

**City of Prospect Heights
Plan/Zoning Board of Appeals
May 22, 2014**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:10 pm by Chairman Weidman, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

ROLL CALL:

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

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 April 24, 2014 MINUTES

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

ROLL CALL VOTE:

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

Case No. 14-03V

Applicant: The Jenkins Group – John Ritchie (Ultra Foods)
Address: 1241 N. Rand Rd.
Reason: Construct new pylon sign on Willow Rd. and Rand Rd.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application
ZBA Exhibit 2: Public Hearing Notice
ZBA Exhibit 3: Notice Property Owners
ZBA Exhibit 4: Certificate Publication
ZBA Exhibit 5: Full Site Plan
ZBA Exhibit 6: Willow Rd. Plan
ZBA Exhibit 7: Rand Rd. Plan

Mr. Matt Stearns representative of The Jenkins Group presented the green cards from the notices to Chairman Weidman.

Mr. Chairman stated he is concerned with the Rand Rd. sign being too big and too close to the Atlantis sign, and is wondering if an additional sign should be put up. Mr. Jones stated that the lighting time should be set for a reasonable time and shut off at night, or to be dimmed and if possible they should be LED lights which are recommended. Mr. Stearns states they are flexible and can work around the minor details.

Mrs. Dash stated that the sign should be protected from teenagers since there is Hersey High school across the street and they could vandalize the sign. Mrs. Dash questioned the future of lot #2. She also questioned the sign on Rand Road because the sign on the building can be seen from the street. Plus the sign is too big and there is a lot of signage. Mr. Roscoe stated that the sign for Willow Rd. is too big, and also questioned the future of lot #2, although he is okay with the Rand Rd. sign design. Mr. Tammen stated that the lighting in the signs should be lowered at night.

Mr. Skiber agrees with that the Rand Rd. needs some changes to make it smaller and to cover the sign with the letters. Mrs. Dash suggests that the spacing/size smaller for the Rand Rd. sign and remove the temporary signs. Asked when the banners will be removed, Mr. Skiber stated it should be within the six months with the building permit. Mrs. Dash would like to speak to someone from the sign company regarding the size of the signs and if the lighting be on a timer at night and is not in favor of the Willow Rd. sign though is okay with the Rand Rd. sign.

Residents who spoke regarding the signs for Ultra Foods:

1. Jim – 308 Linden Rd. – Is grateful to have the Ultra Foods open, feels that Ultra Foods should have them put up the sign to draw more business.
2. Marcus – 1225 Stradford Rd. - Is concerned about the lighting of the new sign which will be on until 5am. Also feels that the sign is too large on Rand Rd.
3. Virginia – 1677 Courtland Drive – Sign is too large, it's an over kill don't need another sign put up for Ultra Foods. Feels that the sign will aggravate the public/neighborhood.
4. Eileen – 1669 Courtland Drive – Residents don't need such a large sign put up near Willow Rd.
5. Jennifer – 206 Linden Rd. – states that the signs are too big and the lighting should be dimmed. Be respectful of the neighbors and the surrounding businesses

Rand Road Sign

- a. Shall be architectural consistent with the existing signage
- b. Location shall be moved to north entrance
- c. The LED lights shall be dimmed

Willow Road Sign

- a. Shall be reduced in height to 15'
- b. An option to share the sign shall be available to the new tenant of lot two once built
- c. Shall be architectural consistent with the existing signage
- d. Location shall be moved to east to the boundary of lot two
- e. Installation of a vandal proof covers over the movable lettering
- f. The LED lights shall be dimmed

Motion made by Commissioner Jones, seconded by Commissioner Tammen, to approve case ZBA-14-06SU. The motion was approved by a roll call vote.

COMMUNICATIONS

Presentation by Solomon Coldwell Buenz on the Status of the Comprehensive Plan – The purpose of this meeting is to go over the status of the Comprehensive Plan, looking for feedbacks and comments. The last Comprehensive Plan was done in 1996, it's been 18 years and it's time to look at what the policies are, the purpose is to give us the tools regarding land use, roads, development and anything that uses natural resources. The

process is to find out what the community wants to change that the residents like or dislike in the City. Please visit the Prospect Heights website for "Speak Out" on that is a lot of information of the Comprehensive Plan. The final plan will be in August 2014, were in the process of the draft plan if you have any feedback tonight that would be helpful. The team consists of Solomon Coldwell Buenz they do the land use and are the design/project management. The City of Prospect Heights received a grant from CMAP, which is Chicago Metropolitan Agency for Planning. Also in the team is a Marketing Analysis Firm, they work with residential and commercial on development issues. Kimley-Horn Associates they deal with traffic/ transportation analysis/intersection design. They are looking into more bike routes for residents and written manuals that are nationwide, ITB is contact sensitive streets to make things safer for everybody.

The use of the Comp Plan is to use help shape the public policy, economic development, and to find out the core assets for the community. You have an Airport, Railway station, forest perverse how they can straighten it. We've had two public workshops, online information "Speak Out" and seven community meetings. The key elements where: a town center, expanding the retail shops and supporting the area on Elmhurst Rd., Camp McDonald and on Palatine Rd. We need to bring in higher quality in the retail shops and fix any transportation issues, adding more bike trails and improving the County Forest Preserves. In these meetings the residents could speak about any concerns they had regarding Prospect Heights to make it a better City.

On March 20th they had the second public workshop about 50 attendee's primarily residents, the topic was key recommendations. They started out with a presentation then moved into small groups to discuss all the key recommendations give residents an opportunity to express and give their concerns and approvals. They also had comment cards to give out the residents fill out, a Map of Prospect Heights where the priority or key recommendations should be focused on. We had 91 people who participated in the first topic which was "Why I love Prospect Heights", and the residents are very happy with the City. 16 people participated in the "Improvement of Prospect Heights", and basically asked what needed to be changed /improved in the City. Most felt that the retail and service delivery side needed more improvements. 202 people participated in the existing conditions survey, which was a larger survey that included the natural resources, transportation and roadway systems. The additional items are on the Speak Out website which are the comment cards; where residents can view the results.

Overview of the meetings they reviewed the land use, residential, business commercial, institutional. They spoke with Library District, Harper College, Pace, Park District and waiting to hear their feedback. There are six key sites recommendations one of those is the Arena Land, is a comprehensive interest in the Chicago Executive Airport, which the City wanted more focus on design recommendations. The Allstate site is a very large parcel with over 30 acres of land that is developable that the City has an interest in highest use of the land. The towns center at the intersection of Elmhurst and Camp McDonald looking at a consolidation of some of the uses, looking at the possibility of overlaying a focus of center to the City.

Moving towards natural resources, the residents stated that the Cook County Forest Preserve is not underutilized and no easy access into the parks. Also taking a large look into making more sidewalks, that not in the residential areas. They are about 2/3 completed with the comprehensive plan, so moving forward on May 30th will submit the draft comprehensive plans for review, receive back by June 19th. The Final comprehensive plan submission is by July 18th and a review period with the CMAP and

City. The Steering community which is by August 7th then waits for the approval of the City Council.

OLD BUSINESS

None

NEW BUSINESS

Status of the Comprehensive Plan

ADJOURNMENT

The May 22, 2014 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 9:25pm with a motion made by Commissioner Jones, seconded by Commissioner Dash.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary