

ORDINANCE NO. O-24-04

**AN ORDINANCE GRANTING CERTAIN VARIATIONS FOR
THE PROPERTY AT
208 E. EUCLID AVE., PROSPECT HEIGHTS, ILLINOIS**

WHEREAS, the provisions of the Prospect Heights Zoning Ordinance applicable to the property legally described in Exhibit A attached hereto (hereinafter "Property") and commonly known as 208 e. Euclid Ave. prescribe that an accessory building be constructed within 120' of the front lot line, and the principal structure maintain a 15' side yard setback from the side yard property line, and

WHEREAS, the owner of the Property has submitted for consideration two variations, first to reduce the setback from the front property line 29' 2' from 120' to 90' 10" per Section 5-3-9 A; and to allow a 5' reduction in the east side yard setback for an addition of a covered patio to a single family residence from 15' to 10" per Section 5-6-1E2 of the City of Prospect Heights Zoning Code on the property commonly known as 308 E. Euclid Ave., Prospect Heights, Illinois, in the City's R-1 Single Family Residential District; and

WHEREAS, the Plan/Zoning Board of Appeals held a public hearing on February 28, 2024 regarding said application; and

WHEREAS, the Plan/Zoning Board of Appeals has recommended the Requested Variation be approved and has made the necessary finding therefore; and

WHEREAS, the Mayor and City Council have reviewed the recommendation of the Plan/Zoning Board of Appeals;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

Section 1. The City Council hereby finds and determines that the facts set forth in the preamble hereto are true and correct and hereby incorporates them as part of this Ordinance.

Section 2. The Requested Variations are hereby granted.

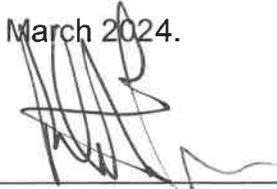
Section 3. That this variation are conditioned upon applicant's construction of the addition substantially in accordance with the approved site plans, Exhibit B, and documents submitted at the public hearing on this matter and with applicable codes and following conditions.

1. Side yard setback variation to Section 5-6-1E2 shall only apply to the covered patio as depicted in Exhibit B and not for any future room addition to the house.

Section 4. That this Ordinance and all exhibits attached hereto shall be recorded at the Cook County Recorder's Office at the expense of the Owners.

Section 5. The City Clerk is directed to publish this ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED AND APPROVED this 11th day of March 2024.


Patrick Ludvigsen, Mayor

ATTEST:


Joanna Prisiajouiuk, City Clerk

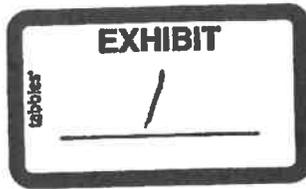
AYES: Cameron, Dash, Anderson, Dolick, Morgan-Adam

NAYS: None

ABSENT: None

Published in pamphlet form: March 11, 2024.





FOR OFFICE USE ONLY:

FEE PAID _____
DATE _____
RECV'D BY _____
CASE # _____
MEETING DATE _____

PLAN/ZONING BOARD OF APPEALS
APPLICATION

Special use (\$400)
Variation (\$150)
Text Amendment (\$300)

Map Amendment (Refer to Ord. 0-03-18)
Subdivision/PUD (Refer to Ord. 0-03-18)
Lot Consolidation (Refer to Ord. 0-03-18)
Appearance Review

In addition to the application fee a refundable deposit not <\$500 nor >\$5,000 shall be required for all zoning applications to offset the direct costs of the application incurred by the City. If costs exceed the available escrow balance applicant will be required to replenish account. If balance remains the money will be refunded or applied to any building permit cost. (Refer to Ord. O-18-06: 5-10-7(D))

APPLICANT: CHAD + MEIGHAN NEWHOUSE
ADDRESS: 208 EAST EUCLID AVENUE
PROSPECT HEIGHTS, IL 60070
PHONE: 312-933-6875 or 312-545-8522
E-MAIL: chad.newhouse@gmail.com
meighan.newhouse@gmail.com
ADDRESS OF SUBJECT PROPERTY: 208 EAST EUCLID AVENUE

PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 5-3-9 A § 5-6-1E2

DESCRIPTION OF REQUEST: VARIANCE DUE TO HARDSHIP

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES _____ NO [X]
If yes, please describe: _____

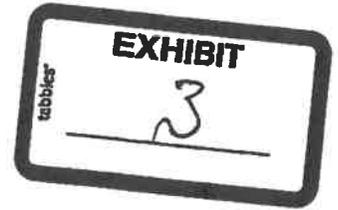
Has the property been the subject of previous or pending administrative legislative or court action:
YES _____ NO [X] If yes, give details: _____

The follow items MUST be submitted at time of filling:

- 1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application. (12 copies) *Note - please include one copy for file no longer than 11x17.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only 12 copies)
5. Application Fee (cash or check made payable to: City of Prospect Heights)
6. Notice to Property Owners (1 copy) - will be supplied to you by the City of Prospect Heights.
7. List of Property Owners (1 copy) for Notice to Property Owners mailing - will be supplied to you by the City of Prospect Heights.

1-19-2024
Date:

Signature of Applicant
Chad Newhouse
Meighan Newhouse



January 2024 Variance Request

208 EAST EUCLID AVENUE, PROSPECT HEIGHTS
THE NEWHOUSE FAMILY

January 16, 2024

To Whom It May Concern:

We are the owners of the property at 208 East Euclid Avenue in Prospect Heights. We purchased the property in July 2012, after nearly 2 years of searching for the perfect home and community to raise our two children in. We have truly enjoyed our home, making small internal improvements along the way. We recently decided that we have no plans to sell our home, even as our children have grown (our son – who is in 8th grade at MacArthur – often tells us he is going to live in our home when he grows up!)

The “final frontier” for our home improvements is our yard. We began discussions for a design to maximize our outdoor living space in February 2020. The pandemic and lockdown slowed our plans, but over the past year, we have finally settled on a design that uses our lot space efficiently and effectively (given our irregular lot dimensions and storm drainage areas), minimizes tree removal, and allows for more privacy for us and our neighbors, as well as from the busy Euclid traffic.

Based on the design, we are humbly requesting two variations from The City:

1. Our lot is somewhat atypical from many lots in Prospect Heights, as it is wider across (117'), but shorter between the street and the back property line (167'). Additionally, the topography of our lot towards the rear lot line has a dramatic slope of more than 6 feet between our house and the back property line. Storm water drainage is located at the back of our lot, running between us and our neighbors. We are requesting a hardship variance for the setback of the detached garage structure to be less than 120' from the street because of these factors. The placement of the structure in our latest design will prevent it from interfering with the drainage/runoff path, avoiding backup of water in our yard and in our neighbors' yards. Additionally, the placement allows for the removal of fewer trees which both assists with storm water and also creates privacy for us and our neighbors (as mentioned, the topography change in the back yard makes it so that a normal 6' fence does not provide privacy from the house – as such, trees are helpful for many reasons).
2. As mentioned above, our lot dimensions are atypical. Additionally, our house is set perpendicular to the lot such that our backdoor actually faces into the East “side-yard” directly at our neighbors to the East, further exacerbating the lot's atypical dimensions. As a result, we are requesting a variance for the primary structure (that will be built onto the East side of our house) to be 10' (vs 15') from the East property line. This minor change of 5' to the setback will more adequately use the atypical width of our lot and will also provide more privacy due to the slope of the roof overhang (for both our

family and our neighbors). Further, the extension of the structure by 5' also provides further relief to us and our neighbors to the North of the noise and trash that is produced from the busy street of Euclid (we and our neighbors are unfortunately the resting place for a LOT of trash that comes from Euclid and Randhurst Mall / Jewel across from us). By extending the structure an additional 5', we expect that both waste pollution and noise pollution will be mitigated to our backyard and for our neighbors behind us. Our goal here is to both maximize our space on our atypical lot as well as provide an upgraded environment for our family and the families of our neighbors.

Specific to Section 5-10-8F of the City of Prospect Heights Zoning Ordinance, please see our explanation above, as well as our answers to each of the standards:

- A. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - **Our lot is atypical in its dimensions and has a dramatic topography change from south to north (to our back property line). We ask for a variance considering these atypical dimensions so as not to disturb the drainage and storm run-off that is currently present between us and our neighbors.**
- B. Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.
 - **Setting the detached garage at the literal interpretation of the code would require altering the topography and changing the flow of storm drainage and run-off, that could end up being a detriment to us and our neighbors. Additionally, allowing for an additional 5' of structure to our East will allow for less noise and trash pollution for us and our neighbors from Euclid, Jewel and Randhurst Mall.**
- C. The alleged hardship has not been directly created by any person presently, or a predecessor in interest, having a proprietary interest in the premises.
 - **The topography, water drainage and noise/trash pollution have not been created by our family. Our intent is to ensure that the current impact of the lot (topography and drainage) are not harmed in anyway and that we are allowed to enhance the property and those of our neighbors by mitigating trash and noise pollution.**
- D. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
 - **The proposed variations will not be materially detrimental to the public welfare or injurious to other property or improvement in the neighborhood. In fact, we believe it is the opposite. The improvements we wish to make using the variances we have described will enhance the properties around us by allowing for more privacy and less noise and trash pollution, while leaving the current topography and water run-off undisturbed.**

- E. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- **The proposed variations will not have any impairment on light and air to adjacent properties or increased congestion, danger of fire or endangerment to the public safety. As mentioned previously, the requested variations leave topography undisturbed, while reducing noise and trash pollution from the busy street of Euclid, Jewel and Randhurst.**
- F. The proposed variation will not alter the essential character of the locality.
- **See response to E, above.**
- G. The proposed variation is in harmony with the spirit and intent of this title.
- **Yes – we believe the spirit and intent of the city ordinances are to ensure that residents are able to develop their property while minimizing or eliminating any harm that the development may cause other residents or the natural topography. In our case, the variances we are requesting not only create no harm to our neighbors (which, in fact is the purpose of our request of a variance to bring forward the detached garage from what the ordinance requires to as not to disturb drainage and water run-off), but actually enhances the neighbor experience by increasing privacy and decreasing noise and trash pollution from Euclid, Jewel and Randhurst. We are also preventing creating problems to the topography by not placing the detached garage in the drainage area at the back of our lot.**
- H. Granting the variation requested will not confer the applicant any special privilege that is denied by this title to owners of other lands, structures, or buildings in the same district.
- **No. In fact, we believe that the added privacy and reduction of noise and trash pollution accrued from the development should be a positive outcome for our neighbors.**
- I. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variation. (Ord. 0-77-27, 7-18-1977)
- **We are not considering any use of neighboring lands, structure or buildings in the request for our variances, other than ensuring that the development of our property does not disturb other neighbors, and actually enhances privacy, reduction of noise and prevention trash pollution.**
- J. The plan/zoning board of appeals shall further make a finding that the reasons set forth in the application justify the granting of the variation, and that the variation is the minimum variation that will make possible the reasonable use of the land, building, or structure. (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)
- **We humbly appeal to the plan/zoning board that our two variances are the minimum variation that will address the hardships laid out above and for which we have taken time to ensure that our property and community is not only unharmed, but will benefit from our proposed development.**

We appreciate your consideration for the variances to the zoning ordinance to execute on the design for our yard.

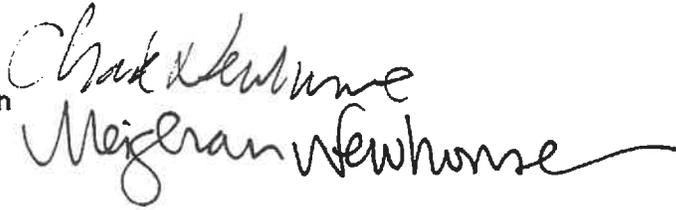
Kind regards,

The Newhouse Family
Chad, Meighan, Erinn, and Callahan

208 East Euclid Avenue
Prospect Heights, IL 60070

meighan.newhouse@gmail.com
312-545-8522

chad.newhouse@gmail.com
312-933-6875

Handwritten signatures of Chad Newhouse and Meighan Newhouse. The signature for Chad Newhouse is written above the signature for Meighan Newhouse.

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

DATED THIS 2ND DAY OF JULY, 2012

PL 5, NR. 2923

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION, FOR BUILDING.

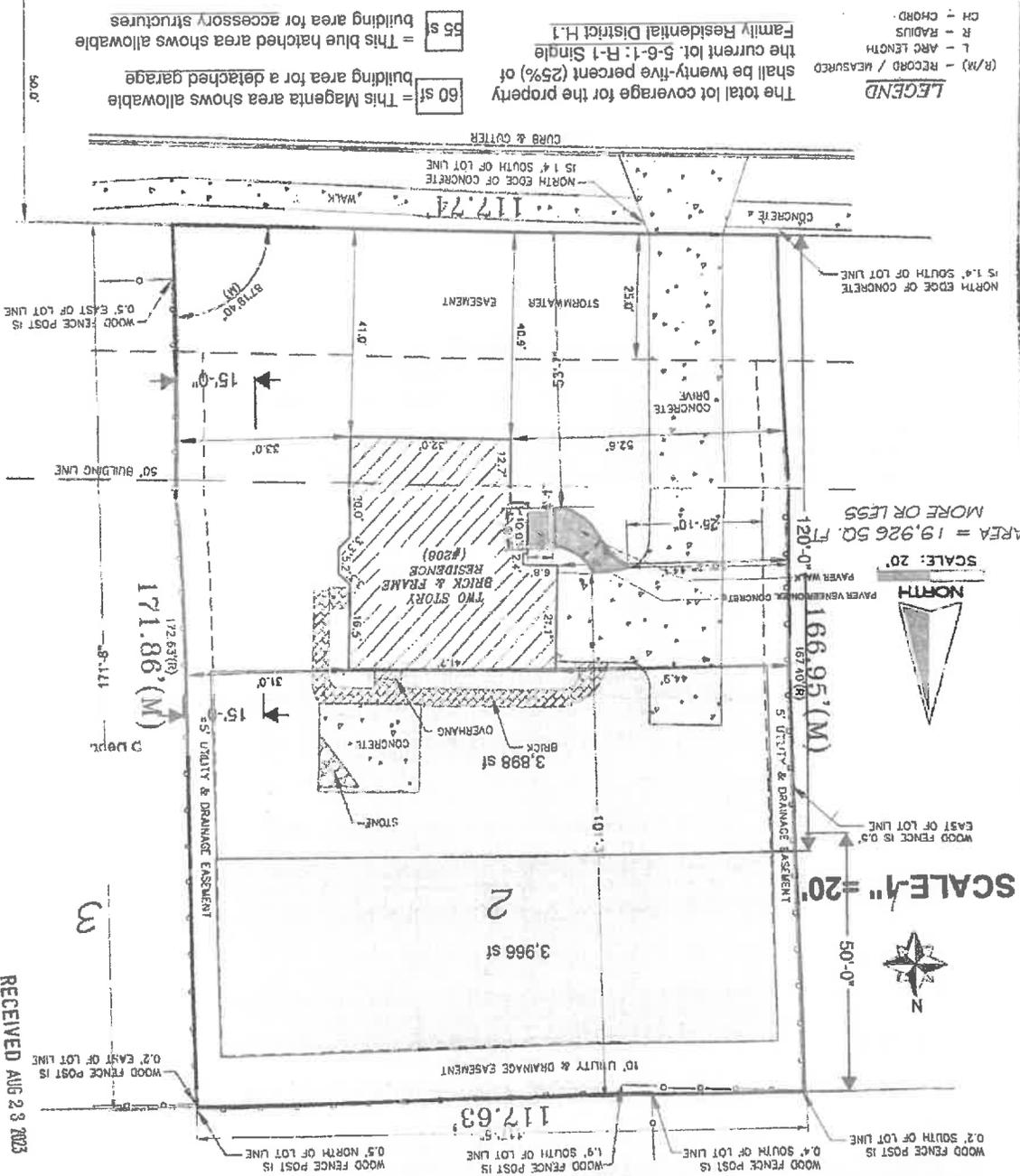
PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE (630) 226-1430 FAX



NEKOLA SURVEY, INC.
 JOB NO.: 12-08-0148
 JOB ADDRESS: 208 EUCLID AVENUE, PROSPECT HEIGHTS, IL
 PREPARED FOR: JAMES M. HAMILL, JR. (ATTORNEY AT LAW)
 SELLER/BUYER: PAXMARER / NEWHOUSE

FIELD WORK COMPLETED ON THE 27TH DAY OF JUNE, 2012.

EUCLID AVENUE

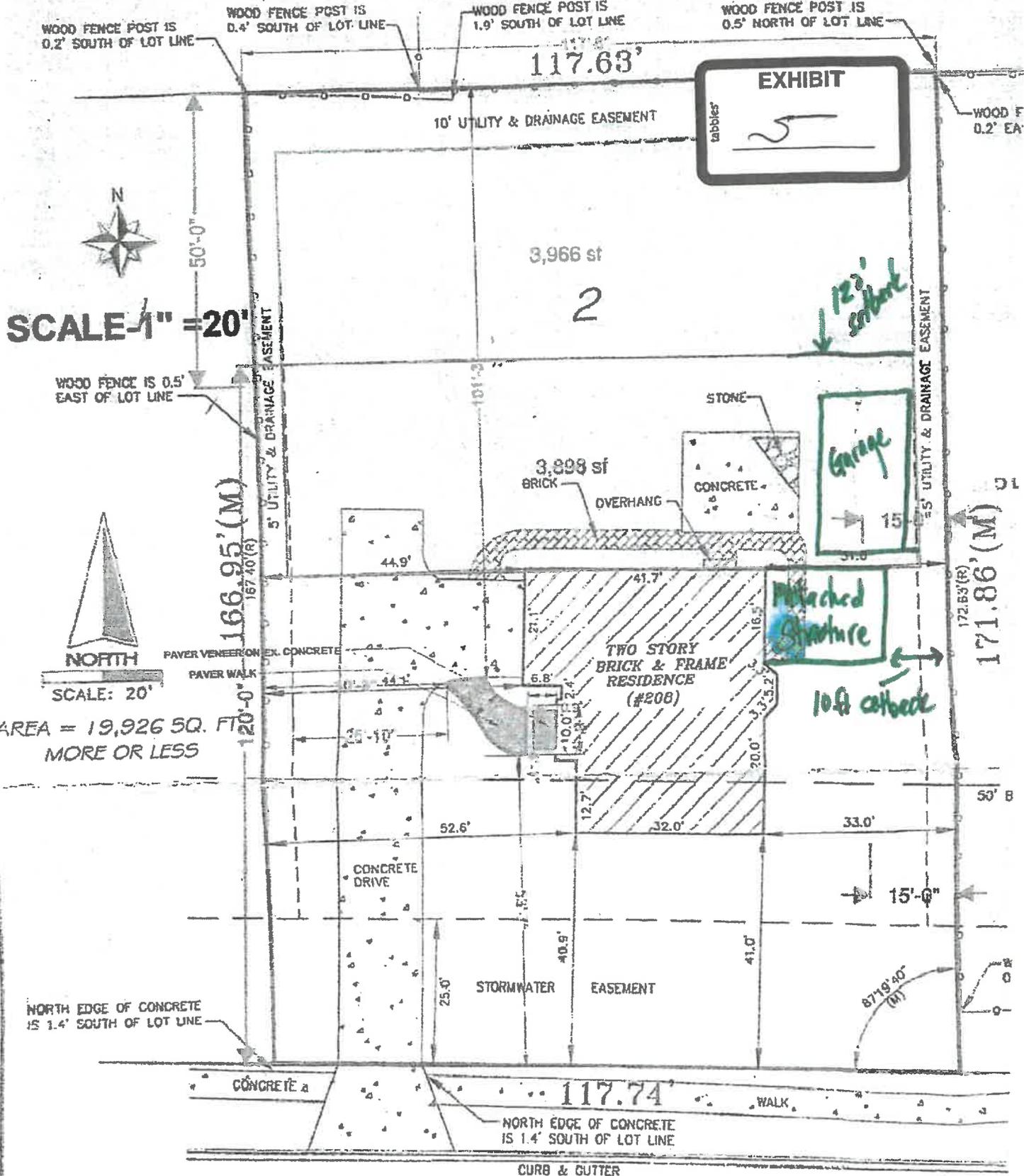


LOT 2 IN OWENS GROVE SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1994 AS DOCUMENT NO. 94094859, IN COOK COUNTY, ILLINOIS.

PLAT OF SURVEY



LOT 2 IN ORDINANCE
 RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
 DOCUMENT NO. 94094859, IN COOK COUNTY, ILLINOIS.



LEGEND

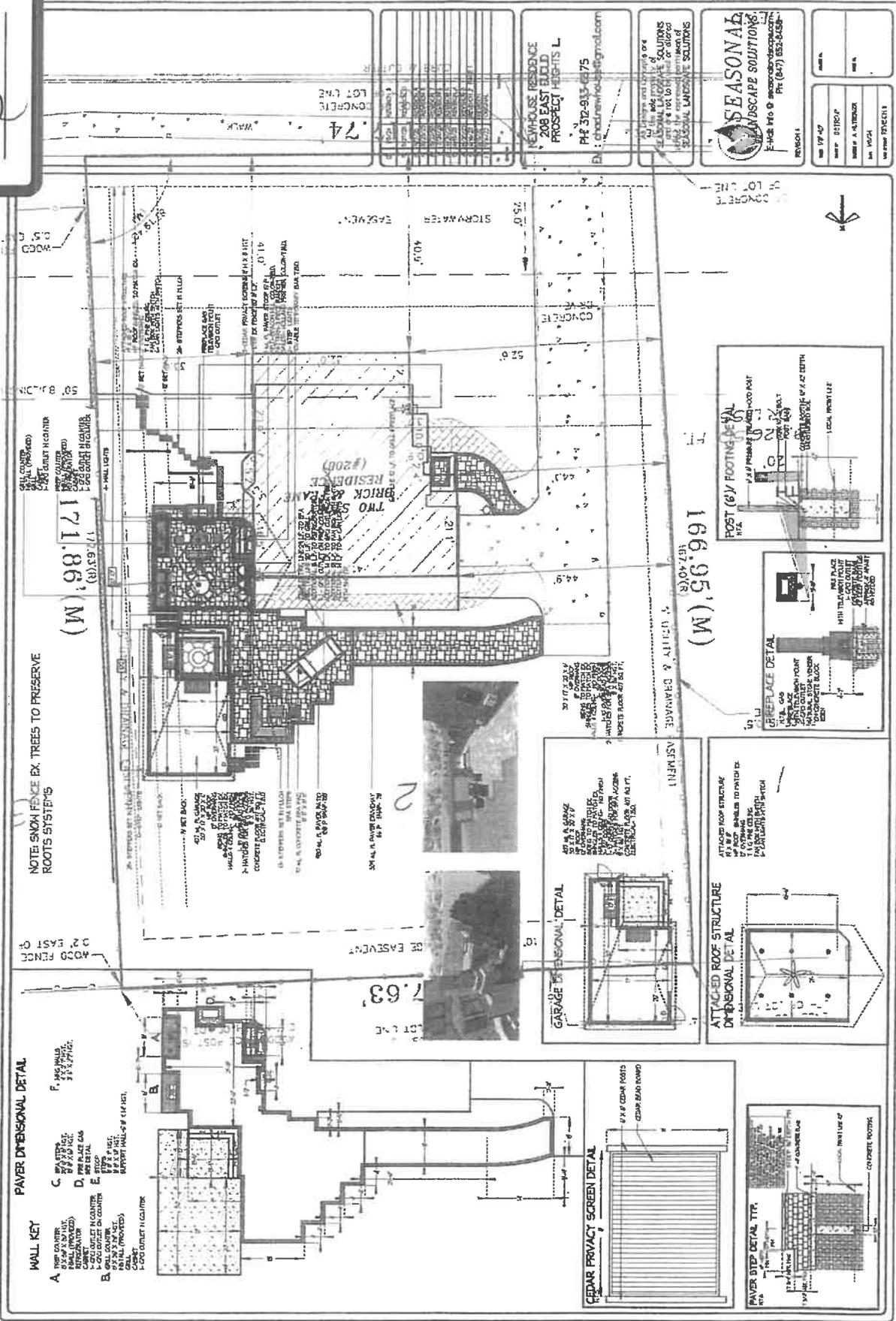
(R/M) - RECORD / MEASURED

The total lot coverage for the property shall be twenty-five percent (25%) of

60 sq ft = This Magenta area shows allowed building area for a detached garage

6

* LATEST DRAFT JAN 19 2024. NOT FINAL DESIGN *



SEASONAL LANDSCAPE SOLUTIONS
 1100 15th St NW
 Seattle, WA 98107
 PH: (206) 465-0000
 FX: (206) 465-0001
 WWW.SEASONALLANDSCAPE.COM

REVISION 1

DATE	DESCRIPTION
1/19/24	ISSUE FOR PERMIT
1/19/24	ISSUE FOR PERMIT
1/19/24	ISSUE FOR PERMIT

NEWHOUSE RESIDENCE
 208 EAST BLOD
 PROSPECT HEIGHTS L
 PH: 312-933-6875
 EMAIL: chad@newhousestudio.com

LOT LINE
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LATEST DRAFT JAN 19 2024. NOT FINAL DESIGN

PAVER DIMENSIONAL DETAIL

WALL KEY

- A. 1/2" ASPHALT
- B. 4" CONCRETE
- C. 2" POLYMER SAND
- D. 1" POLYMER SAND
- E. STOP
- F. 1" POLYMER SAND

NOTE: SNOW FENCE EX. TREES TO PRESERVE ROOTS SYSTEMS

3-1/2" WIDE POLYMER SAND

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CEGAR PRIVACY SCREEN DETAIL

GARAGE DIMENSIONAL DETAIL

ATTACHED ROOF STRUCTURE DIMENSIONAL DETAIL

PAVER STEP DETAIL 1/16"

FIREPLACE DETAIL

POST 6/7 FOOTING DETAIL

CEGAR PRIVACY SCREEN DETAIL

PAVER 5 STEP DETAIL 1/16"

POST 6/7 FOOTING DETAIL

CEGAR PRIVACY SCREEN DETAIL

PAVER 5 STEP DETAIL 1/16"

POST 6/7 FOOTING DETAIL

ONLY TO WORK SET

NO.	REVISION	DATE
1	ISSUE	
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	
7	REVISED	
8	REVISED	
9	REVISED	
10	REVISED	

NEWHOUSE RESIDENCE
208 EAST EUCLID
PROSPECT HEIGHTS, IL

PH: 312-933-6875
EM: chris@newhouselandscape.com

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SEASONAL LANDSCAPE SOLUTIONS
2-108 HIGGINS ROAD
PH: (847) 652-0456

DATE: 1/19/24
PROJECT: 208 EAST EUCLID
DRAWN BY: A.J. REMBER
SCALE: AS SHOWN

PROJECT: 1

DATE: 1/19/24
PROJECT: 208 EAST EUCLID
DRAWN BY: A.J. REMBER
SCALE: AS SHOWN

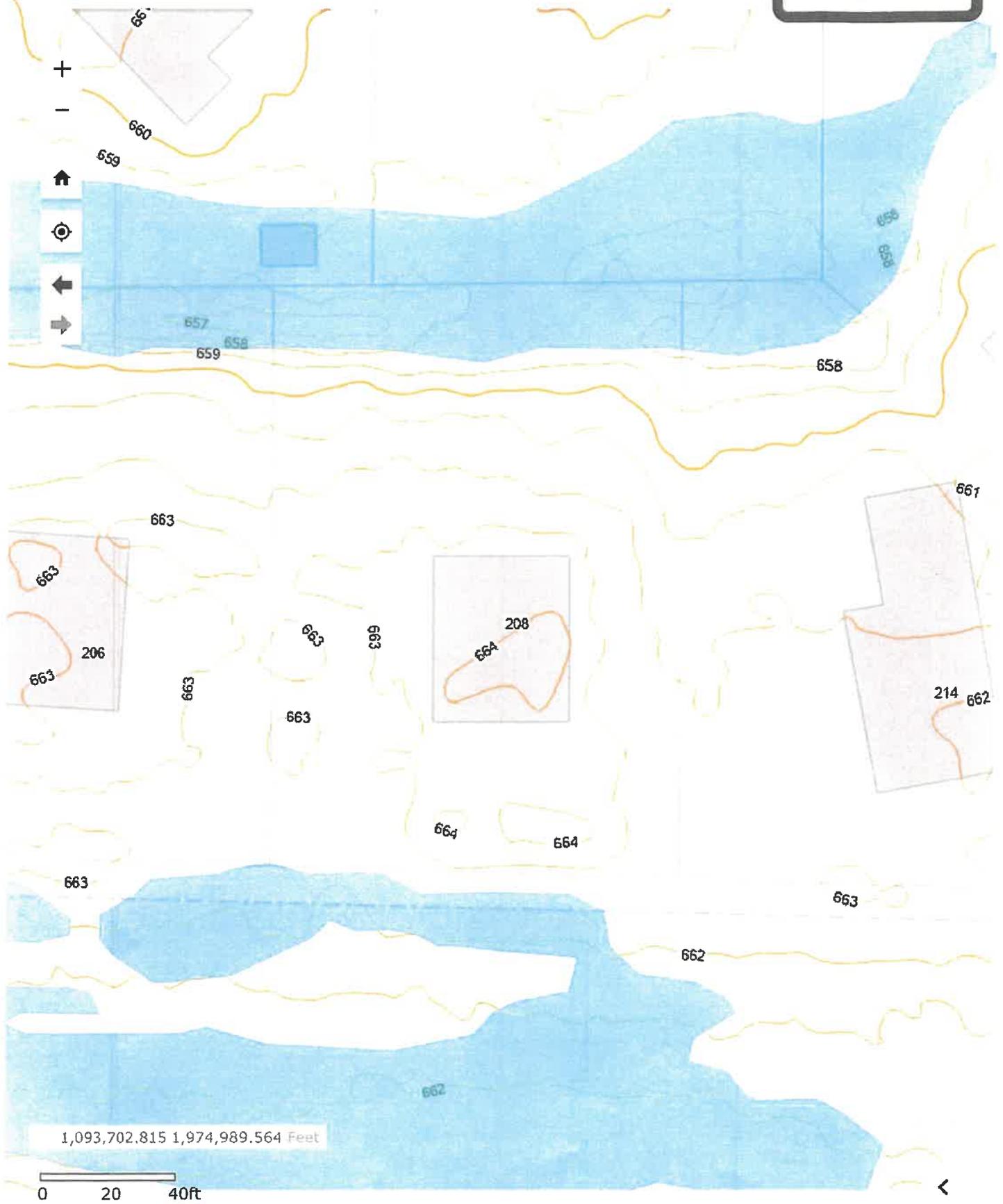
EXHIBIT
7



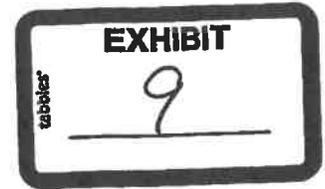
Prospect Heights GIS Web Application

Developed by Gewa

c.E



Zoning Review



Date: February 12, 2024

Reviewer: Daniel A. Peterson, Director of Building & Development

Applicant: Nick Radakovic

Subject Property: 208 E. Euclid Ave.

Application: Variations: 1. Accessory Building Location – Section 5-3-9A
2. Side Yard Setback – Section 5-6-1 E2

Project: Detached Garage and Covered Patio Attached to Primary Structure

Documents Reviewed: Completed Application. See list of exhibits in packet.

Applicable Zoning & Building Code Sections: Accessory Building Location: 5-3-9 A
Yard Areas: 5-6-1 E2 Interior Side Yards
Variation Standards 5-10-8

Current Zoning: R-1 Single Family Residential District
Current Use: Single Family Residential Permitted Use

Request: The petitioner is seeking two variations.

1. Variation to Section 5-3-9 A. to reduce the required setback by 29' 2" from 120' to 90' 10" from the front lot line for the construction of a detached garage; and
2. Variation to Section 5-6-1 E2 to allow a reduction in he required interior side yard setback from 15' to 10' along the east side yard for the proposed addition, attached covered patio to the existing residence.

Standards for Variations:

5-10-8: VARIATIONS:

F. Standards For Variations: The plan/zoning board of appeals shall not recommend variation of the regulations of this title unless it shall make findings of fact based upon the evidence as presented that: (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Variation #1: Location of Detached Garage

Response: **Standard Met: The lot is not a typical 100' by 200' lot. The lot is 117.75 wide and 174.74 deep. The topography of the rear yard drops approximately 6' to accommodate the overland drainage off the subdivision. Placement of the garage at the 120' setback would place the garage in the low area of the yard and negatively impact the storm water drainage pattern.**

Variation #2: Interior Side Yard Setback

Response: **Review applicant hardship letter #2 which addresses. East side yard functions as the rear yard due to the configuration of the living space. Applicant needs to provide additional support.**

2. Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

Variation #1: Response: Standard met

Variation #2: Response: See applicants response in the hardship letter.

3. The alleged hardship has not been directly created by any person presently, or a predecessor in interest, having a proprietary interest in the premises.

Response: **1. Standard met for both variations.**

4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Response: **Standard met. The proposed placement of the detached garage will ensure that the stormwater flowage is not impacted. The covered patio will not be detrimental to the surrounding properties.**

5. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

Response: **Standard met for both variations.**

6. The proposed variation will not alter the essential character of the locality.

Response: The overall project will not alter the essential character of the locality. The proposed additions meet lot coverage requirements.

7. The proposed variation is in harmony with the spirit and intent of this title.

Response: Standard met.

8. Granting the variation requested will not confer the applicant any special privilege that is denied by this title to owners of other lands, structures, or buildings in the same district.

Response: Standard will be met as each case is reviewed and granting of the variation is not denying the right of others in the same district to seek the same variation.

9. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variation. (Ord. 0-77-27, 7-18-1977)

Response: Standard met. This case is based upon the conditions of the property.

10. The plan/zoning board of appeals shall further make a finding that the reasons set forth in the application justify the granting of the variation, and that the variation is the minimum variation that will make possible the reasonable use of the land, building, or structure. (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

Response: No additional conditions are necessary.

The board may impose such conditions and restrictions upon the location, construction, design and use of property benefited by a variation as may be necessary or appropriate to comply with the foregoing standards and to protect adjacent property and property values.

Conclusion

Staff believes the project will not create any negative impacts to the neighbors and is in keeping with the character of the neighborhood.

Staff concurs with the request and recommends approval of both variations.



City of Prospect Heights

Department of Building & Zoning
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070
Office: 847/398-6070 x 211-FAX: 847/590-1854
www.prospect-heights.il.us

MEMORANDUM

Date: February 12, 2024

To: Chairman Kempa and Planning/Zoning Board of Appeals

From: Daniel A. Peterson, Director of Building & Development

Subject: ZBA Case No. 24-02 V – Variations to Section 5-4-9A & 5-6-1E2 to reduce required yard setbacks

Please be advised that Chad & Meighan Newhouse, owners of the subject property, are requesting two variations for proposed improvements to their property.

Variation #1: Requesting a 29' 2" variation to Section 5-3-9 Accessory Buildings and Structures Paragraph A. Location to construct a detached garage 90' 10" from the required setback of 120' from the front lot line.

Variation #2: Requesting a variation to Section 5-6-1 E2 of the City of Prospect Heights Zoning Code to allow the reduction of the required interior side yard setback from 15' to 10' for the construction of an addition, covered patio, to their single-family home.

A public hearing for this case will be held on Wednesday, February 28, 2024 at 7:00 pm.

Please contact me should you have any questions regarding this application.

Thank you.



City of Prospect Heights

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MEMORANDUM

Date: March 5, 2024

To: Mayor Ludvigsen and City Council

From: Daniel A. Peterson, Director of Building & Development

Subject: ZBA Case No. 24-02 V – 208 E. Euclid
Variations to Section 5-4-9A & 5-6-1E2 to reduce required yard setbacks

Issue: Chad & Meighan Newhouse, owners of the subject property, are requesting two variations for proposed improvements to their property.

Variation #1: Requesting a 29' 2" variation to Section 5-3-9 Accessory Buildings and Structures Paragraph A. Location to construct a detached garage 90' 10" from the required setback of 120' from the front lot line.

Variation #2: Requesting a variation to Section 5-6-1 E2 of the City of Prospect Heights Zoning Code to allow the reduction of the required interior side yard setback from 15' to 10' for the construction of an addition, covered patio, to their single-family home.

Background: Prior to the application for variations, the Newhouse's applied for permits to construct an approximately 500 sq. ft. detached garage and outdoor covered living space. The permit was not approved due to the proposed locations of the improvements in the yard. Specifically, that the detached garage was not 120' back from the front lot line and the covered outdoor living space encroached into the required side yard and was too large. Based upon conditions of the property the Newhouse's applied for zoning relief.

The PZBA held a public hearing on February 28, 2024. The applicants provided testimony in support of their requests.

Variance #1 the following hardships were stated:

1. Significant grade change of in the rear yard of an approximately 5' drop in elevation from the rear of the house to the rear property line.

2. The property is only 172' in length along the east property line not the standard 200' depth.
3. The rear yard is the natural overland storm water flow path and the garage would cause an impact to the neighbors upstream.
4. The detached garage is smaller than the maximum they are allowed, the minimum that will meet their needs.

Variance #2 the following hardships were stated:

1. Attached covered patio/outdoor space only seeking a 5' variation from 15' to 10'.
2. The east side lot line does not run on a 90° line and angles towards the house as it runs from south to north.
3. The orientation of the house sets the east side yard to function as the rear yard due to elevation changes in the rear yard.

Felix Moyo, representing La Moda Salon, 2 S. Wolf Rd. stated they received a notice of public hearing, but are not near the property. He stated support for the request. It was determined they received the notice in error.

During deliberations the PZBA recommended that a condition be placed upon variation #2 to restrict the approval to apply only to the attached covered open patio space and not to a habitable room addition. As the variation runs with the land. The applicants agreed to the condition.

After deliberation, the PZBA established a finding of fact that the variations met the standards for variation and voted 6-0 to recommend approval of the variations with conditions.

The applicants have submitted a letter requesting waiver of first reading.

Staff concurs with the PZBA recommendation and applicant's waiver request.

Recommendation: Approve the waiver of first reading and approve Ordinance No. O-24-04 Granting Certain Variations to the property located at 208 E. Euclid Ave. Prospect Heights. IL

Peter Falcone

From: Dan Peterson
Sent: Tuesday, March 5, 2024 2:51 PM
To: Peter Falcone
Cc: Karen Schultheis
Subject: FW: Request for Waiver of First Reading from City Council

Request for Waiver of First Reading #O24-04

From: Meighan [REDACTED]@gmail.com]
Sent: Tuesday, March 5, 2024 12:48 PM
To: Dan Peterson <dpeterson@prospect-heights.org>
Cc: Chad [REDACTED]@gmail.com>
Subject: Request for Waiver of First Reading from City Council

***** THIS IS AN EXTERNAL EMAIL, PLEASE EXERCISE CAUTION WITH LINKS *****
To Whom It May Concern,

We would like to request waiver of first reading to approve our variances to the zoning ordinances for the proposed work at our home, 208 E Euclid Ave, Prospect Heights, IL 60070.

We have been working with the architect for over 4 years now, and are eager to get the construction started as soon as possible. The architect let us know that they are available to begin work as soon as the week of 3/18, if approved.

We also received unanimous approval from the Zoning Board as well as no objections from our neighbors. One of the Commissioners even noted that our project would be a benefit to the neighborhood.

With all of this in mind, we humbly request waiver of the first reading by the City Council.

Thank you,
Chad + Meighan [REDACTED]
Owners, [REDACTED] Euclid Ave, Prospect Heights, IL 60070

Exhibit A

Legal Description of 208 E. Euclid Ave., Prospect Heights, IL

LOT 2 IN OWENS GROVE SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1994 AS DOCUMENT NO. 94094859, IN COOK COUNTY, ILLINOIS.

Pin: #03-27-217-016-0000

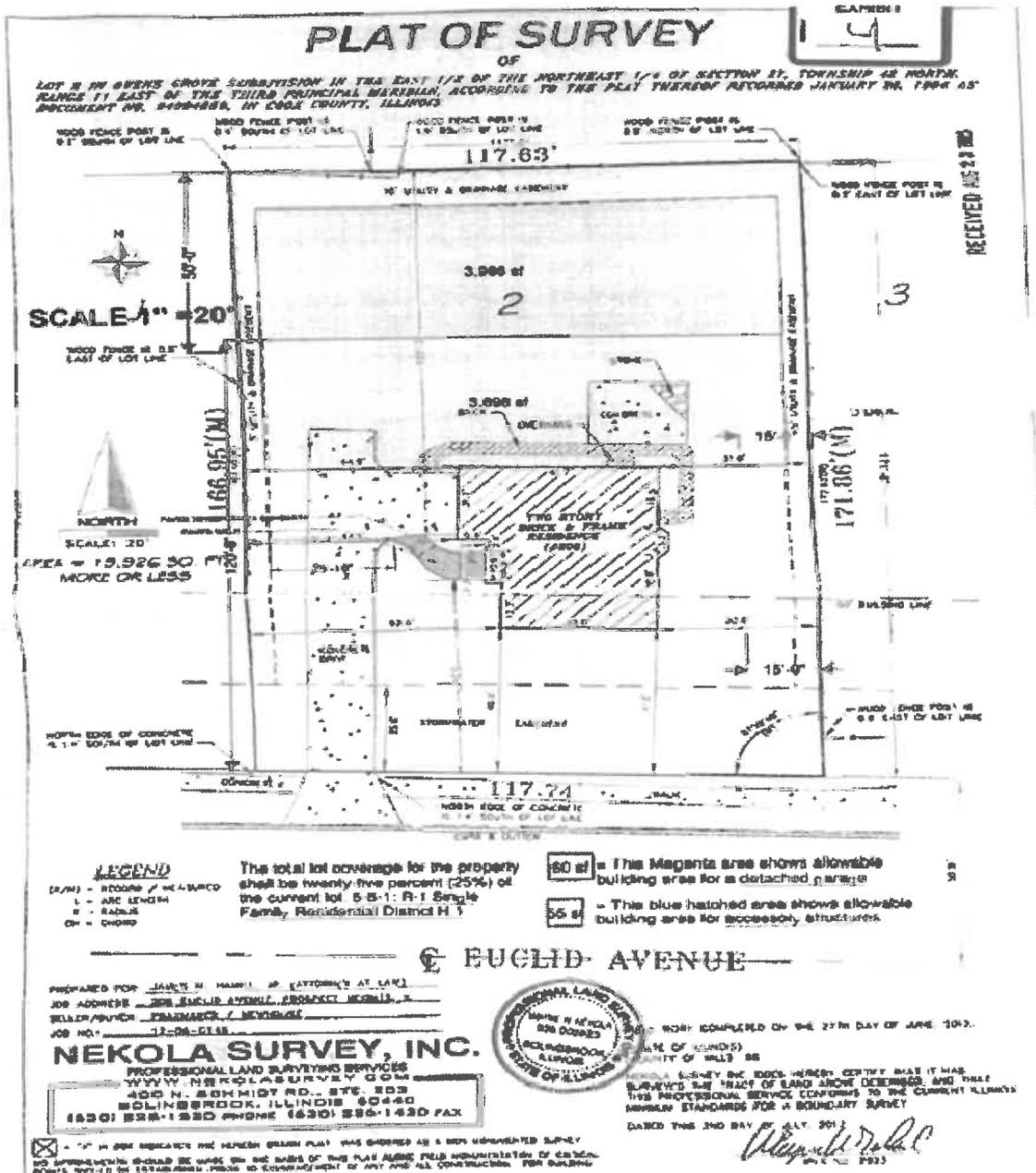


Exhibit B

Proposed site plan prepared by Seasonal Landscape Solutions

