



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 8, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Deloncker Residence - 1207 W. Noyes St.
- B. VanDijk Petition - 214 S. Stratford Rd.
- C. Thompson Residence - 101 S. Fernandez Ave.
- D. Soderna Residence - 2224 N. Dryden Ln.
- E. Kozlik Residence - 1110 W. Maude Ave.
- F. Craig Residence - 28 S. Yale Ave.
- G. Nick Residence - 604 E. Charles St.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. ZBA#14-044 - Weiss Residence - 1528 N. Fernandez Pl.
- B. ZBA#14-045 - Olejniczak Residence - 1314 W. Watling St.
- C. ZBA#14-046 - Wronkiewicz Residence - 901 N. Hickory Ave.
- D. ZBA#14-047 - Muenkel Residence - 1105 N. Mitchell Ave.
- E. ZBA#14-048 - Teague Residence - 301 S. Walnut Ave.
- F. ZBA#14-049 - Kopach Residence - 328 S. Donald Ave.

VII. OTHER BUSINESS

- A. Budget FY2015

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Deloncker Residence - 1207 W. Noyes St.

Department: Planning & Community Development

Approval of Minutes & Findings from the 11/10/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 11/10/14 - Deloncker	Minutes
Findings 11/10/14 - Deloncker	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-036 - DELONCKER RESIDENCE - 1207 W. NOYES ST.

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 Monday, the 10th day of November, 2014, at the hour of
7:00 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
DAVID DIVITO
JOSEPH GEISEL
BARBARA LIVERMORE

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: Before we get started, I'll just ask, what we'll do this evening is we'll ask anyone who intends to provide any testimony on behalf of a petitioner, or anyone in the audience who wants to speak to a petition, if you would please sign in now and that will just save us some time when we start to get through these petitions. So, if you haven't signed in, if you would? If you wish to speak, please sign in.

While we're waiting, we'll wait a few minutes, while we're waiting for another Board member, he's questionable to show tonight, we have five of seven members present this evening. In order for your petition to pass, you have to have four affirmative votes. So, that would mean if the Board stays in this size this evening, you would need four out of the five. Again, we're expecting another Board member, you need four out of the six.

So, I would offer, if it does stay at five this evening and any petitioner wishes to defer their petition to the next Board meeting, it won't be held against you in any way. But you are going to take a little bit of a risk going four out of five as opposed to four out of six or even four out of seven. And I don't know if we have a roll call or a head count on the next Board meeting.

What is the date of the next meeting?

MR. MACH: December 8th.

CHAIRMAN PETRILLO: December 8th. I would plan on being here. If anybody else has any conflicts at this point in time? So, again you would at least have five at the next Board meeting as well. And we'll wait for Mr. Siavelis to attend or see if he's going to be an attendee.

I will explain to you that this evening, the Zoning Board of Appeals will review your petition when, you would have to demonstrate though to this Board that a strict application of the terms of the zoning regulations related to the construction or to your variance will impose the owner or you yourself with an unusual or impractical hardship, or imposes you some type of difficulties, that if there is a strict application in the terms of the zoning regulations, that you have a hardship or unique circumstances to your case that don't allow you to be able to comply with the zoning regulations. But these zoning regulations are only meant in the cases of hardships, not the matters of convenience.

So, tonight, we'll ask you to state what your hardship is that you can't achieve a reasonable return on your investment, that your plight is due to unique circumstances, maybe there is an odd-shaped lot or that your lot has a different configuration that doesn't allow you to comply with the code, and that if the variation is granted, it will not alter the character of the neighborhood. So, you have to make those three points: the hardship, the plight of owner is due to unique circumstances, and the character of the neighborhood will not be changed by the variance if the variance is granted. Okay?

DRAFT

Derek, do you want to, we'll call this meeting to order.
Would you please, roll call?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Present.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes, here.

MR. MACH: Mr. Anfenson.

(No response.)

MR. MACH: Mr. Siavelis.

(No response.)

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

CHAIRMAN PETRILLO: We'll then start our meeting with the
pledge of allegiance. If you would rise and join us in facing the flag
and stating the pledge of allegiance?

(Pledge of Allegiance.)

CHAIRMAN PETRILLO: The next order of business is approval of
the minutes of the previous Board meeting. Has every Board member had
a chance to review those minutes? Are there any changes or
clarifications that need to be read into the record?

If not, is there a motion on the floor for approval?

MR. DIVITO: I'll motion.

CHAIRMAN PETRILLO: Motion to approve.

MR. SELBKA: Second.

CHAIRMAN PETRILLO: And we have a second. All those in
favor, say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed, say nay.

(No response.)

CHAIRMAN PETRILLO: Seeing there's no nays, motion passes.
So, I'll just throw this back out onto the floor to each of the
petitioners. We are going to start out meeting in the absence of Mr.
Siavelis. And if you, is there any petitioner that wishes to take a
deferment or delay until the next meeting?

None being heard, okay, we'll start. We have our first,
the Bradish Residence has been withdrawn, correct?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Okay. So, Deloncker Residence?

MR. DELONCKER: Deloncker, yes. How are you?

CHAIRMAN PETRILLO: Good evening. Have you signed in, sir?

MR. DELONCKER: Yes, I have.

CHAIRMAN PETRILLO: If I could ask you to raise your right
hand, I'll swear you in.

DRAFT

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. Would you state your name and address for the record?

MR. DELONCKER: Jason Deloncker at 1207 Noyes in Arlington Heights, 60005.

CHAIRMAN PETRILLO: Okay, you may proceed.

MR. DELONCKER: Yes. I am coming to you for a variance on my front. I'm building out the front of my house to be parallel with my garage. And I am, my hardship is that the foyer is a small area and, with the ease of access in that area, I'm trying to make it compliant for being able to move around easily. The way the house is set up, my front door slams into my stairs, so it's not really functional.

And currently, my property is at 26.8 feet back from the build line. The average build line has moved to 28.5. When the house was built, it was 25. And I'm looking to just make it flush with the front of my garage, my front door.

And it shouldn't alter the, it will not alter the appearance of the house and it will fit in nicely with the rest of the neighborhood.

CHAIRMAN PETRILLO: What, if this petition is not granted, what is the hardship that you will endure?

MR. DELONCKER: The foyer is a very small area in the home currently. We're trying to make it more functional. I have a, I am legally blind, I have an eye disability, and I like more area to move around in, in that area. There is already concrete poured in the area that I want to pour. When they built the house, they actually built a foundation all the way along it, and that is where I want to move my front door to, to gain more foyer area. And when it was built, it was at 25, like I said, the average build line. And it has moved back from the other houses that were built after to 28.5.

CHAIRMAN PETRILLO: So, you will not be encroaching any farther into the setback than the existing structure already does, correct?

MR. DELONCKER: That is correct.

CHAIRMAN PETRILLO: And you have a disability that being able to enter into the home will provide you more room to be able to maneuver, engage or judge your surroundings as you described?

MR. DELONCKER: Correct. Correct, yes. Like I stated, my front door swings into my stair area, so when you come down the stairs, the door there which, I mean I can obviously handle that but it's just more area to move around and be able to egress easily.

CHAIRMAN PETRILLO: And you with your vision, this will solve what type of inconveniences that you have or hardship that you need to --

MR. DELONCKER: Just free egress and being able to, I mean when I come down the stairs, I have more area to enter into in that area and everything.

DRAFT

CHAIRMAN PETRILLO: So, if you're coming down the stairs and somebody is swinging the door open, there is a likelihood --

MR. DELONCKER: It's going to meet me.

CHAIRMAN PETRILLO: Okay.

MR. DELONCKER: It's going to meet me, and when you come down to the stairs, you come down to a wall and then you have to make a turn. I'm looking to, that would open up that area and everything in that.

CHAIRMAN PETRILLO: Are there any other questions from any other member of the Board? Is there any person in the audience that wishes to address this petition or speak on behalf of this petition? None being heard, thank you.

MR. DELONCKER: Thank you.

CHAIRMAN PETRILLO: Seeing that there is no further testimony, we'll open it up to Board comments. I think that this Petitioner, in my opinion, has demonstrated the need for this additional space, and there is a potential safety issue with him coming up and down the stairs because of the limited vision that he does have. And it's not going to encroach any farther than the existing structure. I don't have any issues with this petition.

MR. DIVITO: I'd agree with that as well, and maybe add a little diversity to the neighborhood.

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

MRS. LIVERMORE: Seems very straightforward.

CHAIRMAN PETRILLO: Is there a motion on the floor?

MRS. LIVERMORE: I move approval.

CHAIRMAN PETRILLO: We have a motion to approve.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: And a second. Derek?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Have at it, good luck!

MR. DELONCKER: Thank you very much, I appreciate it.

(Whereupon, the hearing in the above-mentioned petition was adjourned at 7:08 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 10, 2014

PETITIONER: Deloncker Residence
ADDRESS OF PROPERTY: 1207 W. Noyes St.
VARIATION: 5.1-3.6, 5.4

A 1.8 foot variance to allow an addition with a front yard setback of 26.7 feet from the north property line instead of the minimum 28.5 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 testified that they are proposing to enclose a portion of the front porch which is encroaching into the required front yard setback. The petitioner explained that the existing entrance is not functional due to space constraints. The petitioner testified that they have a vision disability and therefore additional space is necessary in order to separate the front door from the interior stair case.

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 Ms. Livermore and seconded by Mr. Divito. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: VanDijk Petition - 214 S. Stratford Rd.

Department: Planning & Community Development

Approval of Minutes & Findings from 11/10/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 11/10/14 - VanDijk	Minutes
Findings 11/10/14 - VanDijk	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-037 - 214 S. STRATFORD RD.

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 Monday, the 10th day of November, 2014, at the hour of
7:08 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
DAVID DIVITO
JOSEPH GEISEL
BARBARA LIVERMORE

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition on the agenda is at 214 Stratford, and that is, the Petitioner is Tony Van Dyk?

MR. VAN DYK: Correct.

CHAIRMAN PETRILLO: Can I swear you in?

MR. VAN DYK: Yes, you may.

(Witness sworn.)

CHAIRMAN PETRILLO: And could you state your name and address for the record please?

MR. VAN DYK: My name is Tony Van Dyk, 800 South Milwaukee Avenue in Libertyville. I am here to get a variance on a lot that we purchased here in Arlington Heights because the lot does not meet the size requirements for the R-3 zoning requirements in that particular area. The lot already exists, there is already a house on it, but I can't do any work on the house, I can't tear down the house, or even remodel the house until I get a variance on the size variance.

MRS. LIVERMORE: Were you aware of this when you purchased the house?

MR. VAN DYK: I was not at the time.

CHAIRMAN PETRILLO: Okay. Your intention is to tear down the house?

MR. VAN DYK: Correct.

CHAIRMAN PETRILLO: Rebuild it?

MR. VAN DYK: Yes.

CHAIRMAN PETRILLO: And you're a developer?

MR. VAN DYK: Yes, I have a client that asked me to purchase that particular lot because he wanted me to build a house for him on it.

CHAIRMAN PETRILLO: Okay. And what other options have you looked into? Because you would tear this existing structure down to the studs, use the current foundation and so forth and still --

MR. VAN DYK: I still need to be here. I still have to get a variance. I can't do anything on that lot. I can't do an addition, I couldn't do any work on that particular building, even the building that's in it.

CHAIRMAN PETRILLO: Why couldn't you remodel it as it exists if you're not changing the footprint or anything?

MR. MACH: The home can be maintained.

CHAIRMAN PETRILLO: Right.

MR. MACH: But it could not be expanded.

CHAIRMAN PETRILLO: So, what are those needs? Why, what's the need to tear this down? And this client that you purchased it for, is it their intention to reside there?

MR. VAN DYK: Yes, yes.

CHAIRMAN PETRILLO: Or is it their intention to resell?

DRAFT

MR. VAN DYK: And the house itself right now is really not habitable. There is, we've done some testing on it. The roof is made of asbestos material that needs to be removed. There are rodents living in the walls. So, there's, it's got kind of a wood siding on it, so there's birds that have, woodpeckers that have made holes and a mess in the walls. It's not a habitable residence at this point.

CHAIRMAN PETRILLO: And what is, how are you going to change this home insofar as the existing footprint or setbacks compared to --

MR. VAN DYK: The new home that I want to put on the lot, it will meet all the setback requirements. It will meet the impervious surface requirements, the FAR requirements. All of those requirements will be met with the new home. So, I'm not asking for a variance on setbacks at all.

CHAIRMAN PETRILLO: Okay. So, just that, so you will, it's a 50-foot lot and it's 10 percent setback on either side then?

MR. VAN DYK: Correct.

CHAIRMAN PETRILLO: Or what would the setback need? So, it would be within 5 feet of the setback, the front of the home will be made to comply with the code?

MR. VAN DYK: Correct, the other, Grove Street.

CHAIRMAN PETRILLO: Okay. Are there any other questions for the Petitioner? Is there anyone in the audience that wishes to speak to this petition?

MR. SCHMELTER: I just have, can I just ask a question?

CHAIRMAN PETRILLO: Sir, if you would, would you sign in please? And then I'll swear you in.

Can I swear you in, sir?

MR. SCHMELTER: Sure.

(Witness sworn.)

CHAIRMAN PETRILLO: Could you state your name and address please?

MR. SCHMELTER: Allen Schmelter, 209 South Wilshire, Arlington Heights. I live right in the back of your lot. And my question is how much farther back will the house be from the existing footprint?

MR. VAN DYK: There now has like a garage.

MR. SCHMELTER: Right.

MR. VAN DYK: And a shed behind the garage.

MR. SCHMELTER: Yes.

MR. VAN DYK: It would be about the edge of that shed.

MR. SCHMELTER: Right to the edge of the shed?

MR. VAN DYK: Somewhere in that area.

MR. SCHMELTER: Okay, that sounds good. I think it's a very nice plan. I'd like to speak and hope that you proceed with the, that it passes the request.

CHAIRMAN PETRILLO: Thank you.

MR. SELBKA: Mr. Schmelter, is the current house unlivable?

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MR. SCHMELTER: I don't know about that, but it certainly isn't a very --

MR. VAN DYK: It's not well maintained.

MR. SCHMELTER: Sure, yes. And I think the house that he plans is going to look so much nicer. The only concern I had, I didn't want it coming all the way into my backyard and have no backyard of his own. So, that was my concern. But I think it's going to be real nice. It looks good.

CHAIRMAN PETRILLO: Thank you. Are there any other questions for the Petitioner?

MRS. LIVERMORE: The lady hasn't signed in but she has her hand up.

CHAIRMAN PETRILLO: Okay. One moment. Ma'am, do you have questions or comments?

MS. ANTONSON: I had a comment.

CHAIRMAN PETRILLO: Can I get you to sign in please? And then, folks, if you haven't signed in?

AUDIENCE MEMBER: We're signed in.

CHAIRMAN PETRILLO: Okay, thank you.

Ma'am, can I swear you in please? Would you raise your right hand?

(Witness sworn.)

CHAIRMAN PETRILLO: Could you state your name and address for the record?

MS. ANTONSON: Barbara Antonson, 400 South Windsor Drive, Arlington Heights 60004.

CHAIRMAN PETRILLO: Okay, you may go ahead.

MS. ANTONSON: I just wanted to speak to the, is it habitable or not. We used to live, my husband and I used to live in that house, and we moved out in about 1987, moved over to Windsor Drive. And I've kind of watched the progression of that property. And although I have not been in the house for about maybe ten years, my opinion would be that it would be a benefit to the neighborhood, although we loved the house when we were there, it would now at this point in time to be a benefit to the neighborhood to do something a little bit more attractive.

It's a very unique house for the Stone Gate area. And like I said, it served our purposes and we loved it. But it's time I think for it to go.

CHAIRMAN PETRILLO: Thank you very much.

MS. ANTONSON: You're welcome.

CHAIRMAN PETRILLO: Is there an additional individual who would like to speak to this petition? One or all three, you're all welcome.

MR. HENLEY: Us, too, how about that?

CHAIRMAN PETRILLO: That would be fine. You both have been signed in?

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MR. HENLEY: She has.

MS. FORD: I have.

MR. HENLEY: And I have not.

MS. FORD: So, we are --

CHAIRMAN PETRILLO: Wait, I will swear you both in. Would you raise your right hand?

(Witnesses sworn.)

CHAIRMAN PETRILLO: If you would both, ladies first, state your name and address? And sir, you would just follow her, for the record.

MS. FORD: Katie Ford, and 5060 East Mayfair Road. So, we're right next to that house to be built.

MR. HENLEY: My name is Mike Henley, I'm a friend of theirs. I live at 625 South Mitchell, Arlington Heights. But they're friends of mine so I just thought I'd help them along a little bit.

MS. FORD: So, we're trying to understand. So, you said this is where the easement is. I'm trying to understand because the --

CHAIRMAN PETRILLO: Well, there is no easement. He's taking his house, his proposal is to take this house down and then comply with all the existing requirements of building a new home on a lot that's undersized and that you have to have 75 feet, the width of the lot has to be 75 feet wide. This is a 50-foot wide lot.

MS. FORD: Right.

CHAIRMAN PETRILLO: And there's an existing home on that. And then he would meet the setback requirements of 10 percent, so being 5 feet away from the lot line.

MR. HENLEY: So, the interpretation, the actual footprint of the current structure is not going to change?

CHAIRMAN PETRILLO: Are the setbacks at 5 feet currently?

MR. VAN DYK: I'm not sure exactly where the current setbacks are to be honest.

CHAIRMAN PETRILLO: Do you have a plat with you?

MR. VAN DYK: Unfortunately, I do not.

CHAIRMAN PETRILLO: This is very hard to read.

MR. HENLEY: That's a plat of the current structure.

MS. FORD: It's not a new one.

MR. HENLEY: He didn't provide one.

CHAIRMAN PETRILLO: Well, that's why I'm trying to assess what the setback is with the current structure.

MR. HENLEY: Yes.

CHAIRMAN PETRILLO: You don't have a full size -- can you read that on there?

MR. GEISEL: I'm trying to.

CHAIRMAN PETRILLO: Right here.

MR. GEISEL: Which one are you looking for? This?

CHAIRMAN PETRILLO: I'm looking for the setbacks on either side.

DRAFT

MR. GEISEL: Yes.

CHAIRMAN PETRILLO: There's a brick wall there and it looks like it's 5, or is it 4.75?

MR. GEISEL: This actually looks like it's 3.3.

CHAIRMAN PETRILLO: It's actually 3 feet on one side and --

MR. GEISEL: 3.38 and 8.68.

CHAIRMAN PETRILLO: And 8.6. So, one side of the home, it looks like the north side of the home is only 3 and-a-half feet away from the lot line, and the other side is 8, approximately 8 and-a-half feet.

MS. FORD: So, ours is --

MR. HENLEY: So, the north side is, I'm sorry --

CHAIRMAN PETRILLO: It's approximately 3 and-a-half.

MR. HENLEY: 3 and-a-half. And the south which is abutting up against your property is just over --

CHAIRMAN PETRILLO: Just over 8, yes.

MR. HENLEY: So, your home is not going to influence their 8 feet?

CHAIRMAN PETRILLO: You have to address your questions to the Board here.

MR. HENLEY: Oh, is his --

CHAIRMAN PETRILLO: Yes, we'll ask, we'll get those answers for you then.

MR. HENLEY: Okay, I apologize.

CHAIRMAN PETRILLO: So, if you want to ask your question just so we have it on the record so we can answer it appropriately?

MR. HENLEY: Is the developer's setbacks on the south side going to change from the 8 feet?

CHAIRMAN PETRILLO: If the variance is granted, it would allow the building to be 3 feet closer. So, the setback would go on that side from 8 and-a-half to 5. So, 42 inches.

MR. HENLEY: Okay. So, in theory, potentially they could lose 3 feet?

MR. GEISEL: No.

MRS. LIVERMORE: No, they don't lose anything.

MR. HENLEY: Well, if he's going to move it 3 feet --

MR. GEISEL: He's moving it 3 feet on his own property.

MR. HENLEY: On his property.

MR. SELBKA: The building would be 3 feet closer.

MR. HENLEY: Closer, that's what I'm saying, that's what I'm saying. I apologize.

MRS. LIVERMORE: And he can do that legally.

MR. HENLEY: Legally, he can do that? Okay.

MR. VAN DYK: And I think that was just actually 39, so it will be like 5 and-a-half on each side from the center.

MS. FORD: So, is it, so just so we're clear on -- north,

DRAFT

south, east, west, so the 3 and-a-half is on our side or is on the other side?

MR. VAN DYK: The other side.

MR. HENLEY: The other side is 3 and-a-half, but currently there is 8 and-a-half between your lot and his. So, in theory, legally it would be a 5-foot setback.

CHAIRMAN PETRILLO: Correct.

MS. FORD: I guess that's regular, that's within --

CHAIRMAN PETRILLO: The width of this, it's a little bit more than the width of this table.

MR. VAN DYK: That's it, yes.

MS. FORD: And then --

CHAIRMAN PETRILLO: Or it could.

MR. VAN DYK: Potentially, yes.

MS. FORD: Is there a drawing of the new house that actually is on the plat? Because we have the old house but it's hard to see where the foundation would actually be.

CHAIRMAN PETRILLO: Well --

MR. GEISEL: That was not submitted to us either.

MS. FORD: Can we see that?

MR. VAN DYK: I have a drawing of the house but it's still a preliminary plan. We haven't finalized it. And we'll go to Design Commission to finalize the plan.

CHAIRMAN PETRILLO: What are you driving at? Because --

MS. FORD: Just understanding the existing overall, the current foundation where it actually is and the overall plan essentially, where they're looking to actually build.

MRS. LIVERMORE: They haven't gone through the Design Commission yet.

CHAIRMAN PETRILLO: Right, they have to have approval. But we're not here to address that. We're here to address whether this is a buildable lot or not. So, let's say that this is approved, he would comply with the codes and, you know, get an extension of the existing foundation as much as the code allows.

MS. FORD: Okay. So, overall, it's within the front, the back and all the sides?

CHAIRMAN PETRILLO: Correct. We're only addressing whether we would allow a home to be built on this lot, an undersized lot.

MS. FORD: Okay, that's all. The only other question is, currently it looks as if the house is actually, the driveway is on the right side of the house right now. And so, it actually, it looks like it's going to be on the left side which is --

MR. VAN DYK: Actually, we changed it back to the right. I'm sorry.

MS. FORD: All right. It's just hard to assess.

DRAFT

MR. VAN DYK: We didn't want to take down the parkway trees.

MS. FORD: So, the driveway will stay where it is right now.

CHAIRMAN PETRILLO: Again, he has the ability to move within that footprint as the code allows. And the Building Department would review that and the building process, if you had an objection to that, we are not here, we couldn't address that because that's not a part of the petition this evening.

MS. FORD: Okay.

MR. GEISEL: So, for example, if he was designing something you didn't care for, you would have the opportunity to go to Design Committee and voice your opinion. The only thing that's up before us today is simply the fact that this is currently a non-buildable lot. And so, by virtue of wanting to replace the home, he needs a variance to do that.

MR. HENLEY: Can I ask you a question on your definition of a non-buildable lot? Because I think you had mentioned R-3? Is there a --

CHAIRMAN PETRILLO: It's a requirement, it has to be 75 feet wide.

MR. HENLEY: For his design purposes?

CHAIRMAN PETRILLO: No.

MR. GEISEL: No.

CHAIRMAN PETRILLO: Any lot, and that's why it has to be 75 feet wide. The existing today is a 50-foot lot with a home on it.

MR. HENLEY: Okay. So, I did not know that Arlington Heights has requirements up to 75 feet in width for a new construction.

CHAIRMAN PETRILLO: In the R-3, correct, Derek?

MR. MACH: 70.

CHAIRMAN PETRILLO: 70, I'm sorry.

MR. HENLEY: So, is there something below than R-3?

MRS. LIVERMORE: Not in this area.

MR. HENLEY: Not in this area. Okay. Because my interpretation of unbuildable is I think not compatible with the way -- you can still, it was mentioned you can still tear down the studs and the foundation and still build a home. Or are you saying that's not true?

MR. SELBKA: No, you can maintain the home.

MR. HENLEY: You can maintain the home.

MR. SELBKA: But you can't rebuild the home without a variance because of the nature of this lot.

MR. HENLEY: Okay.

MR. SELBKA: Which probably came into existence before the current R-3 zoning.

CHAIRMAN PETRILLO: But Derek, correct me if I'm wrong, you could tear that down to the studs, keep the existing studs in place and work from that and rebuild interior, exterior walls, as long as the studs are maintained, that would be a remodel of the existing home and

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it would be a renovation, correct?

MR. MACH: Correct.

CHAIRMAN PETRILLO: And then you would be able to build off of that as the building code allows, or if it doesn't meet the setback requirements and wanted to go back, he would have to come back in for a variance to take it differently from what it is today.

MS. FORD: I mean we love the design of the house, so it would be a marked improvement as opposed to the current structure. We just want to make sure in terms of that what's in the overall design, in terms of actually what that is.

MR. VAN DYK: That side of the house has a door on it.

MS. FORD: Yes.

MR. VAN DYK: And that stoop, that's about how far we're going to come out.

MS. FORD: To the stoop?

MR. VAN DYK: Yes, the stoop is about 3 feet, so that's how close it is. It's not going to be --

CHAIRMAN PETRILLO: And he'll have to, his plans will have to be reviewed by the Building Department, and this would require design reviews and Design Commission since it's being torn down and rebuilt.

MR. MACH: I'm not sure if it's going to go to the full design review, Design Commission, or be handled administratively.

CHAIRMAN PETRILLO: The design review will deal with the design elements, the finishes and so forth, correct, and kind of maybe roof, you know, if he wanted to change roof lines or so forth but stay within the character of the neighborhood.

MR. MACH: Correct.

MS. FORD: So, there will be a design review in which people --

CHAIRMAN PETRILLO: I think when they go through the building review process, when the permits are submitted, there will be a decision then that it needs to go before the Design Commission or not.

MR. MACH: Correct.

MS. FORD: And when does that happen? Just approximately?

CHAIRMAN PETRILLO: He has to submit his plans for a permit first.

MS. FORD: And is that a public hearing as well? Or how do you even --

CHAIRMAN PETRILLO: You would be able to contact the Staff and review those plans that are on file when the petition is submitted. Correct?

MS. FORD: Thank you. Okay.

MR. HENLEY: Thank you.

CHAIRMAN PETRILLO: All right, thank you. Is there anyone else in the audience who would like to speak to this petition?

None being heard, are there any questions or comments from the Board related to the testimony of those witnesses?

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MRS. LIVERMORE: Yes, I have to agree with the former owner that it's time for the house to go, the existing house. And I would move approval of this petition.

CHAIRMAN PETRILLO: Before I ask for a second, is there any other question or comments for the Petitioner? Okay.

I would agree with Barbara and I saw that the home is pretty dilapidated and the sketches or designs that we were provided, I think is an enhancement to the neighborhood. And seeing that those that did testify this evening are in support and their questions have been satisfied and they understand the process for raising any objections or concerns, it seems to be understood by those witnesses, I would agree with Barbara. And is there a second to Barbara's motion?

MR. GEISEL: Second.

CHAIRMAN PETRILLO: We have second, a motion and a second.
Derek?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. VAN DYK: Thank you.

(Whereupon, the hearing in the above-mentioned petition was adjourned at 7:28 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 10, 2014

PETITIONER: VanDijk Petition
ADDRESS OF PROPERTY: 214 S. Stratford Rd.
VARIATION: 5.1-3.4 (Minimum Lot Size)

A variance to allow a 50.1-ft. wide, 6,087-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a new home. The petitioner testified that the proposal is before the Zoning Board of Appeals because of the substandard lot area. And pursuant to Chapter 28 no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner explained that the property is 50 feet wide and 6,087 square feet, and that there is no majority of substandard developed lots on the same frontage as the subject site. The petitioner testified that the home is currently uninhabitable and explained that they are requesting a variation for lot width in order to make the lot buildable.

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 Ms. Livermore and seconded by Mr. Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Thompson Residence - 101 S. Fernandez Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 11/10/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 11/10/14 - Thompson	Minutes
Findings 11/10/14 - Thompson	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA #14-038 - THOMPSON RESIDENCE - 101 S. FERNANDEZ AVE.

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 Monday, the 10th day of November, 2014, at the hour of
7:28 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
DAVID DIVITO
JOSEPH GEISEL
BARBARA LIVERMORE

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The next petition is the Thompson Residence.

MR. FLUBACKER: Good evening.

CHAIRMAN PETRILLO: Bob, you've signed in, I know that. You know this process.

MR. FLUBACKER: Yes, we've all signed in.

CHAIRMAN PETRILLO: Everybody signed in?

MR. FLUBACKER: Yes.

CHAIRMAN PETRILLO: Can I just swear you in? And then we'll ask any questions and we'll get this all done at once.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Would you state your name and address, each of you?

MR. FLUBACKER: Robert Flubacker of Robert Flubacker Architects, Rolling Meadows.

MRS. THOMPSON: Dawn Thompson, 101 South Fernandez.

MR. THOMPSON: Sean Thompson, 101 South Fernandez.

MR. FLUBACKER: I'm not quite sure where to start here. One thing, I want to enter, if it's okay, I've got one more exhibit. This is a landscape plan, proposed landscape plan for the project.

The proposed project is a pool house housing three functions. One is a pool bath, the other is a storage room, and the third is an outdoor screened-in living area. The Staff has classified this as a gazebo which puts a 300 square-foot limit on the gazebo. I'm not sure I agree with the Staff's assessment of the project.

One of the things I'd like to note, this is a half-acre lot. It's a 22,000 square-foot lot. And the accessory structure limitations are exactly the same as far as size and quantity on this lot as it would be on a 50 by 130 lot. There is no proportionality on size of accessory structures. Should I design this with a garage door and call it a garage, I don't need a zoning variation for it.

The zoning ordinance specifically deals with accessory structures in several different ways in limiting their size. It classifies accessory structures four ways, and this structure meets all four of those criteria as an accessory structure. It then gives examples of uses of accessory structures; specifically, it says an accessory structure including but not limited to a tool shed, storage building, detached garage, tree house or gazebo.

The balance of it starts to discuss limitations on size, and there are only certain structures that are mentioned as far as limitation of sizes. One is a detached garage at 720 square feet. The second classification is playhouse, shed and gazebo of 300 square feet.

And the last one is a tree house of 100 square feet, leaving any use other than those listed there as limited only by the combined FAR of all of the structures of the property which obviously on a 22,000

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square-foot lot would be significantly more than what we're proposing.

Additionally, my clients have another option of doing detached accessory structures. They have a, they're allowed three total accessory structures, and if they were all gazebos, for instance, we can do three 300 square-foot gazebos, or a 300 square-foot gazebo with a 300 square-foot toilet/storage building right next to it. So, in essence, build the same type of structure, same size structure.

We have designed this to be as sensitive as you can be to the particular property. We're back from the setback on Sigwalt, which is the front setback on this particular structure with more than the minimum setback at the rear yard. As you can see, there's existing evergreens right by the building now and we're supplementing that with additional landscaping.

My clients have talked to all three of the neighbors that are common to the, would that be the southeast corner of the property? And all three of them are in favor of the project.

So, the other variation I'm requesting is for the chimney. As you know, on a principal structure, the chimney would not be counted in the height. But in the zoning ordinance, the specific limitations on accessory structures is any point of the building can't be more than 15 feet. We're matching the pitch of the existing roof, so that's where the height of the chimney comes in.

MRS. LIVERMORE: Is there a fireplace or a fire pit?

MR. FLUBACKER: Fireplace within the living area.

CHAIRMAN PETRILLO: If you were to build a garage, you say that you would be able to meet all the requirements or put a garage door on it, but typically they wouldn't be used for the same thing. Would you be required to provide a driveway to that structure if you called it a garage?

MR. FLUBACKER: I believe that's a debatable point. I don't think the code specifically says you need a driveway to a garage, or that you need to park cars in it.

MR. SELBKA: Is there a reason that three structures can't be detached from one another? So, if you detach the three structures, they would come within the four corners of the zoning ordinance, correct?

MR. FLUBACKER: Well, I believe we currently are but that's a debatable point. And I don't come to this conclusion from an outsider standpoint. I spent 25 years here at the Village on the committee that writes the building codes. So, I know the codes here, I know what these codes say. And I believe that this is just a, you know, there's a gap in the accessory structure code. If you want to limit any accessory structure other than detached garages to 300 feet, it should say that.

MR. SELBKA: But you could have these three structures at 300 feet each and it would comply as long as they were detached from one another, correct?

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MR. FLUBACKER: Yes.

MR. SELBKA: According to code?

MR. FLUBACKER: Yes.

MR. SELBKA: And is there a reason they're connected in your plan?

MR. FLUBACKER: For convenience of use. And also to minimize how much open land gets used by those structures.

I'll throw another question out there. If instead of a screen-in room that were glassed in, how would it be classified in that circumstance? It's been classified as a gazebo, and let me read the definition of a gazebo in the zoning ordinance. It says, "an accessory building that is detached, covered, freestanding, open-air structure."

The structure you have in front of you has over two-thirds of its perimeter solid wall. So, I have difficulty calling that an open-air structure.

But if we were to window it in, then how does this get classified? It's certainly not a detached garage. It's not a tool shed. It's not a, you know, playhouse. It's not a tree house. So, again I think it falls into that gap that just isn't defined other than the combined FAR of the property.

CHAIRMAN PETRILLO: Well, this is the problem I have, is we have an interpretation of the code by the Staff. And that's how I see fit to regulate. We're not here to interpret the code but to take the code or the interpretation and then apply it in this situation to the variance. So, you know --

MR. FLUBACKER: I'm not sure I agree how to proceed with that. I think you also are an interpreting body.

CHAIRMAN PETRILLO: Well, that's my opinion. And in reviewing the guidelines and procedures that are set forth, I don't see anywhere in our guidelines, and I may have missed, that allow us for interpretation of the code.

MR. FLUBACKER: Well, by granting variations, you're interpreting the intent of the zoning ordinance.

CHAIRMAN PETRILLO: No, we're interpreting that there are three conditions that are met by which if the petitioners, if there is a strict interpretation of the code that's going to impose some type of hardship on the petitioner that can't be overcome or will not allow them to earn a reasonable return on their investment.

MR. FLUBACKER: Agree to disagree.

CHAIRMAN PETRILLO: It's written on, it's published on the Village's website. And those are our guiding principles and our guiding procedures.

MR. FLUBACKER: Well, my position here tonight which I wrote in the application is our hardship is the interpretation of the zoning ordinance.

CHAIRMAN PETRILLO: You mean of the code.

MR. FLUBACKER: Yes, the zoning ordinance, yes. It's the

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definition of this as a gazebo, the interpretation of this structure as a gazebo is a hardship.

CHAIRMAN PETRILLO: And what hardship does the Petitioner endure that you as an architect could not solve for them to comply with the code?

MR. FLUBACKER: There's obviously solutions I can give that would satisfy the code. With the separated structure, I could move the building over whatever it is, 15-20 feet to actually attach it to the structure. And as long as I'm within the rear setback, we're not going to need a variation again.

CHAIRMAN PETRILLO: And why aren't either of those two an option?

MR. FLUBACKER: Because this is a summer month use structure. It's not meant to be a part of the house. It's meant to be a part of the development of that pool area. And it serves those needs much better as a detached structure.

CHAIRMAN PETRILLO: What's the distance from the home to the structure?

MR. FLUBACKER: If I were to guess, I'd say about 20 feet.

CHAIRMAN PETRILLO: Do you have that shown anywhere on the plat?

MR. FLUBACKER: Yes, the cover sheet of my set. I don't know if the --

CHAIRMAN PETRILLO: We have --

MR. FLUBACKER: I think you just flipped it over. Right there, the site plan on that page. I have a full set.

CHAIRMAN PETRILLO: Let me see if I can, you said you have a full set now.

MR. FLUBACKER: Yes, I've got a full set.

CHAIRMAN PETRILLO: If I find it, I'll pull it up here.

MR. FLUBACKER: It would be from that corner to that corner. And this distance there is about 20 feet, so roughly 20 feet.

I guess in light of the conversation, I guess my request is can I attach two accessory structures together.

MR. SELBKA: I ask this question, can you answer again, what is the hardship in having two accessories not attached together?

MR. FLUBACKER: Well, separated, they're going to cost more as two independent structures and are going to consume more land, more acreage to do that than to combine structures.

MR. SELBKA: Okay.

MR. FLUBACKER: There's a functional use, too, but you know, to walk from a covered living space to a separate covered bathroom is not a huge thing.

MR. SELBKA: Okay.

CHAIRMAN PETRILLO: Are there any other questions from any member of the Board? Is there anyone in the audience that wishes to speak to this petition?

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None being heard, I'll open it up for Board comments. I think that there are other options in this, by my calculation, without using a definitive rule of measure. The building is approximately 12 feet from the existing home. I've heard two other options that were offered by testimony this evening to solve this problem. And the third being a connection to the house and whether it be at a 12-foot by whatever, 15-foot breeze way, whatever that might be, the testimony was that it was an achievable code compliant resolution to this.

Is there any other questions or any other comments?

MR. GEISEL: But the same thing with the breeze way. I'm not sure materially that that's any different than --

MRS. LIVERMORE: Well, then it becomes a home addition, right, with the breezeway? And you can do that without us. Wouldn't that be easy?

MR. FLUBACKER: Again, the reason we're here is that the design of this was my reading of the zoning ordinance and interpretation of what the zoning ordinance says.

MRS. LIVERMORE: Okay.

MR. FLUBACKER: One of the key elements of the design of the project is access to the backyard in the space between the house and the pool house. There's stone pillars and a gate that's the formal entry to the backyard for visitors. To attach it to the structure now makes that entry around the end of that and, you know, obviously brings all of that noise and activity closer to the neighbor.

MR. THOMPSON: Can I say something, if you don't mind?

CHAIRMAN PETRILLO: Yes, go ahead.

MR. THOMPSON: And I know we're not here tonight to decide on the aesthetics, but my wife and I, I'm a 45-year resident of Arlington Heights. And so, we have been very conscious to, whatever we put together, we want to make sure it was aesthetically pleasing, fit within the neighborhood and, quite frankly, our neighbors weren't upset by. And I appreciate the comment from Mr. Petrillo about, you know, we could attach a breezeway, or Mr. Geisel, I agree with you. It's just, aesthetically, I don't think that would look as nice as what we have now.

MRS. LIVERMORE: I agree.

MR. THOMPSON: And it would just, it may be conforming, yes, but I just think aesthetically people would drive by and go what the heck did they do? So, I appreciate your comment, but we did go through effort here to try and make this as conforming to the neighborhood as possible and not disrupt, you know, where people would come by and say, geez, what the heck are they doing?

MRS. LIVERMORE: I would agree with you that it's very pleasing. But we are sitting on the horns of a problem here and I don't know what to say about this.

MR. FLUBACKER: What do you perceive that problem to be?

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MRS. LIVERMORE: The size of the gazebo I guess, the gazebo and pool house and these extra structures. What are we to do with them? And I don't know that it's spelled out.

MR. FLUBACKER: Well, for instance, as I mentioned before, if we were to glass in the walls of that living space, would I be required for a variation?

MR. SELBKA: It seems to me you could classify the variance as simply having two structures connected to one another as opposed to having two structures a foot or two apart. And if that's the case, then there is kind of a hardship associated with not having them together for the reasons that, I'm sorry?

MR. FLUBACKER: It's Bob, it's fine.

MR. SELBKA: That Bob had said that, you know, there's a certain efficiency with having them connected. And that seems like a very small variance, and there is a hardship there compared to the variance that they're asking for if you look at it that way. And I think the circumstances are kind of unique because there is an aesthetic issue here with having these two structures connected as opposed to being apart.

I think that by looking at it in a slightly different way, we could grant this variance which it seems like aesthetically is a lot nicer than requiring them to stay within a very restrictive reading of the zoning ordinance. So, I think that just by sort of re-jiggering the petition a little bit, we can grant this. And I'm inclined to be in favor of it because it is better than what the zoning ordinance would require if we made a very restrictive reading of the zoning ordinance.

MR. GEISEL: What was the overall square footage of this?

MR. FLUBACKER: 622 square feet I think.

MR. GEISEL: So, less than, for example, if you did the detached garage?

MR. FLUBACKER: Yes. Yes.

MR. GEISEL: Which you wouldn't need a variance for.

MR. FLUBACKER: Right, right. And the other point I bring up is the proportionality. You know, as the lot sizes grow, there is an increase of proportionality in accessory structures.

CHAIRMAN PETRILLO: And what do you see as the hardship that's imposed on the Petitioner?

MR. SELBKA: Well, the hardship would be by not having the structures together, by requiring the three structures to be separate, there are additional --

CHAIRMAN PETRILLO: Well, you would only have two, right?

MR. FLUBACKER: Well, a --

CHAIRMAN PETRILLO: Your 600 square feet --

MR. FLUBACKER: I could give you a perfectly code compliant solution to this problem that all it would do is lower the roof of the two wings and raise the roof of the middle so that they don't touch,

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and now I have three separate structures.

MRS. THOMPSON: Which really doesn't make sense.

CHAIRMAN PETRILLO: But there are additional costs related to that, Bob?

MR. FLUBACKER: Oh, yes.

CHAIRMAN PETRILLO: Okay. What in your estimation are those additional? Just give me a ballpark figure with that, Bob.

MR. FLUBACKER: It's more than \$1,000 and less than \$10,000.

CHAIRMAN PETRILLO: And would that then, having those separate structures and not sharing a roof line, that would, I'm assuming that would allow water penetration and so forth?

MR. FLUBACKER: Wind, water.

CHAIRMAN PETRILLO: So, if you want to enjoy two separately, you'd be walking across in open weather and especially weather on a cool day.

MR. FLUBACKER: Also, the rain, yes.

CHAIRMAN PETRILLO: And then what about snow buildup and so forth in between those?

MR. FLUBACKER: Yes.

CHAIRMAN PETRILLO: Is there probably an erosion of, what's, I'm sorry, what's the material of the exterior?

MR. THOMPSON: It's going to be brick and stone.

CHAIRMAN PETRILLO: Brick and stone.

MR. THOMPSON: To match the existing house.

MR. FLUBACKER: The other thing is it now is no longer in character with the existing house. The existing house has one continuous roof line with no break in it.

CHAIRMAN PETRILLO: And you're creating pretty much a trap then --

MR. FLUBACKER: For drifting snow.

CHAIRMAN PETRILLO: For drifting snow and everything else.

MR. FLUBACKER: Wind, stuff like that, yes. It becomes almost impossible to screen off that center room.

CHAIRMAN PETRILLO: Any other questions or comments from the Board? I see this as just a matter of big inconvenience, not a matter of, that the interpretation of the code, that that interpretation of the code seen by what the Staff has deemed, that there's a lot of inconveniences associated with this where there is much more reasonable solution that I think reduces the cost and protects the asset better than it would separate structures. So, I don't have any --

MR. FLUBACKER: You said it better than I could have.

CHAIRMAN PETRILLO: I don't have any issues with it. Did someone make a motion to approve?

MR. SELBKA: I'll make a motion to approve.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: Okay. We have a motion and a second.

Derek?

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MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. FLUBACKER: Thank you all.

MRS. THOMPSON: Thank you.

MR. THOMPSON: Thank you very much.

MRS. LIVERMORE: Whatever you call it.

CHAIRMAN PETRILLO: He's still going to do an overhead garage door on it, you know that.

MRS. THOMPSON: Thank you.

(Whereupon, the hearing in the above-mentioned petition was adjourned at 7:50 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 10, 2014

PETITIONER: Thompson Residence
ADDRESS OF PROPERTY: 101 S. Fernandez Ave.
VARIATION: 6.5-6, 6.5-7 (Accessory Buildings)

A 325 square foot variance to allow an accessory structure to be 625 square feet instead of the maximum allowed 300 square feet; and a 2.0 foot variance to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a 625 square foot accessory structure where the maximum allowed is 300 square feet. The petitioner testified that code would allow three accessory structures. The petitioner testified that they would incur additional costs for constructing three structures as well as additional maintenance. The petitioner testified that the accessory structure will be landscaped along Sigwalt Street.

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. Selbka and seconded by Mr. Divito. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Soderna Residence - 2224 N. Dryden Ln.

Department: Planning & Community Development

Approval of Minutes & Findings from 11/10/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 11/10/14 - Soderna	Minutes
Findings 11/10/14 - Soderna	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA #14-039 - SODERNA RESIDENCE - 2224 N. DRYDEN LN.

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 Monday, the 10th day of November, 2014, at the hour of
7:50 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
DAVID DIVITO
JOSEPH GEISEL
BARBARA LIVERMORE

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: All right. The next petition, Soderna?

MS. SODERNA: Yes, Soderna. Good evening.

CHAIRMAN PETRILLO: Good evening. Can I just, you've already signed in, ma'am?

MS. SODERNA: I've signed in.

CHAIRMAN PETRILLO: Could I swear you in?

MS. SODERNA: Yes. Right hand, right?

CHAIRMAN PETRILLO: Yes.

(Witness sworn.)

CHAIRMAN PETRILLO: Would you state your name and address for the record please?

MS. SODERNA: Julie Soderna, 2224 North Dryden, Arlington Heights 60004. So, my matter that I bring to you this evening is relatively simple compared to what you just faced. But we simply want to replace our, let me back up. In the extreme storms at the end of August, our back fence blew down. We border Ivy Hills School. So, to the back is basically an open field area in between our house and the playground.

So, the fence blew down and we sought some quotes and, you know, settled on a contractor and then went to get the permit and faced the problem because we want to replace what is an existing 6-foot fence with another 6-foot fence. And apparently, the code has changed in the last 20 years or so and we can only get, we're only allowed to put up a 5-foot fence in the back. And we're trying to seek a variance to get a 6-foot fence.

As you can imagine, bordering the school, we get a lot of, there's a lot of traffic. Kids literally play up to our fence at recess every single day. And we get balls and other activity coming into our yard. There is a slight, the ground level is slightly raised behind our yard so that even with a 6-foot fence, we can see what's going on, which is okay because we have small kids. But we don't want to enhance that sight line.

More importantly, the burden that we would incur if we were only allowed to have a 5-foot fence, every neighbor along that entire sight line, all five other yards have 6-foot fences. It would look utterly ridiculous if we had a 5-foot fence. And we're looking to get a PVC fence, we're going to be paying close to \$8,000 for this fence. And to have one that's a foot lower where we've got all this interaction with the school would present a significant hardship to us.

And in fact, I was kind of curious how we don't, how the zoning districts I think you call them, how it did not fall within that exception considering, but I don't know anything about the zoning districts. So, I was pretty shocked to find out that we needed a variance, because I also know that one of our neighbors got a 6-foot fence a couple of years ago without a variance, and they did get a permit so I'm not sure how that happened.

DRAFT

So, it's kind of a frustrating situation because our fence right now is completely dilapidated and blows over at the slightest wind. My husband has propped it up with like 20 different 2 by 4's and we're literally right next to the school where the kids play, so it's a hazard at this point. So, I am really hoping that you agree with me.

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

MRS. LIVERMORE: Obviously it's needed.

MS. SODERNA: I would like to also say that I spoke with my neighbors in addition to sending the letters out, and they both are a hundred percent supportive of our planned fence.

MRS. LIVERMORE: And appearance-wise, it should be 6 feet if everybody else is.

MR. GEISEL: Agreed.

CHAIRMAN PETRILLO: Is there a motion?

MRS. LIVERMORE: I move approval.

CHAIRMAN PETRILLO: Is there a second?

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

MS. SODERNA: Thank you, I appreciate it.

CHAIRMAN PETRILLO: Good luck!

CHAIRMAN PETRILLO: Are you going to get it in before the winter hits?

MS. SODERNA: Yes, we're, now that's my concern. He tells me, our contractor tells me we should be okay. But hopefully the next week doesn't freeze the ground too much. Thank you.

(Whereupon, the hearing in the above-mentioned petition was adjourned at 7:55 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 10, 2014

PETITIONER: Soderna Residence
ADDRESS OF PROPERTY: 2224 N. Dryden Ln.
VARIATION: 6.13-3b (Location of Fences)

A 1 foot variance to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the rear property line.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified they are proposing a six foot high fence. The petitioner explained that they back up to Ivy Hills School. The petitioner also, explained that there is a grade change on the adjacent property.

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 Ms. Livermore and seconded by Mr. Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Kozlik Residence - 1110 W. Maude Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 11/10/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 11/10/14 - Kozlik	Minutes
Findings 11/10/14 - Kozlik	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-040 - KOZLIK RESIDENCE - 1110 W. MAUDE AVE.

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 Monday, the 10th day of November, 2014, at the hour of
7:55 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
DAVID DIVITO
JOSEPH GEISEL
BARBARA LIVERMORE

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is the Kozlik, is that correct?

MRS. KOZLIK: Yes.

MR. KOZLIK: Yes.

CHAIRMAN PETRILLO: Has everybody signed in?

MR. KOZLIK: Yes.

CHAIRMAN PETRILLO: Okay. We'll swear you all in at once and then ask you to state your name and address for the record. Would you raise your right hands please?

(Witnesses sworn.)

CHAIRMAN PETRILLO: And if you would, ladies first, state your name and address for the record?

MRS. KOZLIK: Julie Kozlik at 1110 West Maude Avenue in Arlington Heights, 60004.

MR. KOZLIK: Dave Kozlik --

MRS. KOZLIK: 1110. We just moved in.

MR. KOZLIK: Yes. 1110 West Maude Avenue, Arlington Heights, 60004.

MR. SCHOOK: Neil Schook, 2039 West Potomac, Chicago. I'm their architect.

CHAIRMAN PETRILLO: Okay. All right.

MRS. KOZLIK: We are here today to ask you if we would be able to turn our one-car garage into a two-car garage. We've been in the house for a little over three months, and when we had our inspection, there was a crack in our foundation that we knew about. But the people that lived in the house before us hadn't taken care of the yard, so there were lots of weeds and trees and we had to cut everything down, and found out that there is another big crack on the other side. So, in order to fix the garage, it actually needs to be reconstructed, torn down and reconstructed.

We're a two-car family with a young son, and the one-car garage just doesn't fit our needs.

MR. KOZLIK: The garage as it is right now, the foundation has settled to the point where there is a 6 to 8-inch gap, slope if you will, from midway of the garage to the bottom.

MRS. KOZLIK: The wall.

MR. KOZLIK: And the wall has bowed out and we're getting, we found mice droppings and I've set traps and poison and we've got a young son.

MRS. KOZLIK: And dogs.

MR. KOZLIK: And dogs. And we're worried about mice entering the house of course, especially at this time of the year. And if it's not torn down or, you know, if we don't do something about it, it's just --

MRS. KOZLIK: Even if the variation doesn't pass and we rebuild it to just the one-car garage, the way that the --

DRAFT

MR. SCHOOK: One of the conditions on that block is, on Maude Street, is that there's two zoning. It straddles two different zoning districts. The owners are in R-3 and then to the west of Harvard Avenue is R-E, and west of it are larger lots, deeper lots with deeper setbacks in the front. So, when you average that, it really puts a burden on Julie and David in that their house actually is nonconforming as is. If we move it back 41 feet, the three buildings to the east of Harvard, all three buildings are nonconforming as is. So, in order to reconstruct the garage, even if we did it as a single-car garage, it's nonconforming.

MRS. KOZLIK: We would need a variance for that.

MR. SCHOOK: So, we would need a variance even just to replace it.

CHAIRMAN PETRILLO: And how far is that existing setback?

MR. SCHOOK: The average is 41 feet.

CHAIRMAN PETRILLO: No, the home now, the garage now.

MR. SCHOOK: It's on the drawing. The existing is 31.5 feet.

CHAIRMAN PETRILLO: So, that's 31.5 feet.

MR. SCHOOK: To the front of the garage.

CHAIRMAN PETRILLO: To the front of the garage. And you want to come roughly another 9 feet? Or 11 feet?

MR. SCHOOK: Actually 7 feet. 7 feet.

CHAIRMAN PETRILLO: 7 feet.

DAVID: 7 feet 8 inches I believe.

CHAIRMAN PETRILLO: And what is the, what are the dimensions, Derek, of a two-car garage?

MR. MACH: 21 feet by 21 and 4 inches I believe interior. That is for the interior, minimum.

MR. SCHOOK: It's the smallest we could do to make it a functional two-car garage.

CHAIRMAN PETRILLO: Okay, that's what I was going to ask.

MR. SCHOOK: To keep it a minimum.

CHAIRMAN PETRILLO: What are the proposed dimensions of your garage?

MR. SCHOOK: 21 feet.

CHAIRMAN PETRILLO: It falls within the minimum requirements?

MR. SCHOOK: Oh, yes. Yes.

CHAIRMAN PETRILLO: Okay. So, you're not asking for 24 feet, 26 or 30 feet.

MR. SCHOOK: No. No, no.

CHAIRMAN PETRILLO: You're taking the minimal that's allowable.

MR. SCHOOK: Yes. But it's also the minimal that has the least impact on the setback.

CHAIRMAN PETRILLO: Are there any -- I'm sorry?

DAVID: I'm sorry. We have talked to our neighbors to the left and to the right of us, and neither one of them could make it.

DRAFT

But they're all for it and, you know, I see them all the time and we've talked about it. We had an issue not too long ago, so that was like the talk between us and then that turned into the sign in front of the house. So, they're all for it, the idea of it because it's just going to be more aesthetically pleasing to whole block of all six houses if you will.

CHAIRMAN PETRILLO: In my review of the documents, I don't see any other alternatives for you. You're stretched for storage space and I was unaware of the need with the crack in the foundation. But I don't see any other option.

MR. SCHOOK: Just to add a little further, the owners did have a contractor look at it and I agree with them. Most likely the footings aren't adequate which is what caused this. So, the footings have to be rebuilt, they're not deep enough.

CHAIRMAN PETRILLO: Okay. Are there any other questions or comments from the Board? I just think this is pretty straightforward, and in my opinion, my review of the documents they furnished to us, I don't see any other options. And considering that they are not asking for more than, you know, they're taking the minimum distances and meeting the minimum requirements of a two-car garage, I don't see any issues with this petition.

MR. DIVITO: I'll motion to approve.

CHAIRMAN PETRILLO: And is there a second?

MRS. LIVERMORE: Second.

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

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MRS. KOZLIK: Thank you very much.

CHAIRMAN PETRILLO: Good luck!

MR. KOZLIK: Thank you.

(Whereupon, the hearing in the above-mentioned petition was adjourned at 8:01 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 10, 2014

PETITIONER: Kozlik Residence
ADDRESS OF PROPERTY: 1110 W. Maude Ave.
VARIATION: 5.1-3.6, 5.4

A 17.0 foot variance to allow an expansion to the attached garage with a front yard setback of 24.5 feet from the south property line instead of the minimum 41.5 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 are proposing to expand the existing one car attached garage and create a two car attached garage. The petitioner explained that the existing garage has settled and therefore needs to be rebuilt. The petitioner further explained that there are two zoning districts on the block and that the homes on the west end of the block skew the average for the required front yard setback.

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. Divito and seconded by Ms. Livermore. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Craig Residence - 28 S. Yale Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 11/10/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 11/10/14 - Craig	Minutes
Findings 11/10/14 - Craig	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-042 - CRAIG RESIDENCE - 28 S. YALE AVE.

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 Monday, the 10th day of November, 2014, at the hour of
8:01 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
DAVID DIVITO
JOSEPH GEISEL
BARBARA LIVERMORE

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is the Craig petition.

MR. PARKS: Good evening.

CHAIRMAN PETRILLO: Good evening. Are you signed in, sir?

MR. PARKS: I have signed in.

CHAIRMAN PETRILLO: Could you raise your right hand? I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Could you state your name and address for the record?

MR. PARKS: Aaron Parks, 401 North Fairview in Mount Prospect, 60056. I was the architect for Evelyn Craig for this particular property. She is the legal owner. And she asked me to help out because we had to get a variance for a similar reason when she did her addition.

MRS. LIVERMORE: I remember.

MR. PARKS: You do remember? She has a corner lot and it is practically, in all practical senses, her backyard is classified as an interior side yard, and her backyard is really her side yard, and her side yard is considered her front yard. So, she is limited to build a fence of 3 feet in height in her side yard, which is by definition in the code a front yard, even though she has a Yale address.

So, the hardship here is that she has a large dog, she lives alone. And the dog has gotten out twice because he can just leap quite easily over the 3-foot fence. And that creates not only stress for her but also neighbors that walk by. And furthermore, she's willing to, if granted the ability to build a 5-and-a-half-foot fence, she's willing to angle it back as it approaches the adjacent driveway so that it respects the vision triangle that would be, not creating a kind of hazard for pedestrians as they approach that driveway.

MRS. LIVERMORE: Is the dog a recent acquisition?

MS. CRAIG: No, I've had him for a few years. The owner is my son who is a disabled Iraqi war veteran. But he's no longer capable of caring for the dog.

MRS. LIVERMORE: So, he's come to live with you.

MS. CRAIG: Yes.

CHAIRMAN PETRILLO: And how long has he resided with you, ma'am?

MS. CRAIG: I'm sorry.

CHAIRMAN PETRILLO: You know what, we're asking questions. We should swear you in.

MS. CRAIG: Sure. Okay.

(Witness sworn.)

CHAIRMAN PETRILLO: And would you state your name and address for the record?

MS. CRAIG: My name is Evelyn M. Craig, 28 South Yale Avenue,

DRAFT

Arlington Heights, Illinois 60005.

CHAIRMAN PETRILLO: Thank you. And my question, ma'am, was and how long has your son resided with you?

MS. CRAIG: Since about 2012, 2011.

CHAIRMAN PETRILLO: So, this has been a problem for you with the dog?

MS. CRAIG: Yes. The dog has soared over this fence several times already. And the dog is just about as tall as the fence, he's an 84-pound dog.

CHAIRMAN PETRILLO: Who has to chase the dog down to you?

MS. CRAIG: Well, it would have to be me but I'm not capable of doing it.

CHAIRMAN PETRILLO: And I just want to note that the Engineering Department is not in favor of the proposed variance due to the restricted sight distance. Derek, was there any quantification of that or anything that we can include and just, I don't have any issues with this variance but I do have an issue if we're not meeting any requirements or we're going to create an issue that I don't understand that is being raised by the Engineering Department.

MR. MACH: Yes. Since that comment, the Petitioner has provided a plan that's meeting the vision triangle on the southwest corner of the property adjacent to the sidewalk. They're proposing to pull the fence back 12 feet in each direction.

CHAIRMAN PETRILLO: Was the Engineering Department provided with this, do you know?

MR. MACH: They were provided with the plan.

CHAIRMAN PETRILLO: But this is their point of reference? This was their reference for their issue, I'm sorry?

MR. MACH: They did not, the Petitioner, in order to address Engineering's comment, provided a revised plan with that.

CHAIRMAN PETRILLO: Okay. I should make myself more clear, yes. This restricted sight distance and this adjusted design is in reference to satisfy the requirements that Engineering required.

MR. MACH: Right.

CHAIRMAN PETRILLO: All right. I don't have any other questions. Does any member of the Board have any questions or comments? None being heard, and I think the one piece that needed to be satisfied for me and I just wanted to state that in the record that the Petitioner has met that, and if there is any addition, or if there is a motion on the floor, I'd ask that they include just that they meet those requirements of the Engineering Department and ask the Engineering Department to work with them in a flexible way.

Is there any other questions or comments or a motion on the floor?

MR. DIVITO: So, I motion to approve with the addition of the

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MRS. LIVERMORE: Anybody have any comments in the back row

DRAFT

there?

CHAIRMAN PETRILLO: Would you like to comment on this?

AUDIENCE MEMBER: No.

CHAIRMAN PETRILLO: Okay. Thank you, Barbara. Okay, I'm
sorry.

MR. DIVITO: So, I motion to approve with the addition of the
sight line variation that was added.

CHAIRMAN PETRILLO: Is there a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: We have a motion and a second to approve.
Derek?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. All right. Good luck, ma'am.

MS. CRAIG: Thank you.

(Whereupon, the hearing in the above-mentioned petition
was adjourned at 8:08 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 10, 2014

PETITIONER: Craig Residence
ADDRESS OF PROPERTY: 28 S. Yale Ave.
VARIATION: 6.13-3

A 2.5 foot height variance to allow a 5.5 foot tall fence in the front yard where 3 feet is the maximum height; and a variation to allow a semi-open fence in the front yard where only an open fence is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are requesting a variance to allow a 5.5 foot high solid fence in the front yard where the maximum height allowed is a 3 feet open fence. The petitioner explained that the front of the home faces Yale Avenue which is the exterior side yard and that the side of the home is the front yard pursuant to the zoning definition. The petitioner testified that their dog can jump over a three foot high fence.

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. Divito and seconded by Mr. Selbka. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Nick Residence - 604 E. Charles St.

Department: Planning & Community Development

Approval of Minutes & Findings from 11/10/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 11/10/14 - Nick	Minutes
Findings 11/10/14 - Nick	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-043 - NICK RESIDENCE - 604 E. CHARLES ST.

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 Monday, the 10th day of November, 2014, at the hour of
8:08 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
DAVID DIVITO
JOSEPH GEISEL
BARBARA LIVERMORE

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: And the Nick Residence. Have you both signed in?

MRS. NICK: Mr. Nick has not signed in yet.

MR. NICK: I'm Gene Nick.

CHAIRMAN PETRILLO: I'm sorry, sir. I don't know if you're going to tell the truth yet so I have to swear you in. Ma'am, are you going to testify as well?

MRS. NICK: Yes.

(Witnesses sworn.)

MR. NICK: I'm Gene Nick, 604 East Charles Street, Arlington Heights, 60004.

MRS. NICK: Laurie Nick at the same residence, 604 East Charles, Arlington Heights. What we would like to propose is, we have an existing additional garage in our house, and our current house does not meet the current required setback requirements. Our garage, in the addition that was put on the main house is sinking. We would like to take that out and rebuild along the same property, the same building lines. And the current codes are, we are required to set it back another almost 7 feet which would not make it functional from the main house. And it causes great hardship, you know, we'd have to remodel a whole other part of the house.

CHAIRMAN PETRILLO: So, you're just going to take, are you using the same slab or foundation that is there currently?

MRS. NICK: We have to make a crawl space. The addition that is existing now, it's only a slab and railroad ties. And I don't know, the garage is on the slab and there's a crack all the way down from the front to the back. We're going to have the addition on the house, we're only extending it another 4 feet from its current dimensions and the garage is going to be another 8 feet, for a total of 12 feet. And we'll have, we want to make it structurally sound because now it's not.

MR. NICK: And then we're going to widen the driveway out another 4 feet, to 30 feet.

CHAIRMAN PETRILLO: So, you're meeting the setback requirements, you're not going to encroach any further in the existing setback, am I correct in that?

MRS. NICK: Right. We want to maintain the same wall line.

CHAIRMAN PETRILLO: And then the reason for the wider driveway?

MRS. NICK: So, it will meet to the garage.

CHAIRMAN PETRILLO: Are there any other questions for the Petitioners?

MR. DIVITO: So, the front yard setback is the one that we're currently not compliant with?

MRS. NICK: Right.

MR. DIVITO: And we're just maintaining that. There is no issue with the side yard setback, right?

DRAFT

CHAIRMAN PETRILLO: Right. And the driveway width is the second variance. And so, this essentially moves from, you're taking a portion of the existing garage and making that into a livable space?

MRS. NICK: We're tearing down the addition that's on the house and the garage. We're leveling the whole thing and rebuilding.

CHAIRMAN PETRILLO: Okay. And does this move, then how does this, I just don't see, how does the garage and the driveway change? Is there any reason?

MR. DIVITO: They're expanding. So, this is the original structure.

CHAIRMAN PETRILLO: Right.

MR. DIVITO: They're going to tear that down and then they're expanding it.

CHAIRMAN PETRILLO: But why then, what's the, you're still going to have a two-car garage, correct?

MRS. NICK: Right.

MR. NICK: Correct.

CHAIRMAN PETRILLO: Okay. And you have an existing two-car garage.

MR. NICK: Yes.

CHAIRMAN PETRILLO: And what's the width of the existing driveway now?

MR. NICK: 24.

CHAIRMAN PETRILLO: So, why do you need 30 feet? You don't want to tear that concrete up and make it code compliant?

MRS. NICK: We have asphalt now. And the two garage doors are both 10 feet with a space in between. And if we have to move that over the addition, we're expanding that 4 feet, we're not going to have any --

CHAIRMAN PETRILLO: But you have existing asphalt that will remain and will be in front of the family room?

MR. NICK: Yes.

CHAIRMAN PETRILLO: Okay. And there's probably a significant cost to cut that, pick that up, that it's probably cost prohibitive and it's easier just to leave it there and gives you a little bit more convenience in moving the cars in and out of the driveway.

MR. NICK: Yes, and by widening the driveway, I could drive into this other door, which we're moving the garage over. And instead of me driving through the grass, I can just drive straight in.

CHAIRMAN PETRILLO: Let me just, I guess my point is you could actually do a, you know, cut up that asphalt and pull it up and you wouldn't need a variance then because you're not going to 30 feet.

But that is a hardship on you in that it's going to cost you more money to pull that up and re-sod all that, dispose of that.

MRS. NICK: I couldn't have said it better.

CHAIRMAN PETRILLO: Any other questions or comments from the Board? All right. Again, I think this is pretty easy when the

DRAFT

Petitioner is not asking for anything. I think it's over what their needs are for the home and there is, you know, burdensome issue of cutting up asphalt to be code compliant, so I don't have issue with the 30-foot driveway.

MR. DIVITO: Agreed.

CHAIRMAN PETRILLO: Any other comments or questions? Is there a motion?

MR. SELBKA: Motion to approve.

CHAIRMAN PETRILLO: And a second?

MR. DIVITO: I'll second.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Good luck!

MRS. NICK: Thank you.

CHAIRMAN PETRILLO: Do we need to take a motion to adjourn?

MR. SELBKA: Yes.

CHAIRMAN PETRILLO: Motion to adjourn?

MR. SELBKA: Motion made.

CHAIRMAN PETRILLO: And a second?

MR. DIVITO: Yes.

CHAIRMAN PETRILLO: All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed say nay.

(No response.)

CHAIRMAN PETRILLO: thank you. Good night.

(Whereupon, the meeting was adjourned at 8:14 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 10, 2014

PETITIONER: Nick Residence
ADDRESS OF PROPERTY: 604 E. Charles St.
VARIATION: 5.1-1.6, 5.4, 11.2-11.1b, 11-2-9

A 6.9 foot variance to allow an addition with a front yard setback of 29.0 feet from the south property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave; and an 8.0 foot variance to allow a 30.0 foot wide driveway where the maximum width is 22 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to expand the one car attached garage and create a two car attached garage. The petitioner explained that the existing garage has settled and therefore needs to be rebuilt. The petitioner explained that the garage would be in line with the existing home. The petitioner also explained that in addition to the setback variance they are requesting a variance for the driveway width.

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. Selbka and seconded by Mr. Divito. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: ZBA#14-044 - Weiss Residence - 1528 N. Fernandez Pl.

Department: Planning & Community Development

REQUEST

1. A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 67-foot wide, 12,228-square foot lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings
Neighbor Email

Type

Report
Correspondence
Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 8, 2014
Date Prepared: December 1, 2014
Project Title: Weiss Residence
Address: 1528 N. Fernandez Pl.

Background Information

Petition Number: ZBA #14-044
Petitioner: Tony VanDijk / DRH Cambridge Homes
Address: 800 S. Milwaukee Ave. #250
Libertyville, IL 60048
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

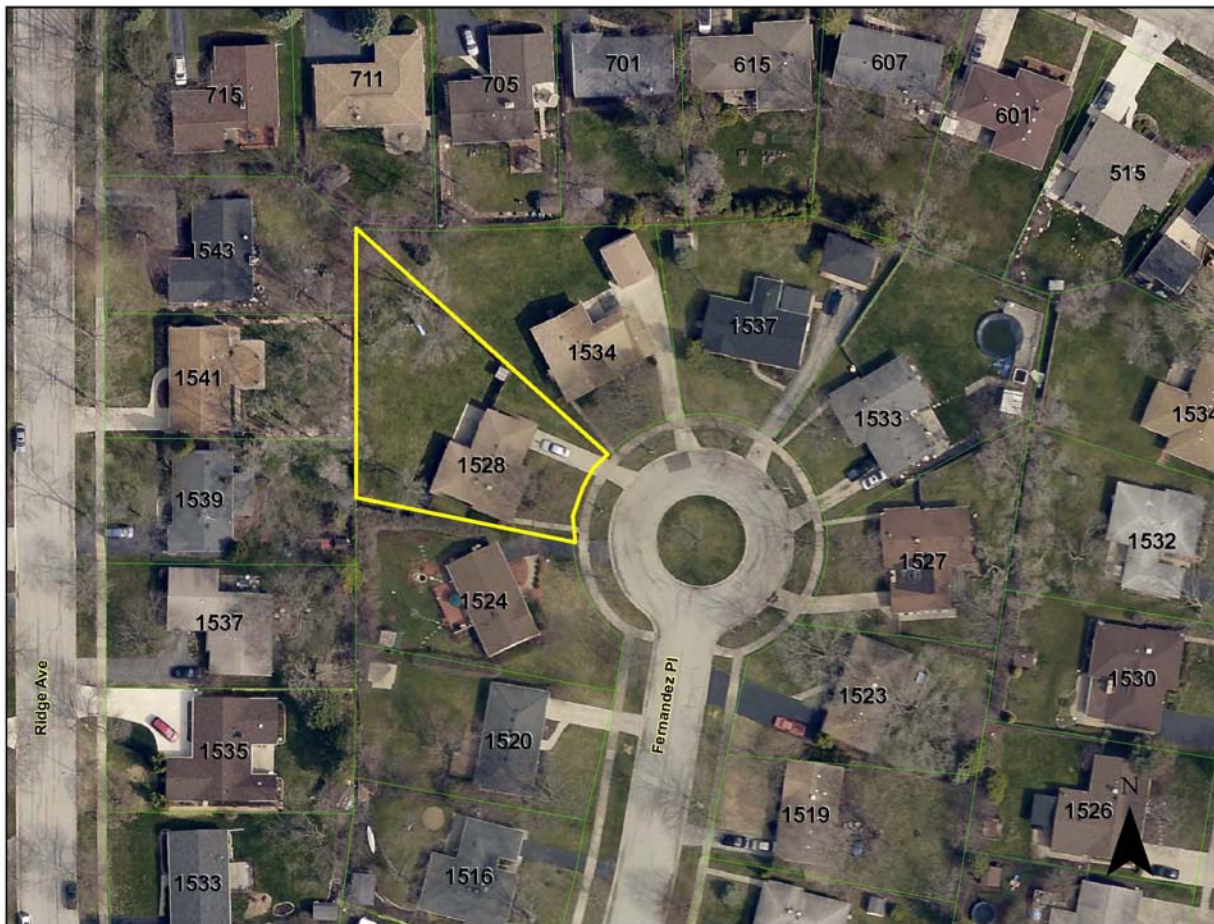
The petitioner proposes to build a new two story single-family structure. The proposal is before the Zoning Board of Appeals because of the substandard lot width. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District which is 70 feet in width and 8,750 square feet in area. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 67 feet wide and 12,228 SF, and there is no majority of substandard developed lots on the same frontage as the subject site. Therefore, the petitioner requests a variation for lot width in order to make this a buildable lot.

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 67-foot wide, 12,228-square foot lot to be buildable, where 70 feet wide, 8750 sq. ft. 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	✓	11/21/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/21/14	
3. Letter that was Mailed	✓	11/21/14	
4. Photographs of Sign on Property	✓	11/21/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Weiss Residence

Project Address: 1528 N. Fernandez Pl.

ZBA #: 14-044

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, 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 19, 2014

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 67-foot wide, 12,228-square foot lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: HOUSE IS GENERALLY NICELY DESIGNED. SIMILAR TEARDOWNS HAVE BEEN PREVIOUSLY APPROVED IN THIS NEIGHBORHOOD. FORMAL DESIGN COMMISSION REVIEW IS SCHEDULED FOR DEC. 9.

- S. HAUTZINGER, DESIGN PLANNER
Please review, comment, and return to me no later than Tuesday, December 2, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Weiss Residence

Project Address: 1528 N. Fernandez Pl.

ZBA #: 14-044

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
~~James McCallister, Director of Building Services~~ **CHARLEY CRAIG**

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 19, 2014

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 67-foot wide, 12,228-square foot lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: UNCLEAR CLEAR DISTANCE FROM NEW HOME TO PROPERTY LINE.

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

ZBA# 14-044

1528 N Fernandez Pl- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: November 20, 2014

Completed – November 21, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 67 ft wide, 12,228 sq ft lot to be buildable, where 70 ft wide, 8750 sq ft is required.

Note: The existing lot is pie shaped, and is non-conforming.

The Engineering Department has NO OBJECTION to the proposed variance, however; a proposed site plan was not provided for review.

RECEIVED

NOV 25 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Tony Van Dijk being the petitioner for the owner of the property commonly known as : 1528 N Fernandez Place, Arlington Heights IL 60004

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section: 5.1-3.5, Chapter 28, of the Arlington Heights Municipal Code, in order to: request a variance to the minimum lot width requirement which states a lot in R-3 zoning must be 70' wide.

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

The property would be unbuildable. The subject property is pie shaped with a dimension roughly 60 feet across the front and 75 feet across the back property line. At the 30 foot building line setback the property is only 68 feet wide.

I hereby state that the following unique circumstances exist:

At the 30 foot building line setback the property is only 68 feet wide.

I hereby state that the variation, if granted will not alter the essential character of the locality because:

There is currently a home built on the lot.

Signed: _____

Petitioner

Date: _____

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NOV - 6 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

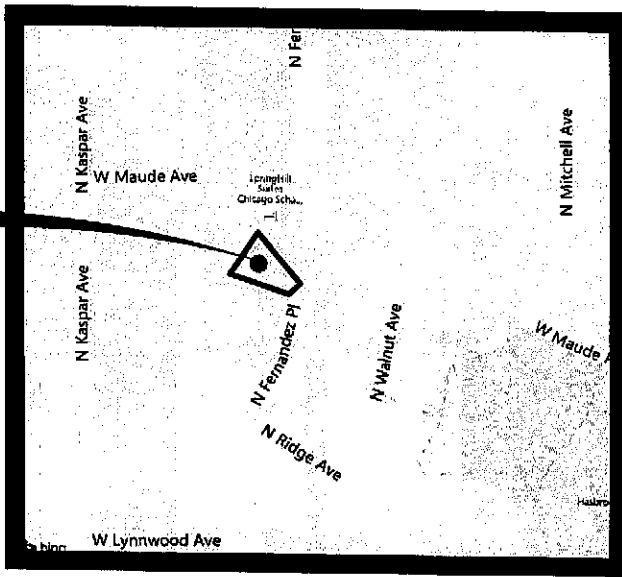
LOT 30 IN BLOCK 5 IN HASBROOK SUBDIVISION UNIT NO. 3 OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

RECEIVED

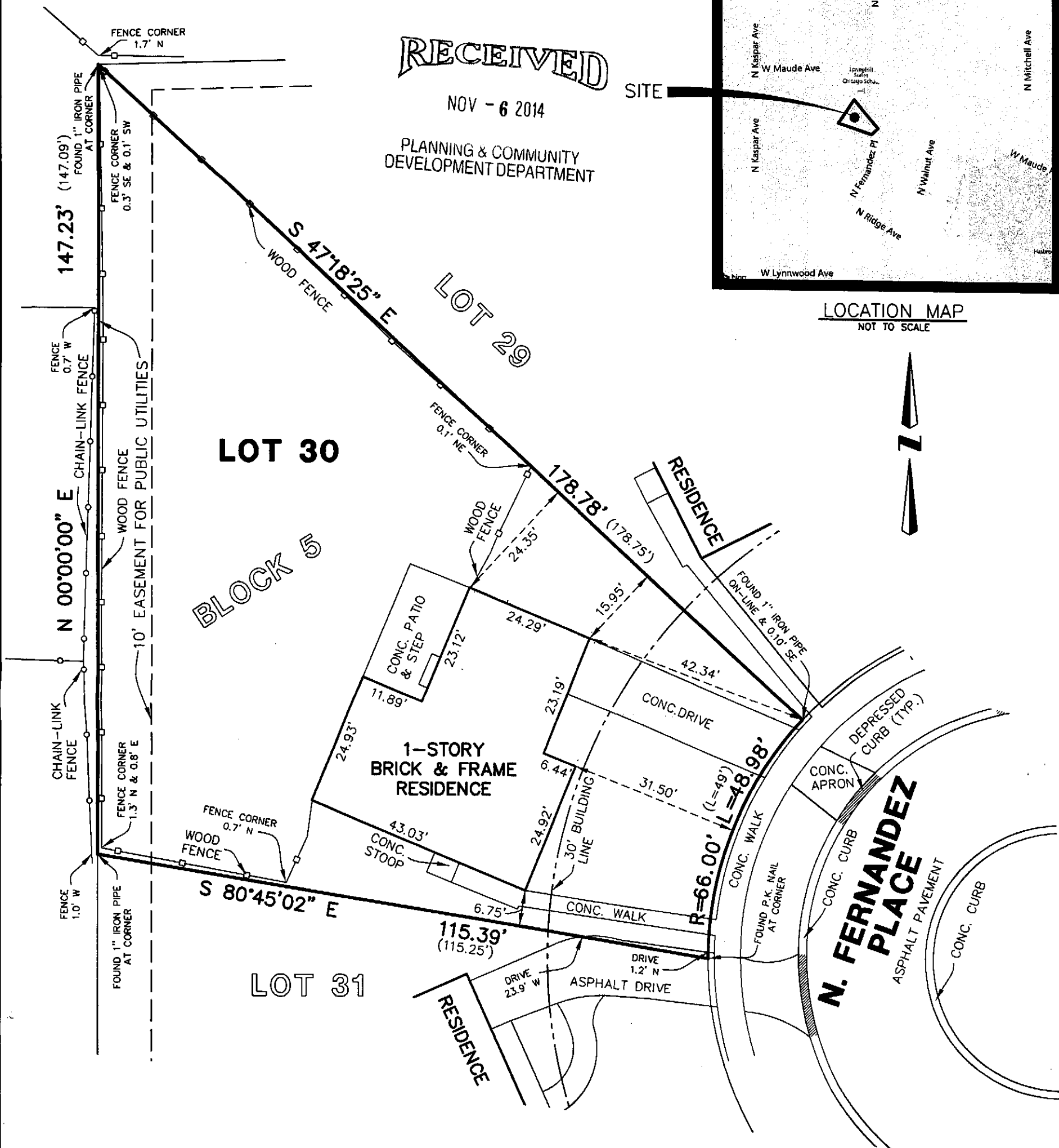
NOV - 6 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SITE



LOCATION MAP
NOT TO SCALE

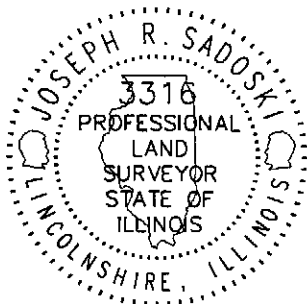


SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 10-22-14

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



AREA

12,228 Sq. Ft. OR 0.28 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 24TH DAY OF OCTOBER, A.D., 2014

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS

PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/14.



GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0587

SCALE: 1"=20'
DRAWING No. 60220
SHEET 1 OF 1

1528 N. FERNANDEZ - ARLINGTON HTS., ILLINOIS

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 30 IN BLOCK 5 IN HASBROOK SUBDIVISION UNIT NO. 3 OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LOT COVERAGE TABLE

LOT AREA 12,228 S.F.

EXISTING
HOUSE 1,637 S.F.
DRIVE 458 S.F.
WALK 175 S.F.
PATIO 273 S.F.

TOTAL 2,543 S.F.=20.8%

PROPOSED
HOUSE/PORCH 2,504 S.F.
WALK/STOOP 99 S.F.
DRIVE 606 S.F.
PORCH (OPTION) 160 S.F.

TOTAL 3,369 S.F.=27.6%

Tree Preservation Survey				DR Horton	
				1528 N Fernandez	
				Arlington Heights IL	
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
76	12	Silver Maple	4	NA	Parkway
77	22	Silver Maple	3	NA	
78	15	Ash	6	NA	
79	17	Siberian Elm	4	NA	
80	15	Ash	6	NA	
Lou Leggett					
Certified Arborist #177					
Cell Phone: (847) 561-7061					

LEGEND

- CONTOUR
- SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

0 10 20 30 40
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS DATE: 10-30-14
CHECKED BY: DRF DATE: 10-30-14
APPROVED BY: DRF DATE: 10-30-14



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 60220
SHEET 2 of 2

1528 N. FERNANDEZ PLACE - ARLINGTON HEIGHTS, ILL

SITE PLAN



Existing Context Elevations

scale: 1/8" = 1'-0"



Proposed Context Elevations

scale: 1/8" = 1'-0"

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DEVELOPMENT DEPARTMENT

1528 N. Fernandez Place - Arlington Heights, Illinois

[illegible]

D·R·HORTON PHILADELPHIA NYSE
America's Builder

SF - Custom Residence
1528 N. Fernandez Place
Arlington Heights, IL 60004



www.bsbdesign.com
40 Dundee Road
Evanston, Illinois 60074
847 705 2200

B NO. 06C12039 PROJ/MGR: ER
AWN. ER CHECKED:

EXTERIOR ELEVATIONS -
REAR AND LEFT SIDE
MATERIAL SCHEDULE
ELEVATION NOTES

CRAFTSMAN

A3.2

Mach, Derek

From: Village of Arlington Heights <info@vah.com>
Sent: Tuesday, November 25, 2014 8:31 PM
To: Mach, Derek
Subject: Village of Arlington Heights Contact Staff - 1528 N. Fernandez Place- lotwidth variance req.

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: John Salemi
E-mail: _____
Concerning: Derek Mach
Address: 1534 N. Fernandez Place
City: Arlington Heights
State: IL
Zip: 60004-3778
Phone: _____
Length of Residency: 41+Years

Comment: This teardown rebuild is a profound change to the originally well-planned cul-de-sac lots and homes. This lot width variance should take into account possible limitations for other property owners in the cul-de-sac. A homeowner should have no difficulty doing a future rebuild because of prior decisions made for cul-de-sac lots and buildings. I know many zoning ordinances must be met and each case is individually considered. Lot width and building separation among the ordinances. My point is that the future should be considered, The last home owner in the circle should not prevented from doing a similarly dimensioned building.



Item: ZBA#14-045 - Olejniczak Residence - 1314 W. Watling St.

Department: Planning & Community Development

REQUEST

1. A 16.5 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 19.4 feet from the west property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.
2. A 17.3 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 21.3 feet from the south property line instead of the minimum required 38.6 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 8, 2014
Date Prepared: December 1, 2014
Project Title: Olejniczak Residence
Address: 1314 W. Watling

Background Information

Petition Number: ZBA #14-045
Petitioner: Richard and Agnes Olejniczak
Address: 1007 E. Valley Lane
Arlington Heights, IL 60004
Existing Zoning: R-1, Single-Family

Requested Action/Background Information

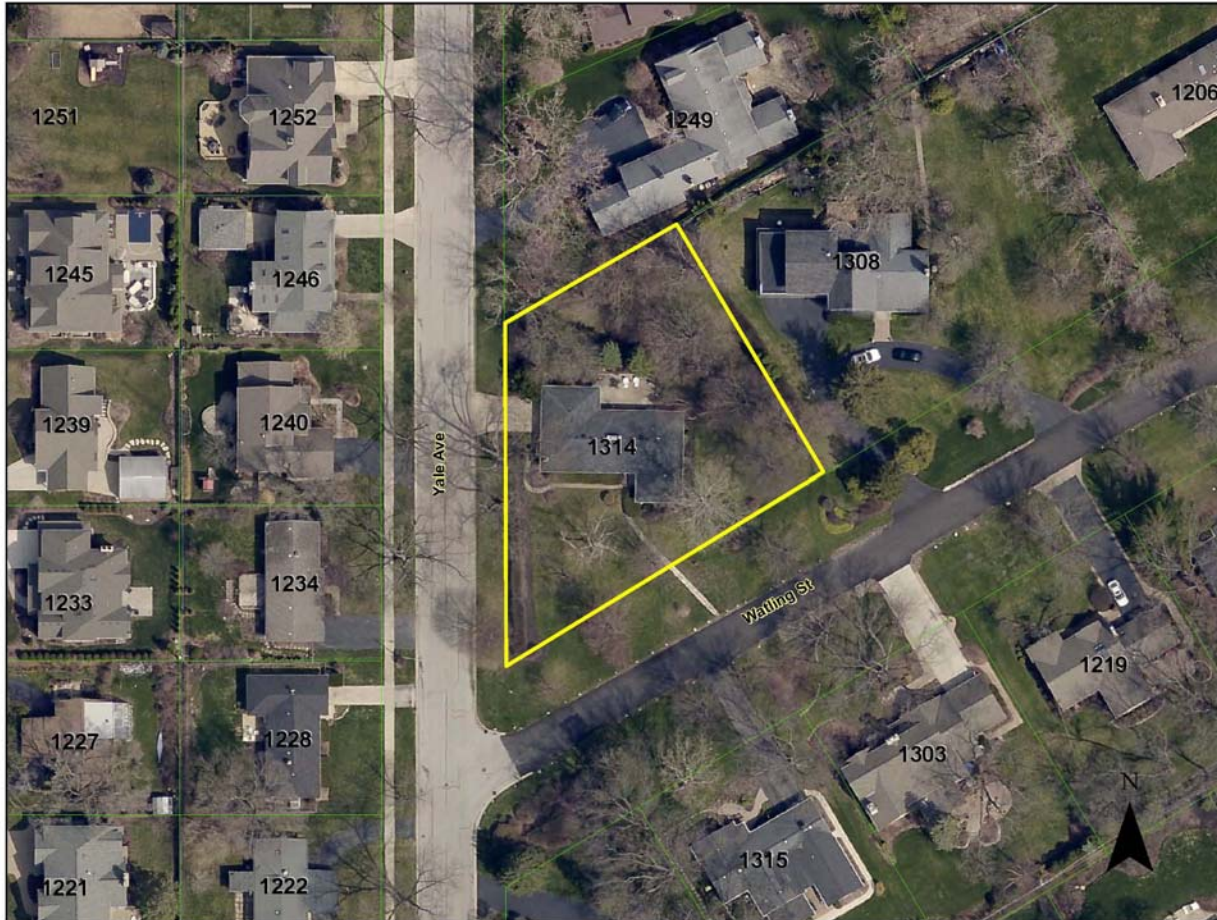
The petitioner proposes to construct a second story addition that encroaches into the required exterior side yard and the required front yard. Therefore, the petitioner requests the following variations:

- A 16.5 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 19.4 feet from the west property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.
- A 17.3 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 21.3 feet from the south property line instead of the minimum required 38.6 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	11/18/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/18/14	
3. Letter that was Mailed	✓	11/18/14	
4. Photographs of Sign on Property	✓	11/18/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Olejniczak Residence

Project Address: 1314 W. Watling St.

ZBA #: 14-045

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, 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 19, 2014

- A 16.5 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 19.4 feet from the west property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.
- A 17.3 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 21.3 feet from the south property line instead of the minimum required 38.6 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: HOUSE IS NICELY DESIGNED AND FITS THE CHARACTER OF THE NEIGHBORHOOD. THE DESIGN IS BEING CONSIDERED FOR AN

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME OF THE ZBA REVIEW. - S. HAUTZINGER, DESIGN PLANNER

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Olejniczak Residence

Project Address: 1314 W. Watling St.

ZBA #: 14-045

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
~~James McCalister, Director of Building Services.~~
CHARLEY CRAIG

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 19, 2014

- A 16.5 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 19.4 feet from the west property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.
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Attached are the Petitioner's:

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

Comments: NO COMMENTS

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

ZBA# 14-045

9314 W Watling- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: November 20, 2014

Completed – November 21, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 16.5 ft variance to allow an addition with a front yard setback of 19.4 ft from the west property line instead of the minimum 35.9 ft and an additional 1 ft for the eave; and a 17.3 ft variance to allow an addition with an exterior side yard setback of 21.3 ft from the south property line instead of the minimum required 38.6 ft and an additional 1 ft for the eave.

The variance requested is for the location of the existing home, which is on an oddly shaped corner lot. The proposed addition meets the current setbacks.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED

NOV 25 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Richard and Agnes Olejniczak being the future owners of the property commonly known as: 1314 W Watling (PIN# 03-19-307-005-0000) and appeal 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: utilize the setbacks originally in place and complete a ranch conversion to a two story and addition / remodel.

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

The existing ranch house was built when the setbacks were at 20 feet for both the front and side. Applying the average setbacks for the adjacent properties per the code, the minimum setbacks are within the existing footprint of the home (see attached layout) and create an area that cannot be easily used for structures that are representative of the community. Without the variation, we would not be able to utilize the existing structure and footprint for the conversion and addition.

We hereby state that the following unique circumstances exist:

- 1) The home was built when the setbacks were 20 feet for the front and exterior side yard.
- 2) Application of the current code on this irregularly shaped lot for setbacks, creates a building shape that cannot be utilized to maintain the essential character of the neighborhood.
- 3) The current plans leverage the existing foundation and structure in the conversion and addition / remodel.
- 4) The 2nd story plans are within the setbacks originally in place.
- 5) The addition is within the setbacks of the current code.

We hereby state that the variation, if granted, will not alter the essential character of the locality because:

- 1) The plan leverages the existing foundation and footprint already in place.
- 2) The size of the Watling parkway, >40ft is maintained.
- 3) The plan for the conversion and addition / remodel are consistent with other homes recently remodeled or being built.

Signed: _____

Richard Olejniczak

Date: _____

7 Nov 14

Agnes Olejniczak

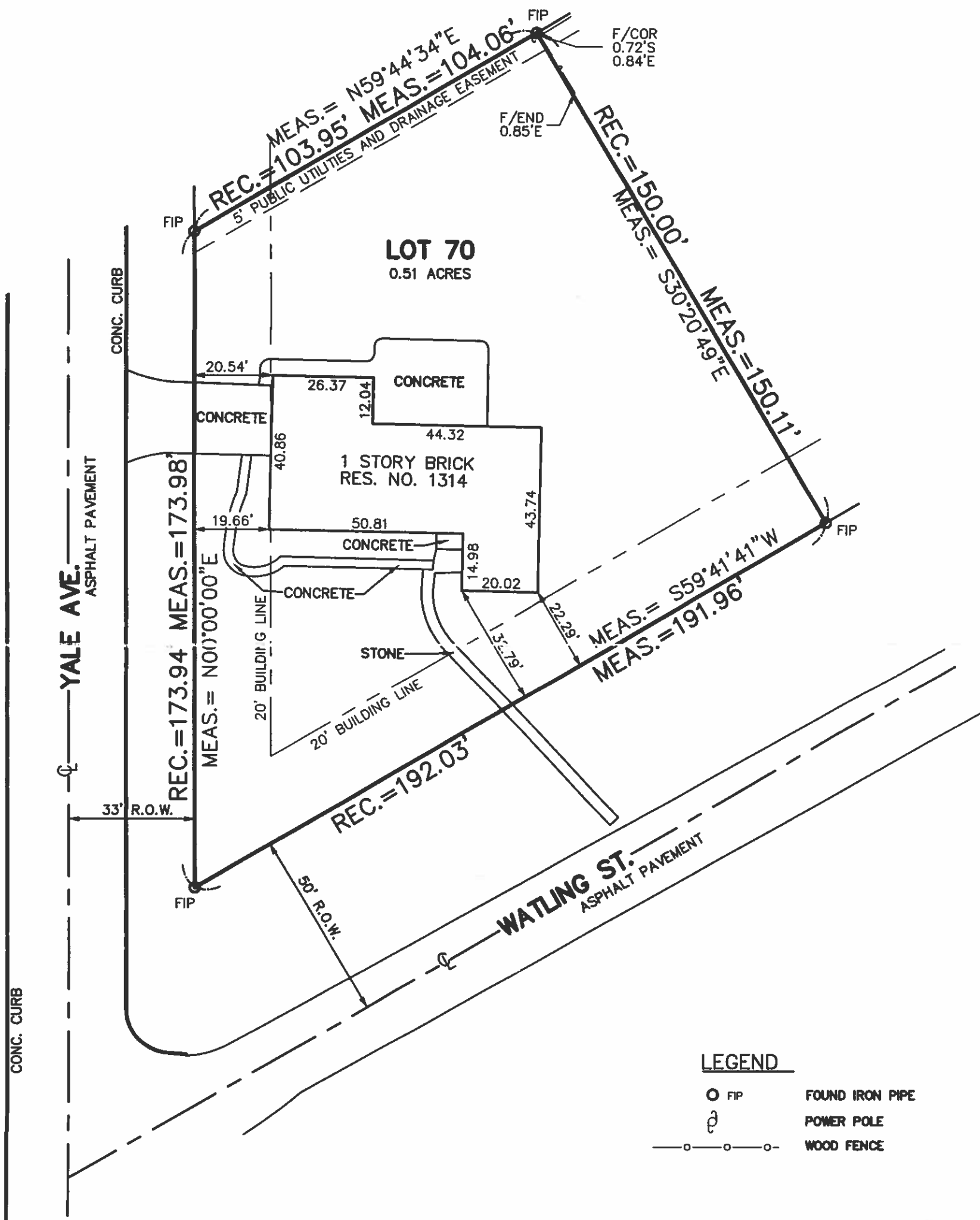


PLAT OF SURVEY



OF

LOT 70 IN SHERWOOD, A SUBDIVISION OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS THE SOUTHWEST QUARTER OF SECTION 19, AFORESAID EXCEPT THE WEST 78 ACRES THEREOF MORE OR LESS AND EXCEPT THE SOUTH 25 FEET FOR HIGHWAY PER PLAT RECORDED JULY 10, 1930 AS DOCUMENT 10701276, IN COOK COUNTY, ILLINOIS.



PRECISION LAND SURVEYORS, INC.
d.b.a. TERATEK, INC.

PROFESSIONAL DESIGN FIRM
LICENSE #184-004383 EXPIRES: 4/30/2015
603 E. BURNETT ROAD
ISLAND LAKE, IL 60042
(847) 487-0500

DRAWING NO.: P141013B
ORDERED BY: NAKON
DRAWN BY: AM, TN
FIELDWORK COMPLETED: 10/13/14
RECORDS FROM: PUBLIC RECORDS
BASIS OF BEARINGS: ASSUMED
SCALE: 1"=30'

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED, ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

STATE OF ILLINOIS)
S.S.
COUNTY OF LAKE)

I, DAVID A. HEMBD, AN ILLINOIS REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 14TH DAY OF OCTOBER, 2014.

DAVID A. HEMBD, I.P.L.S.
REGISTRATION NO. 035-002747
EXPIRES 11-30-16

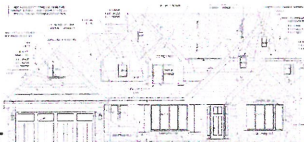




Property
1240 N. Yale



Property
1234 N. Yale



Property
1228 N. Yale



Property
1222 N. Yale



Property
1216 N. Yale



Property



Property
1301 N. Yale



Property
1249 N. Yale



Subject Property



Property Across #1



Property
1314 W Clarendon



Property Right #1



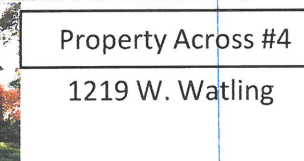
Property Right #2



Property Across #3



Property Across #2
1315 W. Watling



Page 10 of 10



Property Right #3

Harvard

Watling

Yale

Rich & Agnes Olejniczak
1314 W. Watling



PRELIMINARY BACK ELEVATION
(1/4" = 1'-0")



PRELIMINARY FRONT ELEVATION
(1/4" = 1'-0")



PRELIMINARY LEFT SIDE ELEVATION
(1/4" = 1'-0")



PRELIMINARY RIGHT SIDE ELEVATION
(1/4" = 1'-0")



Item: ZBA#14-046 - Wronkiewicz Residence - 901 N. Hickory Ave.

Department: Planning & Community Development

REQUEST

1. A 5.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 4.3 feet from the south property line instead of the minimum 10.0 feet and an additional 1.5 feet for the eave.
2. A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 45.51-ft. wide, 6,324.1-sq. ft. lot to be buildable, where 90 feet wide, 9,900 sq. ft. is required.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 8, 2014
Date Prepared: December 1, 2014
Project Title: Wronkiewicz Petition
Address: 901 N. Hickory Ave.

Background Information

Petition Number: ZBA #14-046
Petitioner: Gary Wronkiewicz / Stonefield Custom Homes
Address: 1000 S. Brockway St.
Palatine, IL 60067
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

On July 22, 2013 the Zoning Board of Appeals approved variations for the subject site. The applicant has submitted for a building permit; however, pursuant to Chapter 28, Section 12.1d 'No order of the Board permitting the erection or alteration of a building shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit'. Since a year has passed, the approvals from the Zoning Board of Appeals are no longer valid. The petitioner is returning with essentially the same project with an increase to the size of the detached garage. The petitioner is proposing to demolish the existing house in order to build a new two story single-family home with a detached garage.

The first variation is for the substandard lot area & width. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 45.51 feet wide and 6,324.1 SF, which does not meet the absolute minimum lot width of 50 feet. Therefore, the petitioner requests a variation to make this a buildable lot.

The petitioner is also proposing to locate the house 4.3 feet from the south (exterior side) lot line instead of the minimum required 10.0 feet. The petitioner is requesting a 5.7 foot exterior side yard setback variance.

The petitioner is requesting the following variations:

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 45.51-ft. wide, 6,324.1-sq. ft. lot to be buildable, where 90 feet wide, 9,900 sq. ft. is required.
- A 5.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 4.3 feet from the south property line instead of the minimum 10.0 feet and an additional 1.5 feet for the eave.
- A 0.5 foot variance from Chapter 28, Section 6.6-5.1 Table of Permitted Obstructions for a 1.5 foot eave projection along the north property line (interior side yard) where the maximum eave allowed is 1.0 foot.

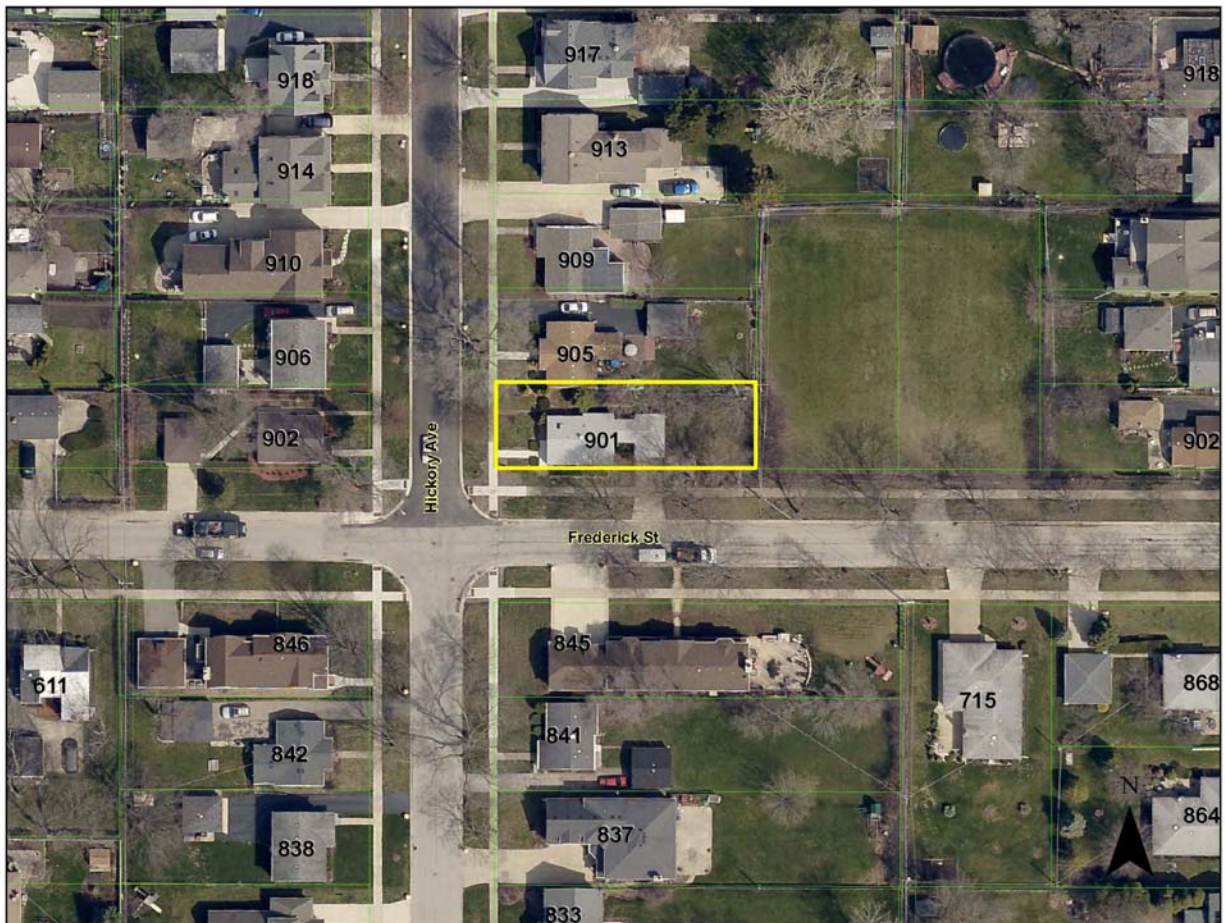
Since the July 22, 2013 ZBA meeting, the petitioner has increased the size of the detached garage. The garage is code compliant; however, the increase has triggered a variation for building lot coverage.

- A 57 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) and Table 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow 2,270 square feet of building lot coverage where a maximum of 2,213 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	✓	11/20/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/12/14	
3. Letter that was Mailed	✓	11/20/14	
4. Photographs of Sign on Property	✓	11/20/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Wronkiewicz Residence

Project Address: 901 N. Hickory Ave.

ZBA #: 14-046

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, 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 19, 2014

- A 5.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 4.3 feet from the south property line instead of the minimum 10.0 feet and an additional 1.5 feet for the eave.
- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 45.51-ft. wide, 6,324.1-sq. ft. lot to be buildable, where 90 feet wide, 9,900 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED HOUSE WAS PREVIOUSLY APPROVED BY THE DESIGN COMMISSION ON 9/24/13, BUT HAS NOW EXPIRED. AT THIS TIME,

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

A NEW DESIGN COMMISSION APPLICATION IS REQUIRED, AND IT WILL BE CONSIDERED FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME OF THE ZBA REVIEW.

- S. HAUTZINGER, DESIGN PLANNER

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Wronkiewicz Residence

Project Address: 901 N. Hickory Ave.

ZBA #: 14-046

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
✓ James McCalister, ~~Director of Building Services~~
CHARLEY CRAIG
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 19, 2014

- A 5.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 4.3 feet from the south property line instead of the minimum 10.0 feet and an additional 1.5 feet for the eave.
- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 45.51-ft. wide, 6,324.1-sq. ft. lot to be buildable, where 90 feet wide, 9,900 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: SIDE YARD SETBACK OF UNDER 5' WILL
REQUIRE FIRE RATED WALLS + ETC.

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

ZBA# 14-046

901 N Hickory- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: November 20, 2014

Completed – November 24, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 5.7 ft variance to allow a new home with an exterior side yard setback of 4.3 ft from the south property line instead of the minimum 10 ft and an additional 1.5 ft for the eave; and a variance to allow a 45.51 ft wide, 6,324.1 sq ft lot to be buildable, where 90 ft wide, 9,900 sq ft is required.

Note: The existing lot is non-conforming.

The Engineering Department has NO OBJECTION to the proposed variances, however; only 1 window well is shown on the site plan. If additional window wells are required, they would have to meet current codes regarding setback.

RECEIVED

NOV 25 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Stonefield Custom Homes, LLC, Gary Wronkiewicz being the managing member of the property commonly know as: 901 North Hickory Avenue and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1 - 3.4 & 3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: Be granted a variation for minimum lot width from 50' to 45.49', reduction in external side yard from 10' to 4'-4", & reduction of minimum lot size from 9,900 sqft to 6,322.8 sqft.

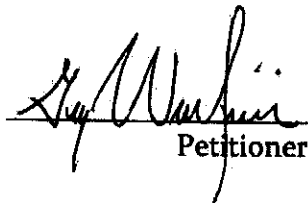
I hereby state that the following hardship would exist if the variation were not granted: A viable and livable residence could not be built without the requested variations.

I hereby state that the following unique circumstances exist: The existing lot and recorded land is undersized and non-conforming to the existing R-3 Zoning District.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: The massing, scale, and architectural design conforms with the style and existing neighborhood character of the area.

On July 22, 2013 the Zoning Board of Appeals granted the above request. The petitioner's scheduling did not permit the petitioner to start construction in the time before one year after approval, therefore the original approval expired. The architectural plans have already been approved for permit.

Signed: _____


Petitioner

Date: 11/12/14

RECEIVED

NOV 17 2014

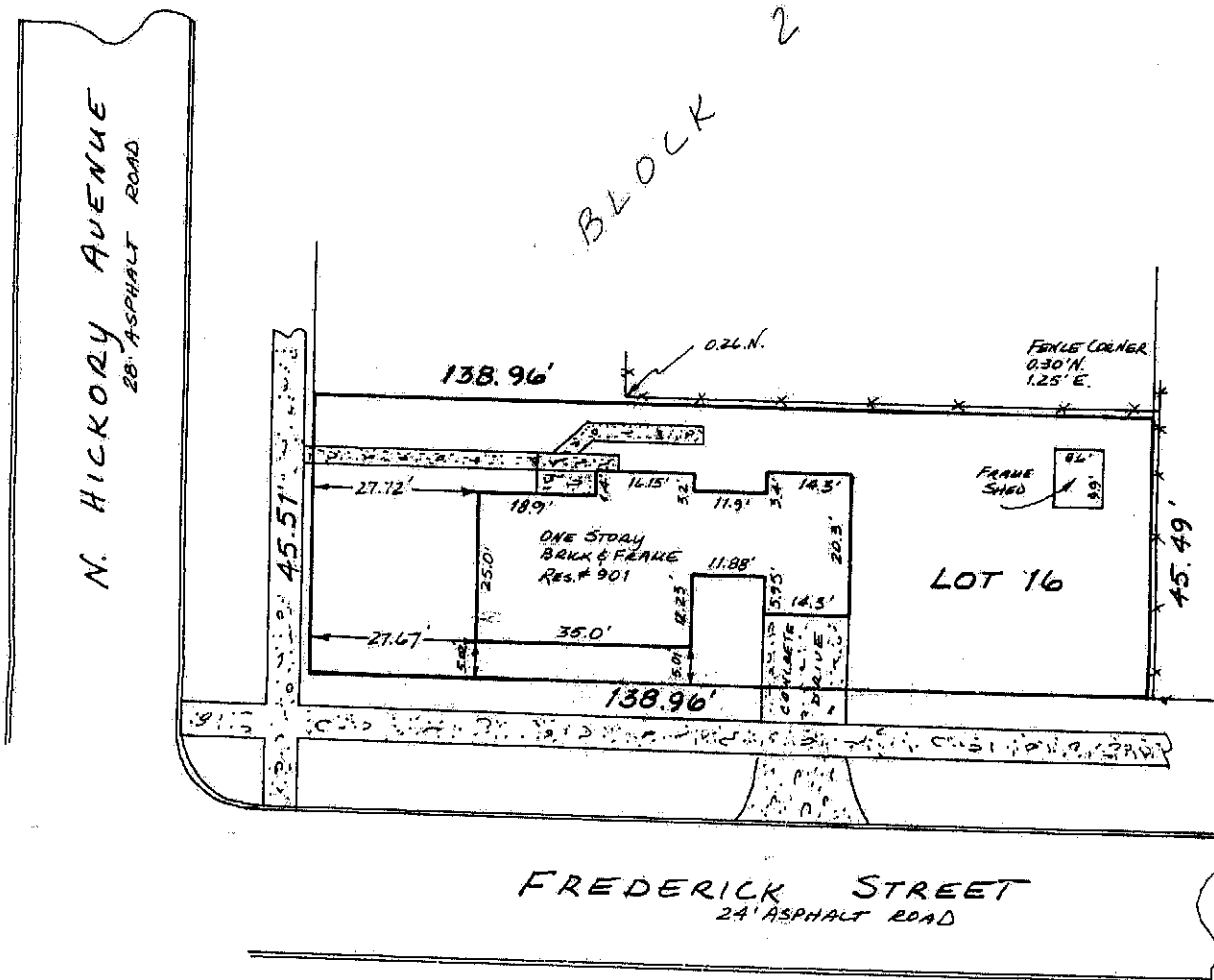
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

LOT 16 IN BLOCK 2 IN CHARLES W. JAMES' SUBDIVISION OF LOTS 1,2,3,4,5,7 AND 8 OF BLOCK 1 AND LOTS 1 TO 8 BOTH INCLUSIVE BEING ALL OF BLOCK 2 IN ARLINGTON FARMS BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Scale: 1" = 20'



901 N. HICKORY AVE
ARLINGTON HEIGHTS

RECEIVED

NOV 12 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, JAMES R. BOYES, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2519, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND LOCATED THE IMPROVEMENTS THEREON AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT CARPENTERSVILLE, ILLINOIS THIS DAY OF DECEMBER, A.D., 1988.

JAMES R. BOYES
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

REGISTERED LAND SURVEYOR NUMBER 2519

LOCATION: 901 N. HICKORY LANE
ARLINGTON HEIGHTS, IL 60004

CLIENT: BILL SHEFFER (WILLIAMS)

ORDER#: 98-00175

PROPERTY LINES, INC.
611 TOPEKA DRIVE
CARPENTERSVILLE, IL 60110
(847) 426-7701

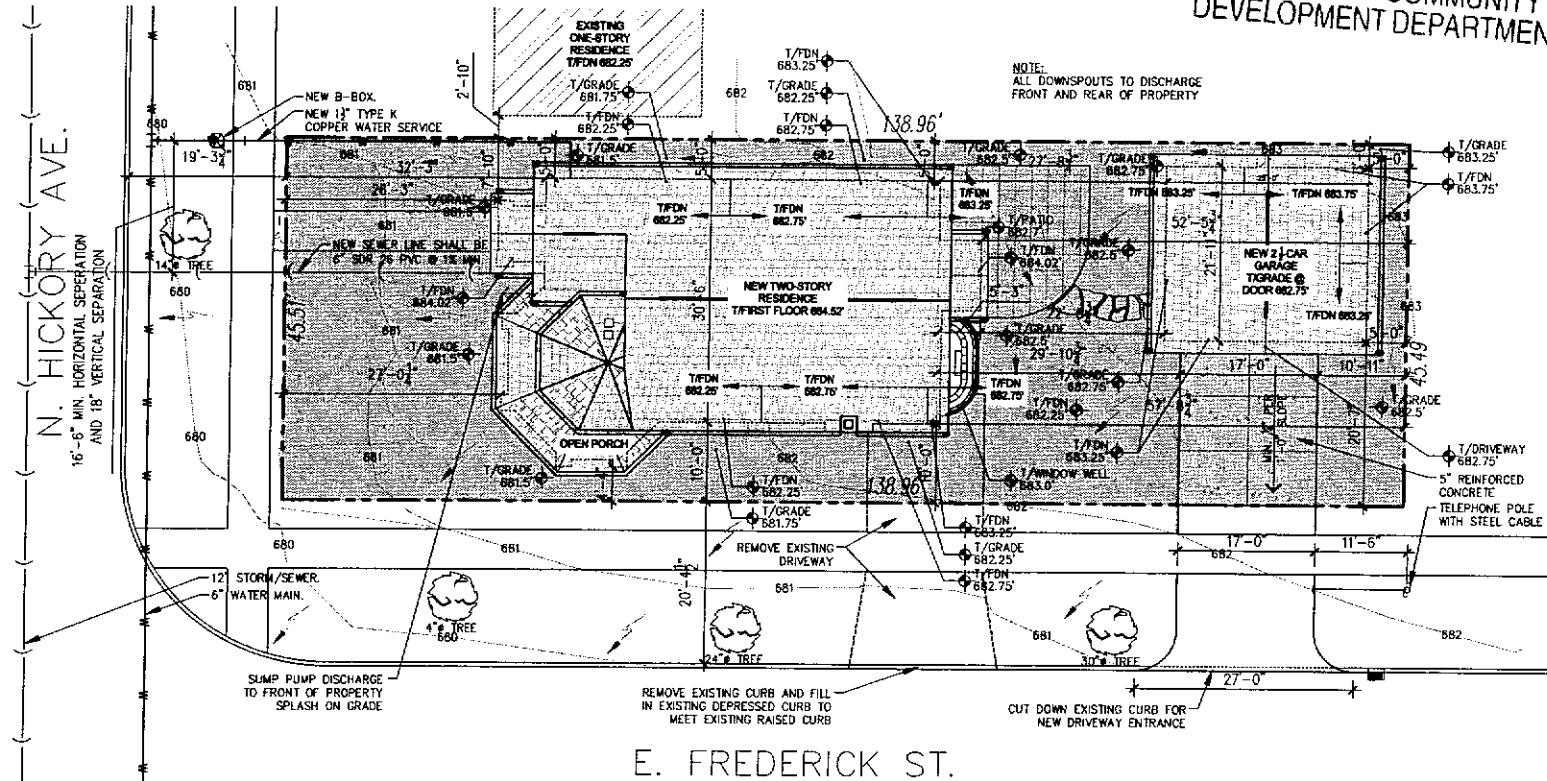
STONEFIELD GROUP, INC.

SINGLE FAMILY RESIDENCE,
901 N. HICKORY AVE., ARLINGTON HEIGHTS, ILLINOIS

RECEIVED

NOV 12 2014

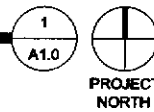
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



E. FREDERICK ST.

SITE DEVELOPMENT PLAN

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



PROJECT
NORTH

SYMBOL LEGEND

○ MANHOLE	--- EXIST. CONTOURS
○ CATCHBASIN	--- PROP. CONTOURS
□ INLET	■ MANHOLE
✕ WATER VALVE	--- WATERMAIN
✕ HYDRANT	--- OVERHEAD WIRES
○ VALVE & VAULT	--- GAS LINE
○ GAS VALVE	--- ELECTRIC CABLE
○ POWER POLE	--- PHONE CABLE
✕ STREET SIGN	--- TELEVISION CABLE
✕ STREET LIGHT	--- TREE
○ WELL	--- DEPRESSED CURB
○ TELEPHONE CANNISTER	○ BUFFALO BOX
○ COIL ED. CANNISTER	○ TELEPHONE MANHOLE
○ CABLE CANNISTER	○ ELECTRIC MANHOLE
○ TRANSFORMER	○ STORM DRAIN
○ WATERMAIN STUB	○ DRAIN TILE
○ SANITARY SINKER STUB	○ CONCRETE SURFACE
○ STORM SEWER STUB	○ GAS METER
○ ELECTRIC CONTROL BOX	○ DRAINAGE ARROW
○ WINDOW WELL	✕ REMOVE TREE
--- SILT FENCE / TREE PROTECTION	--- PROP. ELEVATION
--- DOWNSPOUT	--- EXIS. ELEVATION
--- PROP. STORM	--- PROP. WATER
--- EXIS. STORM	--- EXIS. WATER
--- PROP. SANITARY	--- PROP. SANITARY
--- EXIS. SANITARY	--- EXIS. SANITARY

NOTES:

- EXISTING TOPOGRAPHICAL CONDITIONS PROVIDED FROM SURVEY BY ALAN J. COULSON, P.C. PROFESSIONAL LAND SURVEYORS.
- PROPOSED SITE GRADING HAS BEEN DESIGNED TO NOT ADVERSELY IMPACT THE ADJACENT PROPERTY BY IG CONSULTING, INC. 300 MARQUARDT DRIVE, WHEELING, IL 60090 (847) 215-1133.

ZONING

REQUIRED	PROVIDED
FRONT YARD = 26'-3"	FRONT YARD = 26'-3"
SIDE YARD = 10'-0", 5'-0", 4'-4"	SIDE YARD = 10'-0", 5'-0", 4'-4"
REAR YARD = 30'-0"	REAR YARD = 52'-5"
MAXIMUM BUILDING HEIGHT = 25'-0"	BUILDING HEIGHT = 25'-0"
FLOOR AREA RATIO = 45%, 2,845.2 FT ²	FLOOR AREA RATIO = 45%, 2,845.2 FT ²
MAX. BUILDING LOT COVERAGE = 35%, 2,212.9 FT ²	MAX. BUILDING LOT COVERAGE = 35%, 2,212.9 FT ²
IMPERVIOUS = 55%, 3,475.5 FT ²	IMPERVIOUS = 55%, 3,475.5 FT ²
AREA CALCULATIONS	LOT COVERAGE
FIRST FLOOR = 1,427.9 FT ²	PRINCIPLE BUILDING = 1,463.4 FT ²
SECOND FLOOR = 1,441.0 FT ²	GARAGE = 567.9 FT ²
TOTAL = 2,868.9 FT ²	TOTAL = 2,031.3 FT ²
	LOT COVERAGE = 35% ALLOWABLE = 2,212.9 FT ²
	LOT AREA X 0.35 = 6,322.68 FT ² X 0.35 = 2,212.9 FT ²
	PROVIDED = 2,031.3 FT ²
	IMPERVIOUS = 55% ALLOWABLE = 3,475.5 FT ²
	MAX IMPERVIOUS = 3,475.5 FT ²
	PROVIDED = 3,475.5 FT ²

2012 INT'L ENERGY CONSERVATION CODE

PROPOSED REQUIREMENTS	CLIMATE ZONE 5A
BUILDING COMPONENT	(R)MIN OR (U)MAX VALUE REQ'D
EXTERIOR WALL - NEW	R20 OR R13.5
EXTERIOR WALL - EXISTING	FILL CAVITY WITH INSULATION
FLOOR OVER UNCONDITIONED SPACE	R10 OR TO FULL CAVITY - 3/8" MIN. CEILING/ATRIC
INTERIOR DESIGN CONDITIONS	72° MAX. HEATING/ 75° MAX. COOLING
WINDOW/DOOR/SLAB	U-32 FOR ALL NEW AND REPLACEMENT SEE CODE FOR EXEMPTIONS (402.3.4)
DOORS	NON-INSULATED METAL U1.2, INSULATED METAL U0.8, WOOD U0.5
BASEMENT WALLS/CEILING SPACE	R15 OUTSIDE, R10 INSIDE
CEILING HEAT GAIN COEFFICIENT	NOT REQUIRED FOR DEN CLIMATE
WEIGHTED FLOOR FLOORING	R5 FOR FLOORS ABOVE 100° OR BELOW 50°
CEILING/SLAB SERVICE HOT WATER	R2
LAUNDRY	25% MIN. VENTILATION
REQUIREMENTS	
AIR LEAKAGE	SEALING OF THERMAL ENVELOPE REQ'D - SEE CODE
MOISTURE BARRIER	GASPERMEABLE DOWNS & OUTDOOR COMB. AIR REQ'D
MECHANICAL SYSTEMS	10% MIN. VENTILATION
PROGRAMMABLE THERMOSTAT	FOR FORCED-AIR FURNACE, AT LEAST ONE
MOISTURE CONTROL	VAPOR BARRIER REQ'D - SEE CODE
DUCTS IN UNCONDITIONED ATTIC	R8 SUPPLY & R6 OTHERS
CIRCULATING HOT WATER SYSTEM	R3
MECH. MEANS: INTAKE/EXHAUST	EXEMPTION: COMPLETELY W/IN THERMAL ENVELOPE
	ACCESSIBLE AUTOMATIC OR MANUAL SWITCH REQ'D
	AUTOMATIC OR GRAVITY DAMPERS REQ'D
GENERAL NOTES:	
1. FOR ADDITIONAL INFORMATION AND ALTERNATES/EXEMPTIONS SEE CODE.	
2. ALL WINDOWS MUST BE SHOWN TO BE ENERGY STAR RATED WITH LOW E GLASS.	
3. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE DETAILED INFO TO AND SCHEDULE INSPECTIONS WITH VILLAGE INSPECTORS AT EACH STAGE OF THE PROJECT SO THAT ALL ENERGY REQUIREMENTS ARE FOLLOWED AND IF ANY ELEMENT WHICH REQUIRES INSPECTION & APPROVAL WHICH IS COVERED BEFORE VILLAGE ADOPTED CODES	

DRAWING INDEX

A1.0 COVER SHEET	E1.0 BASEMENT ELECTRICAL PLAN
A1.1 PLUMBING DIAGRAM & SANITARY DETAIL	E2.0 FIRST FLOOR ELECTRICAL PLAN
A1.2 FOUNDATION PLAN	E3.0 SECOND FLOOR ELECTRICAL PLAN
A1.3 FIRST FLOOR PLAN	M1.0 MECHANICAL PLANS
A1.4 SECOND FLOOR PLAN	S1.0 STRUCTURAL DETAILS
A1.5 ROOF PLAN	S2.0 FIRST FLOOR TRUSSING PLAN
A1.6 ELEVATIONS	S3.0 SECOND FLOOR TRUSSING PLAN
A1.7 ELEVATIONS	S4.0 SECOND FLOOR CEILING TRUSSING PLAN
A1.8 WALL SECTIONS & DETAILS	S5.0 ROOF TRUSSING PLAN

GENERAL NOTES

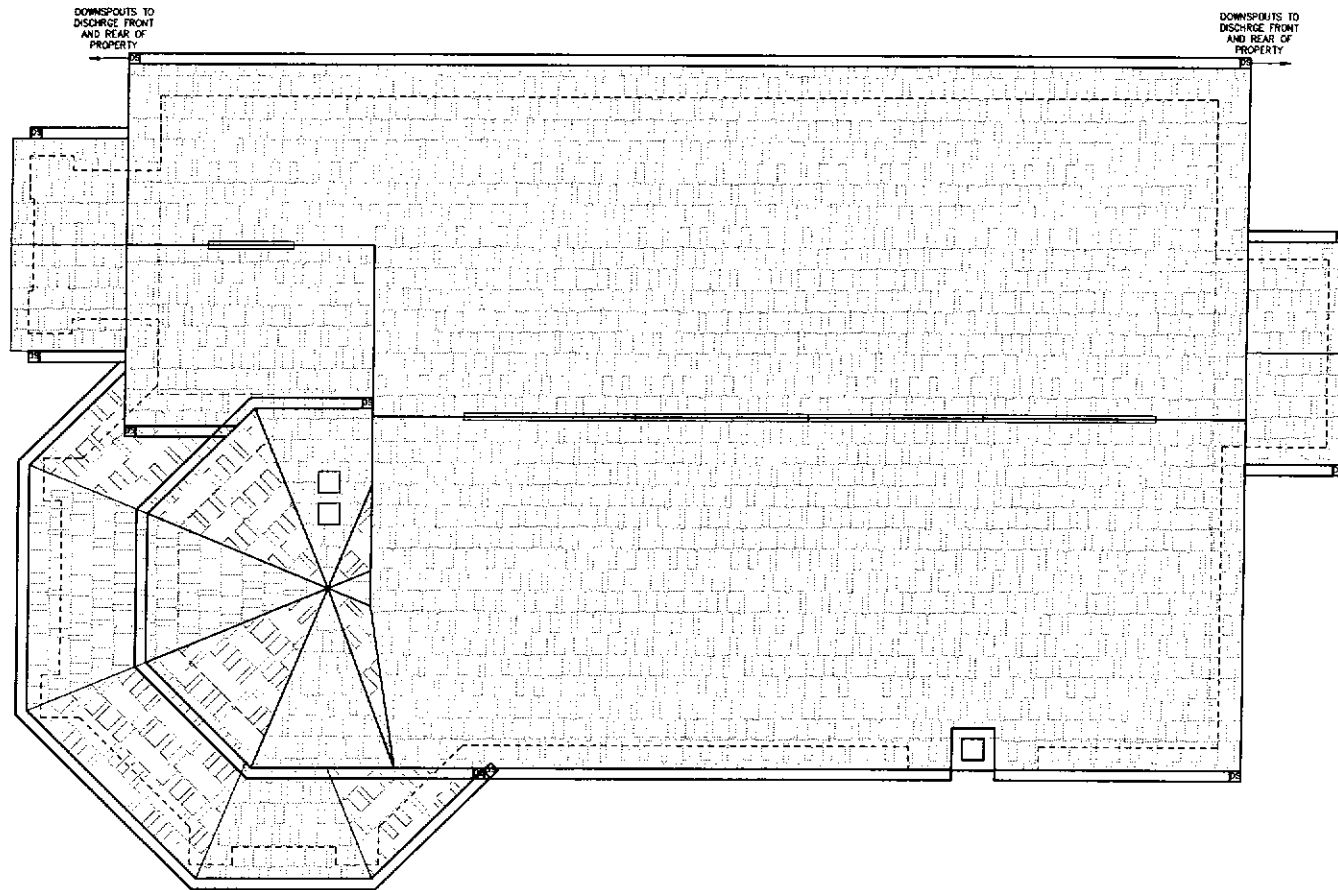
- THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF DRAWINGS PREPARED BY GROUP A ARCHITECTURE.
- COMPLY WITH VILLAGE OF ARLINGTON HEIGHTS CODES AND ORDINANCES AND THE ILLINOIS ACCESSIBILITY CODE. IN THE EVENT OF ANY CONFLICT OR DISCREPANCY BETWEEN THE ABOVE REFERENCED CODES OR ANY OTHER REFERENCED CODE, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- PLANS ARE INTENDED TO INCLUDE OR IMPLY ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. COORDINATE ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
- INCORPORATE ALL NEW MATERIALS AND EQUIPMENT INTO THE WORK UNLESS OTHERWISE INDICATED. ALL WORK SHALL BE FIELD SPECIFIED AND GUARANTEED AGAINST DEFECTS AND POOR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM SUBstantial COMPLETION.
- SUBSTITUTE TO INDUSTRY STANDARDS FOR QUALITY OF WORKMANSHIP AND MATERIALS IN ADDITION TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. COMPLY WITH THE EXISTING BUILDING'S STANDARD OF DETAILS OF CONSTRUCTION. BRING ANY CONFLICTING REQUIREMENTS OF THE SOURCES LISTED TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH THE WORK.
- SECURE ALL PERMITS AND BONDS, LICENSES, TESTS, AND CERTIFICATES.
- SUBSTITUTION OF ITEMS SPECIFIED WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT. PROVIDE THE ARCHITECT WITH ALL SAMPLES AND COMPARATIVE PRODUCT DATA REQUIRED TO EVALUATE ANY PROPOSED SUBSTITUTION IN A TIMELY MANNER SO AS NOT TO PRECLUDE PROCUREMENT OF THE ORIGINALLY SPECIFIED PRODUCT OR PROPOSED SUBSTITUTION.
- PROTECT EXISTING CONSTRUCTION AND BE RESPONSIBLE FOR ANY DAMAGE TO ALL EXISTING CONSTRUCTION INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
- ALL WORK NOTED "BY OTHERS" OR "M.I.C." WILL BE THE RESPONSIBILITY OF THE TENANT. COORDINATE WITH THE TENANT AND TENANT'S OUTSIDE CONTRACTORS AS REQUIRED.
- AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, PROVIDE TENANT WITH THREE COMPLETE SETS OF DRAWINGS WITH AS-BUILT CONDITIONS AND TWO SETS OF COPIES OF ALL APPLICABLE WARRANTIES, OPERATION MANUALS, AND/OR MAINTENANCE INSTRUCTIONS.
- PROTECT AND SECURE THE WORK SITE AS REQUIRED IN CONFORMANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
- CHECK ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO SUBMITTING BIDS AND FABRICATION OF MATERIAL. REPORT DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION.
- COORDINATE STORAGE OF BUILDING MATERIALS ON SITE TO AVOID OVERLOADING STRUCTURAL ELEMENTS, BLOCKING PEDESTRIAN AND TRAFFIC PATHS OR BLOCKING EITS.
- DO NOT SCALE THE DRAWINGS. WORK FROM DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS, UNLESS NOTED OTHERWISE.
- CONSIDER NOTES AND DETAILS TYPICAL FOR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- WHERE WORK IS INSTALLED ADJACENT TO EXISTING CONSTRUCTION, THE NEW WORK SHALL MATCH THE ADJACENT SURFACE.
- WALL AND / OR CEILING ASSEMBLIES THAT ARE IDENTIFIED WITH A FIRE RESISTANCE RATING SHALL BE CONSTRUCTED PER THE MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS OF ALL APPLICABLE CURRENT CODES AND GOVERNING BODIES.
- ALL DISSIMILAR METALS SHALL BE EFFECTUALLY ISOLATED TO AVOID UNIFORM CORROSION.
- COORDINATE DELIVERIES OF MATERIALS SUPPLIED BY TENANT.
- ALL BUILDING MATERIALS WASTE TO BE REMOVED ARE THE PROPERTY OF THE CONTRACTOR AND ARE TO BE DISPOSED OF LEGALLY.

2.0 SITEWORK

- EXCAVATE AS REQUIRED FOR FOUNDATION OF FOOTINGS ON PROPERLY COMPACTED SOIL OF 3,000 PSF MINIMUM DESIGN BEARING CAPACITY. UNLESS OTHERWISE SPECIFIED, ALL FOOTINGS SHALL BE 12" BELOW TOP OF FRESH GRADE AND AS SHOWN ON THE DRAWINGS. THE LAST 4" - 6" SHALL BE HAND EXCAVATED TO PROVIDE SMOOTH, FLAT BEARING SURFACE. THE EXCAVATING CONTRACTOR SHALL PROVIDE PUMPING TO MAINTAIN ALL EXCAVATIONS FREE OF WATER WHEN NECESSARY FOR COMPLETION OF THEIR WORK.
- THE OWNER WILL HAVE ON FILE A STATEMENT DESCRIBING THE SOIL IN THE ULTIMATE BEARING STRATA INCLUDING SUFFICIENT RECORDS AND DATA TO ESTABLISH ITS CHARACTER, NATURE AND LOAD BEARING CAPACITY. SUCH RECORDS SHALL BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR A LICENSED ARCHITECT.
- THE CONTRACTOR IS REQUIRED TO PROVIDE A SOIL TESTING SERVICE TO TEST THE SOIL FOR ALL FOUNDATIONS AND A SOIL TESTING SERVICE REPRESENTATIVE IS REQUIRED TO SIGN THE BUILDING INSPECTION REPORT AT COMPLETION OF EXCAVATION.
- THE SUBCONTRACTOR IS TO PROVIDE ALL SHORING AND SHIELDING AND BRACING NECESSARY TO PREVENT COLLAPSE OF EXCAVATION OF DAMAGE TO EXISTING STRUCTURE OR ADJACENT SITE. WHEN APPROPRIATE, ISSUE ANY WORKS TO OWNERS OF ADJACENT PROPERTY WHICH MAY BE REQUIRED BY ANY PERMITTING AGENCY OR ORDINANCES. TURN OVER COPIES OF SUCH NOTICES TO OWNER AND ARCHITECT.
- EXCESS EXCAVATION SHALL BE Hauled AWAY BY SUBCONTRACTOR AS PART OF THEIR WORK.
- ALL FILL AND TOPSOIL SHALL BE REMOVED UNDER SLABS AND PAVEMENTS. EXCESS TOPSOIL MATERIAL SHALL BE USED FOR LANDSCAPING. SUBSEQUENT TO FINAL ACCEPTANCE.
- BACK FILL ALONG FOUNDATION WALLS AND UNDER SLABS ON GRADE IN 10" MAXIMUM LOOSE LIFTS COMPACTED TO 95% MAXIMUM DRY DENSITY WITH HAND - GUIDED POWER COMPACTION EQUIPMENT IN ACCORDANCE ASTM D 1557-70. SOIL PRESSURE OF A MINIMUM OF 3,000 PSF UNDER SLABS AND FOUNDATION WALLS SHALL BE MAINTAINED.
- BACK FILL WITH GRADED SAND/GRANUL, 3/4" WASHED STONE OR OTHER APPROVED GRANULAR FILL IN AREAS WHERE CAST IRON, P.V.C. AND CLAY TILE DRAIN PIPES, SEWER WATER, ELECTRIC, AND GAS LINES ARE TO BE INSTALLED, AS WELL AS EXCAVATED AREAS WHERE SLOPE-ON-GRADE WALKS, DRIVE PADS AND PATIES WILL BE POURED.
- NO BACK FILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING CONCRETE OR PRIOR TO THE FRAMING OF THE FIRST DECK.
- EXCAVATION AT BASEMENT AND GARAGE DOOR SLABS SHALL BE NO MORE THAN 6" BELOW BOTTOM OF SLABS. ALL OVER DIG SHALL BE BACK FILLED WITH PROPERLY COMPACTED FILL. REFER TO MECHANICAL PLAN FOR TRUNK LINE DETAILS.
- THE EXCAVATION CONTRACTOR SHALL MAKE ALL DRIVEWAY CUTS AS PER PLAN.
- THE EXCAVATION CONTRACTOR IN HIS BID SHALL INCLUDE A MIN. 9" STONE STRUCTURAL BASE FOR A CONSTRUCTION DRIVEWAY AFTER HOUSE IS EXCAVATED.

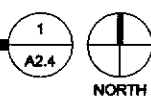
LIGHT / VENT SCHEDULE

NO.	ROOM	AREA S.F.	REQUIRED S.F.		PROVIDED S.F.		EXHAUST
			LT. (B)	MONT. (400)	LT.	VENT	
BASEMENT							
0	BASEMENT**	1323.83	105.91	52.95	21.00	23.50	
1ST FLOOR							
0	Foyer*	82.79	6.62	3.31	3.22	25.33	
1	LIVING ROOM	155.41	12.43	8.22	47.20	27.23	
2	DINING ROOM	160.92	13.27	8.64	23.60	15.60	
3	FAMILY ROOM	334.69	26.76	13.39	61.00	54.00	
4	KITCHEN	211.98	19.56	8.48	25.80	23.80	
5	POWDER ROOM**	46.13	3.66	1.85	2.80	0.0	
6	LAUNDRY	70.37	5.63	2.81	17.00	8.50	
SECOND FLOOR							
0	MASTER BEDROOM	275.04	17.20	8.60	30.50	17.70	
1	BEDROOM 1	154.93	12.39	6.20	20.40	11.80	
2	BEDROOM 2	153.50	12.28	6.14	20.40	11.60	
3	BEDROOM 3	144.82	11.59	5.79	20.40	11.60	
4	MASTER BATHROOM	137.76	10.62	5.31	14.00	17.00	
5	BATHROOM 2**	44.64	3.58	1.79	0.00	0.00	
6	BATHROOM 3**	62.51	5.03	2.50	0.00	0.00	
ARTIFICIAL LIGHT TO BE PROVIDED:							
MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING TO BE PROVIDED AS REQUIRED							

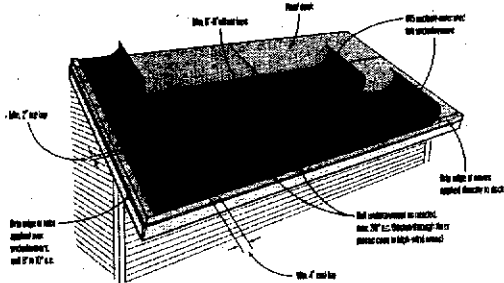


ROOF PLAN

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

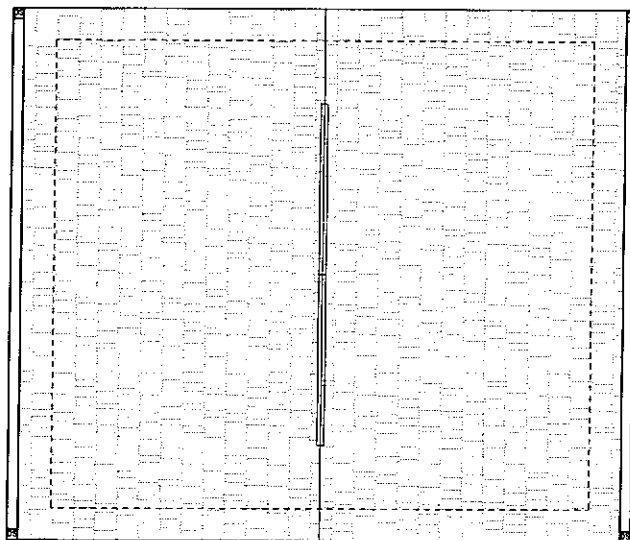


Standard Underlayment for Roofs 4:12 and Steeper



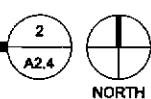
ROOF DETAIL

SCALE: N.T.S.



GARAGE ROOF PLAN

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



GENERAL NOTES

- VERIFY ALL DIMENSIONS AND SITE CONDITIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY WORK.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE CODES AND PRACTICES.
- HANDRAILS MAY NOT TERMINATE WITH FREE ENDS, HANDRAILS MUST END OR CURVE INTO WALL.
- NO MORE THAN 4" PERMITTED BETWEEN HANDRAIL OR GUARDRAIL BALLUSTERS.
- PROVIDE A 1 HOUR FIRE SEPARATION BETWEEN GARAGE AND ALL LIVING SPACES.
- NO MORE THAN 12" PERMITTED BETWEEN ELECTRICAL RECEPTILES AND THEY SHALL BE LOCATED NOT MORE THAN 8'-0" FROM AN OPENING.
- INSTALL 1 ELECTRIC FIRE AND SMOKE DETECTOR ON EACH FLOOR AND EACH BEDROOM AS INDICATED PER PLANS INCLUDING BASEMENT, AND WIRE IN SERIES FOR SIMULTANEOUS ACTUATION.
- PROVIDE EXHAUST FANS AS REQUIRED PER CODE TO ALL BATHS AND VENT TO EXTERIOR.
- INSTALL TYPE 1 COPPER OR BETTER WATER DISTRIBUTION PIPE.
- PROVIDE 28 GA. GALV. FLASHING AS FOLLOWS:
 - WINDOW AND DOOR DRIP CAPS.
 - AT ALL THROUGH WALL OPENINGS.
 - AT ALL WALL TO ROOF INTERSECTIONS.
 - AT ALL ROOF VALLEYS.
- ALL WINDOWS TO BE EAGLE OR EQUAL.
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. WALL THICKNESSES ARE SHOWN NOMINAL.
- ALL DOOR OPENINGS TO BEGIN 3" ADJACENT WALL UNLESS OTHERWISE NOTED.
- TEMPERED GLASS REQUIRED WITHIN 24" OF DOOR ARC, IN ALL BATHROOMS, AND ALL WINDOWS WITH SKL 1/8" OR LESS ABOVE FINISH FLOOR.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- BEDROOM EGRESS WINDOW SIZE 20" WIDE, 24" HIGH, 5.7 SQ. FT. / 44" ABOVE FLOOR MAX. BEDROOM WINDOW SILL LESS THAN 4" ABOVE FLOOR TO HAVE SPECIAL HARDWARE TO PREVENT FULL OPENING OF WINDOW.
- EGRESS WINDOWS AND WELLS TO COMPLY WITH 2006 IBC, SECTIONS R310 AND R310.2.
- EGRESS WINDOW IN BASEMENT, TYPICAL PROVIDE (2) #5 RE-BARS @ 4" ABOVE OPENING IN CONCRETE HEADERS, MIN. 36" X 80" GALVANIZED METAL FRAME & ARCSWAY, BOTTOM OF WINDOW 3'-0" MAX. FROM 1/2 BASEMENT FLOOR, THERE MUST BE 3'-0" X 3'-0" INSIDE DIMENSION OF WINDOW WELL, PROVIDE METAL GRATE AT TOP, PROVIDE STEEL LADDER AND 36" FROM RAIL ABOVE GRADE WITH GATE AT LADDER LOCATION (ALTERNATE - LADDER EXTENDED TO TOP OF RAIL, GATE NOT REQUIRED), AT EACH NEW HOUSE DESIGNATED BEDROOM WINDOW WELL DRAIN COMPLETE AND MINIMUM OF 6" BELOW CONCRETE WINDOW SILL, WINDOW WELLS STEEL SAFETY GRILLS (EXCEPT FOR EGRESS 3'-0"X3'-0" EGRESS WELLS THAT HAVE 36" GUARD RAILS DIVIDED PER CODE AND LADDERS).
- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- WINDOW WELLS WITH A VERTICAL DEPTH OF GREATER THAN 4 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. THE LADDER OR STEPS REQUIRED SHALL BE PERMITTED TO ENCROUGH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- WALL TYPES INDICATE BASE MATERIAL, ONLY REFER TO FINISH SCHEDULE.
- CONTRACTOR TO COORDINATE ALL DIMENSIONS AND ELEVATIONS.
- CONTRACTOR TO REMOVE ALL FMS AND PROJECTIONS AND FILL ALL VOIDS @ EXTERIOR FOUNDATION WALL TO 1'-0" BELOW TOP OF FOUNDATION WALL IMMEDIATELY UPON REMOVAL OF FORM WORK.
- CONTRACTOR TO FURNISH PROTECTION FOR FOUNDATIONS AGAINST THE EFFECTS OF FROST AS REQUIRED DURING INCLEMENT WEATHER.
- CONCRETE MATERIAL PROPERTIES:
 - FOOTINGS 3000 PSI (FC PSI 28 DAYS)
 - FOUNDATION WALLS 3000 PSI
 - INTERIOR SLABS ON GRADE 4000 PSI
 - EXTERIOR SLABS ON GRADE 4000 PSI
- MINIMUM 20'-0" GROUNDING ELECTRODE (M4 BARE COPPER OR 1/2" REBAR) TO BE ENCASED IN MINIMUM OF 2" OF CONCRETE.
- REINFORCEMENT F = 60 KSI
- FOOTING SIZES BASED UPON A SAFE ALLOWABLE SOIL BEARING PRESSURE OF 2000 PER SF AT DESIGN ELEVATION. FOOTINGS BEAR ON UNDISTURBED SOILS OR ENGINEERED FILL CAPABLE OF SUPPORTING THE STATED SAFE ALLOWABLE SOIL BEARING PRESSURE. FOOTING EXCAVATIONS TO BE TESTED BY AN APPROVED SOIL TESTING SERVICE TO VERIFY THE ALLOWABLE SOIL BEARING PRESSURE.
- ALL DRAIN TILE SUMP PITS SHALL BE SET TWO INCHES (2") ABOVE THE FINISHED FLOOR TO THE TOP AND A CHECK VALVE SHALL BE INSTALLED ON THE DISCHARGE LINE.
- OPENING IN CONCRETE TO ALLOW FOR PASSAGE OF DRAIN TILE, SEE DETAIL FOR TYPICAL PIPE PENETRATIONS THRU FOUNDATIONS AND FOOTINGS.
- A TEN-FOOT (10') SEPARATION OF THE WATER SERVICE AND SANITARY SEWER IS REQUIRED.
- ALL HORIZONTAL WASTE LINES WITH A CHANGE OF DIRECTION OF MORE THAN FORTY-FIVE DEGREES MUST HAVE CLEANOUTS INSTALLED.
- MINIMUM R-VALUE FOR ALL BASEMENT WALLS TO BE R-11.
- ALL DISHWASHERS AND DISPOSALS THAT ARE HARDWIRED ARE TO HAVE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE.
- ZERO CLEARANCE FIREPLACE WITH 20" MIN. NON-COMB. HEARTH, PROVIDE OUTSIDE AIR, PROVIDE GASKETED DOORS ON THE FIREPLACE. GAS SHUT OFF VALVE LOCATED WITHIN THREE FEET (3') OF THE FIREPLACE OPENING.
- PROVIDE SAFE PAN WITH DRAIN UNDER WASHER.
- STEEL COLUMNS 3 1/2" X 8 1/8" ON 36" X 36" X 18" CONCRETE PAD WITH #4 BARS @ 16" O.C. TAB EACH WAY, TYPICAL.
- 6"X 8" X 8" X MIN. 10"X 10" BEAM POCKET - STEEL BEAM REST ON 6"X10"X 1/2" STEEL PLATE, STEEL SHIM AS REQUIRED - MIN. BEAM BEARING 4" - GROUT SOLID.
- GARAGE TO HAVE 6" CONCRETE SLAB W/ TURN DN. TYP. TO EXTEND MIN. 42" BELOW GRADE, TIE INTO FOUNDATION WALL W/ #5 BARS @ 12" O.C. VERT. AND PROVIDE 50% WWF ON 6" MIN. COMPACTED GRANULAR FILL (TYP.). SLOPE CONCRETE AWAY FROM BUILDING, MIN. 1/4" PER 1'-0".
- BASEMENT TO HAVE 4" REINFORCED CONCRETE SLAB.
- DEPRESS FOUNDATION 10" AT GARAGE DOORS AND CONCRETE STOOPS.
- MASONRY FIREPLACE GROUTING AND PROPER SIZE HEARTH (MOST HEARTHS NEED TO BE TWENTY INCHES (20") DEEP AND EXTEND ONE FOOT (1'-0") ON EACH SIDE OF THE OPENING STEPPED HEARTH AND/OR BARRIER OF TWO INCH BY TWO INCH (2"x2") IF HEARTH IS NOT OF PROPER SIZE BUT IS WITHIN DIMENSION AS MEASURED FROM FIRE BRICK.
- ALL ATTACHED GARAGE WALLS AND CEILINGS COVERED WITH 1/2" DRYWALL WHEN ATTACHED AND JOINTS SEALED; IF NO SECOND FLOOR THEN 1/2" DRYWALL OKAY ON ALL WALLS AND CEILINGS.
- INTERIOR BALCONY GUARD RAILS MINIMUM 36" HIGH - SPINDLES 4" O.C. OR LESS (DIVIDER OPENINGS LESS THAN 4 INCHES WIDE).
- GUARD RAIL HEIGHT FOR DECKS, BALCONIES, ETC., 6" TO 30" ABOVE GROUND REQUIRE A MINIMUM OF 36" SURFACES ABOVE 30" REQUIRE A MINIMUM OR 42" MAXIMUM SPINDLE DISTANCE OF 4" O.C. WHICH RESULT IN OPENINGS LESS THAN 4 INCHES WIDE.
- PROVIDE 22"x30" ACCESS PANEL TO ATTIC.
- DRIVEWAY APRON MAXIMUM 18 FEET AT SIDEWALK.
- ADDRESS NUMBERS TO BE A MINIMUM OF 6" HIGH, POSITIONED MINIMUM OF 8 FEET ABOVE GRADE - COLORS CONTRASTING TO BACKGROUND.

KEY NOTES

ROOF VENT CALCULATIONS

MAIN BUILDING ROOF:
AREA = 1,081.5 FT²
REQUIRED VENTILATION IS 1,081.5 FT² / 200 = 5.4 FT²

AREA OF CONTINUOUS SOFFIT VENT:
2 VENTS X 1 FT² PER VENT = 2.0 FT²

AREA OF RIDGE VENT:
1/2 FT² FT X 36 FT = 18.0 FT²

TOTAL VENTILATION MAIN BUILDING ROOF = 20.0 FT² (EXCEEDS 1/150 RULE)

GARAGE ROOF:
AREA = 697.7 FT²
REQUIRED VENTILATION IS 697.7 FT² / 200 = 3.5 FT²

AREA OF CONTINUOUS SOFFIT VENT:
2 VENTS X 1 FT² PER VENT = 2.0 FT²

AREA OF RIDGE VENT:
1/2 FT² FT X 16 FT = 8.0 FT²

TOTAL VENTILATION GARAGE ROOF = 8.0 FT² (EXCEEDS 1/150 RULE)

NOTE:
1/150 OF THE ROOF AREA OF THE SPACE VENTILATION EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1000 PROVIDED THAT AT LEAST 50 PERCENT (50%) AND NOT MORE THAN 80 PERCENT, OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. ROOF CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE VENTS PROVIDED ARE SUFFICIENT FOR CODE.



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APPROVED BY

R.K.

JOB NUMBER

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DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A2.4

KEY NOTES

1

NATURAL FINISHED BEAD BOARD UNDERSIDE OF OPEN GARAGE

2

1"x3" RAKE BOARD

3

FLYING CLAZZISIS OR SIMILAR

4

2"x6" FREEZE BOARD

5

1"x6" FASOK

6

2"x10" BARD BOARD

7

2"x10" GARAGE HEADER

8

2"x6" BARD BOARD

NOTES

FENESTRATION SHALL BE LISTED AND LABELED BY MANUFACTURER. THE MAXIMUM AIR INFILTRATION OF WINDOWS SKYLIGHTS AND SLIDING GLASS DOORS IS 0.5 CFM PER SQUARE FOOT. MAXIMUM AIR INFILTRATION OF SLIDING DOORS IS 0.5 CFM PER SQUARE FOOT.

ALL WINDOWS SIZED PER EAGLE WINDOW SPECIFICATIONS. ELEVATIONS ARE TO BE USED FOR REFERENCE ONLY. IF ANY INCONSISTENCIES EXIST WITH THE PLANS AND ELEVATIONS NOTIFY THE ARCHITECT IMMEDIATELY. DO NOT SCALE OR BUILD FROM ELEVATIONS.

1

STANDARD HARDWARE PROVIDES EGRESS OPENING LEFT - OR RIGHT-HAND HINGING

2

TEMPERED GLASS STANDARD

3

FIXED UNIT ONLY

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

2
A3.0

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

3
A3.0

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

1
A3.0

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

4
A3.0

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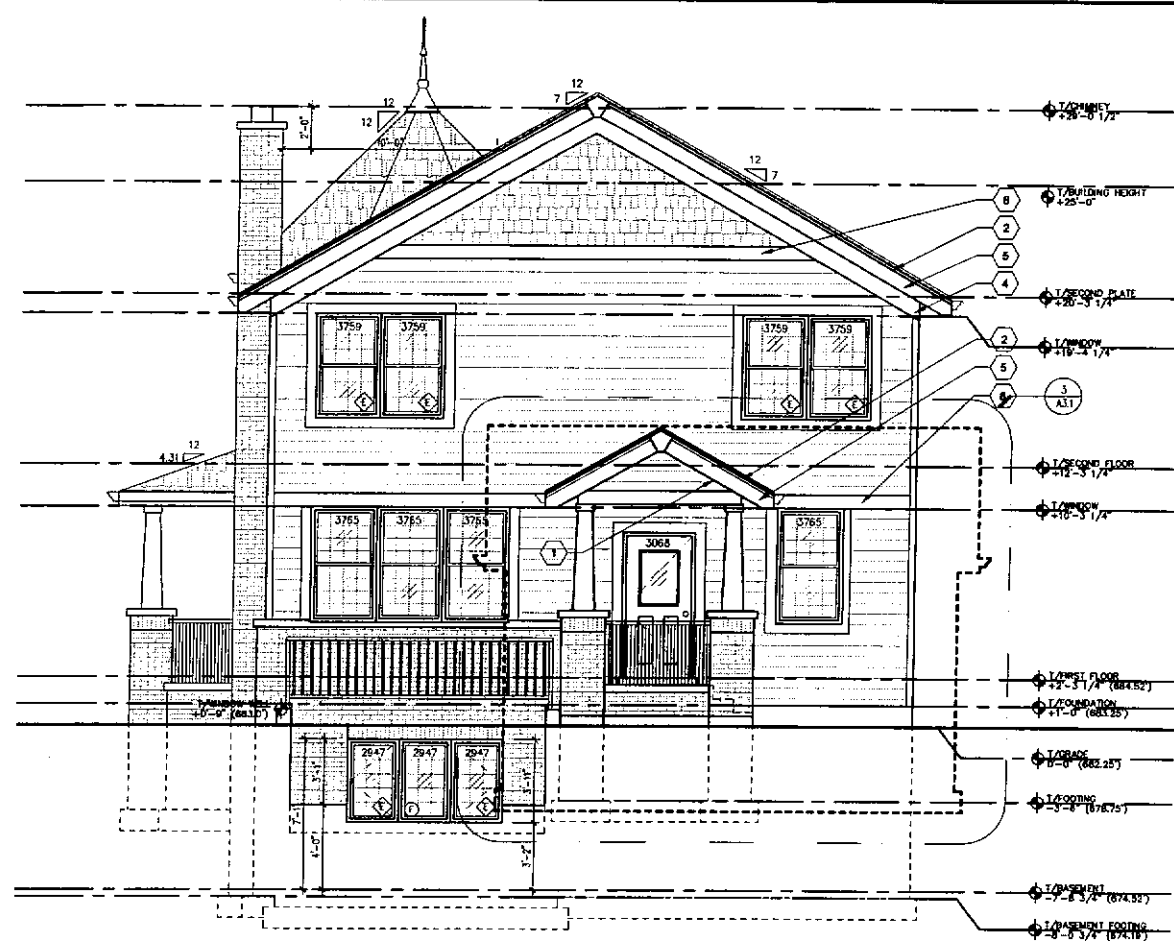
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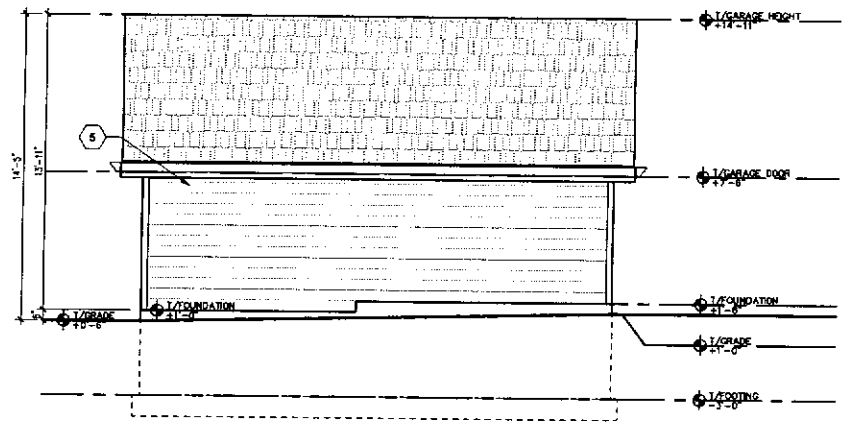
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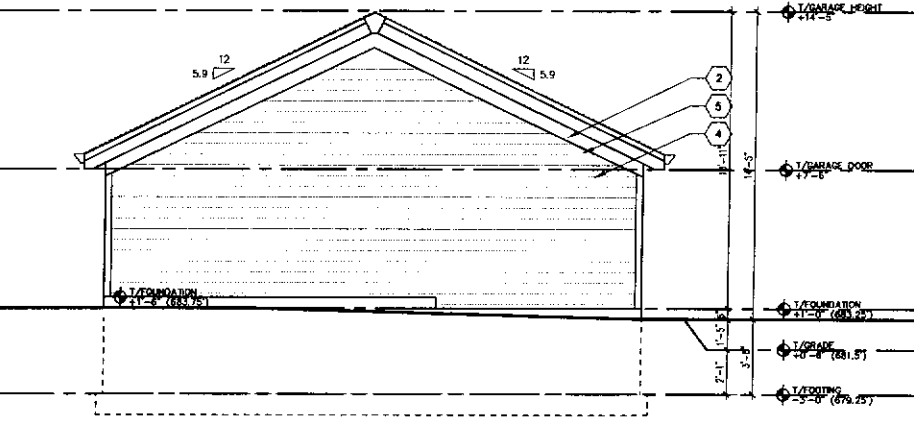
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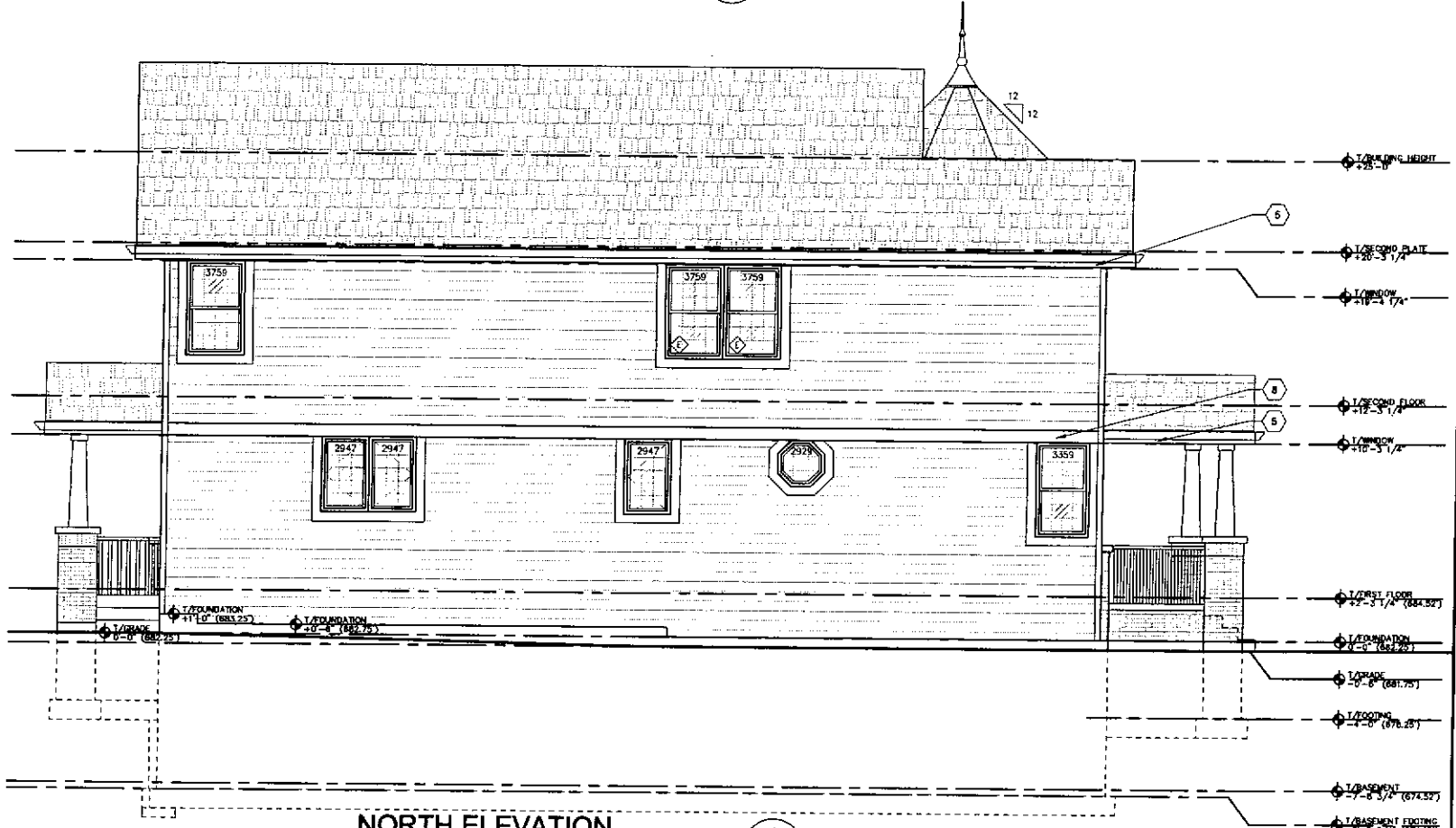
EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

KEY NOTES

1. NATURAL FINISHED BEAD BOARD UNDERSIDE OF OPEN GABLE.
2. 1"x3" BAKE BOARD.
3. FYPIN CLV22315 OR SIMILAR.
4. 2"x8" FREEZE BOARD.
5. 1"x8" FASCIA.
6. 2"x10" BAND BOARD.
7. 2"x10" GARAGE HEADER.
8. 2"x8" BAND BOARD.
9. CONTINUE SING BELOW TOP OF FOUNDATION.

NOTES

- * FENESTRATION SHALL BE LISTED AND LABELED BY MANUFACTURER. THE MAXIMUM AIR INFILTRATION OF WINDOWS, SKYLIGHTS AND GLASS DOORS IS 0.3 CFM PER SQUARE FOOT. MAXIMUM AIR INFILTRATION OF SLIDING DOORS IS 0.5 CFM PER SQUARE FOOT.
- * ALL WINDOWS SIZED PER EAGLE WINDOW SPECIFICATIONS. ELEVATIONS ARE TO BE USED FOR REFERENCE ONLY. IF ANY INCONSISTENCIES EXIST WITH THE PLANS AND ELEVATIONS NOTIFY THE ARCHITECT IMMEDIATELY. DO NOT SCALE OR BURD FROM ELEVATIONS.
- ◇ STANDARD HARDWARE PROVIDES EGRESS OPENING LEFT - OR RIGHT-HAND HINGING.
- TEMPERED GLASS STANDARD.
- ① FIXED UNIT ONLY



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Item: ZBA#14-047 - Muenkel Residence - 1105 N. Mitchell Ave.

Department: Planning & Community Development

REQUEST

1. A 235 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,800 square feet instead of the maximum allowed 3,565 square feet.
2. A 43 square foot variance from Chapter 28, Section 5.1-3.8 & 5.3-2 to allow an increase to the impervious surface coverage at 4,004 square feet where the maximum allowed is 3,961 square feet.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 8, 2014
Date Prepared: December 1, 2014
Project Title: Muenkel Residence
Address: 1105 N. Mitchell Ave.

Background Information

Petition Number: ZBA #14-047
Petitioner: Daniel Muenkel
Address: 1105 N. Mitchell Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

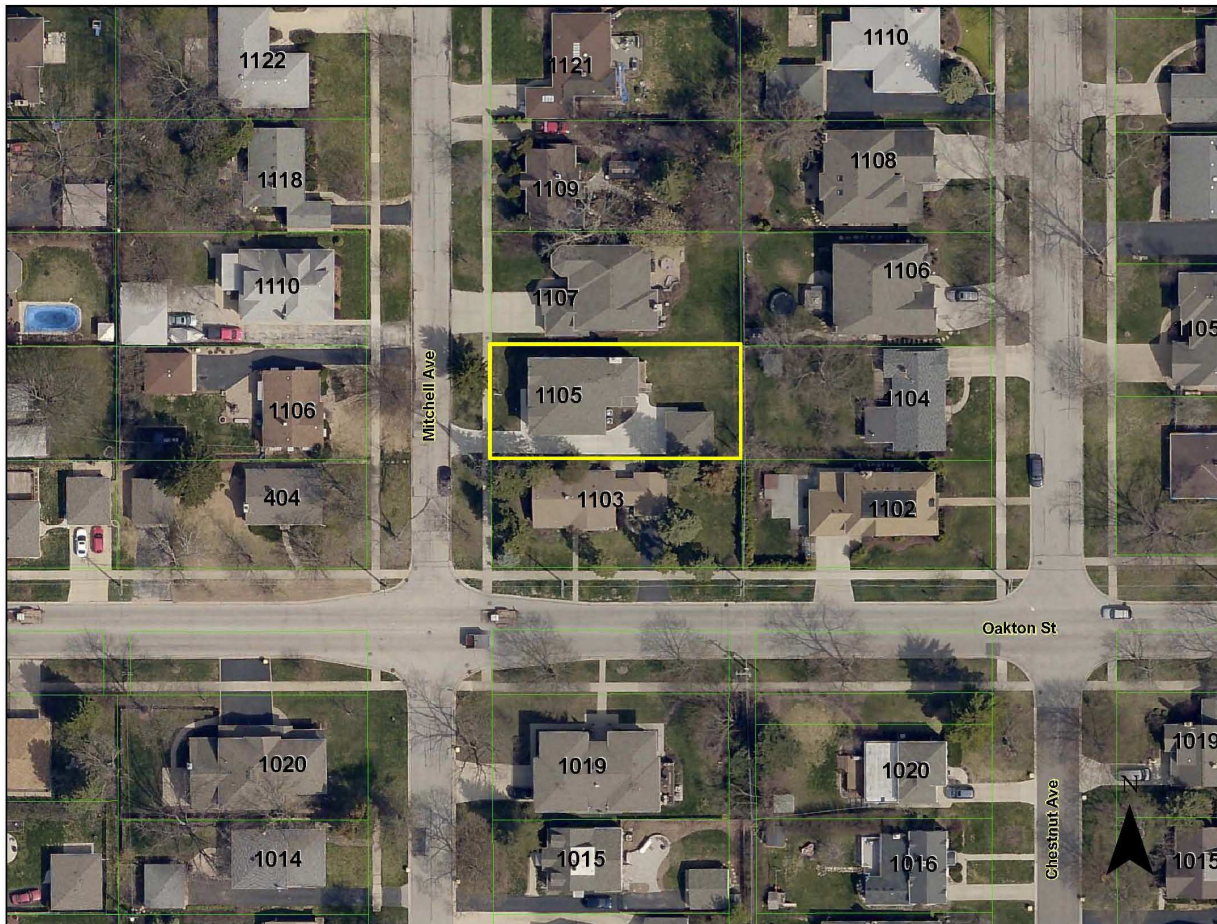
The petitioner proposes to construct a screened porch on the rear of the home. The addition of a screened porch increases the floor area ratio to 3,800 square feet where the maximum allowed for this property is 3,565 square feet. Therefore, the petitioner requests the following variations:

- A 235 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,800 square feet instead of the maximum allowed 3,565 square feet.
- A 43 square foot variance from Chapter 28, Section 5.1-3.8 & 5.3-2 to allow an increase to the impervious surface coverage at 4,004 square feet where the maximum allowed is 3,961 square feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

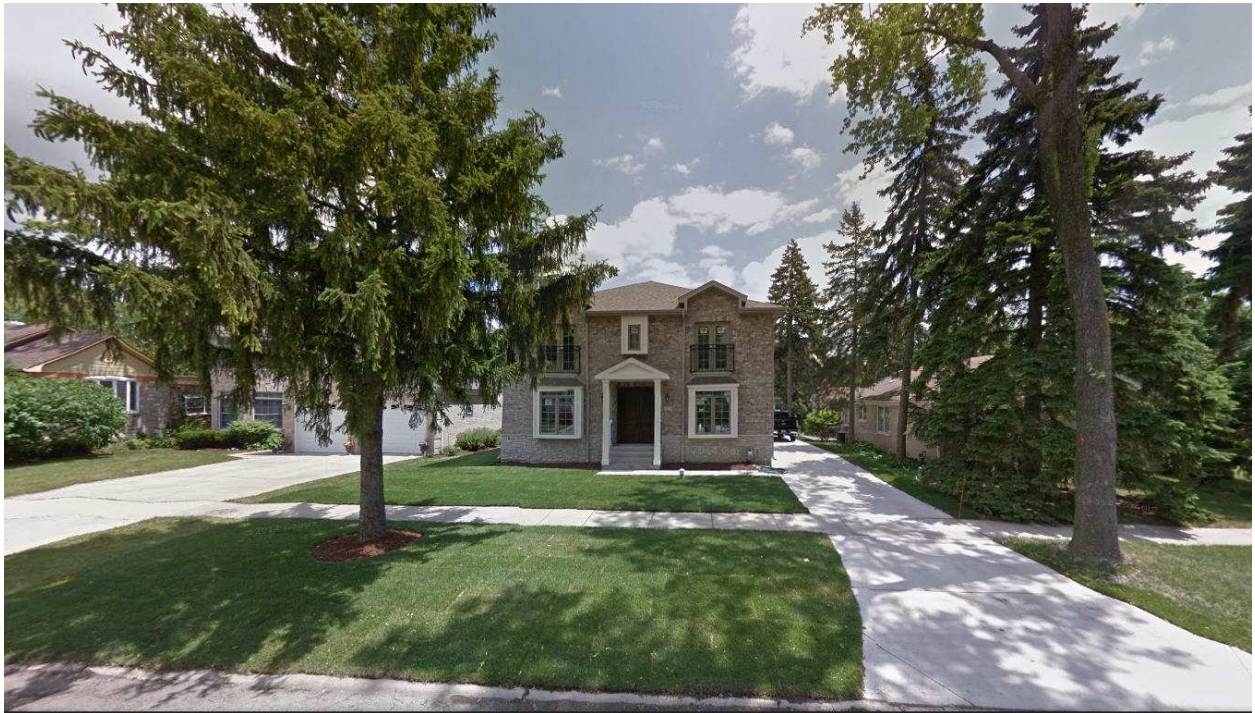
Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/21/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/21/14	
3. Letter that was Mailed	✓	11/21/14	
4. Photographs of Sign on Property	✓	11/21/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Muenkel Residence

Project Address: 1105 N. Mitchell Ave.

ZBA #: 14-047

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, 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 19, 2014

- A 235 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,800 square feet instead of the maximum allowed 3,565 square feet.
- A 43 square foot variance from Chapter 28, Section 5.1-3.8 & 5.3-2 to allow an increase to the impervious surface coverage at 3,961 square feet where the maximum allowed is 4,004 square feet.

Attached are the Petitioner's:

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

Comments: NO DESIGN CONCERNS.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Muenkel Residence

Project Address: 1105 N. Mitchell Ave.

ZBA #: 14-047

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
✓ James McCallister, Director of Building Services
C: CHARLEY CRAIG
Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: November 19, 2014

- A 235 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,800 square feet instead of the maximum allowed 3,565 square feet.
- A 43 square foot variance from Chapter 28, Section 5.1-3.8 & 5.3-2 to allow an increase to the impervious surface coverage at 3,961 square feet where the maximum allowed is 4,004 square feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

ZBA# 14-047

1105 N Mitchell- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: November 20, 2014

Completed – November 24, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 235 sq ft variance to allow a Floor Area Ratio of 3,800 sq ft instead of the maximum allowed 3,565 sq ft, and a 43 sq ft variance to allow an increase to the impervious surface coverage at 3,9611 sq ft where the maximum allowed is 4,004 sq ft.

Note: The large addition to the original home and the new garage were constructed within the last few years. Based on the requested variances, the FAR and impervious surface coverage for the addition were close to the maximum allowed.

The Engineering Department is NOT IN FAVOR to the proposed variances that increase impervious surface coverage beyond the maximum allowed. Drainage service requests on record for 1107 N and 1109 N Mitchell.

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOV 25 2014

RECEIVED

PETITION

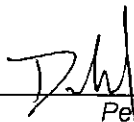
NOW COMES the Petitioner Daniel Muenkel being the owner of the property commonly known as 1105 N. Mitchell Ave, Arlington Heights, IL 6004 (PIN: 03194150090000) and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.7, Chapter 28, of the Arlington Heights Municipal Code, in order to: replace an unusable 3.5 foot existing rear deck with a screened porch in our recently purchased Arlington Heights home.

I hereby state that the following hardship would exist if the variation were not granted: Our recently purchased home has two sets of beautiful French doors leading out from the family room to a 3.5 foot deck that is virtually unusable due to its small size. Simply increasing the decking width and adding a cloth/temporary cover, or very large umbrella, would not be in line with the quality and craftsmanship of the home or neighborhood, nor would it offer a return. These solutions also would not offer sufficient shelter from the heat that we require (see unique circumstances below) like a screened porch with a fan would provide. Currently, the only other surface to place an outdoor table or living space would be on the driveway because additional patio space would be awkward due to the elevation of the home and would require a variance as well (but would not offer shelter from the heat and sun). We have a large extended family and we are unable to enjoy outdoor eating, etc. within the confines of our existing situation.

I hereby state that the following unique circumstances exist: Several of our family members are extremely sensitive to the sun and heat. Daniel was instructed by his doctor to avoid exposure due to extreme sensitivities and previous symptoms including dizziness and headaches (see doctor's note). Norah has had several moles that have had to be removed and was instructed to limit sun exposure as well. We also have two small boys (ages 2 and 5) with extremely fair skin. The existing small deck, and the other alternatives considered, do not meet our family's needs.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: We are proposing a structure that mimics the existing home in color and materials (cedar wood, matching roof/shingles, and potentially matching brick/stone) and will look as if it was built as part of the original home. There are many examples of similar screened porches or sunrooms throughout the neighborhood as well. This variation will not produce any encumbrances to neighbors and is a further investment in our home and in Arlington Heights. This change will enhance the property value and only requires a small variation for the floor area ratio, which is similar to variances granted in the neighborhood in the past under similar circumstances.

Signed: _____


Petitioner

Date: _____

11/12/14

RECEIVED

NOV 14 2014

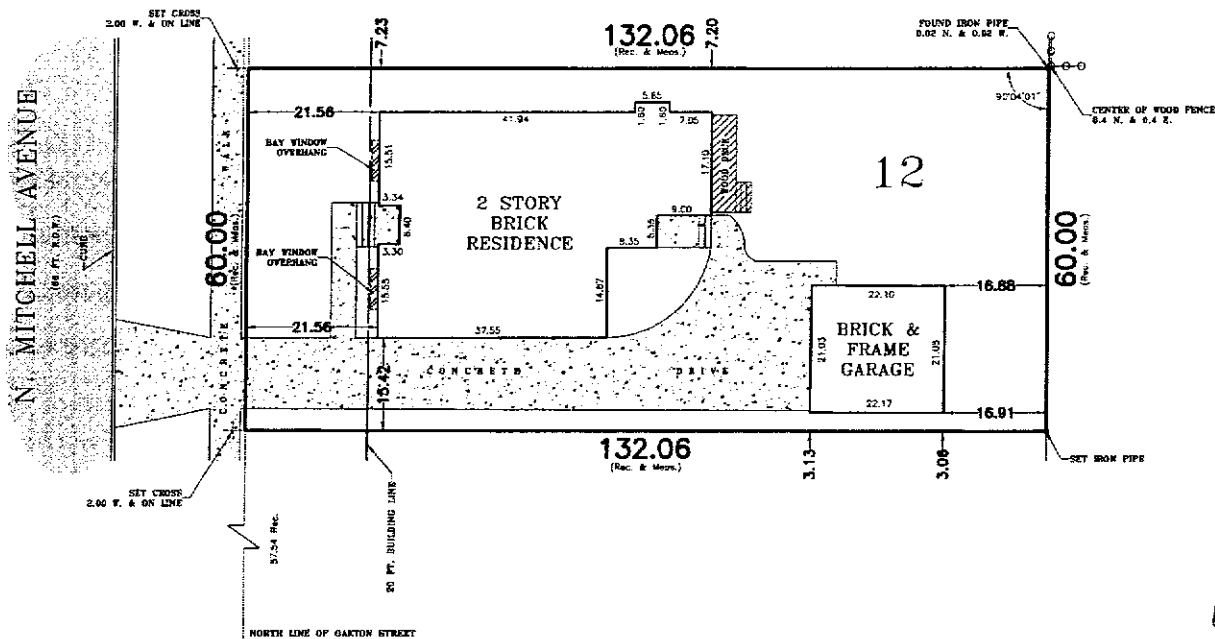
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

of

ADDRESS: 1105 N. MITCHELL AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



SCALE: 1"=20'



RECEIVED

NOV 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

SURVEY ORDERED BY: MICHAEL J. COZZI

L. JOSEPH P. MAKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
4TH DAY OF APRIL 1964

MY LICENSE EXPIRES ON 11/30/14

P.S.I. NO. 139944



Professional Design Registration #184-002795

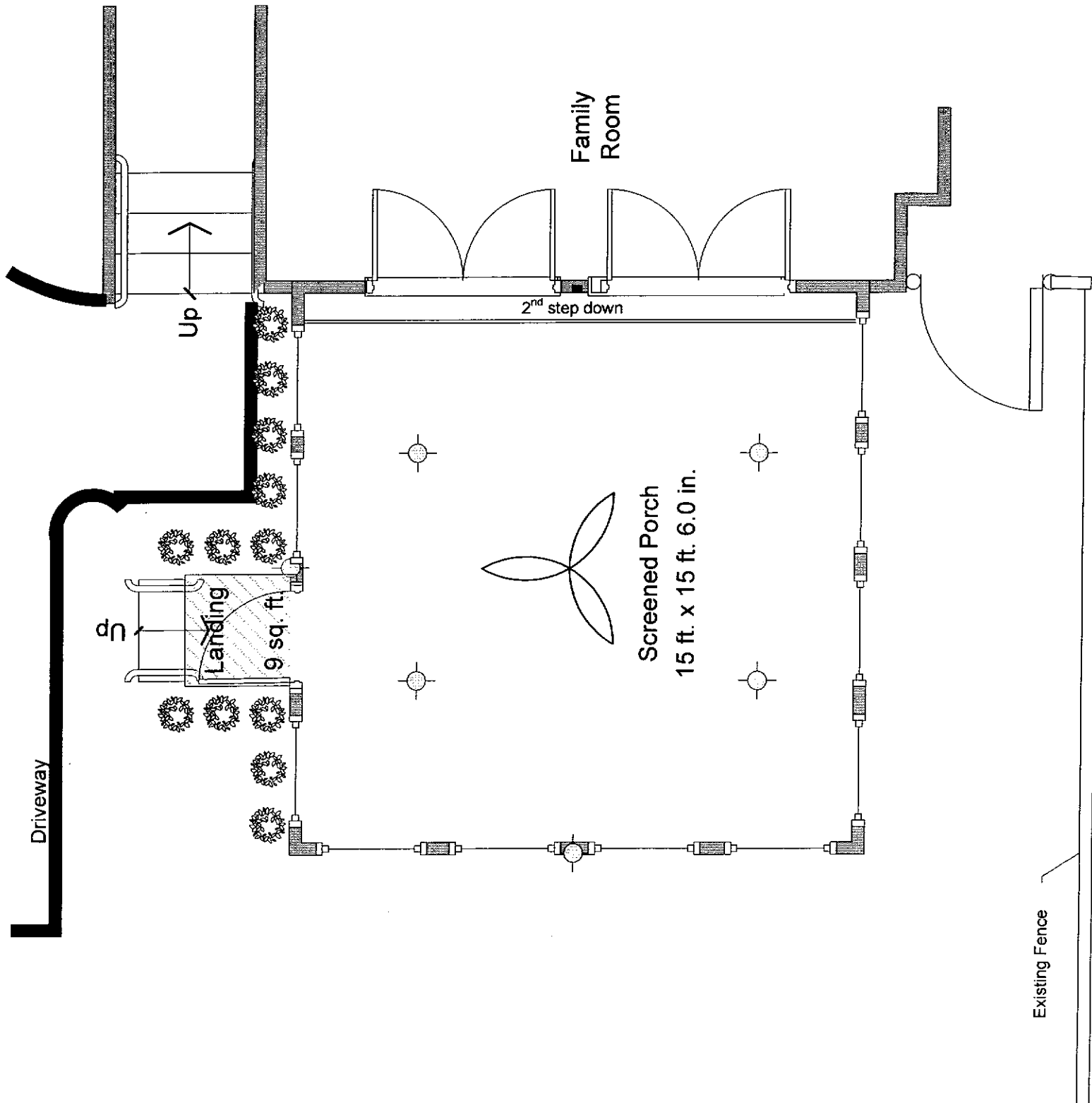
PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL. 60455

www.psiresearch.com

Field Work Completed	04/03/13	FLD CREW:	CD/G2
Land Area Surveyed	7,523.6 Sq. Ft.	CAD:	EW
Drawing Revised		PNTN:	801398

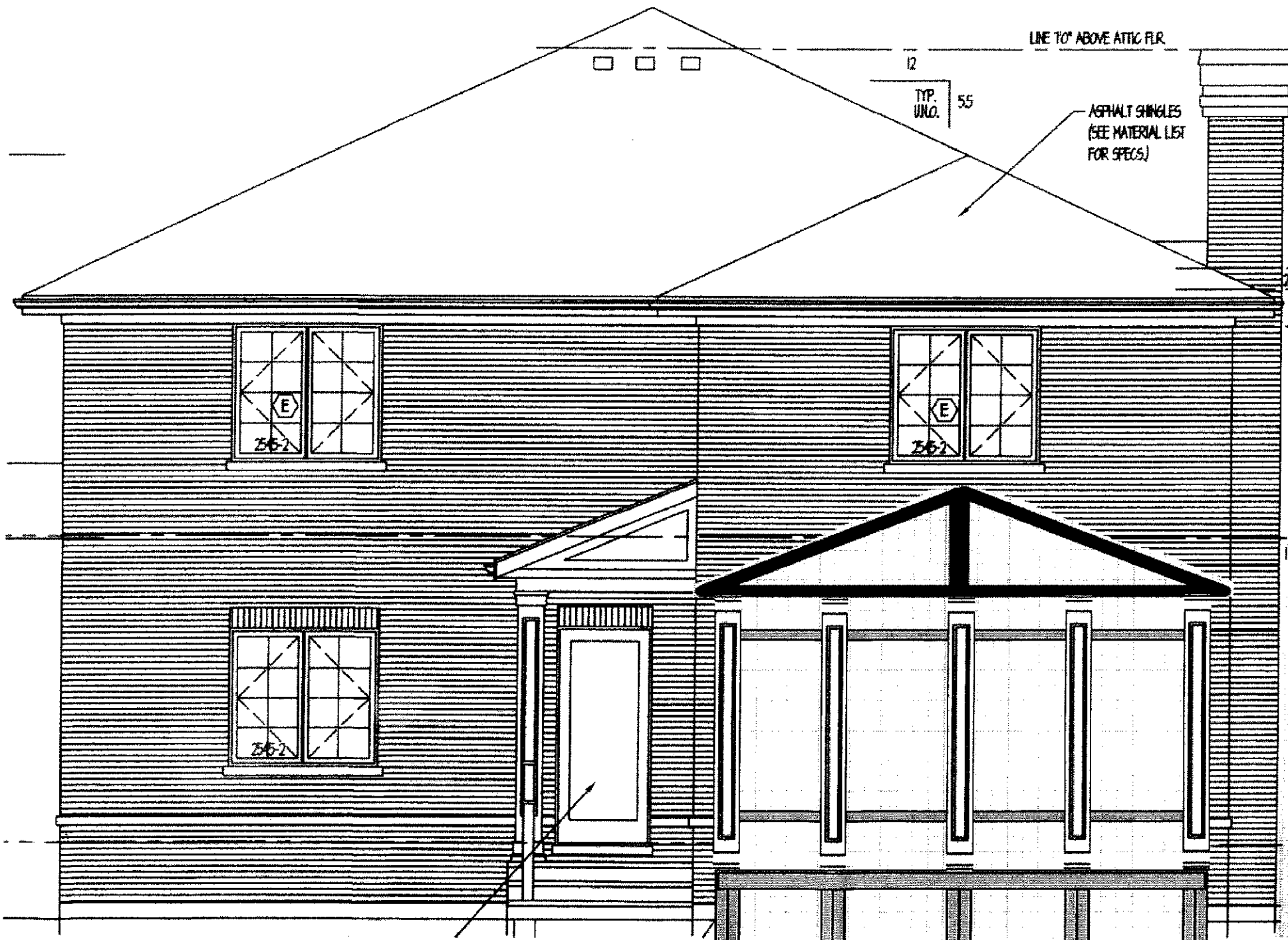




RECEIVED

NOV 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



RECEIVED

NOV 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT











Item: ZBA#14-048 - Teague Residence - 301 S. Walnut Ave.

Department: Planning & Community Development

REQUEST

1. A 14.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 18.7 feet from the west property line instead of the minimum 33.5 feet and an additional 1.0 feet for the eave.
2. A 4.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.6 feet from the north property line instead of the minimum 16.9 feet and an additional 1.0 feet for the eave.
3. A 1.0 foot variance from Chapter 28, Section 5.1-3.9 to allow an increase to the building height (midpoint) from 25 feet to 26 feet.
4. A 2.0 foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3.0 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 8, 2014
Date Prepared: December 1, 2014
Project Title: Teague Residence
Address: 301 S. Walnut Ave.

Background Information

Petition Number: ZBA #14-048
Petitioner: Amy Teague
Address: 10 S. Dunton Ave. #608
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

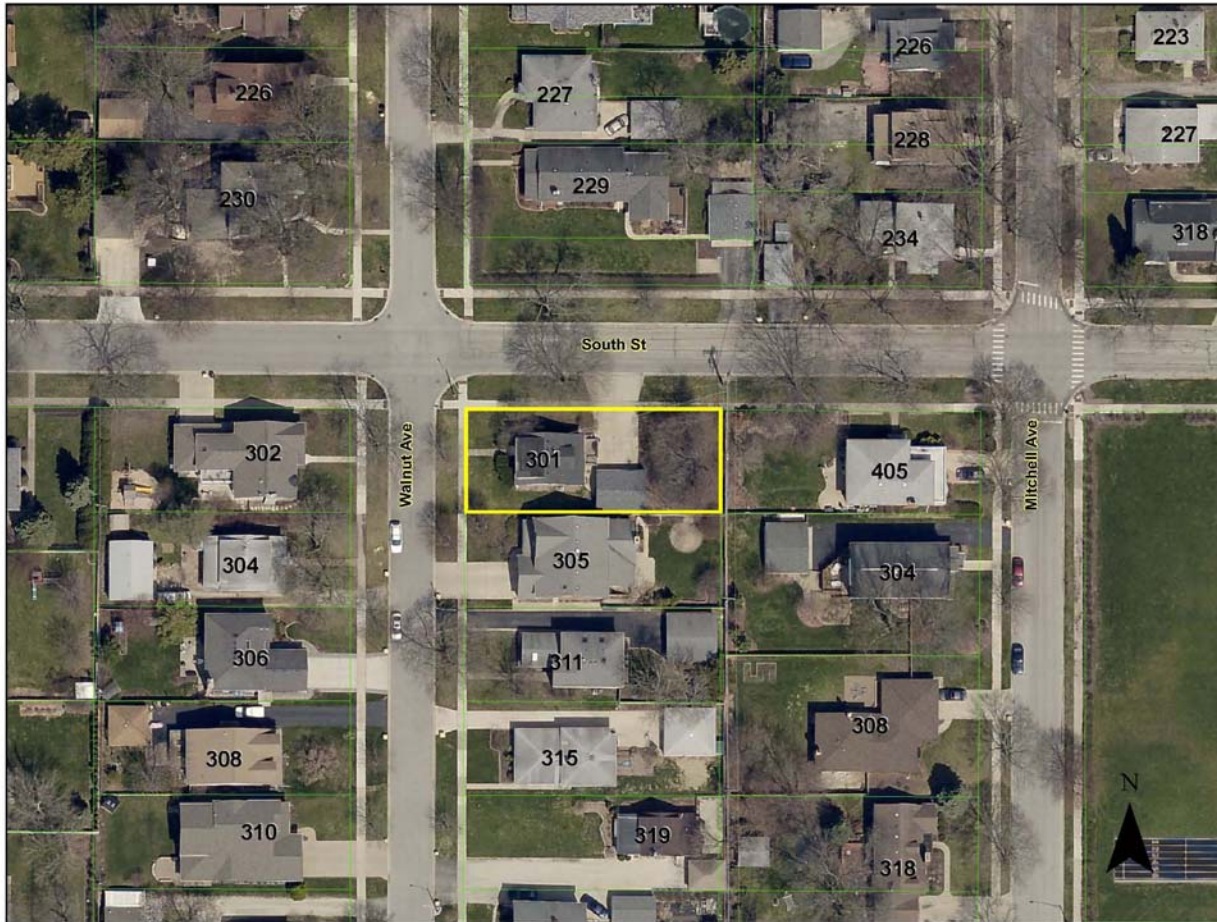
The petitioner proposes to construct an addition with a front porch that encroaches into the required front yard and the exterior side yard setback. In addition, the petitioner is seeking a height variation for the home. The petitioner is also proposing a new detached garage that is encroaching into the required rear yard setback. Therefore, the petitioner requests the following variations:

- A 14.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 18.7 feet from the west property line instead of the minimum 33.5 feet and an additional 1.0 feet for the eave.
- A 4.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.6 feet from the north property line instead of the minimum 16.9 feet and an additional 1.0 feet for the eave.
- A 1.0 foot variance from Chapter 28, Section 5.1-3.9 to allow an increase to the building height (midpoint) from 25 feet to 26 feet.
- A 2.0 foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3.0 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	11/20/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/20/14	
3. Letter that was Mailed	✓	11/20/14	
4. Photographs of Sign on Property	✓	11/20/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Teague Residence

Project Address: 301 S. Walnut Ave.

ZBA #: 14-048

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, 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 19, 2014

- A 14.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 18.7 feet from the west property line instead of the minimum 33.5 feet and an additional 1.0 feet for the eave.
- A 4.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.6 feet from the north property line instead of the minimum 16.9 feet and an additional 1.0 feet for the eave.
- A 1.0 foot variance from Chapter 28, Section 5.1-3.9 to allow an increase to the building height (midpoint) from 25 feet to 26 feet.
- A 2.0 foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3.0 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: HOUSE IS NICELY DESIGNED AND IS BEING CONSIDERED
FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

OF THE ZBA REVIEW.

- S. HAUTZINGER, DESIGN PLANNER

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Teague Residence

Project Address: 301 S. Walnut Ave.

ZBA #: 14-048

ZBA Hearing Date: December 8, 2014

To: ~~Jim Massarelli, Director of Engineering~~
~~James McCalister, Director of Building Services~~
CHARLEY CRAIG

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 19, 2014

- A 14.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 18.7 feet from the west property line instead of the minimum 33.5 feet and an additional 1.0 feet for the eave.
- A 4.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.6 feet from the north property line instead of the minimum 16.9 feet and an additional 1.0 feet for the eave.
- A 1.0 foot variance from Chapter 28, Section 5.1-3.9 to allow an increase to the building height (midpoint) from 25 feet to 26 feet.
- A 2.0 foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3.0 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: A GARAGE CLEARANCE TO PROPERTY LINE
OF LESS THAN 5' WILL REQUIRE FIRE RATED

Please review, comment, and return to me no later than Tuesday, December 2, 2014.
ASSEMBLIES FOR WALLS + ROOF.

ZBA# 14-048

301 S Walnut- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: November 20, 2014

Completed – November 21, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 14.8 ft variance to allow an addition with a front yard setback of 18.7 ft from the west property line instead of the minimum 33.5 ft and an additional 1 ft for the eave; a 4.3 ft variance to allow an addition with an exterior side yard setback of 12.6 ft from the north property line instead of the minimum 16.9 ft and an additional 1 ft for the eave; A 1 ft variance to allow an increase to the building height from 25 ft to 26 ft; and a 2 ft variance to allow a new detached garage with a rear yard setback of 3 ft instead of the minimum required 5 ft and an additional 1 ft for the eave.

Note: The existing garage is 1.2 ft from the property line. The new garage will be located further east, and 3 ft from the property line. Proposed addition is in the vicinity of the existing garage and existing driveway.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED

NOV 25 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner John Dempsey & Amy Teague

Being the owner of the property commonly known as: 301 S. Walnut Ave. Arlington Heights, IL 60005

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

Section 5, Chapter 28, of the Arlington Heights Municipal Code, in order to:

- **A variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition that is encroaching into the required front yard setback and the required exterior side yard setback.**
- **A 1.0 foot variance from Chapter 28, Section 5.1-3.9 to allow an increase to the building height (midpoint) from 25 feet to 26 feet.**

I hereby state that the following hardship would exist if the variation were not granted: We are working with the existing house/structure and if the variations are not granted the renovation of the house would not make sense due to limitations with the existing structure as well as the age of the home.

I hereby state that the following unique circumstances exist: The unique circumstances exist regarding this property for two reasons. The first reason being utilizing the existing structure, incorporating it into the renovation/addition project for our new home. The second reason, is the artificially increased front yard setback requirement due one of the properties to the South.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: If we are granted the variations they will not alter the essential character of the neighborhood. By us doing the proposed renovations the neighborhood will actually be enhanced since we are renovating the home to a style that will fit in with the other homes in the neighborhood.

Signed: _____

A. Teague
Petitioner

Date: _____

11/18/14

RECEIVED

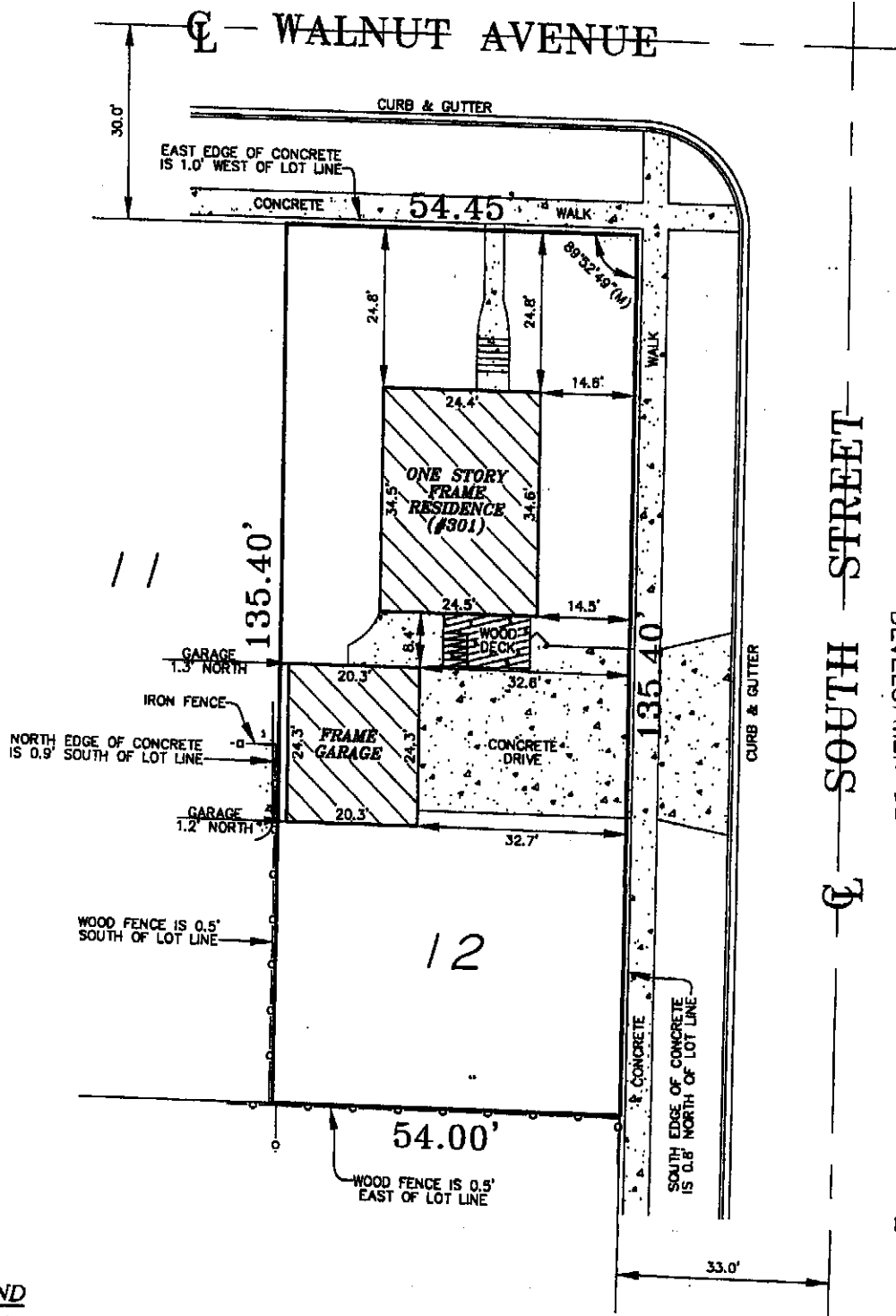
NOV 20 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

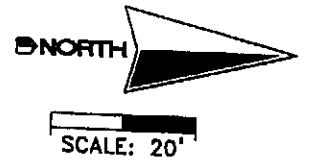
PLAT OF SURVEY

OF

LOT 12 IN CALVIN MITCHELL'S SUBDIVISION OF LOTS 1 AND 2 OF CAROLINE PIENE'S SUBDIVISION OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RECEIVED
NOV 14 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 7,342 SQ. FT.
MORE OR LESS

PREPARED FOR: JACK EMMONS (ATTORNEY AT LAW)
JOB ADDRESS: 301 S. WALNUT AVENUE, ARLINGTON HEIGHTS, IL
SELLER/BUYER: ULRICH / DEPAEPE
JOB NO.: 14-07-0084R

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

REVISED ON THE 30TH DAY OF JULY, 2014.
FIELD WORK COMPLETED ON THE 30TH DAY OF JULY, 2014.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 30TH DAY OF JULY, 2014.

Wayne W. Nekola
IPLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2014.



☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

EXIST'G SIDEWALK
TO REMAIN
PROTECT AS REQUIRED

NEW CONCRETE SIDEWALK, (AS REQ'D) 5" THICK ON
6" CA-7 (MECH. COMPACTED)

NEW CONC. APRON (AS REQ'D)
(6" THICK ON 6" CA-7
MECH. COMPACTED BASE)

PROVIDE NEW CURB AND CURB CUT AS REQUIRED.
(PROVIDE BSM 40 CHEMTREAT SILANE SEALER)

CONC. PATIO- 5" THICK w/
6x6 1.4x1.4 W.W.F. # THICKENED
EDGES ON 6" MECH. COMPACTED
CA-7

NEW CONC. SIDEWALK AS REQ'D.
4" THICK CONC. W/ 6x6-W1.4x1.4
ON 5" CA-7 (MECH. COMPACTED)
2'-0" WIDE

LINE OF NEW WD DECK

EXIST'G DRIVEWAY -
SAWCUT AND REMOVE EXISTG.
RESTORE WITH TOPSOIL AND SEED.

LINE OF EXISTG CONC. APRON
TO BE REMOVED COMPLETELY

SOUTH STREET

>EXISTING TOPOGRAPHY SHALL
NOT BE CHANGED
>EXISTING LANDSCAPING
TO BE RELOCATED AS REQUIRED

LINE OF EXISTG RESIDENCE
TO REMAIN w/ RENOV. AS SHOWN ON PLANS

LINE OF NEW WD PORCH

LINE OF EXISTG CONC. WALK
TO BE REMOVED COMPLETELY

NEW CONC. SIDEWALK AS REQ'D.
4" THICK CONC. W/ 6x6-W1.4x1.4
ON 5" CA-7 (MECH. COMPACTED)
2'-0" WIDE

LINE OF NEW WD DECK

54.00

NEW ONE-STORY
FRAME GARAGE

30.00 REAR YARD SETBACK

17'-6" SIDE YARD
SETBACK (AVE. OF THE BLOCK)

35'-5 1/4"

5'-5 1/2" SIDE YARD SETBACK

14'-6 1/2"

NEW ADDITION

EXISTG. ONE-STORY
FRAME RESIDENCE
w/ NEW 2ND
STORY ADDITION

* DOWNSPOUT DISCHARGE
NOT ALLOWED IN SIDEYARD

* DOWNSPOUT DISCHARGE
NOT ALLOWED IN SIDEYARD

135.40

34'-5" FRONT YARD
SETBACK (AVE. OF THE BLOCK)

12'-7 3/4"

12'-4 1/2"

24'-8 1/2"

54.45

WALNUT AVENUE

14 Window Schedule scale: none

15 Basement Detail scale: 1/4"=1'-0"

16 Light and Vent scale: none

12 Elevations



West Elevation



South Elevation

Copyright Lira and Associates 2014.

LIRA & ASSOCIATES

2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

All designs and documents produced by Lira & Associates are instruments of Lira & Associates' professional service and shall remain the property of Lira & Associates, and may not be; used, copied, reproduced, referenced or forwarded without the direct written consent of Lira & Associates for this project or any other. Doing so shall result in reimbursement for filing costs, legal fees, architectural fees and all other expenses to Lira & Associates.

MISCELLANEOUS NOTE:
All demolition required shall include wall framing and all associated material, including but not limited to:
Electrical
Mechanical
Plumbing
All work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.
All demolition work required is to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
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** General Elevation Notes **
• All notes typical for construction throughout each elevation
• Material designations for new asphalt shingles, new gutters, new trim lds, and new alum; carpentry to be installed on existing house throughout are not shown for clarity of new addition structure. (Verify work to be done on exists w/ client)
• Work on existing portion of house shall be consistent with work depicted on note addition.
• Downspouts shall be located and provided as required. Coordinate with final grades, and owner prior to installation, extend a max. of 1'-0" from house.
• Depiction of brick/siding is for representational purposes only. Actual coursing/spacing may differ from brick/siding shown.

LEGEND
M.E. = MATCH EXISTING

MATERIAL & COLOR LEGEND:		
MATERIAL	COLOR	FINISH
ALUM. GUTTERS	WHITE	PRE-FIN.
JAMES HARDI SIDING	BOMBAY BLUE	PRE-FIN.
VINYL BEAD BD SOFFIT	WHITE	PRE-FIN.
ALUM. COVERED WINDOWS	WHITE	PRE-FIN.
JAMES HARDI RAISED PANEL & TRIM	WHITE	PRE-FIN.
ARCHITECTURAL ASPHALT SHINGLES	CHARCOAL GRAY	PRE-FIN.
PERMACAST COLUMNS	WHITE	PRE-FIN.
CEDAR RAILING / BALLUSTERS	WHITE	STAINED
FACE BRICK	RED BRICK	-



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- ** General Elevation Notes ****
- All notes typical for construction throughout each elevation
 - Material designations for new asphalt shingles, new gutters, new trim bds, and new alum. capping to be installed on existing house throughout are not shown for clarity of new addition structure. (Verify work to be done on existg w/ client)
 - Work on existing portion of house shall be consistent with work depicted on new addition
 - Downspouts shall be located and provided as required. Coordinate with final grades, and owner prior to installation, extend a max. of 1'-0" from house.
 - Depiction of brick/ siding is for representational purposes only. Actual coursing/spacing may differ from brick/ siding shown.

LEGEND
M.E. = MATCH EXISTING



East Elevation

MATERIAL & COLOR LEGEND:		
MATERIAL	COLOR	FINISH
ALUM. GUTTERS	WHITE	PRE-FIN.
JAMES HARDI SIDING	BOMBAY BLUE	PRE-FIN.
VINYL BEAD BD SOFFIT	WHITE	PRE-FIN.
ALUM. COVERED WINDOWS	WHITE	PRE-FIN.
JAMES HARDI RAISED PANEL & TRIM	WHITE	PRE-FIN.
ARCHITECTURAL ASPHALT SHINGLES	CHARCOAL GRAY	
PERMACAST COLUMNS	WHITE	PRE-FIN.
CEDAR RAILING / BALLUSTERS	WHITE	STAINED
FACE BRICK	RED BRICK	



North Elevation

14 Window Schedule

scale: none

16 Typical Underpin Detail

scale: 1/2"=1'-0"

12 Elevations

scale: 1/4" = 1'-0"

Teague Residence

L&A #214 - Teague

301 S. Walnut Ave
Arlington Hts., IL 60004
847.340.2205

Addition / Renovation

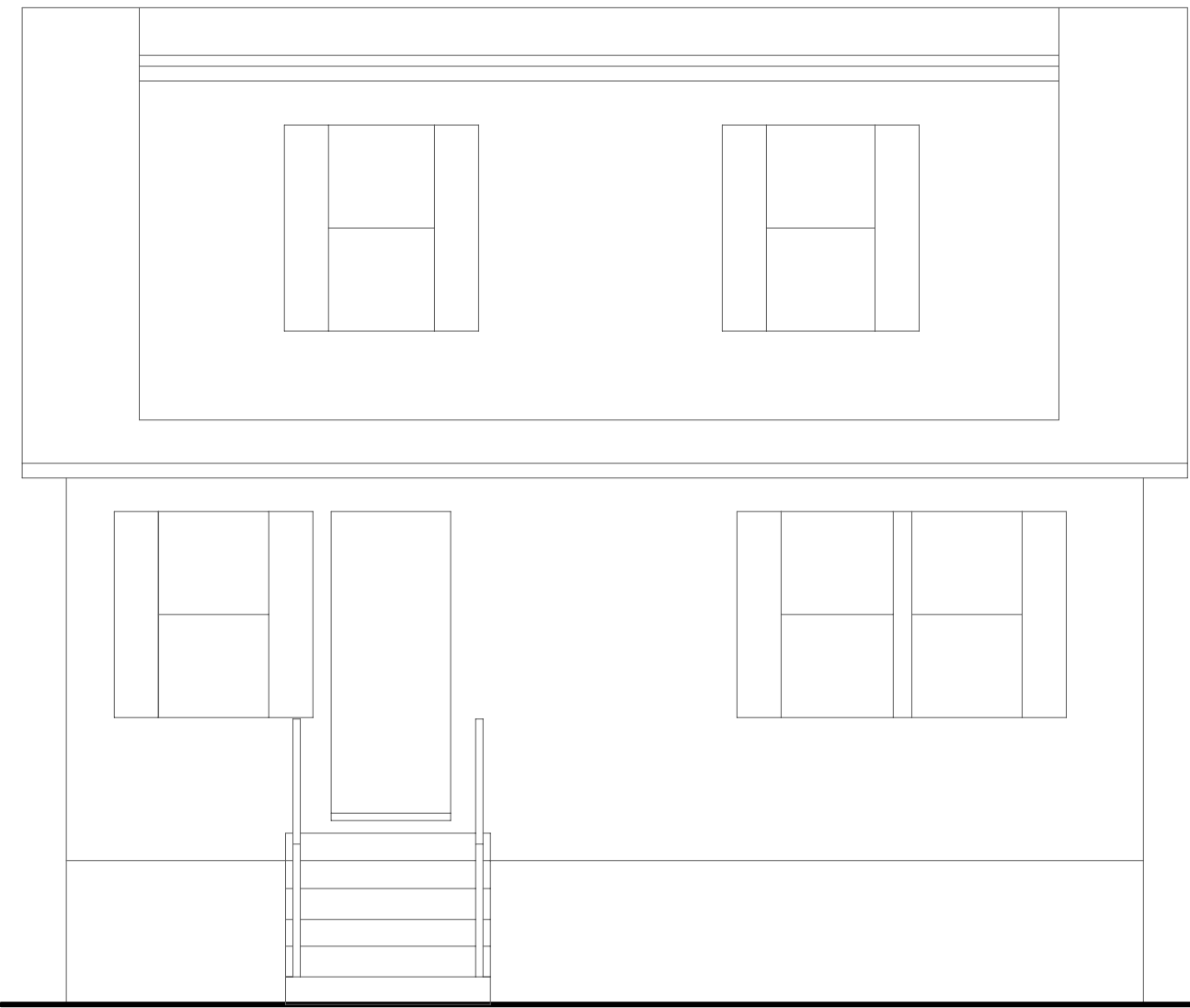
DATE:
Design
Commission
28 Oct. 2014

SHEET INDEX:
12/A6 - Elevations
14/A6 - Window Schedule
16/A6 - Typ. Underpin Dtl.

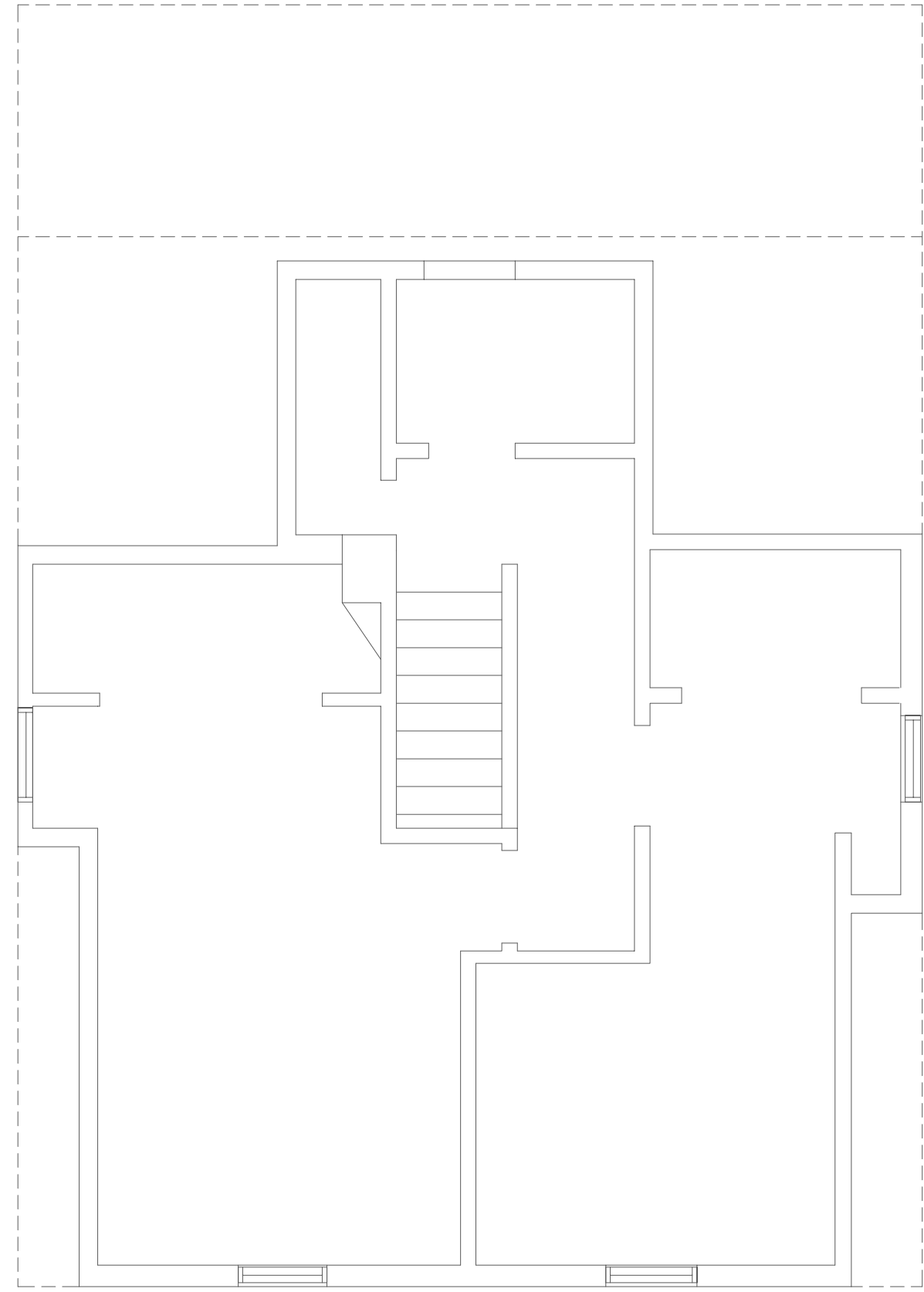
DC4



Existing North Elevation



Existing West Elevation



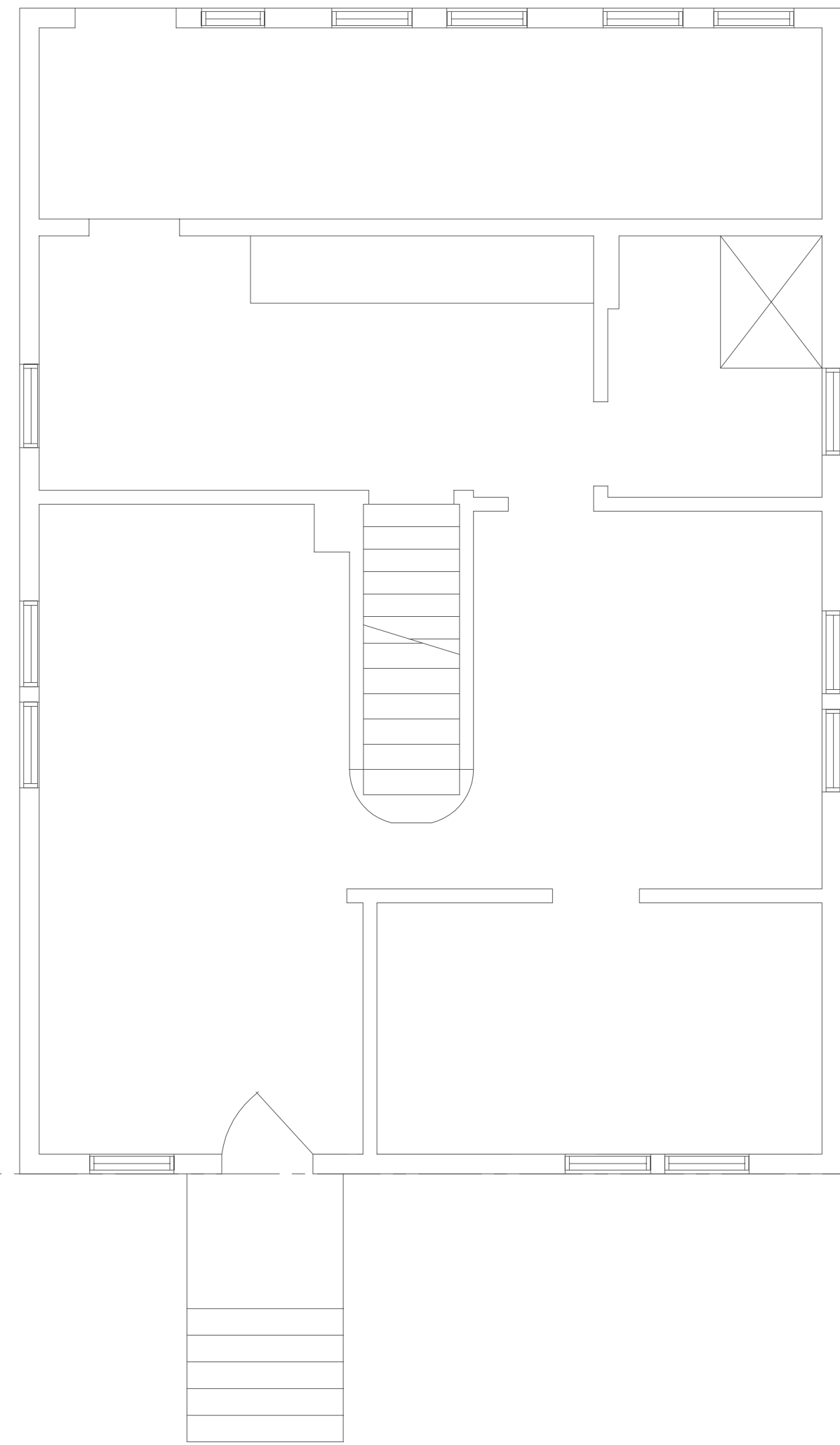
Existing Second Floor



Existing South Elevation



Existing East Elevation



Existing First Floor



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Teague Residence

L&A #214 - Teague

301 S. Walnut Ave
Arlington Hts., IL 60004
847.340.2205

Addition / Renovation

DATE: Design Commission 28 Oct. 2014	SHEET INDEX: 16/DC5 - Existing Condition Drawings	DC5
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Item: ZBA#14-049 - Kopach Residence - 328 S. Donald Ave.

Department: Planning & Community Development

REQUEST

1. A 1.7 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit in the required side yard setback with a setback of 4.9 feet from the north property line instead of the minimum required 6.6 feet.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 8, 2014
Date Prepared: December 1, 2014
Project Title: Kopach Residence
Address: 328 S. Donald Ave.

Background Information

Petition Number: ZBA #14-049
Petitioner: Rick Randle / Incredible Builders
Address: 13N252 Brier Hill Rd.
Hampshire, IL 60140
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

The petitioner is proposing to locate the air conditioning compressor unit in the required side yard. Therefore, the petitioner requests the following variation:

- A 1.7 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit in the required side yard setback with a setback of 4.9 feet from the north property line instead of the minimum required 6.6 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/21/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/21/14	
3. Letter that was Mailed	✓	11/21/14	
4. Photographs of Sign on Property	✓	11/24/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kopach Residence

Project Address: 328 S. Donald Ave.

ZBA #: 14-049

ZBA Hearing Date: December 8, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, 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 19, 2014

- A 1.7 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit in the required side yard setback with a setback of 4.9 feet from the north property line instead of the minimum required 6.6 feet.

Attached are the Petitioner's:

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

Comments: No. COMMENT.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kopach Residence

Project Address: 328 S. Donald Ave.

ZBA #: 14-049

ZBA Hearing Date: December 8, 2014

To: ~~Jim Massarelli, Director of Engineering~~
✓ James McQuister, Director of Building Services
CHARLEY CRAIG
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 19, 2014

- A 1.7 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit in the required side yard setback with a setback of 4.9 feet from the north property line instead of the minimum required 6.6 feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS

Please review, comment, and return to me no later than Tuesday, December 2, 2014.

ZBA# 14-049

328 S Donald- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: November 20, 2014

Completed – November 21, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 1.7 ft variance to allow an air conditioning unit in the required side yard setback with a setback of 4.9 ft from the north property line instead of the minimum 6.6 ft.

The Engineering Department has NO OBJECTION to the proposed variance.

RECEIVED

NOV 25 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

RECEIVED

NOV 18 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOW COMES the Petitioner known as Marty and Stacy Kopach

Being the owner of the property commonly known as 328 S. Donald Ave Arlington Heights IL.

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.6-5, Chapter 28, Arlington Heights Municipal Code, in order to:

Allow Air Conditioner Unit in the required side yard set back

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

- 1) Air Conditioner would be blocking a rear yard view out of an operable window.
- 2) Air Conditioner would be in the direct location of a gutter downspout
- 3) A soffit would need to be built in the lower level
- 4) Drywall would need to be removed and re installed to gain access to line-set
- 5) Air conditioner would be easily heard through closed window vs. side yard which is brick

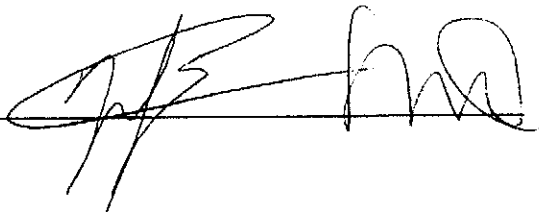
I hereby state that the following unique circumstances exist:

- 1) Air Conditioner is closed in by a fence
- 2) Unit is located on driveway/garage side of neighboring home
- 3) Neighboring home has no windows in direct line of sight of Air Conditioning unit

I hereby state that the variation, if granted, will not alter the essential character of the locality because:

- 1) Air Conditioner cannot be viewed from the curb side view
- 2) Neighboring home cannot see the Air Conditioner due to the side yard fence
- 3) Noise will be deadened by the fence.

Signed: _____



Date: _____

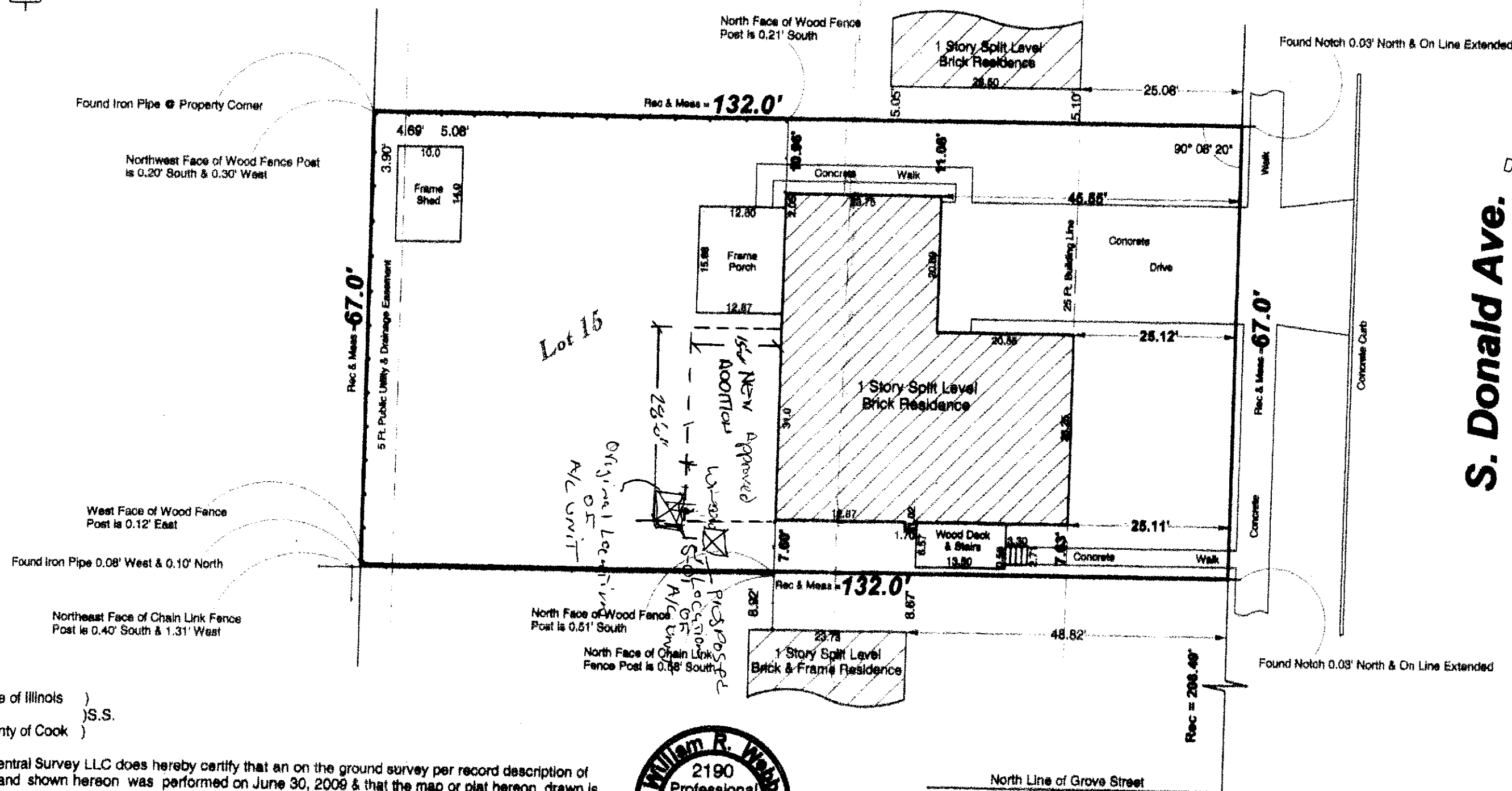
11-16-14

Plat of Survey *by* Central Survey LLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com



Legal Description
 Lot 15 in Stoltzner's Greenvlew Estates Second Addition, a Subdivision of Part of the West ½ of the Northeast ¼ of Section 33, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois
 Commonly Known as: 328 S. Donald Ave., Arlington Heights, Illinois
 Area of Land Described: 8,844 Sq. Ft.



RECEIVED
NOV 1 1966

NOV 18 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

S. Donald Ave

State of Illinois)
) S.S.
County of Cook)

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on June 30, 2009 & that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 30th day of June 2009

William R. Webb



William R. Webb P.L.S. #2190
Professional Design Firm Land Surveying LLC

(expires November 30, 2010)
(License Number 184-004113)

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

Legend

N.	11	North
S.	12	South
E.	13	East
W.	14	West
(TYP)	15	Typical
Rec	16	Record
Meas	17	Measure
St.	18	Street
Ave.	19	Avenue

Scale: 1 inch equals 10 Feet

Ordered By: Loftus & Loftus

Order Number: 328A

Assume no dimension from scaling upon this plot. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.



INCREDIBLE BUILDERS, INC

RECEIVED

NOV 18 2014

November 5, 2014

Permit #14-1386

Owner: Stacy & Marty Kopach

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

During construction at the Kopach residence, 328 S Donald Ave., in Arlington Hts., IL, Incredible Builders moved the a/c unit from the original architectural drawing. This was done to prevent the a/c unit from blocking an operable window in the family room. The new location is on the side of the home adjacent to their neighbors, Paul & Michelle Vedner at 332 S. Donald Ave.

It is our understanding that Mr. & Mrs. Kopach had a conversation with Mr. & rs.Vedner regarding the new location. Mr. & Mrs. Vedner agreed that there is no issue with the a/c unit being on the side of the Kopach's home.

The signatures below represent the Vedner's agreement/approval of the new location of the a/c unit on the side of the Kopach's home.

Paul Vedner

Date

11/12/14

Michelle Vedner

Date

11/12/14

Incredible Builders, Inc
13N252 Brier Hill Rd.
Hampshire, IL 60140
847-683-10433 – Fax 847-683-1033



Item: Budget FY2015

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Budget FY2015	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS BUDGET REQUESTS
for the 8 Month Period Ending December 2015

Name of Board or Commission: ZONING BOARD OF APPEALS

Chair: ANTHONY PETRILLO

	2013-14 Actual	2014-15 Adopted Budget	2014-15 Estimated Actual	8 Month Period Ending Dec. 2015 Proposed Budget	Accounts
COMPENSATION:					
Boards & Commissions	\$890	\$1,700	\$1,000	\$1,200	101-1003-502.10-03
1 Chair @ \$20 per mtg					
6 Members @ \$15/pp per mtg					
Social Security	55	100	100	100	101-1003-502.19-11
Medicare	13	100	0	100	101-1003-502.19-12
CONTRACTUAL SERVICES:					
Photocopying	22	800	0	500	101-1003-502.22-15
COMMODITIES:					
Office Supplies	0	200	0	100	101-1003-502.30-05
TOTAL EXPENDITURES	\$980	\$2,900	\$1,100	\$2,000	