

**City of Prospect Heights
Plan/Zoning Board of Appeals
August 23, 2012**

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 Dash, Jones, Roscoe, Tammen (arrived at 7:01pm), Wyatt and Chairman Weidman

Absent: Commissioner Frank-Watson (Absent by prior notice)

A Quorum was present. Also present at the meeting: Director of Building and Zoning Steve Skiber and Recording Secretary Robert Sabo.

APPROVAL OF July 26, 2012 MINUTES

Motion made by Commissioner Roscoe, seconded by Commissioner Jones, to approve the meeting minutes from July 26, 2012 as submitted. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Roscoe, Tammen and Chairman Weidman

NAYS: None

ABSENT: Commissioner Frank-Watson

ABSTAIN: Commissioners Dash, Roscoe, and Wyatt

Motion carried.

Case No. ZBA-12-10V

Applicant: HK Prospect Heights, LLC % Horizon Management (Represented by Barry Millman)

Address: 99 E. Palatine Road

Requesting a sign variation to allow for a twenty (20) square foot additional panel, on an existing one hundred (100) square foot pylon sign.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application

ZBA Exhibit 2: Plat of survey

ZBA Exhibit 3: Assignment to the agenda

ZBA Exhibit 4: Signed proposal

ZBA Exhibit 5: Hardship request

ZBA Exhibit 6: Certificate of publication

ZBA Exhibit 7: List of property owners within three hundred fifty feet (350)

ZBA Exhibit 8: Notice to property owners

ZBA Exhibit 9: Proof of ownership

Mr. Millman presented the green cards from the notices to Chairman Weidman.

Chairman Weidman swore in Mr. Barry Millman, 1130 Lake Cook Rd Suite 280, Buffalo Grove, IL.

Mr. Millman explained that his company manages the property at 99 E. Palatine Road and 1204 S. Milwaukee Avenue. The Milwaukee Avenue side of the property has a Dunkin Donuts/Baskin Robbins and a Jimmy Johns. On the Palatine Road side, there is an Enterprise Rent a Car, a State Farm Insurance office, and a vacant space which will be occupied by the River Trails Public Library. There is a one hundred (100) square foot pylon sign which did not include a slot for the space River Trails Public Library is moving into. The sign needs a variation to allow a twenty (20) square foot additional panel to accommodate the hardship of the library.

Commissioner Tammen commented that the proposal looks good and he is happy to have a library in that shopping center.

Chairman Weidman commented that without adding to the sign, he does not know that anyone could find the library. The sign will virtually look the same and he does not see it being a problem with any of the neighboring property or interrupting the site line.

Commissioner Roscoe commented that he is not in favor of adding another twenty (20) square feet to the sign however he understands the need for additional signage.

Commissioner Dash asked if Baskin Robbins and Dunkin Donuts share a space on the sign.

Mr. Millman said that Baskin Robbins and Dunkin Donuts do share a space on the sign.

Motion made by Commissioner Jones, seconded by Commissioner Tammen, to approve case ZBA-12-10V as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Commissioner Frank-Watson

Motion carried.

Case No. ZBA-12-11V

Applicant: HK Prospect Heights, LLC % Horizon Management (Represented by Barry Millman)

Address: 1204 S. Milwaukee Avenue

Requesting a sign variation to allow for a twenty (20) square foot additional panel, on an existing one hundred (100) square foot pylon sign.

Chairman Weidman commented that Mr. Millman had been sworn in and can address the board about this case.

Mr. Millman explained that the sign on the Milwaukee Avenue side is the most important sign to the property as it is the most visible to traffic. Considering that the building to where River Trails Public Library is moving has limited or no visibility from Milwaukee Avenue, it is important that this sign have signage so that people recognize that the library is located there. This variation would be to add a twenty square foot (20) panel to the pylon sign.

Director of Building and Zoning Skiber commented that the current property managers are not the original developers of the property. Commissioner Dash's assessment of the double occupancy by Dunkin Donuts and Baskin Robbins on Milwaukee Avenue is correct. Because the shopping center is completely occupied, there is a hardship now to give them signage and recognition to find their location. He concurs with all the comments of the Commissioners.

Motion made by Commissioner Tammen, seconded by Commissioner Jones, to approve case ZBA-12-11V as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Commissioner Frank-Watson

Motion carried.

Chairman Weidman asked if there was a separate notice mailing for this case.

Director of Building and Zoning Skiber commented that because ZBA-12-10V and ZBA-12-11V were on the same site, the petitioner put both notices in the same mailing to not burden the petitioner of absorbing the cost of sending two certified mailings.

Case No. ZBA-12-12SU

Applicant: Pasprops Inc. (Represented by Joseph D. Pascucci, Jr. – President)

Address: 871 East Palatine Road

Requesting a Special Use Permit to allow for automobile rentals.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application

ZBA Exhibit 2: Plat of survey

ZBA Exhibit 3: Assignment to the agenda

ZBA Exhibit 4: Certificate of publication

ZBA Exhibit 5: List of property owners

ZBA Exhibit 6: Notice to property owners

ZBA Exhibit 7: Hertz proposal

Mr. Pascucci Jr. commented that he can bring green card notices to City Hall the morning after the Plan/Zoning Board of Appeals Meeting.

Director of Building and Zoning Skiber commented that he has good reason to believe that Mr. Pascucci, Jr. has complied with the notice requirement as he left City Hall to go to the Post Office with the notices ready to be mailed. He asked Chairman Weidman to allow Mr. Pascucci Jr. to bring the green cards from the notices the next morning after the meeting.

Chairman Weidman said that Mr. Pascucci Jr. could bring the green cards from the notices to City Hall the next business day after the Plan/Zoning Board of Appeals meeting.

Chairman Weidman swore in Mr. Joseph D. Pascucci, Jr., 4761 Wellington Dr., Long Grove, IL.

Mr. Pascucci Jr. explained that he intends to lease part of the building located at 871 E. Palatine Road to the Hertz Corporation for auto rental purposed. There is an office, a counter desk, twelve (12) parking spaces in the back of the property, and (3) parking spaces in the front of the property.

Director of Building and Zoning Skiber commented that Mr. Pascucci Jr. has taken a vacant auto body shop and brought it back to life. He also has done the exterior landscaping. The City is happy to entertain the petition to allow the Hertz Corporation to partner with his business. It will be beneficial to Prospect Heights. The City welcomes the competition with Enterprise and with others in and around Prospect Heights. Hertz was looking for a home in Prospect Heights and Mr. Pascucci Jr. was able to accommodate them. The City welcomes Hertz Corporation as it generates a one percent (1%) revenue on each contract. The site can easily accommodate the use. A Special Use Permit is required in the B-3 district for auto body repair to house rentals.

Commissioner Jones commented that the same thing was done with a different property about four (4) months ago.

Director of Building and Zoning Skiber commented that the Plan/Zoning Board of Appeals did approve a similar Special Use however unfortunately the parties could not reach an agreement at 851 E. Palatine Road property. Hertz moved down the road and were able to reach an agreement at 871 E. Palatine Road.

Commissioner Roscoe commented that the property is very well maintained and looks great.

Commissioner Tammen commented that Mr. Pascucci Jr. has made great improvements to the property.

Motion made by Commissioner Jones, seconded by Commissioner Tammen, to approve case ZBA-12-12SU as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: Commissioner Frank-Watson

Motion carried.

Chairman Weidman commented that the Plan/Zoning Board of Appeals is a recommending body. Final approval will come from the City Council.

COMMUNICATIONS

Director of Building and Zoning Skiber reported that Commissioners are invited to attend a special event at Players Pub and Grill along with City staff on August 29, 2012.

OLD BUSINESS

Director of Building and Zoning Skiber reported all Plan/Zoning Board of Appeals business is up to date with City Council.

NEW BUSINESS

Director of Building and Zoning Skiber reported that there have been no petitions filed for the September, 2012 meeting.

ADJOURNMENT

The August 23, 2012 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 7:22 p.m. with a motion by Commissioner Roscoe, seconded by Commissioner Dash.

Respectfully Submitted,

Robert Sabo, Recording Secretary