is connected to the City website called "Speak Out"; we received over 212 comments and visits to the site. We had six steering community meetings which a number of you have been a part of and we appreciate all the input. This is our third PZBA meeting and it is a broad spectrum of public input and received a lot of good comments.

Mr. Skiber spoke regarding the comprehensive plan. As outlined by Mrs. Carlyle we have diligently followed the process with staff and the steering committee. We have had in-depth discussions regarding each step and each item of the process; please make sure that everyone has the 7/9/14 version, which is the final draft.

Mr. Chairman stated there are some proofreading and grammar changes on the final draft of the comprehensive plan.

Commissioner Frank-Watson had some changes on page 10 for private schools, there is a school in Prospect Heights called St. Alphonsus which is grades K-8. On page 50 Palatine and Elmhurst Rd (the orange overlay) is not zoned accurately, it isn't a commercial zoning area. On page 42 land use and zoning, it should be residential zoning. Where the social security office was it shows it as single family, it should be commercial. Mr. Skiber stated that the southwest and southeast corners of Palatine and Elmhurst are B-1 and the northwest corner is B4. The Aldi Property on Thomas and Rand Rd are all commercial zoning.

Mr. Chairman stated the text on the following page under commercial, the third bullet point identifies Camp McDonald at Palatine; it should be Camp McDonald at Elmhurst. Also please remove Ken Lopez as the City Administrator and leave it blank. On page 22, 4th sentence down, "participants generally favor preservation of their existing neighbors and did not want to introduce sidewalks within the residential blocks," it should say "on the local neighborhood streets". On page 38 the first line should it be "other" or "others", will change to other businesses. On page 81 & 82 should be switched. On page 89 sidewalk improvements that's labeled number 4 is off Camp McDonald Rd., it should be Rand Rd., not Randhurst Village. On page 91 area number 5 was located, it's blank for #5, and this should have comments. Thank you Christine, you did a tremendous job!

Mr. Chairman sworn in Resident Edward Madden at 611 N. Elmhurst Rd Prospect Heights, IL 60070

First of all I'm a resident of the City; I really feel this process was done very well both with the City, CMAP and consultant team. I attended the community meetings and felt that I really had a part in the development. I'm also a commissioner for the Natural Resources; speaking as a resident the workshops are very beneficial. The comprehensive plan is an important tool for a municipality, also for businesses and developers. It also provides them with potential legal leverage, if an undesirable plan were to be brought before the City there is a comprehensive plan showing commercial use for example on some residential properties. That would have some unattended consequences and you have covered it. Mainly just wanted to say thanks and you did a great job.

ROLL CALL VOTE:

AYES: Commissioners Tammen, Dash, Roscoe, Frank-Watson and
Chairman Weidman

NAYS: None

ABSENT: Commissioner Jones and Wyatt

ABSTAIN: None

Motion carried.

COMMUNICATIONS

We have not received an application for the meeting on 8/28/14, though there is some information regarding the proposed Assisted Living project on Palatine Rd and Elmhurst Rd

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

The July 24, 2014 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 7:35pm with a motion made by Commissioner Dash and seconded by Commissioner Frank-Watson.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary