

**City of Prospect Heights
Plan/Zoning Board of Appeals
September 25, 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, Jones, Wienold and Chairman Weidman
Absent: None

Present at the meeting: City Attorney Eric Yehl, Director of Building & Zoning Steve Skiber, Building Engineer Steve Berecz and Administrative Assistant Julie Malik-Mordian.

APPROVAL OF July 24, 2014 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Roscoe, to approve the meeting minutes from July 24, 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: Commissioner Jones and Wyatt
Motion carried.

Case No. 14-09V

Applicant: Eric Martinson

Address: 801 Essex St.

Reason: a 25ft corner side yard variation for construction of a 6ft. wooden fence.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application
ZBA Exhibit 2: Hardship Letter
ZBA Exhibit 3: Public Hearing Notice
ZBA Exhibit 4: List of Property Owners
ZBA Exhibit 5: Plat of Survey
ZBA Exhibit 6: Fence Plans
ZBA Exhibit 7: Legal of Publication

Mr. Chairman sworn in Eric Martinson at 801 Essex St. Prospect Heights, IL 60070

Mr. Martinson explains the reason for his putting up a fence is for the safety of his family and dogs. There is a tree line along the south side of Frontage Rd. and returns back into his house on Essex Street. I would like to put up a 6ft wood fence around the premotor of my yard. Chairman Weidman stated that he drove by the property; it was difficult to see where the property line ended. He asked would this fence be on the south side of existing berm that's planted. Mr. Martinson stated yes it will be right on the berm, it will still be on my property line.

Mr. Skiber stated we are sorry about the temperature in here; the air conditioning is not working since this afternoon and will try to make it comfortable. Also please turn off your cell phones it does interfere with the televising and audio, so we can get the best production for our residents on the Prospect Heights TV Channels. The emergency exits are on your left and right side and restroom facilities are in the lobby. Mr. Chairman will be in control of the meeting and will acknowledge any comments at the appropriate time.

Mr. Skiber stated that Mr. Martinson is here this evening to request a variance for a fence in his corner side yard. It's very typical of previous potations that this board has heard and recommends it to the City Council. He is on the corner of Palatine - Frontage Rd. and Essex St. and you've identified the berm and the placement of the fence. In order for him to get safety and full use of enjoyment of his yard he's before the board asking for a 25ft. corner side yard variation.

Mr. Chairman sworn in Mr. Joseph Pacyk at 811 Essex St. Prospect Heights, IL 60070 The question is putting the fence around the entire perimeter of the lot, there are no homes in the area that have fences, it's not clear where it will be placed. The board stated please look at the map, which then stated he understood the purpose of the fence.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Motion carried.

Case No. 14-10SU/V

Applicant: Steve Cutaia

Address: 14 E. Camp McDonald Rd.

Reason: a Special Use Permit and Variation for construction of a 1,431sf. Carport and 6 additional parking spaces at the police station.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application

ZBA Exhibit 2: Public Hearing Notice

ZBA Exhibit 3: Notice to Property Owners

ZBA Exhibit 4: List of Property Owners

ZBA Exhibit 5: Complete Set of Plans

ZBA Exhibit 6: Hardship Letter

ZBA Exhibit 7: Subdivision Plat

ZBA Exhibit 8: Site Plan

ZBA Exhibit 9: Elevations

ZBA Exhibit 10: Legal Notice of Publication

Mr. Chairman sworn in Steve Cutaia 8 N. Elmhurst Rd. Prospect Heights, IL 60070

Mr. Cutaia stated to construct a carport which is behind the Police Station. It's currently Zoned R1, under the Zoning code the Police Station is allowed under Special Use. We

are proposing to install a carport to match the cosmetic look of the Police Station and to install a 6 stall parking space along the side and heavily landscaped.

Mr. Skiber stated this is a public safety request for the Police Department. There is no protection for the police vehicles and equipment. It's a desire of the Police Chief to incorporate a carport to house and protect our Police Vehicles. Therefore, we will get more use and longevity from it, it will help to assist our Officers in conditions of snow and rain and utilize the vehicles to get on the street much faster.

I believe all the elements have been covered we are going to expand the available parking and make it more conducive and user friendly for the Officers. It will allow for more public parking because the Police Vehicles will have six additional will have more parking in the rear. It will extend the fence to the limits of the new parking lot and landscape it to provide screening from the headlights and visual appearance. This is a public safety initiative and we are following the policies and procedures outlined to get a recommendation from the City Council.

Commissioners Tammen and Wienold agreed that this is a very good plan and very excitedly pleasing. Commissioner Roscoe stated he appreciates this plan then expanding a new building or expanding a larger garage. Commissioner Jones wanted to know if the lighting was going to be on all the time. Mr. Cutaia stated no it will be on a photometric light, not sure how it works in the freezing weather. Didn't propose any additional lighting outside the structure it will prevent less glare on the property. There are no motion detectors just photometric lighting.

Motion made by Commissioner Tammen, seconded by Commissioner Jones, to approve the meeting minutes from September 25, 2014 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

ABSTAIN: None

Motion carried.

Case No. 14-11TA/SU

Applicant: Lawrence M. Freedman – Greenbrier Assisted Living, LLC

Address: 702/704/706 Elmhurst Rd. – 7/9 W. Palatine Rd.

Reason: a Text Amendment and a Special Use Permit to allow construction of a 3 story, 101 units, Assisted Living Facility.

Case No. 14-12PC

Applicant: Lawrence M. Freedman – Greenbrier Assisted Living, LLC

Address: 702/704/706 Elmhurst Rd. – 7/9 W. Palatine Rd.

Reason: a lot consolidation for one lot of record to facilitate construction of an Assisted Living Facility.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application

ZBA Exhibit 2: Public Hearing Notice

ZBA Exhibit 3: List of Property Owners

ZBA Exhibit 4: Plat of Summary
ZBA Exhibit 5: Open Space Statement
ZBA Exhibit 6: Existing Land use
ZBA Exhibit 7: Storm Water Detention Calculations
ZBA Exhibit 8: Traffic Impact Study
ZBA Exhibit 9: Legal Notice of Publication
ZBA Exhibit 10: Parking Impact Study
ZBA Exhibit 11: Storm water Design Calculations
ZBA Exhibit 12: Stream Bank Evaluation
ZBA Exhibit 13: Complete Plan Set

Plan Commotion of the Lot Consolidation exhibits into the record:

Plan Commotion Exhibit 1: Application
Plan Commotion Exhibit 2: Existing Plat of Survey
Plan Commotion Exhibit 3: Plat of Consolidation

Mr. Chairman sworn in Lawrence Freedman 77 W. Washington St. Chicago, IL 60661
Mr. Chairman sworn in Steve Rappin 540 E. Scranton Ave Lake Bluff, IL 60044
Mr. Chairman sworn in Luay Aboona 9575 W. Higgins Rd. Rosemont, IL 60018
Mr. Chairman sworn in Elizabeth Godhold 4709 N. Virginia Chicago, IL 60625
Mr. Chairman sworn in Jerry Finis 630 Aberdeen Rd Inverness, IL 60067
Mr. Chairman sworn in Mike Geribeck 1819 W. Henderson St. Chicago, IL 60657
Mr. Chairman sworn in Carl Kauffer 300 W Marquardt Dr. Wheeling, IL 60090

Motion made by Commissioner Roscoe, seconded by Commissioner Jones, to approve the meeting minutes from July 24, 2014 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Tammen, Dash, Roscoe, Jones, Weinold and
Chairman Weidman

NAYS: Commissioner Frank-Watson

ABSENT: None

ABSTAIN: None

Motion carried.

COMMUNICATIONS

The next meeting will be held on 10/23/14

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

The September 25, 2014 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 8:55pm with a motion made by Commissioner Roscoe and seconded by Commissioner Jones.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary