



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

March 28, 2024

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. PZ-01-24 / 50 S. Emerson St / Text Amendments to Chapters 14, 7 and 15 of the Village Code (Zoning and Sign Code Updates)
- 3. NEW BUSINESS**
 - 3.1. PZ-02-24 / 504 Hi Lusi Avenue / CU: Residential Setback Reduction
- 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-01-24 Hearing Date: February 22, 2024

PROPERTY ADDRESS: 50 S. Emerson Street

PETITIONER: Village of Mount Prospect

PUBLICATION DATE: February 7, 2024

REQUEST: Text Amendments to Chapters 14, 7 and 15 of the Village Code (Zoning and Sign Code Updates)

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Walter Szymczak
Norbert Mizwicki
Thomas Fitzgerald
Ewa Weir
Donald Olsen
Greg Miller

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Jason Shallcross – Deputy Director of Community Development
Ann Choi – Development Planner

INTERESTED PARTIES: Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on January 25, 2024. The minutes were approved 7-0 (Chairman Donnelly abstained).

Chairman Beattie introduced Case No. PZ-01-24: 50 S. Emerson Street for text amendments to the Village code.

Ms. Choi stated that the Community Development Department has reviewed both the Village's zoning and sign codes and is recommending the text amendments to eliminate inconsistencies and ambiguity, and to address recent changes in industry trends and standards. Ms. Choi stated that the topics are related to lodging accommodations, specifically extended stay hotels, building height of buildings in the I-1 district, and electronic message center signs.

Ms. Choi began with the text amendments related to lodging accommodations. Ms. Choi stated that extended stay hotels can sometimes be used by individuals as permanent residences which are closer in use to multi-family uses. Ms. Choi explained that the Village currently does not distinguish between long-term and short-term lodging accommodations, and the goal is to establish clearer regulations for

these uses. Ms. Choi indicated that hotels and motels are currently allowed as permitted uses in the downtown districts and as conditional uses in the B-3 and B-4 districts, and that staff recommends making extended stay hotels conditional uses in the B-3 and B-4 districts.

Ms. Choi went on to state that the current zoning code definition of “Dwelling” explicitly excludes “hotels, motels, rooming, boarding or lodging houses” but the Village does not define rooming, boarding or lodging house, so staff recommends eliminating this reference from the definition. Ms. Choi noted that “Hotels, Motels, and Motor Inns” are included in a single definition, and this would be deleted and replaced with separate definitions of “Extended Stay Hotel”, “Hotel” and “Motel”. Ms. Choi further stated that “Boarding, rooming, lodging houses, and motor inns” are not listed in the land use table so any references would also be removed from the Village code. Ms. Choi explained that “Extended Stay Hotel” would be defined as an accommodation that is limited to no more than 90 days. The definition of “Dwelling” in Chapter 15 of the Subdivision Code would also reference the zoning code’s definition to reduce redundancy.

Ms. Choi emphasized that “Hotel” and “Motel” would also be separately defined and stays at hotels and motels would be limited to no more than 30 days. Ms. Choi added that the off street parking requirements would also be modified by adding extended stay hotels under the use category “Hotel/motel” and they would share the same parking requirement of one space per guestroom plus one space per employee on peak shift.

Ms. Choi advanced to the next topic of building height. Ms. Choi explained that the maximum height of any building in the I-1 Limited Industrial District is forty feet (40’). Due to changing industry trends driven by palletized racking systems and fork-lift technology which allow for more product to be stored in the same footprint, Ms. Choi further explained that the height of buildings used for logistics and distribution centers are increasing. Ms. Choi provided that clear height is defined as the distance from the floor to the lowest hanging ceiling member and is the most important measure of the interior height of an industrial building because it defines the minimum height of its usable space. For distribution buildings that require a forty foot (40’) clear height, the overall height of an industrial building would not likely exceed fifty feet (50’). Ms. Choi stated that staff anticipates future permit requests for industrial buildings that will exceed the current maximum height limited permitted in the I-1 district. In lieu of requiring these projects to apply for a variation for increased height, staff recommends increasing the maximum height limit to fifty feet (50’) in the I-1 district and that the current height permitted in the I-3 district is fifty feet (50’). Ms. Choi further stated that buildings in the I-1 district that exceed the fifty-foot (50’) height limit would automatically require conditional use approval for a planned unit development. Ms. Choi explained that this would allow staff to impose conditions on the project such as increasing setbacks from the street to accommodate a taller building, requiring denser landscape screening, and imposing higher standards on building elevations, etc.

Ms. Choi presented the last topic of the evening. Ms. Choi stated that the proposed text amendment were proposed amid recent complaints of electronic message center (EMC) signs being too bright in single-family residential districts. Ms. Choi provided that EMC signs include but are not limited to: LED signs, LED displays, digital billboards, changeable message signs, architectural lighting facades, or electric signs. Ms. Choi stated that EMC signs can impact the natural and built environment due to glare and light trespass and can substantially change the nightscape. Ms. Choi noted that light emission from EMC signs cannot be shielded and are typically aimed outward toward traffic and may contribute to light trespass into nearby residences. Ms. Choi explained that permits for EMC signs are typically requested by schools, churches, and park districts – nonresidential uses that are located in single-family residential

zoning and conservation recreation districts. Ms. Choi stated that Section 7.401 would be amended to separate regulations for EMC signs located in the C-R, R-X, R-1 and R-A districts from EMC signs located in all other districts, and to add stricter requirements for EMC signs in the conservation recreation and single-family residential districts. As a first step, Ms. Choi stated that the minimum requirements and best management practices provided by the International Dark-Sky Association, Guidance for Electronic Message Centers, would be adopted as part of the proposed amendments.

Ms. Choi noted the following changes to Chapter 7 Sign Regulations:

- Light intensity shall not exceed 4 foot-candles using the sign's night-mode white screen setting (brightest nighttime setting) when measured at a distance of 10' away from the face of the EMC sign.
- The proposed text amendment would also add a curfew requiring EMC signs to be turned off no later than the later of:
 - 1 hour after sunset, but no later than 7:00 P.M.; or
 - 30 minutes after the closing of the establishment, but no later than 7:00 P.M
- EMC signs in the C-R, R-X, R-1 and R-A districts would remain turned off until 7 AM the following morning.
- All existing EMC signs within the Village will be required to comply with the proposed curfew.

Ms. Choi summarized that staff is proposing stricter curfew standards than what the International Dark Sky Association is proposing, and similar light intensity standards to the IDA, but much stricter than what the code currently permits.

Ms. Choi wrapped up the presentation by stating that the proposed amendments satisfy the standards for text amendments as required in the zoning and sign codes. Ms. Choi stated that staff recommends that the Planning & Zoning Commission make a motion to adopt staff's findings as the findings of the Planning & Zoning Commission and recommend **approval** of the following motion:

"To approve the text amendments as outlined in the staff report for case PZ-01-24 which should perform certain amendments to the text of the Village's zoning, sign and development code regulations."

Ms. Choi stated that the Village Board's decision is final for this case and concluded her presentation.

Chairman Donnelly asked the Commission if there were any questions for staff.

Vice Chairman Beattie stated that he was unable to visit the three existing EMC signs that staff had requested for the commissioners to do prior to the meeting (one EMC sign at the Fairview Elementary School and two EMC signs at the St. Paul Lutheran Church and School) but asked staff how the existing EMC signs comply with the proposed amendments. Ms. Choi responded that staff had just measured the light intensity level of the sign at the Fairview Elementary School which measured approximately 2.5 foot-candles at a distance of 10 feet away. Ms. Choi stated that the sign would be under the 4 foot-candles allowed under the sign code amendments.

Commissioner Weir asked if there are any single-family districts next to the I-1 district and if there are, if there are any standards for those. Ms. Choi responded that there are single-family residential districts next to I-1 districts but that there would be no additional standards for industrial buildings next to single-family districts. Ms. Choi stated that conditional use approval for a planned unit development

would apply to buildings above the 50-foot height limit so that staff could impose additional standards such as increased building setbacks. Deputy Director Shallcross clarified that the fifty foot is a building height, not a setback. Chairman Donnelly and Vice Chairman Beattie asked if the building height increase applied to the clear height or to the overall building height. Deputy Director Shallcross responded that the 50-foot building height limit would apply to the overall peak building height, and that staff is seeing an increase in the industrial sector for buildings to exceed the 40-foot height limit that current code permits. Deputy Director Shallcross stated that several buildings have recently been permitted to go above the 40-foot height limit so in response to those changes, staff is looking to increase the permitted height in industrial districts to allow for those increased clear heights.

Chairman Donnelly asked what the front setback is for the I-1 and I-3 districts. Ms. Choi stated that the front yard setback for the I-1 district is thirty feet (30'). Chairman Donnelly noted that there have been past projects that were required to be set back further from the road to reduce the "canyon-ish" character of tall buildings next to the road.

Commissioner Weir asked if there would be any considerations given to I-1 districts located next to residential districts and referenced an industrial building that was recently built on Wolf Road which appears to have been built very close to the road. Ms. Choi stated that the project referred to was actually set back an additional 10 feet than was originally required. Vice Chairman Beattie asked if there would be any consideration given to setbacks next to residential districts. Chairman Donnelly asked if there were any requirements such as stepping back the building at the upper portions of the building. Deputy Director Shallcross responded that this was not what is being proposed at this time, and that the height would be increased from 40 feet to 50 feet by-right without any changes to the building setbacks. Beyond 50 feet, a planned unit development would be required and at that point, staff would have the ability to seek additional yard setbacks and consider mitigating the additional height with things like stepped-back architecture.

Vice Chairman Beattie asked what the side yard setback is for industrial buildings next to residential districts. Commissioner Weir rephrased the question for staff if there would be any consideration given for an industrial building adjacent to a residential building to have additional distance, whether it is the front, side or rear yard setback, provided if next to a residential use. Deputy Director Shallcross responded that the transitional setback requirement in the I-1 district states:

"Where a side or rear lot line in an I-1 district abuts any residential zoning district, all buildings, structures and parking lots shall be set back forty feet (40') from the abutting property line. Such setback shall include a six foot (6') fence along the entire length of the transitional yard. The fence shall be not less than eight feet (8') from the property line. In addition to the fence, a continuous evergreen or dense deciduous hedge three feet (3') in height and planted two and one-half feet (2-1/2') on center, shall be planted on the outside of the fence, facing the abutting residential zoning district, along the entire length of the fence. This transitional landscape area shall be maintained and kept free of weeds.

Deputy Director Shallcross stated that the Village does account for transitional setbacks when adjacent to residential districts.

Commissioner Weir asked a follow-up question about light levels for residential and if the requirement is to go down to zero foot-candles at the lot line.

Ms. Choi stated that it is 0.1 foot-candles at the lot line. Deputy Director Shallcross confirmed.

Chairman Beattie asked how often this problem may occur where industrial abuts residential. Deputy Director Shallcross responded that there are very few properties available for new industrial construction at this point in time, and the project mentioned on Wolf Road was a tear down and new construction. Deputy Director Shallcross stated that generally where this would be most prominent would be next to the Kensington Business Center and there is a residential subdivision south of the business center.

Chairman Donnelly stated there were issues with light bouncing off the walls near the new police station along Kensington Road. Deputy Director Shallcross acknowledged this and stated he was the one who inspected the light complaints.

Commissioner Fitzgerald wanted to clarify that the building height would be increasing to 50 feet by-right and that there were not many properties available in the Village to build a 50-foot tall building. Deputy Director Shallcross responded that the building height increase would apply to new construction only or to buildings that were to construct an addition. Commissioner Fitzgerald asked if there had been any issues with the current building height. Deputy Director Shallcross responded that staff has been routinely asked over the development of several years for increased clear heights in response to industry trends which staff had provided in tonight's staff report.

The Commission moved onto the topic of electronic message center (EMC) signs. Commissioner Weir inquired about electronic signs and asked if schools, churches and park districts were allowed to have electronic signs. Ms. Choi responded that yes, these signs are permitted if certain requirements are met in the zoning code. Commissioner Weir stated that she is a neighbor that lives across from an EMC sign and was shocked when the sign showed up. Commissioner Weir asked if the proposed amendments to the sign code were in response to the community and to the impacts to the neighborhood. Deputy Director Shallcross responded that several complaints were made in response to a recent EMC sign so staff was asked to investigate what the latest and greatest best management practices are as Mount Prospect prides itself on being a dark sky community, and staff was able to find that the International Dark Sky Association (IDA) did put out the recommendations for EMCs. Deputy Director Shallcross emphasized that the proposed text amendments are stricter than what the IDA recommends.

Chairman Donnelly added that signage has been an issue for a long time, and there was a previous rule that signs could not be located within 600 feet of another sign, and it created competition among business owners on who could put up their sign first. Chairman Donnelly asked if EMC signs for churches have the same rules as EMC signs for businesses. Deputy Director Shallcross responded that currently commercial and residential EMC signs are treated the same. Chairman Donnelly asked if the commercial EMC signs have to be dim at night. Deputy Director Shallcross stated that the definition of dim is still quite bright, and the EMC signs are very readable.

Commissioner Weir asked if churches and schools are governed by the rules of the district they are located in. Deputy Director Shallcross responded in the affirmative. Commissioner Weir asked if a house could put up an EMC sign. Deputy Director Shallcross questioned if one would ever wish to do so.

Commissioner Weir asked again if schools and churches are in a residential district, are those uses including a house, allowed to have an electronic sign. Vice Chairman Beattie stated that the proposed amendments are addressing the signs that are permitted in residential areas need a new set of

guidelines as to how those signs will operate as opposed to the signs in the commercial areas, not that if a sign is allowed in those areas.

Commissioner Weir emphasized that her question was more basic. If a school or a church is in a residential neighborhood, is an EMC sign allowed in general, and if so, then a house can put one up.

Vice Chairman Beattie and Chairman Donnelly both stated yes, a house could put up an EMC sign and questioned if a homeowner would want to spend the money to spend on an EMC sign, but it would be possible.

Chairman Donnelly stated that the code does not prohibit placing signs on a lot with a house on it as long as the sign complies with code.

Commissioner Fitzgerald asked if there were time limits placed on the signs. Deputy Director Shallcross stated that as a municipality, the Village is only allowed to regulate the time, place and manner at which the sign is displayed, and that those are the only limitations and restrictions that are placed on signage. Deputy Director Shallcross responded to Commissioner Weir's question that he would have to get back to her on her questions. Commissioner Weir asked again if these signs are even allowed in residential areas. Deputy Director Shallcross responded in the affirmative.

Chairman Donnelly asked if there is a limit to how close an EMC sign can be to a residential area. Deputy Director Shallcross stated there are yard setback requirements but other than that, there are no other separation distance requirements. Deputy Director Shallcross pointed out that the signs in South Mount Prospect on residential properties with apartments were ostensibly approved as a planned unit development (PUD). Ms. Choi added that the code currently states that if you have an illuminated sign within 100 feet of a residential property, that the sign needs to be turned off by 11:00 PM until 7:00 AM.

Vice Chairman Beattie wanted clarification on if the EMC signs currently permitted in residential areas are by-right or as part of the PUD approval. Deputy Director Shallcross responded that they are permitted by-right. Chairman Donnelly stated that they are allowed to stay on until 11 PM but that staff is proposing to reduce the hours. Deputy Director Shallcross stated that EMC will need to meet the night-mode standards and can be on until the later of a half-hour past business close or sunset, but not later than 7 PM.

Commissioner Weir asked if the rules were for areas adjacent to a residential district, so if you had a commercial district next to residential, the EMC sign would have to be 100 feet away. Deputy Director Shallcross responded that the new regulations would only apply to EMCs on single-family residential or conservation recreation districts only. Deputy Director Shallcross stated that no changes are being proposed for EMC signs located in commercial areas.

Chairman Donnelly asked about the church at Wolf Road and Kensington Road which is zoned residential, stated that it is across the street from all commercial/industrial properties. Chairman Donnelly asked if only the church would need to turn their EMC sign off even though it is on a corner where all other properties are commercial. Deputy Director Shallcross responded that in order to meet the standards, the church would need to turn off their sign, since the regulations are tied to the zoning. Chairman Donnelly asked if the new regulations would apply to new signs going forward or if these would apply to existing EMC signs. Deputy Director Shallcross responded that existing signage would need to meet the new standards. Chairman Donnelly stated it is the step in the right direction to which Deputy Director Shallcross stated that it is certainly more strict than what current code allows.

Vice Chairman summarized the proposed changes: the foot-candles would be lowered, the duration of time the EMC signs can be on would be lessened, and the standards under the IDA would be met.

Chairman Donnelly asked if there had been any feedback from any existing sign holders. Deputy Director Shallcross responded that several of them are nervous if they will be able to conform to the new standards. Chairman Donnelly stated that the signs can be turned off earlier if they cannot meet Dark Sky recommendations. Deputy Director Shallcross stated that the signs can be turned on during the day, and that it is the night-mode time period, really only a few hours of the day, where the signs will need to meet the letter of the regulations or if they do not, the signs will need to be turned off. Chairman Donnelly stated that the new regulations would not mandate current sign holders to spend more money on their signs to comply unless they want to have their signs on later. Deputy Director Shallcross responded in the affirmative.

Chairman Donnelly swore in Monica Schwarz of 220 N. Fairview Avenue, Mount Prospect, a resident who lives across the street from Fairview Elementary School. Ms. Schwarz stated that it has been a nightmare living in her house after the EMC sign was installed in late October 2023 at the Fairview School. Ms. Schwarz noted the following nuisances:

- Every 10 seconds, there is a different color flashing on her bedroom wall.
- The backyard cannot be used even after the school reduced the brightness level.
- Glare is an issue on the street and on adjacent properties.
- The current sign is too bright and should be further dimmed.

Deputy Director Shallcross addressed the brightness issue and stated that staff had met with the school district the week prior and instructed the school district reduce the brightness of the sign to as low as possible. The school district lowered the brightness level over the weekend and at the beginning of the week. Deputy Director Shallcross stated that when staff measured the brightness level prior to the meeting with the school district, it was 3 to 4 times brighter than it is today, and the brightness of the sign today meets the dark sky regulations.

Chairman Donnelly asked Ms. Schwarz if she had noticed if the sign was significantly lowered than last week, to which Ms. Schwarz stated it was absolutely not dimmer. Ms. Schwarz repeated that the light from the sign is coming through her front room, kitchen, and master bedroom windows, and that her backyard is rendered useless from the time that it gets dark to 7 PM at night. Ms. Schwarz stated that her house is less than 100 feet from the sign.

Commissioner Mizwicki asked Ms. Schwarz if she has a glass front door and what percentage of it is composed of glass. Ms. Schwarz stated that about a third of her front door is composed of glass with an oval glass window in the center, and the glass is etched so it basically acts like a prism reflecting colors all over the rooms.

Ms. Schwarz stated that she would be okay if the sign were to be turned off by 6 PM at night if the brightness level were to be greatly reduced. Ms. Schwarz stated that she did not care if the sign was on during the day. Vice Chairman Beattie asked if Ms. Schwarz was okay with the time limitations proposed and Ms. Schwarz acknowledged that it was a step in the right direction. Chairman Donnelly summarized Ms. Schwarz's issues that the sign is okay during the day, the sign is too bright at night and 7 PM is too late for the sign to be turned off.

Commissioner Mizwicki asked if a solid front door would alleviate some of these issues and Ms. Schwarz responded that she would still experience these issues since her front room window is 14 feet wide, and she has three windows facing Isabella Street in her master bedroom, approximately 8 to 10 feet wide combined.

Ms. Schwarz noted that the school is not open during the weekends or during the breaks, and requested if the residents could get a break from the sign when school was not in session and on weekends. Ms. Schwarz stated that she had spoken with neighbors who agreed with her and thought that a sign for a school was totally unnecessary, and questioned what the school is trying to advertise and for whom.

Deputy Director Shallcross reiterated the proposed time limitations and stated that the EMC sign would need to be turned off one hour after sunset, but no later than 7 PM, and the sign would need to meet the regulations, or be turned off (for the three months where sunset is earlier than 7 PM), and in the summer where it is light out until 9 PM, the sign would need to be turned off by 7 PM. If it is a business that is operating, the business would need to turn off the sign a half-hour after it is closed. For example if Fairview School closes at 5 PM, the sign would need to be turned off by 5:30 PM, not 7 PM.

Commissioner Fitzgerald asked how closing for a school would be interpreted and how that would be enforced. Deputy Director Shallcross stated that the Village would need to work out when the school closes generally, and the sign would need to be turned off a half-hour after that time. Deputy Director Shallcross stated that staff would need to further discuss what would be considered “closed” with the Village’s legal counsel before the next Village Board meeting as this was not specifically contemplated with the proposed text amendments. Deputy Director Shallcross stated that he did not have a concrete answer on if a school is considered “closed” and if it is considered “closed” if they would be able to have their sign on at all during the day on a weekend.

Vice Chairman Beattie asked if after-school events such as sporting events, plays, orchestra concerts, band concerts, and other events that start in the afternoons and go on into the evenings, would extend the time that the sign that can be turned on. Deputy Director Shallcross stated this would be another item to discuss and hammer out before the next Village Board meeting.

Commissioner Weir asked if the time limitation for “business closing” would apply to churches. Deputy Director Shallcross responded that it would apply to all EMC signs in all single-family residential districts.

Commissioner Fitzgerald asked if the proposed sign code amendments were a significant change. Deputy Director Shallcross responded in the affirmative. Commissioner Fitzgerald asked for clarification since what was being discussed seemed to be different than what is written. Commissioner Fitzgerald stated that the text states the sign needs to be turned off, but that there is discussion about the sign being dimmed. Deputy Director Shallcross responded that the new regulation is a curfew and that the sign needs to be turned off.

Chairman Donnelly asked if there could be a differentiation for those uses that are on a major street such as St. Emily’s, River Trails Park District, and Euclid School versus the street that Fairview School is located. Deputy Director Shallcross responded that he would personally not like to get into the weeds from an administrative standpoint since these nonresidential uses are zoned the same, have the same neighbors, everything is restricted to residential areas, and would like to reduce the instances of unique sign regulations applied to different properties.

Commissioner Fitzgerald pointed out that it is written “All existing EMC signs within the Village will be required to comply with the proposed curfew” and that suggests that this would apply to all EMC signs, regardless of if they are commercial, and that there may be some wordsmithing to do.

Chairman Donnelly asked if there were any other speakers and swore in Elizabeth Espinoza of 303 N. Fairview Avenue, Mount Prospect. Ms. Espinoza stated that she needed to purchase shades and modify her living arrangements ever since the sign was installed, and she is experiencing many of the same issues as Ms. Schwarz. Ms. Espinoza noted that the sign is still on during the weekends, and rarely is the sign off. Chairman Donnelly asked Ms. Espinoza if she was okay with the light on during the day, to which Ms. Espinoza responded that the brightness level of the sign only bothers her when it is dusk and when it gets dark.

Commissioner Mizwicki asked if the sign was the only fixture that lights the area. Ms. Espinoza stated if the school’s sign is turned off, then the neighborhood is dark. Commissioner Mizwicki stated that it may be dangerous if the area is too dark. Ms. Espinoza stated that there are streetlights in their neighborhood.

Vice Chairman Beattie asked and Ms. Espinoza confirmed that what staff is proposing is a step in the right direction.

Chairman Donnelly redirected to staff and stated that the neighbors do not seem to recognize that the school’s sign is noticeably three times dimmer than it was last week. Deputy Director Shallcross stated that staff had inspected the Fairview School’s sign multiple times this week and that the sign does meet the new recommended light level, and reiterated the curfew which is that EMC signs shall be turned off the later of an hour after sunset or a half hour after a business closes, however in no instance later than 7 PM.

Chairman Donnelly stated that there were several issues: the current sign is still too bright for the residents, how “closing” is undefined for a park, school or church, and how to restrict people from putting EMC signs on the front of their homes. Chairman Donnelly wanted to get the text amendments cleaned up before presenting them to the Village Board.

Deputy Director Shallcross stated that staff would ask the Planning and Zoning Commission to make a recommendation to the Village Board that would include any additional requirements or conditions of approval that could be added as part of the motion. Deputy Director Shallcross requested that if the Commission were adding conditions, that the conditions would affect all schools and not just a singular school.

Chairman Donnelly asked if there would be any issues that would arise with park districts - if they are located too close to residential areas and if they would really affect the neighbors. Chairman Donnelly pointed out that park districts seem to be located on major roads where they are not affecting neighbors. Deputy Director Shallcross stated that the Village has not received any complaints on EMC signs at park districts, and that the only complaints that were received were for EMC signs at places of worship and schools.

There was some discussion among the Commission and staff about what is considered “closed” between schools, churches and park districts.

Commissioner Fitzgerald made the suggestion of changing the proposed text amendment to a half-hour after sunset as the recommendation.

Chairman Donnelly asked Ms. Schwarz if the half hour after sunset would take care of her concerns. Ms. Schwarz seemed to be agreeable. Deputy Director Shallcross stated that staff would seek additional clarification if necessary.

Commissioner Weir asked if EMC signs could be restricted on park district land. Deputy Director Shallcross stated that the park district would be allowed to install an EMC sign by-right, but that parks generally have closing hours, and the half-hour after sunset closing regulation would apply. Commissioner Fitzgerald noted that parks generally close at sunset.

Commissioner Miller requested to split the motion into three separate motions to address the hotels, the signs and the building height.

Commissioner Fitzgerald and Vice Chairman Beattie requested to have a discussion on the extended stay hotels. Commissioner Fitzgerald asked staff if the only difference between the hotel and the extended stay hotel is the duration of stay or if there are other differences. Ms. Choi responded that there are other differences in that extended stay hotels would also be considered conditional uses in the B-3 and B-4 zoning districts. Ms. Choi added that existing hotels could not qualify themselves as an extended stay hotel since once the proposed amendments go into effect, a hotel would have to apply for a conditional use permit and be approved to be considered an extended stay hotel.

Vice Chairman Beattie asked what the purpose of the proposed changes was related to extended stay hotels. Deputy Director Shallcross responded that the amendments came about because staff was made aware that the current code does not delineate between the two uses, and that extended stay hotels are more like a multi-family use than they are to a traditional hotel use. Deputy Director Shallcross pointed out that extended stay hotels are not subject to the hotel/motel tax, and once someone stays longer than 30 days, is not subject to the tax. Deputy Director Shallcross stated that the purpose of the amendments is to do a better job of delineating between the two uses.

Vice Chairman asked if he could schedule a stay longer than 30 days as a hotel guest. Deputy Director Shallcross stated that he would be unable to schedule a stay longer than 30 days as a hotel guest.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for the following three motions:

- 1) Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the proposed text amendments related to the extended stay hotels (lodging accommodations) per the staff report.

UPON ROLL CALL AYES: Donnelly, Beattie, Fitzgerald, Szymczak, Mizwicki, Olsen, Weir, Miller
 NAYS: None

The motion was approved by a vote of 8-0.

- 2) Vice Chairman Beattie made a motion seconded by Commissioner Fitzgerald to approve the proposed text amendments related to the I-1 building height change per the staff report.

UPON ROLL CALL AYES: Donnelly, Beattie, Fitzgerald, Szymczak, Mizwicki, Olsen, Weir, Miller
NAYS: None

The motion was approved by a vote of 8-0.

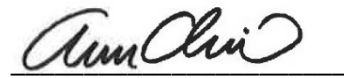
- 3) Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the proposed text amendments related electronic message center signs per the staff report with the following modification: change the recommended language regarding the curfew to “the earlier of a half-hour after sunset or a half-hour after business close, but in no instance later than 7 PM; and

UPON ROLL CALL AYES: Donnelly, Beattie, Fitzgerald, Szymczak, Mizwicki, Olsen, Weir, Miller
NAYS: None

The motion was approved by a vote of 8-0.

Chairman Donnelly stated that it was Village Board Final and asked when the next Village Board meeting will be. Ms. Choi answered that the next Village Board meeting will be March 5th.

After hearing no more items of new business and no citizens to be heard, Commissioner Miller made a motion seconded by Vice Chairman Beattie, and the meeting was adjourned at 8:17 PM.



Ann Choi
Development Planner



Item Cover Page

Subject **PZ-02-24 / 504 Hi Lusi Avenue / CU: Residential Setback Reduction**

Meeting March 28, 2024 - 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

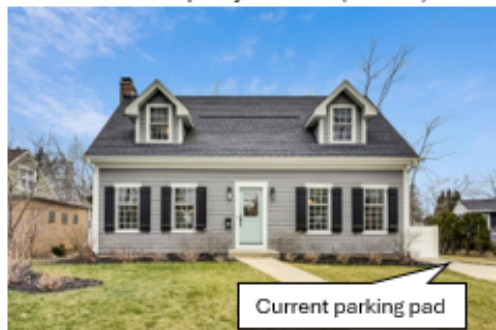
The petitioner, Andrew Venamore of Heartland Garage Builders, is seeking conditional use approval to reduce the interior (north) side yard setback from five feet to 3.04 feet and 3.19 feet for the construction of an attached single-car garage.

The subject property was annexed into the Village in 1925 and the current home was built in 1938. An exterior remodel was completed in 2018 as part of permit RB18-001629. In addition to exterior design updates, the former garage was removed. The former garage was 10.2' x 21.22' (216.4 Sq.Ft.) and set back 6.25' from the property line (meaning the proposed garage would be 122 Sq.Ft. larger). The property was sold to the current owner in 2023. The current owner parks on an exposed concrete pad where the one-car garage was previously located.

Property in 2018 (Google Streetview)



Property in 2023 (Redfin)



Discussion

The petitioner proposes to construct an attached one-car garage along the north side of the home on the site of the previous garage as well as a concrete walkway connecting the garage to the front door of the home. According to the architectural plans, the garage will have an area of 338 square feet and the northeast corner of the garage will encroach approximately 2

feet into the side yard. The walkway will have an area of 120 square feet. The proposed walkway is permitted by-right, but a conditional use to reduce the side yard setback is required for this proposal. The table below outlines the bulk regulations for the R-A Single Family Residential district as well as the existing and proposed site:

Min Setbacks			
Front (E)	30'	33.8'	34.04'
Interior Side (N)	5'	15.9'	3.19', 3.04' (36%, 39% reduction of required)
Interior Side (S)	5'	5.7'	No Change
Rear (W)	25'	94.5'	No Change
Max Lot Coverage	50.0%	26.5%	28.5%
Max Front Yard Coverage	50.0%	30.2%	No Change
Max Floor Area Ratio	0.50	0.22	0.24

CONDITIONAL USE STANDARDS

The standards for conditional uses are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific findings that must be made in order to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not have a detrimental impact on the public health, safety, morals, comfort, or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of other properties in the vicinity or impede the orderly development of those properties;
- There is adequate provision for utilities, drainage, and design of access and egress to minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances

According to the petitioner's application, the proposal does not substantially increase the use of the lot and driveway and it will have no impact on the use or enjoyment of other properties in the immediate area. The neighboring property owner to the north has also expressed support for the project in writing. Additionally, the new garage is proposed to be designed to coordinate with the architectural character of the attached home.

Staff feels that this request meets the standards for a conditional use. Staff does not believe the petitioner's request will be inconsistent with the character of the neighborhood. Further, the petitioner's request conforms to all other bulk regulations other than the side yard setback to the north.

Alternatives

The proposed conditional use meets the standards contained in Section 14.203.F of the zoning ordinance. Based on these findings, staff recommends that the Planning and Zoning Commission make a recommendation to the Village Board

1. Approve the conditional use to reduce the interior (north) side yard setback from five feet to 3.04 feet and 3.19 feet for construction of an attached single-car garage at the property known as 504 Hi Lusi Avenue, subject to the condition listed in the staff

report.

2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

To recommend approval of the conditional use to reduce the interior (north) side yard setback from five feet to 3.04 feet and 3.19 feet for the construction of an attached single-car garage at the property known as 504 Hi Lusi Ave, subject to the conditions listed in the staff report.

Attachments

1. PZ-02-24_Staff Report
2. PZ-02-24_Administrative Content
3. PZ-02-24_Plans
4. PZ-02-24_Public Comment
5. PZ-02-24_Staff Review Letter



STAFF REPORT FROM THE DEPARTMENT OF Community Development

William J. Cooney, AICP
Director of Community Development

Charles Hogan
Development Planner

DATE: March 21, 2024

CASE NUMBER

PZ-02-24

APPLICANT/PROPERTY OWNER

Andrew Venamore, Heartland Garage Builders/
Keith Calvert

PUBLIC HEARING DATE

March 28, 2024

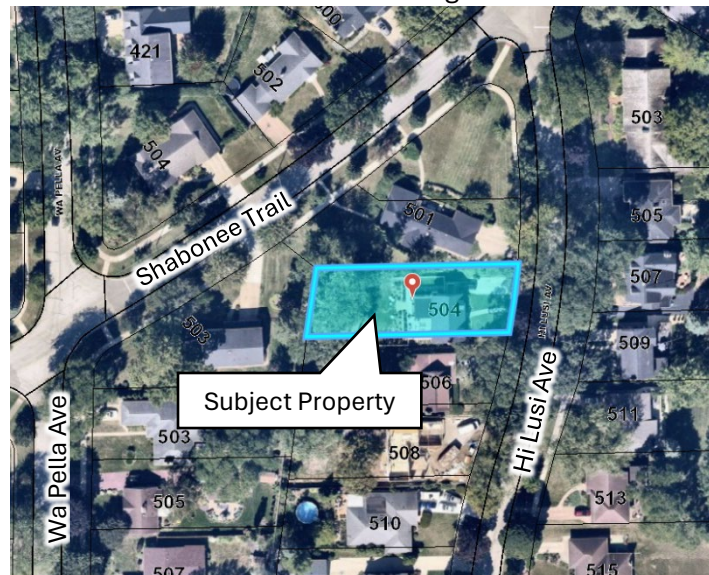
PROPERTY ADDRESS/LOCATION

504 Hi Lusi Ave

BRIEF SUMMARY OF REQUEST

The petitioner, Andrew Venamore of Heartland Garage Builders, is seeking conditional use approval to reduce the interior (north) side yard setback from five feet to 3.04 feet and 3.19 feet for the construction of an attached single-car garage.

2023 Aerial Image

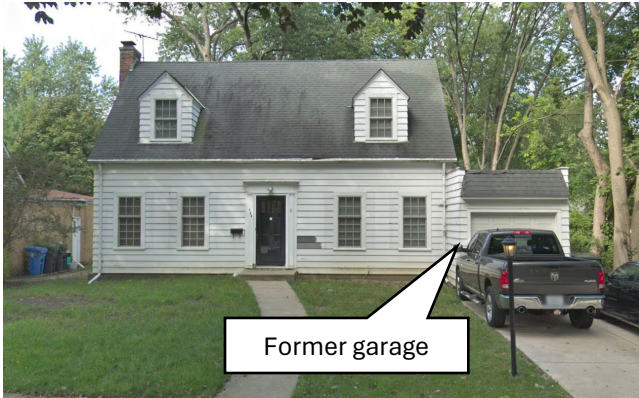


DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property was annexed into the Village in 1925 and the current home was built in 1938. An exterior remodel was completed in 2018 as part permit RB18-001629. In addition to exterior design updates, the former garage (pictured below) was removed. The former garage was 10.2' x 21.22' (216.4 Sq.Ft.) and set back 6.25' from the property line (meaning the proposed garage would be 122 Sq.Ft. larger). The property was sold to the current owner in 2023. The current owner parks on an exposed concrete pad where the one-car garage was previously located.

Property in 2018 (Google Streetview)



Property in 2023 (Redfin)



PROPOSAL

The petitioner proposes to construct an attached one-car garage along the north side of the home on the site of the previous garage as well as a concrete walkway connecting the garage to the front door of the home. According to the architectural plans, the garage will have an area of 338 square feet and the northeast corner of the garage will encroach approximately 2 feet into the side yard. The walkway will have an area of 120 square feet. The proposed walkway is permitted by-right, but a conditional use to reduce the side yard setback is required for this proposal. The table below outlines the bulk regulations for the R-A Single Family Residential district as well as the existing and proposed site:

Bulk Requirements	R-A Code Requirement	Existing	Proposed
Min Setbacks			
Front (E)	30'	33.8'	34.04'
Interior Side (N)	5'	15.9'	3.19', 3.04' (36%, 39% reduction of required)
Interior Side (S)	5'	5.7'	No Change
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Max Floor Area Ratio	0.50	0.22	0.24

CONDITIONAL USE STANDARDS

The standards for conditional uses are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific findings that must be made in order to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not have a detrimental impact on the public health, safety, morals, comfort, or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of other properties in the vicinity or impede the orderly development of those properties;
- There is adequate provision for utilities, drainage, and design of access and egress to minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances

According to the petitioner's application, the proposal does not substantially increase the use of the lot and driveway and it will have no impact on the use or enjoyment of other properties in the immediate area. The neighboring property owner to the north has also expressed support for the project in writing. Additionally, the new garage is proposed to be designed to coordinate with the architectural character of the attached home.

Staff feels that this request meets the standards for a conditional use. Staff does not believe the petitioner's request will be inconsistent with the character of the neighborhood. Further, the petitioner's request conforms to all other bulk regulations other than the side yard setback to the north.

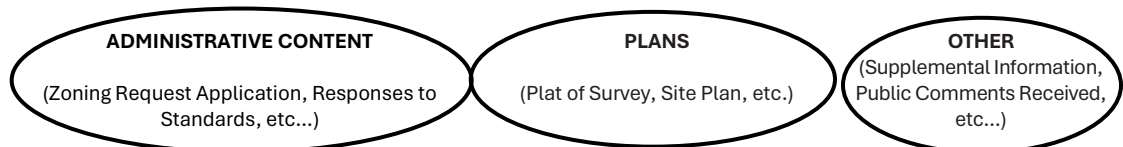
STAFF RECOMMENDATION

Staff finds that the standards for conditional use have 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 recommend approval of the following motion:

1. "A conditional use to reduce the interior (north) side yard setback from 5 feet to 3.04 feet and 3.19 feet for the construction of an attached single-car garage at the property known as 504 Hi Lusi Ave, subject to the following condition:
 - a. The improvements shall be in general conformance with the site plan prepared by Heartland Garage Builders, bearing the latest revision date of January 17, 2024, and the plat of survey/site plan prepared by Heartland Garage Builders, bearing the latest revision date of April 18, 2023, while also meeting all code requirements."

The Village Board's decision is final for this case.

ATTACHMENTS:



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 - 02 - 24 Date of Submission: 2/26/2024 Hearing Date: 3/28/2024
Project Name/Address: 504 Hi Lusi Avenue, Mount Prospect IL 60056

I. Subject Property

Address(es): 504 S. HI LUSI AVENUE
Zoning District (s): R-A Property Area (Sq.Ft. and/or Acreage): 10,770.42
Parcel Index Number(s) (PIN(s): 08-11-418-012

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

- ☒ Conditional Use: For ATTACHED GARAGE ENCROACHMENT INTO NORTH SIDEYARD SETBACK
☐ Variation(s): To _____
☐ Zoning Map Amendment: Rezone From _____ To _____
☐ Zoning Text Amendment: Section(s) _____
☐ Other: _____

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

THE PROPOSED PROJECT SEEKS TO REBUILD AN ATTACHED GARAGE ON THE NORTH SIDE OF THE EXISTING S.F.R. THERE PREVIOUSLY WAS A GARAGE LOCATED IN THIS SAME POSITION AND THIS PROJECT WILL SIMPLY WE REPLACING THIS PREVIOUS STRUCUTRE.

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

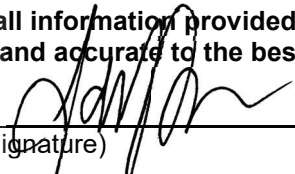
Name: ANDREW VENAMORE Corporation: HEARTLAND GARAGE BUILDERS
Address: 602 Academy Drive
City, State, ZIP Code: Northbrook, IL 60062
Phone: (224) 619-4539 Email: andrew@hlgbs.com
Interest in Property: H.G.B. IS THE BUILDER FOR THE ADDITION
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner	
☐ Check if Same as Applicant	
Name: <u>Keith Calvert</u>	Corporation: _____
Address: <u>504 S. HI LUSI AVENUE</u>	
City, State, ZIP Code: <u>Mount Prospect, il 60056</u>	
Phone: <u>(614) 440-6404</u>	Email: <u>keith.r.calvert@gmail.com</u>

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:


(Signature)

Date: 2/12/24

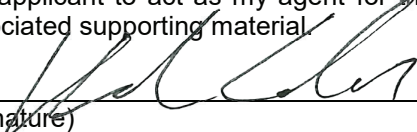
ANDREW VENAMORE

(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:


(Signature)

Date: 2/12/24

Keith Calvert

(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
STATE OF ILLINOIS)

I, Keith Calvert, under oath, state that I am
(print name)

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

commonly described as 504 S. HILUSI AVENUE
(property address and PIN) 08-11-418-012

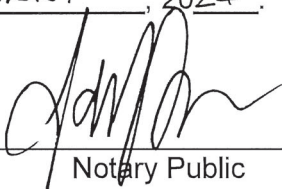
and that such property is owned by Keith Calvert as of this date.
(print name)


Signature

Subscribed and sworn to before

me this 16TH day of
FEBRUARY, 2024.




Notary Public

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN C. ROMN and JENNIFER L. DIMEO, his wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of May, 2023.



Dennis D. Sassan
 Notary Public

My commission expires: *July 9, 2026*

This Instrument prepared by:

DENNIS D. SASSAN, Attorney at Law
 7788 N. Milwaukee Avenue
 Niles, Illinois 60714

Send Subsequent tax bills to:

KEITH CALVERT and MEGAN CALVERT
 504 S. Hi Lubi Avenue
 Mount Prospect, Illinois 60056

After recording MAIL TO:

JAY IZADI, Attorney at Law
 Rubin & Izadi Law, P.C.
 3330 Dundee Road, Suite C4
 Northbrook, Illinois 60062

UNOFFICIAL COPY

Doc# 2312328225 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2023 04:02 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20230401603249

ST/CO Stamp 1-166-680-784 ST Tax \$725.00 CO Tax \$362.50

2 of 3 20235032 Cook

The Grantor, JOHN C. RONN, married to JENNIFER L. DIMEO, of the Village of Mount Prospect, County of Cook, State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KEITH CALVERT and MEGAN CALVERT, 2743 N. Wolcott Avenue #48, Chicago, Illinois 60614, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:



Lot 3 in Block 11 in Prospect Park Country Club Subdivision, being a Subdivision of the Southeast 1/4 of Section 11 and the South 15 acres of the East 1/2 of the Northeast 1/4 of said Section 11, all in Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

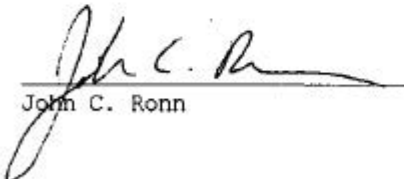
Subject to: General Taxes for 2022 and subsequent years;
Covenants, conditions, restrictions and easements of record.

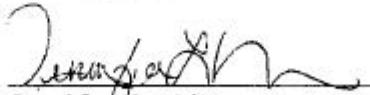
PIN: 08-11-418-012-0000

Street Address: 504 S. Hi Lusi Avenue, Mount Prospect, Illinois 60056

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Dated this 1st day of May, 2023

 (SEAL)
John C. Ronn

 (SEAL)
Jennifer L. DiMeo
**For The Purpose of Waiving
Homestead Rights

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property: **\$41,480**

Property Value: **\$410,000**

Total Debt % Attributed to Your Property Value: **10.1%**

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): **08-11-418-012-0000**

[BEGIN A NEW SEARCH](#)

Scroll down for more information.



[Incorrect Image? Click Here.](#)

Property Location:
504 S HI-LUSI AVE
MOUNT PROSPECT, IL 60056-3744
Volume: 049

Mailing Information:
KEITH CALVERT
504 S HI LUSIBLDG 1
MT PROSPECT, IL 00000-0000
[Update Your Information](#)

Are Your Taxes Paid?

Tax Year 2022 (billed in 2023) Total Amount Billed: \$10,065.37

1st INSTALLMENT - Tax Year 2022

Original Billed Amount: \$4,580.60
Due Date: 04/03/2023
Tax: \$0.00
Interest: \$0.00
Current Amount Due: \$0.00

2nd INSTALLMENT - Tax Year 2022

Original Billed Amount: \$5,484.77
Due Date: 12/01/2023
Tax: \$0.00
Interest: \$0.00
Current Amount Due: \$0.00

Total Amount Due: **\$0.00**

[Expand Payment Details ▼](#)

Tax Year 2023 (billed in 2024) Total Amount Billed: \$5,535.95

1st INSTALLMENT - Tax Year 2023

Original Billed Amount:	\$5,535.95
Due Date:	03/01/2024
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.
- 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 2022 Second Installment](#) Due Friday, December 1, 2023

 [Tax Year 2023 First Installment](#) Due Friday, March 1, 2024

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?

	2022	2021	2020	2019	2018
Homeowner Exemption:	YES	YES	YES	YES	YES
Senior Citizen Exemption:	NO	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO	NO

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

Tax Year 2023 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 2003:	\$4,650.27
Tax Year 2022:	\$10,065.37
Difference:	+ \$5,415.10
Percent Change:	+ 116.45%

[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:	\$41,480
Property Value:	\$410,000
Total Debt % Attributed to Your Property Value:	10.1%

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	\$965,682	\$99,618,481,489	\$410,000	0.0004116%	\$4
Metro Water Reclamation Dist of Chicago	\$4,170,650,000	\$587,864,512,338	\$410,000	0.0000697%	\$2,909
Mt Prospect Park District	\$24,352,663	\$7,070,328,127	\$410,000	0.0057989%	\$1,412
Harper Coll Comm College 512 (Palatine)	\$322,598,943	\$68,611,454,805	\$410,000	0.0005976%	\$1,928
Township HS District 214 (Arlington Hts)	\$161,378,783	\$34,652,436,474	\$410,000	0.0011832%	\$1,909

Mount Prospect Public School District 57	\$15,277,938	\$3,049,383,710	\$410,000	0.0134453%	\$2,054
Village of Mount Prospect	\$300,001,679	\$7,028,148,850	\$410,000	0.0058337%	\$17,501
Town of Elk Grove	\$70,673	\$13,280,540,076	\$410,000	0.0030872%	\$2
Cook County Forest Preserve District	\$548,552,253	\$598,256,753,979	\$410,000	0.0000685%	\$376
County of Cook	\$19,531,125,441	\$598,256,753,979	\$410,000	0.0000685%	\$13,385

Total Taxing District Debt Attributed to Your Property: \$41,480

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	\$183,732	\$8,266,766	\$863,125	21	8	13
Metro Water Reclamation Dist of Chicago	\$4,169,629,820	\$3,082,006,000	\$1,046,664,000	1,972	2,480	-508
Mt Prospect Park District	\$18,433,548	\$33,278,233	\$388,084	59	122	-63
Harper Coll Comm College 512 (Palatine)	\$365,024,944	\$67,129,060	\$67,129,060	898	0	898
Township HS District 214 (Arlington Hts)	\$151,145,161	\$278,285,863	(\$48,859,038)	1,684	1,205	479
Mount Prospect Public School District 57	\$2,887,627	\$23,518,259	\$5,506,583	291	108	183
Village of Mount Prospect	\$173,460,847	\$376,516,187	\$125,260,376	324	456	-132
Town of Elk Grove	\$70,673	\$7,617,011	\$398,884	14	28	-14
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	625	536	89
County of Cook	\$8,693,862,550	\$27,096,852,844	\$12,815,325,282	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.

EXPLANATION OF VARIATION ~~CONDITIONAL USE~~
VILLAGE OF MOUNT PROSPECT
504 S. Hi Lusi Avenue – Keith & Megan Calvert

Conditional Use - No conditional use shall be recommended for approval by the planning and zoning commission unless it finds:

- 1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare:**

The project intends to construct a 1-car attached garage onto the existing S.F.R. – in the approximate location where a previous garage was located:



The attached garage in this photo (from Cook County Assessors website) no longer remains. It was removed by the previous owner as part of a permitted remodeling project.

The replacement structure will be 13-foot wide and 26-foot deep to allow the owners to get one of their vehicles off the driveway, and the approval of the Conditional Use will not have any detrimental impact on the public health, safety, morals, comfort, or general welfare of the neighbors or the Village.

- 2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located:**

If approved, the specific use of this addition as a place for vehicular storage will not negatively impact the enjoyment of the neighboring property. Since the attached garage will face the 'rear yard' of the home to the north, it will not be injurious to that neighbor, nor any of the neighbors to the east across Hi Lusi Avenue. With the goal of providing an enclosure for one of the owner's vehicles, the addition may in fact have a positive bearing on the immediate locale since it will help to reduce the visual burden of having vehicles parked on the driveway in front of the residence.

- 3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district:**

EXPLANATION OF ~~VARIATION~~ CONDITIONAL USE
VILLAGE OF MOUNT PROSPECT
504 S. Hi Lusi Avenue – Keith & Megan Calvert

Since the proposed attached structure is simply rebuilding on the rough footprint of an existing attached garage, there is nothing that will disrupt the normal use and development of this residential location. Separately, housing owner's vehicles in an enclosed building is a very standard use for buildings (i.e., attached garages) within the village.

- 4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided:**

The garage will not impact the public sphere in any manner and there will be no additional drain on the existing public utilities nor the need for the provision of additional utilities as a result of this garage project.

- 5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets:**

With the completion of this attached garage structure that will allow the owners to house one of their vehicles off the driveway, the ingress and egress to the public street will not be impacted by this project.

- 6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village:**

By attempting to house a private vehicle in an enclosed garage and improving the residential streetscape, the owners are looking to balance preservation and growth in the (localized) built environment, strengthen the existing housing stock and help to create a unique sense of place. By constructing an addition that attempts to mirror the existing home's architecture their goal is to provide something that is complementary to both the home and the overall Comprehensive Plan objectives.

- 7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission.**

The proposed project will conform to all other zoning and building code requirements pertinent to the R-A Zoning district.



Scale - 1 inch = 25 feet

Jens K. Doe
Professional Land Surveyors
A DIVISION OF CDK II DESIGN FIRM SURVEYOR 2812

PLAT OF SURVEY
of

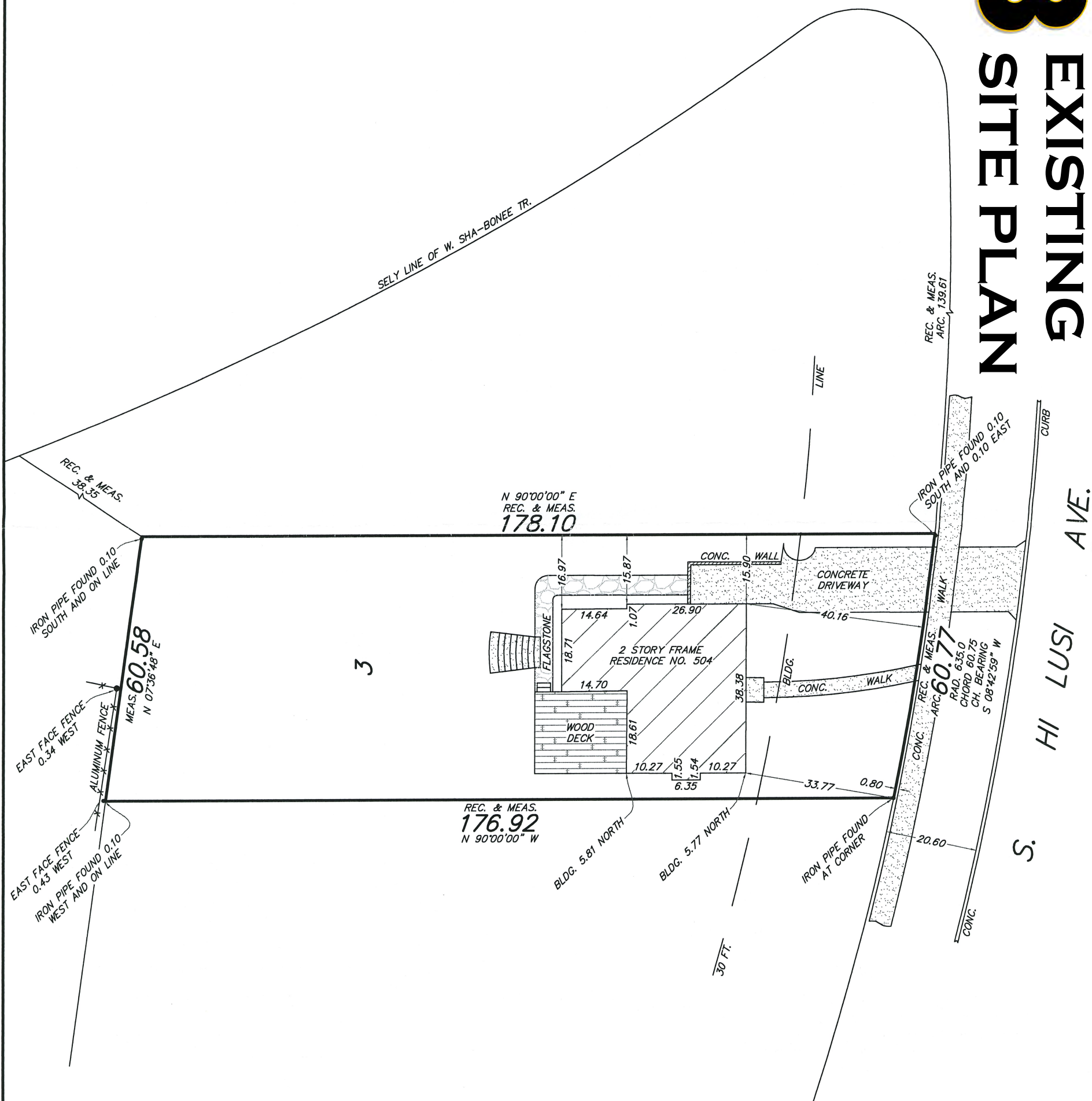
LOT 3 IN BLOCK 11 IN PROSPECT PARK COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTH 15 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 504 S. HI LUSI AVE., MOUNT PROSPECT, ILLINOIS.

OK
2

HGB

EXISTING
SITE PLAN



State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 23rd Day of April

This professional service conforms to the current Illinois minimum standards for a boundary survey.

**JENS K. DOE PROFESSIONAL
LAND SURVEYORS, (A DIVISION OF CDK)**

KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 24

NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** Be compared with the Deed.
For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

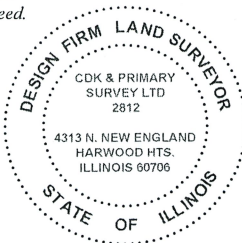
Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : April 18, 2023.

ORDERED BY:

SASSAN & SASSAN



KEVIN DUFFY
3228

~~HARWOOD HTS~~
~~ILLINOIS~~

11614 ALGONQUIN RD.
HUNTLEY, IL. 60142

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

PHONE: (847) 458-1710
FAX: (847) 458-1712



Scale - 1 inch = 25 feet

Jens K. Doe
Professional Land Surveyors
A DIVISION OF CDK IL DESIGN FIRM SURVEYOR 2812

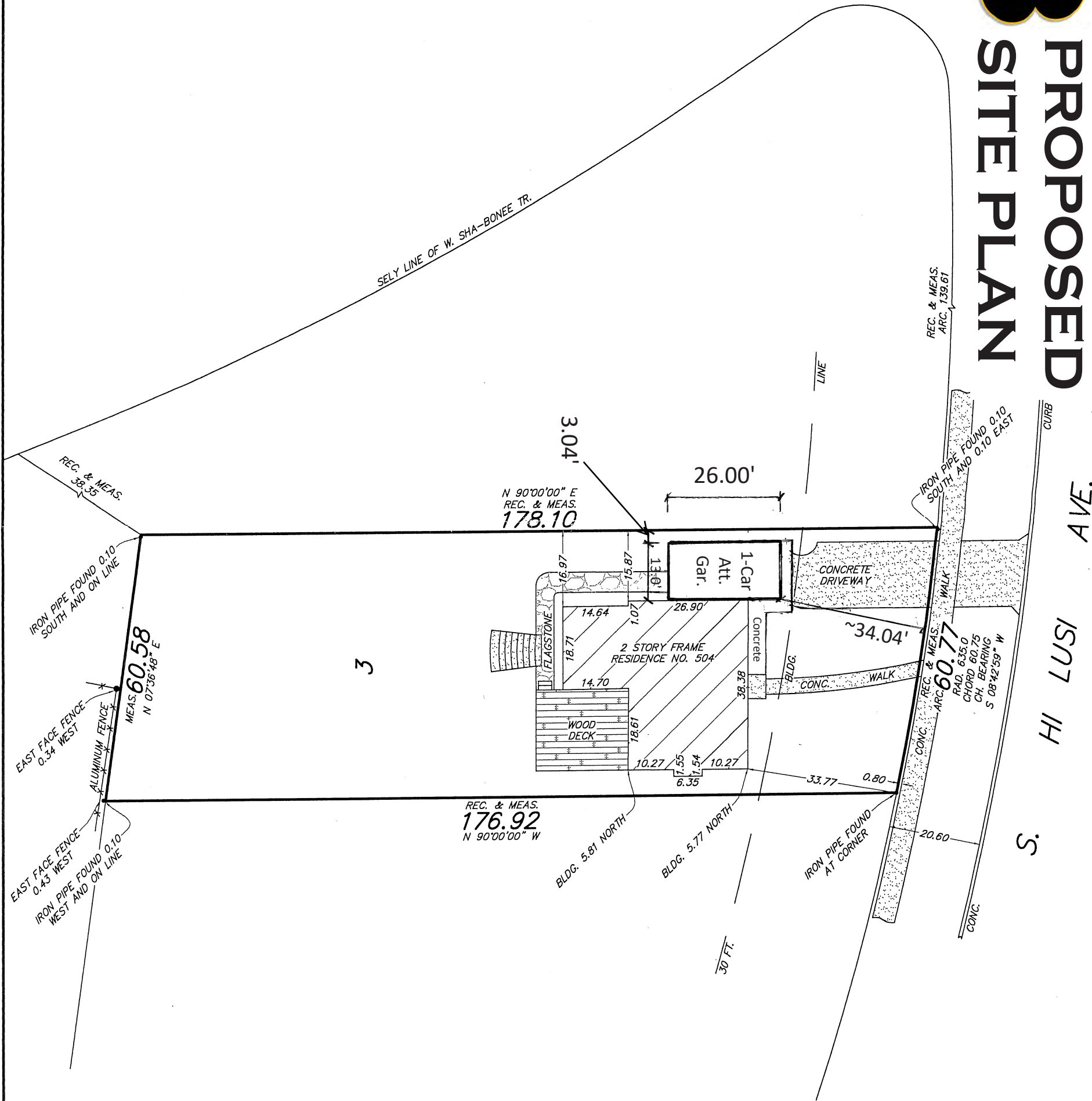
PLAT OF SURVEY

of

LOT 3 IN BLOCK 11 IN PROSPECT PARK COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTH 15 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 504 S. HI LUSI AVE., MOUNT PROSPECT, ILLINOIS.

OR
2.
HGB
PROPOSED
SITE PLAN



State of Illinois)
County of Cook)

NOTE :
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

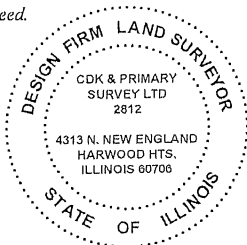
Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : April 18, 2023.

ORDERED BY:
SASSAN & SASSAN



JENS K. DOE PROFESSIONAL LAND SURVEYORS, does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 23rd Day of April, 2023.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, (A DIVISION OF CDK)

KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 24

CALVERT RESIDENCE

GARAGE ADDITION

405 S. HI LUSI AVENUE

MOUNT PROSPECT, ILLINOIS

CODES

APPLICABLE BUILDING CODES

2021 INTERNATIONAL RESIDENTIAL CODE, AS AMENDED
2021 INTERNATIONAL MECHANICAL CODE, AS AMENDED
2020 NATIONAL ELECTRIC CODE (NFPA), AS AMENDED

OCCUPANCY

RA - RESIDENTIAL

CLIMATIC & GEOGRAPHICAL DESIGN CRITERA

Ground Snow Load: 30 psf
Wind Speed: 107 mph
Seismic Category: A
Termite: Slight to Moderate
Weathering: Severe
Frost Line Depth: 3'-6"
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing Index: 2000
Mean Annual temp: 47.3

DESIGN LOADS

FLOOR:	LIVE LOAD	40 PSF MIN.
	DEAD LOAD	10 PSF MIN.
ROOF:	LIVE LOAD	30 PSF MIN.
SOIL:	BEARING CAPACITY	3,000 PSF MIN.
	BEARING CAPACITY - SEVERE AREAS	3,500 PSF.

ABBREVIATIONS

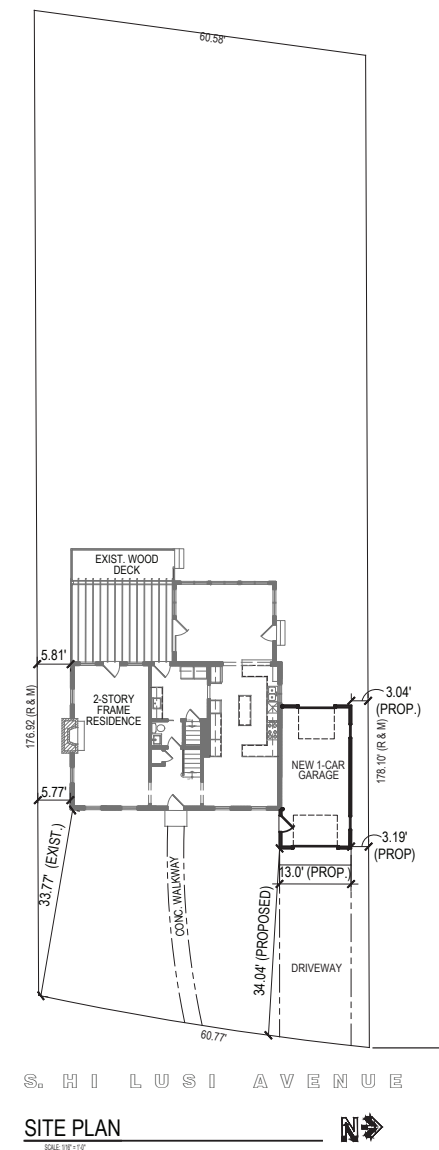
AFF	ABOVE FINISH FLOOR	INS	INSULATED/ING
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L	STEEL ANGLE	LL	LIVE LOAD
AWN.	AWNING	M OPG	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CLG	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPG	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
COL	POLE AND SHELF	PC	PIECES
CONC	COLUMN	PL	PLATE
CONC	CONCRETE	PLWD	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.C	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DW	DISHWASHER	SGD	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	TJ	TOP OF
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FTG	FOOTING	W.P.	WEATHER PROOF
FDN	FOUNDATION	W.S.	WEATHER STRIPPING
GALV	GALVANIZED	W.F.	WIDE FLANGE
GL	GLASS	WI	WITH
GYP. BD.	GYPSON BOARD	WD	WOOD
HGT	HEIGHT	W.I.	WROUGHT IRON
HM	HOLLOW METAL	W.O.	WRAPPED OPENING
HC	HOLLOW CORE		

SYMBOLS

	DETAIL/SECTION MARK
	DETAIL NUMBER
	SHEET NUMBER
	DIRECTION OF DETAIL
	ELEVATION TAG
	SHEET NUMBER
	ELEVATION NUMBER
	FROST PROOF HOSE BIB
	FLOOR DRAIN
	DIMENSIONAL LUMBER
	BATT INSULATION
	LOAD BEARING STUD WALL
	BRICK (SECTION)
	DRYVIT/E.I.F.S. (SECTION)
	CONCRETE (SECTION)
	STEEL
	EARTH
	GRAVEL OR SAND FILL

SHEET INDEX

1	COVER SHEET
2	EXISTING ELEVATIONS
3	PROPOSED ELEVATIONS
4	EXISTING & PROPOSED FINISHED BASEMENT/FOUNDATION PLANS
5	EXISTING & PROPOSED FIRST FLOOR PLANS
6	EXISTING SECOND FLOOR PLAN, ROOF PLAN, BUILDING SECTION, DETAILS



HEARTLAND GARAGE BUILDERS

602 ACADEMY DRIVE
NORTHBROOK, IL 60062

GARAGE ADDITION - GABLE ROOF

405 S. HI LUSI AVE., VILLAGE of MOUNT PROSPECT - CALVERT RESIDENCE

DATE

01/17/24

SHEET NAME

COVERSHEET

SHEET NUMBER

1 OF 7



EXIST. WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXIST. EAST ELEVATION
SCALE: 1/4" = 1'-0"

HEARTLAND GARAGE BUILDERS

602 ACADEMY DRIVE
NORTHBROOK, IL 60062

GARAGE ADDITION - GABLE ROOF
405 S. HILUSIAVE., VILLAGE of MOUNT PROSPECE - CALVERT RESIDENCE

DATE

01/17/24

SHEET NAME

EXISTING
ELEVATIONS

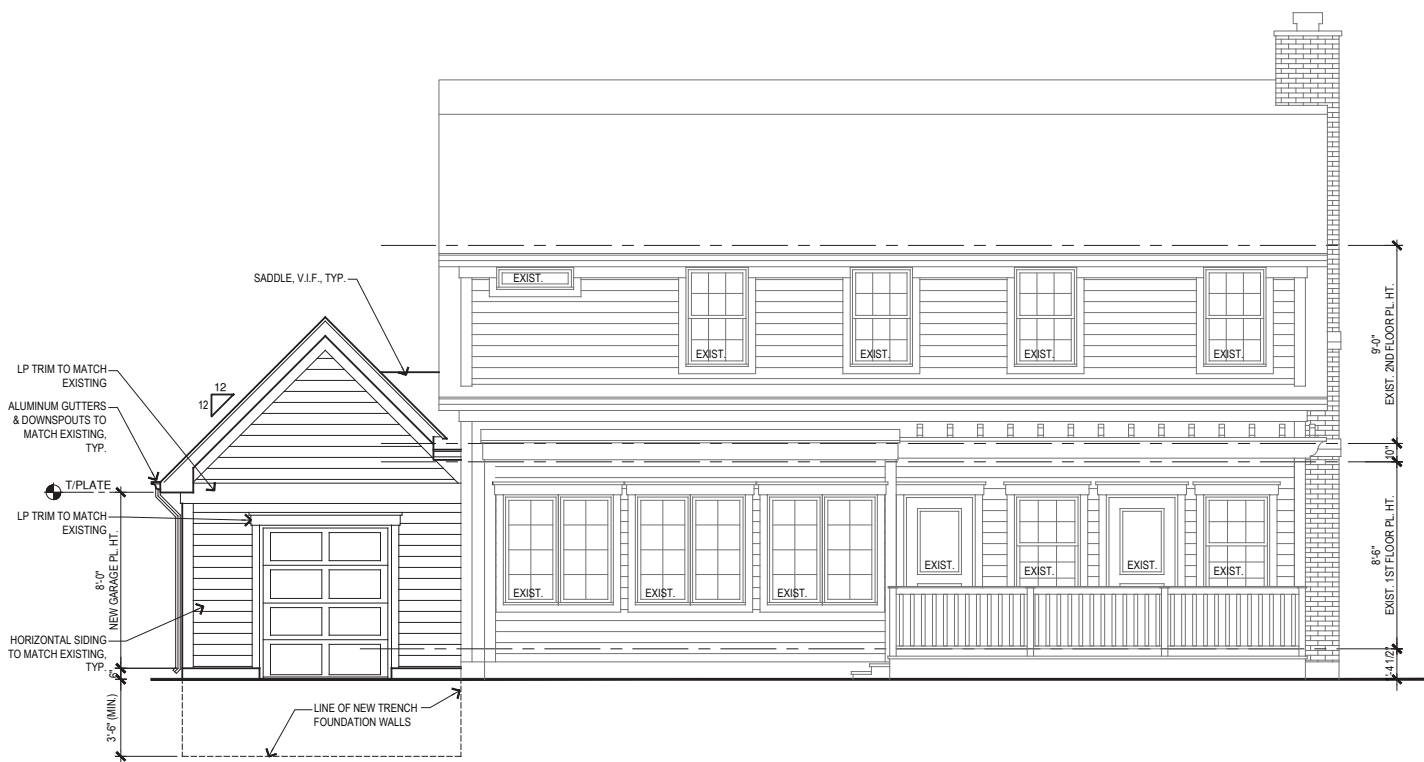
SHEET NUMBER

2 OF 6



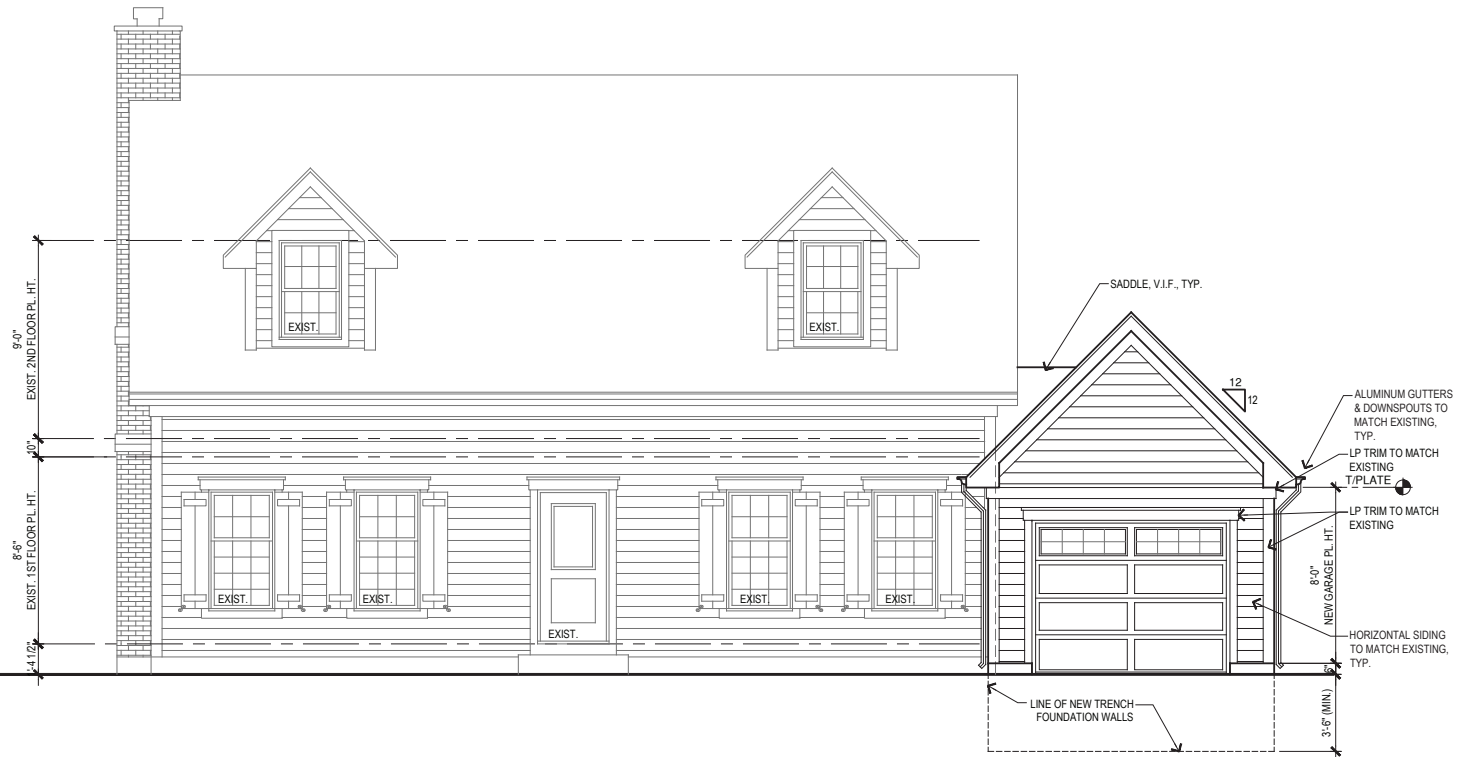
PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



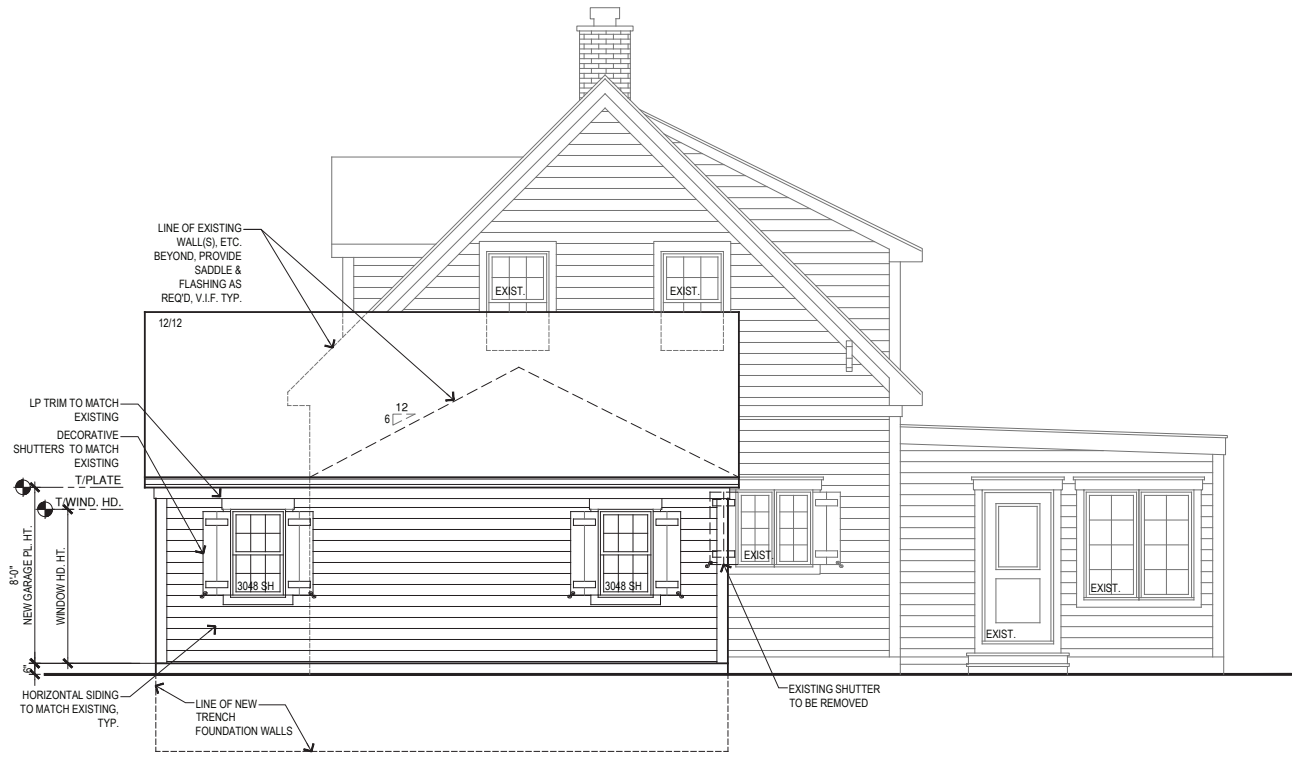
PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION

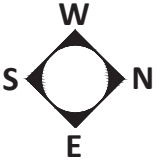
SCALE: 1/4" = 1'-0"

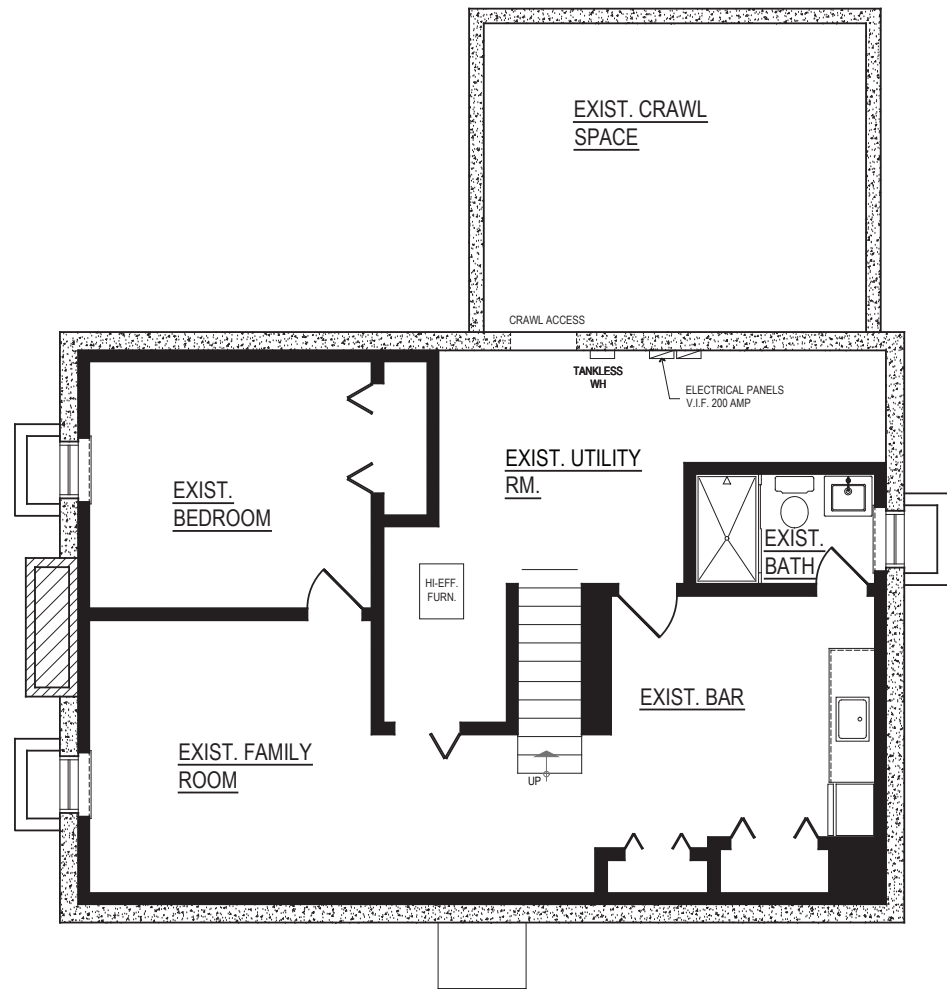


PROPOSED NORTH ELEVATION

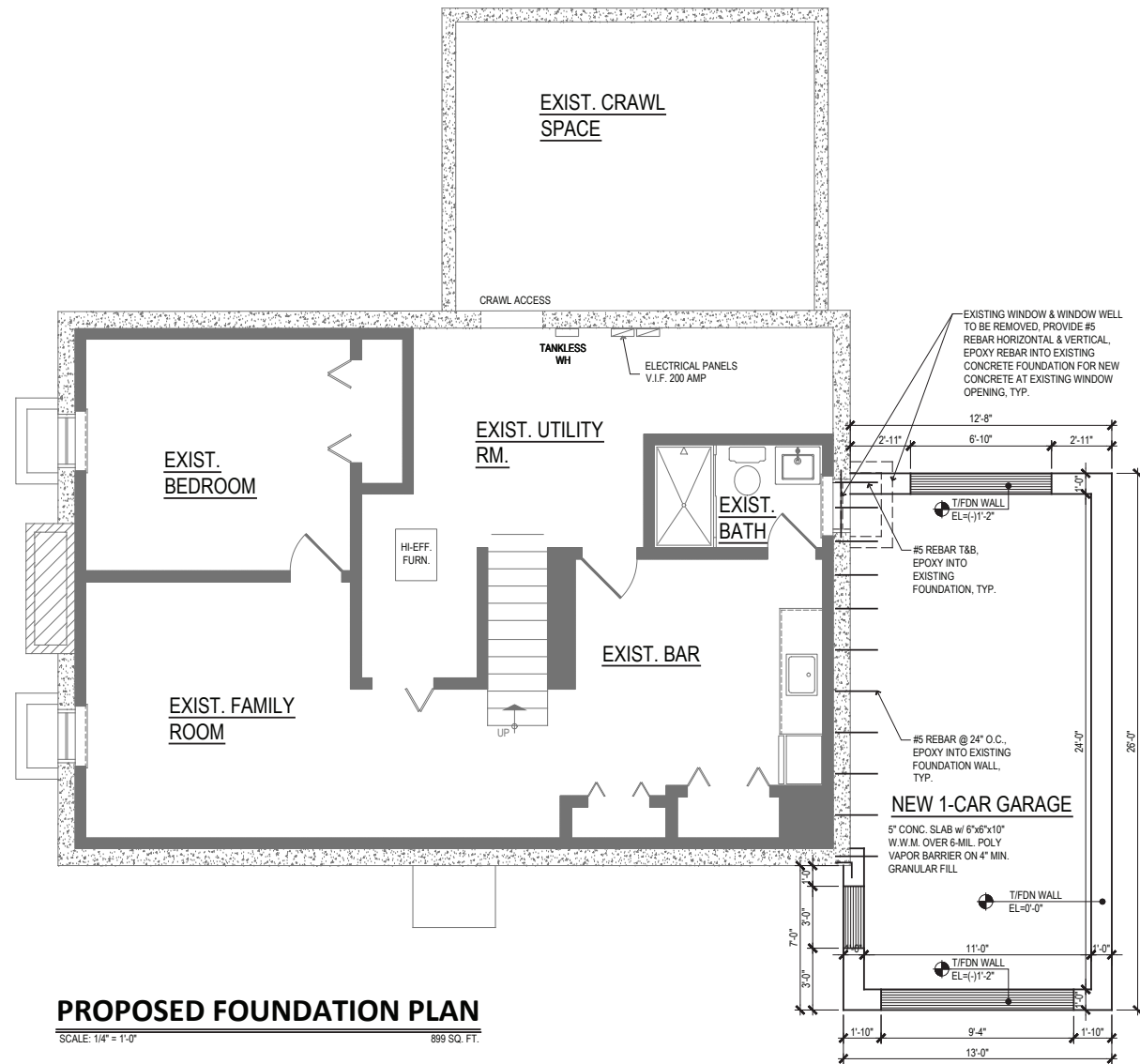
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	- EXISTING MASONRY WALL TO REMAIN
	- EXISTING TO REMAIN WALL
	- EXISTING WALL TO BE REMOVED
	- NEW WALL





EXISTING FINISHED BASEMENT/FOUNDATION PLAN
 SCALE: 1/4" = 1'-0" 899 SQ. FT.



PROPOSED FOUNDATION PLAN
 SCALE: 1/4" = 1'-0" 899 SQ. FT.

WALL LEGEND	
	EXISTING MASONRY WALL TO REMAIN
	EXISTING TO REMAIN WALL
	EXISTING WALL TO BE REMOVED
	NEW WALL

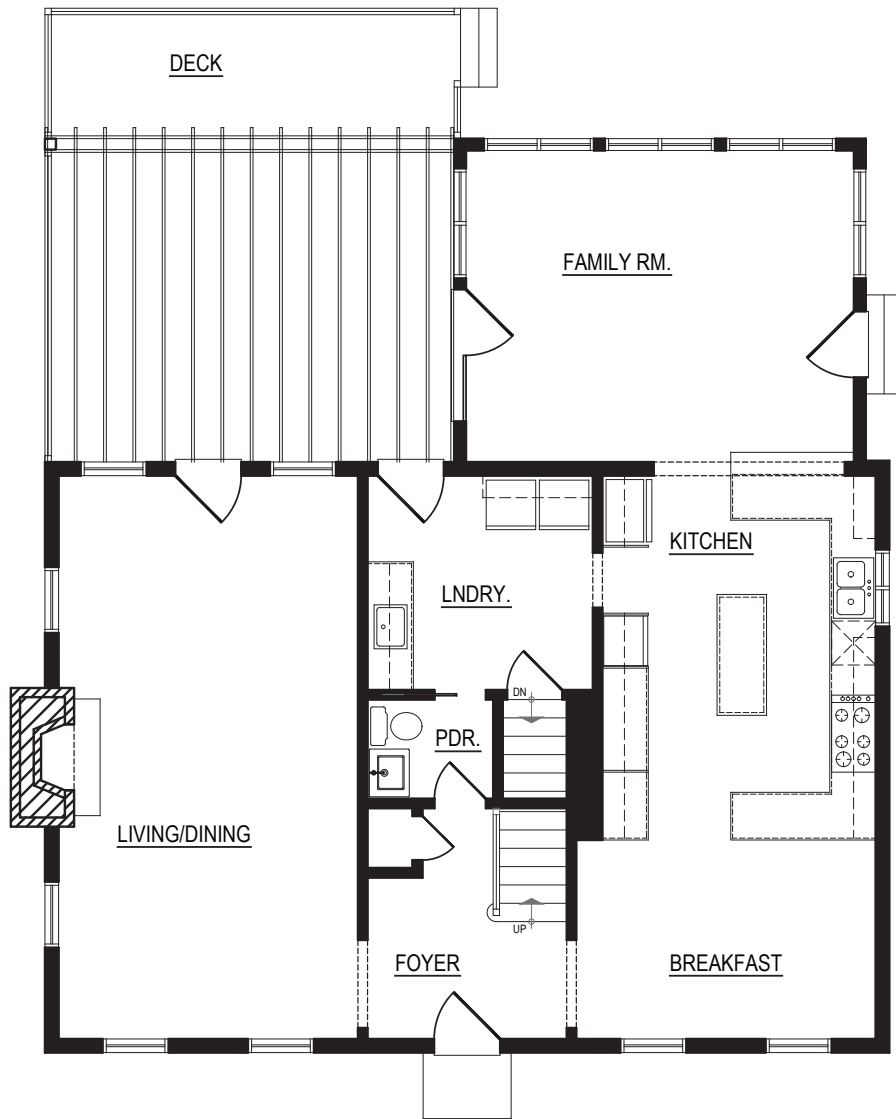


HEARTLAND GARAGE BUILDERS

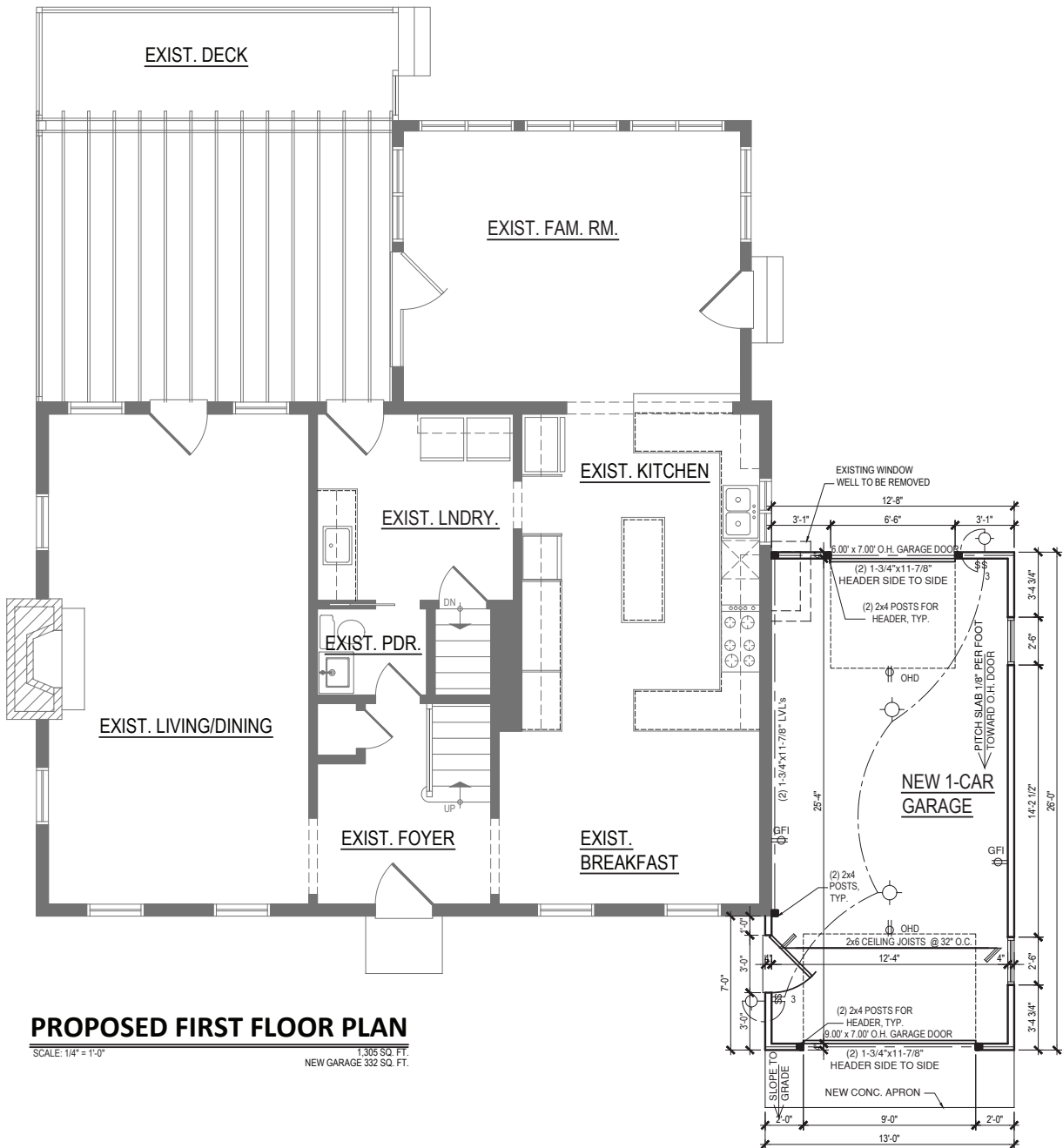
602 ACADEMY DRIVE
 NORTHBROOK, IL 60062

GARAGE ADDITION - GABLE ROOF
 405 S. HILL AVE., VILLAGE of MOUNT PROSPECE - CALVERT RESIDENCE

DATE	01/17/24
SHEET NAME	EXIST. & PROPOSED FDN./BASEMENT PLANS
SHEET NUMBER	5 OF 6



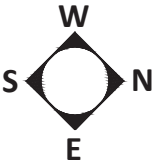
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1,305 SQ. FT.

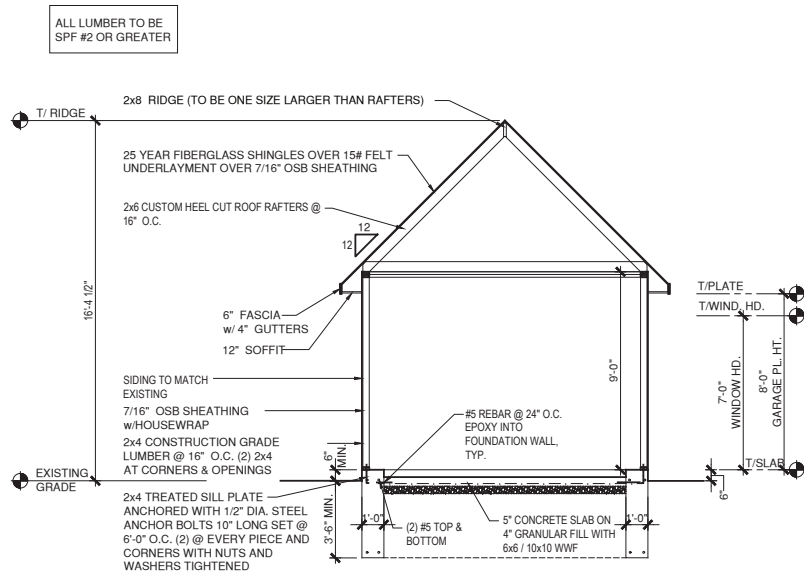


PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1,305 SQ. FT.
NEW GARAGE 332 SQ. FT.

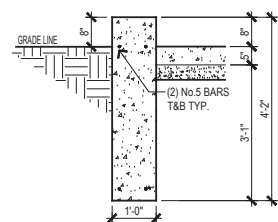
BUILDING CALCULATIONS	
EXIST. 1st FLR. SQ. FT.	1,305.2
EXIST. 2nd FLR. SQ. FT.	923.6
BLDG. SQ. FT.	2,228.8
PROP. NEW GARAGE SQ. FT.	331.7
TOTAL BLDG. SQ. FT.	2,560.5
EXIST. DECK	385.4

WALL LEGEND	
	EXISTING MASONRY WALL TO REMAIN
	EXISTING TO REMAIN WALL
	EXISTING WALL TO BE REMOVED
	NEW WALL

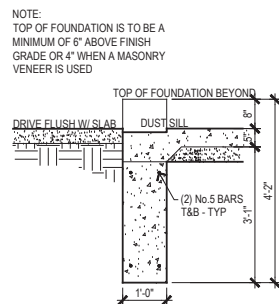




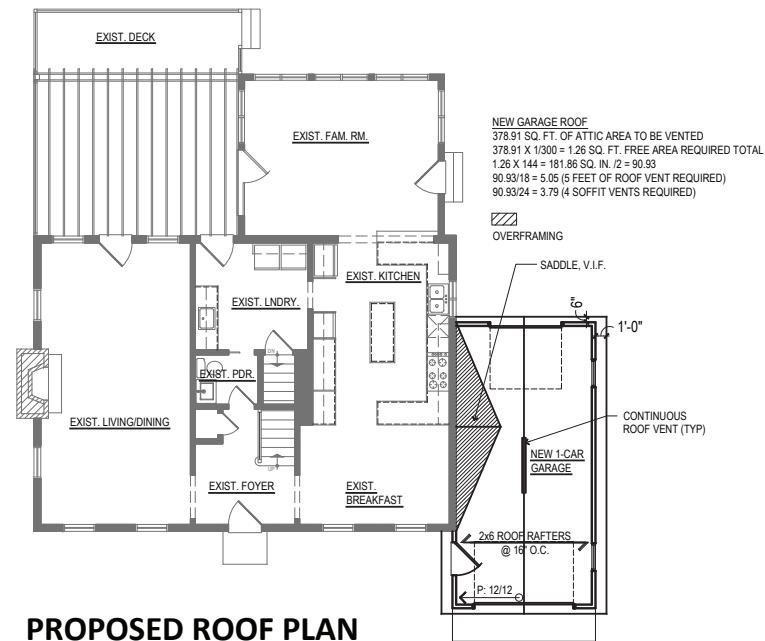
BUILDING SECTION
SCALE: 3/16" = 1'-0"



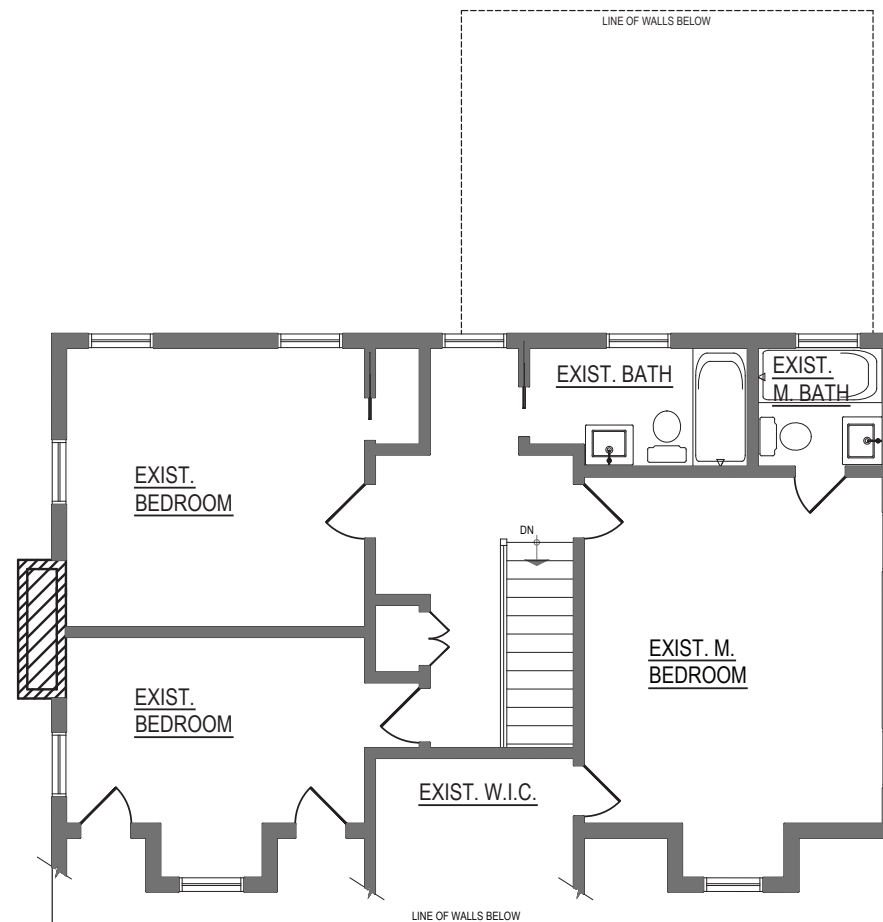
③ FND. AT GARAGE
SCALE: 1/2" = 1'-0"



② GARAGE OPENING
SCALE: 1/2" = 1'-0"

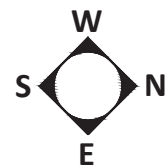


PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING MASONRY WALL TO REMAIN
	EXISTING TO REMAIN WALL
	EXISTING WALL TO BE REMOVED
	NEW WALL



From: [Hogan, Charles](#)
To: [Hogan, Charles](#)
Subject: RE: Garage addition
Date: Tuesday, March 19, 2024 4:01:59 PM

From: Andrew Venamore <andrew@hlgbs.com>
Sent: Wednesday, March 13, 2024 10:40 AM
To: Choi, Ann <AChoi@mountprospect.org>
Subject: FW: Garage addition

Good Morning Ann – please see the neighbors email below. I will be providing a signature sheet for the board as part of our presentation process.

Thanks.

Andrew Venamore
HEARTLAND GARAGE BUILDERS, LLC.
602 Academy Drive
Northbrook, Illinois 60062

M: [\(224\) 619-4539](tel:(224)619-4539)
F: [\(224\) 326-2483](tel:(224)326-2483)
andrew@hlgbs.com
www.heartlandgaragebuilders.com



From: Keith Calvert <keith.r.calvert@gmail.com>
Sent: Wednesday, March 13, 2024 10:38 AM
To: Andrew Venamore <andrew@hlgbs.com>
Cc: Megan Alesi <meganalesi@gmail.com>
Subject: Fwd: Garage addition

Hi Andrew,

See below for the email from our neighbor, Brett Ehlman. He shares the property line with us that would require the conditional use approval and is in full support of our project.

Thank you,
Keith

----- Forwarded message -----

From: **Brett Ehlman** <brettehlman@hotmail.com>

Date: Wed, Mar 13, 2024 at 10:34 AM

Subject: Garage addition

To: Keith.r.calvert@gmail.com <Keith.r.calvert@gmail.com>

I recently met with my next door neighbor Keith Calvert regarding his plans for a garage addition. He shared the designs with me and I am aware of the conditional use permit that takes the structure 3.5' from my property. I have no issues with the proposed addition.

Brett Ehlman

Sent from my iPhone

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Agostino S. Filippone
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli



VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

March 14, 2024

Andrew Venamore
Heartland Garage Builders
602 Academy Drive
Northbrook, IL 60062
Via e-mail: jandrew@hlgbs.com

Re: 504 Hi Lusi Avenue / Conditional Use for Setback Reduction in the Side Yard / Review #1

Dear Mr. Venamore,

The Village of Mount Prospect has reviewed the submittal requesting conditional use approval for a setback reduction in the side yard and has the following review comments. **Please be ready to address each comment at the public hearing.**

Planning Division:

1. Letter of support from neighbor to the north should be provided. If the neighbor to the north opposes the request, staff's recommendation will take this into consideration.

Building Department:

2. No comments.

Public Works Department:

3. Per the aerial contours of the area, it appears that stormwater runoff drains towards the front and back along the side yard. 5' is generally considered the minimum width needed for a sustainable drainage swale; the proposed setback variation would reduce the swale width to 3.04'. Consequently, PW does not support the proposed setback variation. However, PW will not object to the proposed setback subject to the condition that a grading plan be included in the submittal for the Building Permit confirming adequate drainage along the side yard.

Fire Department:

4. No comments.

If any changes are requested, please make the changes 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,

A handwritten signature in black ink, appearing to read "Ann Choi". The signature is fluid and cursive, with a large, stylized "A" and "C".

Ann Choi
Development Planner
Community Development

c: File