Village of Mount Prospect
Planning and Zoning Commission
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056

December 14, 2023 | **Village Hall - 3rd Floor Board Room** | **7:00 PM**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - 2.1. PZ-14-23 / 2010 E. Camp McDonald Rd. / CU: Animal Hospital
   - 2.2. PZ-17-23 / 1803 E. Bittersweet Ln. / CU: Side-Yard Setback Reduction
3. **NEW BUSINESS**
   - 3.1. PZ-19-23 / 707 Russel Street / VAR: Lot Coverage / P&Z Final
4. **CITIZENS TO BE HEARD**
5. **QUESTIONS AND COMMENTS**
6. **ADJOURNMENT**

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847|392-6000, EXTENSION 5307

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-14-23	Hearing Date: October 26, 2023
PROPERTY ADDRESS:	2010 East Camp McDonald Road
PETITIONER:	Midwest Veterinary Hospitals, PLLC
PROPERTY OWNER:	Shore Capital Real Estate Partners Holdco, LLC
PUBLICATION DATE:	October 11, 2023
REQUEST:	Conditional Use for an Animal Hospital
MEMBERS PRESENT:	Thomas Fitzgerald Walter Szymczak Ewa Weir William Beattie Greg Miller Joseph Donnelly
MEMBERS ABSENT:	Norbert Mizwicki Donald Olsen Greg Miller
STAFF MEMBERS PRESENT:	Mo Khan – Development Planner
INTERESTED PARTIES:	None

Chairman Donnelly called the meeting to order at 7:00 PM. Commissioner Fitzgerald made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on September 28, 2023. The minutes were approved 5-0.

Chairman Donnelly introduced the first item of business: Case PZ-14-23, 2010 E. Camp McDonald Rd., a request for a conditional use for an animal hospital.

Mr. Khan stated that the Petitioner operates an animal hospital at the subject property. Mr. Khan stated that the original Special Use that was granted for the animal hospital did not run with the land and was granted specifically to a Dr. T.A. Osborn. The original special use is no longer valid since both the subject property and business have changed ownership multiple times.

Mr. Khan stated that the Staff finds the standards for conditional use have been meet and for the Planning & Zoning Commission to adopt the staff's findings and approve the following motion:

1. "A conditional use per Section 14.604 to permit an animal hospital/veterinary clinic on the property located at 2010 E. Camp McDonald Rd as shown on the plans submitted and attached to this request and subject to the following conditions of approval:
    a. That there shall be no boarding of animals upon the premises.

b. That there shall be no outdoor kennels or runs upon the premises.
c. That there shall be no crematorium upon the premises."

Mr. Khan stated that the Village Board's decision is final for this case.

Commissioners did not have any question for staff.

Chairman Donnelly swore in the Petitioner.

Chairman Donnelly asked if overnight boarding occurs. The Petitioner stated they do not have any overnight boarding as they do not have staff that work overnight.

Commissioner Wier stated this is a simple request.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Commissioner Fitzgerald made a motion seconded by Commissioner Wier to approve the following motion:

"A conditional use per Section 14.604 to permit an animal hospital/veterinary clinic on the property located at 2010 E. Camp McDonald Rd as shown on the plans submitted and attached to this request and subject to the following conditions of approval:

a. That there shall be no boarding of animals upon the premises.
b. That there shall be no outdoor kennels or runs upon the premises.
c. That there shall be no crematorium upon the premises."

UPON ROLL CALL AYES: Fitzgerald, Szymczak, Weir, Beattie, and Donnelly
NAYS: None.

The motion was approved by a vote of 5-0.

After hearing one more item of new business, Chairman Donnelly made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:18 PM.

_____

Mo Khan
Development Planner

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-17-23	Hearing Date: October 26, 2023
PROPERTY ADDRESS:	1803 Bittersweet Lane
PETITIONER:	Eugene Chaiken
PROPERTY OWNER:	Eugene Chaiken
PUBLICATION DATE:	October 11, 2023
REQUEST:	Conditional Use for a Side-yard Setback Reduction for a Shed
MEMBERS PRESENT:	Thomas Fitzgerald Walter Szymczak Ewa Weir William Beattie Greg Miller Joseph Donnelly
MEMBERS ABSENT:	Norbert Mizwicki Donald Olsen Greg Miller
STAFF MEMBERS PRESENT:	Mo Khan – Development Planner
INTERESTED PARTIES:	None

Chairman Donnelly called the meeting to order at 7:00 PM. Commissioner Fitzgerald made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on September 28, 2023. The minutes were approved 5-0.

After hearing the first item of business, Chairman Donnelly introduced the second item of business: Case PZ-17-23, 1803 Bittersweet Ln., a request for a conditional use for a side-yard setback reduction for a shed.

Mr. Khan stated that the Petitioner is requesting a conditional use for a side-yard setback reduction to construct a shed 3 ft. from the property line, whereas 5 ft. is required. Mr. Khan stated that due to conditions of the lot, including location of underground irrigation, existing vegetation, and location of power lines, the shed cannot be located in a place that meets the zoning requirements.

Mr. Khan stated with the exception for the requested zoning relief, the proposed shed meets all other zoning requirements such as lot coverage, building separation, and height.

Mr. Khan stated that the Staff finds the standards for conditional use have been meet and for the Planning & Zoning Commission to adopt the staff's findings and approve the following motion:

1. "A conditional use per Sec. 14.604 to permit a shed to be setback 3 ft. from the interior property line, whereas the minimum setback required is 5 ft. on the property located 1803 E. Bittersweet Ln., as shown on the plans submitted and attached to this request."

Mr. Khan stated that the Village Board's decision is final for this case.

Commissioners did not have any question for staff.

Chairman Donnelly swore in the Petitioner.

Chairman Donnelly asked the Petitioner to explain their request. The Petitioner stated they are seeking to construct a small shed to store items that are currently stored in their house that are typically used for outside work. The Petitioner stated that due to reasons with their property (previously mentioned by staff) that the shed would need to be located as proposed.

Commissioner Wier stated that the shed can be located where it meets zoning requirements and is concern with setting a precedent.

Commissioner Fitzgerald stated he appreciates the Petitioner for going through the process to request the setback reduction.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the following motion:

"A conditional use per Sec. 14.604 to permit a shed to be setback 3 ft. from the interior property line, whereas the minimum setback required is 5 ft. on the property located 1803 E. Bittersweet Ln., as shown on the plans submitted and attached to this request."

UPON ROLL CALL	AYES: Fitzgerald, Szymczak, Beattie, and Donnelly
	NAYS: Weir

The motion was approved by a vote of 4-1.

Chairman Donnelly made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:18 PM.

_____

Mo Khan
Development Planner

Item Cover Page

Subject	**PZ-19-23 / 707 Russel Street / VAR: Lot Coverage / P&Z Final**
Meeting	December 14, 2023 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The "Petitioner", Peter Kretowski, is seeking a variation to the maximum overall lot coverage requirement at 707 Russel Street ("Subject Property") for the installation of a deck.

The Subject Property was annexed into the Village of Mount Prospect ("Village") in 1926, with subsequent building permits issued for the construction of a single-family residence in 1957, a detached two-car garage in 1977, and improvements to the property including a new driveway/flatwork, roof, and fence.

In 2021, a building permit for a new driveway and flatwork (driveway apron, walkway, stoop, and steps) was approved resulting in the Subject Property nearly reaching the maximum lot coverage at 49%. Sometime in 2022, the Petitioner installed a new composite deck without a permit, and a stop work order was issued by the Village. The Petitioner was required to apply for a building permit for the construction of the illegal deck, but the building permit application was denied. The proposed deck pushed the Subject Property to exceed the allowable lot coverage to its current level of 53.7%. To reach the code requirement of 50.0% lot coverage, Staff estimates at least 268 square feet of impervious surface would need to be removed. The installed deck is approximately 340 square feet.

Historically, the Village has consistently implemented the lot coverage requirement, considering both impermeability and massing. It has never been the intent of the zoning code to permit the construction of a deck that allows water through to span the entire property. Allowing this by right could theoretically enable property owners to locate such structures over their entire building envelope without exceeding the permitted maximum lot coverage ratios.

Discussion

The Petitioner is seeking a variation to allow 53.7% overall lot coverage ratio to allow the illegally constructed deck to remain. The table below outlines the proposed lot coverage regulation for the R-A Single Family Residential district:

Bulk Requirement	R-A Requirement	Existing	Proposed
Max. Lot Coverage	50%	**49.0%**	**53.7%**

According to the Petitioner's application, the Petitioner maintains that granting the variation will not alter the essential character of the neighborhood. The Petitioner argues that the existing detached garage's location deep into the Subject Property is a hardship and creates a need for more driveway area and therefore more lot coverage. Per the Petitioner, the relief requested is a minor deviation from the permitted lot coverage. The Petitioner maintains that the composite decking material is unlike hard pavements such as concrete, asphalt or brick, which are highly resistant to infiltration by storm water. The Petitioner states that the variation will not: impair an adequate supply of light and air to the adjacent property, substantially increase congestion of public streets, endanger public safety, substantially diminish, or impair property values within the neighborhood, or increase the danger of fire. The Petitioner contends that there has been no evidence to suggest that the variation will impair natural drainage or create drainage problems on adjacent properties.

The public works department reports that the entire block is largely flat, so any new impervious surface in the area would generate additional stormwater runoff and could aggravate existing flooding problems in the area. Consequently, Engineering does not support any variation that would increase impervious surface beyond existing lot coverage limitations. The building department has noted that the deck appears to have been constructed incorrectly (insufficient frost depth, missing beams, inappropriate joist supports/hardware/engineering). If the variation is approved, the building will require detailed plans verifying that the deck and any other structures atop comply with code. As previously mentioned, the Subject Property would exceed the maximum lot coverage permitted if the deck is permitted to remain. Staff is not supportive of the variation as the standards for a variation have not been met because the property does not have any unique characteristics that differentiate it from the rest of the neighborhood.

As of this writing, Staff has received three public comment letters from neighbors; two people expressed support for the request stating that the Village's lot coverage requirements are too burdensome; one neighbor opposed the request and stated that drainage and flooding are ongoing issues in the area and granting the variation will cause more issues in the future.

Alternatives

1. To deny the following motion: "A variation to allow a maximum lot coverage of 53.7%, as shown on the plans prepared by the Petitioner, dated 11/02/2023, subject to the condition listed in the staff report."
2. Action at the discretion of the Planning and Zoning Commission.

The Planning and Zoning Commission's decision is final for this case.

Staff Recommendation

Denial of the following motion:

"A variation to allow a maximum lot coverage of 53.7%, as shown on the plans prepared by the Petitioner, dated 11/02/2023, subject to the condition listed in the staff report."

Attachments

1. PZ-19-23_Staff Report
2. PZ-19-23_Administrative Content
3. PZ-19-23_Plans
4. PZ-19-23_Public Comments
5. PZ-19-23_Review Letter

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

William J. Cooney, AICP
Director of Community Development

Ann Choi
Development Planner

DATE: December 7, 2023

CASE NUMBER
PZ-19-23

APPLICANT/PROPERTY OWNER
Peter Kretowski

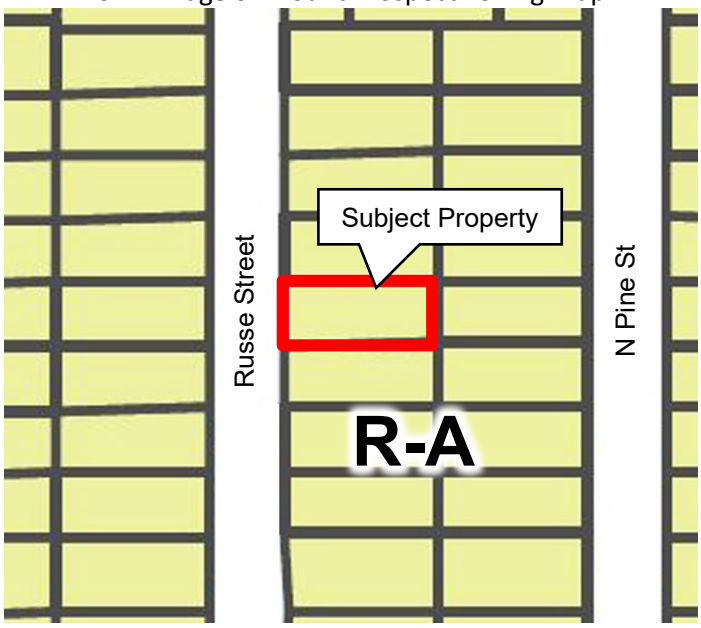
PUBLIC HEARING DATE
December 14, 2023

PROPERTY ADDRESS/LOCATION
707 Russel Street

BRIEF SUMMARY OF REQUEST
The "Petitioner", Peter Kretowski, is seeking a variation to the maximum overall lot coverage requirement at 707 Russel Street ("Subject Property") for the installation of a deck.

2021 Aerial Image

2022 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-A Single Family Residential	Detached Single Family Residential	North: R-A Single Family Residential East: R-A Single Family Residential South: R-A Single Family Residential West: R-A Single Family Residential	0.13 Acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village of Mount Prospect ("Village") in 1926, with subsequent building permits issued for the construction of a single-family residence in 1957, a detached two-car garage in 1977, and improvements to the property including a new driveway/flatwork, roof, and fence.

In 2021, a building permit for a new driveway and flatwork (driveway apron, walkway, stoop, and steps) was approved resulting in the Subject Property nearly reaching the maximum lot coverage at 49%. Sometime in 2022, the Petitioner installed a new composite deck without a permit, and a stop work order was issued by the Village. The Petitioner was required to apply for a building permit for the construction of the illegal deck, but the building permit application was denied. The proposed deck pushed the Subject Property to exceed the allowable lot coverage to its current level of 53.7%. To reach the code requirement of 50.0% lot coverage, Staff estimates at least 268 square feet of impervious surface would need to be removed. The installed deck is approximately 340 square feet.

Historically, the Village has consistently implemented the lot coverage requirement, considering both impermeability and massing. It has never been the intent of the zoning code to permit the construction of a deck that allows water through to span the entire property. Allowing this by right could theoretically enable property owners to locate such structures over their entire building envelope without exceeding the permitted maximum lot coverage ratios.

PROPOSAL

The Petitioner is seeking a variation to allow 53.7% overall lot coverage ratio to allow the illegally constructed deck to remain. The table below outlines the proposed lot coverage regulation for the R-A Single Family Residential district:

Bulk Requirement	R-A Code Requirement	Existing	Proposed
Max Lot Coverage	50.0%	49.0%	53.7%

VARIATION STANDARDS

The standards for a variation are listed in Section 14.203.C.9 of the Village Zoning Ordinance and include seven specific findings that must be made in order to approve a variation. The following list is a summary of these findings:

- A hardship due to the physical surroundings, shape, or topographical conditions of a specific property not generally applicable to other properties in the same zoning district and not created by any person presently having an interest in the property;
- Lack of desire to increase financial gain; and
- Protection of the public welfare, other property, and neighborhood character.

According to the Petitioner's application, the Petitioner maintains that granting the variation will not alter the essential character of the neighborhood. The Petitioner argues that the existing detached garage's location deep into the Subject Property is a hardship and creates a need for more driveway area and therefore more lot coverage. Per the Petitioner, the relief requested is a minor deviation from the permitted lot coverage. The Petitioner maintains that the composite decking material is unlike hard pavements such as concrete, asphalt or brick, which are highly resistant to infiltration by storm water. The Petitioner states that the variation will not: impair an adequate supply of light and air to the adjacent property, substantially

increase congestion of public streets, endanger public safety, substantially diminish, or impair property values within the neighborhood, or increase the danger of fire. The Petitioner contends that there has been no evidence to suggest that the variation will impair natural drainage or create drainage problems on adjacent properties.

The public works department reports that the entire block is largely flat, so any new impervious surface in the area would generate additional stormwater runoff and could aggravate existing flooding problems in the area. Consequently, Engineering does not support any variation that would increase impervious surface beyond existing lot coverage limitations. The building department has noted that the deck appears to have been constructed incorrectly (insufficient frost depth, missing beams, inappropriate joist supports/hardware/engineering). If the variation is approved, the building will require detailed plans verifying that the deck and any other structures atop comply with code. As previously mentioned, the Subject Property would exceed the maximum lot coverage permitted if the deck is permitted to remain. Staff is not supportive of the variation as the standards for a variation have not been met because the property does not have any unique characteristics that differentiate it from the rest of the neighborhood.

As of this writing, Staff has received three public comment letters from neighbors; two people expressed support for the request stating that the Village's lot coverage requirements are too burdensome; one neighbor opposed the request and stated that drainage and flooding are ongoing issues in the area and granting the variation will cause more issues in the future.

STAFF RECOMMENDATION

Staff finds that the standards for variation have not been met. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and **deny** the following motion:

1. "A variation to allow a maximum lot coverage of 53.7%, as shown on the plans prepared by the Petitioner, dated 11/02/2023, subject to the following condition:
    a. Compliance with all Development, Fire, Building, and other Village codes and regulations."

The Planning & Zoning Commission's decision is final for this case.

ATTACHMENTS:

ADMINISTRATIVE CONTENT
(Zoning Request Application, Responses to Standards, etc…)

PLANS
(Plat of Survey, Site Plan, etc.)

OTHER
(Supplemental Information, Public Comments Received, etc…)

I concur:

William J. Cooney, AICP
Director of Community Development

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 19 - 23 Date of Submission: 10/26/2023 Hearing Date: 12/14/2023

Project Name/Address: 707 Russel Street

I. Subject Property

Address(es): 707 North Russel Street, Mount Prospect, Illinois 60056

Zoning District (s): RA Property Area (Sq.Ft. and/or Acreage): +/- 0.17 acres

Parcel Index Number(s) (PIN(s): 03-34-105-013-0000

II. Zoning Request(s) (Check all that apply)

☐ Conditional Use: For _____

☒ Variation(s): To allow for lot coverage at 52.5% (2.5% above the maximum permitted by Code Section 14.10005(C)(1) in order to accommodate a deck.

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

Please see attached Summary of the Proposal.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Peter Kretowski c/o Atty. Katarina Karac, Birchwood Law LLC Corporation:

Address: Applicant address (same as owner); Attorney Address: 5 Revere Drive, Suite 200

City, State, ZIP Code: Northbrook, Illinois 60062

Phone: 224-412-4177 Email: katarina@birchwood.law

Interest in Property: Applicant is the owner/occupant of 707 North Russel Street, Mount Prospect, IL 60056

(e.g. owner, buyer, developer, lessee, architect, etc…)

V. Property Owner			
☐ Check if Same as Applicant			
Name:	MICHAL KRETOWSKI	Corporation:	
Address:	707 N RUSSEL ST		
City, State, ZIP Code:	MT PROSPECT, IL 60056		
Phone:	847-852-9535	Email:	PETERKRETOWSKI@GMAIL.COM

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: _____ Date: 10-13-23
(Signature)

PETER KRETOWSKI
(Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner: _____ Date: 10-13-23
(Signature)

MICHAL KRETOWSKI
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, MICHAL KRETOWSKI (print name), under oath, state that I am

☐ the sole owner of the property
☒ an owner of the property
☐ an authorized officer for the owner of the property

commonly described as 707 N RUSSEL ST., MT PROSPECT, IL 60056
(property address and PIN) PIN: 03-34-105-013-0000

and that such property is owned by MICHAL KRETOWSKI (print name) as of this date.

Signature 10/17/2023

Subscribed and sworn to before
me this 17th day of
October, 2023

Notary Public

10-17-23

DOMINIQUE ANGELA BORG
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
April 17, 2027

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$31,015**
Property Value:	**$256,560**
Total Debt % Attributed to Your Property Value:	**12.1%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2021 value.

See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-34-105-013-0000**

BEGIN A NEW SEARCH

Scroll down for more information.

Incorrect Image? Click Here.

Property Location:
707 N RUSSELL ST
MOUNT PROSPECT, IL 60056-2029

Volume: 235

Mailing Information:
MICHAL KRETOWSKI
707 N RUSSEL ST
MT PROSPECT, IL 60056-2029

Update Your Information

Are Your Taxes Paid?

Tax Year 2021 (billed in 2022) Total Amount Billed: $6,114.46

1st INSTALLMENT - Tax Year 2021		2nd INSTALLMENT - Tax Year 2021	
Original Billed Amount:	$3,361.72	**Original Billed Amount:**	$2,752.74
Due Date:	03/01/2022	**Due Date:**	12/30/2022
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

Tax Year 2022 (billed in 2023) Total Amount Billed: $3,362.95

1st INSTALLMENT - Tax Year 2022

Original Billed Amount:	$3,362.95
Due Date:	04/03/2023
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

About payments:

- Payments are recorded the date they are received. They appear on the website about three business days later.
- The current amount due is as of Friday, October 13, 2023. Questions about payments? Contact Us.
- To find out if taxes for this PIN were sold or are delinquent for Tax Year 2020 and earlier, search the Cook County Clerk's records.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2021 Second Installment **Due Friday, December 30, 2022**

Tax Year 2022 First Installment **Due Monday, April 3, 2023**

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

Type	2021	2020	2019	2018
Homeowner Exemption:	YES	NO	YES	NO
Senior Citizen Exemption:	YES	NO	YES	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO

Disabled Person Exemption:	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO

A Certificate of Error reducing the taxes has been applied for this PIN on tax year(s): 2020, 2018

Tax Year 2022 exemptions granted by the Assessor will be reflected on your Second Installment tax bill.

Apply for a missing exemption

20-Year Property Tax Bill History

Tax Year 2002:	$1,942.97
Tax Year 2021:	$6,114.46
Difference:	**+ $4,171.49**
Percent Change:	**+ 214.70%**

See your complete property tax history.

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

Taxing District Debt Attributed to Your Property

Total Taxing District Debt Attributed to Your Property: **$31,015**

Property Value: **$256,560**

Total Debt % Attributed to Your Property Value: **12.1%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2021 value.

Select a taxing district name for detailed financial data.

Your Taxing Districts	Total Debts and Liabilities	District Property Value	Property Value	% of Taxing District Debt	Estimated Total Debts and Liabilities to Property
Northwest Mosquito Abatement Wheeling	$176,404	$80,969,485,492	$256,560	0.0003169%	$1
Metro Water Reclamation Dist of Chicago	$4,170,650,000	$548,420,959,773	$256,560	0.0000468%	$1,951
Mt Prospect Park District	$18,436,902	$5,608,380,601	$256,560	0.0045746%	$843
Harper Coll Comm College 512 (Palatine)	$365,024,944	$56,342,726,534	$256,560	0.0004554%	$1,662

Township HS District 214 (Arlington Hts)	$161,378,783	$28,076,147,569	$256,560	0.0009138%	$1,475
Mount Prospect Public School District 57	$22,051,510	$2,416,802,510	$256,560	0.0106157%	$2,341
Village of Mount Prospect	$300,001,679	$5,699,625,494	$256,560	0.0045013%	$13,504
Town of Wheeling	$12,813	$16,940,878,022	$256,560	0.0015144%	$0
Cook County Forest Preserve District	$548,552,253	$557,607,500,340	$256,560	0.0000460%	$252
County of Cook	$19,531,125,441	$557,607,500,340	$256,560	0.0000460%	$8,986

Total Taxing District Debt Attributed to Your Property: $31,015

To read Treasurer Pappas' Debt Study and use the interactive map, click here.

Highlights of Your Taxing Districts' Debt and Pension

Select a taxing district name for detailed financial data.

Your Taxing Districts	Money Owed by Your Taxing Districts (minus Total Net Pension Liability)	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	Employees	Retirees	Difference
Northwest Mosquito Abatement Wheeling	$1,080,667	$7,960,421	($824,317)	20	9	11
Metro Water Reclamation Dist of Chicago	$3,327,854,000	$3,020,080,000	$1,168,985,000	1,972	2,480	-508
Mt Prospect Park District	$18,433,548	$33,278,233	$388,084	59	117	-58
Harper Coll Comm College 512 (Palatine)	$385,967,009	$71,570,388	$71,570,388	897	0	897
Township HS District 214 (Arlington Hts)	$174,084,349	$270,533,348	($10,941,244)	1,684	1,205	479
Mount Prospect Public School District 57	$3,205,837	$30,039,042	$13,700,095	291	108	183
Village of Mount Prospect	$168,137,977	$365,344,346	$99,691,444	324	456	-132
Town of Wheeling	$12,813	$5,287,671	$0	23	42	-19
Cook County Forest Preserve District	$233,103,051	$540,107,634	$328,420,280	625	536	89
County of Cook	$8,019,310,814	$29,739,673,504	$17,090,063,066	23,538	19,856	3,682

Reports and Data for All Taxing Districts

View the financial reports filed by 547 local Taxing Districts across Cook County pursuant to the Debt Disclosure Ordinance authored by Treasurer Maria Pappas.

- Read the Executive Summary
- Read the Debt Report
- Cook County Debt Map
- Correlation Chart Between Debt and Higher Taxes
- Search your property to find out what portion of local government debt is attributed to your property
- Debt to Property Value by Municipality - Residential and Commercial
- Debt and Disclosure Data
- Browse all financial reports filed by a specific local government

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

Legal Description

707 N. Russel Street, Mount Prospect, Illinois 60056

PIN: 03-34-105-013-0000

LOT 15 IN BLOCK 3 IN RANDVIEW HIGHLANDS, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 AND THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

707 N. Russel Street, Mount Prospect, Illinois 60056

PIN: 03-34-105-013-0000

Dated: 11.08.23

Summary of the Proposal

The property in question is located at 707 N. Russel Street, Mount Prospect, Illinois 60056. It's currently developed as a single-family home with a detached garage, and it's located in the R-A Zoning District.

The Owner and the Applicant (father and son, respectively) purchased the property in 2017. The Applicant resides at the premises with his wife and child. Since purchasing the property, the Applicant made approximately $50,000-$80,000 in improvements to the property, which include a new driveway, installation of a new roof, new siding on the garage, new doors, new fence, gutters, fascia and soffits, landscaping, and tuckpointing. The new driveway was installed in 2021 and the approximate cost was $17,000.

The Applicant seeks zoning relief from Mount Prospect Code Section 14.1005(C)(1) which provides, "No lot in the R-A district shall be developed with total impervious surfaces exceeding fifty percent (50%) for permitted and conditional residential uses…" Applicant's lot currently has 53.7% lot coverage (a total of 268 square feet in excess of permitted lot coverage). As a result, the Applicant seeks approval to allow the existing condition to remain.

As a way of background, in 2022, the Applicant installed a composite deck in the rear yard of the property using Trex Composite Decking Boards with half of an inch spacing from one board to another all throughout. A permit application for the deck was applied for, but the Village did not approve the permit, arguing that the deck material to be used was an impervious surface which counted toward lot coverage. The Applicant disagreed.

According to the manufacturer, the "composite decking is not considered an impervious surface because it will need to be gapped to allow for the boards to drain and dry properly." While the permit application was pending, the deck was installed in accordance with the manufacturer's instructions, as the Applicant believed that the deck did not contribute to impervious surface.

In November of 2022, the Village of Mount Prospect issued a stop work order due to Village's policy of interpreting the "impervious surface" definition more broadly, to encompass not only decks made out of material explicitly included in the definition, but all decks. Section 16.202 of the Village Code of Ordinances defines "impervious surface" as "a surface that has been compacted or covered with a layer of material so that it is *highly resistant to infiltration by storm water*. Such surfaces include hard pavements, such as concrete, asphalt, brick, slate, gravel and boulders; wood decks and structures." (Emphasis added). The definition does not explicitly include composite decks or permeable barriers.

Although the Applicant disagrees with the Village's categorization of his decking material as contributing to impervious surface for the sake of lot coverage calculation, in order to come into compliance with the Village Code (as interpreted by staff), the Applicant seeks a variation from Section 14.1005(C)(1) to allow 53.7% lot coverage to accommodate the existing deck.

Review of Criteria for Granting a Variation

Pursuant to Section 14.203(C)(9)

Section 14.203(C)(9). Standards For Variations: A variation from the regulations of this chapter shall not be granted or recommended for approval by the planning and zoning commission unless findings of fact based on evidence are made in each specific case that affirm the following standards:

a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied;

The Applicant's lot is 55' by 131.95' totaling +/-7,257 square feet. The existing 2 car garage sits +/- 13 feet from the rear lot line. Unlike most of the residential properties to the north and some to the south and across the street which have attached single car garages, the Applicant's deeply set detached garage creates a need for more driveway area and therefore more lot coverage. In 2017, when the Owner and Applicant acquired the property, the existing driveway was in poor condition and needed to be repaired or replaced. The Applicant replaced the driveway in 2021 and extended it by 2 feet on both sides to accommodate easier access and maneuverability to the garage in the rear. (See Driveway Exhibit).

After the driveway was installed, the Applicant researched and found high quality materials for a composite deck that would not contribute to the impervious surface area. Relying on the Village Code and the manufacturer's definitions, the Applicant installed the deck. As a result of the deeply set garage and due to the difference in the interpretation of the Village Code, the Applicant now seeks a variation to account for the 3.7% discrepancy between the existing condition and the permitted lot coverage.

b. The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification;

The Applicant specifically identified, purchased, and installed pursuant to manufacturer's instructions a composite deck that is "not impervious" by the manufacturer because it allows stormwater to seep through the gaps. Section 16.202 of the Village Code of Ordinances defines "impervious surface" as "a surface that has been compacted or covered with a layer of material so that it is *highly resistant to infiltration by storm water*. Such surfaces include hard pavements, such as concrete, asphalt, brick, slate, gravel and boulders; wood decks and structures." (Emphasis added). The composite decking is not highly resistant to infiltration by storm water.

Also, composite decking is not explicitly included in the definition of "impervious surface" which led to some confusion and ambiguity in this unusual situation.

Despite the confusion the definition created, the policy of the Village is to treat ***any deck*** as contributing to impervious surface for the purposes of lot coverage. Most of the decks in the nearby vicinity consist of wood or pavement which is clearly encompassed by the definition. Unfortunately, due to the new driveway, the nature of the decking material, the manufacturer definition, and the ambiguity of Section 16.202, the Applicant is in a unique position. Without the variation, the Applicant will need to remove the deck or strip parts of his new driveway in order to remove 3.7% of lot coverage.

c. The purpose of the variation is not based primarily upon a desire to increase financial gain;

The property is owner-occupied by the Applicant, his wife and child. The family acquired the property in 2017. Since that time, the Applicant has made approximately $50,000-$80,000 in improvements to the property, not for financial gain, but for personal enjoyment of the property.

d. The alleged difficulty or hardship is caused by this chapter and has not been created by any person presently having an interest in the property;

While the Applicant did install the composite decking, he genuinely believed that it did not contribute to lot coverage based on Section 16.202 definition of "impervious surface" as well as manufacturer's representation. After the stop work order was issued by the Village, the Applicant spent months in conversation with Village staff about their interpretation of the definition, the policy, and the reason behind it. The staff explained to Applicant that the reason for broad interpretation of "impervious surface" is not that the stormwater will not pass through but rather it's because some homeowners install weed barriers underneath the decks which then prevent the stormwater from passing through. The Applicant offered to sign an agreement with the Village promising not to do that, however, due to enforcement issues, his proposal was denied.

On August 2, 2023, the Applicant was informed that public works and planning staff had discussions regarding the issue of permeable weed barriers and the possibility of allowing decks to be considered as permeable surfaces if permeable barriers are installed under decks. It was determined that if a permeable weed barrier is installed under a wood deck, the surface area covered by the permeable weed barrier would still be considered impervious even if the weed barrier begins as, or is sold as, permeable surface. According to staff, this is because the permeability of the weed barrier degrades over time and would need to be removed or replaced periodically. As a result, the Village maintains a conservative position on the issue of all decks being impervious.

e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The requested variation exceeds the permitted lot coverage by 3.7% (268 square feet). It's a minor deviation from the permitted lot coverage and it will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

f. The granting of the variation will not alter the essential character of the neighborhood; and

Granting the variation will not alter the essential character of the neighborhood. Again, this is a minor deviation of only 3.7% from the permitted lot coverage. Also, the composite decking material is unlike hard pavements such as concrete, asphalt or brick, which are highly resistant to infiltration by storm water.

g. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The variation will not impair an adequate supply of light and air to the adjacent property. Nor will it substantially increase congestion of public streets. Also, it will not increase the danger of fire. Since the deck has been built, there has been no evidence to suggest that it will impair natural drainage or create drainage problems on adjacent properties. Further, it will not endanger public safety or substantially diminish or impair property values within the neighborhood. To the contrary, by making improvements of approximately $50,000-$80,000 since acquiring the property in 2017, the Applicant/Owner have positively contributed to the value of the property and the surrounding area.

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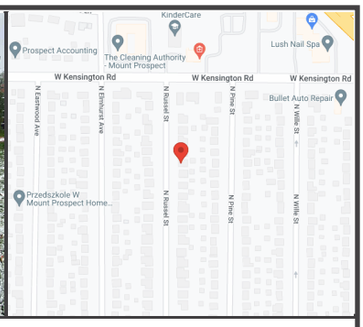
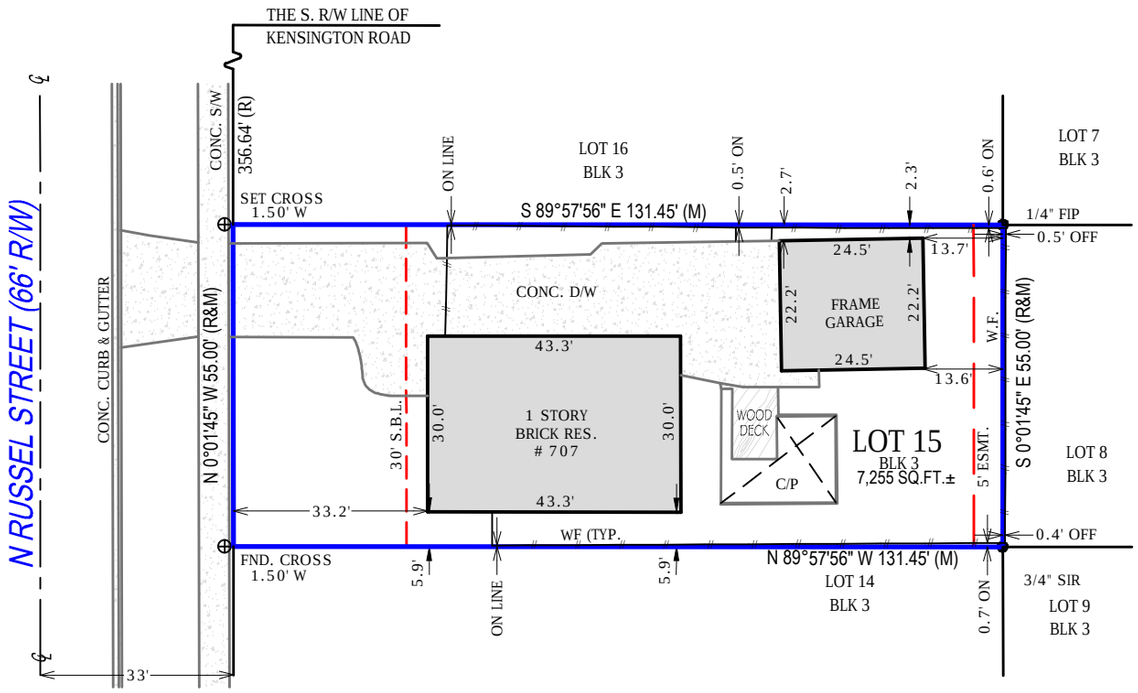
Land Surveyors, LLC

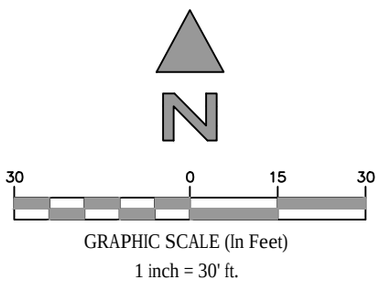
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 707 N RUSSEL STREET, MOUNT PROSPECT, ILLINOIS 60056 **SURVEY NUMBER:** 2310.5228

2310.5228
PLAT OF SURVEY
COOK COUNTY





GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

STATE OF ILLINOIS
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 11/02/23
FIELD WORK DATE: 10/31/2023
REVISION DATE(S): (REV.0 11/2/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 707 N RUSSEL STREET, MOUNT PROSPECT, ILLINOIS 60056 **SURVEY NUMBER:** 2310.5228

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 15 IN BLOCK 3, IN RANDVIEW HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
PETER KRETOWSKI;

FLOOD ZONE INFORMATION:

DATE SIGNED: 11/02/23

BUYER: PETER KRETOWSKI

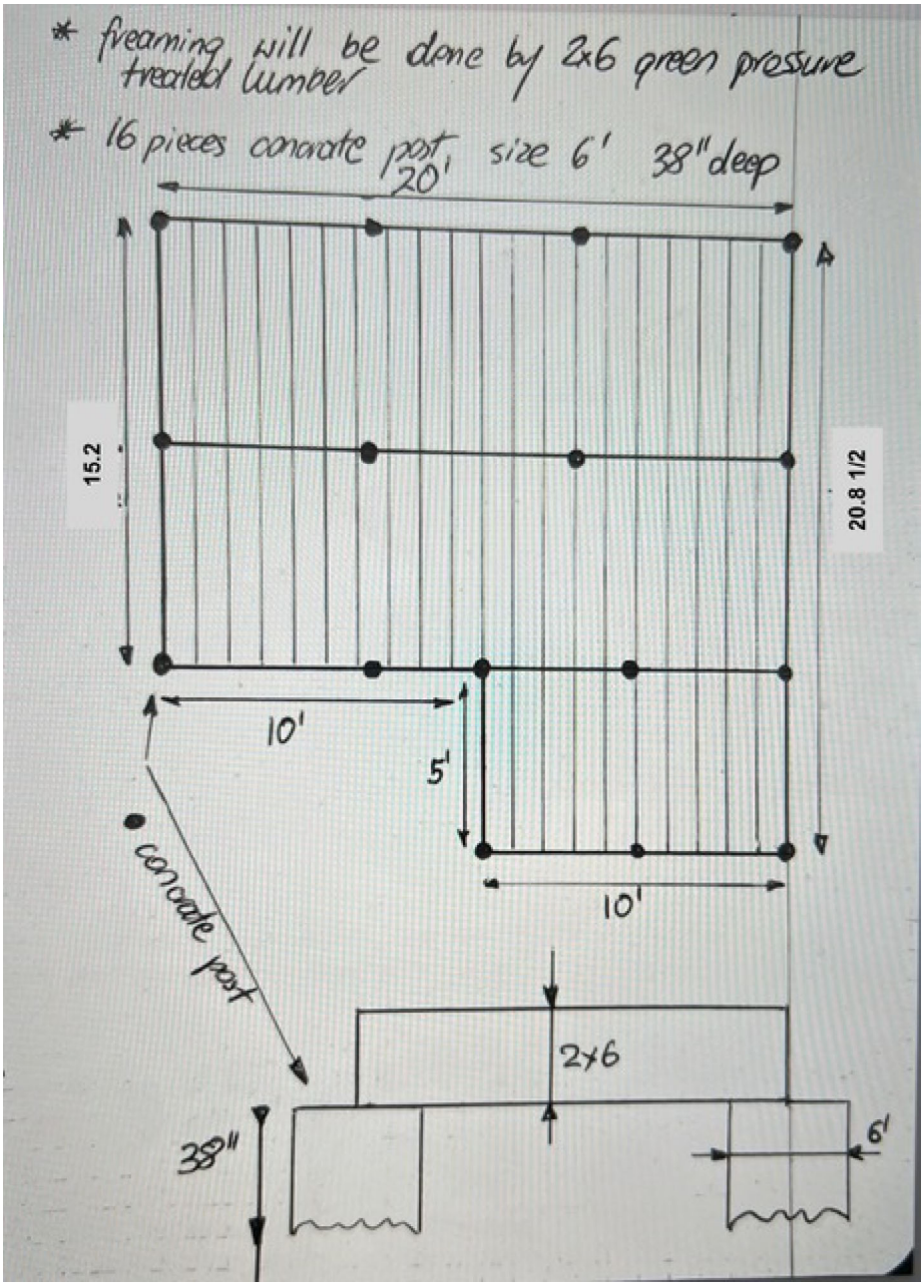
LENDER:

TITLE COMPANY:

COMMITMENT DATE: **CLIENT FILE NO:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450


* freaming will be done by 2x6 green pressure treated lumber
* 16 pieces concrete post size 6' 38" deep
20'
15.2
20.8 1/2
10'
5'
10'
concrete post
2x6
38"
6'

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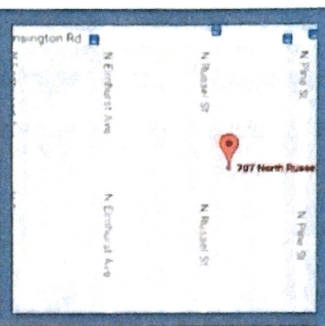
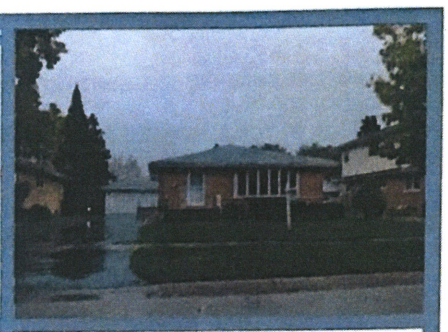
ILLINOIS SURVEYORS, INC.



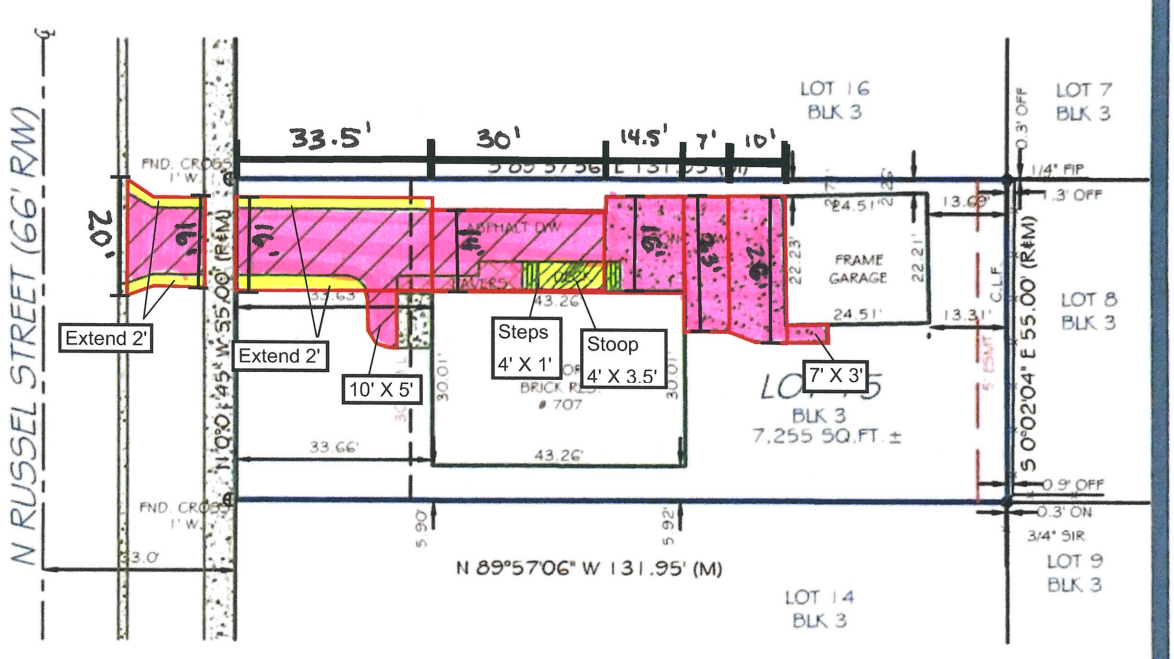


PROPERTY ADDRESS: 707 N RUSSEL STREET, MOUNT PROSPECT, ILLINOIS 60056

SURVEY NUMBER: IL1711.0343

FIELD WORK DATE: 11/4/2017 REVISION DATE(S): (REV.0 11/6/2017)

17110343
BOUNDARY SURVEY
COOK COUNTY



LOT 15 IN BLOCK 3 IN RANDVIEW HIGHLANDS, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 AND THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS }
COUNTY OF DuPAGE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, 2017 AT 312 S. HALE STREET IN WHEATON, IL 60187.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763

WARREN D. JOHNSON
035-002971
PROFESSIONAL
LAND SURVEYOR
WHEATON, IL
STATE OF ILLINOIS

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

N

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: PTC 29356

DATE: 11/6/2017

BUYER: KRETOWSKI

SELLER: SPRINGS

CERTIFIED TO: KRETOWSKI; PRECISION TITLE

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

EXACTA ILLINOIS SURVEYORS, INC.
316 East Jackson Street, Morris, IL 60450
LB# 184005763 | P: 773.305.4010 | F: 773.305.4011
Please Remit Payment To: 2132 E9th St | Suite 310, Cleveland, OH 44115

This is page 1 of 2 and is not valid without all pages.

From: Katarina Karac
To: Choi, Ann
Subject: Fw: 707 N Russel St Variance Request
Date: Wednesday, November 1, 2023 8:04:09 AM

Hi Ann,

Please see the email correspondence below from the owner of 705 N. Russel Street in support of the variation.

Thanks,

Katarina S. Karac
Birchwood Law LLC
Land Use & Zoning
224-955-7095
Book a Call | LinkedIn | Website

Notice: This electronic mail transmission is confidential, may be privileged, and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system. This email is not legal advice unless so stated and you are an existing client. No attorney-client relationship is created unless and until there is a separate, written agreement signed by us and you.

From: ED O'NEILL <eoneill48@comcast.net>
Subject: 707 N Russel St Variance Request
Date: October 31, 2023 at 3:45:07 PM CDT
To: "peterkretowski@gmail.com" <peterkretowski@gmail.com>

To Whom It May Concern at the Village of Mt. Prospect,
This is a note in support of the variance request related to surface coverage for the lot located at 707 N Russel St, Mt Prospect, IL 60056.
We have been neighbors of Peter & Aga Kretowski for a number of years. They have been good neighbors who have consistently been very considerate of all of their neighbors as they worked to upgrade and improve their property. We fully support their building of the outdoor living area in their back yard. We do not believe that this deck structure will create any unnecessary problems for us or for our neighborhood.
We support the granting of a variance to allow them to keep their deck as built.
Sincerely,
Ed & Nancy O'Neill
705 N. Russel St.
Mt. Prospect, IL 60056

From: Kevin Davis
To: Choi, Ann
Subject: Case No PZ-19-23, 707 Russel St, Variance
Date: Monday, November 27, 2023 11:26:39 AM

I am writing to support the above referenced variance request. I find the lot coverage requirement to be overly burdensome. When this code was put in place the Village did not have all the infrastructure improvements made over the years. As a village matures so must its codes and requirements. When is the last time a committee took a hard look at this issue? A reasonable variance should be granted.

Kevin Davis
700 N Wille St
Mount Prospect, IL 60056
(847) 456-8017

From: Erik Stolzer
To: Choi, Ann
Subject: PZ-19-23 comments
Date: Tuesday, November 28, 2023 8:43:16 PM

Hello Planning & Zoning Commission,

We live on the 600-700 block of Russel Street and received the letter for case no. PZ-19-23, 707 Russel St.

We are opposed to the variation the petitioner is asking for. We are aware of two neighbors on the block who have been made to remove construction which exceeded the maximum lot coverage. Also, the direct neighbor of 707, as well as another home on the block, participated in the Village's backyard drainage program due to drainage/flooding issues. Drainage and flooding are ongoing problems on this block, as they are all over the Village, and it would be detrimental to grant this variance, only causing more issues in the future.

Please deny this variation and help to protect everyone's homes and yards in this area.

Thank you for your time and for keeping us anonymous.

MAYOR
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Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

November 10, 2023

Peter Kretowski
c/o Katarina Karac
707 Russel Street
Mount Prospect IL 60056
Via e-mail: peterkretowski@gmail.com and katarina@birchwood.law

Re: 707 Russel Street / Variation for Lot Coverage / Review #1 Comments

Dear Mr. Kretowksi and Ms. Karac,

The Village of Mount Prospect has reviewed the submittal requesting a variation from the lot coverage requirement, and has the following review comments:

Planning Division:

1. The proposed lot coverage is calculated as 53.7% or 3887 SF (268 SF over the allowed maximum lot coverage of 3619 SF) based on the updated plat of survey.
2. Responses to Variations Standards:
    a. Standard #1: The subject property's lot size is similar to those lots in the surrounding area/neighborhood. The lot sizes for the area average around 7,000 square feet. The subject property is on the higher end of the average at approximately 7,260 square feet. The subject property is not unique in shape or surrounding compared to the surrounding area/neighborhood. Standard is not met.
    b. Standard #2: The Village has regularly included all types of decks in the lot coverage calculation. Though the definition does not explicitly state composite decks this does not mean it is not to be included in lot coverage calculation as there are other materials and structures that are not listed but are also included in lot coverage calculation. The conditions are not unique as the Village has regularly applied this interpretation with all permits. Standard is not met.
    c. Standard #3: The requested variance will not result in direct financial gain as there is no immediate profit that occurs by the construction of the deck. Standard is met.
    d. Standard #4: The higher lot coverage created by the detached garage and longer driveway was created by the original builder of this home. An attached garage could have been constructed that would shorten the driveway and thus resulted in less lot coverage. There is no requirement for a detached garage to be built by the zoning ordinance. Additionally, the driveway was widened by the current property owner which also increased the lot coverage for the subject property. Standard is not met.

e. Standard #5: The construction of a deck would not be injurious or detrimental to the public welfare as it is a common accessory structure in residential areas. The increased lot coverage may cause additional stormwater runoff to adjacent properties. The subject property and the surrounding area/neighborhood are not in a designated floodway or flood zone. However, according to PW the area does experience flooding problems and new impervious area may worsen the condition. Standard is not met.
f. Standard #6: Decks are a common accessory structure in residential area. With the exception of the requested variance for lot coverage, the deck meets all other zoning requirements, including but not limited to yard location and setback. Standard is met.
g. Standard #7: The construction of deck does not have an adverse impact on adjacent properties in term of light and air and will not create additional congestion on public streets. The construction of the deck will require the issuance of a building permit and associated inspection to ensure it meets all Village Codes. Standard is met.

3. It has been the Village's longstanding position to consider all decks as impervious surfaces when considering lot coverage and drainage.
4. The proposed construction of the shed will not demonstrate an adverse impact on the surrounding area/neighborhood as a deck is a common accessory structure in residential area. However, the request has not demonstrated any unique aspects that do not generally apply to other residential zoned lots in the surrounding area/neighborhood or in the Village general. The lot coverage for the subject property which has been maximized is the result of choices made by the original homebuilder and the existing property owner and not due to unique conditions with the lot or surrounding area/neighborhood. Staff recommends denial of the requested variation.

Building Department:

5. It appears from the pictures of the framing that the deck was framed directly on grade. There appears to be no frost protection. The drawings indicate 38" however that is not the minimum frost depth in the area; the pier should be a minimum of 42" deep. The design also indicates the deck sitting on posts; what is the height above finished grade for the decking material?
6. The framing appears to be missing beams and the drawings do not reflect what was built. We would encourage the applicant, if the deck is approved, to consult with a design professional or a design software that can calculate tributary, spans, and assist with beam sizing.
7. The deck has currently constructed should be re-constructed with appropriate joist supports, hardware, and engineering to meet code.
8. Provide a material list indicating types of material, fasteners, joist materials, decking materials, and all materials used in the installation.
9. Deck should have a weed barrier under the deck otherwise maintenance of weeds will be problematic.
10. Please consult with the Village's deck building guide for additional recommendations.
11. Building does not recommend exceeding lot coverage.

Public Works Department:

12. The deck appears to have been built on the existing ground. Not clear if a weed barrier was already installed under the deck. Because of the low height of the deck, weeds growing up thru the deck could be a problem, so future installation of a weed barrier by the current or a future

owner cannot be ruled out. Consequently, Engineering would consider the ground under the deck as impervious.

13. The property owner at 710 N Pine St (behind & 2 lots north of 707 Russel St) has requested assistance in addressing flooding problems they experience in their backyard. The entire block is largely flat, so any new impervious surface in the area would generate additional stormwater runoff and could aggravate the existing flooding problems. Consequently, Engineering does not support any variation that would increase impervious surface beyond existing lot coverage limitations.

Fire Department:

14. No fire department comments.

Please make the changes, if requested, as noted above and submit a point-by-point response letter and pdf files of the drawings. You may e-mail the digital copy. Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File