



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 11, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 416 S. Windsor Dr. - 11/13/17
- B. 304 S. Mitchell Ave. - 11/13/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1902 N. Chestnut Ave. - ZBA#17-056
- B. 1406 W. Maude Ave. - ZBA#17-057
- C. 2529 N. Raleigh St. - ZBA#17-058

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Item: 416 S. Windsor Dr. - 11/13/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
416 S. Windsor Dr. - Minutes 11/13/17	Minutes
416 S. Windsor Dr. - Findings 11/13/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 416 SOUTH WINDSOR DRIVE - ZBA #17-054

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 13th day of November, 2017 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIABELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, before we kick things off, if you plan on speaking, just make sure that you do sign in up front. We'll swear you in at the appropriate time, but it will just help with the flow of everything.

All right, as Peter is settling in, I'll call to order the Zoning Board of Appeals meeting for November 13th. Derek, would you be so kind and do a roll call?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: Very good, we do have a quorum. So, the next order of business is pledge of allegiance. So, if you would stand and join us?

(Pledge of allegiance recited.)

CHAIRMAN DIVITO: Thank you. The next order of business is the approval of last month's meeting minutes. We had seven different items on the agenda last month. Is there any errors or omissions that want to be called out? None being heard, is there a motion to approve?

MR. SIAVELIS: So moved.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: Okay, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All against?

(No response.)

CHAIRMAN DIVITO: All right. So, tonight we only have two pieces of business. For the benefit of both the petitioners, I will just go through the three elements that need to be established in order for the Board to actually grant the variance. First is you must sustain a hardship, show that the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations. Second, describe the unique situation. Finally, describe how, if granted, it will not alter the characteristics of the neighborhood.

That being said, let's call up 416 South Windsor. Have you had a chance to sign in already?

MRS. MATTES: Yes, we signed in.

MR. MATTES: Yes.

MRS. MATTES: Yes.

CHAIRMAN DIVITO: All right. Name and address for the record?

MRS. MATTES: Erin Mattes, David Mattes, and we currently own 416 South Windsor Drive.

CHAIRMAN DIVITO: All right. Raise your right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MRS. MATTES: So, we were here in February, and I told you that I'm not a public speaker, I'm an accountant. I'll do my best.

So, I'm Erin Mattes, my husband David Mattes. We own 416 South Windsor. We have two kids. Ryan is now in sixth grade at South, and Caitlin is in fourth grade at Windsor. Both accountants, I work in a local accounting firm, and Dave is a CPA in Downtown Chicago.

We were here in February of this year requesting the same variances for an addition to our house which you did approve with the condition that we satisfy with Engineering that we didn't make any water issues worse for our neighbors to the north. Our home currently does have a French drain surrounding it, so it actually controls any potential water leaving our property as it is today. Our contractor who is here with us this evening has assured us grading our property properly is something that will be done including another French drain should it be necessary.

But we're here again to request the same variances for new construction instead of an addition. After our contractor got the bids for our initial project, they came back with a total so high that we asked can't you build a new house for that, and he said yes, in fact you can. We tweaked the plans. The architect changed things like ceiling heights and stairways because we have issues with height and hitting heads if we forget to duck going up and down the stairs. They sent the bid back out, it actually came back slightly lower than the bid for the initial project.

A little information about us. We moved to Arlington Heights now 14 months ago, closer to Downtown Chicago, closer to Downtown Arlington and the train station. We moved for schools for the kids. We switched hockey clubs, the new hockey club is here. We love the Park District here, the library, and a huge factor is to be close to our friends and family. Really like this area.

I grew up within a mile of our house in Stone Gate. I graduated from Prospect, that's where I want the kids to go to high school. My parents still live in Arlington, about 12 blocks away from us. They're our kids' only living grandparents, which is nice to have them close. My dad had surgery last week, my mom needed something, she called me, within 15 minutes I was at their house. So, that to me is just priceless as this stage in our lives.

We looked at over 40 houses when we were looking to settle, and Stone Gate was really a dream neighborhood. There were three houses when we were looking that came up for sale. Unfortunately, none of them had attached two-car garages. Our Windsor house came on the market on a Friday, and Sunday was as soon as we could get in there and we put a bid on it later that day after we saw it. Even though it only had a one-car garage in the seller/realtor notes, it stated there is sufficient space to add a second car garage if desired. So, once we looked at the house, loved the location, read those notes, we put a bid on the house. It was always our intention to make significant changes to this house, if we became the owners of it.

The location of the house is really about the best thing about it these days. Some of the issues were noted during inspection, many were not. It needed updated, actually brand new mechanicals, we need to update electrical. Can't use two outlets in the kitchen at the same time. Can't cook dinner and do laundry at the same time, things like that. We need siding, we need a roof, we need gutters, we need a garage door. All that stuff needs to be replaced anyways. There's structural damage where the current garage meets the house, it's where the mice like to come in. We need tuck pointing. The fireplaces are a mess. Staircases, the rise and run isn't right, so we've tumbled on the stairs occasionally. All that can be fixed with our project here.

Also, there were no children living in the house when we bought it. I kind of get why now, there is no space big enough for anybody to gather which is not what we are used to. So, like I said, we planned to make all these changes. To us, a two-car garage is not something we would only like but something we need. We have two travel hockey players, they have a ton of gear, we need the cars to transport their gear. My SUV does not fit in this current garage. Right now I have a 17-year-old car, so you know, my windows don't fold in and all that good stuff, my side view mirrors. But it's also been garage parked, so it's over 17 years. I just rolled 201,000 miles today in fact.

So, garage parking to us is a necessity. It extends the life of our cars. We would like this house to be our forever house. So, we think it's a necessity because when I'm an old lady, I want to be in my garage when I'm bringing my groceries in.

We have owned two homes prior to this one, and they both had attached two-car garages. I get, you know, when homes were built in the early 50's, people probably didn't need a two-car garage. But today, two cars are very much the norm. The houses to both the north and the south of ours have both been updated, have attached two-car garages. So, our house would still fit into the neighborhood. We kind of actually stick out right now like a sore thumb. So, our project would make fit in better with the neighborhood than we currently do.

Also, adding the porch we believe would significantly improve the look of the house compared to now when we don't have a porch at all. So, you know, when my Amazon orders are sitting out there and it's raining, they get soaked, stuff like that. We can't think of a better street in Arlington Heights really to have a porch on because we have the big parkway, and the porch is always, we've had that on our last two houses. It's more of an extension of the useful space, not just to stick my flower pots on. I'm not very good with flowers anyways.

You know, our kids have, we have readers, they like to sit out. We put furniture on our porches, they sit out there to read. It would actually get used. So, even with demolishing the current house and building a new one, we have this existing basement foundation that we will build on and around which is why we still need the variance, because when this house was initially built it was not centered on the lot. That's what causes us to need the variance for that additional space, those three feet when we get to the back of the garage on the north and the front for the porch because we can't move the house back because of where the existing foundation is.

You may be wondering if we have considered selling this house to look for something else, if you're anything like my parents, and we thought about it for about a second. But our kids have really adjusted incredibly well. They're thriving in

school, they've involved in activities. In addition to playing their hockey, they play baseball and softball in the spring, and they actually have friends in the neighborhood they can ride their bikes to. This is new, we used to have to drive over half an hour to get them to and from the school. So, having friends in the neighborhood has been outstanding. This summer, they got to ride to their friends' houses, to the park, to the pool, whatever, a great experience for all of us.

Additionally, in Stone Gate, for anybody who doesn't know, we have all these events, candlelight bowling, progressive dinner, Easter egg hunts, we have a summer party, Oktoberfest, Halloween, holiday hayride. We all put trees out in front of our houses. We just really love the neighborhood. We've met a lot of great people since moving to the neighborhood and we just want to build a house we can all fit in for many years to come. Thank you.

CHAIRMAN DIVITO: Very descriptive petition, so thank you very much for the information. Derek, remind me, the original petition that went through, it was approved?

MR. MACH: It was approved. It was an addition at that time. The variations have not changed from the previous request, but it was approved with the condition that they satisfy engineering.

MR. SIAVELIS: As to the water issue?

MR. MACH: Yes, along the side yard.

MR. SIAVELIS: And have you done such? Have you taken, well, you must have taken steps before that, right? Before you went to bid for the prior variation, prior petition?

MRS. MATTES: Yes, and I don't know what that guy did that we hired who came out already and did that plan for us.

MR. KOLOSOSKI: We had a topo done, sorry. A topo was done.

MR. SIAVELIS: You signed in, right?

MRS. MATTES: Yes.

MR. KOLOSOSKI: I'm signed in, yes.

CHAIRMAN DIVITO: All right. Name and address for the record please?

MR. KOLOSOSKI: Bob Kolososki, 415 South Middleton Avenue, Palatine, Illinois.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. SIAVELIS: And your role? Just identify your role.

MR. KOLOSOSKI: I'm the architect, I'm the architect. We had hired, a surveyor came out, did a topo. Before we had final grading plans done, they found out that the house was too expensive to put the addition on, so we kind of put that on hold. However, you know, we fully believe that it can be done with the existing topo conditions. Our intention is, and we stated this before, is we will not, you know, introduce any more water on the neighbor's lot. Then we're going to stick to, you know, using the existing topography to, you know, control our water and not let it get on the neighbor's lot any more than it does now.

CHAIRMAN DIVITO: So, the previous petition was approved, no work was done after the --

MR. KOLOSOSKI: No work was done because, yes, we never went in for permits.

CHAIRMAN DIVITO: So, nothing has been improved on the existing watershed because no work has been done.

MR. KOLOSOSKI: Right, yes. Correct.

MRS. MATTES: No, the French drain existed when we bought the house.

MR. KOLOSOSKI: Yes, when they bought the house.

MR. SELBKA: Do you plan, in building the new home, to add to the current foundation?

MR. KOLOSOSKI: We're going to keep the existing foundation of the existing house. There was an addition on that house originally, that's coming out completely. Then we're going to keep the existing foundation of the original house, raise the floor level up a little bit so they have, because right now the basement ceiling is like right here, raise that up a little bit, and then add on to that. So, we are saving what we can, you know, budget's sake.

MR. SIAVELIS: And add on to that means what?

MR. KOLOSOSKI: We're adding an addition off the back and we're adding a side addition which is the garage.

MR. SCHWINGBECK: What is the square footage of the existing home?

MRS. MATTES: 1,500.

MR. MATTES: 1,500 and change.

MR. SCHWINGBECK: And you're going to 31?

MRS. MATTES: 31? I thought it was only about 28, sorry.

MR. SCHWINGBECK: You're proposing a home that will have approximately 3,100 square-foot, am I reading that right?

MR. KOLOSOSKI: That number sounds correct to me.

MR. SCHWINGBECK: So, about 1,500 square-foot now?

MR. KOLOSOSKI: Yes.

MRS. MATTES: Correct.

MR. DRAKE: I have two questions. Could you explain just so I'm clear what a French drain is and does? I'm a little fuzzy on that. Second question is have you spoken with your neighbors who were here the last time with their attorney, and I believe are here again tonight about this issue? Have you been in contact over the last several months about what you're trying to do and, you know, not have somebody coming in that is having a problem with what you're trying to do?

MRS. MATTES: Yes. Other than hello at the grocery store and when she asked me when we're starting, I kept saying soon because I kept thinking it was soon, until we went in for the demo permit and they told us we had to come back here. So, not an in-depth conversation.

The French drain, please correct me if I am wrong, Mr. Contractor, we questioned during, we have no sump pump or anything in our house, so that made me nervous because I've never had that before. Oh, you have a French drain, I guess it's just a bunch of PVC pipe that runs all the way around your entire house and then there's little drain covers in our yard all the around. I think there's four different spots, and it collects water from our yard and it runs it out to the sewer.

MR. MCLENAGHAN: Yes, that's basically it.

MR. SIAVELIS: Is that prone to being clogged with leaves and debris and other things?

MRS. MATTES: The covers are very --

CHAIRMAN DIVITO: About six-inch, eight-inch --

MRS. MATTES: Yes, the --

MR. MATTES: Yes. Nothing gets in them.

MRS. MATTES: -- in them is very, nothing gets in.

MR. SIAVELIS: Fine?

MRS. MATTES: Fine, thank you.

MR. SIAVELIS: The existing house right now is 14 feet from your property line, is that correct?

MR. KOLOSOSKI: I don't have it in front of me.

MR. SIAVELIS: Because I'm looking at the plat that's in the materials we have.

MR. KOLOSOSKI: Oh, I would have the same one. Thank you. I would say, actually it's right there, hello. 14 feet.

MR. SIAVELIS: So, you're 14 feet from the property line. But now with the proposed construction and the addition you'll put on, you're going to approach that property line, according to the materials that are provided to us, at their closest point. Derek, can you go down three sheets, maybe two sheets? There you go. At your closest point, 3.5 feet, correct? And you're going to step in away from the line, and now the dimension there is about 7.25, correct?

MRS. MATTES: Yes.

MR. KOLOSOSKI: There's a little bit more of a separation at the front of the garage.

MR. SIAVELIS: Yes, because it's a pie-shaped lot.

MR. KOLOSOSKI: It is a pie-shaped lot, yes.

MRS. MATTES: Right.

MR. SIAVELIS: Right. So, that, you're going to be adding essentially, and you're going above the garage, right, with a second story?

MRS. MATTES: Correct.

MR. KOLOSOSKI: Partially.

MR. SIAVELIS: Partially.

MR. KOLOSOSKI: We have one wall back on the north side so that we would try not to have, you know, this two-story wall right up against their neighbor. So, we moved the wall over.

MR. SIAVELIS: So, tell me something, you're going to pour foundation along that north property, along that north wall of the garage, right?

MR. KOLOSOSKI: Yes.

MR. SIAVELIS: So, from a hardship standpoint, and I understand what we did before, I remember this petition specifically and I remember the opposition that was faced, okay. Tell me why is it not feasible to move in that north side of the garage, that wall, in essentially the 7.25 feet where you wouldn't need a variance as far as with respect to that side yard?

MR. KOLOSOSKI: We wouldn't have a two-car garage there.

MR. SIAVELIS: Why is that?

MR. KOLOSOSKI: Because it wouldn't be wide enough.

MRS. MATTES: Yes, it butts up right to --

MR. MATTES: It wouldn't meet the standards of a two-car garage.

MRS. MATTES: To the foundation of the basement, and he said you can't build a garage over a basement. You said that wasn't good practice.

MR. KOLOSOSKI: Right. No, it wouldn't meet the standards of a two-car garage.

MR. SIAVELIS: Okay, for those reasons or are there any other reasons?

MR. KOLOSOSKI: Those are the reasons. I mean basically, you know, to obtain a two-car garage this is what we have to do.

MR. SIAVELIS: Hypothetically speaking, if you were to move that north wall of the garage in to 7.25 feet from the north property line so it's planar front to back, what would the interior dimensions of that garage be roughly?

COURT REPORTER: Excuse me. Could you please move that off the podium? There's a microphone on there.

MRS. MATTES: All right.

MR. KOLOSOSKI: Just under 18 feet. Just under 18 feet.

MR. SIAVELIS: 18 feet, okay. Do you know what the distance roughly from the neighbor to the north, the closest structure to that property line, that north property line which would be their south property line?

MR. MCLENAGHAN: Approximately -- can I speak?

MR. SIAVELIS: Identify yourself please.

MR. MCLENAGHAN: My name is Gordon McLenaghan, I'm the owner and president of M&M Builders.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. MCLENAGHAN: Approximately 15 to 18 feet. I just left the property.

MR. SIAVELIS: That's the distance between the neighbor to the north, the house, the closest part of that house to the property line?

MR. MCLENAGHAN: According to the stakes that they have in the ground and the grass mowed up to the stakes, yes.

MR. SIAVELIS: 15 to 18 feet, is that correct?

MR. MCLENAGHAN: Correct, and they have a two-story house stacked with a fireplace facing their house.

MR. SIAVELIS: So, let me make sure I understand the consequence of what you're saying here. If you were to, if your client was to obtain a variance to build as shown in this figure, the approximate distance between the two houses would be 18 to 21 feet?

MR. MCLENAGHAN: Correct.

MR. SIAVELIS: Can you put the picture up, Derek, of this house? Of this house, I think that's, what, Sheet 2?

MR. SELBKA: Yes.

MR. SIAVELIS: You know, the color photo, Derek.

MR. MACH: The aerial?

MR. SIAVELIS: Not the aerial, the front view, street view.

MR. SELBKA: Street view, three, page three, Derek.

MR. SIAVELIS: Sheet 3. Up one. All right, sir. So, the questions I was asking you pertain to this photo, right?

MR. MCLENAGHAN: Correct.

MR. SIAVELIS: When you were giving the dimensions or those distances --

MR. MCLENAGHAN: Can I walk up to that screen?

MR. SIAVELIS: To short circuit this and move faster, the distances I was asking you about are shown on this photo?

MR. MCLENAGHAN: Yes.

MR. SIAVELIS: One other question, if you rip the foundation out and start again, center this house --

MRS. MATTES: Oh, my God.

MR. SIAVELIS: Hold on, center this house on the property such that you wouldn't need a variance, what kind of cost adder would that incur?

MR. MCLENAGHAN: \$45,000 minimum. That's if we don't hit anything that we don't know is buried. They've already placed it.

MR. SIAVELIS: What's the upper end of that range approximately? So, \$45,000 plus would be?

MR. MCLENAGHAN: 45 would be the minimum. It could get as bad as 60. We've had that happen many, many times. That's why I suggested to them let's leave, when I bid this job, I put the whole thing together, and I've been doing this for 43 years. I said this is ridiculous, I'm going to fire all these guys, the number is too high. So, I bid it again, then the number came back almost exactly the same. I told her, I says, Erin, I can knock your house down and build you a brand new house, a real house where you open the front door and you don't bump into the staircase, so on and so forth, for the same money. So, that's where we're at.

What I plan on doing is enhancing the house to meet all the other houses that are doing all this work in that neighborhood. That's a beautiful neighborhood and everybody is doing something. This house sticks out like a sore thumb, it's stuck in the 80's. You open the front door, you step in, you have to go to the left, close the door so that you can go to the right because the staircase is there. That's number one, that's against code. Number two, when you go up the stairs, I have to duck and I'm only 5'10. That's against code. I can go on and on and on. That house is stuck in the 80's, it needs to be knocked down and rebuilt.

MR. SELBKA: Is it feasible to fill in the portion of the basement foundation which would allow a conforming garage slab?

MR. MCLENAGHAN: Sure, but you're talking about \$15,000-\$18,000. You've got to pour footing, you've got to cut the floor, pour the footing in, pour a wall, backfill it with proper fill. Nobody does that.

MR. KOLOSOSKI: Structurally I wouldn't want to do it. I don't think that's, I wouldn't want to be the architect that approved that honestly.

MR. MCLENAGHAN: It's one thing to have normal dirt, clay, gravel, whatever is in our land outside of a foundation. When you take a foundation and put

another foundation inside of it and then fill that with a foreign substance, that inside wall has all the properties of wanting to break it. Case in point, the Puppy, west of Arlington Heights Road, south of Golf Road, off of Segers built four years ago, the place where they take care of all the dogs, okay. Mike Flaherty from Flaherty Jewelers, he is on that board and I was his eyes and ears and go-to person for that entire construction so that I never went to the site other than just to take a look and see why the disaster came. That's exactly what happened, they tried to do exactly what you said to save some money. They put the foundation in, they backfilled it, three days later the foundation was in the basement. Can't do that.

MR. SCHWINGBECK: Well, we're not ready to start discussing it though.

MR. SIAVELIS: No, not at all. I was asking questions.

MR. SCHWINGBECK: Yes.

MR. SIAVELIS: Because I remember how this went in February.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: I remember some of the questions that we, the issues that we considered, the distances between the houses, the condition of this existing house, you know.

MR. SCHWINGBECK: Right.

MR. KOLOSOSKI: You talked about the basement wall.

MR. SIAVELIS: Yes, we did, we talked about some of that, too. That's why I want to just get that testimony fresh in here and make sure that we had these dimensions, that generally we're in the right ballpark for that --

MR. SCHWINGBECK: Erin, the one question I wanted to ask you, you brought this up when you first started discussing this, you said that by going with a complete tear-down versus a remodel, that it was much lower?

MRS. MATTES: Oh, if I said much, it was lower and we were all surprised by the fact that it ended up with the demo --

MR. SCHWINGBECK: So, I mean like how much?

MRS. MATTES: And hauling away of the house and to rebuild my home, our house, sorry.

MR. SCHWINGBECK: So, we heard what starting from scratch with a new foundation would be. But how much lower did it come in at?

MRS. MATTES: It was 20 less even with the demo and hauling?

MR. MCLENAGHAN: About 18 I think it was.

MRS. MATTES: 18.

MR. MCLENAGHAN: Yes, 18.

MR. SELBKA: \$18,000?

MR. MCLENAGHAN: Right.

MRS. MATTES: Yes.

MR. SCHWINGBECK: By going with a total tear-down versus a rehab?

MRS. MATTES: Including the demo and hauling away of our current house.

MR. MCLENAGHAN: It's always faster, cheaper, and easier to build everything brand new than it is to add to what's there now.

MRS. MATTES: And the HVAC and the electric guys were very happy.

MR. MCLENAGHAN: Not to mention, I barely fit in that basement. This man

does not.

MRS. MATTES: No, his head went through the other day.

MR. MCLENAGHAN: And the footprint is exactly the same. What you approved, what the Board approved the last time, the footprint is exactly the same, only it's a little higher. We're leaving the existing foundation, we're adding the, I saved them \$30,000 by not going down to nine feet in the back on the addition and underpinning the new foundation to the old foundation.

MR. SIAVELIS: But you are going north to the property line.

MR. MCLENAGHAN: We were still going in, not one inch are we moving farther north than we were eight months ago.

MRS. MATTES: It was in that garage.

MR. MCLENAGHAN: Not one inch farther back, not one inch further forward except to the porch.

MR. KOLOSOSKI: The porch was there.

MR. MCLENAGHAN: The porch was already there so that --

MR. KOLOSOSKI: That proposal did include the porch.

MR. MCLENAGHAN: And we're within the mean height.

CHAIRMAN DIVITO: All right. I think we're satisfied from the Board's standpoint for the questions. If there's anybody from the audience that wishes to come up and present? Have you had the chance to sign in?

MR. BRAIMAN: Yes.

CHAIRMAN DIVITO: All right.

MR. BRAIMAN: Good evening. My name is Jeffrey Braiman, B-r-a-i-m-a-n, from Braiman & Associates, 4256 Arlington Heights Road in Arlington Heights. I'm the attorney for the next-door neighbors. With me today is Brian Farrar. His wife was here with him last time, she's out of town, she can't be here. I assume you're going to want us to be sworn?

CHAIRMAN DIVITO: Yes, please. So, right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. BRAIMAN: Thank you. We're back. Thank you for having us. You heard from us last time for a rather lengthy period of time. At that time, I had prepared and forwarded to you beforehand a letter of objections, and in that letter is much like our argument today.

The Village of Arlington Heights spent a lot of time, I'm sure, creating ordinances and statutes regarding your requirements for setbacks, for zoning, et cetera. Those are important, and it's important to you, it's important to us, important to the neighbors. I think strict adherence to those is important as well.

Before I get into a little bit more of my position and argument, I would ask Staff, if I could ask Staff a question? The variations that were granted back in February, are those, because this is not going to be an extension or an addition but rather a tear-down, are those now operable still or not?

MR. MACH: Yes, if they chose to construct the addition.

MR. BRAIMAN: Only if it's an addition. But if it's a, since they require now a tear-down, those, if they do a tear-down, would not be effective and they would have to

have this new variation, is that correct?

MR. MACH: Correct.

MR. BRAIMAN: Okay, and your ordinance requires that they can't come back to this Board for a variation on the property within a year, is that correct?

MR. MACH: Well, the prior was already approved, and the circumstances have changed.

MR. BRAIMAN: Well, on your, we took off --

MR. MACH: We're talking about a substantial change.

MR. BRAIMAN: We took off your website these limitations on requests for variations. No request for a variation shall be considered by the Zoning Board of Appeals for a property which was the subject matter of a previous request for a variation for a period of one year after the Zoning Board of Appeals has made a determination or a recommendation for a variation on the same property.

MR. MACH: Then if you continued on please.

MR. BRAIMAN: Approval, if a request is approved, it shall be valid for only one year, and it goes on.

MR. MACH: It goes on to state that if there is a substantial change, it can return to the Zoning Board of Appeals.

MR. SIAVELIS: Especially in the context of an approval.

MR. BRAIMAN: I don't read that in here but I just was questioning that, I wasn't sure how the Board would see that.

Again, one of the conditions obviously is there has to be a hardship. Again, we reiterate the fact that the neighbors, the Matteses, bought the house a little over a year ago. When they purchased it, they knew what they were buying. They knew what kind of lot it was, they knew it was a pie-shaped lot. They knew the size of the house, they knew everything. In fact, they even knew, they had a question with regards to the garage, with the one-car garage. Apparently, they said just recently that they relied on the fact on the realtor that it could be expanded.

I know I have advised my clients --

MR. SIAVELIS: Wait a second. When did, did the Petitioner in today's hearing just testify about that?

MR. BRAIMAN: Yes. Yes.

MR. SIAVELIS: All right, I'm sorry, I must have missed that, okay.

MR. BRAIMAN: Yes. I've advised my clients, my children have just bought homes themselves, that if you think that there is a need to expand, before you contract, before you buy and invest a lot of money, call, call the Village, find out what the requirements are, can you expand, what do you need, does it need to have a variation, what are the requirements. If you don't do that, you're taking it as it is. They knew what they were buying. They bought it, and now they're coming to you saying it's a hardship. Well, it's not a hardship, it's created by themselves. It's the type of hardship that I believe that this Board should just disregard.

It's not a unique circumstance either. If you look at that property, you look at the neighborhood, there are numerous homes that have only one-car garages. That's not unusual there. This is not something that was, it was something that was created by them, not of the situation.

I think one of the reasons I believe, it seemed to me last in February when this Board granted the variation was that we made mention of and defended our objection by saying that the Village Engineer did not approve. At the time, one of the Commissioners, or at least one of the Commissioners, stated that it didn't say why they didn't approve and, therefore, it really was meaningless and they weren't going to take that disapproval with any merit. Well, now the Village Engineer has stated that the reason is, he says that it needs a five-foot minimum for adequate drainage along the side yard. So, he has now identified the reason for his objection to it, he's saying that there should be at least five feet.

While my clients would rather have no imposition into the building line, you know, obviously five feet is better, it gives less impervious area. My clients have had flooding in the past from the side yard. We're fearful that by having this building closer to the property, that more is going to happen. It's nice to say that they're going to engineer it so that it won't be, but our fear is that there will be some more imposition of water into my client's property.

Commissioner Siavelis mentioned the fact that he found, or at least obtained the information that right now if they move the property towards again, I think it was 7.5 feet, like the back cutout?

MR. SIAVELIS: Let's call it seven feet or 7.25 on the notch end.

MR. BRAIMAN: The garage end. If you make it even, they would have, I think the architect said they would have an 18-foot wide garage. If you expanded it or let them go into five feet instead of the 7.25 or 7.5, now they'll have an over 20-foot garage. I think that would be adequate for their needs and give them recourse and also more helpful to my client as far as protecting them from the water infiltration.

Again, it's important to note that you have rules, you have regulations, you have standards. It's important to comply with those standards I think. I think it's also unusual that a neighbor comes not only once but twice and hires an attorney to defend their position. It's important to them and it should be important to the Village of Arlington Heights as well.

I stand here ready to answer questions. Also, my client is ready to do the same thing. We hope that you take into consideration our needs and our concerns of how it's going to impact my client directly.

MR. SIAVELIS: You guys have any questions? Because I've got a couple of questions.

MR. JAFFE: I guess, so based on what I'm hearing, you would be in favor of what the Engineering Department has recommended, and that would be to go to a five-foot setback and not what is currently being requested by the Petitioner?

MR. BRAIMAN: Obviously we would prefer none.

MR. JAFFE: Sure.

MR. BRAIMAN: But if the engineer says five feet would be appropriate, then we would comply with that, we would not oppose it.

MR. JAFFE: Okay, thank you.

MR. SIAVELIS: So, if you look at the documents from the Engineering Department, they partitioned their views down, or they separated their views as to the side yard variance and the front yard setback and the porch. To clarify, you have no objection

to the front porch variation?

MR. BRAIMAN: That's correct. We didn't last time either.

MR. SIAVELIS: All right. Now, when the Petitioner and their architect and their builder were up answering questions, I asked a series of questions directed to this image right here, the current photo of your house next door and the Petitioner's house, correct? You were in the audience right then.

MR. FARRAR: Yes.

MR. SIAVELIS: On the right side of this image, that's your house?

MR. FARRAR: It is.

MR. SIAVELIS: And your address?

MR. FARRAR: 410 South Windsor.

MR. SIAVELIS: Did you hear when I asked the contractor, I'm sorry, I forgot your last name, sir --

MR. MCLENAGHAN: Gordon.

MR. SIAVELIS: Gordon, okay. When I asked him the distance, approximate distance between essentially your house and the property line, and he said 15-18 feet. Do you agree?

MR. FARRAR: I don't. I would say it's more like 14 feet. But I haven't measured it, so I can only go by, you know, what I've seen from the plat of survey. I haven't physically measured it so I couldn't tell you for sure.

MR. SIAVELIS: Okay, so we'll go with your 14 feet.

MR. FARRAR: Okay.

MR. SIAVELIS: All right, worst case scenario. All right, and what the Petitioner is seeking is basically three, well, hold on, let me get that paper. What's that distance again?

MR. SELBKA: 3.6 I believe is what he said.

MR. FARRAR: It is 3.5.

MR. SIAVELIS: Can we just go to the image? It's a lot easier for us to talk about. There you go, okay. So, if the Petitioner prevails on this part of the variance and builds the structure that you see here, by your own testimony that will be approximately 17.5 feet between the north wall of his garage, the closest wall, and your house, right? Doing the math, 17.5?

MR. FARRAR: I would want to measure it to be sure, but yes.

MR. BRAIMAN: The question I have about that is the building line is 7.5 feet which is what they were --

MR. SIAVELIS: I understand.

MR. BRAIMAN: I believe it's on the same thing on the other side. So, it would be I think about, we don't have the actual measurements so I don't want to guess.

MR. SIAVELIS: How long have you lived in the house?

MR. FARRAR: 11 years.

MR. SIAVELIS: 11 years, and you've walked down the side of your yard, the south side of your yard, right?

MR. FARRAR: Many times.

MR. SIAVELIS: Many times over those years, right. You can approximate that distance in your head, can't you?

MR. FARRAR: I can tell you I think it's 14 feet, I can't be sure though. I've mowed it, I couldn't tell you if --

MR. SIAVELIS: Okay, good. All right, you mow your own lawn.

MR. FARRAR: I don't now but I did.

MR. SIAVELIS: Okay, when you were younger.

MR. FARRAR: When I was younger, yes.

MR. SIAVELIS: All right, understood. Fair enough. What I'm trying to get an understanding of is the distance between your houses, because as long as I've been on this Board for three terms now, that's one of the things we look at when we have a contested petition on a side yard set off, okay, not just necessarily the distance to the property line and the build line, but the distance between the two structures existing with the neighbor and the proposed. We look at that and evaluate that, recognizing that in this community there's a lot of irregularly shaped yards or lots, okay, and we have pie-shaped lots because of the way our streets come in on diagonals and just how the suburbs were developed or how the Village was developed. So, that's one of the things we look at. That's why I asked you about those questions and that's why I asked the Petitioners about that question, okay.

You understand that the Petitioner's house, the second story on that north side is stepped in from the dimensions you see here, right?

MR. FARRAR: I do. I also know that their property is higher than mine and that --

MR. SIAVELIS: Currently?

MR. FARRAR: Currently, right now, yes. When there is a heavy rain, water does pool on the side of my house. So, if we're going farther over and you have gutters and you have water flow, you don't really have adequate coverage now, what's going to happen when this new structure goes up?

MR. BRAIMAN: They also mentioned the fact that the house is going to be raised a little bit because the basement is going to be raised.

MR. SIAVELIS: What steps have you taken if any to alleviate that water accumulation or collection in the south side of your yard?

MR. FARRAR: We had French drains put in as well when we remodeled the house.

MR. SIAVELIS: When was that?

MR. FARRAR: 12 years ago.

MR. SIAVELIS: Did they not handle that access water?

MR. FARRAR: Not on that side if it's a heavy rain. I have had water come in through the window well on that side of the house in the past. So, it's a big concern of mine.

MR. SIAVELIS: Have you taken steps, additional steps since that water came in your basement through the window wells there?

MR. FARRAR: I have. I've seal coated the basement. I have done some landscaping to, you know, raise the dirt. I have done a lot of different steps throughout the whole house, and I've had no water for many years. But initially we did.

MR. SIAVELIS: Since those steps were taken?

MR. FARRAR: Yes.

MR. SIAVELIS: Those steps were taken a few years ago?

MR. FARRAR: Five years, four years ago. But again the water does still pool on that side of the house when we have, you know, the rains that we do get.

MR. SIAVELIS: I don't have any more questions right now.

CHAIRMAN DIVITO: Okay, anybody else from the Board? Okay.

MR. BRAIMAN: Thank you.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience? None being heard, we'll just close it down to Board deliberation.

MR. SIAVELIS: All right, I'll start because I asked the majority of the questions. I remember this, you know, when we heard this back in February, and I remember the issues we confronted and discussed. I am sensitive to the neighbor's concerns here because this is something that we should be looking at closely. I temper that versus what we discussed before and what we heard tonight.

I am mindful of the fact that the Petitioners are seeking to build what I consider to be a reasonably sized house. They are looking for a two-car garage which I think is essential in this day and age. Set aside the fact that you have an SUV, hockey equipment, I think a lot of us understand what that represents. But a two-car garage is not a big ask in my view. They're not looking for a three-car garage or an oversized two-car garage.

I also look at the monetary issues, right, that's why I asked the specific question about what does excavation and removal of that existing foundation and re-centering on the lot, what does that entail. That wasn't a trivial number in my eyes. Maybe some others on the Board would disagree, but in my eyes that's a significant number and significant adder.

Then I looked at and considered the distance between the two houses. I think that's an important thing that I know we've looked at and we've considered in the past. I think that distance is significant between the two houses, existing and what the resulting distance would be if the proposed variation goes through, okay. I know that that distance is greater than a lot of us see and have seen in Stone Gate and Scarsdale and some of these older subdivisions. So, that's an important factor in my eyes.

Collectively, I think those factors are great enough to overcome the neighbor's opposition as well as the comments from the Engineering Department as to the side yard set off, noting again that the porch set off, there is no opposition from either the neighbor or the Engineering Department. So, for those reasons, collectively, I still support this variation.

MR. SCHWINGBECK: You know, last time, we had no idea why Jim was not in favor of this. I've walked this property three or four times, it is a large drop between their house and the neighbor. Even moving that, we gave them the okay back in February to put that two-car garage on there, it was still going to push it all the way almost out to where that hill ends. I mean there's going to be a lot more water in that side yard. But we knew Engineering was not in favor of it.

Jim is writing here not in small letters --

MR. SIAVELIS: Caps.

MR. SCHWINGBECK: He's writing in capitals, I mean he's telling us that he is not in favor of this. We can certainly I think look at the zoning rules and make some

intelligent decisions. But we have the head of the Engineering Department specifically telling us in caps he's not in favor of it, he wants a minimum of five-foot for adequate drainage. I don't know how we can make a different decision than he's got here, we're not having the engineering background he does.

MR. SIAVELIS: Yes, but he doesn't hear the other hardships, right, the other testimony that comes in to establish the hardship and the cost, the specific cost estimates we have to essentially move the plan, move the house, right. He doesn't have the benefit of that. That's why we have to evaluate that and weigh those together.

MR. SCHWINGBECK: No, and I understand that. We're going from 1,500 to 3,100 square feet. I mean perhaps they could either move it around a little bit, push it back, but I think we can stay within --

CHAIRMAN DIVITO: One question I have, and this would actually go to the builders, you know, the pie-shaped lot, we have the 3.5 at the nearest point. How wide does that get? Do we have any --

MR. MCLENAGHAN: I'm sorry?

CHAIRMAN DIVITO: How wide does it get from the property line up the easternmost portion of that house?

MR. SIAVELIS: Well, it's 73.16, isn't it? 73.16?

MR. MCLENAGHAN: From the house to the lot line?

CHAIRMAN DIVITO: From that upper corner, that top right corner.

MR. SELBKA: The front of the garage.

CHAIRMAN DIVITO: The front of the garage, right.

MR. MCLENAGHAN: Along the 25.81?

CHAIRMAN DIVITO: To the lot line, yes. Or not the 25.81 but the neighbor's lot line.

MR. MCLENAGHAN: Oh, the distance instead of, because you have 7.25, then you have 3.5.

CHAIRMAN DIVITO: Yes, and then --

MR. MCLENAGHAN: Then back to seven.

CHAIRMAN DIVITO: Is that seven right there at that very --

MR. MCLENAGHAN: Close.

MR. SIAVELIS: No, it's like five.

CHAIRMAN DIVITO: I think it's going to be hard to come up with that figure right now unless you have it drawn out. My point is that --

MR. MCLENAGHAN: Well, we have a scale, we can scale it.

CHAIRMAN DIVITO: Okay. My point is that if we're asking for five, we're starting at 3.5 for how long of that house? The majority of that house, it looks like it's stepped back well within that line. We're talking about maybe half of that garage is going to be, maybe that full side of the garage, who knows, but we'll wait for the number.

MR. SIAVELIS: So, Chairman, are you looking at that to potentially offer up a compromise that would comply with the Engineering's request for five feet? Is that the idea? Okay.

CHAIRMAN DIVITO: I mean for me it's, I can see it as it is, as requested or within five feet, because I feel that's a little bit well within that five feet already.

MR. KOLOSOSKI: I don't have the --

MR. SIAVELIS: Come up to the podium to the mic. Come up to the podium so that the mic is used.

MR. KOLOSOSKI: I'm sorry. I don't have an engineer's scale but I have a trusty regular architect scale. It's somewhere between 4.5 and five feet at the front of the garage.

CHAIRMAN DIVITO: So, naturally, based off the request, we're getting to that distance towards the front of the house?

MR. KOLOSOSKI: Right.

MR. SELBKA: And the back of the house, it goes to 3.5.

MR. KOLOSOSKI: 3.5.

MR. SELBKA: And the middle of the house.

CHAIRMAN DIVITO: I think that's well within.

MR. SIAVELIS: What would happen to the interior dimensions, the width essentially of the garage if you would step it, move that north wall of the garage and it's contemplated five feet from the property line?

MR. KOLOSOSKI: You'd have approximately 21 feet.

MR. SIAVELIS: Width?

MR. KOLOSOSKI: Interior of the garage.

CHAIRMAN DIVITO: Of the garage.

MR. SIAVELIS: Refresh our recollection.

MR. KOLOSOSKI: Because we'd be moving it 1.5 feet here.

MR. SIAVELIS: Refresh my recollection, what is considered standard width in today's terms for a two-car garage? Even if it's a range, what is the range?

MR. KOLOSOSKI: The range is 20 to 23-24 feet.

MR. SCHWINGBECK: Because the doors are 16-foot, right? And then they go --

MR. KOLOSOSKI: Yes, but people are going to 18-foot for doors, you know, quite often. But yes, normally it's 16-foot doors.

MR. SCHWINGBECK: 16 with two-foot on each side.

MR. KOLOSOSKI: So, 20 would be the very minimum, and if you go to 24, I would say that's an oversized two-car garage, something like that.

MR. SELBKA: If you do five feet the whole way, how big is the garage going to be?

MR. KOLOSOSKI: 21 feet approximately inside.

MR. SELBKA: So, if we go to five feet, it would still be a two-car garage.

MR. KOLOSOSKI: By definition.

MR. MCLENAGHAN: It would be a tight two but it would be a two.

MR. KOLOSOSKI: Yes, yes.

MR. MCLENAGHAN: It would still be classified as a two, it would be a tight two.

MR. KOLOSOSKI: Right, yes.

MR. SIAVELIS: Let me ask you a follow-up question then. So, you notch back in, you bring the house back in there and you come to 7.5 or 7.25 from that back northwest corner of the house, right? You see where the dimension line is for 7.25?

MR. KOLOSOSKI: Yes.

MR. SIAVELIS: Could you have a continuous, basically a planar north wall that mirrors that property line, that north property line that's five feet, right, and have that planar wall come from that northwest corner?

MR. KOLOSOSKI: You mean a parallel wall?

MR. SIAVELIS: Yes.

MR. MCLENAGHAN: The wall to the lot line?

MR. SIAVELIS: Yes, planar and parallel instead of notching, stepping in and out like that.

MR. KOLOSOSKI: That's a little awkward framing.

MR. MCLENAGHAN: Yes, that's --

MR. SIAVELIS: It's a trick, right?

MR. MCLENAGHAN: Yes, I'd have to put my, I'd have to go back to work if you do that. My guys couldn't do that, I could do it but our guys won't be able to do that.

MR. SIAVELIS: That's why you notched it?

MR. MCLENAGHAN: No, that's why we make it square.

MR. SIAVELIS: To make it easier.

MR. MCLENAGHAN: Yes, yes.

MR. KOLOSOSKI: Yes, because if you start introducing these oblong angles, you know, nothing looks right. I mean it looks odd.

MR. MCLENAGHAN: Right.

MR. SIAVELIS: Well --

MR. KOLOSOSKI: And then we have to go back to --

MR. MCLENAGHAN: It changes the roof pitch, it changes everything, yes.

MR. SIAVELIS: Well, I'm asking you that and I'm being mindful of the comments from the neighbors, your petition, the grounds that you raised, right, and then the comments from the Board. I mean you've got to read the tealeaves, right.

MR. MCLENAGHAN: Sure.

MR. SIAVELIS: And we have Engineering offering up a potential compromise. We have two Board members signaling that that may be a way forward, you know, you may find yourself in a position of entertaining a compromise.

MR. MCLENAGHAN: Understood. There are options.

MR. SIAVELIS: And they are?

MR. MCLENAGHAN: If this were to go through exactly at the size that it is, okay, we're going to have excavate slightly outside that, staying inside the lot lines, staying off of this gentleman's property, which means we're going to get really close to it. So, once that's all said and done, it has to be backfilled. I have no problem putting in a six or an eight-inch French drain with a collector box in the back running all the way to the front, set in gravel with a pop-up on their property, on Erin's property so that none of the water from our impervious surface enters his property at all. Any water that's in his property is coming from his property and not from the property to the south, even though the property line is higher.

What the gentleman was saying is his property is here, and their property is here, about here, okay, that's about the job. It might be a little bit more, an inch or two one way or the other, okay. But the grass area that's there now is the width of the garage we want to extend which is land that collects water and it runs in. Everybody in

here knows water goes downhill, it takes the easiest route. So, once you take the house and extend the house out closer to the lot line, we've created more impervious surface along that line which is going to force the water, water can't go through impervious surface, that's why you call it that, it's going to get caught up in the back. We'll put a collector in the back and put the drain to the front and put a big pop-up in the front, and this gentleman will not get any of that water, I'll guarantee it.

I invented the system that Mount Prospect uses as a directive for every builder to get water from the back of people's houses to the street where it belongs without going to the neighbor.

MR. SIAVELIS: Is that offer for the French drain, is that applicable to as the plan you're showing right here with 3.5 feet as well as that five feet on the potential compromise?

MR. MCLENAGHAN: If it has to be, it has to be. I'd prefer to do it with the 3.5 feet because we're going to kill two birds with one stone. The Matteses are going to get what they want, we're going to keep the water out of this gentleman's property. I don't see why she should have to compromise and have a skinnier garage if we're going to accomplish stopping the water.

MR. SIAVELIS: Well, let me remind you this whole process we're in right now essentially boils down to a compromise, right.

MR. MCLENAGHAN: And I understand that.

MR. SIAVELIS: The ordinance and the rules are written a certain way for compliance here.

MR. MCLENAGHAN: Right, and I totally get that and I understand that. But what I'm suggesting is, I'm trying to help this gentleman and at the same time build their property. I'm not even charging that. They get their drain on a feed, I'll just put it in.

MR. SELBKA: Is there a concern about muddying them for 13? I mean, so the thing is it goes in the back, you know, you're going to have a gravel well back there I'm assuming?

MR. MCLENAGHAN: No, it's a box that's set into the ground, level with the ground, okay. It has a green cover and they're usually about 24 by 24 or 30 by 30 or whatever, okay. Then we bring the pipe out of that and it goes directly to the front with a pop-up. It has saturating holes along the top of it only. Then the top gets gravel all the way up except for the last couple of inches of dirt that has to go on there so that they can grow grass. So, any water that comes in that area is going to go directly in there. The downspouts on that end of the house, if the plan is approved, can also go in there. They'd all go to the front, so that means we will not be dumping any water that's shed from the roof of the new building and the old building onto his property.

CHAIRMAN DIVITO: One thing I was just thinking is, and I think you're good from your description, I don't know if we have any more questions about it, an alternative that may have been brought up back in February, I can't remember, they could have done a past through fork and have all concrete along that halfway and create even more watershed.

MR. SIAVELIS: Oh, for the garage and backyard?

CHAIRMAN DIVITO: Right, for the two-car garage and the backyard. So, I keep on going back and forth on this, but you know, knowing what the builder is opting for

and what we're able to put through there, I know the results of it because I have it, I've put it in in my own house.

MR. SIAVELIS: Put what in, the French drain?

CHAIRMAN DIVITO: I put in a French drain just like that. My dad was a sewer and water guy, so we did the same thing and I know the results of it.

MR. SIAVELIS: Tom, would that address your concerns?

MR. SCHWINGBECK: Well, I think we were talking about that last time, too. I think it's a good idea, but I just, we're starting from scratch here with a brand new home. It's a big home. The garage, bringing it in a little bit like Jim wants it is still going to create a nice size garage.

CHAIRMAN DIVITO: Now, Jim's request for a five-foot minimum is with no drainage.

MR. SCHWINGBECK: For the adequate drainage.

CHAIRMAN DIVITO: With no stipulation of a French drain.

MR. SCHWINGBECK: Right, right.

CHAIRMAN DIVITO: So, that is above and beyond.

MR. SCHWINGBECK: right.

MR. DRAKE: When we approved this petition in February, I'm re-looking at the report here, we didn't have any specific, we left it up to the Petitioner to satisfy Engineering, whatever was going to alleviate the water problem with the neighbor. That's kind of nebulous language in my book, but that's fine. That's what the Engineering guys do. I don't know why we wouldn't do that again here and let the experts figure out, let the Petitioner satisfy, because it's the same footprint as before, let them satisfy Engineering, that whatever the solutions you're proposing, it sounds like it's perfect. I don't know if it is or not. Let the experts figure that out and then we can go from there.

MR. SIAVELIS: As to 3.5 feet or five feet?

MR. DRAKE: Five feet.

CHAIRMAN DIVITO: So, it sounds like we have two --

MR. JAFFE: I'm seeing things the same way that the Board members are. I think the fact that we're looking at something brand new from the ground up, if we're in compliance with what the Engineering Department recommended, we have a solution that's amenable to the neighbor, we have satisfied the need to have a two-car garage built. Again, no issue with the front yard setback, that's how I see this right here.

MR. SELBKA: With five feet?

MR. JAFFE: Five feet.

CHAIRMAN DIVITO: Okay.

MR. SIAVELIS: All right. So, maybe we should move on these individually, right, vote these individually because the disputed variation, let's make the record is real clear on what's being proposed, okay, and what's being voted on.

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: Let's make sure the Petitioner understands what the Board contemplates right now, okay, and where the Board is coming from.

CHAIRMAN DIVITO: So, do we want to take the more challenging one first?

MR. SIAVELIS: No.

CHAIRMAN DIVITO: Okay, all right.

MR. SIAVELIS: Let's gain momentum. Let's take a momentum first.

CHAIRMAN DIVITO: Fair enough. So, we'll go with the second variance which is actually for the front porch, the front yard setback of 21 feet versus the minimum required of 25.

MR. SIAVELIS: To provide a four-foot variance.

CHAIRMAN DIVITO: Right. So, is there a motion on the second variance?

MR. SIAVELIS: I'll move.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: 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 Divito.

CHAIRMAN DIVITO: Yes. Okay, you want to take a stab at the second one, or the first one?

MR. SIAVELIS: No, you.

CHAIRMAN DIVITO: Fair enough.

MR. SIAVELIS: You're the Chairman, you make the big dollars.

CHAIRMAN DIVITO: All right. So, instead of a 3.6-foot variance, we are asking for 2.1-foot variance to allow a setback of five feet from the property line instead of the 7.1 feet that is required.

MR. SIAVELIS: And the corresponding eave dimension, too, right?

CHAIRMAN DIVITO: And the one-foot eave.

MR. MCLENAGHAN: I'm sorry?

MR. SIAVELIS: And the corresponding eave dimension.

CHAIRMAN DIVITO: The one-foot eave, yes.

MR. MCLENAGHAN: Yes, right.

CHAIRMAN DIVITO: So, 2.1-foot variance, and we're adding on an additional one-foot for the eave.

MR. SELBKA: Correct.

MR. SIAVELIS: So, the side yard setback from the north property line will be five feet under the compromise provision.

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: With the French tile or at the Petitioner's discretion? French drain.

CHAIRMAN DIVITO: I believe, I mean it sounded like the French drain was going to be an option either way because they're going to do the excavation. So, to work with Engineering to alleviate all watershed issues.

MRS. MATTES: Can you make that really clear? Because why do I have to do the French drain if I'm not getting my 3.5 feet? I'm just asking for clarification.

MR. MATTES: It's extra cost.

MRS. MATTES: Yes, now we've got to redraw the plans, too.

MR. MATTES: Got to be redrawn again.

MR. SIAVELIS: All right. So, here is how I would present this at this point. Based on testimony from your contractor, right, and the efficacy of that French drain, my view of this is a front yard setback, okay, I'm sorry, a side yard setback of five feet from the north property line with an optional French drain to be installed at the Petitioner's discretion after consulting on the costs with the builder and architect which would then comply with the Engineering Department's comments in the packet provided to us. That's how I would frame this second variance.

CHAIRMAN DIVITO: That would be perfect.

MR. SIAVELIS: So, you, the Petitioner, has the discretion as to the French drain.

MR. MCLENAGHAN: We'd like to just add one other thing. Since --

MR. SIAVELIS: Plus the eave, I apologize, plus the eave.

MR. MCLENAGHAN: Plus the eave.

MR. SIAVELIS: Plus the corresponding variance for the eave that's necessary --

MR. MCLENAGHAN: Correct. All that being said, the plans have been redone, extended the pavement, now build the house as opposed to adding onto the house which they have incurred. Now, if they don't get the variance that they were requesting, he has to draw it again.

MR. SIAVELIS: I understand that, you know, quite frankly, we spent an hour vetting this carefully, right.

MR. MCLENAGHAN: And I appreciate that.

MR. SIAVELIS: That is one of the consequences of the process, right. You have a strong neighbor opposition, and you have some topography issues, you have a lot of issues, right. So, unfortunately, that's a consequence that the Petitioners will have to bear in light of the other gains that they're obtaining from this process.

MR. MCLENAGHAN: Understood. I just wanted to bring that to light.

MR. SIAVELIS: So, do you want me to restate that one more time so we can put it into a vote?

CHAIRMAN DIVITO: Yes.

MR. SIAVELIS: Okay, try again. So, the second variance that I would move approval for would be to allow a side yard setback of five feet from the north property line and the additional one-foot for the eave that will essentially result in a 2.1-foot variance from Chapter 28, Section 5.1-3.6 and Section 5.4.

CHAIRMAN DIVITO: That was your move to approve?

MR. JAFFE: Are we including the discretion about French tile or not?

MR. SIAVELIS: Plus the discretion, the Petitioner's discretion as to adding the French drain.

CHAIRMAN DIVITO: Okay.

MR. JAFFE: French drain, sorry, I said French tile.

MR. SIAVELIS: That's fine.
CHAIRMAN DIVITO: That was your motion?
MR. SIAVELIS: That's what I move.
CHAIRMAN DIVITO: Is there a second?
MR. DRAKE: Second.
CHAIRMAN DIVITO: Derek?
MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Jaffe.
MR. JAFFE: 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 Divito.
CHAIRMAN DIVITO: Yes. So, as modified, you have been approved. So,
please continue to work with Engineering.
MR. MATTES: Thank you.
CHAIRMAN DIVITO: Thank you.
MR. KOLOSOSKI: Thank you very much.
MR. MCLENAGHAN: Personal question. Was your father Divito Plumbing?
CHAIRMAN DIVITO: Not Divito, Super Sewer and Water or LDL.
MR. MCLENAGHAN: I know the name. You learn them all after 40 years.
CHAIRMAN DIVITO: Yes.
MR. MCLENAGHAN: Thanks.
(Whereupon, the above-mentioned petition was adjourned at
8:10 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 13, 2017

PETITIONER: Mattes Residence

ADDRESS OF PROPERTY: 416 S. Windsor Dr.

VARIATION: 5.1-3.6, 5.4

A 2.1 foot variance to allow a new home with a side yard setback of 5.0 feet from the north property line instead of the minimum 7.1 feet and an additional 1.0 feet for the eave; A 4.0 foot variance to allow a new home with a front yard setback of 21.0 feet from the east property line instead of the minimum 25.0 feet and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they appeared in front of the ZBA on February 13, 2017 and received variations for an addition with the condition that they satisfy Engineering so that they did not make any water issues worse for the neighbors to the north. The petitioner also explained that they are returning to ZBA requesting the same variations but are proposing to knock the home down and utilize a portion of the existing foundation. The petitioner testified that they are requesting a 3.6 foot variance to allow the new house with a side yard setback of 3.5 feet from the north property line instead of the minimum 7.1 feet and an additional 1.0 feet for the eave. The petitioner also testified that they are requesting 4.0 foot variance for the front yard setback. A representative for the neighbor spoke in opposition to the side yard setback variance.

The Zoning Board of Appeals discussed Engineering's recommendation that a minimum of five feet be maintained along the side yard along the north property line.

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. Siavelis and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request for the front yard setback and for a five foot side yard setback variance along with one foot for the eave.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance for the front yard setback as requested and for a five foot side yard setback along the north property line with one foot for the eave.

The granting of the variances 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 the variations, 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.

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 304 S. Mitchell Ave. - 11/13/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
304 S. Mitchell Ave. - Minutes 11/13/17	Minutes
304 S. Mitchell Ave. - Findings 11/13/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 304 SOUTH MITCHELL AVENUE - ZBA #17-055

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 13th day of November, 2017 at the hour of
8:10 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. 304 South Mitchell.

MR. GINNODO: Do you guys want to take a break?

MR. SIAVELIS: No, we want to keep going. We're on a roll.

MR. LAWSON: This will be easy, hopefully.

MR. GINNODO: I don't know. My name is Keith Ginnodo. I'm the architect for David Lawson and Kim Lawson at 304 North, excuse me, South Mitchell.

CHAIRMAN DIVITO: All right. Right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. GINNODO: We thought we were making a shed addition to a garage, but actually it turns out that the zoning interpretation is that we're increasing the size of the garage. So, what we're asking for is that the shed that we're structurally attaching to the project, we get a variation to increase the size of the garage that goes beyond what the ordinance allows.

The use of the addition is for a workshop. There's some woodworking tools that are going to want to be stored and used in that occupation or in that location. So, it will be a shed. There is a little door that connects between the two, the garage, and so there is a shorter walk and, you know, some of the stuff that's stored in the garage can be used in the shed and vice versa.

The hardship is that it's more expensive for our client to build a shed separately than it is to attach to this garage. He would have to build another exterior wall that would, you know, it's cost of construction but it is a cost that he'd rather than bear if we can have this variation granted. The shed size is well within the constraints of the Zoning Ordinance if it was considered by itself.

In consideration with the other aspects of floor area ratio, we're permitted to be 4,500 square feet for the lot. We're at 2,660, so we're way low. The building lot coverage calculations, a very pertinent one in this case, roll out to be 3,047, and we're going to be significantly lower at 2,425. From an impervious coverage calculation, we're allowed a significant more, we're asking for 3,765 whereas allowed is 10,000.

The lot size is really not a hardship. It's a decent enough sized lot. It's actually just the fact that to detach the garage and the shed would be kind of a cost burden to the client and the usage a handicap as well.

So, as far as the uniqueness of the circumstances, I mentioned that being detached would be more expensive, but it's also a pretty small addition that we're making. We're not just trying to max up the size of the shed.

As far as anyone is concerned except maybe Google Earth, it's pretty much tucked away in the back and won't have any significant difference to any of the architectural characteristics of the neighborhood.

MR. JAFFE: So, I drove past the property and I agree with everything you just said. Has there been any communication with the neighbors? So, for the folks who live just to the north and just to the south, have they made any comments regarding the additional structure in the backyard?

MR. GINNODO: Anybody make any comments? This is the owner, David Lawson.

MR. JAFFE: We've got to swear him in.

MR. LAWSON: Yes, right. David Lawson, 304 South Mitchell.

CHAIRMAN DIVITO: All right.

(Witness sworn.)

MR. LAWSON: I've talked to the neighbors on the south because this is something that I've talking about wanting to do for like years. It's gone back and forth between doing a shed and the addition. I have not spoken to the neighbor behind me or to the north of me. But aesthetically, it will be an extension. It will have hardy board on it. I don't believe that it would be any concern for them. There's only the three neighbors that really see it, and like I said it would just be an extension. That's just dead space behind the garage anyway.

Actually, there is a house to the northwest corner where they just built a big new garage that goes all the way back. You probably saw it when you drove by. It hadn't been there for the 20 years that I have lived there, it was just built in the last year or so.

MR. SIAVELIS: You've had that sign up announcing the, providing notice for today's hearing?

MR. LAWSON: Yes, and I did all my mailings, too.

MR. SCHWINGBECK: Is it going to be heated?

MR. LAWSON: Just with a portable.

MR. SCHWINGBECK: Portable?

MR. LAWSON: Yes.

CHAIRMAN DIVITO: But the walls are going to be insulated, and then not necessarily for heat value but more for noise reduction?

MR. LAWSON: Yes. Eventually, not initially.

CHAIRMAN DIVITO: That's the only reason why I think your point of talking to the neighbor maybe directly behind you would be an important thing to manage.

MR. LAWSON: I do all this today in my existing garage. It's just more convenient if i had a place where I wouldn't have to set up, take my wife's car out, you know, that she yells at me about how long my stuff has been set up inside the garage and she wants to move her car back in.

CHAIRMAN DIVITO: I live that everyday.

MR. SELBKA: This is pretty straightforward.

CHAIRMAN DIVITO: Yes.

MR. SCHWINGBECK: Yes, if it were separated from the garage, it would be fine.

MR. DRAKE: I thought about it if I was looking at it out of my window, the separate structure, I'd rather see an add on to the garage because I think it blends it nicely.

MR. LAWSON: Well, that's what we thought, too, that it would be a much nicer structure than having the addition, you know. It actually would end up being closer to the property line because we'd have to have space in between the existing garage.

CHAIRMAN DIVITO: Yes. So, other questions from the Board?

MR. SIAVELIS: No.

CHAIRMAN DIVITO: Close it down to deliberations, thank you.

MR. SIAVELIS: Nobody being heard from --

CHAIRMAN DIVITO: Nobody being heard from the audience, we'll close it

down for deliberations. I think we've decided already that it's pretty straightforward. So, with that being said, is there a motion?

MR. DRAKE: Motion for approval.

MR. SELBKA: Second.

CHAIRMAN DIVITO: Derek?

DDD. Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: 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 Divito.

CHAIRMAN DIVITO: Yes. Approved.

MR. GINNODO: Thank you very much.

CHAIRMAN DIVITO: All right. Let's see, we need a motion to adjourn.

MR. MACH: Staff has an update memo for the Zoning Board of Appeals.

CHAIRMAN DIVITO: Another budget one?

MR. MACH: Staff is looking at some code amendments and wanted to share with the Zoning Board of Appeals. We're in the process of amending the parking requirements, lot width, and the special use criteria.

MR. SIAVELIS: Look at this, this is going to -- are we on the record still purposely?

MR. MACH: Yes.

CHAIRMAN DIVITO: Let's just adjourn?

MR. SIAVELIS: Well, are you seeking our comments on the record for this or can we wait until next week to do this? Or next month?

MR. MACH: Yes, it's moving forward. But yes, if there's any comments, please let Staff know via e-mail or we can discuss or provide an update at the next meeting.

MR. SIAVELIS: Okay.

MR. SCHWINGBECK: Duly noted.

CHAIRMAN DIVITO: Is there a motion to adjourn?

MR. SELBKA: I'll motion.

CHAIRMAN DIVITO: Second?

MR. DRAKE: Second.

CHAIRMAN DIVITO: Okay, all in favor?

(Chorus of ayes.)

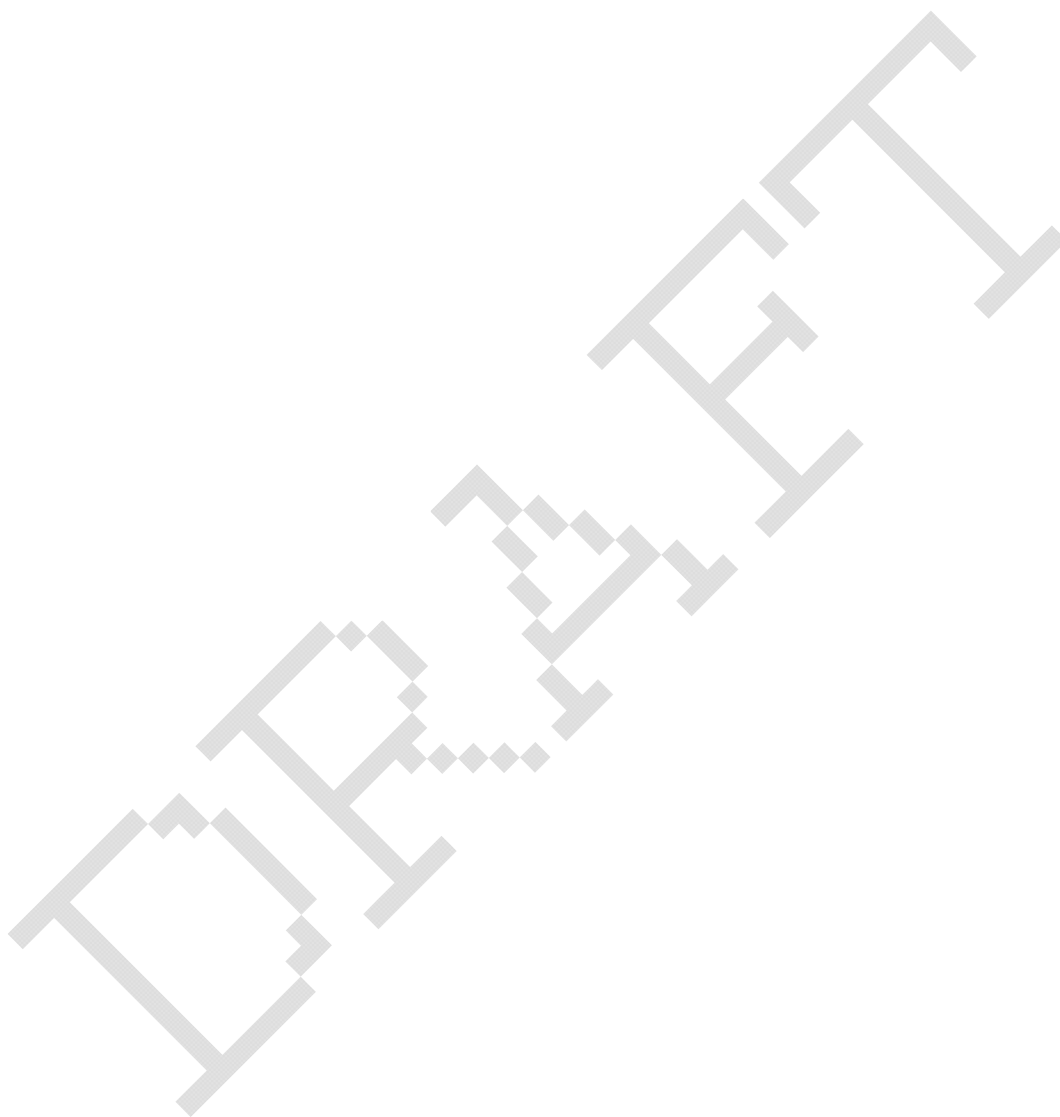
CHAIRMAN DIVITO: All opposed, nay?

(No response.)

CHAIRMAN DIVITO: Let's close this down, thank you.

(Whereupon, the above-mentioned petition was adjourned at

8:15 p.m.)



ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 13, 2017

PETITIONER: Lawson Residence

ADDRESS OF PROPERTY: 304 S. Mitchell Ave.

VARIATION: 6.5-7a

A 116 square foot variation to allow a detached garage with a size of 836 square feet where 720 square feet is the maximum allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition to the existing garage. The petitioner explained that the garage would exceed the maximum allowed size as a result of the addition. The petitioner testified that they could detach the addition from the garage and create a shed but that would be more costly and result in two structures.

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. Drake and seconded by Mr. Schwingbeck. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 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.

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 1902 N. Chestnut Ave. - ZBA#17-056

Department: Planning & Community Development

REQUEST

- A 25.0 foot variation from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) to allow an Exterior Side Yard setback of 15.0 feet where 40.0 feet is required.
- A 11.7 foot variation from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) to allow a Rear Yard setback of 18.3 feet where 30.0 feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 11, 2017
Date Prepared: November 20, 2017
Project Title: Glunz Residence
Address: 1902 N. Chestnut Ave.

Background Information

Petition Number: ZBA #17-056
Petitioner: Tom Glunz
Address: 1902 N. Chestnut Ave.
Arlington Heights IL 60004
Existing Zoning: R-2, Single-Family Residential District

Requested Action/Background Information

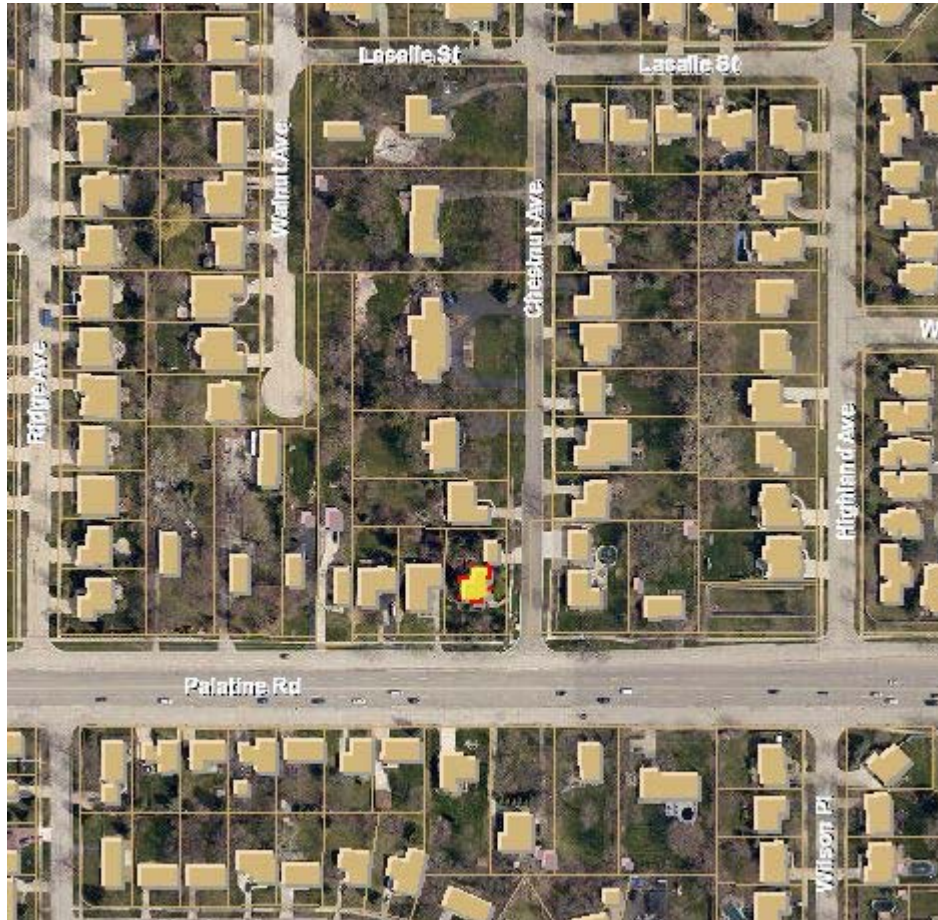
The subject site is zoned R-2, One Family Dwelling District. The property has a total land area of 13,950 square feet. The petitioner is proposing to construct an addition to their home, connecting the existing residence to an existing detached garage. However, this would result in a home which has an exterior side yard setback of 15 feet where 40 feet is required, and has a rear yard setback of 18.3 feet where 30 is required. Therefore, the petitioner is requesting the following variations:

- **A 25.0 foot variation from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) to allow an Exterior Side Yard setback of 15.0 feet where 40.0 feet is required**
- **A 11.7 foot variation from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) to allow a Rear Yard setback of 18.3 feet where 30.0 feet is required**

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	✓	11/22/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/22/17	
3. Letter that was Mailed	✓	11/22/17	
4. Photographs of Sign on Property	✓	11/22/17	

Photographs of Existing Structure



ZBA# 17-056
1902 N Chestnut- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: November 21, 2017
Completed: November 22, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 25 ft variance to allow an exterior side yard setback of 15 ft where 40 ft is required, and a 11.7 ft variance to allow a rear yard setback of 18.3 ft where 30 ft is required.

NOTE: The existing home and detached garage were constructed in 1927 and the current setbacks are non-conforming. The plans are for a foyer to attach the home to the garage.

The Engineering Department has NO OBJECTION to the proposed variance provided the Building Department is satisfied with regards to fire safety.



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison
From: Deb Pierce, Building & Life Safety Department
Project Name: Glunz Residence
Project Address: 1902 N Chestnut Ave
ZBA #: 17-056
Date: November 27, 2017

Derek:

I have reviewed the request for the following variances:

- to allow an exterior side yard setback of 15.0 feet from the east property line where a minimum of 40.0 feet is required;
- to allow a rear yard setback of 18.3 feet from the north property line where a minimum of 25 feet is required, and an additional 1.0 feet for the eave;

and, have no objections to the variances.

RECEIVED
NOV 27 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Glunz Residence

Project Address: 1902 N. Chestnut Ave.

ZBA #: 17-056

ZBA Hearing Date: December 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 21st, 2017

- A 25.0 foot variation from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) to allow an Exterior Side Yard setback of 15.0 feet where 40.0 feet is required
- A 11.7 foot variation from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) to allow a Rear Yard setback of 18.3 feet where 30.0 feet is required

Attached are the Petitioner's:

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

Comments: MINOR ADDITION IS FAVORABLE FOR AN ADMINISTRATIVE
DESIGN APPROVAL, PENDING THE OUTCOME OF THE ZBA
REVIEW. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, November 30th, 2017.

PETITION

PETITION

NOW COMES the Petitioner Tom Glunz

Being the owner of the property commonly known as: 1902 N. Chestnut Avenue

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section

5.1-2.7 Chapter 28, of the Arlington Heights Municipal Code, in order to: Add a new foyer between the existing house and garage, in required exterior side yard, and continue use of the existing garage and shed in required rear yard.

I hereby state that the following hardship would exist if the variation were not granted:

The economic value of the property and the safety of the occupants are in jeopardy because of having to use the exposed exterior stairway to gain access to and from the garage during inclement weather.

I hereby state that the following unique circumstances exist: The existing house and garage were constructed around 1927 when zoning regulations were undoubtedly different from current day ordinances.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: The addition has been designed to coordinate the appearance of the existing garage by re-siding it with the same materials as used in the new addition. The total appearance does not differ in any significant way from the neighboring houses on the block.

signed: _____

Petitioner

Date: 11/8/2017

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NOV 13 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

th

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

RECEIVED

NOV 13 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Property located at:
Legally described as:

1902 N. CHESTNUT AVENUE

LOT 1 OF H AND R RESUBDIVISION OF PART OF LOTS 2 AND 3 (EXCEPT THE SOUTH 10.00 FEET THEREOF) IN J. M. ERNST SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF RAND ROAD, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 5, 1978 AS DOCUMENT 24782150, IN COOK COUNTY, ILLINOIS.

16
6 FT.
SCALE
THIS
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NGS IS ASSUMED
CONDITIONER
METER
ETER
ONE INTERFACE
SERVICE
PIC METER

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11'54"W. 155.00'
54'11"W. 90.00'
11'54"E. 155.00'
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5/8	3/4	7/8	
.05	.06	.07	.08 = 1 INCH
.14	.15	.16	.17 = 2 INCHES
.22	.23	.24	.25 = 3 INCHES
.30	.31	.32	.33 = 4 INCHES
.39	.40	.41	.42 = 5 INCHES
.47	.48	.49	.50 = 6 INCHES
.55	.56	.57	.58 = 7 INCHES
.64	.65	.66	.67 = 8 INCHES
.72	.73	.74	.75 = 9 INCHES
.80	.81	.82	.83 = 10 INCHES
.89	.90	.91	.92 = 11 INCHES
.97	.98	.99	1.0 = 1 FOOT

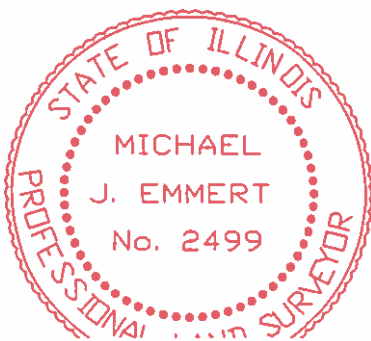
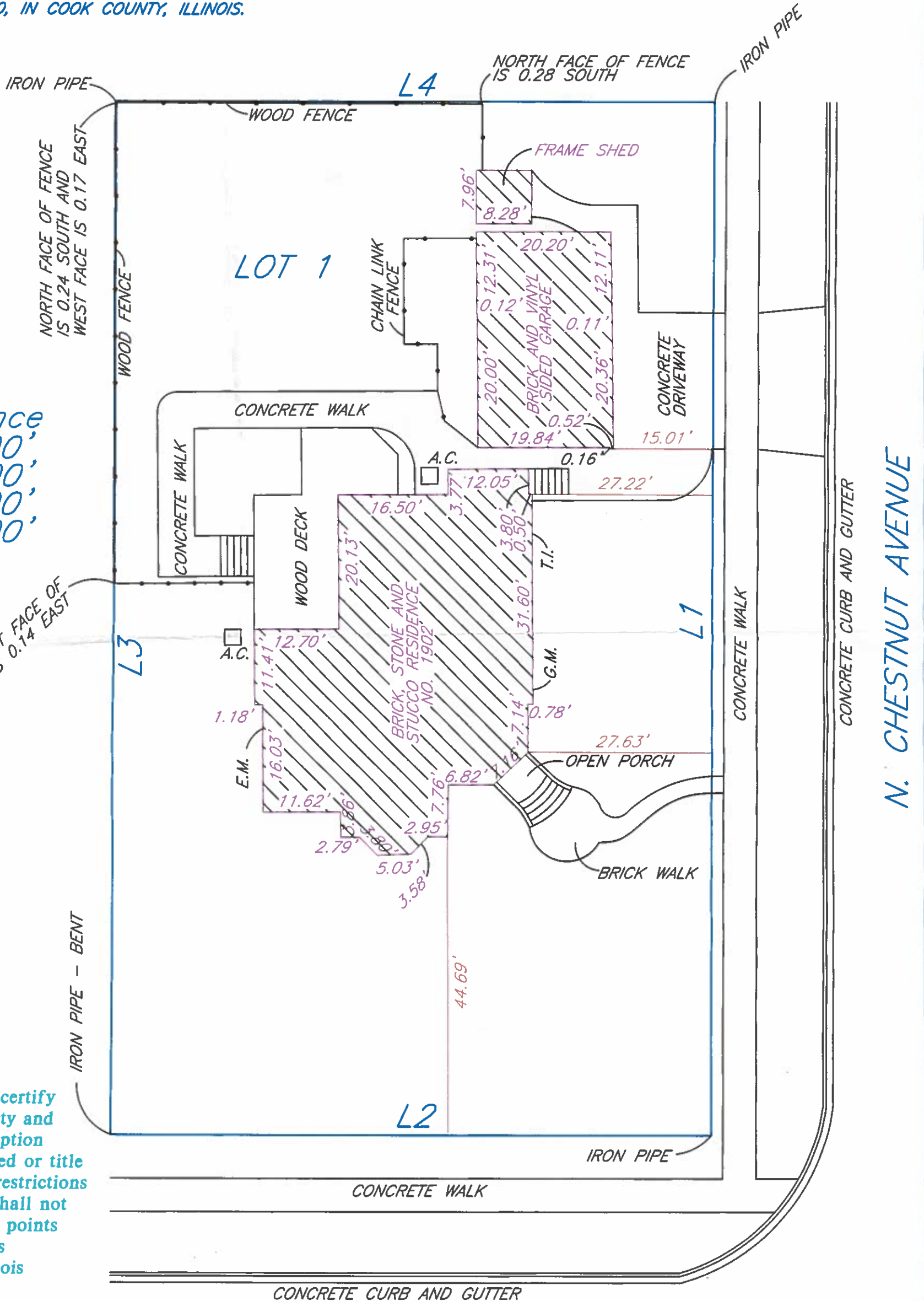
rt Surveys, Inc., does hereby certify
d the above described property and
reon drawn. The legal description
vided by others. Refer to deed or title
etbacks, easements or other restrictions
entions not noted hereon shall not
g or otherwise. Compare all points
report any discrepancies. This
conforms to the current Illinois
for a Boundary Survey.

April 1, 2017

April, 2017

President

Land Surveyor No. 2499
November 30, 2018
Firm Land Surveyor Corporation No.



mike@mjesurveys.com
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387



1902 N. CHESTNUT AVENUE
ARLINGTON HTS, IL. 60004

A-1

SHEET 1 OF 1 SHEETS



1900 N. CHESTNUT 11/2/17



Item: 1406 W. Maude Ave. - ZBA#17-057

Department: Planning & Community Development

REQUEST

A 2.0 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new front porch with a front yard setback of 38.1 feet from the south property line instead of the minimum 40.1 feet and an additional 1.0 foot for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 4, 2017
Date Prepared: December 11, 2017
Project Title: Corbett Residence
Address: 1406 W. Maude Ave.

Background Information

Petition Number: ZBA #17-057
Petitioner: Robert Smith
Address: 3 Rob Road
Mt. Prospect, IL 60056
Existing Zoning: R-E, Single-Family Residential District

Requested Action/Background Information

The subject site is zoned R-E, One Family Dwelling District and the property has a total land area of 20,000 square feet. The petitioner is proposing to construct an addition to the existing home along with a new covered front porch. The proposed porch is encroaching into the required front yard setback. Therefore, the petitioner requests the following variation:

- **A 2.0 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new front porch with a front yard setback of 38.1 feet from the south property line instead of the minimum 40.1 feet and an additional 1.0 foot 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 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	✓	11/22/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/22/17	
3. Letter that was Mailed	✓	11/22/17	
4. Photographs of Sign on Property	✓	11/21/17	

Photographs of Existing Structure



ZBA# 17-057

1406 W Maude Ave- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

Submitted: November 21, 2017

Completed: November 21, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 2 ft variance to allow a new front porch with a front yard setback of 38.1 ft from the south property line instead of the minimum 40.1 ft and an additional 1 ft for the eave.

The Engineering Department has NO OBJECTION to the front yard setback variance.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Corbett Residence

Project Address: 1406 W Maude Ave

ZBA #: 17-057

Date: November 27, 2017

Derek:

I have reviewed the request for the following variance:

- to allow a front yard setback of 38.1 feet from the south property line where a minimum of 40.1 feet is required, and an additional 1.0 foot for the eave;

and, have no objections to the variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Corbett Residence

Project Address: 1406 W. Maude Ave.

ZBA #: 17-057

ZBA Hearing Date: December 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 21st, 2017

- A 2.0 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new front porch with a front yard setback of 38.1 feet from the south property line instead of the minimum 40.1 feet and an additional 1.0 foot for the eave

Attached are the Petitioner's:

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

Comments: NICE DESIGN IS FAVORABLE FOR AN ADMINISTRATIVE
DESIGN APPROVAL, PENDING THE OUTCOME OF THE ZBA
REVIEW. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, November 30th, 2017.

PETITION

1406 W Maude Avenue, Arlington Heights IL 60004

NOW COMES the Petitioner *Scott and Oxana Corbett* being the owner of the property commonly known as: *1406 W Maude Avenue, Arlington Heights, IL 60004* and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from section 5.1-1.6, Chapter 28 of the Arlington Heights Municipal Code, in order to: allow a covered front porch that encroaches into the required front yard by 24".

I hereby state that the following hardship would exist if the variation were not granted: Meeting the strict requirement of the front yard setback would yield a porch that has too narrow of a depth to be effectively usable. The scale, quality, and cost of the improvement being made to the house would be compromised by an under scaled front porch which would lessen the long term value of the home.

I hereby state that the following unique circumstances exist: The design of the remodeling and addition takes care to minimize the height of the addition in its context. The front porch design maintains the same design concept as the addition and contributes to the overall appearance of the house without putting the house out of scale with the neighboring homes. Because the present setback is established from the existing house, a usable porch depth requires a modest encroachment.

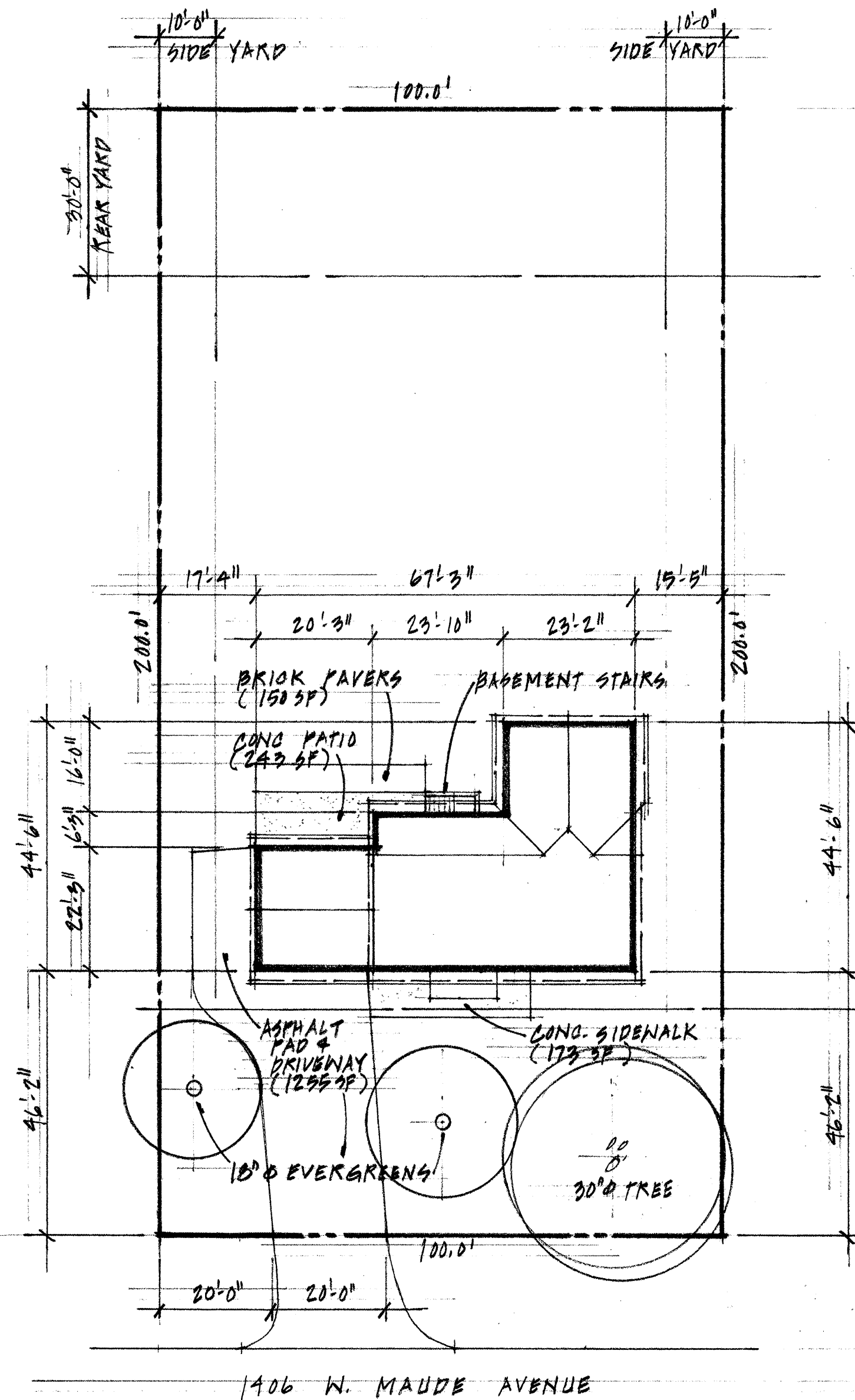
I hereby state that the variation, if granted, will not alter the essential character of the neighborhood. The project as designed upgrades the existing house and complements the new construction work and character of the neighborhood.

Signed: (petitioner)

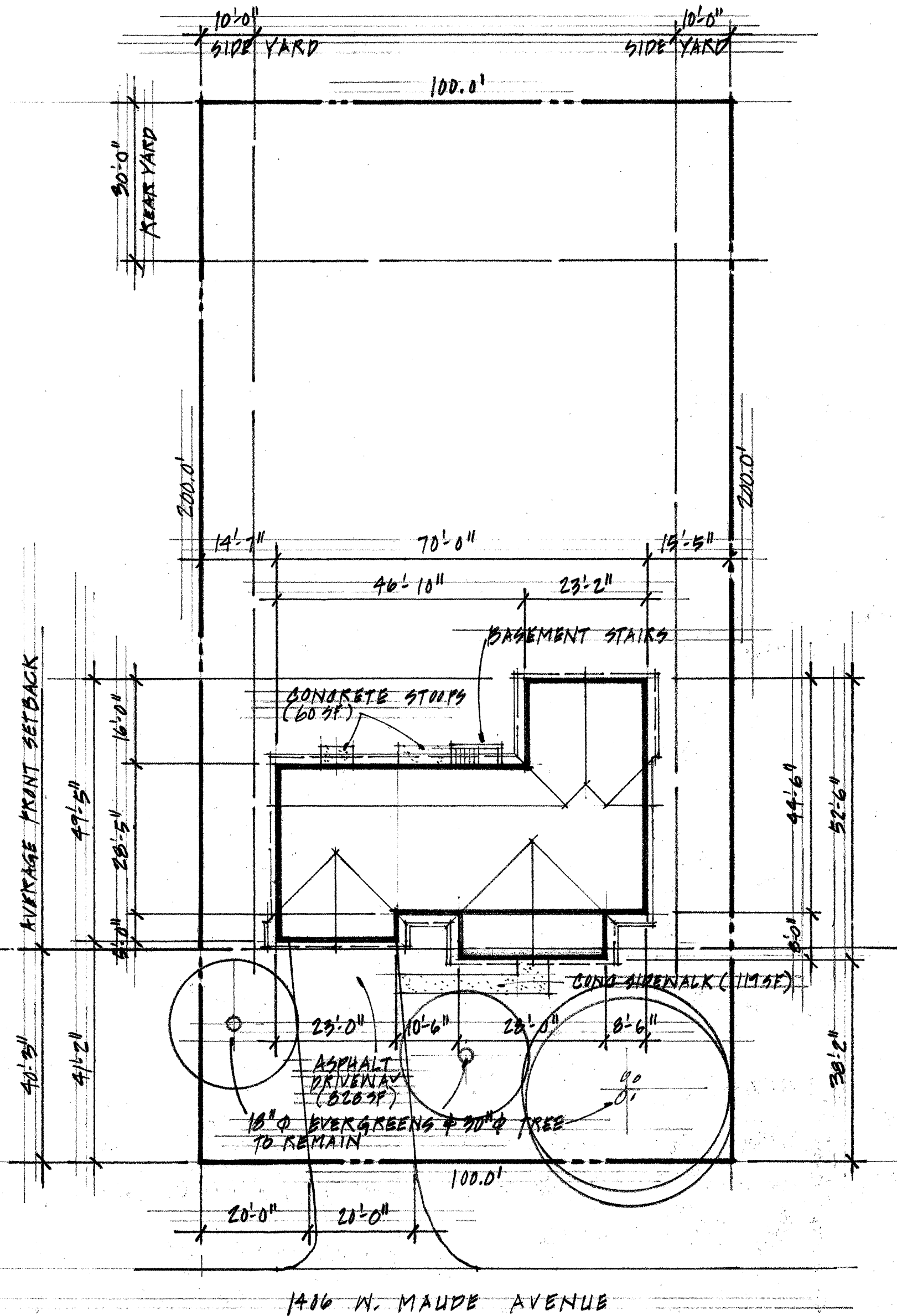
Oxana Corbett

Date:

11-10-2017



EXISTING SITE PLAN
SCALE 1" = 20'-0"



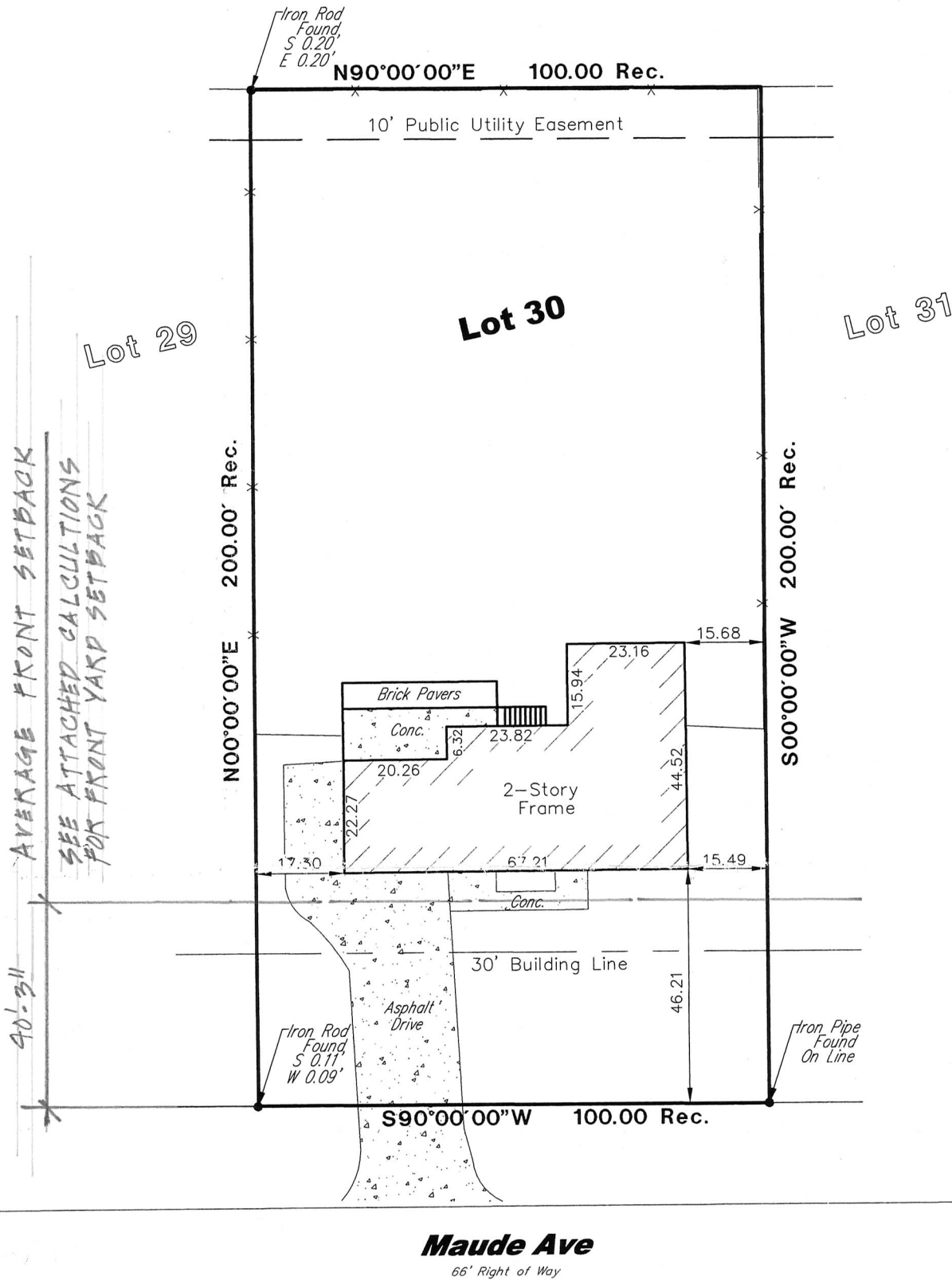
PROPOSED SITE PLAN
SCALE 1" = 20'-0"



PLAT OF SURVEY

LOT 30 IN LYNWOOD SUBDIVISION UNIT NO. 4 BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND IN THE WEST HALF OF THE EAST HALF OF THE NORHTWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ZONING DISTRICT - RE SINGLE FAMILY



Maude Ave
66' Right of Way

Legend:

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

Surveyor Notes:

- Field Work Completed on 3-1-11
- Prepared for Survey Services, Inc, for real estate transaction.
- Site Address: 1406 W. Maude Ave, Arlington Heights, IL
- Pin No.: 03-19-108-022
- 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.
- Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.

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 3rd day of March, A.D. 2011 in the County of Cook, Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-12

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



Job Number	LS110148
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

LSI Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed:	03-02-11
Scale: 1" = 30'	Date: 03-03-11
Site Address:	1406 W. Maude Ave. Arlington Heights, Illinois

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



1424 W. MAUDE AVE



1110 W. MAUDE AVE.



1418 W. MAUDE AVE.



1116 W. MAUDE AVE.



1412 W. MAUDE AVE.



1406 W. MAUDE AVE
SUBJECT PROPERTY



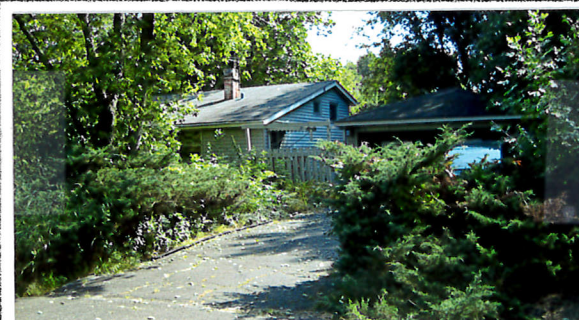
1400 W. MAUDE AVE.

WEST MAUDE AVENUE

1415 W. MAUDE AVE

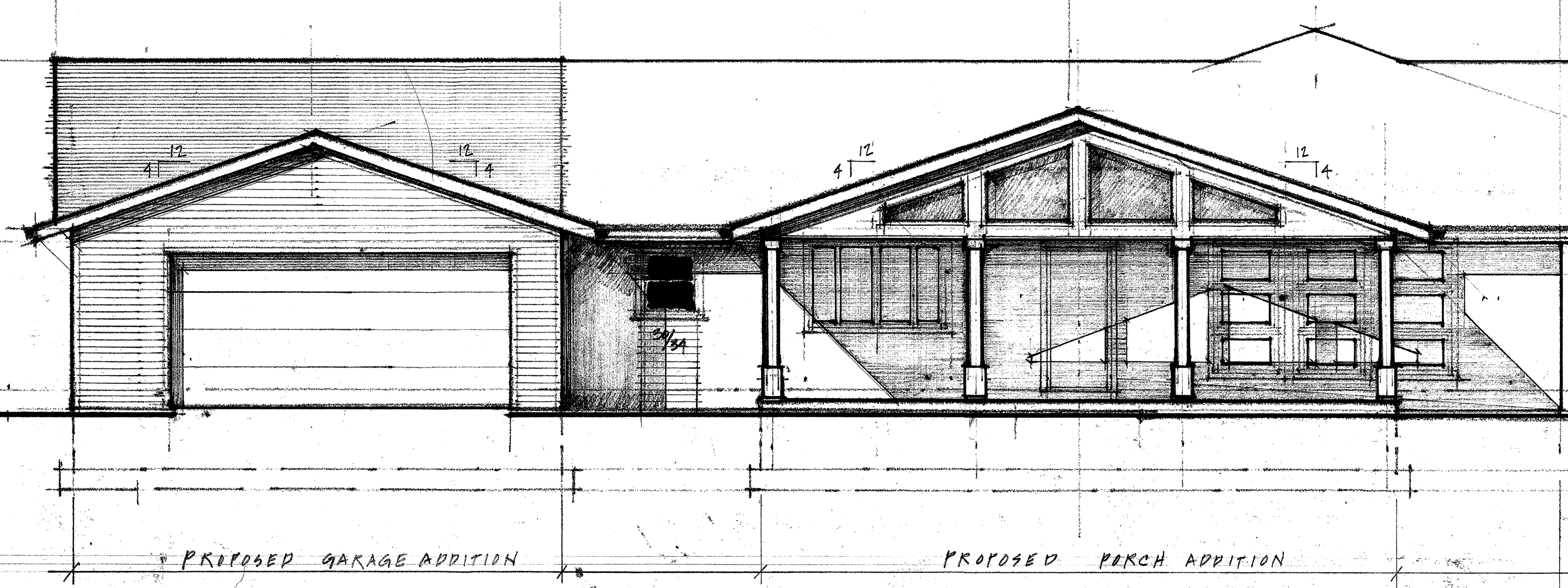


1409 W. MAUDE AVE.

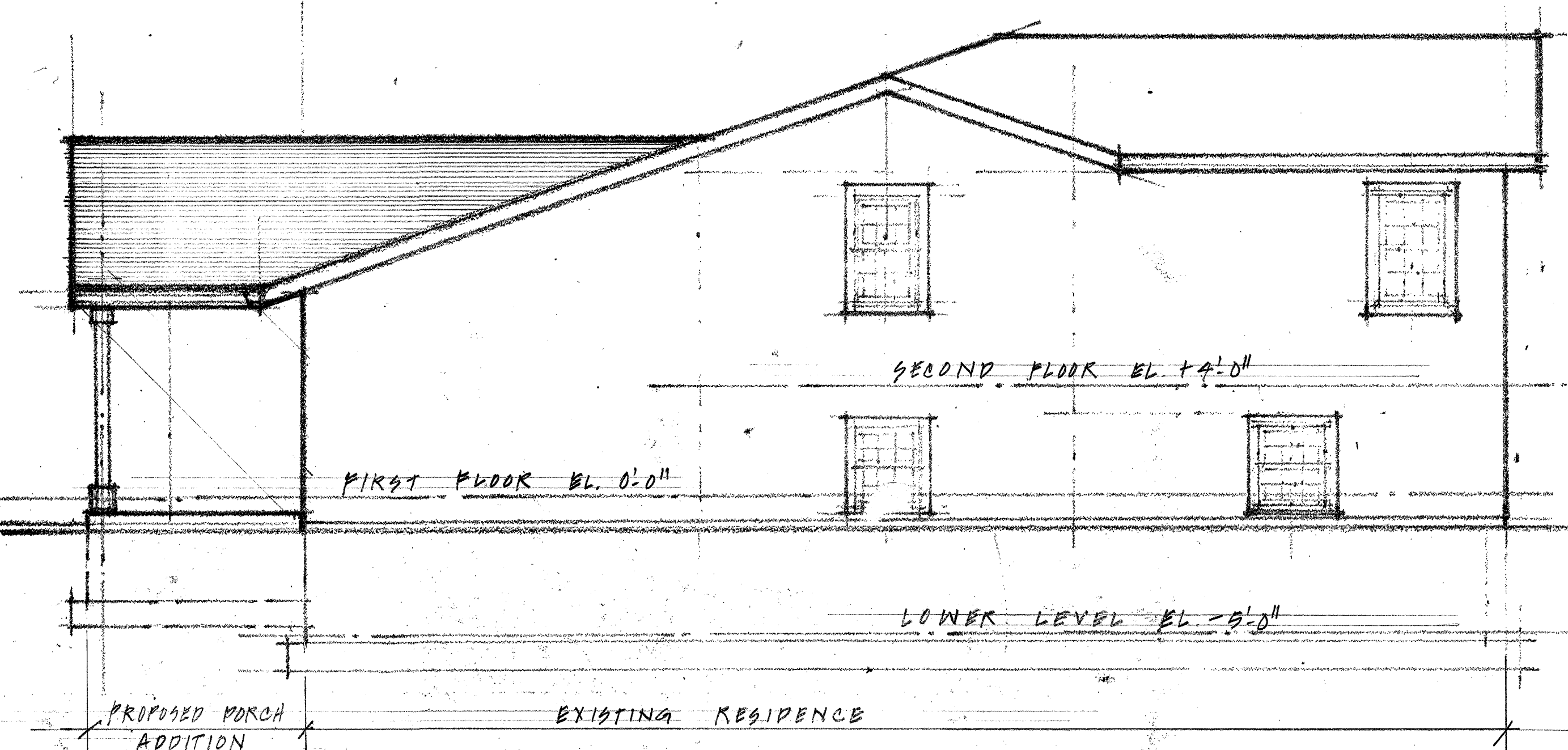


1528 N. HARVARD AVE.

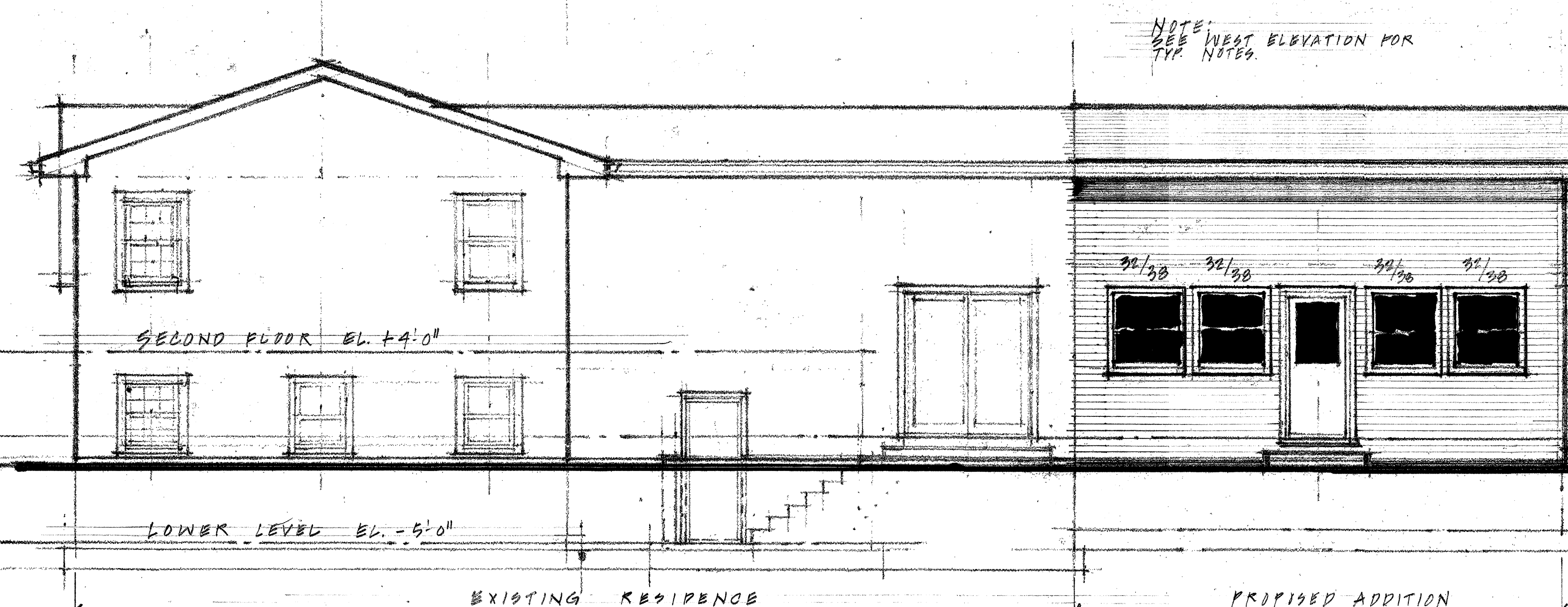




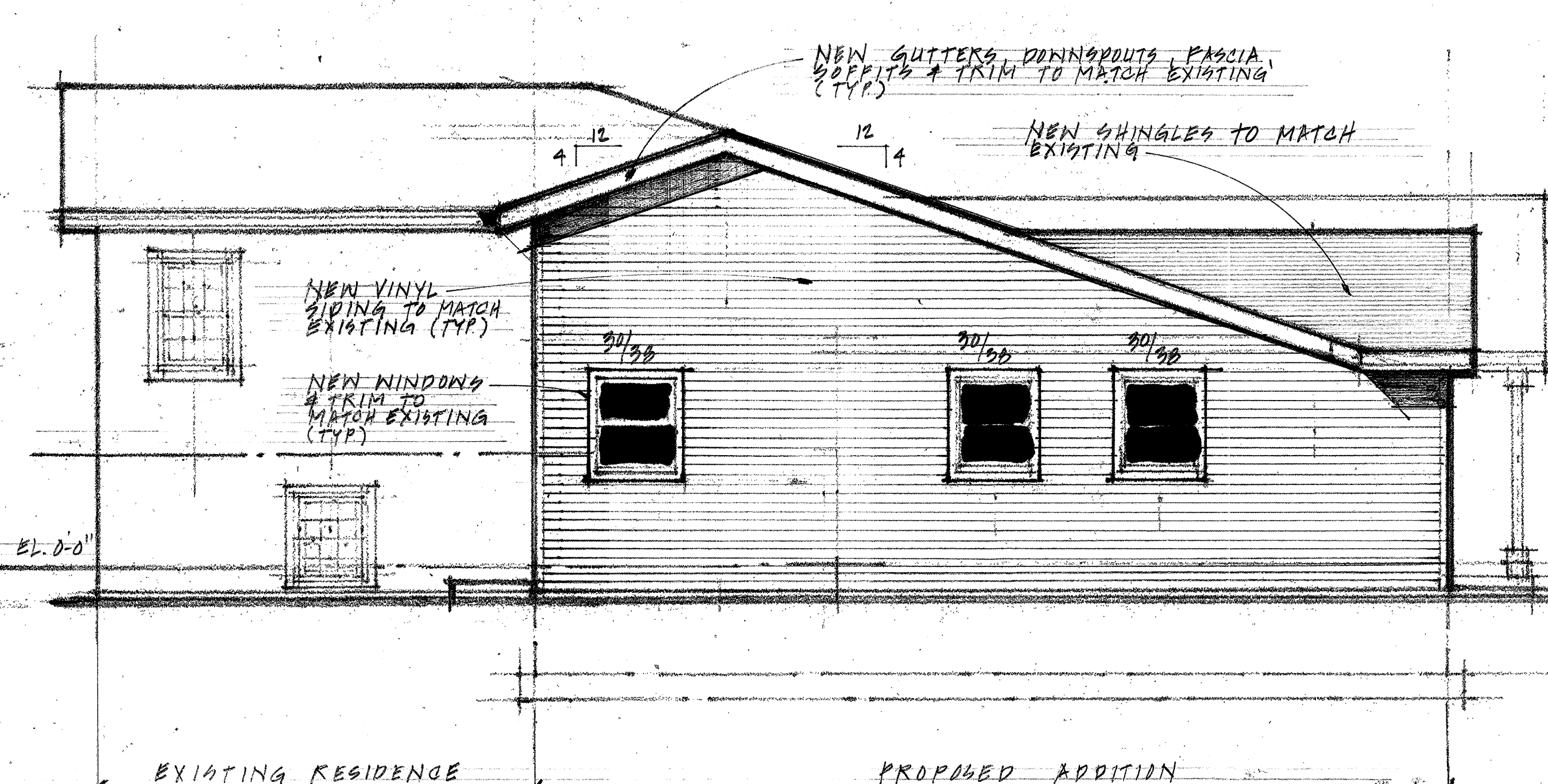
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

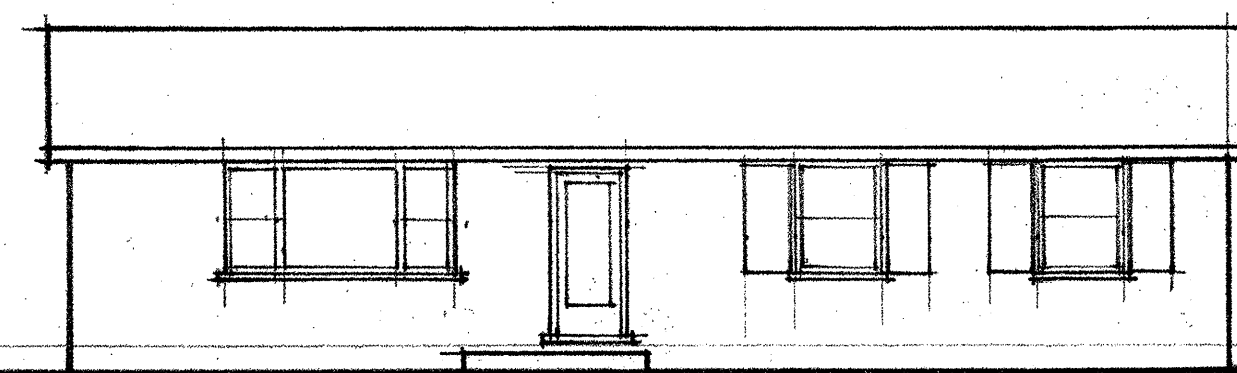


NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

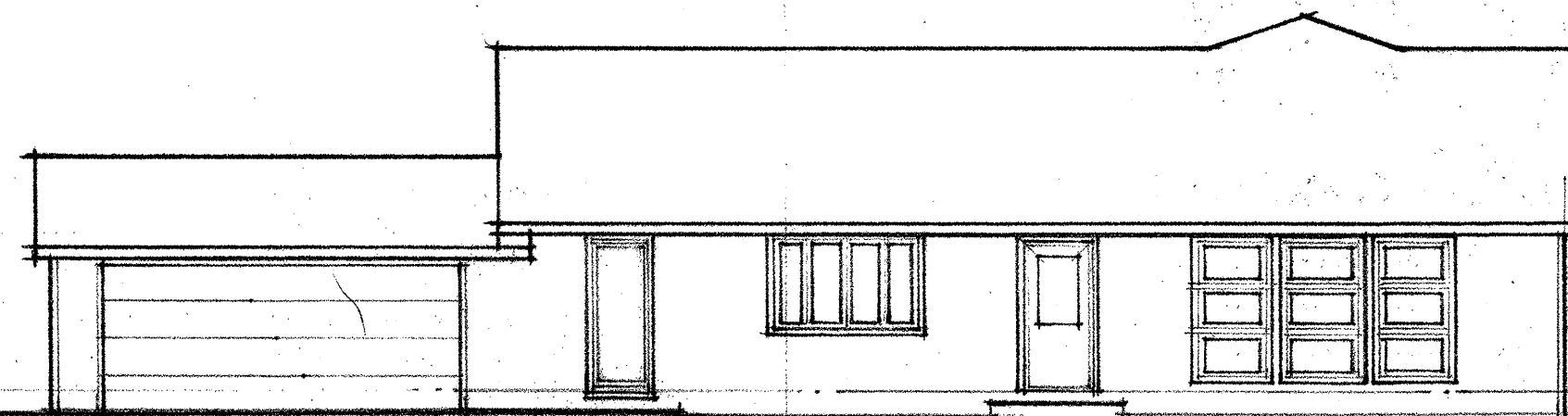
PROPOSED BUILDING ELEVATIONS



1412 N. MAUDE AVENUE

EXISTING SOUTH ELEVATION

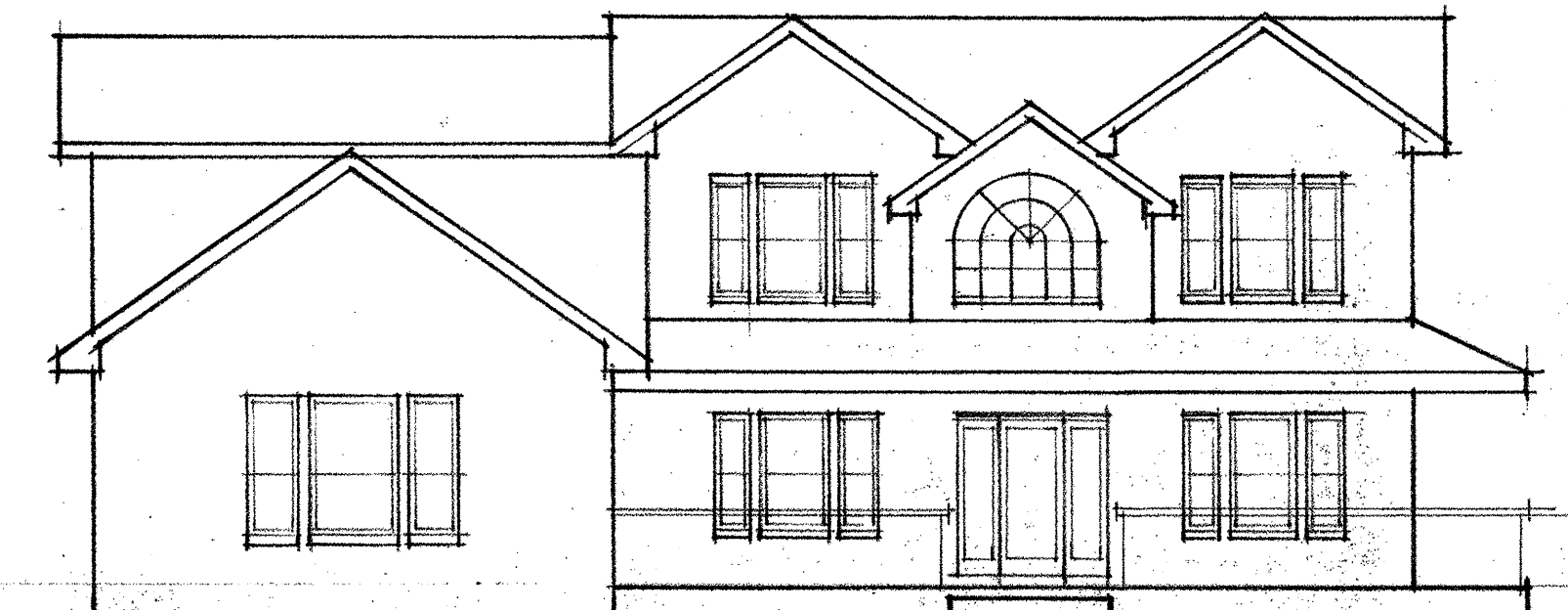
SCALE 1/8" = 1'-0"



1406 N. MAUDE AVENUE - SUBJECT PROPERTY

EXISTING SOUTH ELEVATION

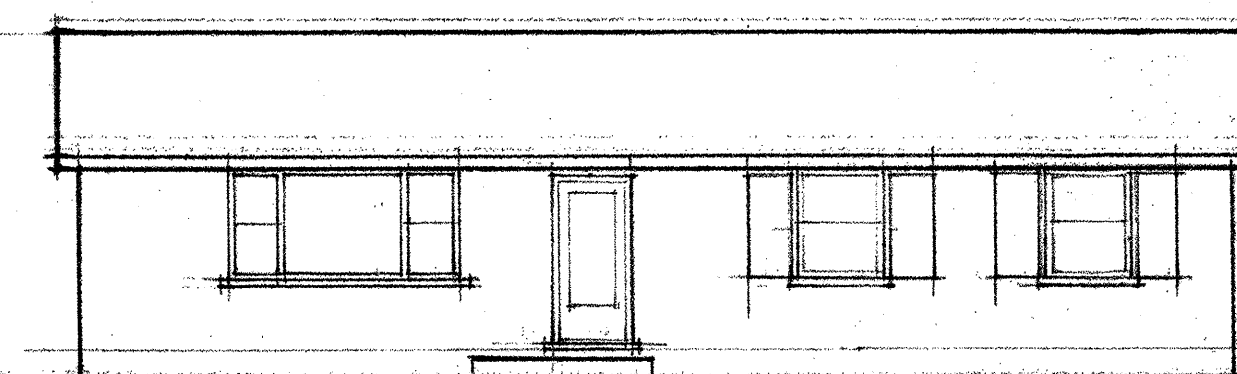
SCALE 1/8" = 1'-0"



1400 N. MAUDE AVENUE

EXISTING SOUTH ELEVATION

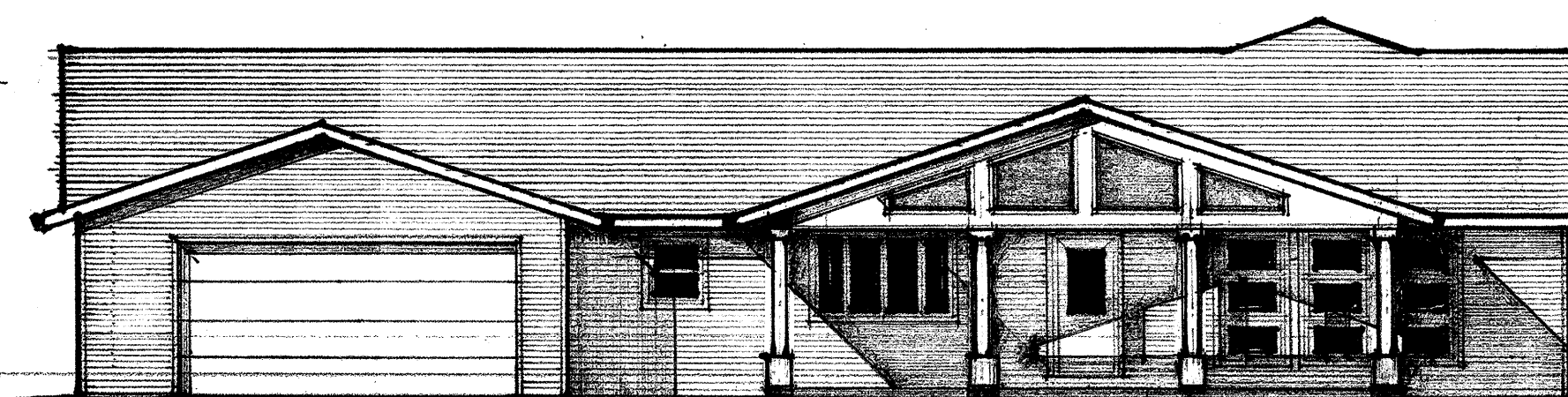
SCALE 1/8" = 1'-0"



1412 N. MAUDE AVENUE

EXISTING SOUTH ELEVATION

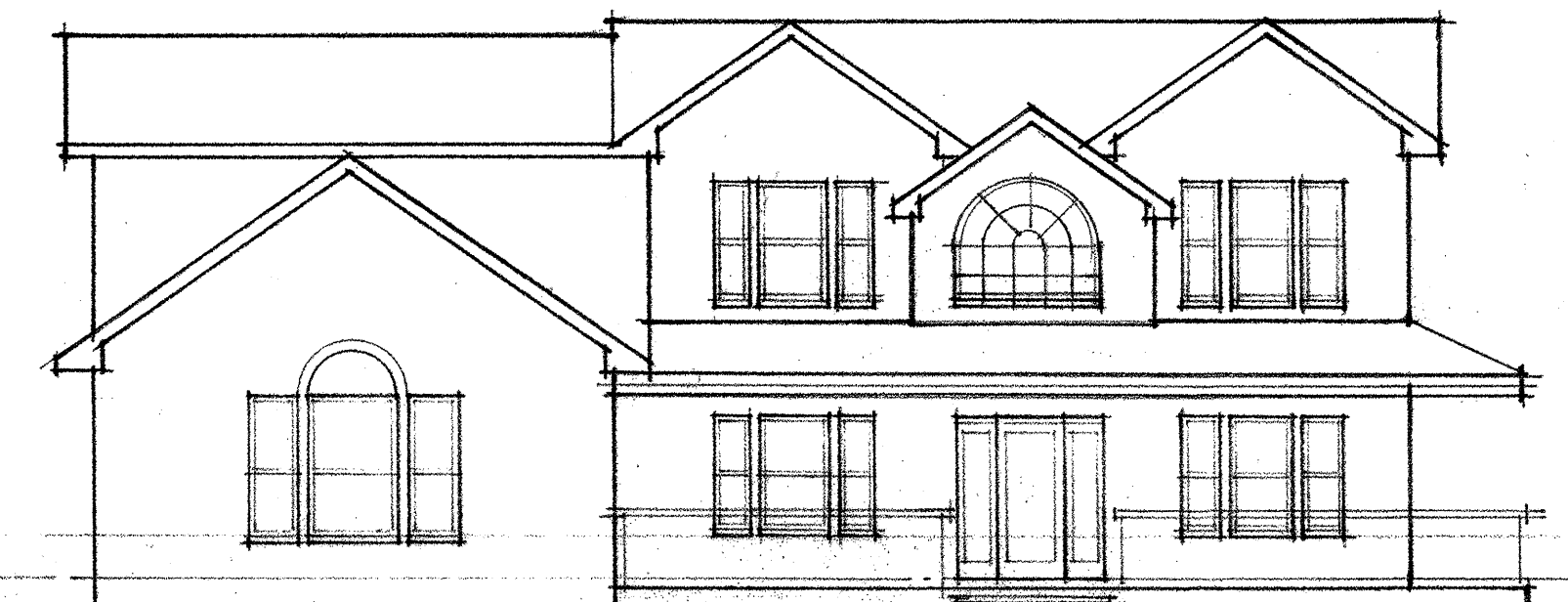
SCALE 1/8" = 1'-0"



1406 N. MAUDE AVENUE - SUBJECT PROPERTY

PROPOSED SOUTH ELEVATION

SCALE 1/8" = 1'-0"

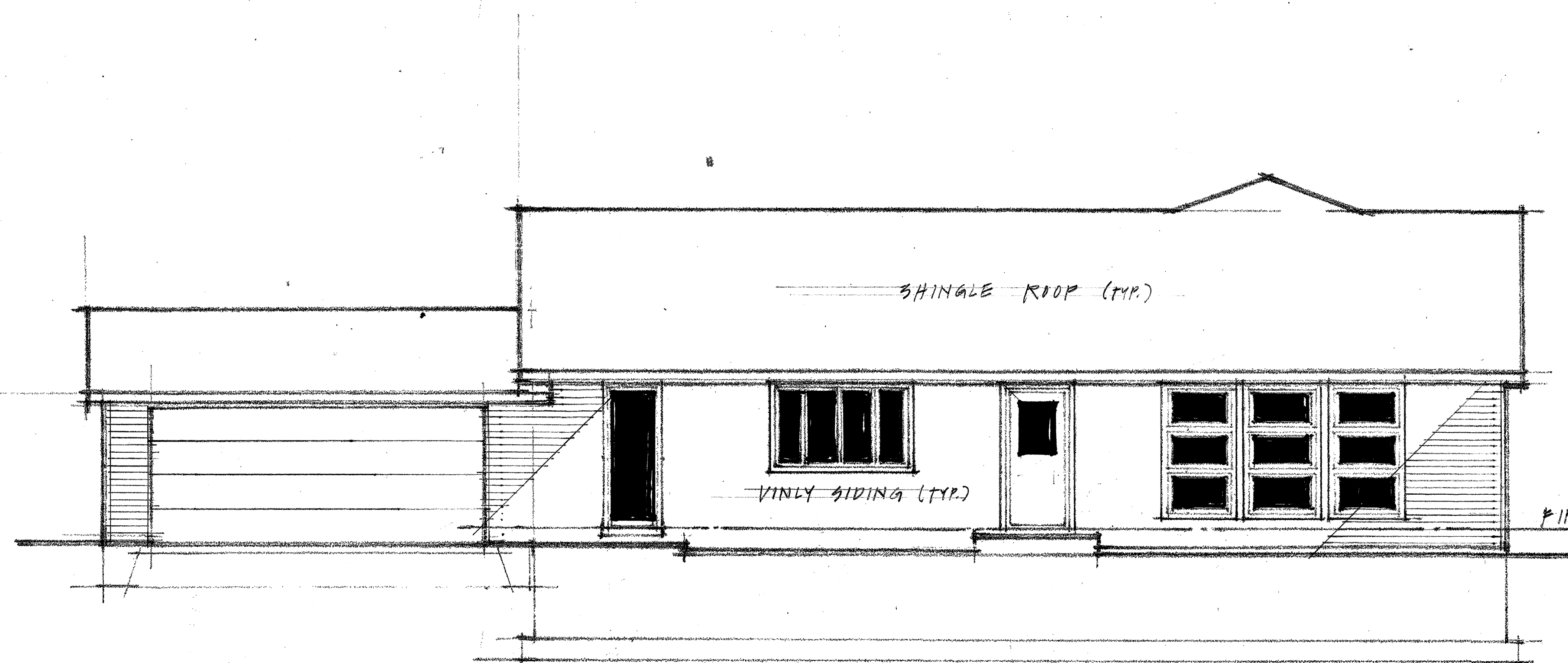


1400 N. MAUDE AVENUE

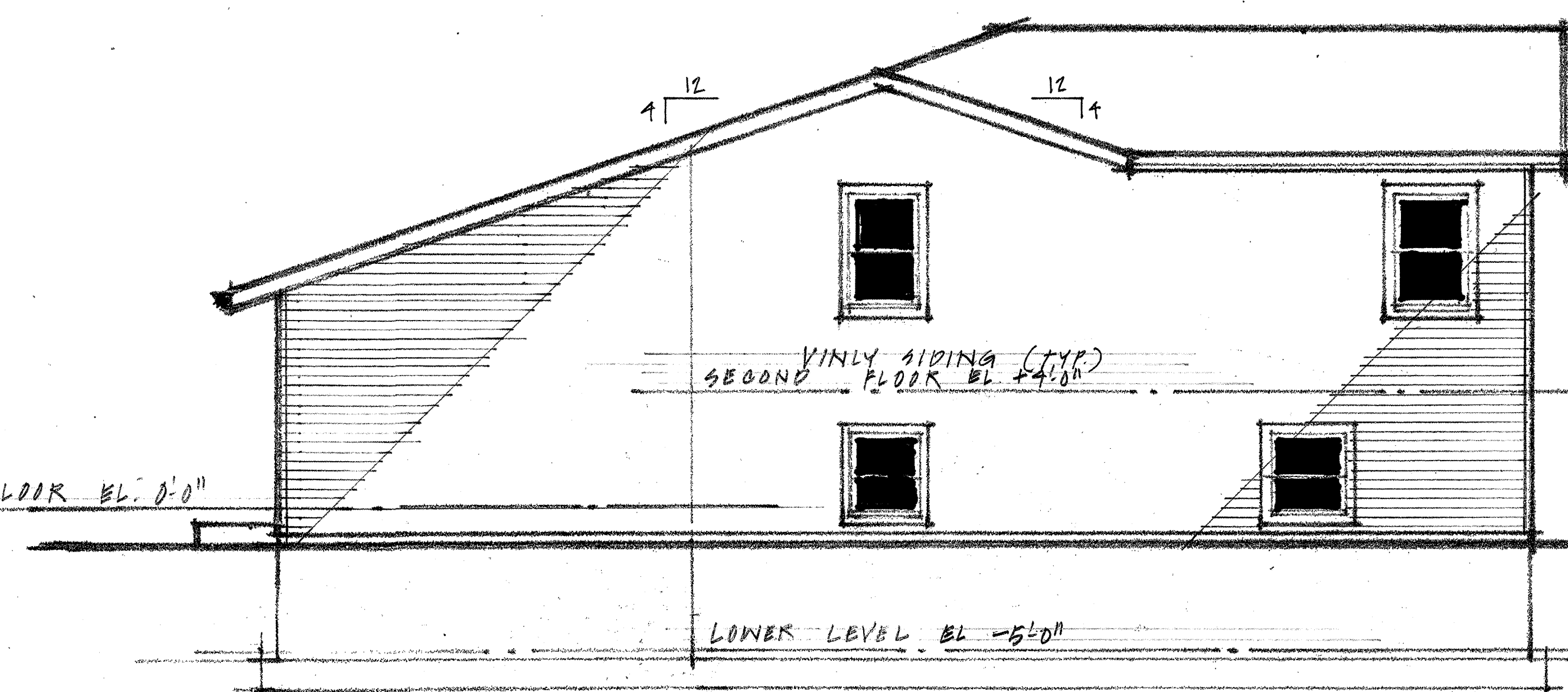
EXISTING SOUTH ELEVATION

SCALE 1/8" = 1'-0"

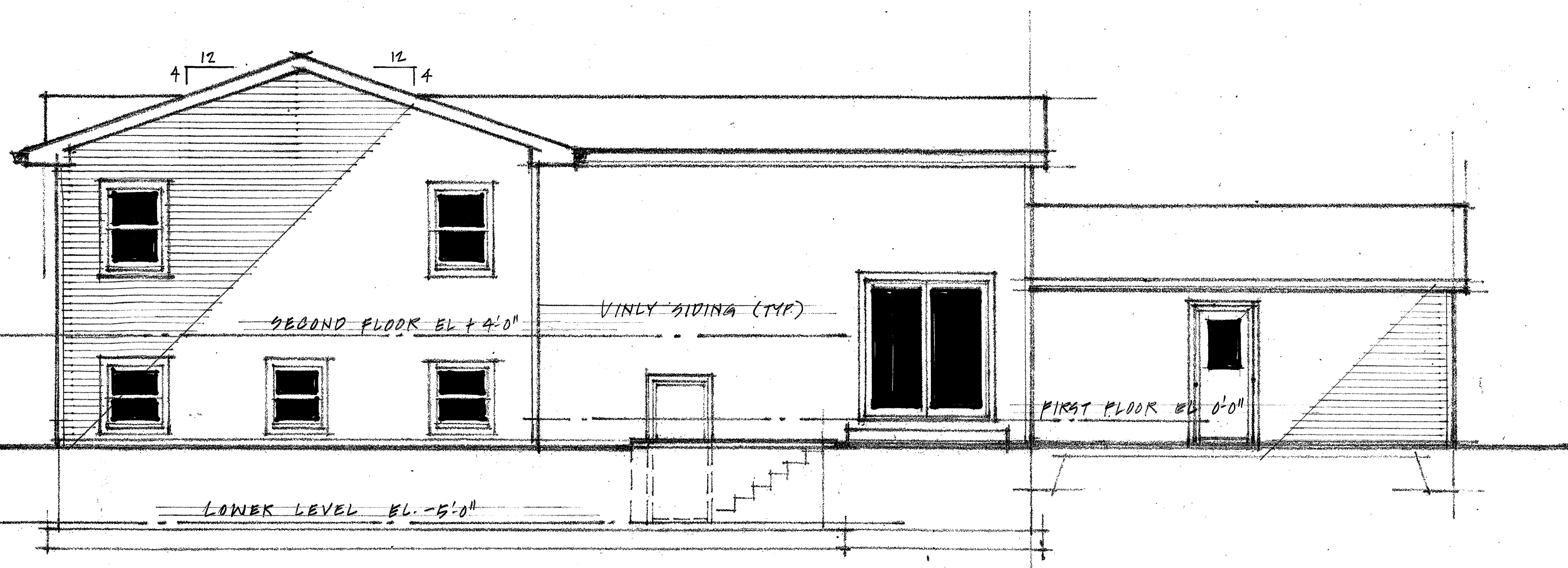
PROPOSED CONTEXT ELEVATIONS



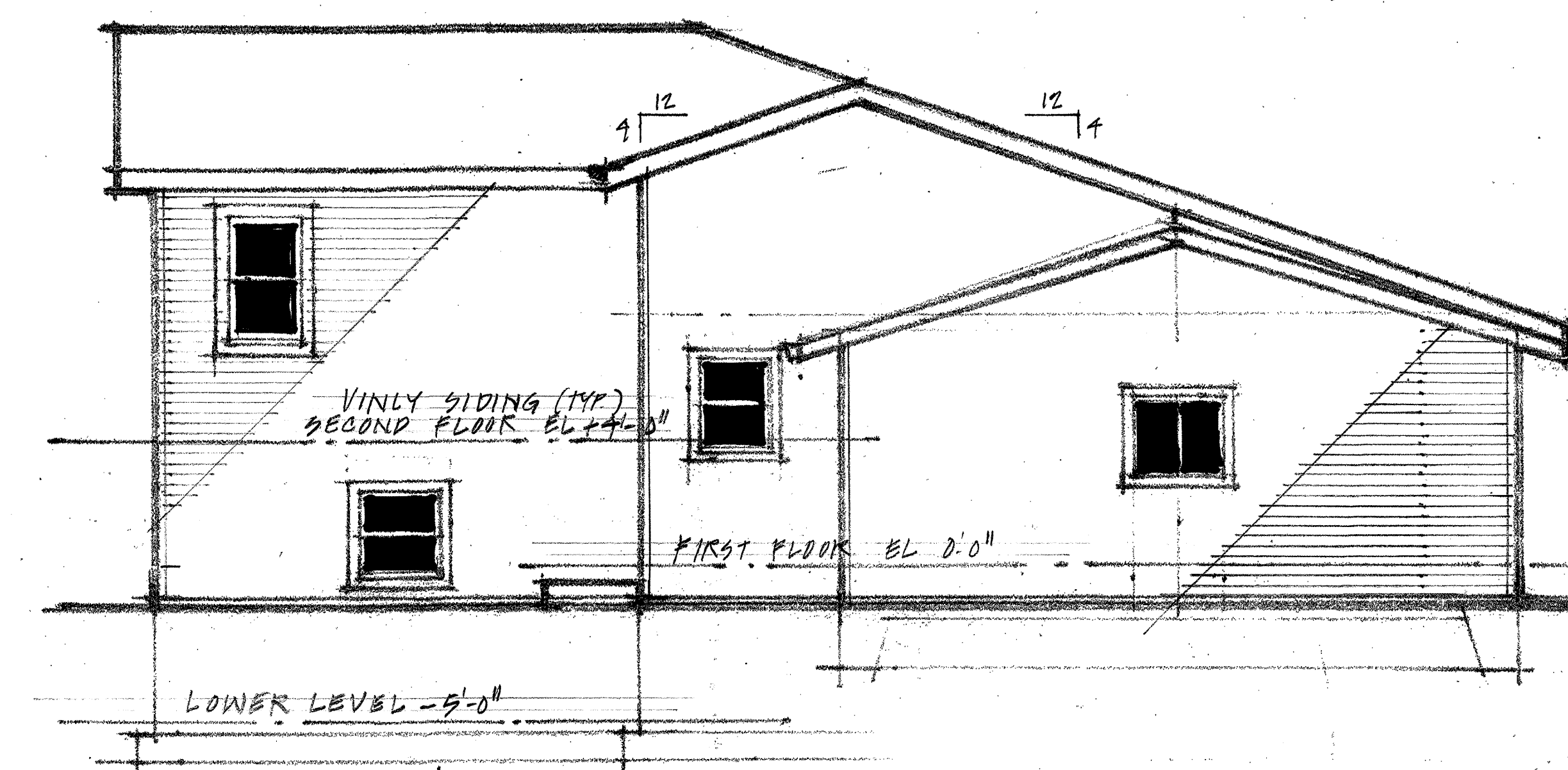
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

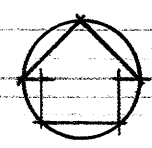
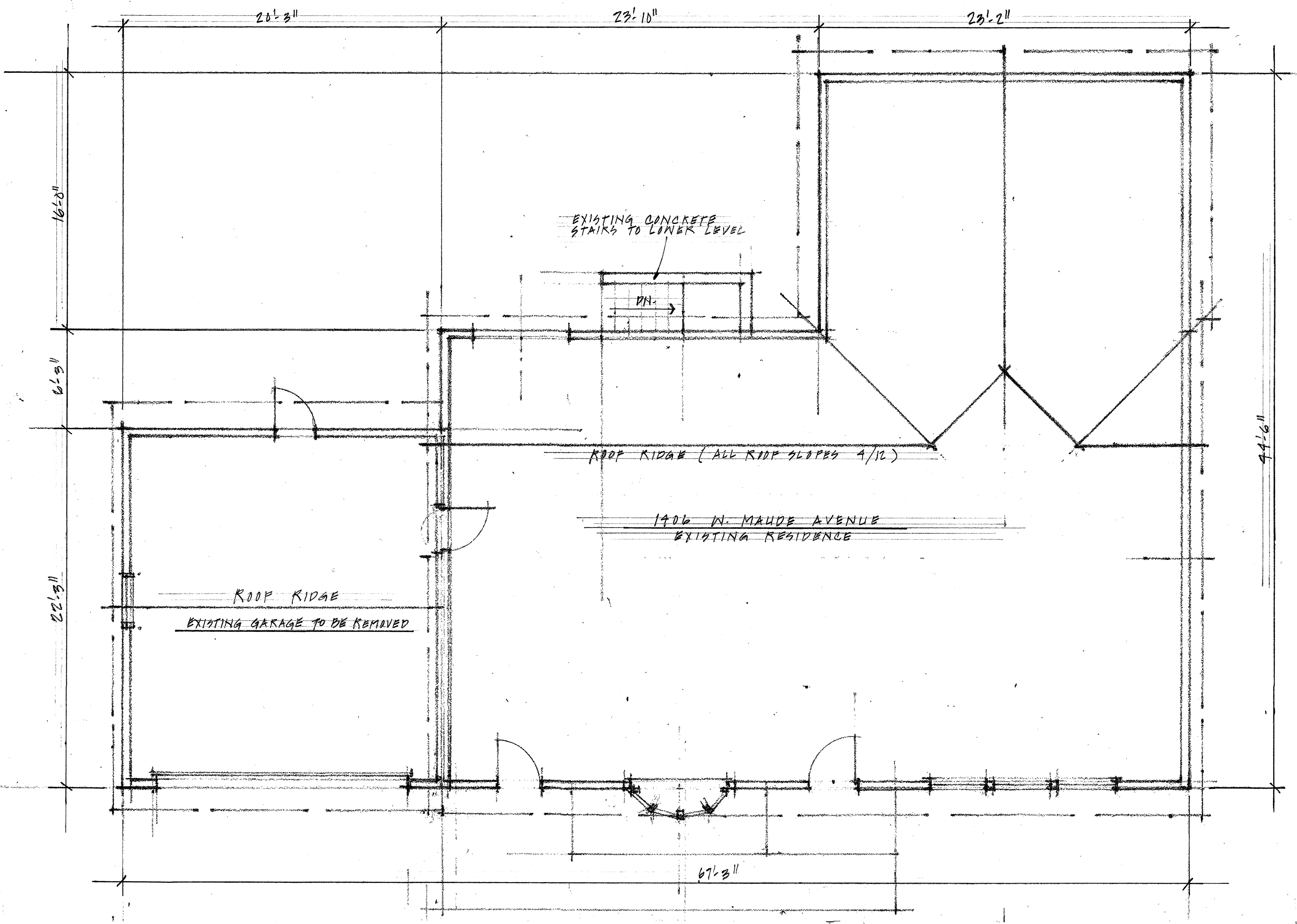


NORTH ELEVATION
SCALE 1/4" = 1'-0"



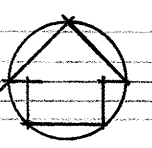
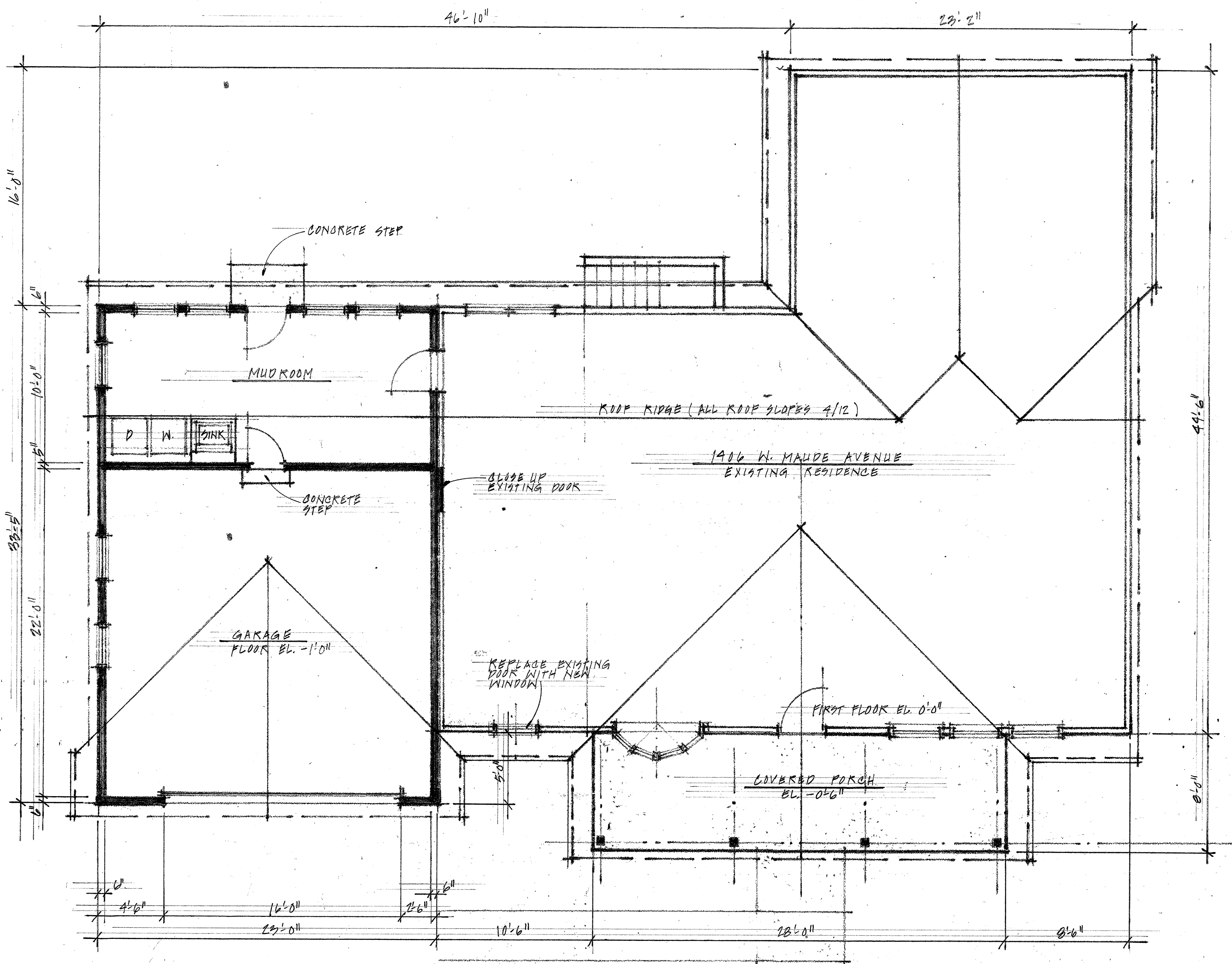
WEST ELEVATION
SCALE 1/4" = 1'-0"

EXISTING BUILDING ELEVATIONS



EXISTING FLOOR PLAN & ROOF PLAN

SCALE 1/4" = 1'-0"



PROPOSED FLOOR PLAN & ROOF PLAN

SCALE 1/4" = 1'-0"



Item: 2529 N. Raleigh St. - ZBA#17-058

Department: Planning & Community Development

REQUEST

A 139 square foot variation from Chapter 28, Section 5.1-3.7 (Maximum Floor Area Ratio) to allow a Floor Area of 4,081 square feet where 3,942 square feet is allowed.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 11, 2017
Date Prepared: November 20, 2017
Project Title: Holmes/Lee Residence
Address: 2529 N. Raleigh St.

Background Information

Petition Number: ZBA #17-058
Petitioner: Keith Ginnodo / Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

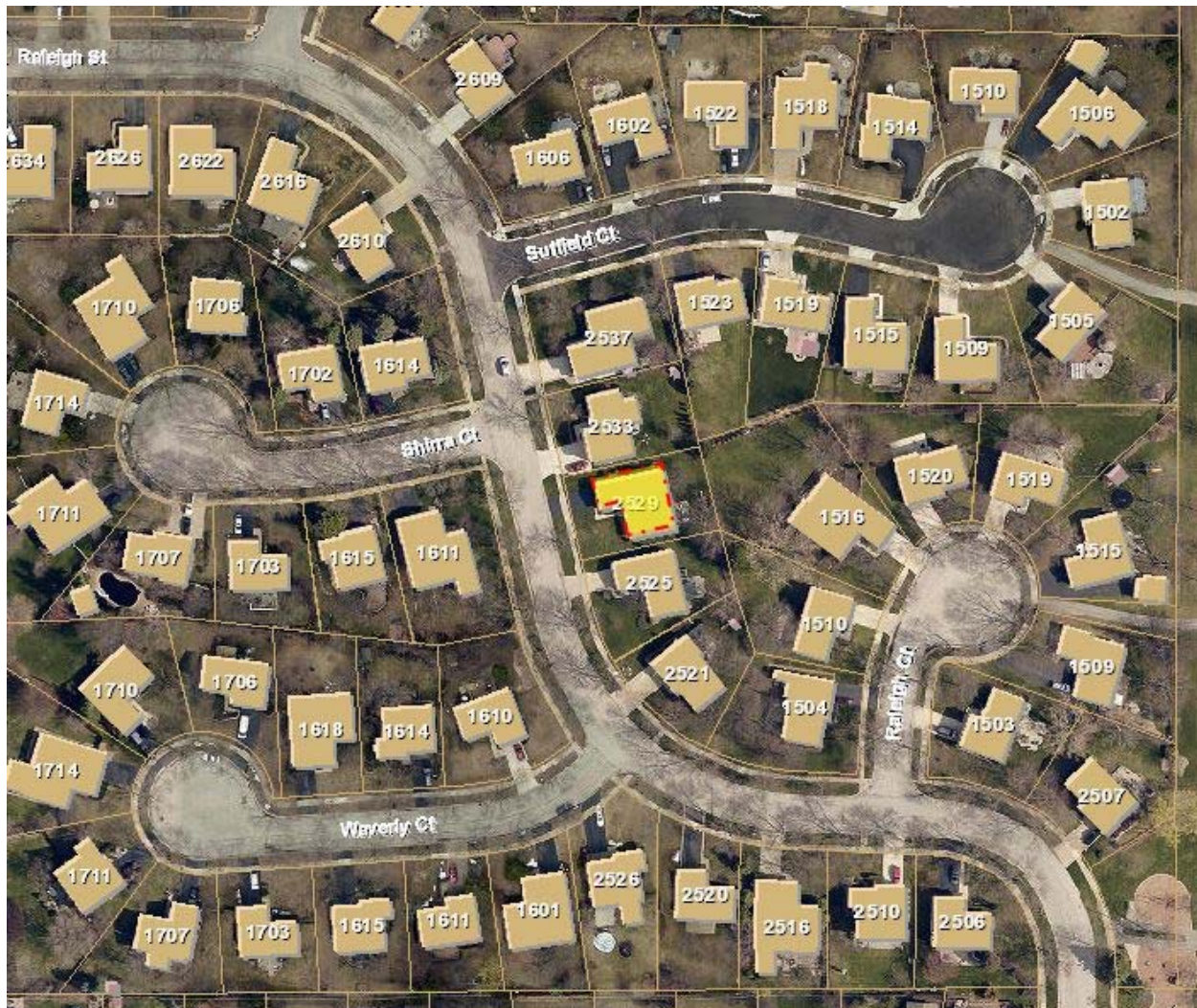
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,760 square feet. The petitioner is proposing to construct a second floor addition on their existing home. The house with the proposed addition results in a total floor area of 4,081 square feet where 3,942 square feet is allowed. Therefore, the petitioner requests the following variation:

- **A 139 square foot variation from Chapter 28, Section 5.1-3.7 (Maximum Floor Area Ratio) to allow a Floor Area of 4,081 square feet where 3,942 square feet is allowed.**

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.

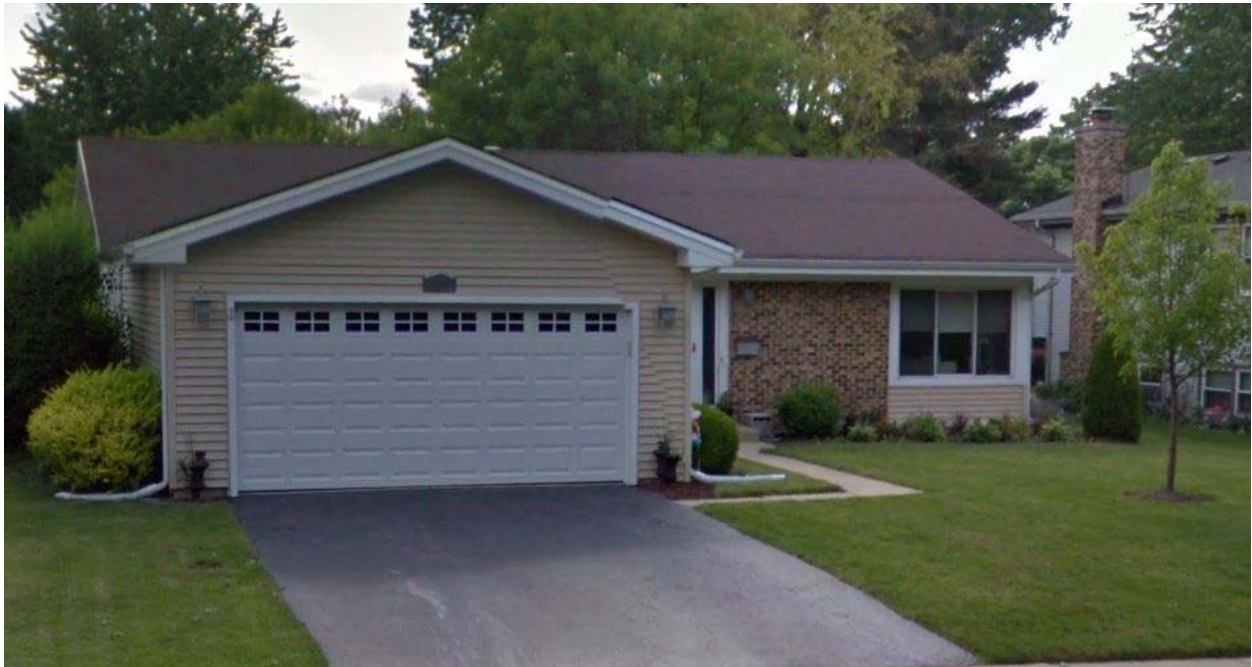
Map of General Vicinity



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	✓	11/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/21/17	
3. Letter that was Mailed	✓	11/21/17	
4. Photographs of Sign on Property	✓	11/21/17	

Photographs of Existing Structure



ZBA# 17-058
2529 N Raleigh St- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: November 21, 2017
Completed: November 22, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 139 sq ft variance to allow a floor area of 4,081 sq ft where 3,942 sq ft is allowed.

NOTE: The plans are for a second floor addition to the existing home.

The Engineering Department has NO OBJECTION to the proposed variance.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Holmes/Lee Residence

Project Address: 2529 N Raleigh St

ZBA #: 17-058

Date: November 27, 2017

Derek:

I have reviewed the request for the following variance:

- to allow a maximum Floor Area of 4,081 square feet where 3,942 square feet is allowed;

and, have no objections to the variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Holmes/Lee Residence

Project Address: 2529 N. Raleigh St.

ZBA #: 17-058

ZBA Hearing Date: December 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 21st, 2017

- A 139 square foot variation from Chapter 28, Section 5.1-3.7 (Maximum Floor Area Ratio) to allow a Floor Area of 4,081 square feet where 3,942 square feet is allowed.

Attached are the Petitioner's:

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

Comments: NICK DESIGN IS FAVORABLE FOR AN ADMINISTRATIVE
DESIGN APPROVAL, PENDING THE OUTCOME OF THE ZBA REVIEW.
- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, November 30th, 2017.

November 13, 2017

PETITION

2529 N. Raleigh Street, Arlington Heights, Illinois 60004

NOW COMES the Petitioner Carissa Lee Holmes and JiHun Lee being the owner of the property commonly known as: 2529 N. Raleigh Street, Arlington Heights, Illinois 60004 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 5.1-3.7 (Maximum Floor Area Ratio) in order to build an addition which exceeds the allowable size by 139 SF.

I hereby state that the following hardship would exist if the variation were not granted: Building a room over the garage is the only viable solution to provide living space to suit the owners' needs. To construct the room over the garage in a manner that strictly adheres to the allowable area would result in a structural design that is more expensive to build than the current design. The room is designed to minimize the bulk of the addition over the garage in a structurally efficient manner.

I hereby state that the following unique circumstances exist: This lot is uniquely small for the neighborhood due to the very small back yard.

I hereby state that the variation, if granted, will not alter the essential character of the locality. The proposed design is more consistent with the surrounding homes which are symmetrical, many of which have similar rooms above the garage. The project, as designed, will not alter the essential character of the locality.

Signed: (petitioner)   date: 11-13-2017

1523 WEATHERSTONE LN
ELGIN, IL 6123
PHONE: (847) 253-6566

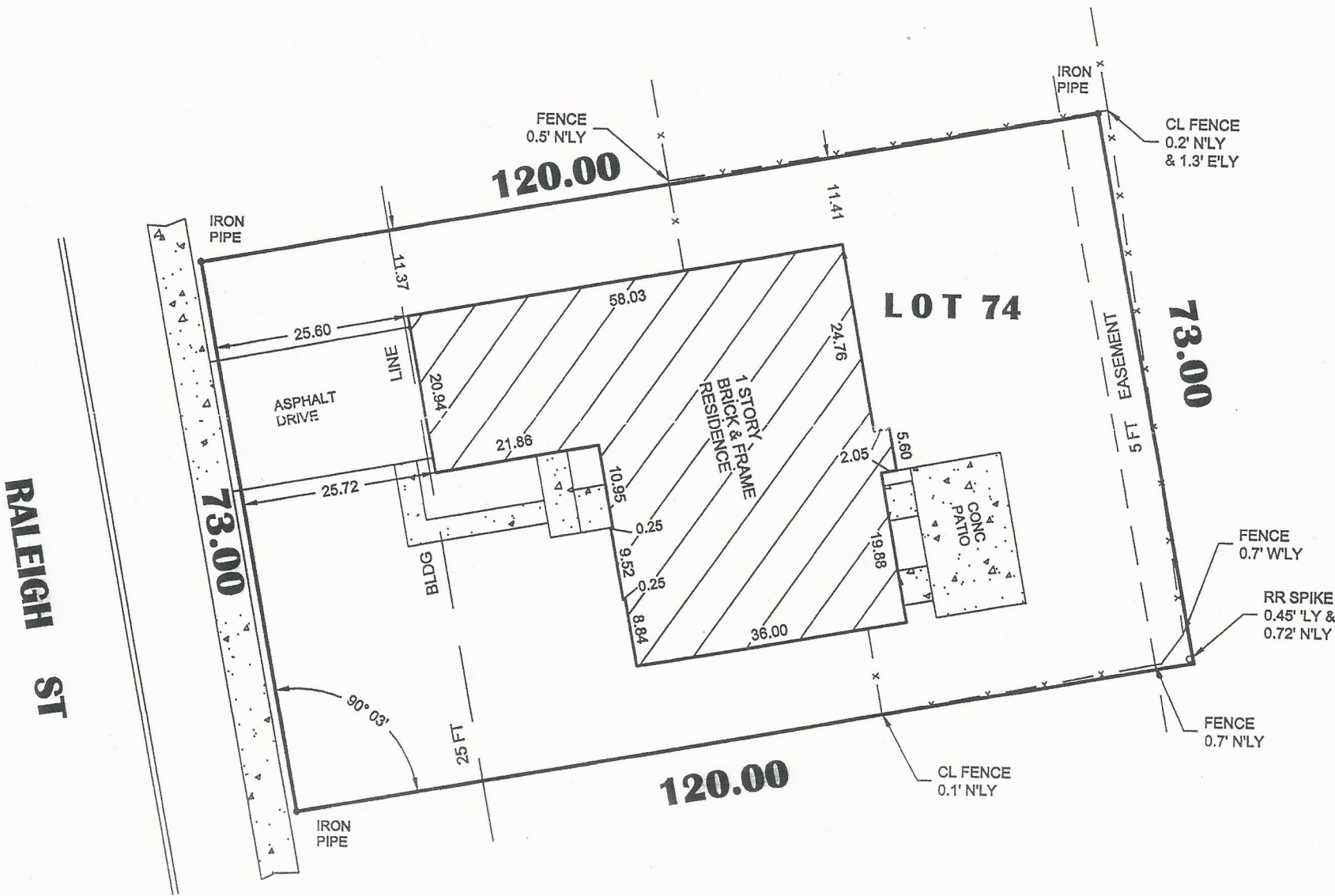
PLAT OF SURVEY

-BY-

JAMES M. ELLMAN LTD.



LOT 74 IN BERKLEY RIDGE SUBDIVISION OF PART OF LOT 8 IN GEORGE KIRCHOFF ESTATE
SUBDIVISION OF PARTS OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, AND OF SECTIONS 7 AND 18, TOWNSHIP 42 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



Ordered by: PETER J JANUS JR
Order No: 061027
Base Scale: 1 inch = 20 feet
Date: OCTOBER 25, 2006
Address: 2529 N RALEIGH ST
ARLINGTON HEIGHTS, IL

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR
A BOUNDARY SURVEY.

— o — o — = WOOD FENCE
— x — x — = C/L FENCE
[Symbol] = CONCRETE

NOT VALID UNLESS EMBOSSED

STATE OF ILLINOIS)
COUNTY OF KANE) SS

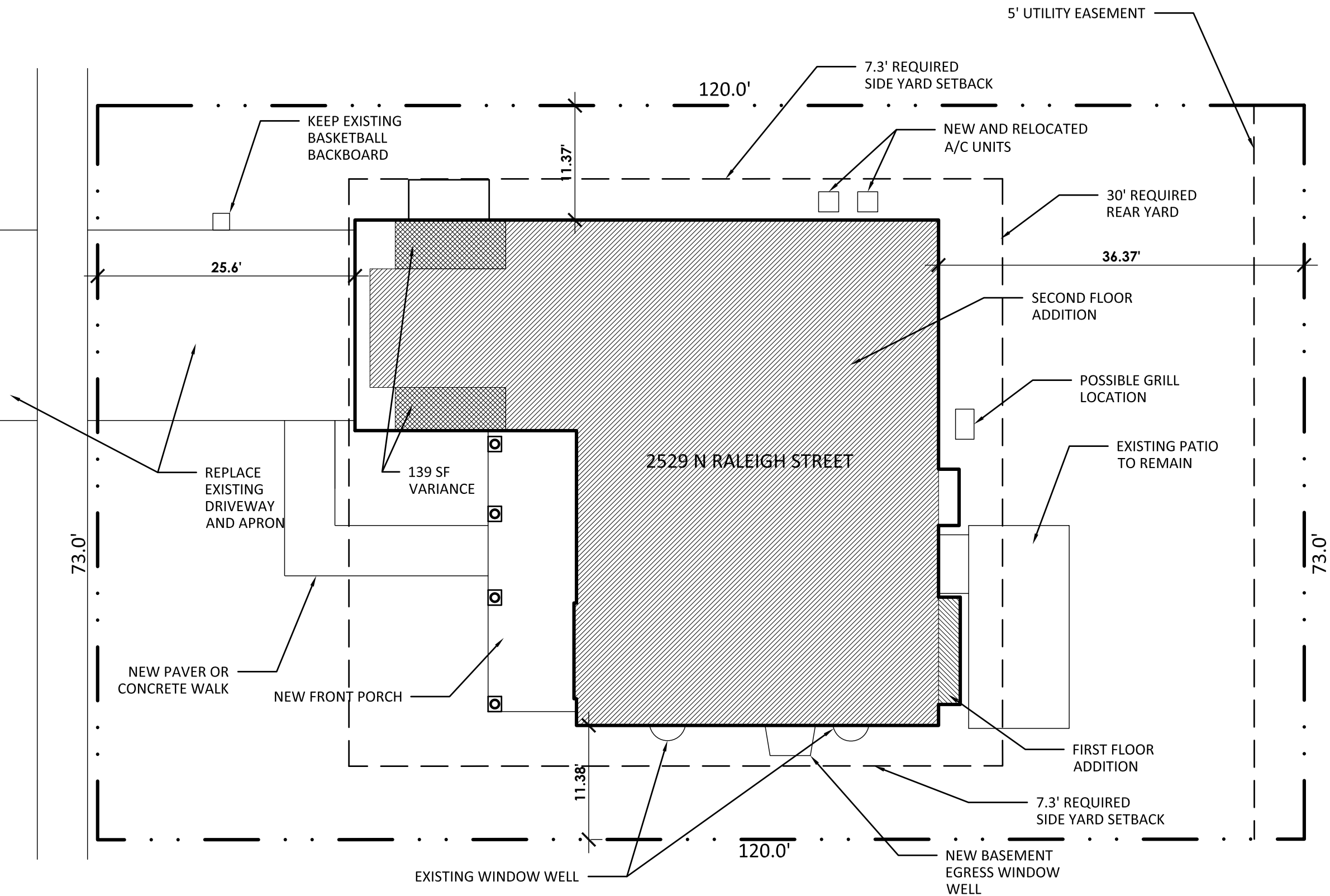
I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT THE ABOVE
DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY.

BY: James M. Ellman
ILLINOIS PROFESSIONAL LAND SURVEYOR

LICENSE NO. 184-002744
(35-002158)
EXPIRES 4/30/2007

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT
ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND
OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR
ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

N RALEIGH STREET



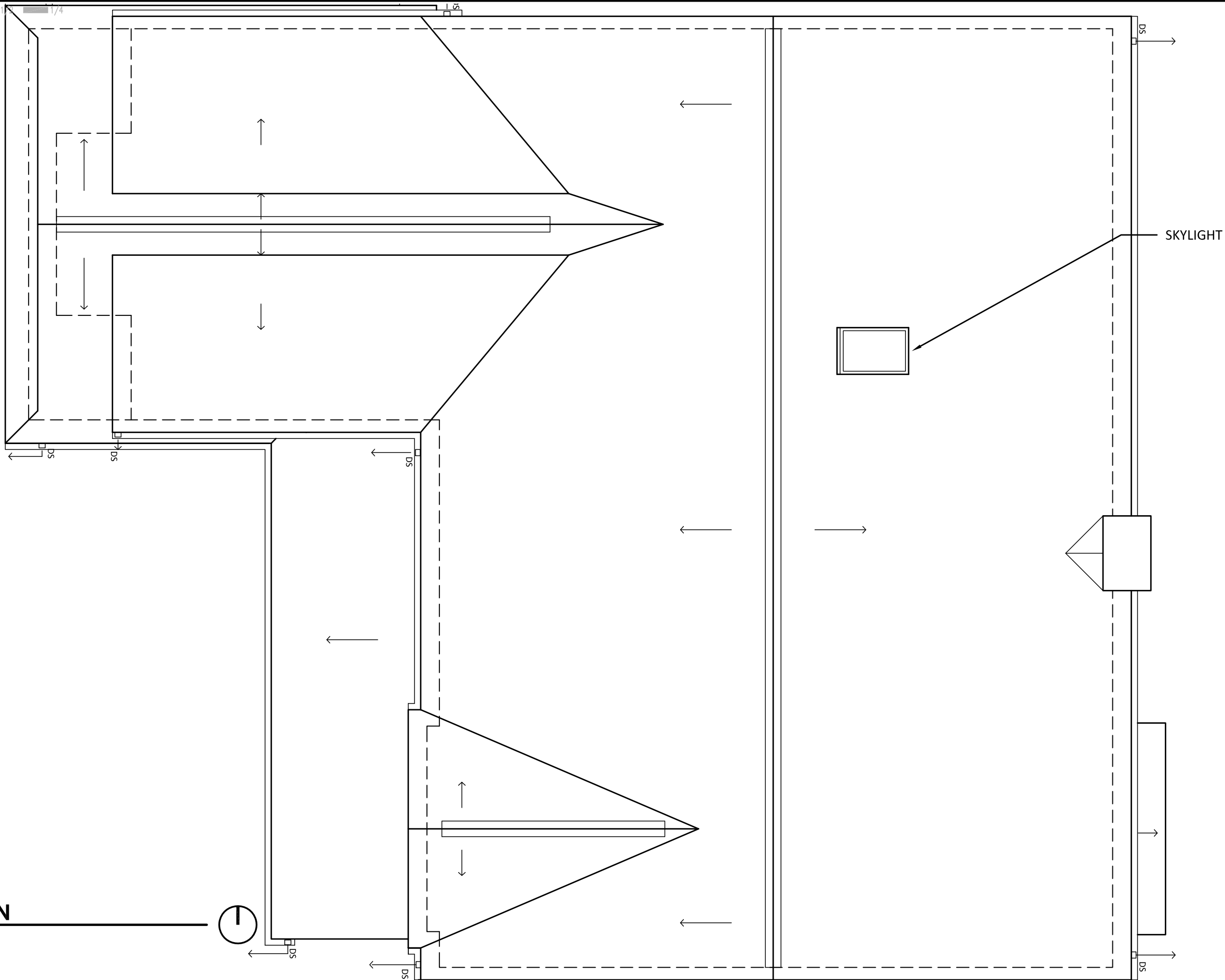
1 SITE PLAN
3/32" = 1'-0"

HOLMES LEE RESIDENCE
2529 NORTH RALEIGH STREET, ARLINGTON HEIGHTS, IL 60004



A0

1 ROOF PLAN
3/16" = 1'-0"



HOLMES LEE RESIDENCE
2529 NORTH RALEIGH STREET, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004

A4

11.13.17

© KINGSLEY + GINNODO ARCHITECTS

MATERIAL LIST

Siding:	Vinyl siding, "Flagstone" by Certainteed or similar by another company
Trim:	composite, smooth "White" by MiraTEC or similar by another company
Gutters/Leaders:	Prefinished aluminum, White, to match trim
Windows:	Marvin, "Stone White" or similar by another company
Columns:	Composite, 10" round, painted White to match trim
Stone:	Natural veneer stone
Porch Railing:	Wood, painted white
Roofing:	Textured asphalt, "Estate Gray" by Owens Corning or similar by another company



1 WEST ELEVATION
3/16" = 1'-0"



MATERIAL LIST

Siding:	Vinyl siding, "Flagstone" by Certainteed or similar by another company
Trim:	composite, smooth "White" by MiraTEC or similar by another company
Gutters/Leaders:	Prefinished aluminum, White, to match trim
Windows:	Marvin, "Stone White" or similar by another company
Columns:	Composite, 10" round, painted White to match trim
Stone:	Natural veneer stone
Porch Railing:	Wood, painted white
Roofing:	Textured asphalt, "Estate Gray" by Owens Corning or similar by another company

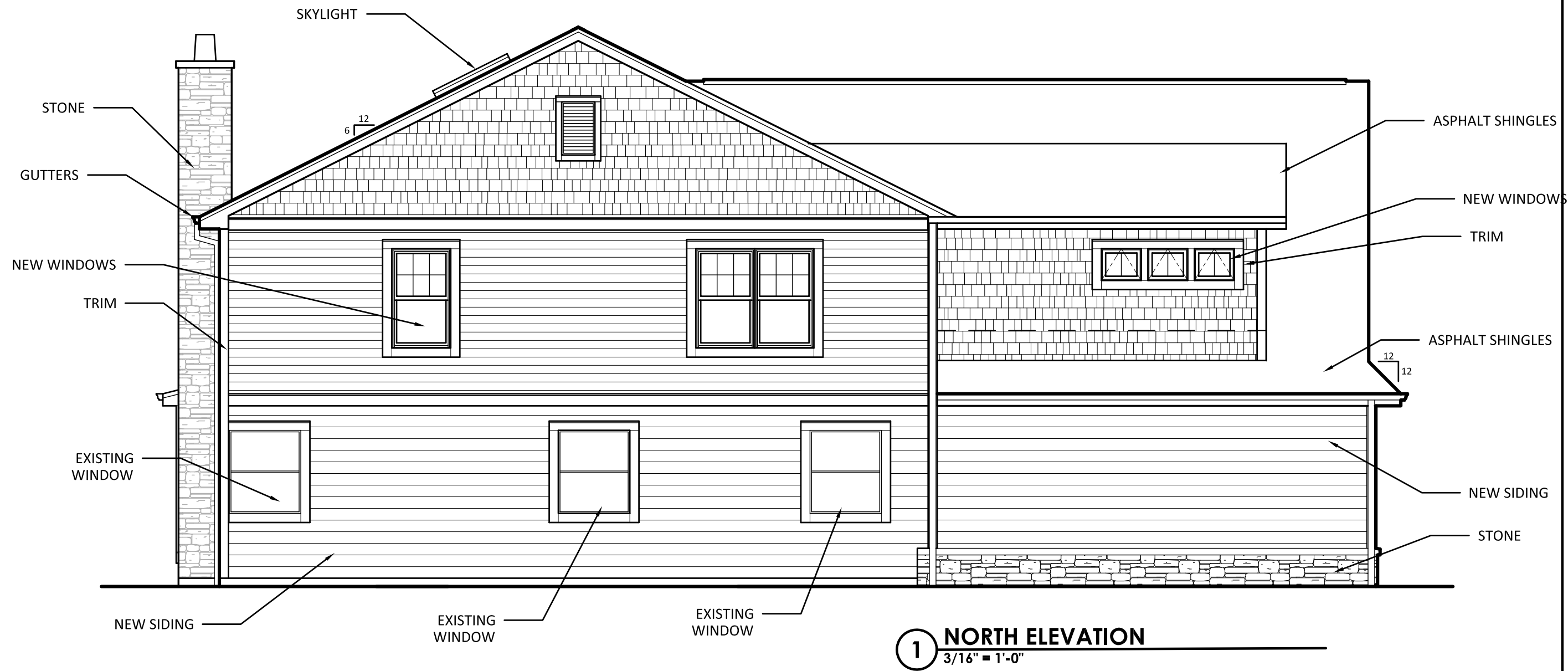


1 SOUTH ELEVATION
3/16" = 1'-0"



MATERIAL LIST

- Siding: Vinyl siding, "Flagstone" by Certainteed or similar by another company
- Trim: composite, smooth "White" by MiraTEC or similar by another company
- Gutters/Leaders: Prefinished aluminum, White, to match trim
- Windows: Marvin, "Stone White" or similar by another company
- Columns: Composite, 10" round, painted White to match trim
- Stone: Natural veneer stone
- Porch Railing: Wood, painted white
- Roofing: Textured asphalt, "Estate Gray" by Owens Corning or similar by another company



MATERIAL LIST

- Siding:

Trim:

Gutters/Leaders:

Windows:

Columns:

Stone:

Porch Railing:

Roofing:
- Vinyl siding, "Flagstone" by Certainteed or similar by another company

composite, smooth "White" by MiraTEC or similar by another company

Prefinished aluminum, White, to match trim

Marvin, "Stone White" or similar by another company

Composite, 10" round, painted White to match trim

Natural veneer stone

Wood, painted white

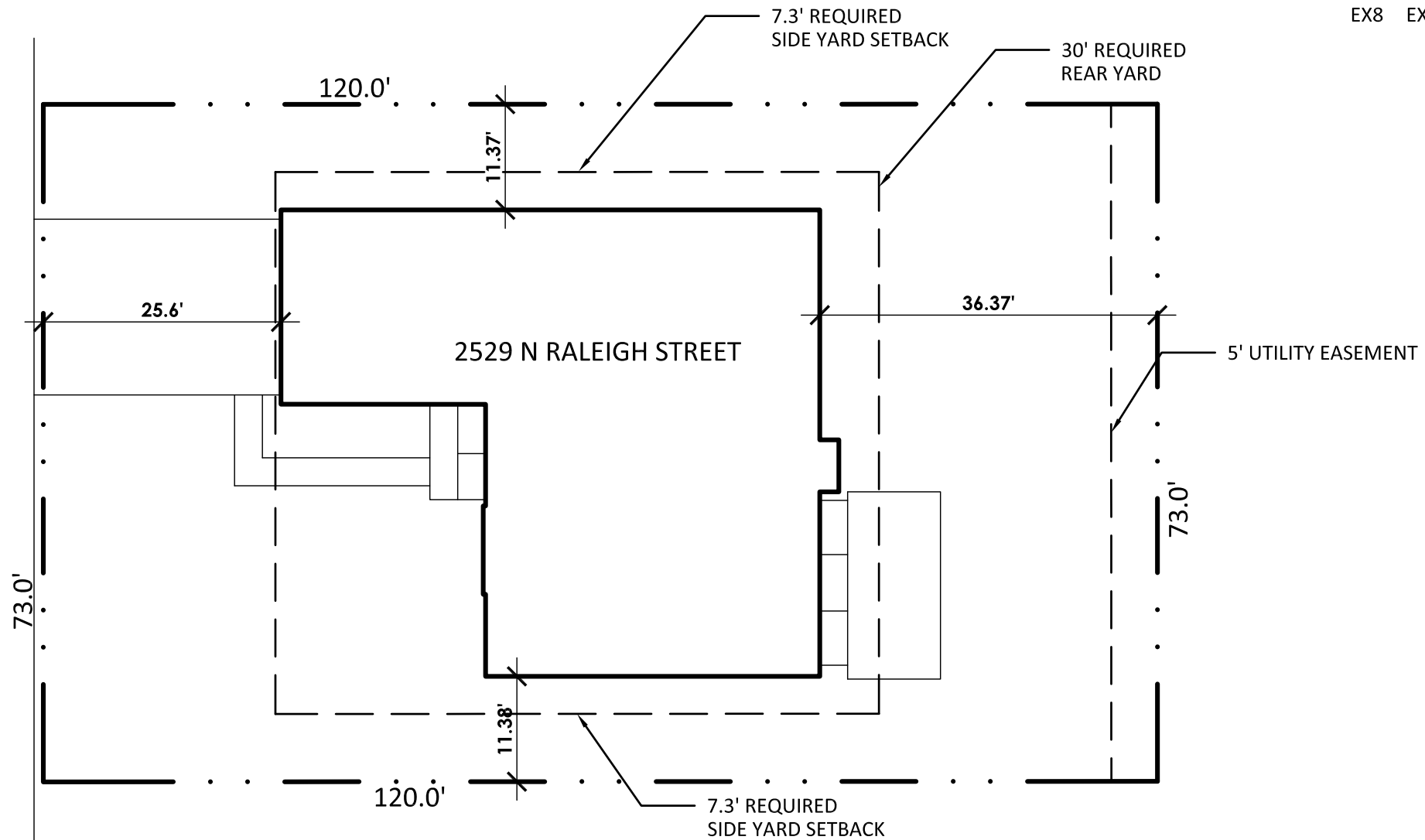
Textured asphalt, "Estate Gray" by Owens Corning or similar by another company



1 EAST ELEVATION
3/16" = 1'-0"



N RALEIGH STREET



DRAWING INDEX

- EX0 EXISTING SITE PLAN
- EX1 EXISTING BASEMENT PLAN
- EX2 EXISTING FIRST FLOOR PLAN
- EX4 EXISTING ROOF PLAN
- EX5 EXISTING WEST ELEVATION
- EX6 EXISTING SOUTH ELEVATION
- EX7 EXISTING EAST ELEVATION
- EX8 EXISTING NORTH ELEVATION

1 EXISTING SITE PLAN
1/16" = 1'-0"

HOLMES LEE RESIDENCE
2529 NORTH RALEIGH STREET, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

9.24.15
6.26.15
5.18.15

EXO



HOLMES LEE RESIDENCE
2529 NORTH RALEIGH STREET, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

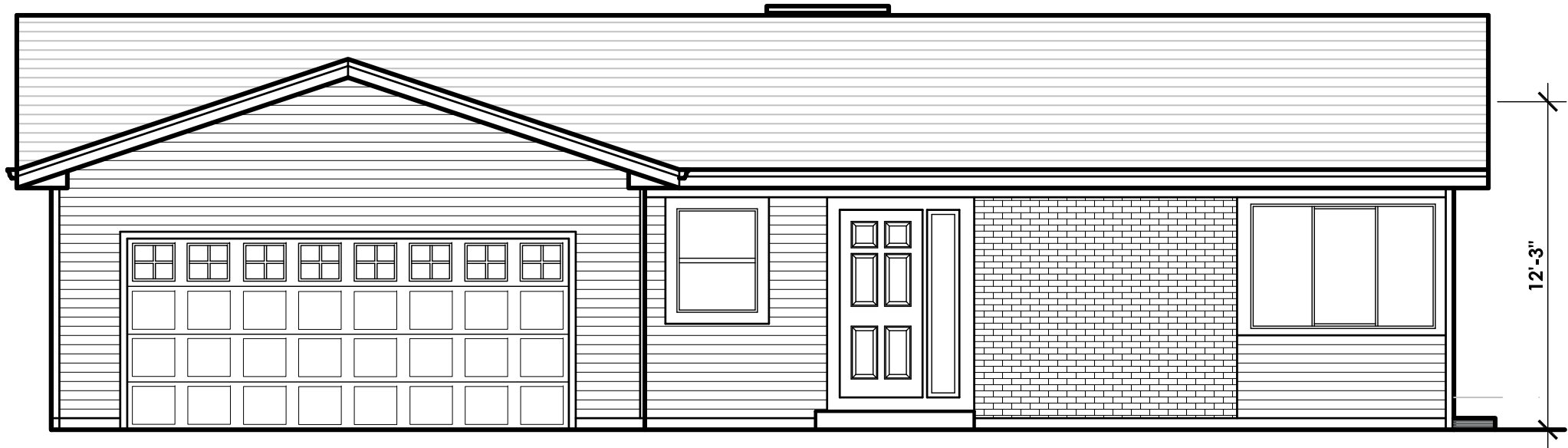
33 N HICKORY AV. ARLINGTON HTS. IL 60004

EX4

9.24.15

5.18.15

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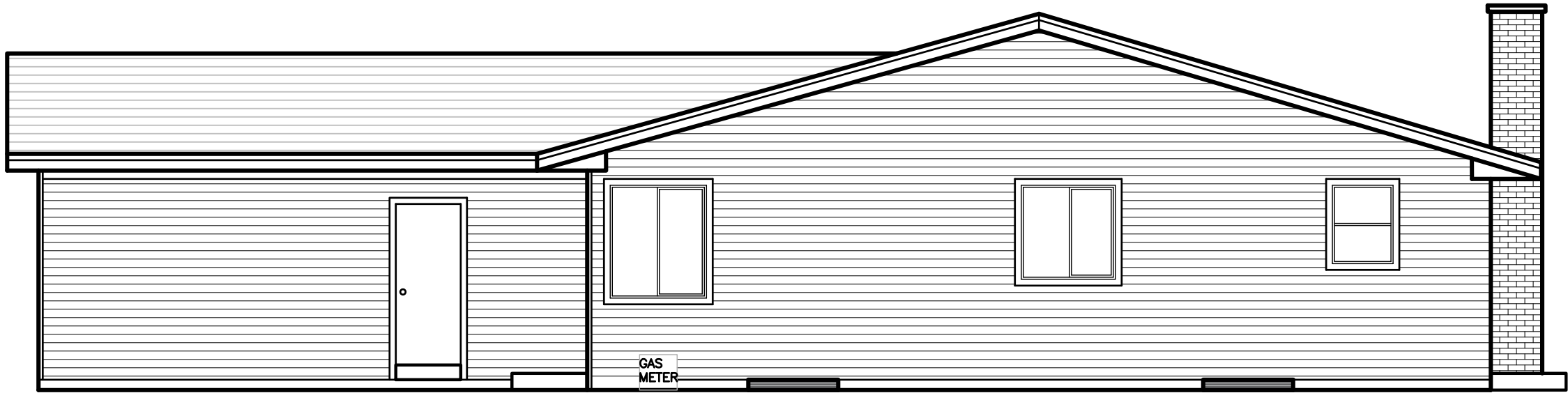


1 EXISTING WEST ELEVATION 3/16" = 1'-0" 1

HOLMES LEE RESIDENCE
2529 NORTH RALEIGH STREET, ARLINGTON HEIGHTS, IL 60004



1 1/2 1/4



1 EXISTING SOUTH ELEVATION 1
3/16" = 1'-0"

HOLMES LEE RESIDENCE
2529 NORTH RALEIGH STREET, ARLINGTON HEIGHTS, IL 60004



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5.22.15

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EX6



1 EXISTING EAST ELEVATION 1
3/16" = 1'-0"

HOLMES LEE RESIDENCE
2529 NORTH RALEIGH STREET, ARLINGTON HEIGHTS, IL 60004



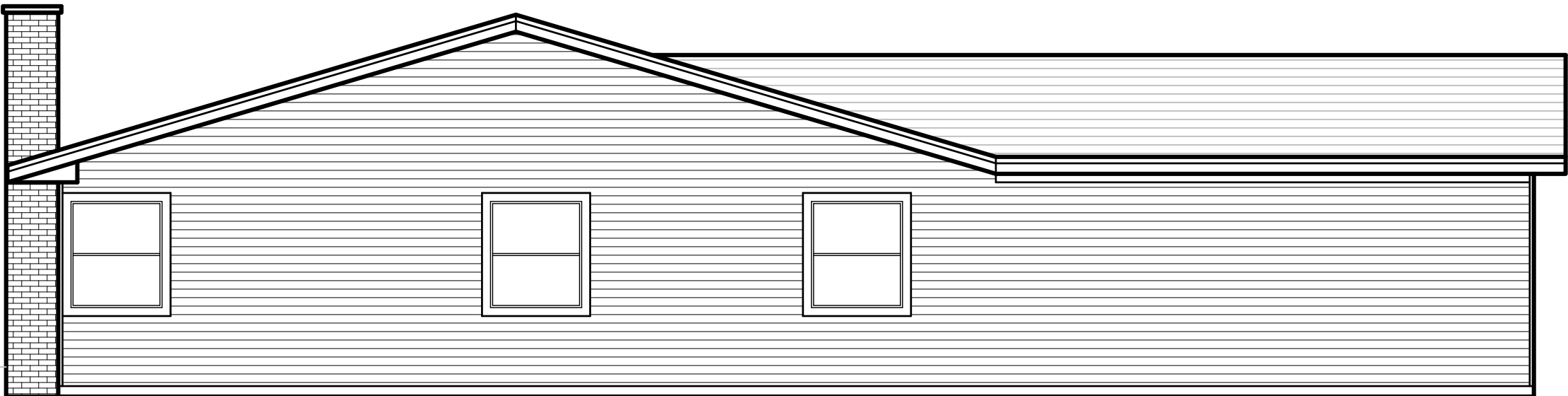
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EX7

5.22.15

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1 1/2 1/4



1 EXISTING NORTH ELEVATION 1
3/16" = 1'-0"

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EX8

5.22.15

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November 16, 2017

Zoning Board of Appeals Commissioners
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

NOV 21 2017

RE: ZONING BOARD OF APPEALS HEARING – December 11, 2017
FOR CARISSA LEE HOLMES AND JIHUN LEE, 2529 N. RALEIGH STREET

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Dear Commissioners,

We, being the immediate neighbors of the Holmes Lee Residence, have reviewed the drawings of the project that Carissa and Huni would like to build. We are in favor of the improvements they are making and do not have any objections to the variance they are seeking. We believe that their project will enhance the character of the neighborhood.

Please consider this in your decision making process.

Thank you, sincerely,

The neighbors of 2529 N. Raleigh Street

Jim Kelly, Marie Migney
Signature _____ address _____ date *Arl. Hts. 11-18-17*

K. Durham
Signature _____ address _____ date *Arl. Hts. 11/11*

Shannon Bever
Signature _____ address _____ date *Arl. Hts. 11/18/2017*

Colleen J. Krause
Signature _____ address _____ date *Arl. Hts 11/18/17*

John J. Mully
Signature _____ address _____ date *AH 11/18/17*

Mark Zielinski
Signature _____ address _____ date *A.H 11/19/17*

Colleen + Barry Ryan
Signature _____ address _____ date *AH 11/20/17*

Yvonne S. Nance
Signature _____ address _____ date *AH 11/20/17*

Richard Elmore
Signature _____ address _____ date *A.H 11/21/17*

