



AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
September 9, 2024
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 202 S Highland Ave - 8/12/24
 - B. 810 N Kennicott Ave - 8/12/24
 - C. 824 N Ridge Ave - 8/12/24
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 900 S Evergreen Ave - ZBA#24-025
 - B. 737 S Vail Ave - ZBA#24-026

- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ZONING BOARD OF APPEALS
PUBLIC HEARING
AUGUST 12, 2024
FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 202 S. Highland Ave. Residence

Applicant: Robert Flubacker Architects

Zoning Relief Requested:

- A 2-foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3 feet instead of the minimum required 5 feet.

Date of Publication: 7/27/24

Manner of Publication: Daily Herald

Zoning Board of Appeals ("ZBA") Members Present:

Drake, Lanaghan, O'Connor, Selbka, Portera

Having heard and considered the testimony and evidence at the public hearing of August 12, 2024, the ZBA makes the following findings of fact:

The petitioner is proposing to demolish the existing two car detached garage and construct a new three car detached garage. The subject site is zoned R-4, One Family Dwelling District. The lot has a total land area of 7,787 square feet. The proposed garage is located three feet from the rear property line where five feet is required.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

- X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- A 2-foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3 feet instead of the minimum required 5 feet.

Reason for Determination:

The Zoning Board commented that there is already a garage with a non-conforming setback and a variance would be required to replace the existing garage.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

 5 ayes 0 nays 2 absent 0 abstain

Date: August 12, 2024

Joseph Selbka, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed from and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 202 SOUTH HIGHLAND AVENUE - ZBA #24-021

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room,
Arlington Heights, Illinois on the 12th day of August, 2024 at the hour of
7:00 p.m.

MEMBERS PRESENT:

JOSEPH SELBKA, Acting Chairperson
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
MICHAEL O'CONNOR

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON SELBKA: Shall we do a call to order?
MR. MACH: Yes.
Mr. Siavelis.
(No response.)
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Here.
MR. MACH: Mr. Jaffe.
(No response.)
MR. MACH: Mr. Lanaghan.
(No response.)
MR. MACH: Mr. O'Connor.
COMMISSIONER O'CONNOR: Here.
MR. MACH: Mr. Selbka.
ACTING CHAIRPERSON SELBKA: Here.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Here.
ACTING CHAIRPERSON SELBKA: Okay, let's go with the Pledge of Allegiance.
(Pledge of Allegiance recited.)
ACTING CHAIRPERSON SELBKA: Okay, now we have an approval of minutes.
Derek, I was not at the meeting last month. So, can I vote, I cannot vote to approve the minutes, correct?
MR. MACH: You can, but --
ACTING CHAIRPERSON SELBKA: I can, okay --
MR. MACH: Yes.
ACTING CHAIRPERSON SELBKA: -- because we need four votes to approve the minutes, correct?
MR. MACH: We do, correct, yes.
ACTING CHAIRPERSON SELBKA: All right, have you all had an opportunity to review the minutes?
(Chorus of yeses.)
ACTING CHAIRPERSON SELBKA: Can I get a motion to approve?
COMMISSIONER DRAKE: So moved.
ACTING CHAIRPERSON SELBKA: Second?
COMMISSIONER PORTERA: Second.
ACTING CHAIRPERSON SELBKA: Okay, all in favor?
(Chorus of ayes.)
ACTING CHAIRPERSON SELBKA: Hearing none opposed, the minutes for last month are approved.
Okay, Derek, it says we have reports and old business. I don't think we have any reports or old business, do we?
MR. MACH: We do not this evening.
ACTING CHAIRPERSON SELBKA: Okay, great. So, those two sections are done. All right, let's go on to new business.
To discuss the hearing procedures for a moment, there are seven

members of this panel, you need four votes to obtain a variance. Three members are absent today, so you have to get unanimous approval from everyone who's here to get an approval of your variance request. You have the right to have the matter continued if you want to try in front of the entire Zoning Board of Appeals. Otherwise, please remember you have to get unanimity from the four members who are here today.

Is there anyone who is objecting to any variance request today?

(No response.)

ACTING CHAIRPERSON SELBKA: All right, and anybody who is not a party who is, or a petitioner who is going to appear and testify?

(No response.)

ACTING CHAIRPERSON SELBKA: Okay, we don't have to worry about whether you want to object or just speak from your party then.

To obtain a variance, you have to prove four elements:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of the nearby property;
2. That the plight of the owner is due to unique circumstances which may include length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of this chapter; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

You have the obligation to prove all four elements to us, either through testimony or documentation or both.

All right, with that, let's go to the first proposed variance, 202 South Highland Avenue, ZBA #24-021.

Mr. Flubacker?

MR. FLUBACKER: Yes.

ACTING CHAIRPERSON SELBKA: Derek, would you please read the introductory remarks?

MR. MACH: And for the record --

ACTING CHAIRPERSON SELBKA: Yes, for the record.

MR. MACH: -- Mr. Lanaghan is present.

ACTING CHAIRPERSON SELBKA: Yes.

COMMISSIONER LANAGHAN: I'll just make a way.

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to demolish the existing two-car detached garage and construct a new three-car detached garage. The proposed garage is located three feet from the rear property line where five feet is required.

Therefore, they're requesting a two-foot variation from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of three feet instead of the minimum required five feet. Thank you.

ACTING CHAIRPERSON SELBKA: Okay, Mr. Flubacker, would you please raise your right hand?

(Witness sworn.)

ACTING CHAIRPERSON SELBKA: Okay, is anyone else going to testify today?

MR. FLUBACKER: I have the homeowners here, only I think if they have questions to answer.

ACTING CHAIRPERSON SELBKA: Okay. All right, please present the petition.

MR. FLUBACKER: Okay, we are in the process of remodeling this existing house at 202 South Highland. As part of the review of the facility, we looked at the garage and it is a dilapidated mess, probably ready to fall down in the next snowstorm.

So, our request is to reconstruct a new garage basically in the same place as the current one is today and widening it in the direction towards the house in order to create a three-car garage. We are, if you look at the plat of survey, the surveyor did not do us a favor by locating the garage to the lot line. He went through a series of numbers from the front lot line to the back corner of the garage, but currently, that separation, if you do the math, the separation between the back corner of the garage and the west lot line is 1.88 feet. So, it's currently two feet away from the side lot line.

ACTING CHAIRPERSON SELBKA: Mr. Flubacker, one moment, please.

MR. FLUBACKER: Sure.

ACTING CHAIRPERSON SELBKA: Is there an issue?

COMMISSIONER DRAKE: We didn't think that he was signed in, but he is.

ACTING CHAIRPERSON SELBKA: Oh, I'm sorry. Sorry, go ahead.

MR. FLUBACKER: It is, and now I'm forgetting what the number is from the south lot line, but it's about seven or eight feet.

ACTING CHAIRPERSON SELBKA: 2.5 feet?

MR. FLUBACKER: Well, it's two feet from the west lot line. It's about seven or eight feet from the south lot line.

ACTING CHAIRPERSON SELBKA: Okay.

MR. FLUBACKER: So, we're pushing the garage back to the five-foot setback from the, sorry, we're keeping, we're actually pushing it forward from that setback and pushing the west side to where it meets a three-foot setback from the lot line. Then the front of the garage is basically where the driveway ends today, but it's enough room to park a car from the sidewalk to the front of the garage without obstructing the sidewalk.

We're replacing the garage with similar architecture to what the current garage has which is sympathetic to the design of the house, and obviously, you know, making it meet current code. I'm aware of the comments that have come from the Staff. The Building Department has their classic comments about the fire rating which also happens to be addressed in our drawings. So, we're obviously in agreement with that.

ACTING CHAIRPERSON SELBKA: And my understanding is that the current garage is nonconforming as well?

MR. FLUBACKER: Yes. Yes, in many aspects.

ACTING CHAIRPERSON SELBKA: Have you, non-conforming to the zoning, right?

MR. FLUBACKER: Right, right.

ACTING CHAIRPERSON SELBKA: Have you spoken or have your clients spoken to the neighbors about this?

MR. FLUBACKER: They have spoken to the neighbor directly to the west and the neighbor directly to the south, and neither neighbor had any objections.

ACTING CHAIRPERSON SELBKA: Okay, those are the only questions I

have. I guess I'll open it up for questions from the rest of the Board.

COMMISSIONER DRAKE: How many cars? How many drivers in the family?

MR. FLUBACKER: There are two cars currently, plus stuff. There is a teenage son who'll probably be a driver pretty soon.

COMMISSIONER DRAKE: Okay, thank you.

ACTING CHAIRPERSON SELBKA: All right, with that, I will close down questions.

Do we have any comments from the public? If anyone wants to make any objection or anything in support of this petition, please say so now.

(No response.)

ACTING CHAIRPERSON SELBKA: Hearing none, I'll close it down for Board discussion.

From my perspective, there is a, it's already a non-conforming use. There would have to be a variance just to replace this garage. Looks like it's pretty much in accordance with the original footprint of the original garage; therefore, I'm fine with granting this variance.

COMMISSIONER LANAGHAN: I agree, no issues.

ACTING CHAIRPERSON SELBKA: Okay. All right, motion to approve?

COMMISSIONER LANAGHAN: I move to approve the variance as presented.

ACTING CHAIRPERSON SELBKA: Okay, second?

COMMISSIONER PORTERA: Second.

ACTING CHAIRPERSON SELBKA: All right.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Acting Chair Selbka.

ACTING CHAIRPERSON SELBKA: Yes.

Thank you, Mr. Flubacker.

MR. FLUBACKER: Thank you very much. Appreciate it. Take care, everyone.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:10 p.m.)

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ZONING BOARD OF APPEALS
PUBLIC HEARING
AUGUST 12, 2024
FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 810 N. Kennicott Ave. Residence

Applicant: Josie & Esten Patrick

Zoning Relief Requested:

- A 3-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 25 feet wide where the maximum width allowed is 22 feet.

Date of Publication: 7/27/24

Manner of Publication: Daily Herald

Zoning Board of Appeals ("ZBA") Members Present:

Drake, Lanaghan, O'Connor, Selbka, Portera

Having heard and considered the testimony and evidence at the public hearing of August 12, 2024, the ZBA makes the following findings of fact:

The subject property is zoned R-3, One Family District. The petitioner is proposing to increase the width of the driveway near the detached garage in the rear yard. The proposed expansion results in a driveway with a width of 25 feet where a maximum width of 22 feet is permitted.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

- X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- X The proposed variation is in harmony with the spirit and intent of this Chapter; and
- X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- A 3-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 25 feet wide where the maximum width allowed is 22 feet.

Reason for Determination:

The Zoning Board commented that the request will not affect the character of the locality and that Kennicott is heavily traveled street. The Zoning Board commented that there are no neighbor objections.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

5 ayes 0 nays 2 absent 0 abstain

Date: August 12, 2024

Joseph Selbka, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed from and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 810 NORTH KENNICOTT AVENUE - ZBA #24-022

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room,
Arlington Heights, Illinois on the 12th day of August, 2024 at the hour of
7:10 p.m.

MEMBERS PRESENT:

JOSEPH SELBKA, Acting Chairperson
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
MICHAEL O'CONNOR

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON SELBKA: Okay, so calling the next petition, that is 810 North Kennicott Avenue, ZBA #24-022.

State your name, please.

MS. PATRICK: Josie Patrick.

ACTING CHAIRPERSON SELBKA: Okay, would you please raise your right hand?

(Witness sworn.)

ACTING CHAIRPERSON SELBKA: Is there anyone else that you're going to have testify today?

MS. PATRICK: No, no one else.

ACTING CHAIRPERSON SELBKA: All right, please present your petition.

MS. PATRICK: Good evening, and thanks for your time. I would like to --

ACTING CHAIRPERSON SELBKA: Oh, excuse me. I am sorry.

Derek, would you please give your description of the petition? Again, thank you, I apologize.

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to increase the width of the driveway near the detached garage in the rear yard. The proposed expansion results in a driveway with a width of 25 feet where a maximum width of 22 feet is permitted.

Therefore, they're requesting a three-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 25 feet wide where the maximum width allowed is 22 feet. Thank you.

ACTING CHAIRPERSON SELBKA: Now you may begin. Thank you.

MS. PATRICK: Thank you. So, like he said, we are currently in the process of replacing our single-car garage with a two-car garage that's placed farther back in our yard to help with cars being able to enter and exit from the house. We have two single-lane driveways right next to each other between our house and our neighboring house. So, it is constricted by our house and then their fence. So, we are building a new garage to allow us to keep cars parked in the driveway or the garage instead of having to move around each other.

The garage will be 22 feet wide with a three-foot sidewalk along, between the garage and the fence line. We would like the driveway to go all the way up to meet both the garage and the sidewalk so that we have an easier time trying to make our way back towards the garage.

I've spoken with all my neighbors on either side of my property and then behind my property, and they are all happy and excited for us to do this work.

So, I think my, hopefully my petition kind of speaks for itself as to why we're doing this. We have a, you know, a family now and it's a lot of moving cars around each other and trying to get by each other and neighbor's cars. So, we're hoping that this will kind of ease the tight squeeze that it currently is.

ACTING CHAIRPERSON SELBKA: And will this new driveway be in accordance with the character of the neighborhood?

MS. PATRICK: I believe so. Much of it will not be visible because it's set so far back, and it's not 25 feet the entire length of the driveway. It's only 25 feet, or it only exceeds 22 feet for about seven feet because there is just kind of a tapered section that

would be left unpaved if, for example, we were to have to construct it to 22 feet. So, I don't think it would be visible and we're within our coverage limits for the lot.

ACTING CHAIRPERSON SELBKA: Okay, does anybody else have questions?

COMMISSIONER LANAGHAN: Just curious. How is this benefiting the overall? I mean, I see how it lays out now and I see that they're, you know, you're trying to tie in to, I guess to the sidewalk behind there. Does that sidewalk go anywhere behind the proposed garage?

MS. PATRICK: No, it's just because, well, we do have the door, the service door for the garage is on the front portion coming out to that side, and then the sidewalk just runs on in the back for, you know, garbage cans, like storage, just so we don't have to keep a mulched area over there. But really what is difficult about the driveway now is that you have to make a turn kind of through, there's a sunroom, our house has a sunroom, and then their fence starts, and so you have to make kind of a turn in order to get back towards the garage. So, that turn can sometimes be a little tedious and, between our fence and our sunroom for just making your way.

COMMISSIONER LANAGHAN: No, I get that. I guess I'm just curious about the extra three-foot over to the edge of the sidewalk as opposed to the edge of the garage. The edge of the garage makes perfect sense to me. I don't know that I'm opposed to allowing it, I'm just not sure I understand why you need it.

MS. PATRICK: Just for, you know, being able to potentially keep a car there so you can move another car out, you know, just maneuvering the two cars in and out of the garage without having to back one out onto a street. I think that's what we kind of constantly find ourselves doing is moving one car out to the street to allow the other car to pass by.

COMMISSIONER LANAGHAN: Got you, okay.

MS. PATRICK: And we live on Kennicott which is a busy through-street, so we don't really like to put our cars on that street for any length of time.

COMMISSIONER LANAGHAN: I know, I understand. Okay, thank you.

ACTING CHAIRPERSON SELBKA: Any other questions?

(No response.)

ACTING CHAIRPERSON SELBKA: None being heard, I will shut down Board questions and ask for comments from the public.

Any comments from the public?

(No response.)

ACTING CHAIRPERSON SELBKA: None being heard, I will shut that down for Board discussion.

This seems like a fairly innocuous request to me. I don't think that, I do think that Kennicott is a busy street. It's a really minimal variance request and I think there is a hardship there. It won't affect the character of the locality. There's no objections. I am in favor of the variance.

COMMISSIONER O'CONNOR: And from the sidewalk, you can't see, you know, even back towards the house, so I'm in favor of it as well.

ACTING CHAIRPERSON SELBKA: Any other comments?

(No response.)

ACTING CHAIRPERSON SELBKA: Okay, Board discussion is closed.

Can I have a motion?
COMMISSIONER O'CONNOR: Motion to approve as stated in the application.

ACTING CHAIRPERSON SELBKA: Second?

COMMISSIONER DRAKE: Second.

ACTING CHAIRPERSON SELBKA: Okay, Derek, roll call?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Acting Chair Selbka.

ACTING CHAIRPERSON SELBKA: Yes.

Thank you, congratulations.

MS. PATRICK: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:17 p.m.)

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ZONING BOARD OF APPEALS
PUBLIC HEARING
AUGUST 12, 2024
FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 824 N. Ridge Ave. Residence

Applicant: Timberbuilt Inc.

Zoning Relief Requested:

- An 89 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 3,064 square feet instead of the maximum allowed 2,975 square feet.

Date of Publication: 7/27/24

Manner of Publication: Daily Herald

Zoning Board of Appeals ("ZBA") Members Present:

Drake, Lanaghan, O'Connor, Selbka, Portera,

Having heard and considered the testimony and evidence at the public hearing of August 12, 2024, the ZBA makes the following findings of fact:

The petitioner is proposing a one-story addition in the rear of the home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,612 square feet and the residence with the proposed addition will be 3,064 square feet where the maximum allowed is 2,975 square feet.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

- ☒ The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- ☒ The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- ☒ The proposed variation is in harmony with the spirit and intent of this Chapter; and
- ☒ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- An 89 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 3,064 square feet instead of the maximum allowed 2,975 square feet.

Reason for Determination:

The Zoning Board commented that the addition is in the back of the house and that it is minimally obtrusive.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

5 ayes 0 nays 2 absent 0 abstain

Date: August 12, 2024

Joseph Selbka, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed from and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD

REPORT OF PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

OF APPEALS

RE: 824 NORTH RIDGE AVENUE - ZBA #24-024

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room,
Arlington Heights, Illinois on the 12th day of August, 2024 at the hour of
7:17 p.m.

MEMBERS PRESENT:

JOSEPH SELBKA, Acting Chairperson
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
MICHAEL O'CONNOR

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON SELBKA: All right, and our final petition of today is 824 North Ridge Avenue, ZBA #24-024.

MR. KARLE: Good evening.

ACTING CHAIRPERSON SELBKA: Hi. Can you raise your right hand?
(Witness sworn.)

ACTING CHAIRPERSON SELBKA: Okay, it doesn't look like anybody else is going to testify on your behalf.

MR. KARLE: No, no.

ACTING CHAIRPERSON SELBKA: All right, Derek, could you please tell us about the petition?

MR. MACH: The Petitioner is proposing a one-story addition in the rear of the home. The residence with the proposed addition will be 3,064 square feet, which exceeds the allowable floor area ratio.

Therefore, they're requesting an 89 square-foot variance from Chapter 28, Section 5.1-3.4 to allow a floor area ratio of 3,064 square feet instead of the maximum allowed of 2,975 square feet. Thank you.

ACTING CHAIRPERSON SELBKA: And you're Mr. Karle?

MR. KARLE: Yes.

ACTING CHAIRPERSON SELBKA: Okay, please present your petition.

MR. KARLE: So, basically, we are trying to build a four-season sunroom on the back of our house to provide a little more activity space on the ground floor of the house and provide more, you know, fresh air area that we can use year-round, free from, you know, bugs and other things for our kids. It's basically replacing I think a little over half of our existing deck, kind of extends a couple of feet beyond where the deck is at this point from the back of the house.

Let's see. We've informed neighbors of it, they have no objections to it. The only question we had heard was is it going to be heated or not, you know, just curious things, which is the plan, like I said, four-season value, yes, and fresh air.

ACTING CHAIRPERSON SELBKA: Okay, and can you talk a little bit about why you need a variance? What the hardship is?

MR. KARLE: Well, to get it to the size that we are looking for which is basically like a normal sized room, you know, so it's not like an under, I guess that's the size that we come to when it comes to kind of creating an actual usable room on the back of the house, accounting for, you know, the walls and things, so as not to lose deck space while gaining the enclosed area.

ACTING CHAIRPERSON SELBKA: Does anyone have questions? Jeff?

COMMISSIONER LANAGHAN: I think I drew this one. I mean, your petition is a little confusing to me in that you keep speaking towards using the backyard while you're building on to the house and taking away from the backyard. So, I'm a little confused as to how the petition, you know, how the variance request plays into the backyard use.

MR. KARLE: I guess I didn't realize how the four-season sunroom, like we were thinking of it as basically an enclosed deck that's also heated. Then, you know, that's kind of I guess how it came out when we're speaking to --

COMMISSIONER LANAGHAN: As opposed to the backyard area or part of the backyard area?

MR. KARLE: Yes. It's like basically a four-season extension of the outdoors because it's windowed all around.

COMMISSIONER LANAGHAN: Right.

MR. KARLE: We can take a lot of fresh air, but also be able to use it year-round with the kids in there, especially the young kids, without having to, so they can just have fresh air.

COMMISSIONER LANAGHAN: Tell me about your family for a second. Just why do you need this extra space?

MR. KARLE: We've got a six-year-old and, well, we've got a teenager, too, but she's not, you know, she doesn't really matter in this equation, but we've got the six-year-old, a one-and-a-half-year-old, and another one on the way. So, we're going to, we'll have a lot of little kids running around and it's kind of in the more central part of the house around the kitchen area and so where we can keep an eye on the kids, too. So, there is that aspect. They're going to be able to get some fresh air, but we're still working on things indoors or what have you. So, we're not like out, you know, in the yard, but we're still getting the indoor/outdoor kind of space versus just being stuck, you know, in the house as we were. That's kind of the idea.

COMMISSIONER LANAGHAN: That's about all I have. I mean, it doesn't seem like it's an unusual sized room or anything.

ACTING CHAIRPERSON SELBKA: Anybody have any other questions?

(No response.)

ACTING CHAIRPERSON SELBKA: All right, I will close it down for public, well, there's no public to comment basically. All right, I'll close it down for Board deliberation.

This seems like a reasonable request. They do want to, I understand that they want to have at least some of their deck available for use during winter, given how long winter is here and how unpleasant late fall and early spring can be. So, I'd be in favor of this.

COMMISSIONER LANAGHAN: Yes, I'd agree. I would say, and I'm sorry to cut you off like that.

COMMISSIONER DRAKE: No, go ahead.

COMMISSIONER LANAGHAN: I would agree. I mean, like I said, I was a little confused by the presentation and the write-up but, you know, having a bunch of young kids and what have you, I certainly understand the desire to be able to be inside/outside at the same time. So, it does seem reasonable to me.

COMMISSIONER DRAKE: I would agree with all that. I was just going to add there is no Staff objection that I saw in our Board packet, and there is no neighbor objection. It would seem to me in the back of the house, it would be minimally obtrusive to anybody unless they're behind you, and nobody is here to say that. So, I'm in favor of it.

ACTING CHAIRPERSON SELBKA: Anybody else?

(No response.)

ACTING CHAIRPERSON SELBKA: All right, Board deliberations are closed.

Can I have a motion?

COMMISSIONER DRAKE: I would move that we approve this petition as presented.

ACTING CHAIRPERSON SELBKA: Second?
 COMMISSIONER LANAGHAN: I'll second that.
 MR. MACH: Mr. Drake.
 COMMISSIONER DRAKE: Yes.
 MR. MACH: Mr. Lanaghan.
 COMMISSIONER LANAGHAN: Yes.
 MR. MACH: Mr. O'Connor.
 COMMISSIONER O'CONNOR: Yes.
 MR. MACH: Mr. Portera.
 COMMISSIONER PORTERA: Yes.
 MR. MACH: Acting Chair Selbka.
 ACTING CHAIRPERSON SELBKA: Yes.

All right, congratulations. You have a nice evening, Mr. Karle.

MR. KARLE: Thank you.

ACTING CHAIRPERSON SELBKA: All right, any other business, Derek?

MR. MACH: No other business this evening.

ACTING CHAIRPERSON SELBKA: Okay, there is no one here from the public.

Does anybody from the Board want to make a public comment?
 (No response.)

ACTING CHAIRPERSON SELBKA: Derek, do you get to make one?
 Really, do you have any comments?

MR. MACH: I do not.

ACTING CHAIRPERSON SELBKA: Okay, so I mean, really you can. Okay, with that, I need a motion to adjourn.

COMMISSIONER O'CONNOR: So moved.

ACTING CHAIRPERSON SELBKA: Second?

COMMISSIONER PORTERA: Second.

ACTING CHAIRPERSON SELBKA: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON SELBKA: Hearing none opposed, the meeting is adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:24 p.m.)



AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
September 9, 2024
7:00 PM



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

**Zoning Board of Appeals
9/9/2024**

Item: 900 S Evergreen Ave - ZBA#24-025
Department: Planning & Community Development

Item Description:

REQUEST

A 1.0-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a rear yard setback of 29.0 feet instead of the required 30.0 feet and an additional 2.0 feet for the eve.

ATTACHMENTS:

1. ZBA Packet 9-9-24

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 9, 2024
Date Prepared: September 4, 2024
Project Title: Patel Residence
Address: 900 S. Evergreen Ave.

Background Information

Petition Number: ZBA #24-025
Petitioner: Daniel Poloz / Deep Scan Studio
Address: 915 S. Dunton Ave.
Arlington Heights IL 60005

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

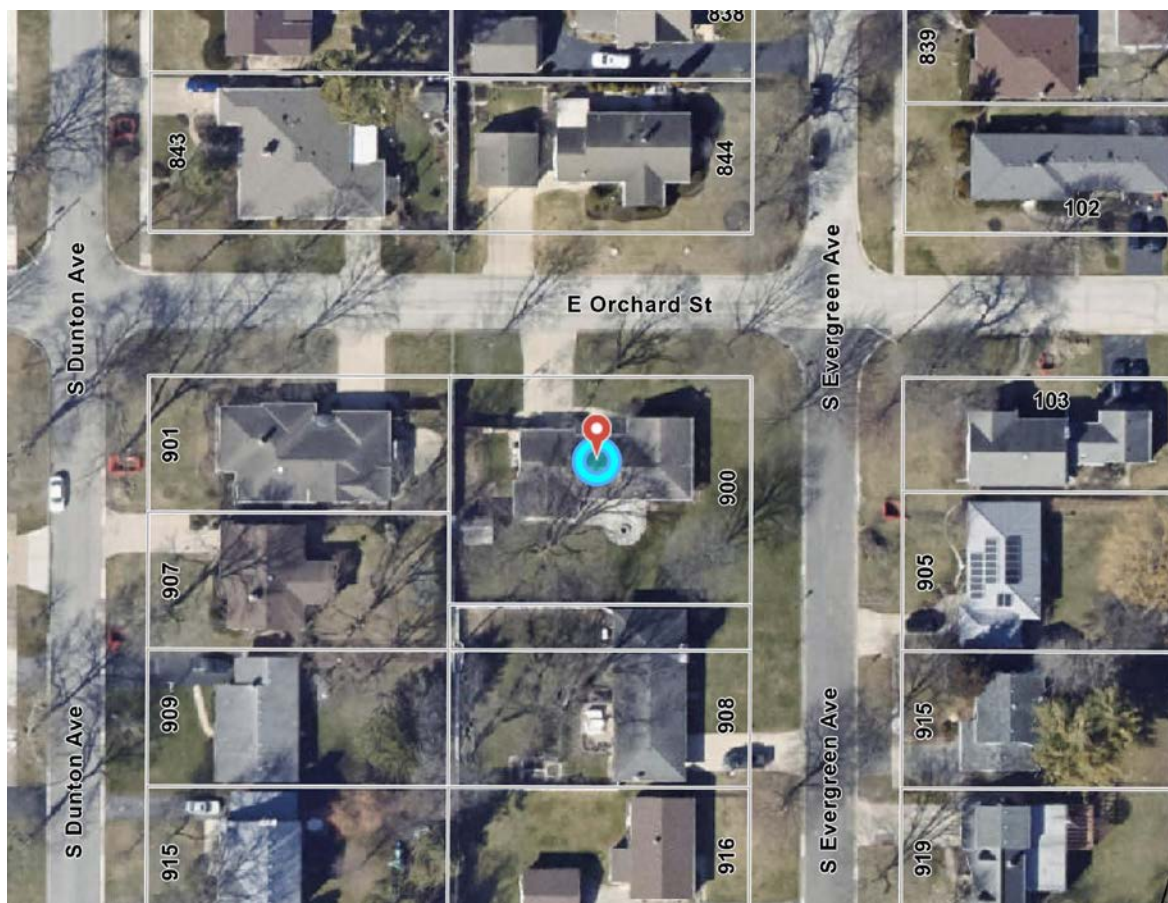
The petitioner is proposing a complete renovation and full second floor addition to an existing single-story house. An existing attached two-car garage will remain. The property has a total land area of 13,185 square feet and the proposed residence with addition will have 4,663 square feet. The existing house and new second floor addition are encroaching one foot into the required 30-foot rear setback. Therefore, the petitioner is requesting the following variation:

- A 1.0-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a rear yard setback of 29.0 feet instead of the required 30.0 feet and an additional 2.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/20/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/20/24	
3. Letter that was Mailed	✓	8/20/24	
4. Photographs of Sign on Property	✓	8/20/24	

Photographs of Existing Structure



Village of Arlington Heights



To: Daniel Poloz, Petitioner
From: Derek Mach, Zoning Board Liaison
Department: Department of Planning and Community Development
File Number: ZBA 24-025
Project: 900 S Evergreen Avenue
Date: September 4, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. The proposed addition received Design Commission approval on 8/13/24, with requirements for some minor detail revisions.

Building and Life Safety

1. We do not have any objections

Engineering

1. Engineering has NO OBJECTION to a 1.0-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a rear yard setback of 29.0 feet instead of the required 30.0 feet and an additional 2.0 feet for the eve.



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Assumed Names

NOTICE
Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of business in this State", as amended, that a certificate was filed by the undersigned with the County Clerk of Lake County, on the 7th day of August, 2024 under the Assumed Name of **Divine Outdoor Services** Address(es) where business is conducted or transacted in this County: 35 S. Greff Ave. Waukegan, IL 60085 Name and residence or mailing address of the person(s) owning, conducting or transacting business: Orlando Reyes 35 S. Greff Ave. Waukegan, IL 60085 Zoray Eluidel Matos 35 S. Greff Ave. Waukegan, IL 60085 State of Illinois County of Lake Published in Daily Herald Aug. 10, 17, 24, 2024 (4618171)

Name Changes

STATE OF ILLINOIS CIRCUIT COURT COOK COUNTY, IL To Change Name of Minor Child. Request of: Janel Shorter Case No. 20246007778 There will be a court date on my Request to change name of minor child from: Anthony Devon Perry to the new name of: Mason Devon Lash. The court date will be held on September 30, 2024, at 9:00 a.m., in Courtroom 60207, Room 60207 by video conference at: Zoom Log-in information: Zoom access code: 899 3246 8139 Password: 089630 /s/ Janel Shorter Dated: August 15, 2024 Published in Daily Herald Aug 17, 24, 11, 2024 (4618370)

Mechanic's Lien

Mechanic's Lien Notice is hereby given to Transport Selco aka Selco Transport Inc. (trailer, new tires/ lights, Bank (lienholder), that on September 25, 2024 at 11:00am, a sale will be held at: Expedite Mobile Truck Repair Inc.133 Beeline Dr. Bensenville, IL 60106 to sell the following vehicle: 2016 Volvo 4V4NC9EG1GN932538 for labor services, skill or material expended upon or storage furnished for such vehicle is/are redeemed within 30 days of the publication of the notice. As of 09/20/2023 the vehicle mentioned above has an outstanding balance of \$40,154.19 and storage fees will be calculated in the final amount assessed against the vehicle under 770 ILCS 45/1.5. This notice indicates the intent to enforce a Mechanic's Lien under chapter 770 ILCS 45/1 et seq. and 770 ILCS 90/1 et seq. Published in Daily Herald Aug 24, 31, Sep 7 2024 (4618504)

Mechanic's Lien Notice is hereby given to First Class Express Inc. (owner) and Banterra Bank (lienholder), that on September 18, 2024 at 11:00am, a sale will be held at: Expedite Mobile Truck Repair Inc.133 Beeline Dr. Bensenville, IL 60106 to sell the following vehicle: 2018 Kenworth 1XKYDP9X8J189545 for labor services, skill or material expended upon or storage furnished for such vehicle is/are redeemed within 30 days of the publication of the notice. As of 09/18/2023 the vehicle mentioned above has an outstanding balance of \$18,800.90 and storage fees will be calculated in the final amount assessed against the vehicle under 770 ILCS 45/1.5. This notice indicates the intent to enforce a Mechanic's Lien under chapter 770 ILCS 45/1 et seq. and 770 ILCS 90/1 et seq. Published in Daily Herald Aug. 17, 24, 31, 2024 (4618260)

Public Hearings & Notices

SPECIAL MEETING NOTICE
GRANT TOWNSHIP BOARD OF TRUSTEES MEETING
AUGUST 26TH, 2024 AT 4:30 PM
GRANT TOWNSHIP CENTER: UPSTAIRS CONFERENCE ROOM
26725 W. MOLITOR ROAD, INGLESIDE, IL 60041
AGENDA:
1. PLEDGE TO THE FLAG
2. ROLL CALL OF OFFICIALS
3. MOTION TO APPROVE ROOF BID FOR ADMINISTRATIVE BUILDING
4. PUBLIC COMMENT
5. ADJOURNMENT
Published in Daily Herald August 24, 2024 (4618563)

Public Hearings & Notices

NOTICE OF PUBLIC HEARING
TOWN FUND & GENERAL ASSISTANCE BUDGETS (AMENDED)
Notice is hereby given that Tentative Budget and Appropriation Ordinance for the Township of Elk Grove (Town Fund & General Assistance)-AMENDED, in the County of Cook, State of Illinois, for the fiscal year beginning April 1, 2023 and ending March 31, 2024 will be on file and conveniently available to public inspection at the Township offices located at 600 Landmeier Road, Elk Grove Village, Illinois, after 9:00 A.M., Tuesday, August 27, 2024.
Notice is further given hereby that a Public Hearing on said Tentative Budget and Appropriation Ordinance will be held at 6:55 p.m., Monday, September 23, 2024, at the Elk Grove Township Meeting Hall, 600 Landmeier Road, Elk Grove Village, IL 60007, and that final action on this Ordinance will be taken by the Board of Town Trustees at their Meeting to be held on the 23rd day in September, 2024. Dated this 23rd day of August, 2022.
/s/ George K. Busse, Township Supervisor
Suellen Saterm, Township Clerk
Published in Daily Herald August 24, 2024 (4618576)

NOTICE OF PUBLIC HEARING
Case No. P2408-01
PUBLIC NOTICE IS HEREBY GIVEN THAT THE Plan Commission of the Village of Schaumburg will conduct a public hearing on **Wednesday, September 18, 2024**, at 7:00 p.m. in Parker Hall at the Robert O. Atcher Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois, to consider Approval of a Special Use Group Home located at 1321 Elm Drive, Schaumburg, Illinois (PIN 07-20-215-018-0000).
Plans depicting the proposed request are on file for public review in the Community Development Department - Planning Division, 101 Schaumburg Court, Schaumburg, Illinois.
All persons desiring to be heard will be given the opportunity to be heard. Individuals with disabilities who plan to attend this hearing or individuals who require certain accommodations to allow them to observe and/or participate in this hearing, are requested to contact the Community Development Department at (847) 923-4430 at least one (1) week prior to the public hearing if possible.
DAVID UTLEY, CHAIRPERSON
PLAN COMMISSION
Published in Daily Herald August 24, 2024 (4618579)

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held on Monday, September 9, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:
• **A 1.0-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a rear yard setback of 29.0 feet instead of the required 30.0 feet and an additional 2.0 feet for the eve.**
Any person who desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@yah.com.
At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:
The North 100 feet of Lot 17 in R. A. Cepke's Arlington Highlands, a Subdivision of Part of Section 4 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, at Parts of Section 31 and 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
Commonly known as: 900 S. Evergreen Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or ermercado@yah.com.
Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald August 24, 2024 (4618525)

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held on Monday, September 9, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:
• **A 0.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.**
• **A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@yah.com.
At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:
Lot 152 (Except South 25 feet thereof) and the south 40 feet of Lot 153 in H. Roy Berry Company's Laudymont Terrace, being a subdivision of part of the southeast 1/4 of section 31, and part of the southwest 1/4 of section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
Commonly known as: 737 S. Vail Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or ermercado@yah.com.
Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald August 24, 2024 (4618526)

Storage

Public Auction at Devon Self Storage 1601 S Canal Street, Chicago IL 60616 Tenant: Nalon S Hurdle Unit: 5049 Property Description: Shelf, chairs, rugs, mattress, side table. Tenant: Ashley Parkinson Unit: 3119 Property Description: Artwork, mannequins, mirror, bins, dehumidifier, boxes, stools, tools. Tenant: Jay Hamilton Unit: 2038 Property Description: Chairs, desk, bins, tv stand, Pokemon cards, board games. Tenant: Dennis Evans Unit: V07 Property Description: Walker, suitcases, bags. Property will be sold to satisfy the Owner's lien for rent under the Illinois Self-Service Storage Rental Act. Property contained in the units will be sold to the highest bidder via an online auction at www.storage-treasures.com. Online bidding will begin 9/2/2024 at 10:00 AM and will close until 9/16/2024 10:00 AM at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storage-treasures.com for all other terms and conditions governing the bidding and auction process.
Published in Daily Herald August 17, 24, 2024 (4618301)

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PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Jigar V. Patel
being the owner of the property commonly known as: 900 S. Evergreen Ave.
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 5.1-3.3

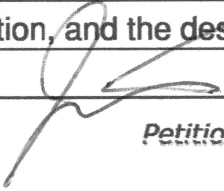
Chapter 28, of the Arlington Heights Municipal Code, in order to: obtain permission to build a second story addition over the existing one-story single family home that currently sits eleven inches (11") over the rear setback.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The second story addition is contained within the current footprint of the existing building. So, 11" of encroachment of the building over the rear setback is unnoticeable so the addition/variance will not alter the local character.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The property owner loves the current home and needs a second story addition to accommodate the needs of a growing family. The owner is respectful of the site and is building up and not out. But, a small portion of the building is over the setback by 11".

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The 2nd story addition is in full compliance with FAR, height requirements, lot coverage, as well as typical design & construction practices. Recessing the 2nd story 11" in the rear would create an awkward design and structural condition.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This 11" (min.) variance would allow for typical construction framing to take place with no additional cost in structural analysis or intervention, and the design would follow a consistent aesthetic theme and geometry.

Signed: 

Petitioner

Date: 08/09/2024

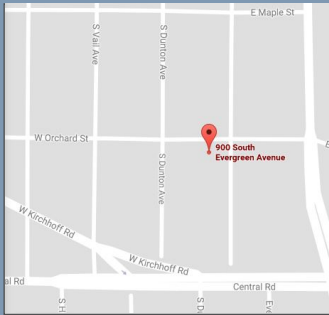
Revised 5/1/24

Dear Derek Mach and the ZBA,

We are requesting an 11 inch variance for an encroachment into the rear yard set-back in accordance with Chapter 28 Section 5.1-3.3 of the Arlington Heights Municipal Code for a second story addition over an existing one-story single family Residence at the Southwest corner of Evergreen and Orchard.

Regards,

Jigar and Mital Patel
of 900 S. Evergreen Ave.
Arlington Heights, IL 60005



PROPERTY ADDRESS: 900 S EVERGREEN AVENUE ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: 1709.0659

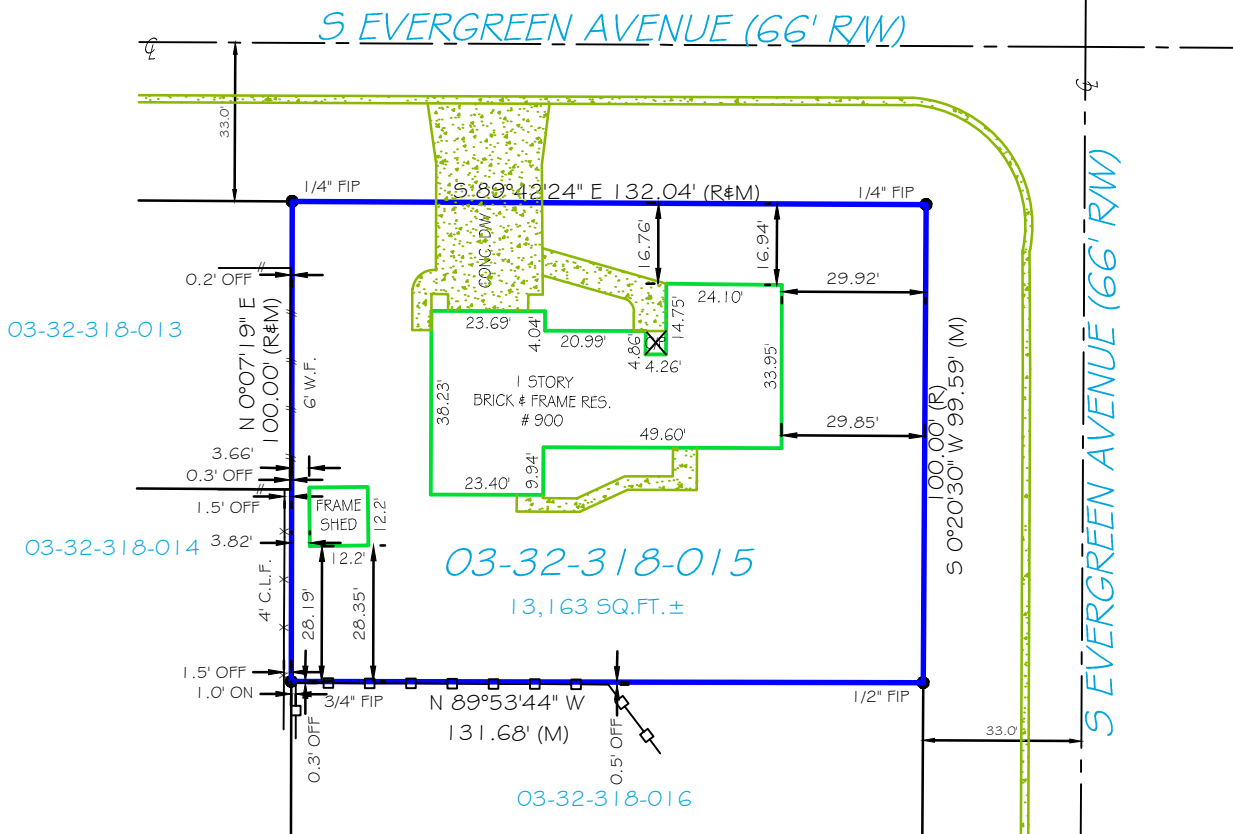
FIELD WORK DATE: 9/8/2017

REVISION DATE(S): (REV0 9/9/2017)

17090659

BOUNDARY SURVEY
COOK COUNTY

THE NORTH 100 FEET OF LOT 17 IN R. A. CEPEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTION 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTION 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF DuPAGE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF SEPTEMBER, 2017 AT 312 S. HALE STREET IN WHEATON, IL 60187

Warren D. Johnson

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



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



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

CLIENT NUMBER:

DATE: 9/9/2017

BUYER: Jigar V. Patel and Mital Patel

SELLER: EDWIN LANDWEHR FAMILY

CERTIFIED TO: JIGAR V. PATEL AND MITAL PATEL; FIRST AMERICAN TITLE INSURANCE; CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP; ITS SUCCESSORS AND/OR ASSIGNS

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

POINTS OF INTEREST
NONE VISIBLE

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LEGAL DESCRIPTION:
THE NORTH 100 FEET OF LOT 17 IN R. A, CEPEK'S ARLINGTON HIGHLANDS, A
SUBDIVISION OF PARTS OF SECTION 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTION 31 AND 32, TOWNSHIP
42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified. This survey is exclusively for the use of the parties to whom it is certified. Any additions or deletions to this 2-page survey document are strictly prohibited. Dimensions are in feet and decimals thereof. Due to varying construction standards, house dimensions are approximate. Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov. All pins marked as set are 5/8 diameter, 18" iron rebar. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements. The information contained in this survey has been performed exclusively and is the sole responsibility of, Exacta Illinois Surveyors, Inc. Additional logo or references to third party firms are for informational purposes only. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 0 degrees east is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by illinois administrative code title 68, chapter 12, sub-chapter b, part 1270, section 1270.56, paragraph b, subparagraph 6, item k.

LEGEND:

LINETYPES: (UNLESS OTHERWISE NOTED)	
	BOUNDARY LINE
	STRUCTURE
	CENTERLINE
	CHAIN-LINK or WIRE FENCE
	EASEMENT
	EDGE OF WATER
	IRON FENCE
	OVERHEAD LINES
	SURVEY TIE LINE
	WALL OR PARTY WALL
	WOOD FENCE
	VINYL FENCE

SURVEYOR'S LEGEND

SURFACE TYPES: (UNLESS OTHERWISE NOTED)	
	ASPHALT
	CONCRETE
	WATER
	BRICK or TILE
	COVERED AREA
	WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)	
	BENCH MARK
	CENTERLINE
	CENTRAL ANGLE or DELTA
	COMMON OWNERSHIP
	CONTROL POINT
	CONCRETE MONUMENT
	CATCH BASIN
	ELEVATION
	FIRE HYDRANT
	FIND OR SET MONUMENT
	GUYWIRE OR ANCHOR
	MANHOLE
	TREE
	UTILITY OR LIGHT POLE
	WELL

(C)	CALCULATED
(D)	DEED
(F)	FIELD
(M)	MEASURED
(P)	PLAT
(R)	RECORD
(S)	SURVEY
A.S.B.L.	ACCESSORY SETBACK LINE
A/C	AIR CONDITIONING
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
B.R.	BEARING REFERENCE
B.R.L.	BUILDING RESTRICTION LINE
B/W	BAY/BOX WINDOW
BLDG.	BUILDING
BLK.	BLOCK
BM	BENCHMARK
BSMT.	BASEMENT
C	CURVE
C.B.	CONCRETE BLOCK
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
CATV	CABLE TV RISER
CH	CHORD BEARING
CHIM.	CHIMNEY
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY

E.O.W.	EDGE OF WATER
ELEV.	ELEVATION
EM	ELECTRIC METER
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EUB	ELECTRIC UTILITY BOX
F.F.	FINISHED FLOOR
F.O.P.	EDGE OF PAVEMENT
F/DH	FOUND DRILL HOLE
FCM	FND. CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND.	FOUND
FPM	FOUND PARKER-KALON NAIL
FPM&D	FOUND PK NAIL & DISC
FRRSKP	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
MES	MITERED END SECTION
MH	MANHOLE
N.R.	NON RADIAL

N.T.S.	NOT TO SCALE
NAV88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.R.B	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P/E	POOL EQUIPMENT
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS or RADIAL

R.P.	RADIUS POINT
R/W	RIGHT OF WAY
RES.	RESIDENCE
RGE.	RANGE
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
S.T.L.	SURVEY TIE LINE
S.W.	SEAWALL
S/GD	SET GLUE DISC
S/W	SIDEWALK
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
SV	SEWER VALVE
T.O.B.	TOP OF BANK
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
UG	UNDERGROUND
UR	UTILITY RISER
V.F.	VINYL FENCE
W.F.	WOODEN FENCE
W/C	WITNESS CORNER
W/F	WATER FILTER
WM	WATER METER/VALVE BOX
WV	WATER VALVE

A.E.	ACCESS EASEMENT
A.N.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

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4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

EXACTA

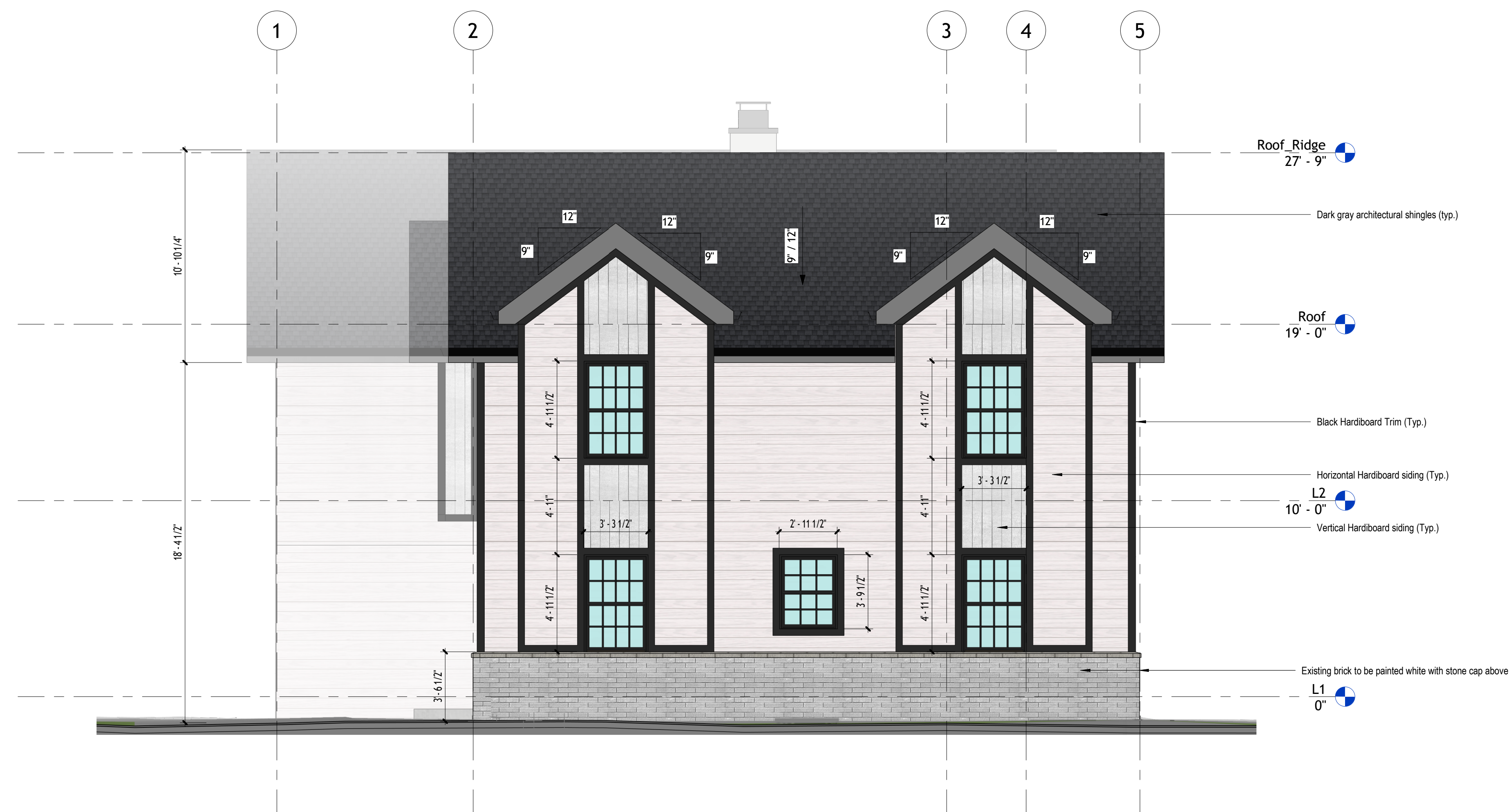
25% off

(UP TO \$500)

FUTURE SURVEYING SERVICES ON THIS PROPERTY*

*Offer valid for fence stakeouts and additions to the existing structures only.

Offer valid only for the buyer as listed on the first page of this survey. Total discount not to exceed \$500. Coupon expires 2 years from the date of issuance.

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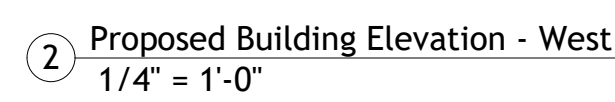
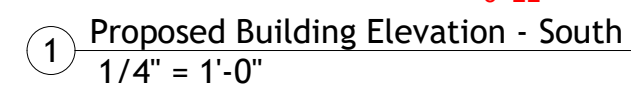
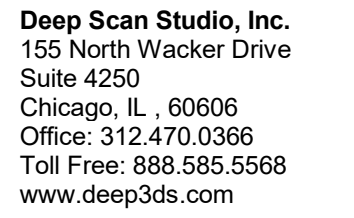
Patel Estate

Project Address:
900 S. Evergreen Ave.
Arlington Heights | IL

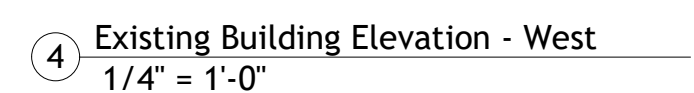
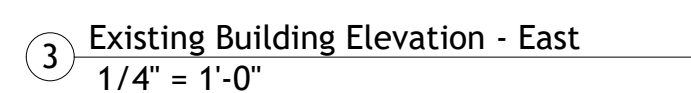
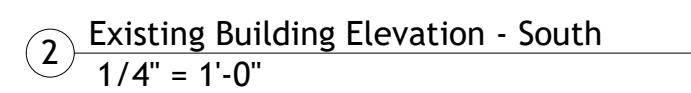
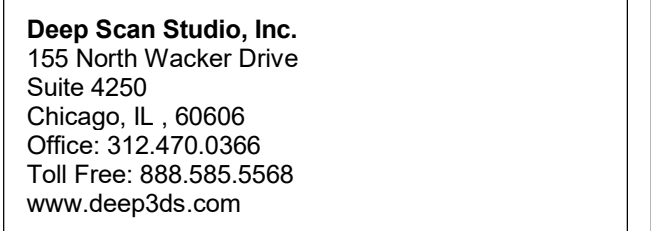
Proposed Building Elevations

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

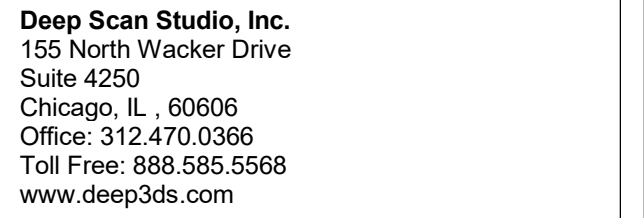
A-4.2



Patel Estate	
Project Address: 900 S. Evergreen Ave. Arlington Heights IL	
Proposed Building Elevations	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-4.3	
Scale	1/4" = 1'-0"

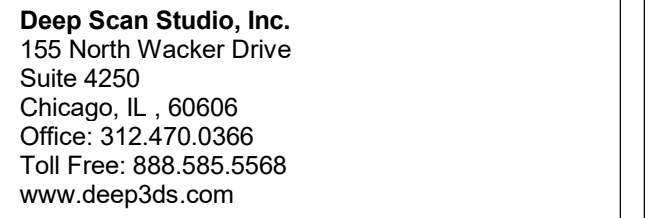


Patel Estate	
Project Address: 900 S. Evergreen Ave. Arlington Heights IL	
Existing Demo Elevations	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-4.1	
Scale	1/4" = 1'-0"

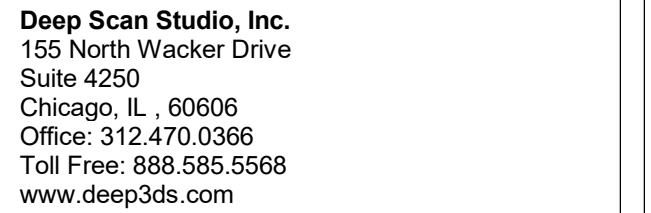


Journal of Management Inquiry 26(5) 491-507
 DOI: 10.1177/1056492617710001
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Patel Estate	
Project Address: 900 S. Evergreen Ave. Arlington Heights IL	
Proposed Roof Plan	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-2.6	
Scale	1/4" = 1'-0"



Patel Estate	
Project Address: 900 S. Evergreen Ave. Arlington Heights IL	
Existing/Demo. Site Plan	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A-1.1	
Scale	1" = 10'-0"



SITE DATA: ZONE R-3			
DESCRIPTION	ORDINANCE	EXISTING	PROPOSED
TOTAL LOT AREA - STANDARD	9,900 SF Min.	13,185 SF	--
LOT WIDTH - STANDARD	90 FT Min.	132.04 FT	--
BUILDING LOT COVERAGE: 35% of Lot Area (Max.)	4,614.75 SF	2335 SF	--
BUILDING HEIGHT: Shall be measured from the curb to the midpoint of the roof between the eaves and the top roof peak	25 Feet (Max.)	13'-1"	24'-1"
FRONT YARD SETBACK (East)	Block Avg. 50.3' (from curb)	50.92'	50.92'
Ext. SIDE YARD SETBACK (North)	Block Avg. 36.5' (from curb)	38' from curb	38' from curb
REAR YARD SETBACK (West)	30'	30'-11"	30'-11"
SIDE YARD SETBACK (South)	10' (10% of Lot Width)	39.5'	39.5'
FIRST FLOOR	N.A.	2335 SF	2,335 SF
SECOND FLOOR	N.A.	N.A.	2,328 SF
FLOOR AREA RATIO (formula): $3538 \div ((13,185 - 8750) \times 0.4)$	5.712 SF (Max.)	2335 SF	4,663 SF
IMPERVIOUS SURFACE: 50% of the Lot Area (Max.)	6,592.5 SF	4,333.41 SF	4,486.73 SF

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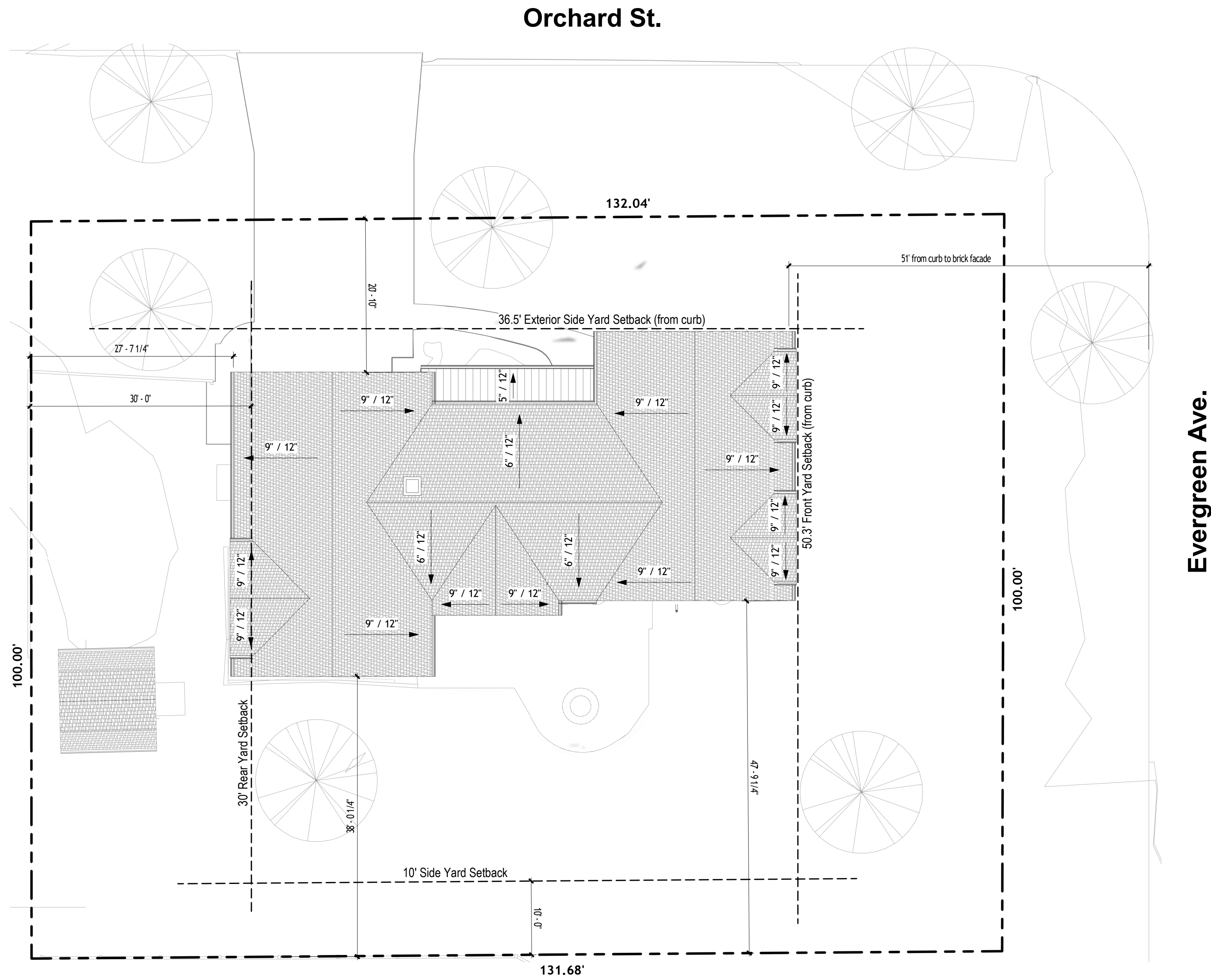
Project Address:
900 S. Evergreen Ave.
Arlington Heights | IL

Proposed Site Plan and Roof Plan

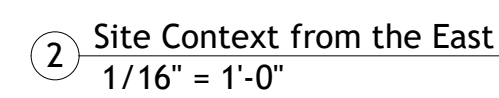
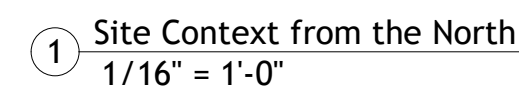
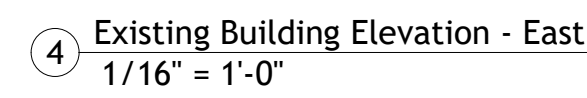
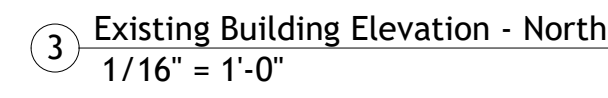
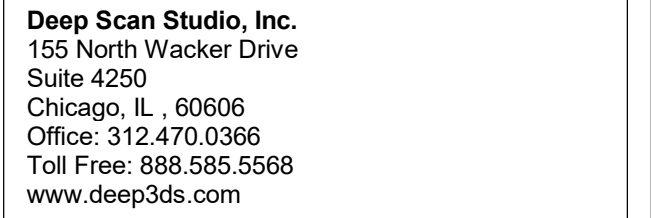
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A-1.2

Scale As indicated



1 Site Plan
1" = 10'-0"

Patel Estate

Site Elevations with Context

A-1.0

Scale	1/16" = 1'-0"
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VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
9/9/2024

Item: 737 S Vail Ave - ZBA#24-026

Department: Planning & Community Development

Item Description:

REQUEST

1. A 0.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.
2. A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

1. ZBA packet 9-9-24

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 9, 2024
Date Prepared: September 4, 2024
Project Title: Stephens Residence
Address: 737 S. Vail Ave.

Background Information

Petition Number: ZBA #24-026
Petitioner: Keith Ginnodo – Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights IL 60004

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

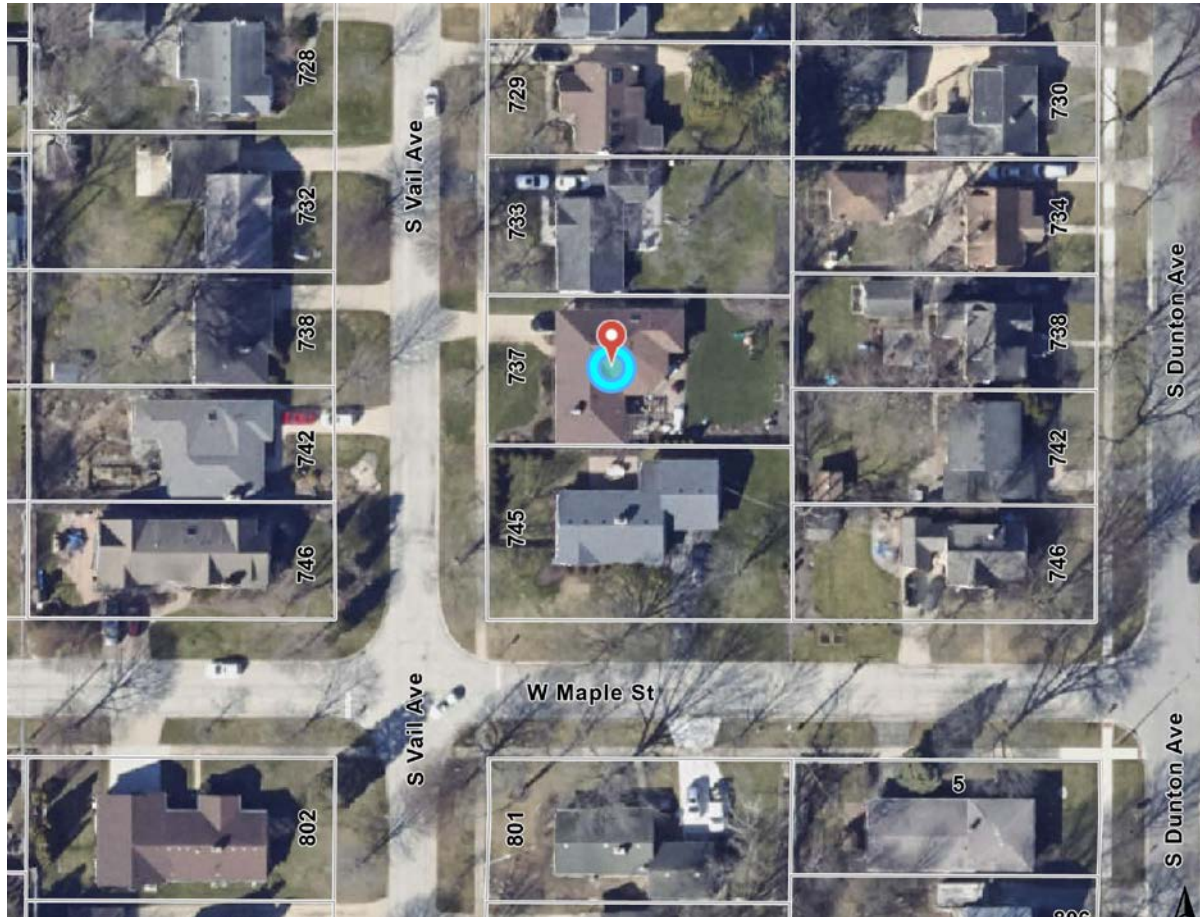
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,590 square feet and the residence with the addition will be approximately 2,682 square feet. The petitioner is proposing to construct a second story addition to the existing single-story home. The roofline expansion along the north and south property line is encroaching into the required side yard setback. Therefore, the petitioner is requesting the following variations:

- A 0.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.
- A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/23/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/23/24	
3. Letter that was Mailed	✓	8/23/24	
4. Photographs of Sign on Property	✓	8/23/24	

Photographs of Existing Structure



Village of Arlington Heights



To: Keith Ginnodo, Petitioner
From: Derek Mach, Zoning Board Liaison
Department: Department of Planning and Community Development
File Number: ZBA 24-026
Project: 737 S Vail Avenue
Date: September 4, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. The proposed addition is nicely designed and it is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. The walls of the proposed addition, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside.
2. The south side wall soffit projection dimension is not shown on the drawings. No projections are allowed within 2 feet from the property lines. The eaves on the north and south being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.
3. Based on the submitted petition, openings are not permitted on the south wall of the proposed addition being less than 3 from the property line.
4. Walls located within 5 feet to the lot line are limited to have openings 25% of the wall area.

Engineering

1. Engineering has NO COMMENT on the request for a 0.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave. Engineering has NO OBJECTION to a 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave given this is an existing condition and no complaints are on record.



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Assumed Names

NOTICE
Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in this State", as amended, that a certificate was filed by the undersigned with the County Clerk of Lake County, on the 7th day of August, 2024 under the Assumed Name of **Divine Outdoor Services** Address(es) where business is to be conducted or transacted in this County: 35 S. Greff Ave. Waukegan, IL 60085 Name and residence or mailing address of the person(s) owning, conducting or transacting business: Orlando Reyes 35 S. Greff Ave. Waukegan, IL 60085 Zoray Eluidel Matos 35 S. Greff Ave. Waukegan, IL 60085 State of Illinois County of Lake Published in Daily Herald Aug. 10, 17, 24, 2024 (4618171)

Name Changes

STATE OF ILLINOIS CIRCUIT COURT COOK COUNTY, IL To Change Name of Minor Child. Request of: Janel Shorter Case No. 20246007778 There will be a court date on my Request to change name of minor child from: Anthony Devon Perry to the new name of: Mason Devon Lash. The court date will be held on September 30, 2024, at 9:00 a.m., in Courtroom 60207, Remote by video conference at: Zoom Log-in information: Zoom access code: 899 3246 8139 Password: 089360 /s/ Janel Shorter Dated: August 15, 2024 Published in Daily Herald Aug 17, 24, 11, 2024 4618370

Mechanic's Lien

Mechanic's Lien Notice is hereby given to Transport Selco aka Selco Transport Inc. (owner) and Banterra Bank (lienholder), that on September 25, 2024 at 11:00am, a sale will be held at: Expedite Mobile Truck Repair Inc.133 Beeline Dr. Bensenville, IL 60106 to sell the following vehicle: 2016 Volvo 4V4NC9EG1GN932538 for labor services, skill or material expended upon or storage furnished for such vehicle is/are redeemed within 30 days of the publication of the notice. As of 09/20/2023 the vehicle mentioned above has an outstanding balance of \$40,154.19 and storage fees will be calculated in the final amount assessed against the vehicle under 770 ILCS 45/1.5. This notice indicates the intent to enforce a Mechanic's Lien under chapter 770 ILCS 45/1 et seq. and 770 ILCS 90/1 et seq. Published in Daily Herald Aug 24, 31, Sep 7 2024 4618504

Mechanic's Lien Notice is hereby given to First Class Express Inc. (owner) and Banterra Bank (lienholder), that on September 18, 2024 at 11:00am, a sale will be held at: Expedite Mobile Truck Repair Inc.133 Beeline Dr. Bensenville, IL 60106 to sell the following vehicle: 2018 Kenworth 1XKYDP9X8J189545 for labor services, skill or material expended upon or storage furnished for such vehicle is/are redeemed within 30 days of the publication of the notice. As of 09/18/2023 the vehicle mentioned above has an outstanding balance of \$18,800.90 and storage fees will be calculated in the final amount assessed against the vehicle under 770 ILCS 45/1.5. This notice indicates the intent to enforce a Mechanic's Lien under chapter 770 ILCS 45/1 et seq. and 770 ILCS 90/1 et seq. Published in Daily Herald Aug. 17, 24, 31, 2024 (4618260)

Public Hearings & Notices

SPECIAL MEETING NOTICE
GRANT TOWNSHIP BOARD OF TRUSTEES MEETING
AUGUST 26TH, 2024
AT 4:30 PM
GRANT TOWNSHIP CENTER: UPSTAIRS CONFERENCE ROOM
26725 W. MOLITOR ROAD, INGLESIDE, IL 60041
AGENDA:
1. PLEDGE TO THE FLAG
2. ROLL CALL OF OFFICIALS
3. MOTION TO APPROVE ROOF BID FOR ADMINISTRATIVE BUILDING
4. PUBLIC COMMENT
5. ADJOURNMENT
Published in Daily Herald August 24, 2024 (4618563)

Public Hearings & Notices

NOTICE OF PUBLIC HEARING
TOWN FUND & GENERAL ASSISTANCE BUDGETS (AMENDED)
Notice is hereby given that Tentative Budget and Appropriation Ordinance for the Township of Elk Grove (Town Fund & General Assistance)-AMENDED, in the County of Cook, State of Illinois, for the fiscal year beginning April 1, 2023 and ending March 31, 2024 will be on file and conveniently available to public inspection at the Township offices located at 600 Landmeier Road, Elk Grove Village, Illinois, after 9:00 A.M., Tuesday, August 27, 2024.
Notice is further given hereby that a Public Hearing on said Tentative Budget and Appropriation Ordinance will be held at 6:55 p.m., Monday, September 23, 2024, at the Elk Grove Township Meeting Hall, 600 Landmeier Road, Elk Grove Village, IL 60007, and that final action on this Ordinance will be taken by the Board of Town Trustees at their Meeting to be held on the 23rd day in September, 2024. Dated this 23rd day of August, 2022.
/s/ George K. Busse, Township Supervisor
Suellen Saterm, Township Clerk
Published in Daily Herald August 24, 2024 (4618576)

NOTICE OF PUBLIC HEARING
Case No. P2408-01
PUBLIC NOTICE IS HEREBY GIVEN THAT THE Plan Commission of the Village of Schaumburg will conduct a public hearing on **Wednesday, September 18, 2024**, at 7:00 p.m. in Parker Hall at the Robert O. Atcher Municipal Center, 101 Schaumburg Court, Schaumburg, Illinois, to consider Approval of a Special Use Group Home located at 1321 Elm Drive, Schaumburg, Illinois (PIN 07-20-215-018-0000).
Plans depicting the proposed request are on file for public review in the Community Development Department - Planning Division, 101 Schaumburg Court, Schaumburg, Illinois.
All persons desiring to be heard will be given the opportunity to be heard. Individuals with disabilities who plan to attend this hearing or individuals who require certain accommodations to allow them to observe and/or participate in this hearing, are requested to contact the Community Development Department at (847) 923-4430 at least one week prior to the public hearing if possible.
DAVID UTLEY, CHAIRPERSON
PLAN COMMISSION
Published in Daily Herald August 24, 2024 (4618579)

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held on Monday, September 9, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:
• **A 1.0-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a rear yard setback of 29.0 feet instead of the required 30.0 feet and an additional 2.0 feet for the eve.**
Any person who desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@yah.com.
At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:
The North 100 feet of Lot 17 in R. A. Cepke's Arlington Heights, a Subdivision of Part of Section 4 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, at Parts of Section 31 and 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
Commonly known as: 900 S. Evergreen Avenue, Arlington Heights IL 60005
Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or ermercado@yah.com.
Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald August 24, 2024 (4618525)

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held on Monday, September 9, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:
• **A 0.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.**
• **A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.**
Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@yah.com.
At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:
Lot 152 (Except South 25 feet thereof) and the south 40 feet of Lot 153 in H. Roy Berry Company's Laudymont Terrace, being a subdivision of part of the southeast 1/4 of section 31, and part of the southwest 1/4 of section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
Commonly known as: 737 S. Vail Avenue, Arlington Heights IL 60005
Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or ermercado@yah.com.
Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald August 24, 2024 (4618526)

Storage

Public Auction at Devon Self Storage 1601 S Canal Street, Chicago IL 60616 Tenant: Nalon S Hurdle Unit: 5049 Property Description: Shelf, chairs, rugs, mattress, side table. Tenant: Ashley Parkinson Unit: 3119 Property Description: Artwork, mannequins, mirror, bins, dehumidifier, boxes, stools, tools. Tenant: Jay Hamilton Unit: 2038 Property Description: Chairs, desk, bins, tv stand, Pokemon cards, board games. Tenant: Dennis Evans Unit: V07 Property Description: Walker, suitcases, bags. Property will be sold to satisfy the Owner's lien for rent under the Illinois Self-Service Storage Rental Act. Property contained in the units will be sold to the highest bidder via an online auction at www.storage-treasures.com. Online bidding will begin 9/2/2024 at 10:00 AM and will continue until 9/16/2024 10:00 AM at which time a high bidder will be determined. Devon Self Storage reserves the right to set minimum bids and to refuse bids. Please refer to www.storage-treasures.com for all other terms and conditions governing the bidding and auction process.
Published in Daily Herald August 17, 24, 2024 (4618301)

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• Fences - Repair or Replace
• Doors - Repair or Replace
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August 7, 2024

PETITION

Will Stephens and Lauren Rzepka Residence – 737 South Vail Avenue, Arlington Heights, Illinois 60005

NOW COMES the Petitioners Will Stephens and Lauren Rzepka being the owners of the property commonly known as: 737 S Vail Avenue, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 6.6-5 (Permitted Structures in Required Yards) in order: to build a second-floor addition with the first floor eaves that project 3 inches into the north required side yard and 41.5 inches into the required south side yard; and any other variations which may be required by the Zoning Board of Appeals.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property if the variations were granted: The new first floor eaves will extend the same distance into the required side yards as the existing first floor eaves.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned: The existing home is non-conforming including the existing eaves that project into the required north and south side yards. The new first floor gable roof will project into the side yards the same distance as the existing eaves of the home.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The proposed eave projection matches the existing eave projection.

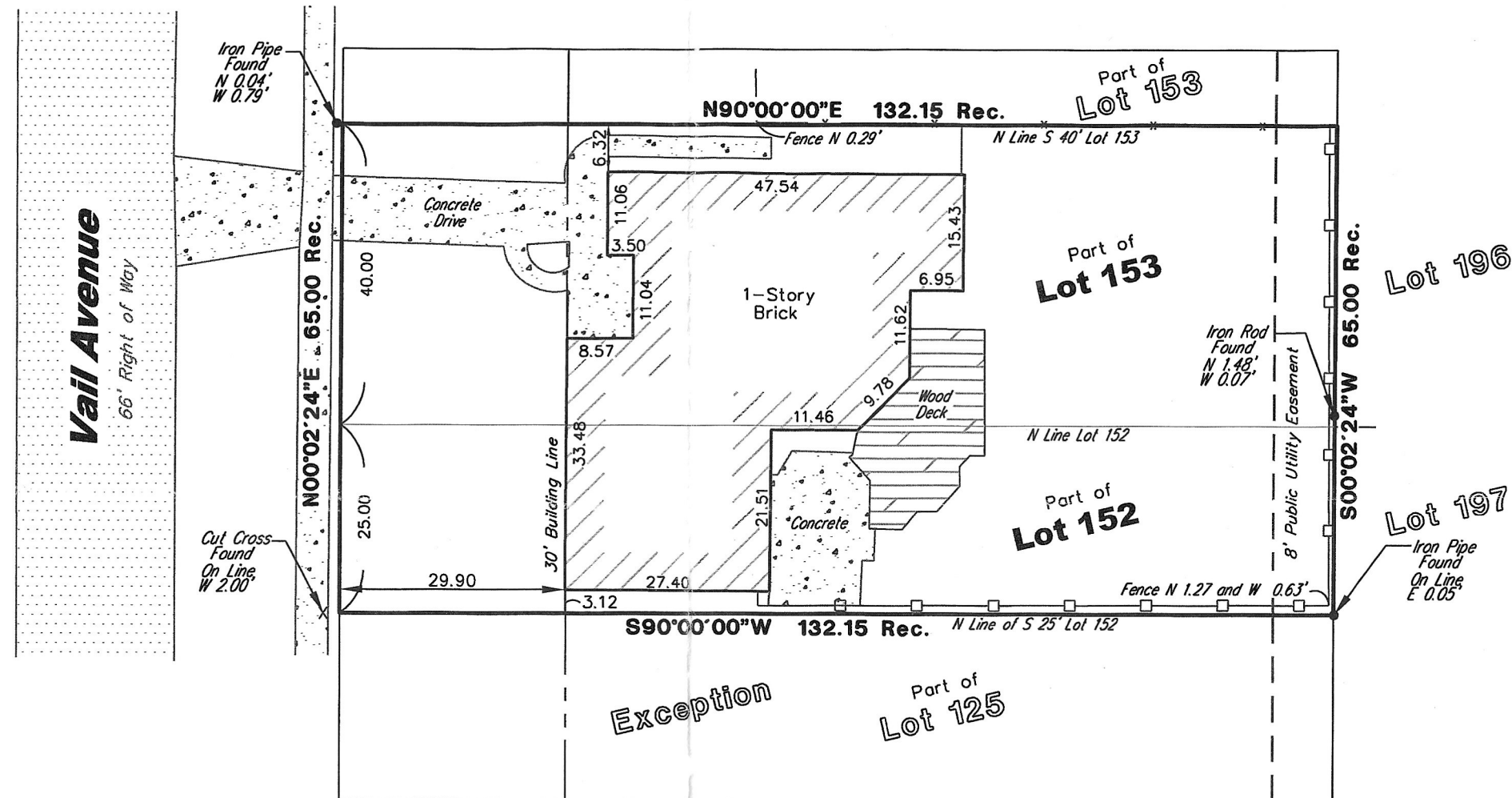
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: The new first floor gable roof allows the second floor addition to harmonize with the larger footprint of the first floor while maintaining the same eave projections.

Signed: (petitioner) Will Stephens date: 8/9/2024



PLAT OF SURVEY

LOT 152 (EXCEPT SOUTH 25 FEET THEREOF) AND THE SOUTH 40 FEET OF LOT 153 IN H. ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 6-23-14
- Prepared for Survey Services Inc., for real estate transaction.
- Site Address: 737 South Vail Avenue, Arlington Heights
- Pin No.: 03-32-309-026
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad files will not be released under this contract.

State of Illinois)
SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 24th day of June, A.D. 2014 in said County of Cook, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-14

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



Drawn By:	KD	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

Field Work Completed:	6-23-14
Scale:	1" = 20'
Date:	6-24-14
Site Address:	
737 South Vail Avenue	
Arlington Heights, Illinois	

Land Surveying Services, Inc.
574 W. Calfax Street
Palatine, Illinois 60067
Ph. (847)991-7700
Fax. (847)991-7700
Professional Design Firm License No. 184-003632

Job Number
LS140459

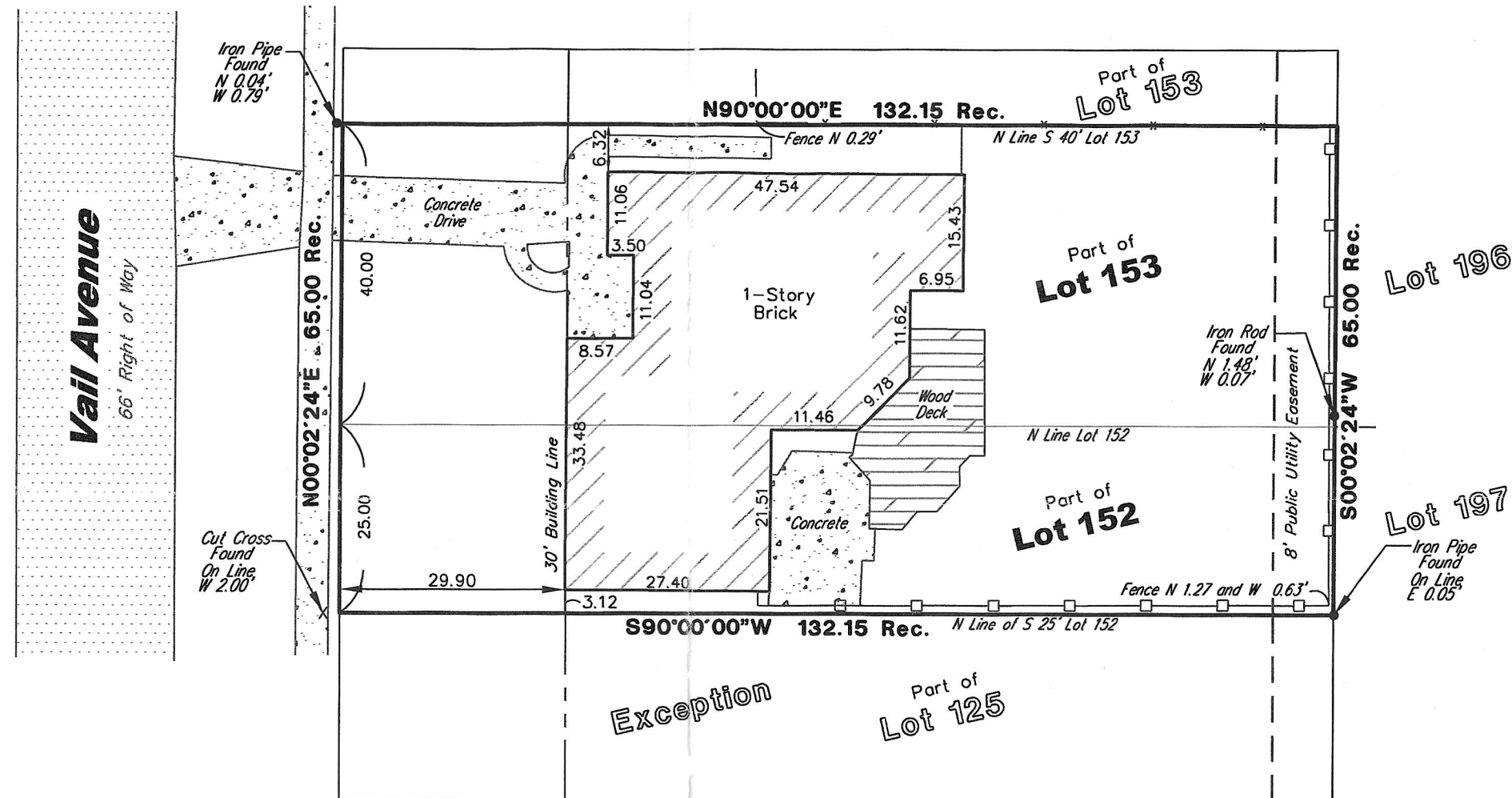
Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY



PLAT OF SURVEY

LOT 152 (EXCEPT SOUTH 25 FEET THEREOF) AND THE SOUTH 40 FEET OF LOT 153 IN H. ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad files will not be released under this contract.

State of Illinois)
SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 24th day of June, A.D. 2014 in said County of Cook, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-14

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



Drawn By:	KD	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

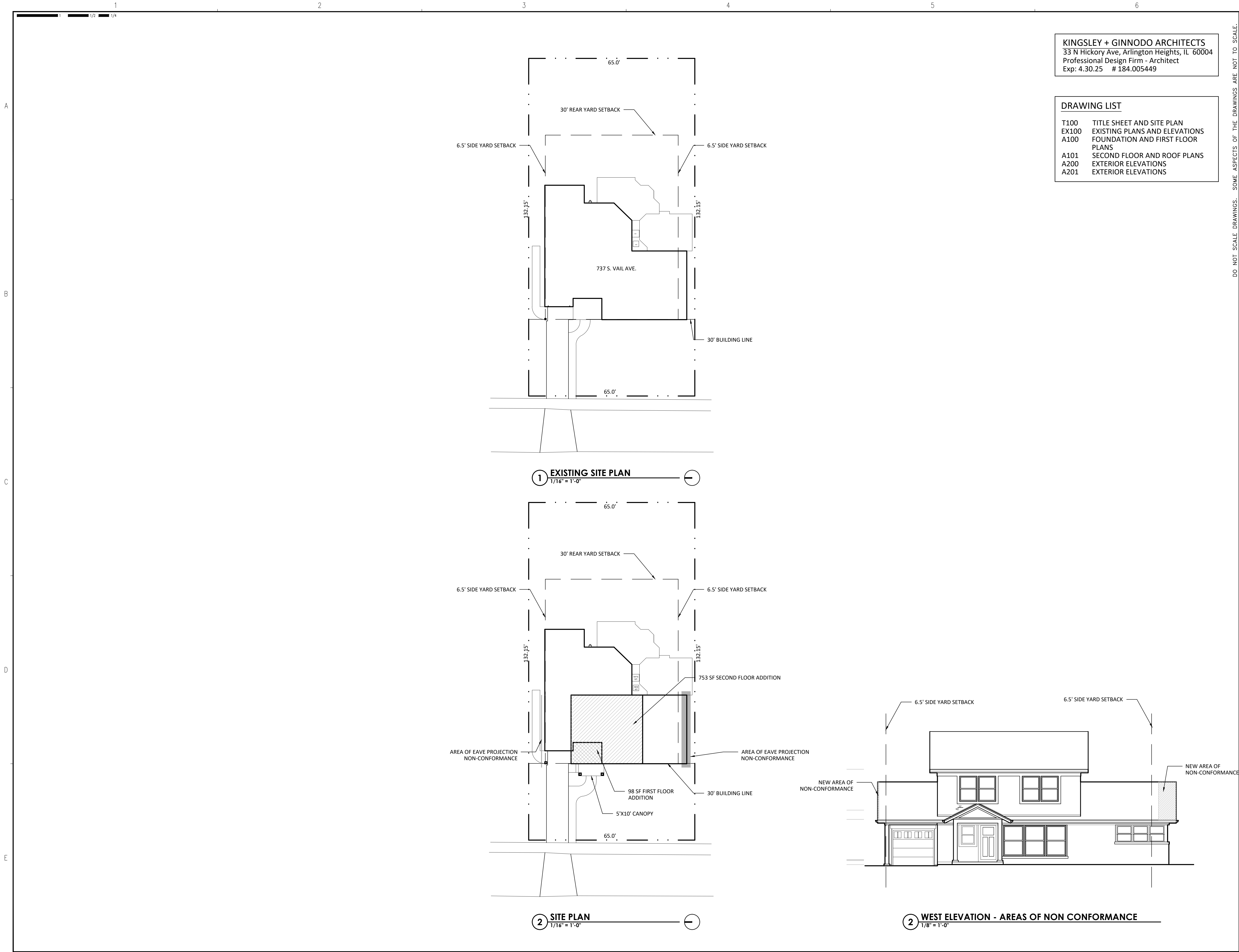
Field Work Completed:	6-23-14	Date:	6-24-14
Scale:	1" = 20'	Site Address:	737 South Vail Avenue Arlington Heights, Illinois

Land Surveying Services, Inc.
574 W. Calfax Street
Palatine, Illinois 60067
Ph. (847)991-7700
Fax. (847)991-7700
Professional Design Firm License No. 184-003632

Job Number
LS140459

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY



KINGSLEY + GINNODO ARCHITECTS
33 N Hickory Ave, Arlington Heights, IL 60004
Professional Design Firm - Architect
Exp: 4.30.25 # 184.005449

DRAWING LIST	
T100	TITLE SHEET AND SITE PLAN
EX100	EXISTING PLANS AND ELEVATIONS
A100	FOUNDATION AND FIRST FLOOR PLANS
A101	SECOND FLOOR AND ROOF PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnode.com
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NOT FOR CONSTRUCTION

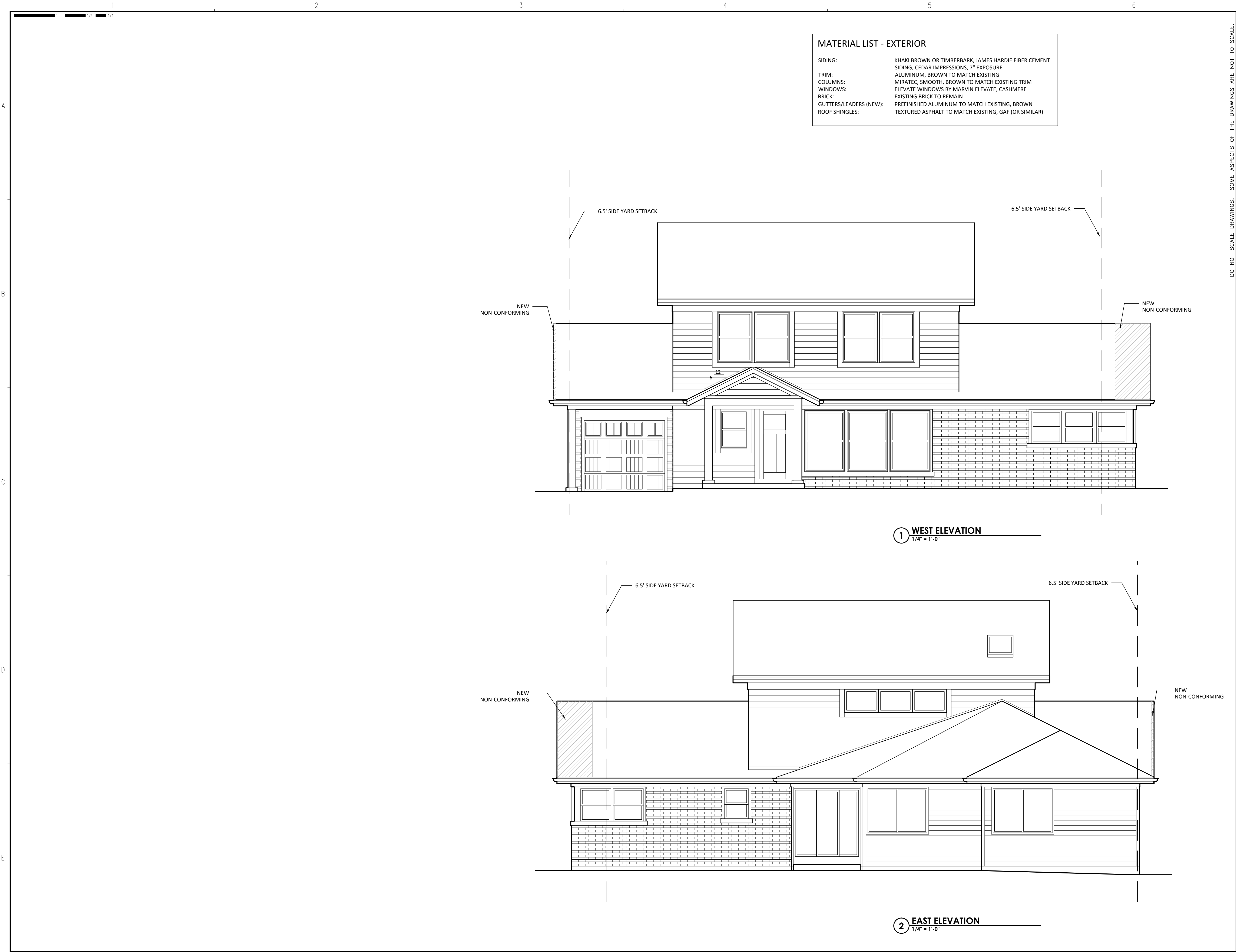
WILL & LAUREN STEPHENS
737 S VAIL AVENUE
ARLINGTON HTS, IL 60005

STEPHENS RESIDENCE

no.	revision	init.	date
	ZBA SUBMITTAL		8/7/24

TITLE SHEET AND SITE PLAN

date	drawn by	checked by
Job No.	STEPHENS	
Sheet No.	T100	



KINGSLEY + GINNODO



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KINGSLEY + GINNODO ARCHITECTS

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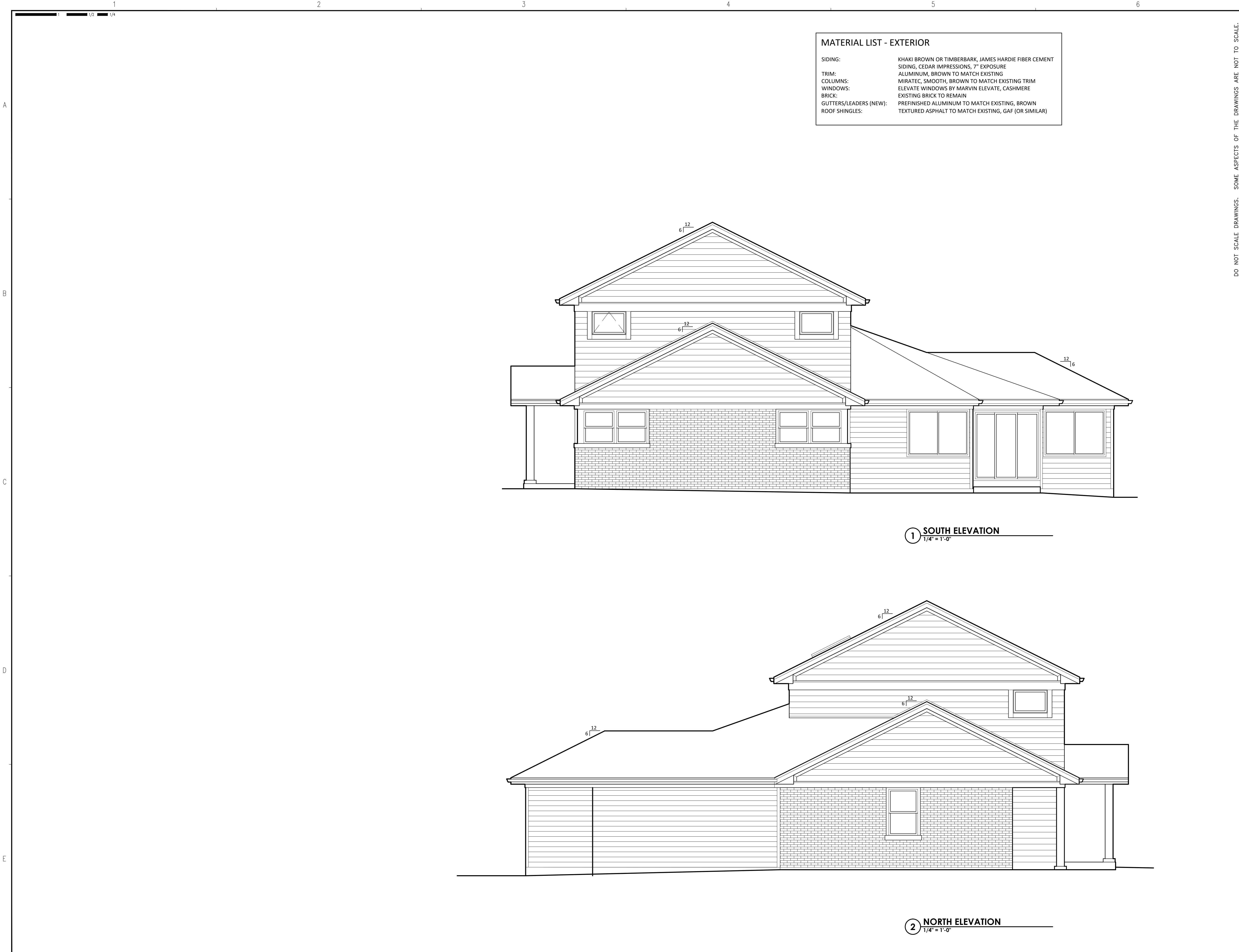
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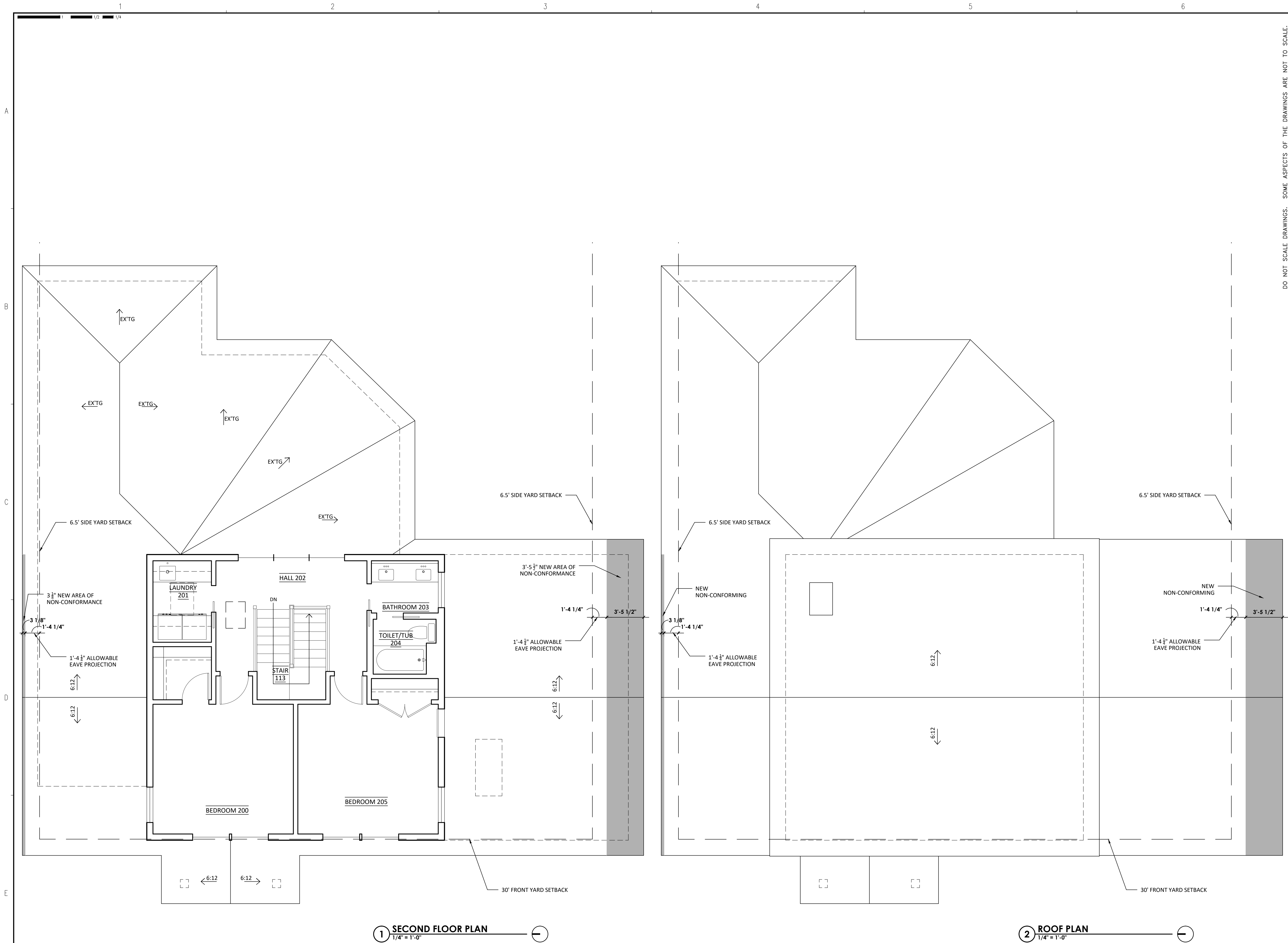
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