



Agenda  
Village of Arlington Heights  
Zoning Board of Appeals  
Buechner Room, 1st Floor

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
December 14, 2015  
7:00 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

A. 716 N. Patton Ave. - 11/9/15

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

A. Schmelzer Residence - 603 E. Euclid Ave.

**VII. OTHER BUSINESS**

**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 David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Item:** 716 N. Patton Ave. - 11/9/15

**Department:** Planning & Community Development

Approval of Minutes & Findings from 11/9/15 hearing.

**ATTACHMENTS:**

| <b>Description</b>          | <b>Type</b> |
|-----------------------------|-------------|
| Minutes - 11/9/15 - Dolezal | Minutes     |
| Findings 11/9/15 - Dolezal  | Minutes     |

**DRAFT**

ZONING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

OF APPEALS

RE: DOLEZAL RESIDENCE - 716 N. PATTON AVENUE

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, 1st Floor Beuchner Room, Arlington Heights, Illinois  
on the 9th day of November, 2015, at the hour of 7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman  
TOM DRAKE  
TOM SCHWINGBECK  
JOSEPH GEISEL  
DAVID DIVITO  
JOSEPH SELBKA  
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: We will call the November 9th, 2015 meeting of the Zoning Board of Appeals to order. The first order of business will be to call the roll. Derek?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Present.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN PETRILLO: If you would stand and join us in the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN PETRILLO: Okay. We have agenda item III as approval of the minutes. I'm going to recuse myself as I was not present at the last meeting and we did have a quorum as to those. Are there any changes, addendums, or comments on the minutes from the last meeting? None being heard, is there a motion?

MR. SELBKA: Motion to approve.

CHAIRMAN PETRILLO: Is there a second?

MR. DRAKE: Second.

CHAIRMAN PETRILLO: All those in favor, say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those opposed, nay.

(No response.)

CHAIRMAN PETRILLO: Motion passes. New business, we have one item on the agenda this evening, the Dolzal Residence?

MR. ROGNER: Dolezal.

CHAIRMAN PETRILLO: Dolezal Residence on Patton Avenue. Have you signed in already?

MR. ROGNER: Yes, I have.

CHAIRMAN PETRILLO: You have, and you've been here before. But I'm just, for the record, I'm going to state the three conditions by which we will weigh the evidence pertaining to your petition:

1. That the property in question cannot yield a reasonable return on the investment if there is a strict application of the code;
2. The plight of owner is due to unique circumstances; and
3. The variation if granted will not alter the essential character of

## DRAFT

the neighborhood.

Sir, if you would step forward?

MR. ROGNER: Sure.

CHAIRMAN PETRILLO: You've been signed in.

MR. ROGNER: Yes.

CHAIRMAN PETRILLO: If I could then swear you in?

(Witness sworn.)

CHAIRMAN PETRILLO: Okay. Could you state your name and your affiliation with the Petitioner?

MR. ROGNER: Sure. My name is Paul Rogner, I am the architect for Mike and Merlinda Dolezal, which by the way they send their apologies that they could not be here. But they had planned a trip several months in advance of this hearing, so I am here representing them.

To give you a little background on why we're here tonight, originally back in 1992, they added on to their house a one-story addition with a deck. Back in about approximately ten years ago in 2005, they built a detached garage. Both projects were done with permit. I think the detached garage was built by Danley and it was built with the necessary ten-foot separation. Actually I measured it the other day as 11-foot-1 wall to wall and it has minimal overhangs on the garage, six inches. The house has none, no overhangs.

So, all was built according to code. However, what came to light recently in that we're trying to, we want to build on top of this addition, we're going to put a new master suite up there, and in putting it through Design Commission review, it came to light that this deck exists between the two structures. That makes it a nonconforming condition.

Owners had no idea at the time when they built the garage that the deck was considered part of the house structure. But being that it is attached, it is. So, this kind of happened. They did add that had they ever known that there was such a condition and it was nonconforming, they certainly would have built it farther back into the yard because they have a lot of available space behind there. They certainly would have done so at the time.

So, we're kind of stuck in this position where we have this structure that sits between, and again the owners had no clue with either project that it was ever a problem, that it was being done this way. So, that's what we're asking for a variance on, you know, basically allowing us to have that structure in place so that we can build the second floor addition that they wish to build.

CHAIRMAN PETRILLO: So, the permit was issued for the garage?

MR. ROGNER: Yes.

CHAIRMAN PETRILLO: With the deck in place?

MR. ROGNER: Yes.

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CHAIRMAN PETRILLO: Okay. So, the hardship would be having to rip that up or take away something that they've been granted in essence by the Village through a permit process of the first addition and as well as installation and construction of the garage?

MR. ROGNER: Correct.

CHAIRMAN PETRILLO: Okay. Are there any other questions from any other members of the Board for the Petitioner?

MR. SCHWINGBECK: No, I think you answered it. I was just confused how the deck was allowed to be built because it looks like they did everything the way they were supposed to, and yet we're in this situation.

MR. ROGNER: Right.

CHAIRMAN PETRILLO: Point of clarification, this still meets the distance requirements from the garage to the home? I think it's for fire?

MR. ROGNER: That is correct.

CHAIRMAN PETRILLO: Yes.

MR. ROGNER: Yes.

MR. MACH: Scales off at the present at nine feet.

MR. ROGNER: Right. I measured it the other day, the two wall-to-wall, corner to corner, because they're kind of, you know, angled. It's 11-foot-1, and the house doesn't have overhangs. The garage has about a six-inch overhang.

CHAIRMAN PETRILLO: Derek, would that be resolved in the permit process if they had to shave off, let's say a foot if it were indeed the shorter distance than was measured? And would that, then let's say that they would, would they have to come back before the Board?

MR. MACH: No. They would have to meet building code which, it's my understanding, would require drywalling the garage.

CHAIRMAN PETRILLO: Which would mean one-and-a-half fire wall.

MR. ROGNER: Did Charlie Craig notate that in the paperwork? Okay.

CHAIRMAN PETRILLO: Well, I just wanted to make that part of the record so that we have that.

MR. ROGNER: Yes.

CHAIRMAN PETRILLO: Are there questions or comments from any other member of the Board?

MR. DRAKE: Were there any reactions from the neighbors? Or did they speak with the neighbors? I didn't see any letters.

MR. ROGNER: I had heard one neighbor was going to come here to speak in favor but they apparently aren't here. So, there was one neighbor that they are, you know, fairly familiar with across the street that were going to come here to speak in favor of, you know,

## DRAFT

their hardship and what they're looking to do actually with the addition in the back.

CHAIRMAN PETRILLO: This is a tough lot. It's very narrow, there's really nowhere else you can go with that without impeding or infringing on another setback requirement.

MR. ROGNER: No. They feel, I guess that they feel terrible because it was a matter of when they built the garage, had they know, they could have just put it farther back and they would have been happy to do so. You know, they put it where they did just out of convenience, so it was shorter distance, you know, to the house. It seemed that it's okay and they did it.

MR. GEISEL: With the existing first floor structure, adding a second story doesn't clearly impact any of the existing circumstances.

MR. ROGNER: No. No. Even the majority of our structure that we're adding is off to the other side of that addition.

MR. GEISEL: Yes. Got it.

CHAIRMAN PETRILLO: Any other questions or comments from any member of the Board? None being heard, is there a motion?

MR. GEISEL: I would support that.

MR. DRAKE: I'll second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek, would you call the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. ROGNER: Thank you very much.

CHAIRMAN PETRILLO: Do it before the weather gets bad. Do we need a motion to adjourn?

MR. DRAKE: Sure, yes.

CHAIRMAN PETRILLO: Is there a motion to adjourn?

MR. DIVITO: Motion to adjourn.

CHAIRMAN PETRILLO: Second?

MR. DRAKE: Second.

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CHAIRMAN PETRILLO: All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those opposed?

(No response.)

CHAIRMAN PETRILLO: None being heard, we're adjourned.

(Whereupon, the meeting was adjourned  
at 7:10 p.m.)

**DRAFT**

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF K A N E )

I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

---

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.

NOTARY PUBLIC

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# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS November 9, 2015

**PETITIONER:** Dolezal Residence  
**ADDRESS OF PROPERTY:** 716 N. Patton Ave.  
**VARIATION:** 6.5-7

A 10-foot variation to allow a second-story addition and a deck with a separation of 0-feet from the existing detached garage where 10-feet is required.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a second story addition and that they are requesting a variation for separation between the home, which includes an existing deck, and the existing detached garage. The petitioner testified that were not aware that the deck is considered part of the home.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance, namely; that the petitioners would sustain a hardship if the variance were not granted; that the situation of the petitioners is unique; and, that the granting of a variance would not alter the essential character of the neighborhood. Proof of ownership and compliance with the Notification Provisions of the Ordinance were presented.

Thereafter, a motion was made by Mr. Geisel and seconded by Mr. Drake. Thereafter, the Board voted 7-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 to grant the variance as requested.**

The granting of a variance for this property shall not be construed as an approval to construct or encroach upon any easement areas unless written consent has been granted by each utility company and a copy of each letter is on file with the petition for this variation, nor be construed as a waiver of any requirements of the building code or other applicable ordinances of the Village.

**It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.**

Anthony Petrillo, Chairman  
Zoning Board of Appeals  
Village of Arlington Heights



**Item:** Schmelzer Residence - 603 E. Euclid Ave.

**Department:** Planning & Community Development

**REQUEST**

1. A 6.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 21.5 feet from the west property line instead of the minimum 27.7 feet and an additional 1.0 feet for the eave.
2. A 359 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,292 square feet instead of the maximum allowed 3,933 square feet.

**ATTACHMENTS:**

**Description**

Staff Report  
Department Comments  
Supporting Documents & Drawings

**Type**

Board or Commission Report  
Correspondence  
Exhibits

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

**Prepared By:** Derek Mach, Planner  
**Hearing Date:** December 14, 2015  
**Date Prepared:** December 8, 2015  
**Project Title:** Schmelzer Residence  
**Address:** 603 E. Euclid Ave.

### Background Information

**Petition Number:** ZBA #15-027  
**Petitioner:** JRC Design Build / Carole Wisniewski  
**Address:** 1275 E. Davis St.  
Arlington Heights IL 60005  
**Existing Zoning:** R-3, Single-Family District

### Requested Action/Background Information

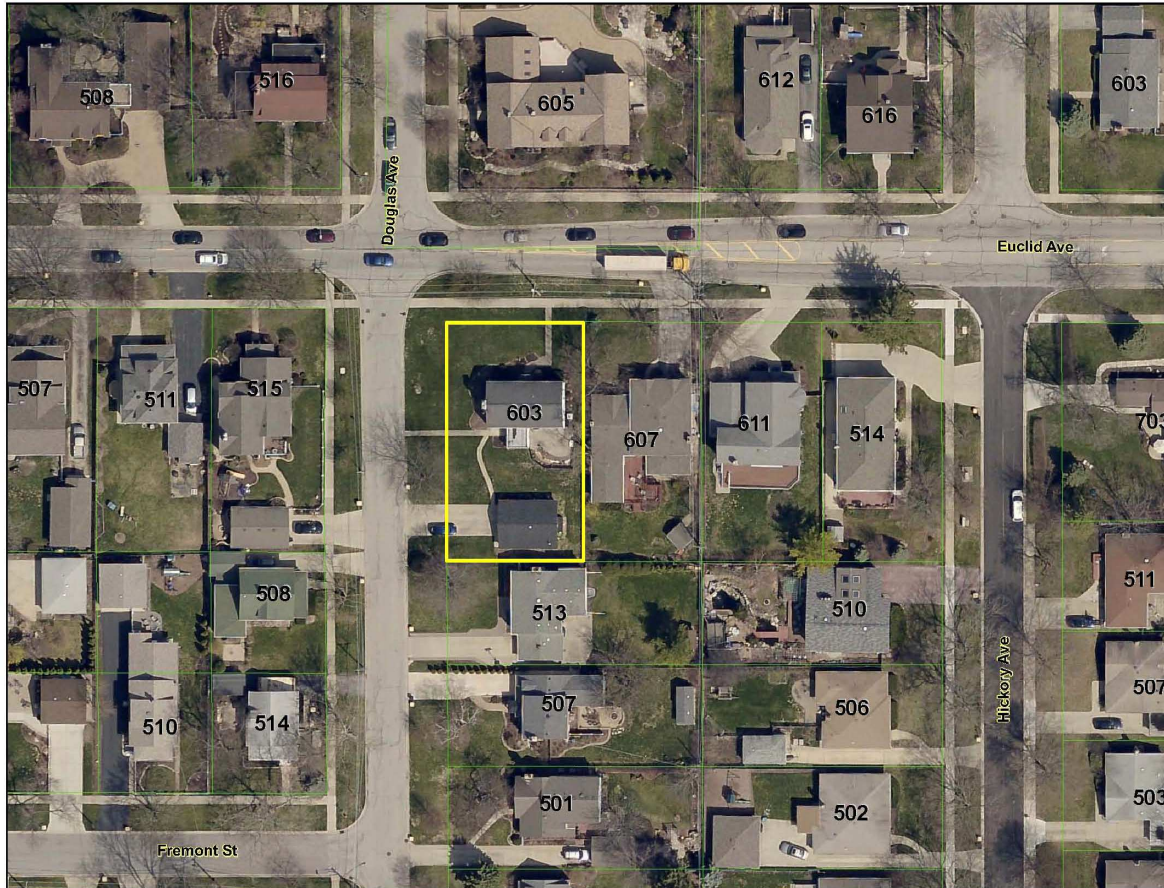
The petitioner is proposing a two story addition in the rear of the home. The proposed addition is encroaching into the required exterior side yard setback and the addition exceeds the allowable floor area ratio. Therefore, the petitioner requests the following variations:

- **A 6.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 21.5 feet from the west property line instead of the minimum 27.7 feet and an additional 1.0 feet for the eave.**
- **A 359 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,292 square feet instead of the maximum allowed 3,933 square feet.**

### 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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                                      | ✓               | 11/24/15     |                |
| 2. List of Property Owners Within 250 feet of Subject Property | ✓               | 11/24/15     |                |
| 3. Letter that was Mailed                                      | ✓               | 11/24/15     |                |
| 4. Photographs of Sign on Property                             | ✓               | 11/24/15     |                |

**Photograph of Existing Structure**



November 18, 2015

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services 

RE: ZBA #15-027 – 603 E Euclid Ave

Building Department Comment(s):

No objection to the variances.

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

ZBA# 15-027  
603 E Euclid- ZBA  
Rev. Eng: Nanci Julius, P.E.  
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: November 18, 2015  
Completed – November 18, 2015

*79m*

The proposed ZBA application indicates that the petitioner is seeking:

A 6.2 ft variance to allow an addition with an exterior side yard setback of 21.5 ft from the west property line instead of the minimum 27.7 ft and an additional 1 ft for the eave; and a 359 sq ft variance to allow to allow a Floor Area Ratio of 4,292 sq ft instead of the maximum allowed 3,933 sq ft.

**The Engineering Department has no objection to the 6.2 ft setback, and no comment on the 359 sq ft variance for the F.A.R. as the proposed addition does not exceed the total allowed lot coverage.**

**PROJECT REVIEW TRANSMITTAL**  
**for**  
**Zoning Board of Appeals Review**

Project Name: Schmelzer Residence

Project Address: 603 E. Euclid Ave.

ZBA #: 15-027

ZBA Hearing Date: December 14, 2015

To: Jim Massarelli, Director of Engineering  
Charley Craig, Building Services

C: Bill Enright, Deputy Director of Planning and Community Development  
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: November 17, 2015

- A 6.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 21.5 feet from the west property line instead of the minimum 27.7 feet and an additional 1.0 feet for the eave.
- A 359 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,292 square feet instead of the maximum allowed 3,933 square feet.

Attached are the Petitioner's:

- ☐ Application & Petition
- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: \_\_\_\_\_

Comments: THE DESIGN OF THE PROPOSED ADDITION SOMEWHAT DOMINATES THE ORIGINAL HOUSE. MODERN MATERIAL PALETTE IS OF SOME CONCERN.

Please review, comment, and return to me no later than Friday, December 4<sup>th</sup>.

DESIGN COMMISSION REVIEW IS SCHEDULED FOR JAN. 5, 2016.

- S. HAUZINGER, DESIGN PLANNER

## PETITION

NOW COMES the Petitioners Peter & Donna Schmelzer, being the owners of the property commonly known as: 603 E. Euclid, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from CHAPTER 28, Section 5.1-3.6 and 5.1-2.8, of the Arlington Heights Municipal Code, In order to: ALLOW A REDUCTION TO THE MINMUM EXTERIOR SIDE (West) SETBACK FROM 27.68' TO 21.48', and AN INCREASE IN F.A.R. BY 198.5 S.F.

I hereby state that the following hardship would exist if the variation were not granted: Limits expansion of existing addition to the South side of the home while maintaining a 10'-0" dimension off the existing detached garage.

I hereby state that the following unique circumstances exist:

- 1) The existing home currently sits at 14.97' off the West property line in which the proposed addition does not exceed.
- 2) The existing detached garage sits at 21.47' off the West property line in which the proposed addition is about the same.
- 3) Shifting the proposed screened porch to meet the average setback would prevent adequate flow to the new addition from the existing home, and would require substantial rework of the existing, which may be cost prohibitive.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: it will maintain an existing setback of the home, and blend in with the overall look and character of the home.

Signed: Peter & Donna Schmelzer Date: November 11, 2015

*Peter & Donna Schmelzer*

1216 E. Central Road  
Arlington Heights, IL 60005  
Phone: 847-392-7600  
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES:  
http://www.matc.com AND sales@matc.com

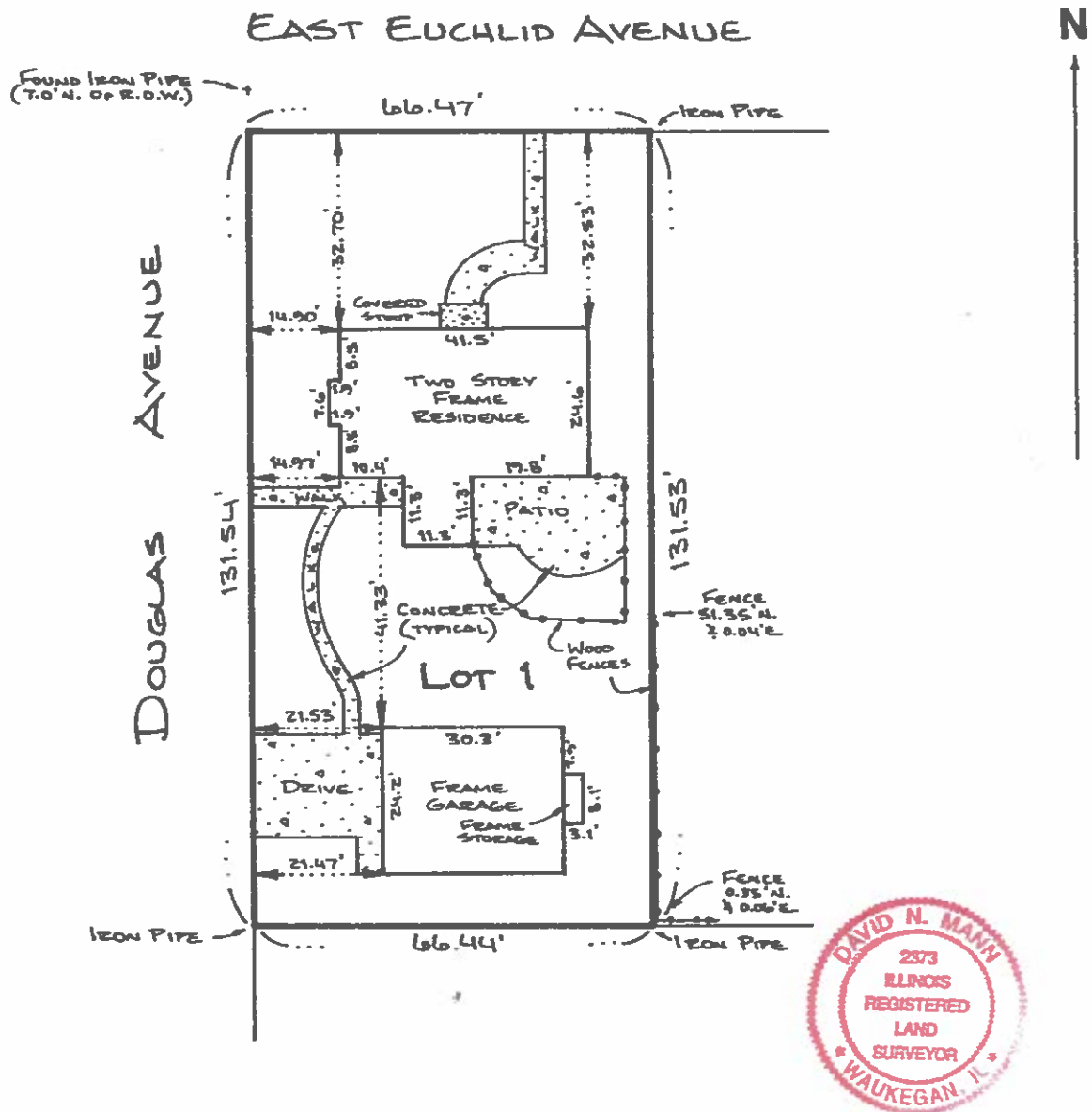
218 N. County Street  
Waukegan, IL 60085  
Phone: 847-336-2473  
Fax: 847-336-2113

9800 S. Roberts Road  
Palos Hills, IL 60465  
Phone: 708-430-4077  
Fax: 708-598-0696

## PLAT OF SURVEY

460 S. County Farm Road  
Wheaton, IL 60187  
Phone: 630-690-3733  
Fax: 630-690-3735

LOT 1 IN KRAUSE AND KEHE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THAT PART OF THE EAST HALF THEREOF LYING WEST OF THE WEST LINE OF THE EAST 33 FEET AND NORTH OF THE NORTH LINE OF THE SOUTH 490 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 5, 1947 AS DOCUMENT NUMBER 14207173, ALL IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS

SS

COUNTY OF LAKE

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining building(s) do not encroach unless shown. Dated APRIL 5, 19 99.

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.

Scale 1" = 30'

Job No. 58327

Address 603 E. EUCLID AVE.  
ARLINGTON HEIGHTS, IL

PTN 03-29-413-001

Traverse WHEELING

Prepared By KURT RICHTER

### NOTES:

This plat has been made for use in a mortgage loan transaction and is not to be used for construction. Unless otherwise noted, lot dimensions shown are record or deed dimensions.

MID AMERICA SURVEY COMPANY

By

Registered Illinois Land Surveyor

Compare your description and see markings with this plat and at once report any discrepancies which you may find.

COPYRIGHT 1999 MID AMERICA SURVEY COMPANY

RECEIVED  
MAY 13 2015  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

1216 E. Central Road  
Arlington Heights, IL 60005  
Phone: 847-392-7600  
Fax: 847-392-7719



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http://www.matc.com AND sales@matc.com

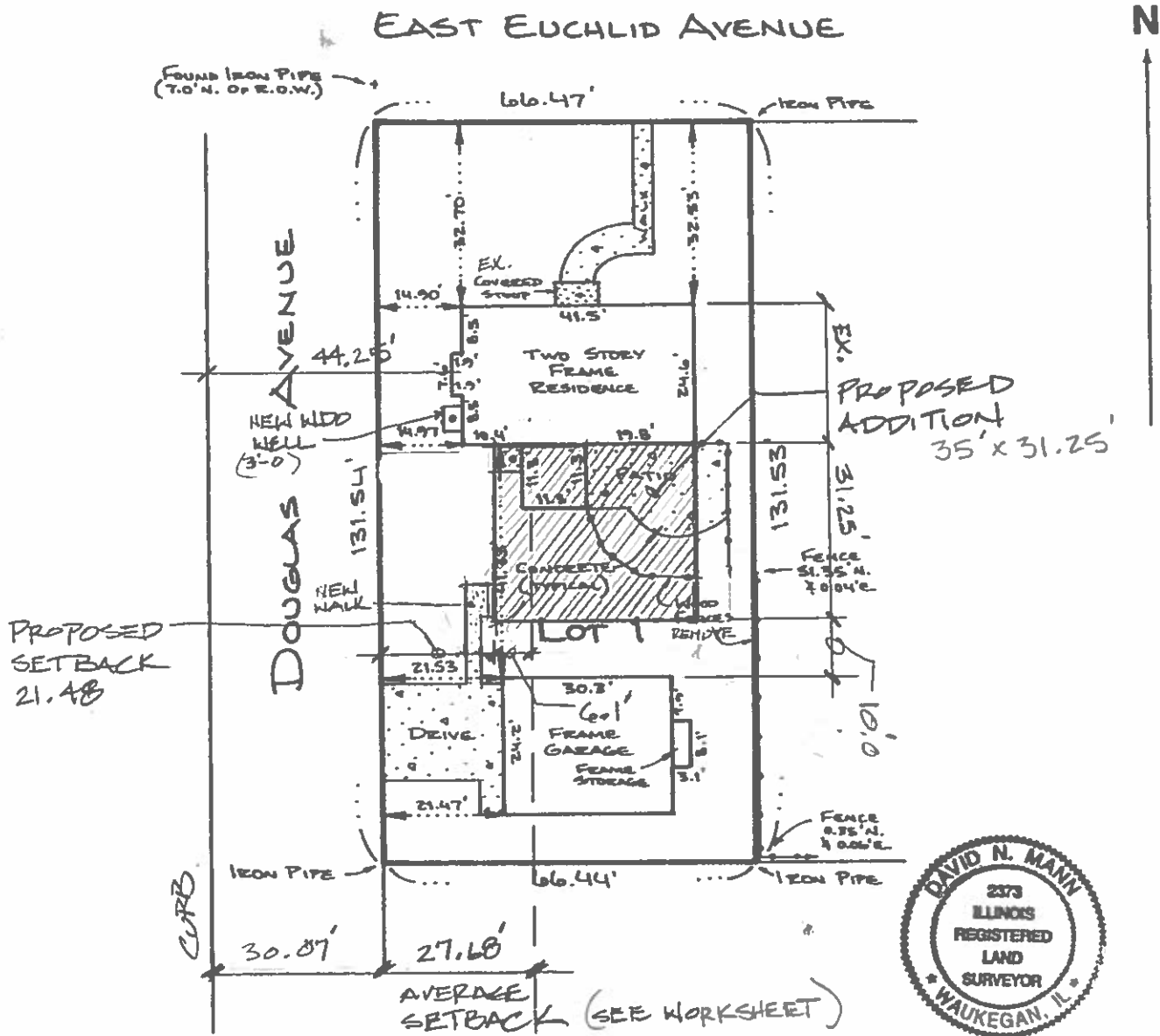
218 N. County Street  
Waukegan, IL 60085  
Phone: 847-336-2473  
Fax: 847-336-2113

9800 S. Roberts Road  
Palos Hills, IL 60465  
Phone: 708-430-4077  
Fax: 708-598-0696

# PLAT OF SURVEY

460 S. County Farm Road  
Wheaton, IL 60187  
Phone: 630-690-3733  
Fax: 630-690-3735

LOT 1 IN KRAUSE AND KEHE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THAT PART OF THE EAST HALF THEREOF LYING WEST OF THE WEST LINE OF THE EAST 33 FEET AND NORTH OF THE NORTH LINE OF THE SOUTH 490 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 5, 1947 AS DOCUMENT NUMBER 14207173, ALL IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS  
COUNTY OF LAKE

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining buildings do not encroach unless shown. Dated APRIL 5, 19 99.

All distances shown are in feet & decimal parts thereof. No angles or distances are to be determined by scaling.  
Scale 1" = 30'  
Job No. 58327  
Address 603 E. Euclid Ave.  
ARLINGTON HEIGHTS, IL  
PIN 03-27-413-001  
Township WHEELING  
Ordered By KURT RICHTER

MID AMERICA SURVEY COMPANY  
By [Signature]  
Registered Illinois Land Surveyor  
NOTES:  
This plat has been made for use in a mortgage loan transaction and is not to be used for construction. Unless otherwise noted, lot dimensions shown are record or deed dimensions.

Compare your description and site markings with this plat and at once report any discrepancies which you may find.

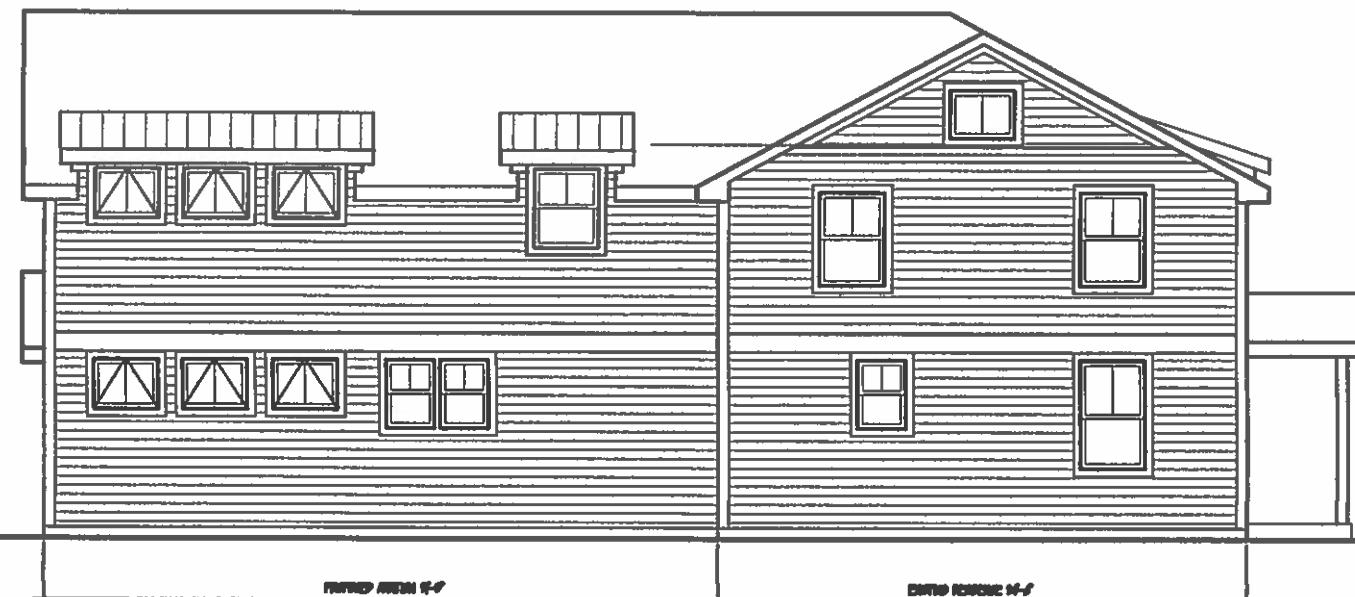
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DEVELOPMENT DEPARTMENT

ORIGINAL



4  
M  
PROPOSED SOUTH (REAR) ELEVATION  
24'-0"



3  
M  
PROPOSED EAST (LEFT) ELEVATION  
24'-0"



2  
M  
PROPOSED NORTH (FRONT) ELEVATION  
24'-0"



1  
M  
PROPOSED WEST (RIGHT) ELEVATION  
24'-0"

RECEIVED

NOV 13 2015

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

| STATUS | NO.    | ISSUED FOR |
|--------|--------|------------|
| 1      | DESIGN | 2015       |
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DRAWN BY:  
A.M.

DATE:  
11/3/15

JRC DESIGN BUILD, INC.  
CW DESIGN GROUP, ARCHITECT  
1275 E. DAVIS ARLINGTON HEIGHTS, IL 60005  
DR. (647) 525-2322 E-mail: timrcd@gmail.com

PROPOSED ELEVATIONS  
ADDITION/REMODELING FOR:  
PETER & DONNA SCHMELZER  
603 E. BUCKLE AVE.  
ARI THURMAN HEIGHTS, IL

JOB NUMBER  
50000

SHEET NO.

A4

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