

**City of Prospect Heights
Plan/Zoning Board of Appeals
April 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, Wyatt, Frank-Watson, Roscoe, Jones and Chairman Weidman
Absent: None

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 February 27, 2014 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Frank-Watson, to approve the meeting minutes from February 27, 2014 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

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

Case No. 14-04V

Applicant: Laura Jonikane
Address: 1011 N. Schoenbeck Rd.
Reason: 2nd story addition to encroach 4.41 feet into the south interior 15' required side yard.

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: Plot of Survey
ZBA Exhibit 5: Site Plan

Mrs. Laura Jonikane presented the green cards from the notices to Chairman Weidman.

Mr. Chairman Weidman swore in Mrs. Jonikane who lives at 1011 N. Schoenbeck Rd., Prospect Heights, Illinois 60070. Also swore in Mr. Richard Rasmore the architect.

Mr. Chairman Weidman asked Mr. Skiber if there are any open building permits for this property. Mr. Skiber stated that there is no building permits open at this time. Its non-conforming house and the proposed addition will stay in-line with it. Mr. Cutaia spoke regarding the comments, when accepting this application we examined the Plat of Survey which showed an existing non-conforming split level house encroaching about 5'

into the required side yard setback. Their proposal is to construct a second floor addition over the same encroaching existing foot print there were no safety issues.

Mr. Chairman Weidman asked who is responsible for the foundation under the house, there was terrible movement viewing from the street, the brick has some severe cracks in it and the roof lines have shifted. The architect spoke up and stated they would be responsible for the foundation of the house. They dug in the crawl space to examine the foundation and felt it was ok. Commissioner Frank-Watson had a comment in this case the hardship cannot be: the family is expanding, or the relatives are visiting so additional space is needed. This is not a recognized hardship however this is an existing non-conforming home which is the hardship just wanted to put that into the record.

Motion made by Commissioner Jones, seconded by Commissioner Frank-Watson, to approve case ZBA-14-04V. The motion was approved by a roll call vote, 7-0.

Case No. 14-06V

Applicant: Marcin Kowalczyk

Address: 8 W. Willow Rd.

Reason: Garage addition encroaching 2 feet 6 ¼ inches into the required 15' east interior side yard.

Mr. Marcin Kowalczyk presented the green cards from the notices to Chairman Weidman.

Mr. Chairman Weidman swore in Mr. Kowalczyk who lives at 8 W. Willow Rd., Prospect Heights, Illinois 60070.

Mr. Skiber spoke regarding the comments; Mr. Kowalczyk applied for the yard variance for the encroachment of east interior of the side yard 2 feet 6 ¼ inches for the addition for the garage. On the Plat of Survey the house is not centered on the lot and if it were centered on the lot he wouldn't need to apply for the variation. So he has a genuine zoning hardship in relation to the placement of the original house on the lot. Further he is encroaching into a required yard of 3 feet or less, which allows the PZBA to have the final authority over his request. Also he has spoken to his neighbor which he supports the petition.

Motion made by Commissioner Tammen, seconded by Commissioner Frank-Watson, to approve case ZBA-14-05V. The motion was approved by a roll call vote, 7-0.

COMMUNICATIONS

Ultra Foods – May 22, 2014 PZBA Meeting for additional signage on Rand Rd. and West Thomas.

OLD BUSINESS

Status of the Comprehensive Plan, PZBA presentation on May 22, 2014 and a steering committee meeting on June 19, 2014 along with a City Council presentation on May 12th.

NEW BUSINESS

New City Administrator – Ken Lopez starting May 1, 2014.

| **ADJOURNMENT**

The April 24, 2014 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 7:20pm with a motion made by Commissioner Roscoe, seconded by Commissioner Dash.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary