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

May 23, 2024	Village Hall - 3rd Floor Board Room	7:00 PM

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - 2.1. PZ-02-24 / 504 Hi Lusi Avenue / CU: Residential Setback Reduction
3. **NEW BUSINESS**
   - 3.1. PZZ24-000008 / 206 Prairie Avenue / CU: Rear Yard 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-02-24	Hearing Date: March 28, 2024
PROPERTY ADDRESS:	504 Hi Lusi Avenue
PETITIONER:	Andrew Venamore, Heartland Garage Builders/
PROPERTY OWNER:	Keith Calvert, Owner
PUBLICATION DATE:	March 13, 2024
REQUEST:	Conditional Use permit for a side yard setback reduction
MEMBERS PRESENT:	Joseph Donnelly Walter Szymczak Norbert Mizwicki William Beattie
MEMBERS ABSENT:	Thomas Fitzgerald Ewa Weir Donald Olsen Greg Miller
STAFF MEMBERS PRESENT:	Jason Shallcross – Deputy Director of Community Development Ann Choi – Development Planner Charlie Hogan – Development Planner
INTERESTED PARTIES:	Heartland Garage Builders, Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on February 28, 2024. The minutes were approved 4-0.

Chairman Donnelly introduced Case No. PZ-02-24 / 504 Hi Lusi Avenue / Conditional Use: Residential Setback Reduction.

Ms. Choi stated 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 including the removal of an attached single-car garage. The former garage was 10.2’ x 21.22’ (210 SF) and set back approximately 6.25’ from the property line in compliance with the side yard setback. After the remodel and removal of the garage, the current owner parks on an exposed concrete pad where the one-car garage was previously located.

Ms. Choi continued to explain that the petitioner proposes to construct an attached one-car garage along the north side of the home in approximately the same location as the previous garage. The

proposed garage will be approximately 3' wider than the previous garage and therefore would encroach 1.81' and 1.96' into the 5' side yard setback. The garage would be set back 3.04' and 3.19' from the north lot line. The setback would be reduced approximately 36% and 39%; therefore, the request requires Village Board approval. An alternative location for a detached garage was discussed but the petitioner favors the proposed location. The reasons given were that moving the garage into the rear yard would require the removal of a number of existing trees, including one of a significant size. Another reason is that there is a grade change (down) from the rear of the home into the back yard which may create an additional difficulty in negotiating access to a detached garage.

Ms. Choi shared existing and proposed elevations for the garage. The proposed elevations included views to the north, south, east, and west.

Further, she showed a floor plan and stated that the attached two-car garage will have an area of 338 SF and will measure approximately 13' x 26', according to the floor plan.

A table was presented to the committee showing the bulk requirements for the R-A Single Family Residential district with the existing and proposed conditions of the subject property. Ms. Choi stated that staff feels this request meets the standards for a conditional use and 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 along the north property line.

Finally, she stated that staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

> *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 conditions:*
>
> - *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; and*
> - *A grading plan be included in the submittal for the building permit confirming adequate drainage along the side yard.*

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

Chairman Donnelly then asked commissioners if they had any questions for staff. Vice Chairman Beattie asked for a clarification of what a grading plan is for his own edification. Ms. Choi stated that she believes the public works department wants to ensure water near the proposed garage drains toward the front or back of the property. She explained that it shows the contours of the property and how it will be recontoured to facilitate drainage.

Chairman Donnelly then asked for clarification of how the garage was removed in the first place, and Ms. Choi explained that the code does not explicitly state that a garage must be fully replaced if it is removed, but rather that a replacement parking space suffices.

After staff finished answering questions from the committee, Chairman Donnelly swore in the petitioner, Andrew Venamore of Heartland Garage Builders, at 602 Academy Drive, Northbrook IL, and the homeowner, Keith Calvert at 504 Hi Lusi Avenue, Mount Prospect IL, to explain their case for the conditional use permit.

Mr. Venamore reiterated the explanation of the conditional use, stating that the idea behind this structure is to make it deeper and more suitable for modern vehicles. He went on to explain the details of the design process and how they settled on their final proposal. Specifically, he discussed their interest in keeping an open backyard and not wanting to deal with backyard grading issues.

After explaining more architectural details of the proposed garage, Mr. Venamore and Mr. Calvert presented letters from neighbors showing their support for the project. Most notably, they presented a letter from the neighboring property owner to the north who would be directly affected by the new garage. This property owner, Brett Ehlman of 501 W Shabonee Trail, signed a letter stating *"I have reviewed this plan for the proposed Attached Garage at the Calvert residence at 504 S. Hi Lusi Avenue, Mt. Prospect and I have no objection to the improvement."*

Chairman Donnelly asked if there would be any concerns with the distance from Mr. Calvert's proposed garage to Mr. Ehlman's house. Deputy Planning Director Shallcross said any issues arising from building-to-building concerns would be handled during the building approval process.

Chairman Donnelly asked if there are any current concerns with flooding and Mr. Calvert said there have been no flooding issues in their time owning the property or any other problems to their knowledge.

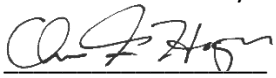
Chairman Donnelly asked if the applicant could confirm they are aware they will need to handle any flooding issues that arise, as discussed in comments provided by the Village Public Works Department. Mr. Calvert confirmed his awareness.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call.

UPON ROLL CALL	AYES: Szymczak, Mizwicki, Beattie, Donnelly
	NAYS: None

The motion was approved by a vote of 4-0.

After hearing no more items of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:23 PM.



Charlie Hogan
Development Planner

Item Cover Page

Subject	**PZZ24-000008 / 206 Prairie Avenue / CU: Rear Yard Setback Reduction**
Meeting	May 23, 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" and property owner, Roseann Schumacher of Prairie Avenue Homes LLC, is seeking conditional use approval to reduce the rear yard setback at 206 Prairie Ave ("Subject Property") to construct a single-family residence that encroaches five feet into the required rear yard.

The Subject Property was disconnected from the Village of Arlington Heights and annexed into the Village of Mount Prospect ("Village") in 2006 via Ordinance No. 5565. In 2018, the Subject Property was created as part of a subdivision and rezoning approval that resulted in the formation of five R-1 zoned lots of record (four residential lots and one lot for stormwater detention) otherwise known as the Prairie Avenue Subdivision. As part of this approval, a portion of land was dedicated to the Village for the Prairie Avenue cul-de-sac serving the five new lots, and variations to the front yard setback requirement were granted for three lots abutting the cul-de-sac. The Subject Property is Lot 3 of the Prairie Avenue Subdivision and there is no building permit history as it has sat vacant since the subdivision was created.

Discussion

The Petitioner proposes to maximize the distance between the future residence on the Subject Property and the recently constructed home to the east (Lot 4 or 200 Prairie Avenue). The Petitioner’s concern is the visual intrusion imposed on Lot 4 if the future home on Lot 3 adhered strictly to the zoning code. If the future home on Lot 3 fully complied with code, the narrowest distance between the two homes would be fifteen feet (15').

If approved, the conditional use would increase the separation distance to 26'-10" and the increased separation distance between the two homes would require the reduction of the rear yard setback from twenty-five feet (25') to twenty-feet (20'). A conditional use to reduce the rear yard setback is therefore required for this proposal. The proposal complies with all other bulk regulations.

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 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 will not be detrimental to public health, comfort or general welfare since the rear of the residence will not be encroaching into the utility easement areas of the Subject Property and will meet all previously approved engineering requirements for utility easements and storm water drainage requirements. Per the Petitioner, there will be no impact to ingress or egress associated with the conditional use request, and the property owners that reside directly behind the Subject Property fully support the request.

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 rear yard setback requirement. As of the writing of this report, the Petitioner has submitted seven (7) letters from adjacent property owners in support of the conditional use request. Staff has not received any additional public comments pertaining to this request.

Alternatives

Staff finds that the standards contained in Section 14.203.F of the zoning ordinance 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 **approve** the following motion:

1. "A conditional use to allow a twenty-foot (20') rear yard setback at the property known as 206 Prairie Avenue, subject to the following conditions:

a. The improvements shall be in general conformance with the plans and drawings prepared by Reibel & Associates PC, bearing the latest revision date of 3/29/2024, and meet all code requirements;
b. Any future accessory structures to be located on the subject property shall satisfy all applicable bulk requirements."

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

Staff Recommendation

To recommend approval of the conditional use to allow a twenty-foot (20') rear yard setback at the property known as 206 Prairie Avenue, subject to the conditions listed in the staff report.

Attachments

1. PZZ24-000008_Staff Report
2. PZZ24-000008_Administrative Content
3. PZZ24-000008_Plans
4. PZZ24-000008_Public Comment
5. PZZ24-000008_Staff Review Letter

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

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: May 16, 2024

CASE NUMBER
PZZ24-000008

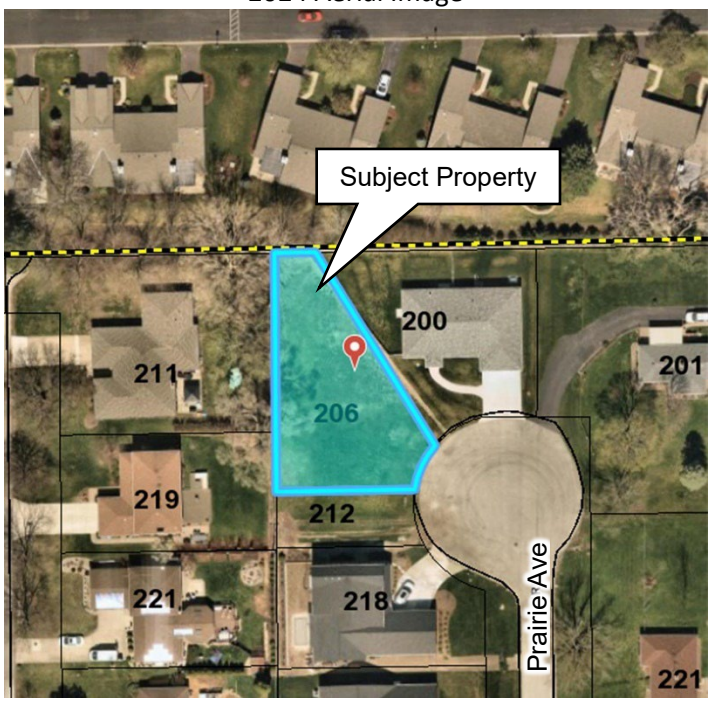
APPLICANT/PROPERTY OWNER
Roseann Schumacher, Prairie Group Homes LLC

PUBLIC HEARING DATE
May 23, 2024

PROPERTY ADDRESS/LOCATION
206 Prairie Avenue

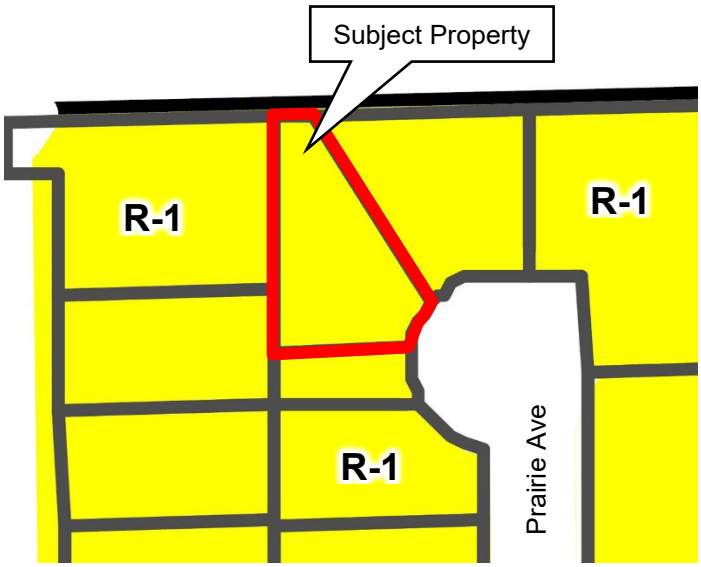
BRIEF SUMMARY OF REQUEST
The "Petitioner" and property owner, Roseann Schumacher of Prairie Avenue Homes LLC, is seeking conditional use approval to reduce the rear yard setback at 206 Prairie Ave ("Subject Property") to construct a single-family residence that encroaches five feet into the required rear yard.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map

(Village of Arlington Heights)



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-1 Single Family Residential	Single Family Residential	North: Senior Housing (Village of Arlington Heights) East: R-1 Single Family Residential South: R-1 Single Family Residential West: R-1 Single Family Residential	0.23 Acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

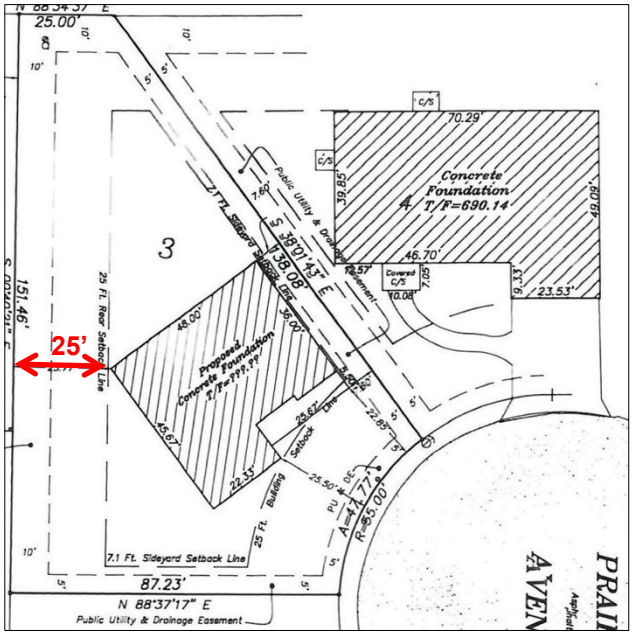
DISCUSSION OF PROPOSAL

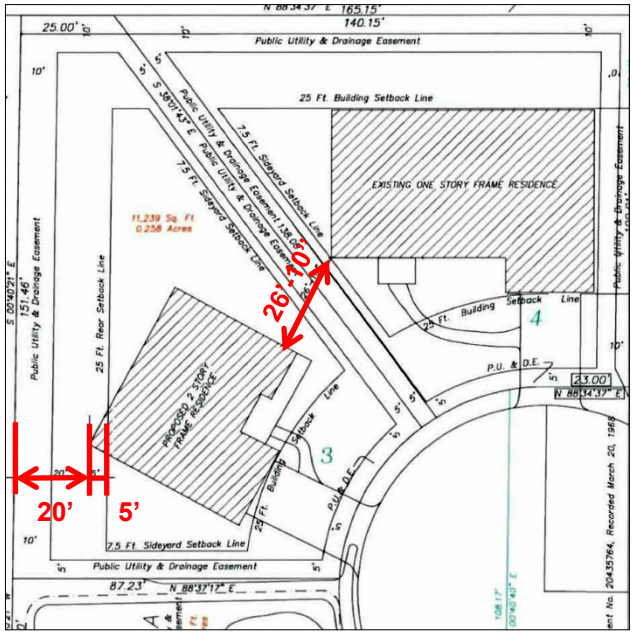
BACKGROUND / PROPERTY HISTORY

The Subject Property was disconnected from the Village of Arlington Heights and annexed into the Village of Mount Prospect ("Village") in 2006 via Ordinance No. 5565. In 2018, the Subject Property was created as part of a subdivision and rezoning approval that resulted in the formation of five R-1 zoned lots of record (four residential lots and one lot for stormwater detention) otherwise known as the Prairie Avenue Subdivision. As part of this approval, a portion of land was dedicated to the Village for the Prairie Avenue cul-de-sac serving the five new lots, and variations to the front yard setback requirement were granted for three lots abutting the cul-de-sac. The Subject Property is Lot 3 of the Prairie Avenue Subdivision and there is no building permit history as it has sat vacant since the subdivision was created.

PROPOSAL

The Petitioner proposes to maximize the distance between the future residence on the Subject Property and the recently constructed home to the east (Lot 4 or 200 Prairie Avenue). The Petitioner's concern is the visual intrusion imposed on Lot 4 if the future home on Lot 3 adhered strictly to the zoning code. If the future home on Lot 3 fully complied with code, the narrowest distance between the two homes would be fifteen feet (15').





If approved, the conditional use would increase the separation distance to 26'-10" and the increased separation distance between the two homes would require the reduction of the rear yard setback from twenty-five feet (25') to twenty-feet (20'). A conditional use to reduce the rear yard setback is therefore required for this proposal.

The table on the following page outlines the bulk regulations for the R-1 Single Family Residential district:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Bulk Requirements	R-1 Code Requirement	Proposed
Minimum Setbacks		
Front (E)	30' to 25' (2018 variation approved)	25'
Interior Side (N)	7.5'	No change
Interior Side (S)	5'	No Change
Rear (W)	25'	**20'**
Max Lot Coverage	45.0%	22.8%
Max Front Yard Coverage	45.0%	30.2%
Max Floor Area Ratio	0.50	0.29

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 will not be detrimental to public health, comfort or general welfare since the rear of the residence will not be encroaching into the utility easement areas of the Subject Property and will meet all previously approved engineering requirements for utility easements and storm water drainage requirements. Per the Petitioner, there will be no impact to ingress or egress associated with the conditional use request, and the property owners that reside directly behind the Subject Property fully support the request.

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 rear yard setback.

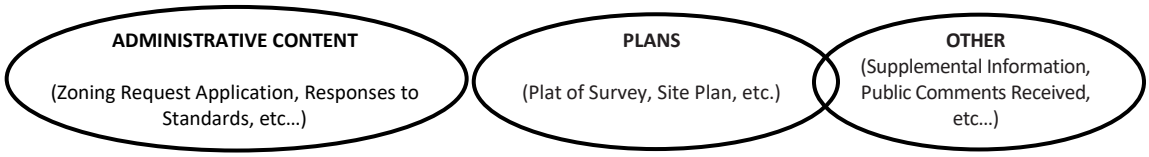
STAFF RECOMMENDATION

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 **approve** the following motion:

1. "A conditional use to allow a twenty-foot (20') rear yard setback at the property known as 206 Prairie Avenue, subject to the following conditions:
    a. The improvements shall be in general conformance with the plans and drawings prepared by Reibel & Associates PC, bearing the latest revision date of 3/29/2024, and meet all code requirements;
    b. Any future accessory structures to be located on the subject property shall satisfy all applicable bulk requirements."

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

ATTACHMENTS:



I concur:

_____

Jason C. Shallcross, AICP, CEcD
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: PZ24-000008 Date of Submission: 4/11/2024 Hearing Date: 5/23/2024

Project Name/Address: 206 Prairie Ave, CU: Rear yard setback Reduction

I. Subject Property

Address(es): 206 S. PRAIRIE AVENUE, Arl. HTS, IL 60004

Zoning District (s): R-1 Single Family Property Area (Sq.Ft. and/or Acreage): 11,239 Sq Ft.

Parcel Index Number(s) (PIN(s)): 08-10-114-152-0000

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

☒ Conditional Use: For Reducing a portion of rear yard setback by 5 FEET

☐ Variation(s): To _____

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☐ Other: _____

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

ATTACHED DOCUMENT

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

Name: Roseann Schumacher Corporation: Prairie Group Homes LLC

Address: 701 W. Golf Rd

City, State, ZIP Code: Mt. Prospect

Phone: 847-228-8702 Email: C21ROSEANN@GMAIL.COM

Interest in Property: Owner

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

V. Property Owner	
☑ Check if Same as Applicant	
Name: Prairie Group LLC	Corporation: LLC
Address:	
City, State, ZIP Code:	
Phone:	Email:

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: Roseann Schumacher Date: 4/1/2024
(Signature)

RoseAnn Schumacher
(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: Roseann Schumacher Date: 4/1/2024
(Signature)

RoseAnn Schumacher
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Prairie Group LLC / Robert + Roseann Schumacher, 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 206 Prairie,
(property address and PIN) 08-10-114-152-0000

and that such property is owned by Prairie Group, LLC as of this date.
(print name)

Roseann Schumacher
Signature

Subscribed and sworn to before

me this 1 day of

April, 2024.

DENNIS W GONKA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 24, 2025

Dennis Gonka
Notary Public

QUIT CLAIM DEED

Return To:

The Prairie Group Homes, LLC
701 W. Golf Road
Mount Prospect, Illinois 60056

Tax Bills To:

The Prairie Group Homes, LLC
701 W. Golf Road
Mount Prospect, Illinois 60056

2105657011

Doc# 2105657011 Fee $88.00

RHSP FEE:$9.00 RPRF FEE: $1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/25/2021 09:52 AM PG: 1 OF 3

THE GRANTORS, Robert Schumacher and Roseann Schumacher, husband and wife, of the Village of Mount Prospect, County of Cook, State of Illinois, for and in consideration of Ten and no/100 ($10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to The Prairie Group Homes, LLC, an Illinois limited liability company duly authorized to transact business in the State Illinois,

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lots 1, 2, 3, and 4 and Parcel A in the Prairie Avenue Subdivision, being a subdivision of the East ½ of the North ½ of the West ½ of the Northeast ¼ of the South east ¼ of the Northwest ¼ of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian , in Cook County, Illinois, recorded as documents 1831334062 on November 9, 2018

P.I.N.S: 08-10-114-150, 08-10-114-151, 08-10-114-152, 08-10-114-153, 08-10-114-154

Address of Property: 1200 S. Prairie Avenue, Arlington Heights, Illinois 60005

Dated this 19 day of October, 2020

Robert Schumacher (Seal)

Roseann Schumacher (Seal)

State of Illinois)
) SS
County of)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Schumacher and Roseann Schumacher, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of October, 2020.

CHRISTY J. BOBROFF
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 11, 2024

Notary Public

Exempt under provisions of Paragraph E Section 4 of the Real Estate Transfer Tax Act.

Agent

10/19/2020
Date:

REAL ESTATE TRANSFER TAX 25-Feb-2021

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

08-10-114-150-0000 | 20210201648974 | 1-830-083-600

Prepared by:

Law Office of Gene S. Bobroff P C.
701 W. Golf Road
Mount Prospect, Illinois 60056

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/9, 2026

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 9th day of October, 2020
Notary Public _____

CHRISTY J. BOBROFF
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 11, 2024

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 10/9, 2020

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 9th day of October, 2020
Notary Public _____

CHRISTY J. BOBROFF
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 11, 2024

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

TOTAL PAYMENT DUE

$ 932.99

By 03/01/24 (on time)

2023 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-10-114-152-0000	049	16123	2023	2024	ELK GROVE	1-00

IF PAYING AFTER 03/01/24, PLEASE PAY 03/02/24 - 04/01/24 **$939.99** OR 04/02/24 - 05/01/24 **$946.99** OR 05/02/24 - 06/01/24 **$953.99** **LATE INTEREST IS .75% PER MONTH, BY STATE LAW**

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	$183,732	$8,266,766	$863,125	89.56%
Metro Water Reclamation Dist of Chicago	$4,169,629,820	$3,082,006,000	$1,046,664,000	66.04%
Arlington Hts Park Dist	$18,645,709	$53,935,952	$8,242,228	84.72%
Harper Coll Comm College 512 (Palatine)	$365,024,944	$67,129,060	$67,129,060	0.00%
Township HS District 214 (Arlington Hts)	$151,145,161	$278,285,863	-$48,859,038	117.56%
Arlington Heights School District 25	$127,007,298	$57,348,788	$7,914,229	86.20%
Village of Mount Prospect	$173,460,847	$376,516,187	$125,260,376	66.73%
Town of Elk Grove	$70,673	$7,617,011	$398,884	94.76%
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	38.07%
County of Cook	$8,693,862,550	$27,096,852,844	$12,815,325,282	52.71%
Total	$13,913,471,976	$31,645,793,021	$14,405,581,906	

PAY YOUR TAXES ONLINE

at cookcountytreasurer.com from your bank account or credit card

TAX CALCULATOR

2022 TOTAL TAX		1,696.35
2023 ESTIMATE	X	55%
2023 TOTAL TAX	=	932.99

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

IMPORTANT MESSAGES

Lot #3.
200

PROPERTY LOCATION

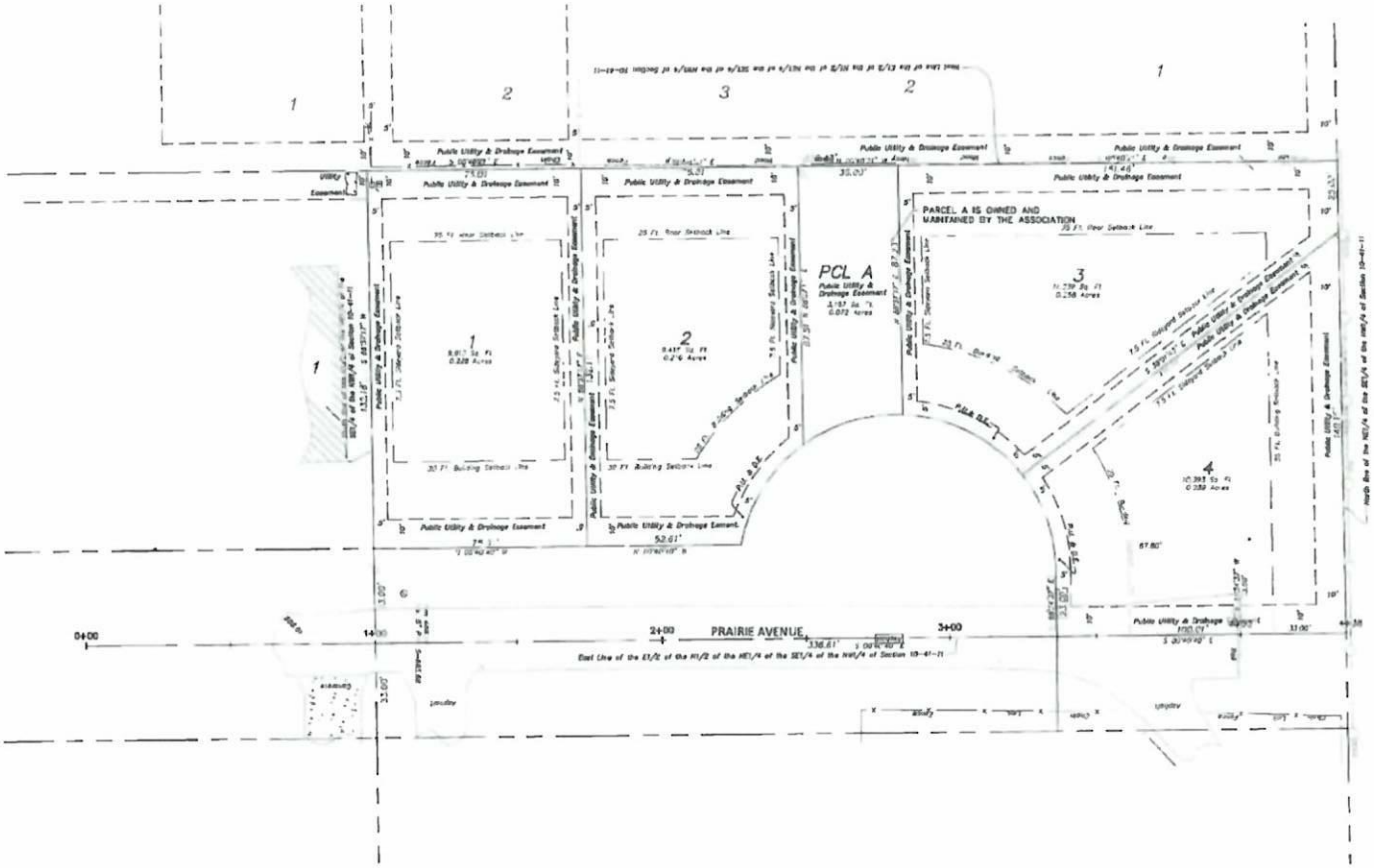
UNKNOWN

MAILING ADDRESS

ROSEANN SCHUMAKER
701 W GOLF RD
MT PROSPECT IL 60056-4169

NOTES:

GRAPHIC SCALE



NO.	DATE	REVISIONS/SUBMITTALS
1	2/1/20	REVISIONS PER TOWNSHIP REVIEW
2	2/14/19	REVISIONS PER REVIEW 2
3	1/31/19	REVISIONS PER REVIEW 1
4	12/21/18	REVISIONS PER REVIEW
5	12/27/18	REVISIONS PER REVIEW

STEINBRICK
423 RANDLEWOOD, STE. A,
GLEN ELLYN, IL 60137
(847) 921-3260

JOHN J. PETL
062.043653
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS

PROJECT NUMBER:	2370-2
PROJECT MANAGER:	JJP
ARCH/ENG:	JJP
SCALE:	
DATE	XX/XX/2018
CHECKED BY:	JJP

GEOMETRICS PLAN

C-200

PLAT OF SURVEY

by

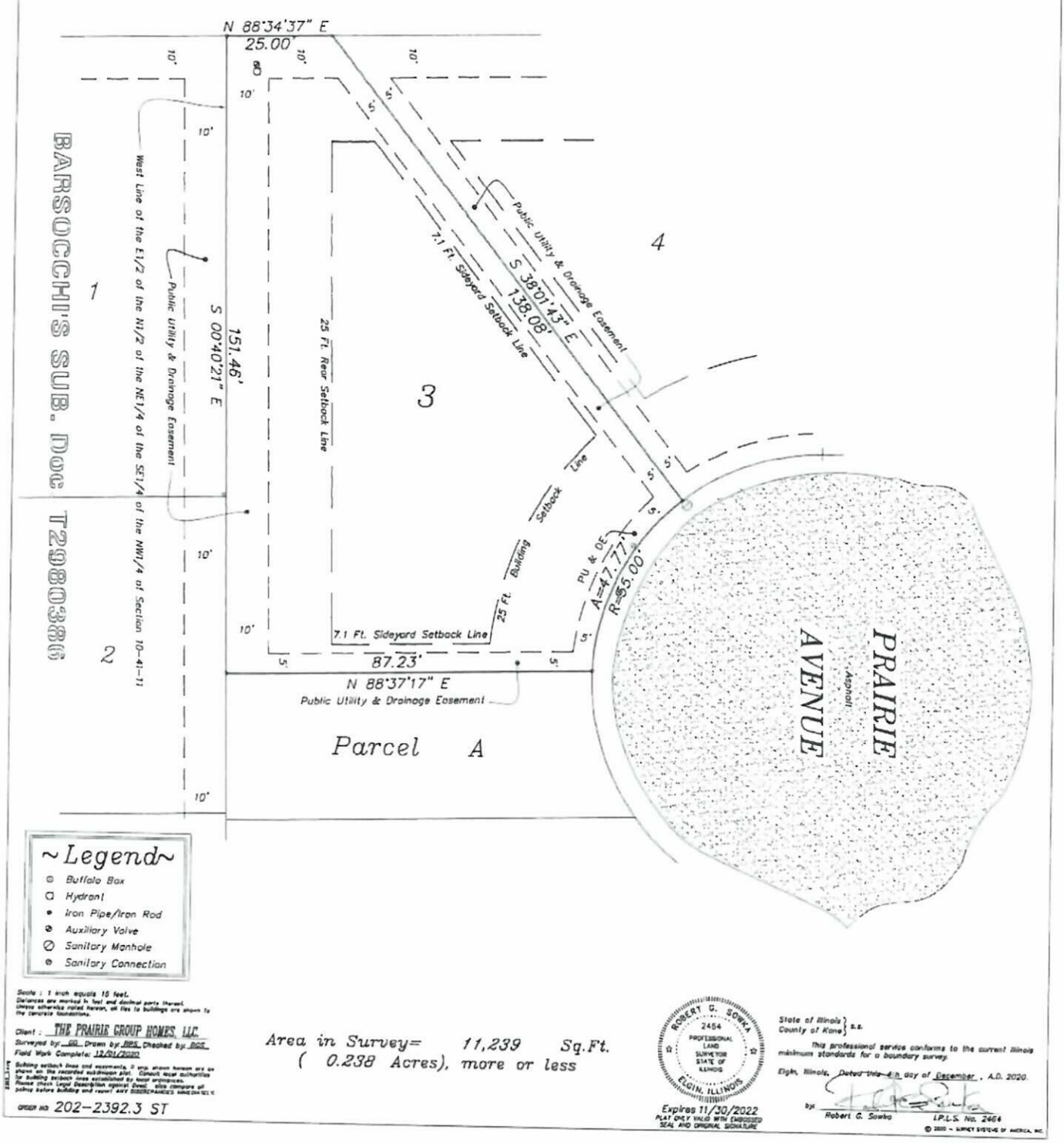
SURVEY SYSTEMS OF AMERICA, INC.

Professional Design Firm - License No. 184-002797

PROFESSIONAL LAND SURVEYORS

P.O. Box 6174
Elgin, Illinois 60121-6174
Phone: (847) 428-5775

Lot 3 in PRAIRIE AVENUE SUBDIVISION being a subdivision of the East 1/2 of the North 1/2 of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded November 9, 2018 per Document No. 1831334062, in Cook County, Illinois.



~Legend~

- Buffalo Box
- Hydrant
- Iron Pipe/Iron Rod
- Auxiliary Valve
- Sanitary Manhole
- Sanitary Connection

Scale : 1 inch equals 15 feet.
Distances are marked in feet and decimal parts thereof, Unless otherwise noted hereon, all ties to buildings are shown to the concrete foundations.

Client : THE PRAIRIE GROUP HOMES, LLC

Surveyed by: RR Drawn by: RPS Checked by: RGS
Field Work Complete: 12/01/2020

Building setback lines and easements, if any, shown hereon are as shown on the recorded subdivision plat. Consult local authorities for building setback lines established by local ordinances. Please check Legal Description against Deed, also compare all points before building and report ANY DISCREPANCIES IMMEDIATELY.

ORDER NO. 202-2392.3 ST

Area in Survey= 11,239 Sq.Ft.
(0.238 Acres), more or less

ROBERT G. SOWKA
2464
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
ELGIN, ILLINOIS

Expires 11/30/2022
PLAT ONLY VALID WITH EMBOSSED SEAL AND ORIGINAL SIGNATURE

State of Illinois } s.s.
County of Kane }

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

Elgin, Illinois. Dated this 4th day of December, A.D. 2020.

by _____
Robert G. Sowka I.P.L.S. No. 2464

© 2020 - SURVEY SYSTEMS OF AMERICA, INC.

Starmark Homes LLC

April 9, 2024

Ms. Ann Choi
Development Director of Mt. Prospect
50 S. Emerson Street
Mount Prospect, Illinois 60056

Dear Ms. Choi:
This letter is in regard to the Conditional Use of Setback for 206 S. Prairie, Lot 3 in the Prairie Avenue Subdivision, and specifically to address each standard that must be met for approval by the Planning and Zoning Commission:

a. The establishment of a five foot variance located within a very small area of the 151' rear yard area will not prove to be detrimental to the public health, since it is not encroaching the utility easement areas of the property and is a private property location and; therefore ,will not have any impact on the public health, comfort or general welfare.

b. The location of the five foot variance is immediately adjacent to Lot 5, which is a storm water detention area of the subdivision, where no home shall ever be built. Furthermore, the owner of lot 2 and the owners of homes on Leonard Avenue, located directly behind lot 3, have fully supported this variance, as evidenced by the attached letters, indicating with their full support that they do not view this variance as a source of diminishing the value of their property.

c. The subdivision is completed and this variance will not impede or negatively impact surrounding property.

d. The variance will not impact utilities, access roads, and drainage since the lot shall meet all previously approved engineering requirements for utility easements and storm water drainage requirements.

e. There is no impact to ingress or egress associated with this variance.

f. Lot 3 fully complies with the underlying fully approved status of: Village of Mount Prospect zoning, engineering, Plat of Subdivision, MWRD storm water requirements, and the Elk Grove Township sewer system requirements.

g. Lot 3 in all other respects conforms to the applicable regulations of the district in which it is located , subject to this variance being approved by the Planning and Zoning Commission.

Respectfully submitted,

Norman Hassinger

3550 Salt Creek Lane, Suite 115 Arlington Heights, IL 60005 Tel. 847/980-4028

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

SITE PLAN
SCALE: 3/32" = 1'-0"

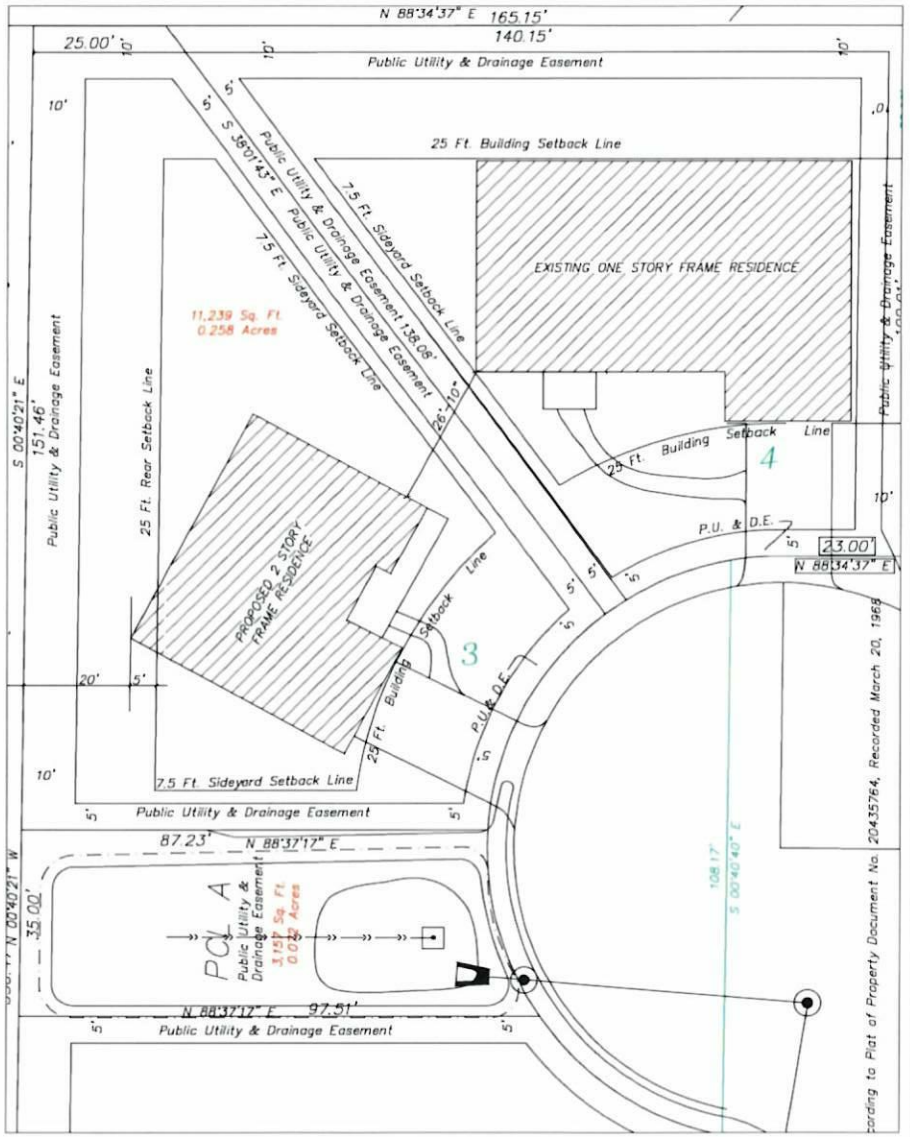
ZONING INFORMATION: R1 DISTRICT

LOT AREA = 11,239 S.F.

PROPOSED GARAGE FLOOR AREA	= 515 S.F.	PROPOSED FRONT SIDEWALK	= 58 S.F.
PROPOSED GROUND FLOOR AREA	= 1,408 S.F.	PROPOSED DRIVEWAY	= 422 S.F.
PROPOSED SECOND FLOOR AREA	= 1,380 S.F.	PROPOSED ENTRY STOOP	= 162 S.F.
TOTAL PROPOSED FLOOR AREA FOR COVERAGE= 1923 S.F.		TOTAL PROPOSED HARDSCAPE	= 642 S.F.
TOTAL PROPOSED FLOOR AREA FOR FAR = 3303 S.F.		MAX ALLOWABLE IMPERVIOUS COVERAGE = 45	
MAX ALLOWABLE F.A.R. = 1A x .5 = 5619.5 S.F.		PROPOSED IMPERVIOUS COVERAGE = 2565 S.F.	
PROPOSED F.A.R. = 3303 S.F.			(5057.55 ALLOWED)

TOTAL FRONT YARD SQUAREFOOTAGE = 1830 S.F.
MAX ALLOWABLE FRONT YARD COVERAGE = 823.5 S.F.
= (45% ALLOWED)
TOTAL PROPOSED FRONT YARD COVERAGE = 450 S.F.

TOTAL EXISTING LOT COVERAGE= 1923 S.F.
MAX ALLOWABLE LOT COVERAGE =5057.55 S.F.
= (45% ALLOWED)



SITE PLAN
3/32" = 1'-0"

REIBEL & ASSOCIATES PC
4 N. Pine Street . Mt. Prospect . IL.
phone 847-259-3085
jeanareibel@gmail.com

STARMARK HOMES LLC
3550 Salt Creek Lane Suite 115
Arlington Heights, IL 60005

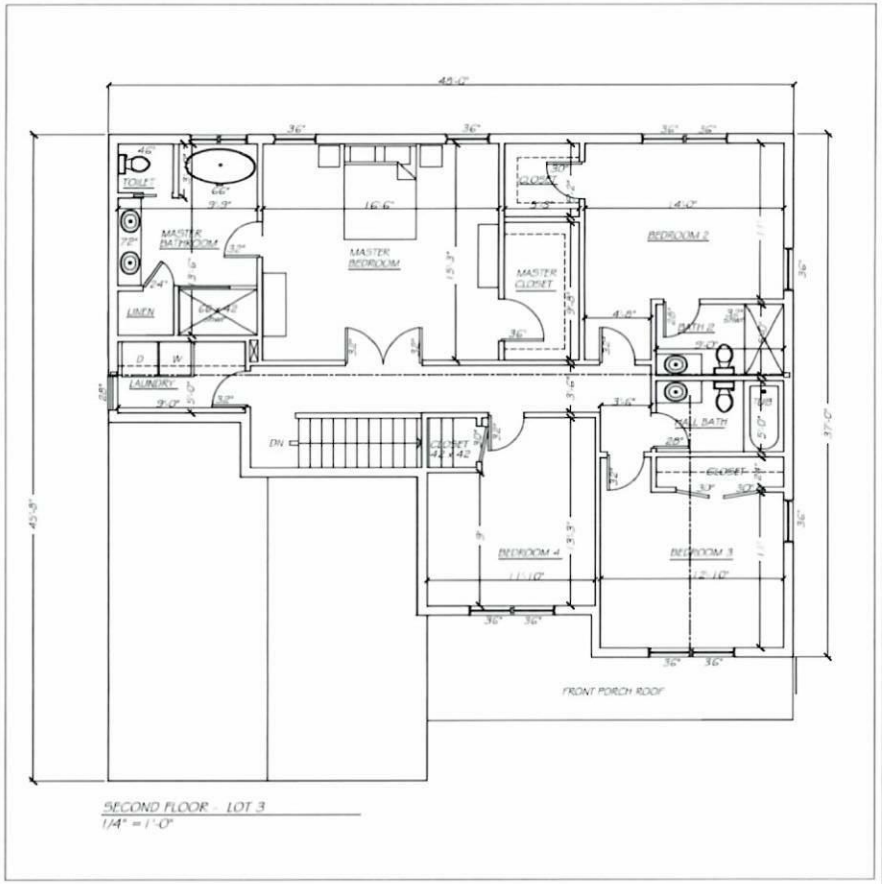
JOB: 0824

DATE:
ISSUED FOR REVIEW 1/9/24
ISSUED FOR REVIEW 2/1/24
ISSUED FOR REVIEW 4/23/24
ISSUED FOR REVIEW 5/10/24
ISSUED FOR REVIEW 5/16/24

Prairie Subdiv.
Lot 3
1

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



SECOND FLOOR - LOT 3
1/4" = 1'-0"

REIBEL & ASSOCIATES PC
4 N. Pine Street. Mt. Prospect. IL.
phone 847-259-3085
jeanarelbel@gmail.com

STARMARK HOMES LLC
3550 Salt Creek Lane, Suite 115
Arlington Heights, IL 60005

JOB:
0824

DATE:
ISSUED FOR REVIEW 1/8/24
ISSUED FOR REVIEW 2/4/24
ISSUED FOR REVIEW 2/12/24
ISSUED FOR REVIEW 3/29/24

Prairie Subdiv.
Lot 3

3

REIBEL & ASSOCIATES PC
4 N. Pine Street , Mt. Prospect ,IL.
phone 847-259-3085
jeanarebel@gmail.com

STARMARK HOMES LLC
3550 Salt Creek Lane Suite 115
Arlington Heights, IL 60005

JOB:

DATE:
ISSUED FOR REVIEW 3/29/24

Prairie Subdiv.
Lot 3
4

REIBEL & ASSOCIATES PC
4 N. Pine Street , Mt. Prospect ,IL.
phone 847-259-3085
jeanarebel@gmail.com

STARMARK HOMES LLC
3550 Salt Creek Lane Suite 115
Arlington Heights, IL 60005

JOB:

DATE:

Prairie Subdiv.
Lot 3

2

206 S. Prairie Avenue

The Prairie Avenue Subdivision is considering building a new home on Lot #3 that is between Lot #4 and the detention area within the subdivision.

The home that we are considering building on Lot #3 can be built within the front and rear yard setbacks, with no variance required from the Village of Mount Prospect. However, it is our view it would be more desirable to move the new home toward the Southwest within the lot.

This location will improve the separation between the home built on Lot #4 and provide a more centrally located home within lot #3.

It will however cause the left rear corner of the home to be five (5) feet beyond the rear lot setback line, within a rear yard that is 151 feet in width. All other areas of the home will be significantly separated from the rear yard setback line.

The basic hardship is the shape of the lot within a cul-des-sac, which is unique to the remaining property within the approved Prairie Subdivision. There is no intention to receive a financial gain from this request, nor will it be detrimental to the public welfare or the adjoining property owners.

To illustrate the adjoining property owners' support for this request, we informed the adjoining home owners of this proposed re-location of the home on Lot #3 and requested them to submit a signed document if they found this acceptable. Attached you will find the adjoining home owners' written support for this request.

Prairie Group Homes LLC

Dear Neighbor:

The Prairie Avenue Subdivision is considering building a new home on Lot #3 that is between Lot #4 and the detention area within the subdivision.

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If our neighbors on the 2 lots to the west of lot #3, located on Leonard Lane and the owners of homes on lots # 2 and #4 of the Prairie Subdivision support the proposed location of the Lot #3 home, we will proceed with the application for this change with the Village of Mount Prospect.

If you support this proposal please provide your name, address, and signature.

By signing this you acknowledge your support for the attached location of the home to be built on Lot 3 in the Prairie Avenue Subdivision.

Name: MATTHEW DELK

Address: 200 S. PRAIRIE AVE.

Date: 03-09-24

Signature:

Prairie Group Homes LLC

Dear Neighbor:

The Prairie Avenue Subdivision is considering building a new home on Lot #3 that is between Lot #4 and the detention area within the subdivision.

The home that we are considering building on Lot #3 can be built within the front and rear yard setbacks, with no variance required from the Village of Mount Prospect. However, it is our view it would be more desirable to move the new home toward the Southwest within the lot.

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If you support this proposal please provide your name, address, and signature.

By signing this you acknowledge your support for the attached location of the home to be built on Lot 3 in the Prairie Avenue Subdivision.

Name: Agnieszka Tacha

Address: 221 S. Leonard Ln

Date: 03/09

Signature:

Prairie Group Homes LLC

Dear Neighbor:

The Prairie Avenue Subdivision is considering building a new home on Lot #3 that is between Lot #4 and the detention area within the subdivision.

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If you support this proposal please provide your name, address, and signature.

By signing this you acknowledge your support for the attached location of the home to be built on Lot 3 in the Prairie Avenue Subdivision.

Name: Philip Walter

Address: 219 S LEONARD LANE

Date: 3/9/2024

Signature: Philip Walter

Prairie Group Homes LLC

Dear Neighbor:

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If you support this proposal please provide your name, address, and signature.

By signing this you acknowledge your support for the attached location of the home to be built on Lot 3 in the Prairie Avenue Subdivision.

Name: Sam Wener

Address: 211 S. Leonard Ln.

Date: 3/11/24

Signature:

Prairie Group Homes LLC

Dear Neighbor:

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If you support this proposal please provide your name, address, and signature.

By signing this you acknowledge your support for the attached location of the home to be built on Lot 3 in the Prairie Avenue Subdivision.

Name: Kevin + Sue Ryan

Address: 218 South Prairie

Date: 3-9-2024

Signature: Susan L. Ryan

Prairie Group Homes LLC

Dear Neighbor:

The Prairie Avenue Subdivision is considering building a new home on Lot #3 that is between Lot #4 and the detention area within the subdivision.

The home that we are considering building on Lot #3 can be built within the front and rear yard setbacks, with no variance required from the Village of Mount Prospect. However, it is our view it would be more desirable to move the new home toward the Southwest within the lot.

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If you support this proposal please provide your name, address, and signature.

By signing this you acknowledge your support for the attached location of the home to be built on Lot 3 in the Prairie Avenue Subdivision.

Name: Linda Ellefson

Address: 231 - S- Praire AVE

Date: 3/4/24

Signature: Linda Ellefson

Prairie Group Homes LLC

Dear Neighbor:

The Prairie Avenue Subdivision is considering building a new home on Lot #3 that is between Lot #4 and the detention area within the subdivision.

The home that we are considering building on Lot #3 can be built within the front and rear yard setbacks, with no variance required from the Village of Mount Prospect. However, it is our view it would be more desirable to move the new home toward the Southwest within the lot.

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If you support this proposal please provide your name, address, and signature.

By signing this you acknowledge your support for the attached location of the home to be built on Lot 3 in the Prairie Avenue Subdivision.

Name: HARVEY MEHLHOP

Address: 201 S. PRAIRIE 60005

Date: 3-9-2024

Signature: Harvey Mehlhop

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

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: May 16, 2024

CASE NUMBER
PZZ24-000008

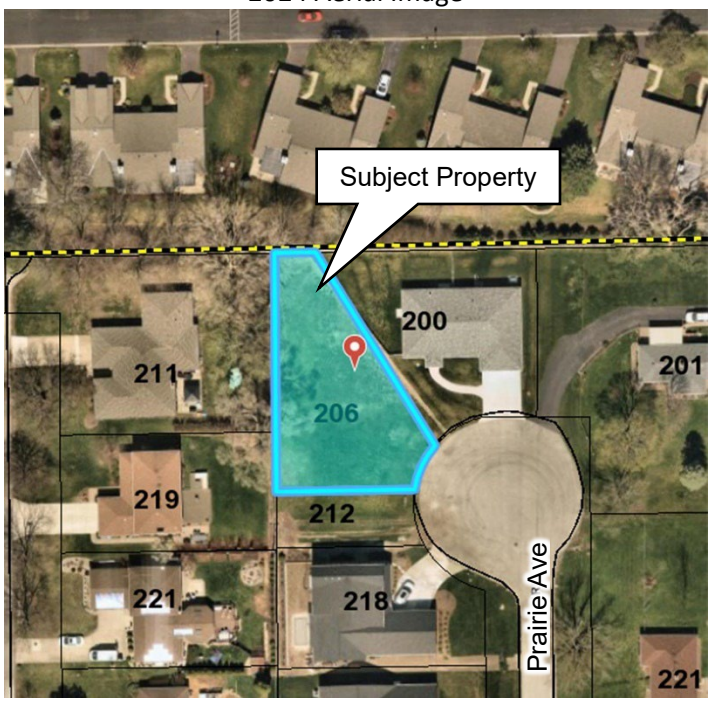
APPLICANT/PROPERTY OWNER
Roseann Schumacher, Prairie Group Homes LLC

PUBLIC HEARING DATE
May 23, 2024

PROPERTY ADDRESS/LOCATION
206 Prairie Avenue

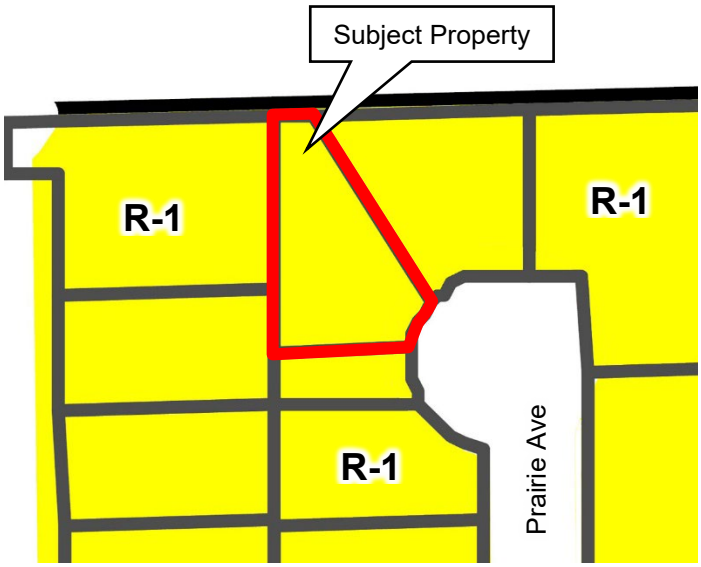
BRIEF SUMMARY OF REQUEST
The "Petitioner" and property owner, Roseann Schumacher of Prairie Avenue Homes LLC, is seeking conditional use approval to reduce the rear yard setback at 206 Prairie Ave ("Subject Property") to construct a single-family residence that encroaches five feet into the required rear yard.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map

(Village of Arlington Heights)



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-1 Single Family Residential	Single Family Residential	North: Senior Housing (Village of Arlington Heights) East: R-1 Single Family Residential South: R-1 Single Family Residential West: R-1 Single Family Residential	0.23 Acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

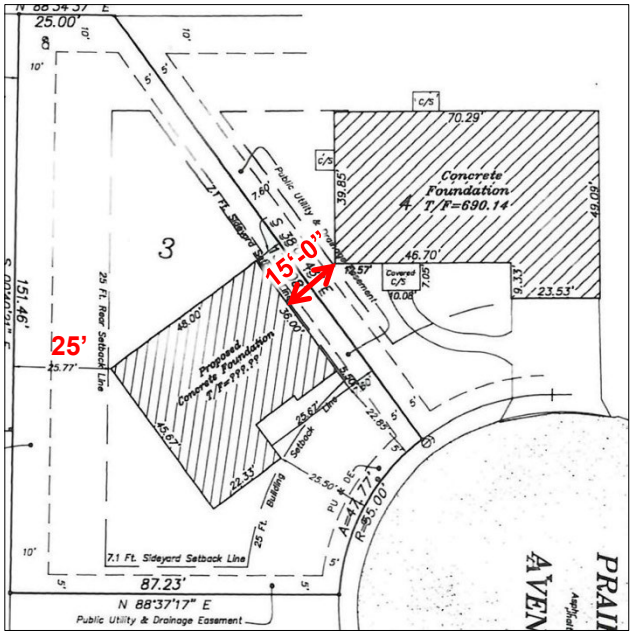
DISCUSSION OF PROPOSAL

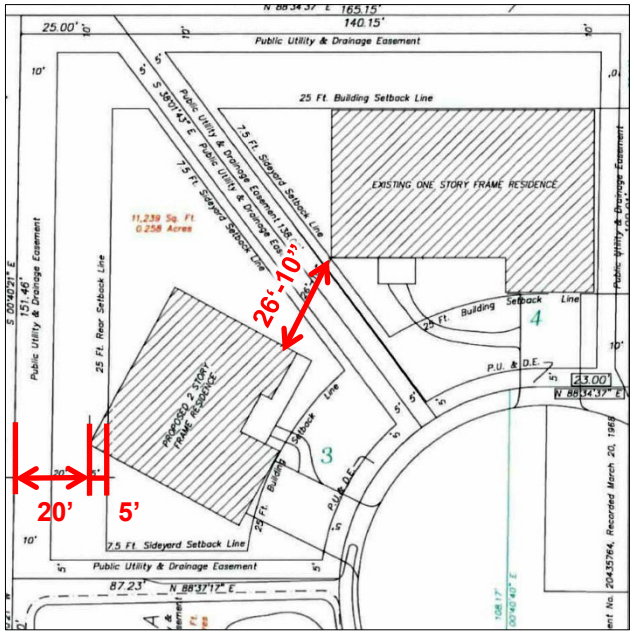
BACKGROUND / PROPERTY HISTORY

The Subject Property was disconnected from the Village of Arlington Heights and annexed into the Village of Mount Prospect ("Village") in 2006 via Ordinance No. 5565. In 2018, the Subject Property was created as part of a subdivision and rezoning approval that resulted in the formation of five R-1 zoned lots of record (four residential lots and one lot for stormwater detention) otherwise known as the Prairie Avenue Subdivision. As part of this approval, a portion of land was dedicated to the Village for the Prairie Avenue cul-de-sac serving the five new lots, and variations to the front yard setback requirement were granted for three lots abutting the cul-de-sac. The Subject Property is Lot 3 of the Prairie Avenue Subdivision and there is no building permit history as it has sat vacant since the subdivision was created.

PROPOSAL

The Petitioner proposes to maximize the distance between the future residence on the Subject Property and the recently constructed home to the east (Lot 4 or 200 Prairie Avenue). The Petitioner's concern is the visual intrusion imposed on Lot 4 if the future home on Lot 3 adhered strictly to the zoning code. If the future home on Lot 3 fully complied with code, the narrowest distance between the two homes would be fifteen feet (15').





If approved, the conditional use would increase the separation distance to 26'-10" and the increased separation distance between the two homes would require the reduction of the rear yard setback from twenty-five feet (25') to twenty-feet (20'). A conditional use to reduce the rear yard setback is therefore required for this proposal.

The table on the following page outlines the bulk regulations for the R-1 Single Family Residential district:

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Bulk Requirements	R-1 Code Requirement	Proposed
Minimum Setbacks		
Front (E)	30' to 25' (2018 variation approved)	25'
Interior Side (N)	7.5'	No change
Interior Side (S)	5'	No Change
Rear (W)	25'	**20'**
Max Lot Coverage	45.0%	22.8%
Max Front Yard Coverage	45.0%	30.2%
Max Floor Area Ratio	0.50	0.29

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 will not be detrimental to public health, comfort or general welfare since the rear of the residence will not be encroaching into the utility easement areas of the Subject Property and will meet all previously approved engineering requirements for utility easements and storm water drainage requirements. Per the Petitioner, there will be no impact to ingress or egress associated with the conditional use request, and the property owners that reside directly behind the Subject Property fully support the request.

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 rear yard setback.

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 **approve** the following motion:

1. "A conditional use to allow a twenty-foot (20') rear yard setback at the property known as 206 Prairie Avenue, subject to the following conditions:
    a. The improvements shall be in general conformance with the plans and drawings prepared by Reibel & Associates PC, bearing the latest revision date of 3/29/2024, and meet all code requirements;
    b. Any future accessory structures to be located on the subject property shall satisfy all applicable bulk requirements."

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

ATTACHMENTS:

ADMINISTRATIVE CONTENT	PLANS	OTHER
(Zoning Request Application, Responses to Standards, etc…)	(Plat of Survey, Site Plan, etc.)	(Supplemental Information, Public Comments Received, etc…)

I concur:

_____

Jason C. Shallcross, AICP, CEcD
Director of Community Development