



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Virtual Meeting

November 30, 2020
7:00 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/2HqqGts>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at dmach@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on November 30, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 616 E Euclid Ave - 11/9/20
B. 2300 N. Arlington Heights Rd. - 11/9/20
C. 1208 E. Miner St. - 11/9/20
D. 401 S. Bristol Ln. - 11/9/20

IV. REPORTS

V. OLD BUSINESS

- A. ComEd - 2300 N. Arlington Heights Rd. - ZBA#20-029
(Continued from 11/9/20)

VI. NEW BUSINESS

- A. 633 N. Ironwood Dr. - ZBA#20-032
B. 754 S. Belmont Ave. - ZBA#20-034

- C. 611 E. Frederick St. - ZBA#20-035
- D. 2158 N. Lake Shore Circle - ZBA#20-036

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Zoning Board of Appeals
11/30/2020**

Item: 616 E Euclid Ave - 11/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
616 E Euclid Ave - Minutes 11/9/20	Minutes
616 E Euclid Ave - Findings 11/9/20	Minutes

ZONING BOARD

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

OF APPEALS

RE: 616 EAST EUCLID AVENUE - ZBA #20-028

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals, held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 9th day of November, 2020 at the
hour of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JOE SELBKA
JEFF LANAGHAN
TOM DRAKE
BENJAMIN JAFFE
DAVID DIVITO
JOE GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: So, hello, everyone. I'm going to call this meeting to order. My name is Peter Siavelis; I'm the Chairman of the Zoning Board of Appeals for the Village of Arlington Heights. Welcome to the November 9th, 2020 ZBA meeting.

We've got to go through a couple of items here, procedural items, before we can commence discussion of substantive issues. So, let me just kind of step through those in order here.

First, I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the Village in its regular meeting location not feasible; thus, we're proceeding virtually here through this Zoom call.

After the petitioner presentation, as part of comments from the audience, public attendees will have an opportunity to speak on a particular petition. If you have a comment to make, please select the Raise Your Icon on the display, and wait for the Chairman which is myself, or Derek, to call on you one at a time. Please be very concise and mindful of your time when you're making your comments.

To all participants, please mute your microphone when not speaking to avoid background noise.

Next, during the meeting, if the Staff Liaison which is the host, Derek, loses connection, please remain in the meeting until he can rejoin us and resume the meeting. If you as a participant loses connection, you can rejoin using your original meeting link.

Okay, Derek, let's proceed now with roll call please.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Here.

CHAIRPERSON SIAVELIS: All right, great, everyone's here. Next up, Derek, Pledge of Allegiance. Can you display the flag? Everybody stand. There we go, all right.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, moving along, next item is the approval of the minutes from the October meeting. Board members, you've had an opportunity, hopefully everyone has had an opportunity to review those minutes. Are there any edits or revisions to the draft minutes that were provided to us?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, is there a motion to approve?

COMMISSIONER DRAKE: I'd move approval of the minutes.

COMMISSIONER DIVITO: I'll second.

CHAIRPERSON SIAVELIS: All right.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Abstain, I wasn't at the meeting.

MR. MACH: Noted. Mr. Divito.

COMMISSIONER DIVITO: Yes.

CHAIRPERSON SIAVELIS: Okay, motion granted and approval of the minutes is entered now. Okay, let's proceed now to the current hearing.

There are some procedures, by the way, that we need to kind of step through, for the Petitioners to make sure you're all aware of. First of all, if less than six members are present of the Board, the petitioner has an option to continue the meeting. That's not the situation here.

It takes four affirmative votes, by the way, petitioners, to approve a variance, regardless of the number of Board members in attendance. Four is the magic vote for everyone. If denied, a petitioner cannot reapply for a whole year on that same variance.

We're going to have, at the outset of each petition, a Staff presentation which consists of a project overview and variance before the petitioner makes his or her case as the variances sought.

There are four elements that the Petitioner must establish in order for the Board to be able to fully evaluate and grant a variance. They are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable of the property.

A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated. Petitioners, keep in mind that it is your burden and responsibility to establish each of the four elements. It is not the Board's responsibility to establish them for you. You must come forward with

evidence and address each of those four points, those four elements, in order for us to evaluate your petition and grant it.

That said, we are ready now to move to the first petition. Derek, great, you've got it up on the screen. Thank you very much. Let me read it into the record as New Business item one, it's ZBA Petition #20-028, 616 East Euclid Avenue.

Okay, so I need the folks speaking in behalf of this petition to identify themselves, and then let me swear you in.

MR. DAVIS: It's Kevin Davis speaking on behalf of the owner.

CHAIRPERSON SIAVELIS: Okay, Kevin, you're the architect or builder, is that correct?

MR. DAVIS: Yes.

CHAIRPERSON SIAVELIS: Okay, can you raise your right hand please?
(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Derek, this is where you need to do your Staff presentation, correct?

MR. MACH: Yes, thank you, Chairman. The Petitioner is proposing to construct a one-story addition in the rear of the home. The proposed addition is encroaching into the required exterior side yard along North Hickory Lane. The Petitioner is requesting an 11.5-foot variance from Chapter 28, Section 5.1-3.2 to allow an addition with an exterior side yard setback of 16.7 feet instead of the required 28.2 feet. Thank you, Chairman.

CHAIRPERSON SIAVELIS: Okay, Mr. Davis, please proceed.

MR. DAVIS: Thank you. So, we'll start with proposed use will not alter the essential character and compatible with existing uses. This house has been there for 95 plus years. The existing house does encroach for the 95 plus years it's been there. This addition only enhances the character of the home, making it more compatible with the uses.

Secondly, the plight of the owner is due to unique circumstances. Again, since the home has had this encroachment for 95 plus years, all we're doing is creating a small addition out the back to allow for a reasonably-sized kitchen and mudroom, which is generally the case for homes these days. So, as you could see, the east side of this yard is the encroachment area that we're talking about, where it's only 16.7 because the side yard faces Hickory Avenue.

Then, number three, the proposed variation is in harmony. Again, we're not changing 75 percent of the home; we're just adding between eight and 17-foot addition out the back. I'll state also, it has no impact to the yard to the north because there is a garage and driveway to the rear already which is closer to the north property.

Then, lastly, the variance requested is the minimum variance necessary to allow reasonable use of the property. I think I touched on this before, that it's a very, very modest addition to allow reasonable use of a reasonably-sized kitchen in this home. That's it, thank you.

CHAIRPERSON SIAVELIS: All right, at this phase of the meeting, we'll proceed with questions from the Board. Joe, I believe you have lead on this petition, is that correct?

COMMISSIONER GEISEL: Yes, so, thanks, Peter. Just a quick question,

and perhaps, I'm not sure, since you aren't the homeowner directly, do you know if the homeowner has had conversations with the neighbors, and if there's been any feedback with respect to the proposed addition?

MR. DAVIS: The homeowners are on this call, so why don't we, Diane and Mason, why don't you unmute and address that?

MS. RUKSTALES: Sure. Hi, I'm one of the homeowners, Diane Rukstales, and we have talked to the neighbors --

COMMISSIONER GEISEL: Please, we have to swear in the property owners. Peter, you got it? Okay.

CHAIRPERSON SIAVELIS: Yes, yes. The homeowner who's going to speak, just to make sure our record is complete, can you identify yourself one more time and then I'll swear you in?

MS. RUKSTALES: My name is Diane Rukstales.

CHAIRPERSON SIAVELIS: Okay, great, Diane. Can you raise your right hand please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MS. RUKSTALES: Yes, we've talked to several of the neighbors. We know everybody and they've all been very supportive of our addition. We haven't heard any negative feedback or complaints.

COMMISSIONER GEISEL: Okay, thank you. Obviously, you've proposed a petition here, and how many folks live in the home presently?

MS. RUKSTALES: Three.

COMMISSIONER GEISEL: Three, so a little extra room on that first floor I'm sure will be helpful.

MS. RUKSTALES: Yes.

COMMISSIONER GEISEL: Honestly, I don't have a lot of other questions relative to the project. I'm not sure if any other Board members do, so I will yield to the extent that anybody else has a question.

CHAIRPERSON SIAVELIS: So, Joe, this is Peter. I don't have a question, but I did notice in the materials that were provided to us on page 18 of this packet, there is an e-mail from David Schultz sent on October 27 voicing support for this variance and the addition at the Petitioner's house. So, that is consistent with Diane's prior comment, so I just want to --

MR. MACH: Chairman, if I could read that for the record?

I, David Shultz, neighbor of Diane Rukstales at 616 East Euclid Avenue, support the Rukstales' request for a variance to reduce the side yard setback to the requested 16.7 feet, instead of the required 28.2 feet.

Our neighborhood consists of older, historic homes with unique floor plans and exterior designs that add character and charm to this area of Arlington Heights. After reviewing the proposed site plan, I believe that this project would add value to our neighborhood and wouldn't be a detriment to the longstanding visual character that Arlington Heights provides. The requested setback is also consistent with other homes in the neighborhood that were built long ago.

Unless there is a public safety concern or issue, I encourage the

Zoning Board members to approve this variance request. Thank you, David Schultz.

COMMISSIONER GEISEL: Thank you, Derek.

CHAIRPERSON SIAVELIS: Okay, are there any other questions for the Petitioner? Questions from the Board?

COMMISSIONER LANAGHAN: I have one, Peter, and it's really more of a clarification. I'm, in general, in favor of this. I think it looks like a great addition. But if you roll up one sheet, Derek, to the survey? Maybe it's two sheets. To that one there, if you look at the rear where the addition is being noted, the actual dimension is 16.65 feet. So, while I'm in favor of this, should we adjust that to 16.65 as opposed to 16.7 which is actually the front of the house?

MR. MACH: Jeff, I did, that number was rounded to the tenth, but yes, for the record, if you want to note that 16.65 --

COMMISSIONER LANAGHAN: No, that's fine, Derek. If that's what we normally do is round it to the nearest tenth, then I'm certainly, wholeheartedly in favor of doing that, and I have no problem with this petition.

CHAIRPERSON SIAVELIS: Okay, great. Thanks, Jeff.

Any other comments from Board members?

(No response.)

CHAIRPERSON SIAVELIS: All right, hearing none, let's move to the phase where we ask if there's any comments from the audience beyond the gentleman who sent that e-mail and that Derek read and referred to. If there is anybody in the audience who wants to speak on this petition and this petition only, please click on the Raise Your Hand button and we will acknowledge you and give you a chance to speak please.

MR. MACH: Chairman, I am not showing any hands at this time.

CHAIRPERSON SIAVELIS: Okay, thank you, Derek. At this point now, let's move to deliberations of the Board before we have a call for a motion. Joe?

COMMISSIONER GEISEL: At this point, I would like to comment further if I could please, because I really thought this was well designed. You've got an existing nonconforming circumstance, and they've limited the extension on the north elevation to eight feet and the balance of the addition stair steps back from that nice lead so as to minimize, you know, a significant change along that elevation. I think it's really well done and I will be, I am in support of the project.

CHAIRPERSON SIAVELIS: Good, well said. Great. All right, any other comments from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER GEISEL: I move to approve.

COMMISSIONER SELBKA: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: I have Mr. Geisel put the motion forward, and Mr. Selbka seconded the motion.

CHAIRPERSON SIAVELIS: That's correct. So, you want to call the roll, Derek?

MR. MACH: Yes. Mr. Drake.

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COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Geisel.
COMMISSIONER GEISEL: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Mr. Divito.
COMMISSIONER DIVITO: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.

Congratulations, your petition is granted, your variance is granted.
You have the option to stay and listen to the call or you can drop, whatever you prefer.

We will now move to the next petition.

MR. DAVIS: Thank you, everyone.
CHAIRPERSON SIAVELIS: Sure.
COMMISSIONER GEISEL: Good luck with your project.

(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 7:19 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 9, 2020

PETITIONER: Rukstales Residence

ADDRESS OF PROPERTY: 616 E. Euclid Ave.

VARIATION: 5.1-3.2 (Required Minimum Yards)

A 11.5' variation to allow an addition with an exterior side yard setback of 16.7' instead of the required 28.2'.

The petitioner testified that the proposed use will not alter the essential character and is compatible with existing uses. The petitioner explained that the house has been there for over 95 years and that the addition enhances the character of the home. The petitioner further explained that they are creating a small addition off the back of the home to allow for a reasonably-sized kitchen and mudroom. The petitioner testified that the proposed addition has no impact on the yard to the north since there is a garage and driveway located along the shared property line.

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

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

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

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

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

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
11/30/2020**

Item: 2300 N. Arlington Heights Rd. - 11/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2300 N. Arlington Heights Rd. - Minutes 11/9/20	Minutes

ZONING BOARD

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

RE: COMED - 2300 NORTH ARLINGTON HEIGHTS ROAD - ZBA #20-029

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals, held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 9th day of November, 2020 at the
hour of 7:19 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JOE SELBKA
JEFF LANAGHAN
TOM DRAKE
BENJAMIN JAFFE
DAVID DIVITO
JOE GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, we have a technicality on this next one. This next petition is ZBA #20-029, it's a Commonwealth Edison petition. But we received today a memo from the Village on this, regarding this petition. So, Derek?

MR. MACH: Chairman, ComEd is requesting a fence variance for a 12-foot tall fence along with barbed wire at the top. Staff was recommending some landscaping along Chestnut Avenue and has been in communication with the Petitioner. The Petitioner has requested that this be continued to the November 30th Zoning Board of Appeals meeting in order to allow time as they're exploring options for some landscaping.

A memo was forwarded to the Zoning Board, I'll just read that for the record:

The purpose of this memo is to inform you that ZBA #20-029, the ComEd petition, was originally scheduled to appear before the Zoning Board of Appeals on November 9th, 2020. However, the Petitioner is requesting a continuation to the November 30th, 2020. Staff is recommending that landscaping be placed along Chestnut Avenue in order to buffer the proposed fence. The Petitioner indicated that they're exploring options for landscaping and would like to discuss it at the November 30th meeting. It is recommended that the Zoning Board make a motion to continue Petition #20-029 at 2300 North Arlington Heights Road to the November 30th, 2020 ZBA meeting.

Also, I believe, there is a representative I believe here, I don't know if they have any comments. But just a reminder, the continuance in the motion should be date specific.

CHAIRPERSON SIAVELIS: Okay, thanks, Derek, appreciate it. In view of the memorandum that was provided to us today, do we have a motion from the Board to continue Petitioner #20-029 to the November 30th, 2020 ZBA meeting?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER SELBKA: Second.

MR. MACH: Just to confirm, I have Mr. Lanaghan put forward the motion, and Mr. Selbka seconded the motion.

COMMISSIONER SELBKA: Yes.

MR. MACH: I'll proceed with roll call. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Very well, that Petition #20-029 is continued until the November

30th, 2020 ZBA meeting.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:27 p.m.)

DRAFT



Zoning Board of Appeals 11/30/2020

Item: 1208 E. Miner St. - 11/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1208 E Miner St - Minutes 11/9/20	Minutes
1208 E Miner St - Findings 11/9/20	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1208 EAST MINER STREET - ZBA #20-030

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals, held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 9th day of November, 2020 at the
hour of 7:27 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JOE SELBKA
JEFF LANAGHAN
TOM DRAKE
BENJAMIN JAFFE
DAVID DIVITO
JOE GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item, ZBA Petition #20-030, 1208 East Miner Street. Who is speaking on behalf of that petition tonight? Do we have anybody in the audience speaking on behalf of that petition tonight? Anybody?

COMMISSIONER JAFFE: Derek, I see somebody raising their hand in the attendee list. I don't know if they're muted or what.

MR. MACH: They do, thank you, Ben.

MR. TSAMBARLIS: Okay, am I here? Yes, here you go.

CHAIRPERSON SIAVELIS: Okay, can you identify yourself please?

MR. TSAMBARLIS: Nick Tsambarlis. I am the owner of NMZ Properties who owns the property.

CHAIRPERSON SIAVELIS: Okay, Nick, let's swear you in, all right? Then you can explain to us your petition and make sure you touch on the four elements. So, do me a favor, raise your right hand. Repeat after me.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please go ahead.

MR. MACH: Mr. Chairman --

CHAIRPERSON SIAVELIS: Actually, I apologize. We need Staff presentation. I apologize, I jumped the gun in here. So, go ahead, Derek.

MR. MACH: Thank you, Peter.

The Petitioner is proposing a partial second floor addition along with modifications to the roof line to an existing split-level residence. The proposed addition encroaches 1.7 feet into the required side yard setback along the west property line and four feet along the east property line.

Therefore, the Petitioner is requesting a 1.7-foot variation from Chapter 28, Section 5.1-3.2 to allow an addition along the west property line with a side yard setback of 5.1 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave. In addition, they're requesting a four-foot variation from Chapter 28, Section 5.1-3.2 to allow an addition along the east property line with a side yard setback of 2.8 feet instead of the required 6.8 feet, and then an additional 1.5 feet for the eave.

CHAIRPERSON SIAVELIS: All right, great. Thanks, Derek.

All right, Nick, you may proceed now.

MR. TSAMBARLIS: So, gentlemen, we bought this house several months back. We basically buy and fix and flip properties. This particular home is very aged and needs a lot of work. In order to achieve what we're trying to do, in order to get our best return, we're looking to do a nice addition, in addition to redoing the entire floor plan inside the home.

In order to achieve that, we do have to request this variance because of the height that we're going up for the second floor addition for the master bedroom. In this day and age, any house without a nice master suite and an open kitchen concept obviously is hard to sell. So, we feel that the request we're making is to the betterment of the neighborhood for sure.

The design has already been reviewed and approved by Steven Hautzinger who was very helpful in his input on the design. We made changes to meet the requirements that he had requested.

At this point, I'm not sure, is there anything else? I'm sorry, this is the first time I'm doing this. It's not something I've done before.

CHAIRPERSON SIAVELIS: Okay, so, Dave, I think you have lead on this petition?

COMMISSIONER DIVITO: Yes, I do. I got it. So, a quick question before we ask you anything, Nick.

Derek, this is just for the side yard setbacks, not for the elevation, right?

MR. MACH: Correct.

COMMISSIONER DIVITO: Okay, so, Nick, how long was this property sitting around for? Before you guys picked it up?

MR. TSAMBARLIS: It was vacant for several, I don't know exactly how long but the previous owner was an older person that passed away and then there was an estate sale. We bought it and it needs a lot of work. So, that's why we're contemplating whether to knock it down and build from new or we're going to do this instead. But the reason for the additional space on the east side of the property is because the foundation is sinking. So, we're just taking all that into account and extended it a couple of feet further for the garage space. On the west side, it's minimal. Again it's because of the addition going up that we're asking for the additional couple of feet there.

I think the house has great potential and a great neighborhood, and I think it's going to be a winner for the neighborhood in general.

COMMISSIONER DIVITO: So, talking about that west side, that's just going over the existing line today, right?

MR. TSAMBARLIS: Correct.

COMMISSIONER DIVITO: You're just going straight up. Speaking about the neighborhood, have you had a chance to meet some of the neighbors and talk to them?

MR. TSAMBARLIS: Unfortunately, no. There was, one of the neighbors behind us was unhappy with the way the landscaping was. Obviously, we cleaned everything out and I think they're happier about that. We've been maintaining the property during the whole time. We've cut down all the brush and everything. So, we've tried to maintain it as much as we can before we get started. But no, there has been no conversation with anybody.

COMMISSIONER DIVITO: You haven't even talked to the neighbor directly to the west of you --

MR. TSAMBARLIS: No.

COMMISSIONER DIVITO: -- or one of the corner houses?

MR. TSAMBARLIS: No.

COMMISSIONER DIVITO: Okay. All right, how many projects like this have you done in the Arlington Heights neighborhood?

MR. TSAMBARLIS: In Arlington Heights, we've done four other homes that are rehabs. The biggest one actually was my daughter's up on Patton. We did a whole remodel of her house about two years ago. Everything went great. You guys are, you've been really great to work with.

COMMISSIONER DIVITO: Okay, I think that's all the questions I have.

Anybody else from the Board?

CHAIRPERSON SIAVELIS: Any other questions from members of the Board before I proceed to ask the same with the audience?

COMMISSIONER DRAKE: Yes, I do have one question.

I'm very familiar with that block and those homes. I'm just curious what the time table is, if you get the approvals tonight to, you know, begin work and hopefully get that project done?

MR. TSAMBARLIS: Well, if everything goes as we hope, I'm not sure how long the permit processes now take, but I would imagine, we would love to try to break ground by springtime and have it done by the end of summer at the latest. Hopefully sooner, the sooner the better for us.

COMMISSIONER DRAKE: Yes, okay. Thank you.

MR. TSAMBARLIS: You're welcome.

CHAIRPERSON SIAVELIS: Any other questions from Board members?

MR. MACH: Chairman, I do have, I did receive two e-mails in response to this petition that I'd like to read into the record.

CHAIRPERSON SIAVELIS: Okay, Derek, let's see if there's anybody live on call.

MR. MACH: Sure.

CHAIRPERSON SIAVELIS: If not, then we proceed with those two e-mails then, okay?

Okay, so if there's any comments from the audience in regards to this petition and this petition only, now is the time. So, click on the Raise Your Hand button or icon if you would like to speak regarding this petition.

MR. MACH: I do have one raised hand.

CHAIRPERSON SIAVELIS: Okay.

MR. MACH: Haley, you should be able to speak now. I'm just trying to -- okay, you can go ahead.

CHAIRPERSON SIAVELIS: Okay, actually, Derek, before she starts, as part of our initial, anybody in the audience, before you really get into it, if you can just fully identify yourself, first and last name?

MR. RECKLING: Haley and Chris Reckling.

CHAIRPERSON SIAVELIS: Okay, go ahead please.

MR. RECKLING: We have not been contacted by the builder at this time.

CHAIRPERSON SIAVELIS: Okay, can you give us a little bit more context on that? I mean, are you a neighbor?

MR. RECKLING: Yes, we're two houses over.

CHAIRPERSON SIAVELIS: Two houses over, okay. Did you not get the notice that was mailed regarding tonight's variance, or tonight's hearing? Did you receive that?

MR. RECKLING: We received a letter.

CHAIRPERSON SIAVELIS: Okay, so Chris, do you have any comments, any remarks regarding the two particular issues that are in front of the Board at present?

MR. RECKLING: Please ask the question again?

CHAIRPERSON SIAVELIS: Certainly. Do you have any comments in

particular regarding the two issues that are in front of the Board right now?

MR. RECKLING: Well, the house looks nice. But I mean, I'm two houses over, so I'm curious, the construction, you know, how much noise there's going to be during evening hours. We have two very young children, I have a newborn. I have a child, if construction starts in the summer, that child Cora will, you know, she'll still be young, she'll be taking naps during the day. So, we don't want that construction really affecting that.

CHAIRPERSON SIAVELIS: Okay. All right, let's focus in then, we understand that but let's focus in on the two particular issues that prompted the variance request, okay? I mean, if the builders is conforming to all regulations regarding activity during the course of the day, you know, that is what it is. I mean, so do you have any concerns or questions with regard to the two particular issues that necessitate a variance?

MR. RECKLING: Well, not at this time.

CHAIRPERSON SIAVELIS: Okay. All right, any Board members have any questions for Mr. Reckling before I move on?

COMMISSIONER JAFFE: No.

CHAIRPERSON SIAVELIS: Okay, Derek, you indicated that you had two e-mails I believe that came in. Can you proceed with that?

MR. MACH: Yes. Let me read this to you in the order that I received:

For the public record, here is my response to the request for variance setback on both the east and west side of 1208 East Miner Street property. I am not a zoning expert, but it seems to me that the zoning and building codes were put in place for uniformity. This certainly will affect the building uniformity in my neighborhood. Isn't uniformity deemed to be in the public interest when zoning laws are put into effect?

I don't see that NMZ Properties has proven an unnecessary hardship in complying with the existing zoning laws. What I do see is that the neighboring properties will lose something that we thought we had, reasonable space between houses and uniformity. Without any compensation, as such, it seems this zoning request goes against public interest of all in the neighborhood and the private interests of adjoining property owners. Zoning codes exist for the benefit of the entire community, and if a change is desired, it seems reasonable to expect that it wouldn't be done on a piecemeal basis but would be addressed on a broader scale.

Thank you for your consideration, Jeanette Smith.

Then the next e-mail received: We are neighbors on the west side of the property at 1208 East Miner Street. We have lived in this home since March of 1974, and in 1994 we added an addition to our property. Obviously, the current variance from six feet eight inches was in place when we purchased our home.

We have a couple of concerns about the requested variance. Since 2009, we have experienced an incredible amount of water flowing through our sump pump from about April into the middle of August. The Village has tried to help us figure this out. This occurred suddenly in 2009 and has been a problem

every year since. Our sump pump now runs continually for many months.

We are wondering how the planned home will affect any water runoff. With the requested variance of four feet on the east side of the home, there will be little space to reach the backyard on that side of the home. Will the home square footage plus hard scape exceed the 45 percent square footage allowed for the property?

Since our addition, our primary seating and entertaining area is on the west side of the property on Miner. See pictures attached. The former owners were away all summer, so privacy was never a problem before. Now, our privacy may well be compromised.

For the above reasons, we are not in favor of the proposed variances. Ed and Pat Gale.

CHAIRPERSON SIAVELIS: Derek, what's the current impervious surface coverage and does it change as a result of this now?

MR. MACH: The allowable impervious surface coverage of the subject property is 50 percent. It is below the 50 percent and the Petitioner is proposing to expand up, they're not proposing to expand the footprint of the home.

CHAIRPERSON SIAVELIS: Thank you.

COMMISSIONER DIVITO: It's hard to tell with the existing pictures though or even satellite view. But if you look, there's, from the west side of the house, of the second story, can you tell where the gutters end on that second story part? Because in the back of the house, it looks like that's only a one-story, the shaded part right now is only a one-story.

MR. TSAMBARLIS: Yes, it is.

COMMISSIONER DIVITO: So, are there gutters in the middle of the structure that are shooting out to the side?

MR. TSAMBARLIS: There's, some of the gutters on the house right now, most of them are down, most of them are not even functioning. That's one of the reasons why there's so much foundation damage on this house, because of all the water runoff that kept coming off the roof. That's all going to get redone. I mean, we're going to make sure that everything is per code when it's all redone.

COMMISSIONER LANAGHAN: Just for my own edification, we're not changing the footprint? The existing setbacks are already nonconforming and they're not doing anything other than going up, is that correct?

MR. TSAMBARLIS: Yes.

CHAIRPERSON SIAVELIS: All right, and Jeff, I think that's confirmed on page four of the packet from Engineering.

COMMISSIONER LANAGHAN: You're right, Peter, I read that. But having heard the other comments from the neighbors, I was not sure that I was reading that correctly. But that is exactly what Engineering said.

CHAIRPERSON SIAVELIS: Right, right, me, too. That's why I went back and looked at it. Engineering says that the 2.8 east side yard setback and the 5.1 west side yard setback are existing conditions and that essentially the structure will be going up from there and not outward from there. So, is that correct? I just want to ask the Petitioner to affirm that, is that correct?

MR. TSAMBARLIS: Yes. Yes.

MR. MACH: Chairman, we do have one more member in the audience that would like to speak.

CHAIRPERSON SIAVELIS: Okay, I'm sorry, I was toggling between a couple of views. All right, I guess we can, we kind of moved past that phase but we can entertain that now since we're doing pretty good on time. So, Derek, you can tell that person to proceed.

MR. MACH: Jeanette, it should be unmuted now.

MS. SMITH: Yes. I did, I unmuted myself, thank you. I just want to make a comment.

CHAIRPERSON SIAVELIS: Wait, hold up, hold up, hold up.

MS. SMITH: Go ahead.

CHAIRPERSON SIAVELIS: Just identify yourself for the record please.

MS. SMITH: Yes. I'm Jeanette Smith. I am the neighbor who is directly to the east.

CHAIRPERSON SIAVELIS: Okay, please continue.

MS. SMITH: I haven't talked to the owner of the property that we're all talking about, but I think that something that has become clear on this meeting is that, which was something that was a little bit, which wasn't clear in the letter is that where the house sits in the footprint that it has right now isn't really, there isn't really going to be a difference in terms of, you know, where it will be on the property once they do the changes. I'm looking at what's on the screen right now and I believe that's the existing whatever diagram of the property, but we've kind of flipped through the other pages a little bit quickly. So, I think it would help everyone a lot to understand, you know, what it's actually going to look like and how it will impact us if we had more information from the outset instead of just, you know, a description of what this proposed setback is.

That's just a comment that I have about it. What will this be? How will it affect, when I walk down my driveway or when I walk into my backyard or when I go back to my garage? Is it going to be, it doesn't appear that it's going to be any wider. Again, just to confirm, it's just going up more on the west side of the property?

COMMISSIONER GEISEL: You are correct.

CHAIRPERSON SIAVELIS: Yes, that is correct, right. That's what we, Jeanette, that's what we asked at least twice, right? We understand the basis of your concerns, and that's why we were very specific. We see the papers that are submitted to the Village, all right, we see the Engineering Department's response to it, and then we asked the Petitioner twice in that regard just so we're crystal clear on it.

MS. SMITH: All right, well, I appreciate that clarification. That was not clear from the outset, you know, prior to the meeting. So, thank you for that.

COMMISSIONER SELBKA: Ms. Smith, if you want to look at, if you look at page 10 to 13 of the packet, there is a drawing of what the house is going to look like. That's actually on the Village website on your Agendas and Minutes.

MS. SMITH: Okay.

COMMISSIONER SELBKA: So, you can see what the plans are, how the house looks in relation to all of the other houses on that block, they've got a context elevation there, and what the design is going to be. So, that's there if you want to take a

look and see that, you know, at your leisure.

MS. SMITH: Yes, and I appreciate that. I think that was, you know, the context and how it fits with our neighborhood is certainly one of the concerns of other neighbors who I've spoken with. So, thank you, I appreciate that. I'll reference that for others.

CHAIRPERSON SIAVELIS: Great. Good comments and insight there, Joe. Thank you for helping on pointing that out. Okay, so Derek, no other audience members, is that correct?

MR. MACH: That is correct.

CHAIRPERSON SIAVELIS: Okay, I don't believe there's an open issue for Petitioner to respond because we seem to have nailed down the issues regarding not expanding the footprint and building up. But I think at this point in time, Nick, given what we've heard from the neighbors, it would really be just helpful for you just to say that you confirm that and that there will be no expansion to the footprint but it will be going up.

MR. TSAMBARLIS: Absolutely, there will not be an expansion, and the final drawings will reflect that when we submit it for permits.

CHAIRPERSON SIAVELIS: Okay, appreciate that. Thanks, Nick. All right, let's move to the phase now for deliberation by the Board. Dave, if you want to start that deliberation?

COMMISSIONER DIVITO: Absolutely. So, knowing that we triple, quadruple confirmed the footprint of the home, knowing that it is existing nonconforming, knowing that the house is probably in rough shape and it does need a good facelift, Engineering didn't have many comments except confirming the nonconforming side yards, and Design seemed to be in favor of it, so at this point I would actually be in support of this as well.

CHAIRPERSON SIAVELIS: Okay, any other members with comments?

COMMISSIONER JAFFE: I was going to say, Chairman, I would agree with everything that Board Member Divito had stated. You know, and I took a ride by the property, it's across the street from an elementary school. You know, if we're thinking about how to support investments in the community and beautify the neighborhood, I think this is a great opportunity to do so. It's got a big ask but I think it will have a big return. So, I would also support the petition.

CHAIRPERSON SIAVELIS: Very good. All right, do we have a motion?

COMMISSIONER DIVITO: I'll motion.

COMMISSIONER JAFFE: I'll second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: I have Mr. Divito put the motion for it and Mr. Jaffe seconded the motion.

COMMISSIONER JAFFE: Correct.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes. Congratulations. Your variances have been granted. You may stick around if you so desire or you may depart.

MR. TSAMBARLIS: Thank you very much. We look forward to working with everyone.

CHAIRPERSON SIAVELIS: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:47 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 9, 2020

PETITIONER: 1208 E. Miner St Residence
ADDRESS OF PROPERTY: 1208 E. Miner St.
VARIATION: 5.1-3.2 (Required Minimum Yards)

A 1.7' variation to allow an addition along the west property line with a side yard setback of 5.1' instead of the required 6.8' and an additional 1.5' for the eave; A 4.0' variation to allow an addition along the east property line with a side yard setback of 2.8' instead of the required 6.8' and an additional 1.5' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they purchased the home several months back and are proposing an addition for resale purposes. The petitioner testified that the home is in poor condition and in need of improvement. The petitioner testified that the proposed addition is above the existing non-conforming footprint. The petitioner explained that they are not expanding the footprint of the home.

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

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

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

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

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

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
11/30/2020**

Item: 401 S. Bristol Ln. - 11/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
401 S. Bristol Ln. - Minutes 11/9/20	Minutes
401 S Bristol Ln - Findings 11/9/20	Minutes

ZONING BOARD

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

OF APPEALS

RE: 401 SOUTH BRISTOL LANE - ZBA #20-031

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals, held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 9th day of November, 2020 at the
hour of 7:47 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JOE SELBKA
JEFF LANAGHAN
TOM DRAKE
BENJAMIN JAFFE
DAVID DIVITO
JOE GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: We have one more petition on the docket for today. It is ZBA Reference #20-031. It is 401 South Bristol Avenue, I'm sorry, Bristol Lane. I should know better.

Can the Petitioner or whoever is speaking on behalf of this petition identify themselves please?

MR. DADAY: Yes, Mr. Chairman. Stephen G. Daday, I'm the attorney and I represent the Petitioners, David and Maryann Ruggio who are also on the Zoom call this evening, as well as the architect and builder who is also on the call. I would request that they also be sworn in.

CHAIRPERSON SIAVELIS: Okay, that sounds, do you want the architect sworn in as well?

MR. DADAY: Sure.

CHAIRPERSON SIAVELIS: Okay, we'll swear you all in and then we'll let Derek do the Staff presentation. So, Steve, we'll start with you first. Raise your right hand, thank you very much.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Petitioners Ruggio, I did not catch your first names.

MR. RUGGIO: David and Maryann.

CHAIRPERSON SIAVELIS: Okay, great. Can you both raise your right hand if you're both going to be talking tonight?

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, and your architect, I have not seen --

MR. DADAY: Shawn Pawlak.

CHAIRPERSON SIAVELIS: Is he on the screen, Mr. Pawlak? Maybe my windows are a little too small for the screen here. All right, let me see where you are, Mr. Pawlak, so I can actually see you raising your right hand. There you are, I got you, all right.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, and Derek, do you have everybody identified there for the record there?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Okay, all right, great. Staff presentation now please.

MR. MACH: The Petitioner is proposing to construct a covered patio that encroaches into the required exterior side yard setback along Grove Street. The proposed covered patio is set back 11 feet where 22.6 feet is required. The Petitioner is requesting an 11.6-foot variation from Chapter 28, Section 5.1-3.2c, to allow a covered patio with an exterior side yard setback of 11 feet instead of the required 22.6 feet. Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you very much, Derek.

Okay, Steve, you have the floor.

MR. DADAY: Thank you, Mr. Chairman, members of the Commission. It's nice to see you all again, but virtually as opposed to being in person.

The Ruggios have lived in this house for approximately 20 years I believe, and as you know, this is at the corner of Grove and Bristol. The setbacks for a corner lot are based on the adjacent property owners' property setbacks. That's what's causing this request for the variation. What we're requesting is really an upgrade to the existing patio. We are going to, not enclose it but just put a pergola which is kind of an open roof over the area.

Getting into the criteria, the proposed use will not alter the essential character of the locality and be compatible. Well, you know, this is a residential neighborhood and we're not changing that at all. As a matter of fact, there is a patio there, and again this will just be an upgrade to the outdoor living space.

As I mentioned, the anomaly here is that because the setbacks on the adjoining properties are approximately 22 feet, we have to request this variation. But the requested variation and the patio follows along the lot line of the house or the line of the house. So, it's no different or it doesn't encroach any farther than the existing property and the existing house. So, it's not going to change the character of the neighborhood. As a matter of fact, it's likely to improve the neighborhood by virtue of the fact that this is going to be a very upscale outdoor living space.

As I mentioned, the unique circumstances, this is the anomaly of having a corner lot, and because of that, the setback is 22 feet as opposed to where it would be, you know, if the front yard setback were a normal setback, it would be significantly less.

Is this in harmony with the spirit and the character of the chapter? Absolutely. This is a very nice house and a very nice neighborhood. As I mentioned, the patio itself is going to have a grill and it's going to have some seating areas and it's going to have this covered roof. It's not an entirely covered roof, it's just going to be a pergola.

Finally, is it the minimum variation? Well, again because of the way that the house is set on the property, this does not change the setback, it conforms to the existing setback of the house. So, to that extent, I think we meet the criteria.

I want to ask the architect and builder to kind of go through what the project is all about and describe for you some of the characteristics of the project.

So, Shawn?

MR. PAWLAK: Sure. So, just to be clear, there is a roofed structure, they would not get wet, otherwise I'm sure they'll call me and complain. But, so it is a roofed structure, it's just it's open on the sides. So, there's, you know, there's an outdoor kitchen, there's a fireplace, there's a little like seating island for entertainment. So, essentially, it's a really nice patio that they can use in inclement weather. We're planning on putting some heaters out there so it kind of extends the season a bit.

So, that's, you know, that's at a high level and we did, you know, like Stephen was saying, we did stay within the, you know, the building line on the north side so it doesn't extend out past where the current home is.

CHAIRPERSON SIAVELIS: Shawn, I noticed that there is a Kegerator label there, too. So, that is an important feature for the homeowner and the homeowners' friends, so I think that's a positive.

MR. PAWLAK: Yes, and depending on how this goes, I mean, you may or may not have an invite.

MR. DADAY: We're not going to say that, no.

CHAIRPERSON SIAVELIS: I live about three blocks away, so it may be hard to keep me out.

MR. PAWLAK: All right, that's fair.

MR. DADAY: I also want to mention that the property on the back side is heavily screened with arborvitae, and it's currently that way and it's going to remain that way. So, you know, the privacy aspect I think is important, too. So, I don't believe that really the neighbors should be able to see very much as it relates to that. I guess if you were on the second floor of a property, you might be looking out over the landscaping, but the landscape screening is pretty heavy.

CHAIRPERSON SIAVELIS: Yes. Let me ask the Ruggios a question real quick. Have you talked with your neighbors? I know you don't have a neighbor directly to your north, the street is there. But have your neighbors asked questions as to, you know, what's prompted the signage and --

MR. RUGGIO: Three out of our four immediate neighbors have talked to us. To the south of us, across the street, and then this neighbor, and then down the block, actually four people that we talked to. So, they have no issues or complaints. We basically just gave them a little bit of a description of what Shawn did, and they had no objection.

CHAIRPERSON SIAVELIS: Okay, all right. Good to hear. I don't have any other questions myself here. Other Board members, do you have a question before we proceed to the audience?

COMMISSIONER LANAGHAN: I have a quick one, Peter. Just to make sure I understand, so the code requires a 20-foot setback even though the house itself is only 11-foot? Is that correct?

MR. MACH: That is correct.

MR. DADAY: That's correct.

COMMISSIONER LANAGHAN: That's because of the side yard nature, corner side yard nature of the property, am I interpreting that correctly?

MR. MACH: The required exterior side yard setback is based on the average for the block. So, the homes to the east are impacting that average, resulting in a, you know, required setback of the 22.6 feet.

COMMISSIONER LANAGHAN: Got you, all right. As a corner side lot owner myself, I certainly understand the implications as to how that can kind of push you back into corners at times. I'll leave it at that right now while I muddle on this a little bit.

CHAIRPERSON SIAVELIS: All right, any other comments from Board members before we proceed to the audience?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, Derek, are there any members from the public in the audience who would like to be heard?

MR. MACH: Chairman, I do have a few e-mails that were received that I'd like to read into the record.

CHAIRPERSON SIAVELIS: Okay, and just to confirm, we have nobody waiting as an audience member to speak, correct?

MR. MACH: I do not have any hands at this time.

CHAIRPERSON SIAVELIS: Okay, great. Please proceed then with the reading of the e-mails.

MR. MACH: I'll read these in the order that they were received.

To the Zoning Board of Appeals members, we are writing to express our opposition to the variance requested for 401 South Bristol Lane to encroach into the setback required under the Arlington Heights Municipal Code. There are numerous reasons we believe this variance request is unreasonable and should be rejected.

This is not a minor encroachment. The proposed structure would overbuild to 11 feet from the road. This would set a precedent to build structures within 11 feet of the street in a neighborhood with no sidewalks and heavy foot traffic. An open structure so close to the street would have a significant visual impact on a residential street where other property owners have been able to keep such expansions within their required setback limits. This impact would be exacerbated by the location of the lot on a corner.

According to the Wheeling Township lot maps available on GIS, this lot has over 2,700 square feet of available space to accommodate a structure without overbuilding into the required parkway setback. It is hard to imagine that any reasonable covered porch could not be built without this variance. Sincerely, Bill Manganerel and Janice Ferris.

The next one is: I'm opposed to the variance request. The need for building codes has not changed. I think some considerations for the codes would be to prevent overbuilding on a lot, or the appearance of overbuilding, and to maintain the aesthetics of the neighborhood. Additionally, there are safety concerns to be considered.

The need for the code protections has not changed and I'm opposed to setting a precedent. Allowing 11 feet when the code is 22.6 feet is a significant variance, and the new structure encroachment on the easement would result in the appearance of overbuilding on the lot. A structure that close to the street would be jarring and an eyesore even if well designed. We do not want to walk in our neighborhood and feel there is a social venue with the associated noise and sights that obvious. Again, setting a precedent should be avoided.

There are no sidewalks in this neighborhood, and the new structure would reduce the curb easements significantly and may create a safety concern. We have street parking in Scarsdale, and if the structure were allowed, there is a public safety concern. Where would residents walk safely? Please consider that this lot is large and there can be a structure built in the backyard without allowing a code variance. This solution would reduce the appearance of overbuilding in the lot, would not set a bad precedent, would move the noise and sights away from the street and keep them contained in the current backyard, and very importantly would eliminate safety concerns.

I ask that the variance not be allowed because there is no reason for it to be allowed. Thank you for your consideration, Sue Ellen Larson.

Then the next one received is: I oppose the proposed variance to encroach the side yard setback at the 401 South Bristol Lane address. Overall,

the placement of the structure would contradict the style of the neighborhood and jeopardize the charm by building so close to the street. The property has plenty of room in the backyard to utilize, and thus, the side yard does not need to be built on. They asked to remain anonymous.

MR. DADAY: Could we respond to all that?

CHAIRPERSON SIAVELIS: Well, hold on one second, Steve. Yes, you're definitely going to have the opportunity to respond to each of those three and same with the homeowners and your architect. I just want to make one comment before you do that.

It's important to note here that there is no precedential basis for our decision on this petition. A number of the oppositions raised that as a concern. It's a falsity, it's a fallacy. What happens here with this petition does not constitute a precedent that will bind this Board going forward. Instead, the Board considers each and every petition on its own with the facts at hand and the testimony provided by the petitioners and their architect, their builder, and any audience members. So, the notion that we would be setting a precedent is a falsity.

So, go ahead, Steve.

MR. DADAY: Well, I just want to say I think that there's a little bit of a misconception by the people who had objected in that it seems that they feel like this will extend beyond the line of the house into the side yard farther than the house is constructed. It sounds to me like they feel, as a couple of the comments were, they have a big backyard, why don't they just put it in the backyard, which is exactly what they're doing. So, I just think that some of the objectors are maybe misunderstanding where the setbacks are as it relates to the house.

CHAIRPERSON SIAVELIS: Okay, understood. Shawn, do you want to comment?

MR. PAWLAK: Yes, I guess just the big thing that stuck up there to me was that I think there's a misconception, like he was saying, that you know, we're not 11 feet off the street. We're 11 feet off the property line. So, there's still a huge parkway, you know, easement that isn't their property that they have sort of adopted from a landscaping perspective, you know. So, they're within the line of the house, and then there is still all of that landscaping. So, you know, visually, I don't know that anything is really, you know, it's not changing a whole lot. The structure isn't all that tall and there's all that mature landscaping that was shown in a previous slide.

COMMISSIONER DIVITO: Shawn, do you know by chance what that measurement is from the street to the lot line?

MR. PAWLAK: I don't know what the -- let me see. I don't know that I have that alignment of parkways, but I know it's, I mean, we're 11 feet off the property line. So, if I had to, I would guess at least 18 feet, maybe closer to 20 feet, so just looking at the scale off everything else, but I don't have that measurement.

COMMISSIONER DIVITO: Thanks.

CHAIRPERSON SIAVELIS: Okay, homeowners, Ruggios, do you want to comment beyond what Steve and Shawn provided?

MR. RUGGIO: I don't think so. I think they explained it well. I mean, we're within our, again because it's a corner lot and it's unusual, you know, along the Bristol

line, we are in line with all the homes. We are in line with all the homes that go west towards left of us, the house across the street. So, we are pretty much in alignment with the four corners here.

CHAIRPERSON SIAVELIS: Yes, and, okay, I'm sorry, I didn't mean to interrupt you. Go ahead.

MR. RUGGIO: No, I'm good, I'm good.

CHAIRPERSON SIAVELIS: Okay. All right, so I found something else in the oppositions that were raised there that seemed slightly off, and I agree. It seems like the oppositions don't understand the spatial positioning of what is being proposed here with respect to the property line, with respect to the curb, right? The safety issue didn't ring at all with me. I mean, if you are under the roof line of the Ruggios' proposed construction, you are well into their property. Their property is, excuse me, the proposed addition or the proposed structure is 11 feet from the property line which is at least 15 feet from the street, so you've strayed well beyond where you should be.

The other notion that I think is incorrect is that this is out of character with the neighborhood. I've lived in this neighborhood for 19 years, and I can tell you a number of us have outdoor kitchens, outdoor living spaces. Mine does not have a Kegerator, but I'm not going by the Petitioners, so maybe I'll put a Kegerator in next year myself, but it is quite common in Scarsdale for there to be outdoor kitchens. There's a number of homes with pools and pool houses and quite nice, well-outfitted living areas, outdoor living areas. So, I disagree with the notion that it's not consistent with the neighborhood.

So, let's see if there's any other comments from the Board members at this point.

COMMISSIONER DIVITO: The only other comment I'll make is that, you know, looking at the feasibility of rearranging the structure, it would actually be more impactful to the neighbors if they tried going long ways with it versus, you know, maintaining the footprint of the roof lines. So, I think they actually did a decent job of just weighing options and making it match what is in existence today.

COMMISSIONER GEISEL: I think the folks who made those objections clearly don't understand the project that they're not willing, they are exactly doing what they suggested, they're building in their backyard. So, I think someone misunderstood the project when they made those comments, and I would support the project.

COMMISSIONER DIVITO: It's always difficult with, you know, letters or e-mails that were sent in because they're a point in time and they don't have this dialogue to kind of work through the issues.

COMMISSIONER LANAGHAN: Yes, I would also kind of agree that there's probably a misconception that the 11-foot setback did not take into account the house is already at the 11-foot mark. This was a quick measurement which is relatively accurate. I'm coming up with about 28 feet to the curb to the building. So, that indicates, Peter, you're right on the money at 15 to 17 feet, it's right exactly where that right-of-way is. So, there's still substantial green space over there and I think, you know, keeping it in the backyard which is exactly what they're trying to do does make sense.

CHAIRPERSON SIAVELIS: All right. Okay, any other comments from the Board members?

COMMISSIONER DIVITO: I think the Petitioner mentioned it, that it's very well screened in based off of what I'm seeing. It's, you know, very well outlined with arborvitae. So, again the impact on sight lines should be minimal.

CHAIRPERSON SIAVELIS: Yes, and I can tell you that is accurate. I've been by the property numerous times during the two decades that I've lived there, and that's an accurate presentation from the Petitioners. So, do we have a motion?

COMMISSIONER DIVITO: I'll motion to approve.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER DRAKE: Second.

MR. MACH: I have Mr. Divito put the motion forward and Mr. Drake seconded the motion. I'll proceed with roll call. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: I'm on mute? Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variances have been granted.

MRS. RUGGIO: Thank you.

CHAIRPERSON SIAVELIS: I believe that concludes the substantive issues with you.

MR. RUGGIO: Thank you very much.

MR. DADAY: Thank you very much, and look forward to seeing you all very soon.

CHAIRPERSON SIAVELIS: All right, thank you.

All right, last but not least, do we have a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

CHAIRPERSON SIAVELIS: All right, we need a second on the adjournment.

COMMISSIONER DIVITO: Second.

CHAIRPERSON SIAVELIS: Thank you.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

CHAIRPERSON SIAVELIS: All right, take care, everyone. Stay healthy
and safe.

(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 8:09 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 9, 2020

PETITIONER: Ruggio Residence
ADDRESS OF PROPERTY: 401 S. Bristol Ln.
VARIATION: 5.1-3.2c (Required Minimum Yards)

A 11.6' variation to allow a covered patio with an exterior side yard setback of 11.0' instead of the required 22.6'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the homeowners have lived in the house for approximately 20 years. The petitioner explained that the proposed alteration is an upgrade to the outdoor living space. The petitioner further explained that the setbacks on the adjoining properties are approximately 22 feet, therefore, a variation is necessary since the average setback along Grove Street is 22.6 feet which creates a unique situation. The petitioner testified that the patio is going to have a grill, seating areas and a covered roof.

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. Drake. Thereafter, the Board voted 7-0 to approve the variance request.

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

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

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

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



Zoning Board of Appeals 11/30/2020

Item: ComEd - 2300 N. Arlington Heights Rd. - ZBA#20-029

Department: Planning & Community Development

The petition for 2300 N. Arlington Heights Road was originally scheduled to appear before the Zoning Board of Appeals on November 9, 2020; however, pursuant to the petitioners request, the Zoning Board made a motion to continue the hearing at the November 30, 2020 meeting. Staff is recommending that landscaping be placed along Chestnut Avenue in order to buffer the proposed fence. The petitioner requested the continuance to allow time to explore options for incorporating landscaping.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 9, 2020
Date Prepared: November 3, 2020
Project Title: ComEd - 2300 N. Arlington Heights Rd.
Address: 2300 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #20-029
Petitioner: Laurie Wirtz / Exelon Corp.
Address: 3 Lincoln Center
Oakbrook Terrace, IL 60181

Existing Zoning: R-1 – Residential Single-Family District

Requested Action/Background Information

The petitioner is proposing to replace and expand the existing 7-foot fence surrounding the ComEd electrical substation with a security fence structure that is 12 feet tall (including barbed wire at the top). Along Chestnut Avenue and to the northeast between the residential it is recommended that the petitioner provide landscaping to soften/buffer the fence. The petitioner is requesting the following variations:

- A variation from Chapter 28, Section 6.13-3 (Location of Fences) to allow a 12-foot tall fence (including barbed wire at the top) along with three 18-foot-tall posts which support the fence and other security functions where the maximum fence height allowed is 6 feet.
- A variation from Chapter 28, Section 6.13-2a to allow the use of barbed wire where barbed wire is prohibited.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/23/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/23/20	
3. Letter that was Mailed	✓	10/23/20	
4. Photographs of Sign on Property	✓	10/23/20	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: ComEd

Project Address: 2300 N Arlington Heights Rd

ZBA #: 20-029

Date: October 21, 2020

Derek:

I have reviewed the request for the following variance:

- A variation from Chapter 28, Section 6.13-3 (Location of Fences) to allow an 11-foot tall fence with concertina wire along with three 18-foot-tall posts for security cameras where the maximum fence height allowed is 6 feet.

and do not have any objections or comments.

ZBA# 20-029
2300 N Arlington Heights Rd- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: September 25, 2020
Received by Planning:
Transmitted to Engineering: October 21, 2020
Received by Briget: October 21, 2020
Completed: October 29, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A variation from Chapter 28, Section 6.13-3 (Location of Fences) to allow an 11-foot tall fence with concertina wire along with three 18-foot-tall posts for security cameras where the maximum fence height allowed is 6 feet.

The Engineering Division has NO COMMENT on the proposed variance request for location of fences.

--

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: ComEd

Project Address: 2300 N. Arlington Heights Road

ZBA #: 20-029

ZBA Hearing Date: November 9, 2020

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2020

- A variation from Chapter 28, Section 6.13-3 (Location of Fences) to allow an 11-foot tall fence with concertina wire along with three 18-foot-tall posts for security cameras where the maximum fence height allowed is 6 feet.

Attached are the Petitioner's:

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

Comments: Landscaping is recommended to screen the view of the proposed fence and existing

equipment from public view from Chestnut Avenue on the west.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 30, 2020.

PETITION

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

PETITION

NOW COMES the Petitioner (please reference attached sheet on the following page)

being the owner of the property commonly known as:

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

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

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain):

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain):

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):

Signed:

Jamie Wirtz on Behalf of Mark Primm
Petitioner

Date: 9/25/2020

NOW COMES the Petitioner **ComEd** being the owner of the property commonly known as: **TDC268 Arlington Heights substation** and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section **6.13-2** Chapter 28, of the Arlington Heights Municipal Code, in order to:

ComEd's plan for upgrading the exterior protection system of its Substations by replacing chain-link fencing (which can be climbed) with protection structures which are unscaleable (using barbed wire as an additional security feature on top) fully implement both the policy directives of a Presidential executive order addressing physical security at the country's critical infrastructure sites (which include substations comprising the power grid) and a Department of Homeland Security ("DHS") plan implementing the President's order. The subject substation security upgrades also reflect industry-implemented best practice.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain):

This substation has been on this parcel of land since approximately 1968 and during that time has coexisted with the surrounding residential and commercial spaces. At this time, the closest residential home located to the north of the site about 150' feet away and sheltered from view of the substation by a 6' high fence surrounding the residential properties. The existing commercial buildings face away from the substation property and are about 80' south of the substation property.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain):

Following the April 2013 "Metcalf" sniper attack on a San Jose, California electrical substation, President Obama issued a form of Executive Order in the security arena known as Presidential Policy Directive 21 ("PPD-21"). In his Directive, the President stated the clear policy of the United States to "...strengthen the security and resilience of its critical infrastructure against both physical and cyber threats." The President required the federal government to work with critical infrastructure owners such as the Exelon Corporation and its subsidiary ComEd to take "proactive steps" to both manage risk and "strengthen the security and resilience" of the country's critical infrastructure. Per PPD-21, required improved security efforts by ComEd must aim to "reduce vulnerabilities, minimize consequences, identify and disrupt threats, and hasten response and recovery efforts related to critical infrastructure."

PPD-21 required the DHS to develop, in coordination with the Department of Energy, a national plan to implement the improved security mandates of PPD-21. In response, DHS and the U.S. Department of Energy issued in 2015 an Energy Sector-Specific Plan ("2015 ESSP"). Key stated goals of the 2015 ESSP include: (1) assessing security risks and threats; (2) securing critical infrastructure from all hazards; and (3) enhancing critical infrastructure resilience. With the 2015 ESSP, the electricity industry subsector made as an explicit published priority the deploying of tools to "enhance situational awareness and security of critical infrastructure."

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):

The ComEd Arlington Heights substation was initially installed to provide electric service to the residents and businesses in the Arlington Heights area. This location was chosen in cooperation with the Arlington Heights Municipal Board in place at the time of construction with external facilities, specifically the protective fence, remaining essentially unchanged through today. The proposed new fence is similar in style but changing in height. ComEd believes, this variation will not adversely impact the surrounding properties and remains in harmony with the spirit and intent of the zoning regulations.

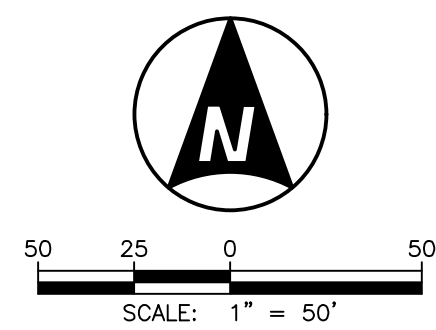
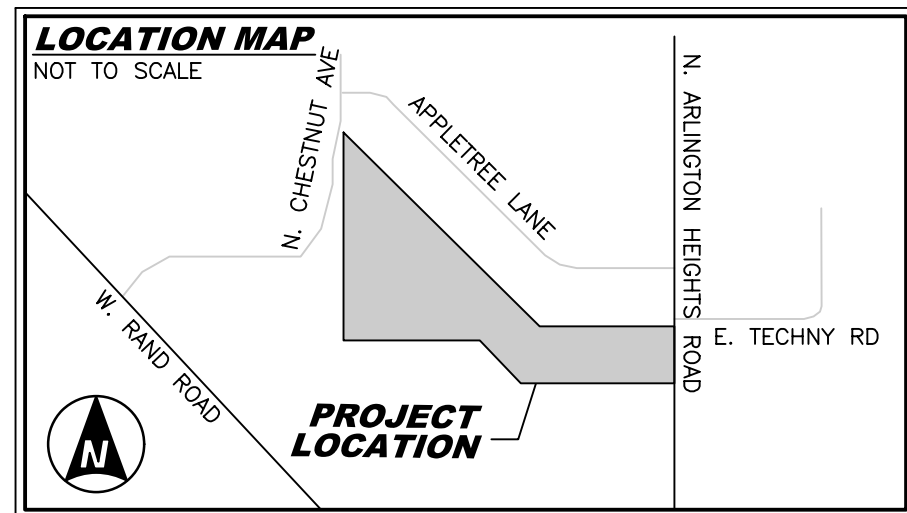
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):

To meet the security objectives of PPD-21, 2015 ESSP and FERC Order 802 and to implement electric utility best practices, Exelon created a standardized list of security requirements for implementation by all of its public utility subsidiaries, including ComEd. In turn, ComEd was required to initiate security improvement projects at each substation consistent with the Exelon Security Standards, all to adhere to the goals committed to by the electric energy subsector in the 2015 ESSP and the security plan components approved by FERC Order 802. Exelon's security standards have six stated design goals: (1) Deter; (2) Delay; (3) Detect; (4) Assess; (5) Communicate; and (6) Respond. The planned substation security enhancements at the Substations implements the first three security goals – Deter, Delay and Detect.

Signed: *Janis Wirtz on Behalf of Mark Pimm*
Date: *9/25/2020*

EXISTING CONDITIONS EXHIBIT

COMED SUBSTATION TDC 268 – 2300 ARLINGTON HEIGHTS ROAD



LEGEND:

—	BOUNDARY LINE
—	OVERHEAD WIRE
—	FENCE
○	MANHOLE (STMH/SAMH)
○	CATCH BASIN (CB)
—	INLET (INL)
—	FLARED END SECTION (FES)
○	VALVE VAULT (VV)
○	VALVE BOX (VB)
○	BUFFALO BOX (BB)
○	BUFFALO BOX PIPE ONLY (BBP)
○	AUXILIARY VALVE (AV)
○	CLEANOUT (CO)
●	BOLLARD (BOL)
○	GAS VALVE (GV)
○	FIRE HYDRANT (FH)
S	SANITARY STAMP
W	WATER STAMP
EMH	ELECTRIC MANHOLE (EMH)
TMH	TELEPHONE MANHOLE (TMH)
HH	HANDHOLE (HH)
HT	LIGHT (HT)
PP	POWER POLE (PP)
GW	GUY WIRE (GW)
PEDC	CABLE PEDESTAL (PEDC)
PEDE	ELECTRIC PEDESTAL (PEDE)
PEDT	TELEPHONE PEDESTAL (PEDT)
TRANS	TRANSFORMER
—	SPOT ELEVATION
XXXX.XX	PAVEMENT ELEVATION
ARM	TOP OF RAZOR WIRE ARM
CLF	CHAIN LINK FENCE
EM	ELECTRIC METER
GND	GROUND ELEVATION
INV	INVERT
POC	POINT OF CONTACT
(R)	RECORD
SBM	SITE BENCHMARK
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALL
T/W	TOP OF WATER
TRANS	TRANSFORMER
CONC	CONCRETE (CONC)
GRAVEL	GRAVEL
HMA	HOT MIX ASPHALT (HMA)
BUILDING	BUILDING

ATMOSPHERIC CONDITIONS

RECORDED DURING WIRE HEIGHT SURVEY
CONDITIONS ON 02/27/2020 BETWEEN THE HOURS
OF 10:30 AM AND 2:00 PM DST(CENTRAL)

TEMPERATURE
AVERAGE: 30°
MINIMUM: 28°
MAXIMUM: 34°
BAROMETRIC PRESSURE
AVERAGE: 29.28
WIND SPEED
AVERAGE: 8 MPH
MAXIMUM: 11 MPH
RELATIVE HUMIDITY
AVERAGE: 44%

OVERHEAD WIRE ELEVATIONS SHOWN HEREON WERE
MEASURED BETWEEN 10:30 AM AND 2:00 PM

ATMOSPHERIC CONDITIONS VERIFIED AT:
<https://www.wunderground.com/history/daily/us/il/arlington-heights/>

SURVEY CONTROL AND SITE BENCHMARK

ILLINOIS STATE PLANE COORDINATE SYSTEM
EAST ZONE 1201 – NAD 83 (2011) – US SURVEY FEET
ESTABLISHED WITH GPS USING KARA REIL-NET RTK NETWORK
SITE BM
ARROW BOLT ON FIRE HYDRANT EAST
OF BRICK BUILDING IN COMED
SUBSTATION TDC 268
ELEVATION=696.34 (NAVD88)

CP#1
NORTHING: 1985342.52
EASTING: 1079959.67
CP#3
NORTHING: 1985512.54
EASTING: 1079698.72
MAG-NAIL IN PAVEMENT

CP#4
NORTHING: 1985514.64
EASTING: 1079411.11
MAG-NAIL IN PAVEMENT

CP#7
NORTHING: 1986022.71
EASTING: 1078694.19
CUT CROSS

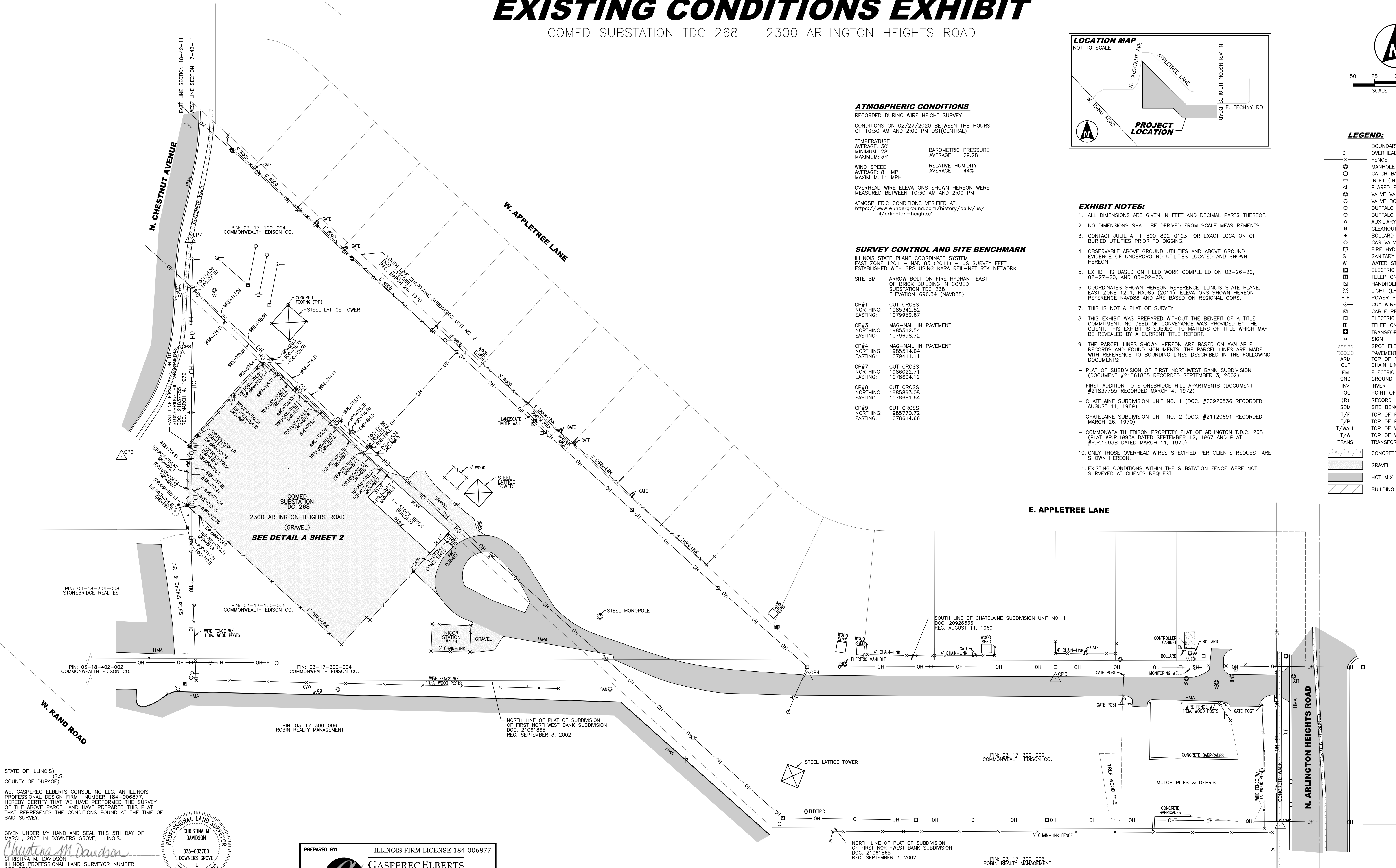
CP#8
NORTHING: 1985893.08
EASTING: 1078681.64
CUT CROSS

CP#9
NORTHING: 1985770.72
EASTING: 1078614.66
CUT CROSS

EXHIBIT NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
- OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
- EXHIBIT IS BASED ON FIELD WORK COMPLETED ON 02-26-20, 02-27-20, AND 03-02-20.
- COORDINATES SHOWN HEREON REFERENCE ILLINOIS STATE PLANE, EAST ZONE 1201, NAD83 (2011). ELEVATIONS SHOWN HEREON REFERENCE NAVD88 AND ARE BASED ON REGIONAL CORRS.
- THIS IS NOT A PLAT OF SURVEY.
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO DEED OF CONVEYANCE WAS PROVIDED BY THE CLIENT. THIS EXHIBIT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- THE PARCEL LINES SHOWN HEREON ARE BASED ON AVAILABLE RECORDS AND FOUND MONUMENTS. THE PARCEL LINES ARE MADE WITH REFERENCE TO BOUNDING LINES DESCRIBED IN THE FOLLOWING DOCUMENTS:
 - PLAT OF SUBDIVISION OF FIRST NORTHWEST BANK SUBDIVISION (DOCUMENT #21061865 RECORDED SEPTEMBER 3, 2002)
 - FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS (DOCUMENT #21837755 RECORDED MARCH 4, 1972)
 - CHATELAINE SUBDIVISION UNIT NO. 1 (DOC. #20926536 RECORDED AUGUST 11, 1969)
 - CHATELAINE SUBDIVISION UNIT NO. 2 (DOC. #21120691 RECORDED MARCH 26, 1970)
 - COMMONWEALTH EDISON PROPERTY PLAT OF ARLINGTON T.D.C. 268 (PLAT #P.P.1993A DATED SEPTEMBER 12, 1967 AND PLAT #P.P.1993B DATED MARCH 11, 1970)
- ONLY THOSE OVERHEAD WIRES SPECIFIED PER CLIENTS REQUEST ARE SHOWN HEREON.
- EXISTING CONDITIONS WITHIN THE SUBSTATION FENCE WERE NOT SURVEYED AT CLIENTS REQUEST.

E. APPLETREE LANE



STATE OF ILLINOIS)
(S.S.
COUNTY OF DUPAGE)
WE, GASPEREC ELBERTS CONSULTING LLC, AN ILLINOIS
PROFESSIONAL DESIGN FIRM, NUMBER 184-006877,
HEREBY CERTIFY THAT WE HAVE PERFORMED THE SURVEY
OF THE ABOVE PARCEL AND HAVE PREPARED THIS PLAT
THAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF
SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 5TH DAY OF
MARCH, 2020 IN DOWNERS GROVE, ILLINOIS.
Christina M. Davidson
CHRISTINA M. DAVIDSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER
035-3780
LICENSE EXPIRES: NOVEMBER 30, 2020



PREPARED BY:
ILLINOIS FIRM LICENSE 184-006877
GASPEREC ELBERTS
CONSULTING
1401 BRANDING AVENUE, SUITE 230
DOWNERS GROVE, IL 60018
(847) 868-1830

ILLINOIS PROFESSIONAL DESIGN FIRM
#184-001322
HRGreen
420 N. FRONT STREET,
McHENRY, IL 60050-2136
t. 815.385.1778 f. 815.385.1781
www.HRGREEN.com

NO.	DATE	REVISIONS	DESCRIPTION

NO.	DATE	REVISIONS	DESCRIPTION

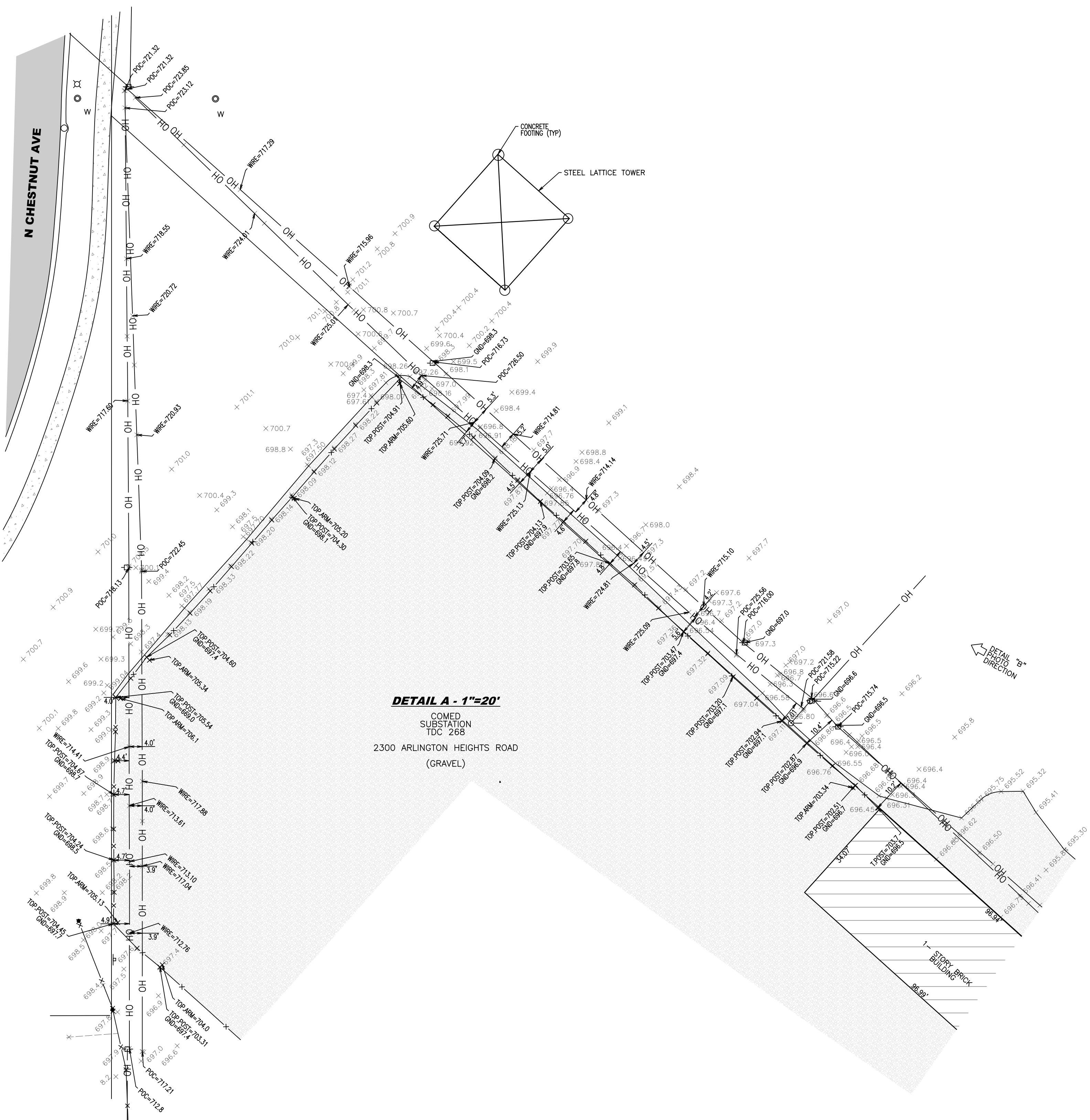
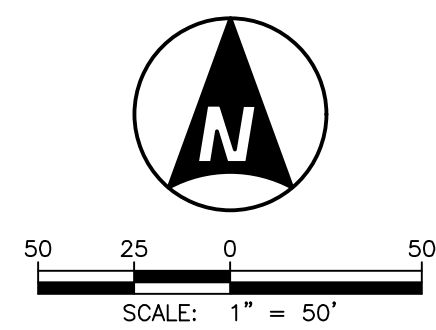
APPROVED BY:
CD
CHECKED BY:
CD

EXISTING CONDITIONS EXHIBIT
ARLINGTON HEIGHTS COMED SUBSTATION TDC 268
OFFICE: FIELD: CS/TJ CAD: ARM/CD CONTRACTOR NO.: 200179.001 COMED ORDER NO.: [20-088] SHEET NO.:
DWG. NO.: ELECTRONIC DWG. FILE: 200179.01-SURVEY.dgn DATE: 03-04-2020 SCALE: 1"=50' 1 OF 2

AUTOCAD 2000 GENERATED
ComEd
An Exelon Company
NICHOLAS L. RUETTIGER, PLS
COMED LAND SURVEY ADMINISTRATOR
1 LINCOLN CENTRE – 13TH FLOOR
OAKBROOK TERRACE, IL 60181
CELL: (815)295-9643
NICHOLAS.RUETTIGER@COMED.COM

EXISTING CONDITIONS EXHIBIT

COMED SUBSTATION TDC 268 — 2300 ARLINGTON HEIGHTS ROAD



DETAIL B



LOOKING WEST

DETAIL C



LOOKING NORTH

ATMOSPHERIC CONDITIONS

RECORDED DURING WIRE HEIGHT SURVEY
CONDITIONS ON 02/27/2020 BETWEEN THE HOURS
OF 10:30 AM AND 2:00 PM DST(CENTRAL)

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MAXIMUM: 11 MPH

BAROMETRIC PRESSURE
AVERAGE: 29.28

RELATIVE HUMIDITY
AVERAGE: 44%

OVERHEAD WIRE ELEVATIONS SHOWN HEREON WERE
MEASURED BETWEEN 10:30 AM AND 2:00 PM

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ILLINOIS STATE PLANE COORDINATE SYSTEM
EAST ZONE 1201 — NAD 83 (2011) — US SURVEY FEET
ESTABLISHED WITH GPS USING KARA REIL-NET RTK NETWORK

SITE BM
ARROW BOLT ON FIRE HYDRANT EAST
OF BRICK BUILDING IN COMED
SUBSTATION TDC 268
ELEVATION=696.34 (NAVD88)

CP#1
NORTHING: 1985342.52
EASTING: 1079959.67

CP#3
NORTHING: 1985512.54
EASTING: 1079698.72

CP#4
NORTHING: 1985114.64
EASTING: 1079411.11

CP#7
NORTHING: 1986022.71
EASTING: 1078634.19

CP#8
NORTHING: 1985893.08
EASTING: 1078681.64

CP#9
NORTHING: 1985770.72
EASTING: 1078614.66

LEGEND:

—	BOUNDARY LINE
— OH —	OVERHEAD WIRE
— X —	FENCE
○	MANHOLE (STMH/SAMH)
○	CATCH BASIN (CB)
○	INLET (INL)
○	FLARED END SECTION (FES)
○	VALVE VAULT (VV)
○	VALVE BOX (VB)
○	BUFFALO BOX (BB)
○	BUFFALO BOX PIPE ONLY (BBP)
○	AUXILIARY VALVE (AV)
○	CLEANOUT (CO)
○	BOLLARD (BOL)
○	GAS VALVE (GV)
○	FIRE HYDRANT (FH)
S	SANITARY STAMP
W	WATER STAMP
□	ELECTRIC MANHOLE (EMH)
□	TELEPHONE MANHOLE (TMH)
□	HANDHOLE (HH)
□	LIGHT (LHT)
□	POWER POLE (PP)
□	GUY WIRE (GW)
□	CABLE PEDESTAL (PEDC)
□	ELECTRIC PEDESTAL (PEDE)
□	TELEPHONE PEDESTAL (PEDT)
□	TRANSFORMER
□	SIGN
XXXXXX	SPOT ELEVATION
PXXXXXX	PAVEMENT ELEVATION
ARM	TOP OF RAZOR WIRE ARM
CLF	CHAIN LINK FENCE
EM	ELECTRIC METER
GND	GROUND ELEVATION
INV	INVERT
POC	POINT OF CONTACT
(R)	RECORD
SBM	SITE BENCHMARK
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/WALL	TOP OF WALL
T/W	TOP OF WATER
TRANS	TRANSFORMER
CONC	CONCRETE (CONC)
GRAVEL	GRAVEL
HMA	HOT MIX ASPHALT (HMA)
BUILDING	BUILDING

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
- OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
- EXHIBIT IS BASED ON FIELD WORK COMPLETED ON 02-26-20, 02-27-20, AND 03-02-20.
- EXISTING CONDITIONS WITHIN THE SUBSTATION FENCE WERE NOT SURVEYED AT CLIENTS REQUEST.

PREPARED BY:
ILLINOIS FIRM LICENSE 184-006877
GASPEREC ELBERTS
CONSULTING
1401 BRANDING AVENUE, SUITE 230
DOWNERS GROVE, IL 60018
(847) 868-1830

ILLINOIS PROFESSIONAL DESIGN FIRM
#184-001322
HRGreen
420 N. FRONT STREET,
McHENRY, IL 60050-2136
t. 815.385.1778 f. 815.385.1781
www.HRGREEN.com

NO.	DATE	REVISIONS	DESCRIPTION

NO.	DATE	REVISIONS	DESCRIPTION

APPROVED BY:
CD
CHECKED BY:
CD

EXISTING CONDITIONS EXHIBIT
ARLINGTON HEIGHTS COMED SUBSTATION TDC 268
OFFICE: CS/IT CND: ARM/CD CONTRACTOR NO.: 200179.001 COMED ORDER NO.: [20-088] SHEET NO.: 2 OF 2
DWG. NO.: ELECTRONIC DWG. FILE: 200179.01-SURVEY.dgn DATE: 03-04-2020 SCALE: 1"=20'

AUTOCAD 2000 GENERATED
ComEd
An Exelon Company

NICHOLAS L. RUETTIGER, PLS
COMED LAND SURVEY ADMINISTRATOR
1 LINCOLN CENTRE — 13TH FLOOR
OAKBROOK TERRACE, IL 60181
CELL: (815)295-9643
NICHOLAS.RUETTIGER@COMED.COM

E

D

C

B

A

E

D

C

B

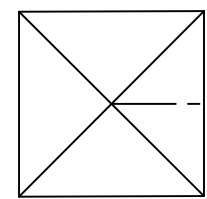
A

COMMONWEALTH

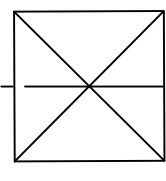
EDISON

COMPANY

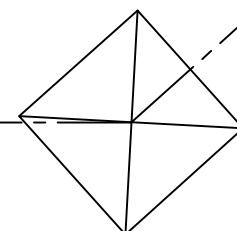
RIGHT OF WAY



TOWER #1034



TOWER #1033



5+00 E
5+00 N
BASE LINE #1
BASE LINE #2

CONTROL BUILDING

CARD READER
STANCHION

Extend Fence

20' MOTORIZED
SLIDE GATE
20'x20' CONCRETE APRON

20'-0"
3' MAN GATE
MAN GATE APRON

Remove Tree

Replace Fence in Place
with 11' + 1' Barb Wire
Refer to Pg. 2 for Elevation
details

Extend Fence

Replace Fence in Place
with 11' + 1' Barb Wire
Refer to Pg. 2 for Elevation
details

LIGHT POLE
DWG. 268.4-2
TYP.

TR. 71

TR. 72

TR. 73

TR. 74

M.G.D.

M.G.D.

M.G.D.

M.G.D.

CKT. SW.

DISC. SW.

CKT. SW.

DISC. SW.

CKT. SW.

138KV STEEL DEAD
END POLES (TYP.)

240'-10"

415.35'

BASE LINE #1

PAVEMENT

BLACKTOP

CHESTNUT

CONCRETE

WALK (5' WIDE)

REV	DATE	DESCRIPTION	DRFT.	ENG.
06-19-20		ISSUED FOR PERMITTING W.O.#16143284	DJH	DJH
06-10-20		ISSUED FOR APPROVAL W.O.#16143284	RRO	AJG



1		DATE	DESCRIPTION	PEL	PEL
REV		DATE	DESCRIPTION	TECH.	ENG.
ComEd Commonwealth Edison Co. Chicago, Illinois An Exelon Company Transmission and Distribution Operations					
ULTIMATE UTILIZATION PLAN					
TDC 268				ARLINGTON	
SCALE NONE				DATE --	
DRAWN BY --				THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.	
ENG. BY --				268-100A_S2020-0280	





Zoning Board of Appeals 11/30/2020

Item: 633 N. Ironwood Dr. - ZBA#20-032

Department: Planning & Community Development

REQUEST

- A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.
- A 2.5 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (new shed) from 15 feet to 17.5 feet.
- A 120 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 420 square feet instead of the maximum of 300 square feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 30, 2020
Date Prepared: November 25, 2020
Project Title: Evans Residence
Address: 633 N. Ironwood Dr.

Background Information

Petition Number: ZBA #20-032
Petitioner: Gary Lira / Lira & Associates
Address: 2015 S. Arlington Heights Rd. Suite 118C
Arlington Heights IL 60005

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

Requested Action/Background Information

The petitioner is proposing to construct a 420 square foot shed that is located in the side yard where sheds are only permitted in the rear yard. In addition, the proposed shed is 17.5 feet high where the maximum height allowed is 15 feet. Therefore, the petitioner requests the following variations:

- A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.
- A 2.5 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (new shed) from 15 feet to 17.5 feet.
- A 120 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 420 square feet instead of the maximum of 300 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

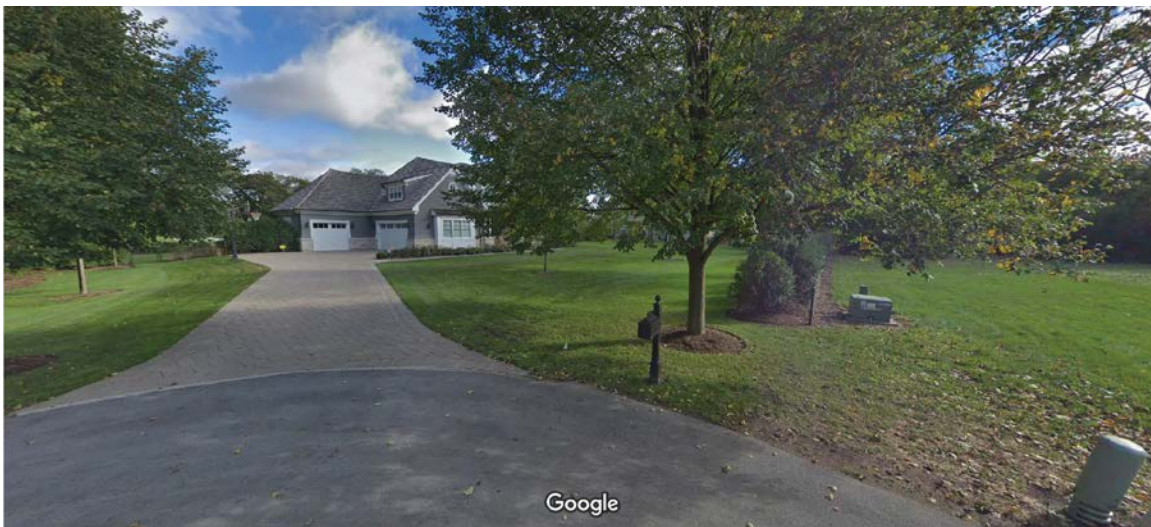
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/16/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/16/20	
3. Letter that was Mailed	✓	11/16/20	
4. Photographs of Sign on Property	✓	11/16/20	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Evans Residence

Project Address: 633 N Ironwood Ave

ZBA #: 20-032

Date: November 10, 2020

Derek:

I have reviewed the request for the following variance:

- A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.
- A 2.5 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (new shed) from 15 feet to 17.5 feet.
- A 120 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 420 square feet instead of the maximum of 300 square feet.

I have the following comment:

- a) The wall of the shed within 5 feet of the lot line is required to have a 1-hour fire-resistance rating from both the inside and outside.

ZBA# 20-32
633 N Ironwood - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 10, 2020
Received by Planning:
Transmitted to Engineering: November 11, 2020
Received by Briget: November 12, 2020
Completed: November 20, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.

A 2.5 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (new shed) from 15 feet to 17.5 feet.

The Engineering Division has NO COMMENT on the proposed variance request for building a shed in the side yard and maximum height of an accessory structure.

--

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Evans Residence

Project Address: 633 N. Ironwood

ZBA #: 20-032

ZBA Hearing Date: November 30, 2020

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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 10, 2020

- A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.
- A 2.5 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (new shed) from 15 feet to 17.5 feet.

Attached are the Petitioner's:

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

Comments: No Comments. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than November 20, 2020.

PETITION

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

PETITION

NOW COMES the Petitioner Paul Evans

being the owner of the property commonly known as: 633 N. Ironwood, Arlington Heights, IL

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Request a sideyard and height variance for proposed shed.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): _____

The essential character will be compatible with nearby properties and will enhance it, as the existing shed is dilapidated and the proposed shed will match character of current home.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): _____

The proposed shed is to be built in the existing shed location to accommodate existing grading patterns, and the height reflects the character of the existing house.

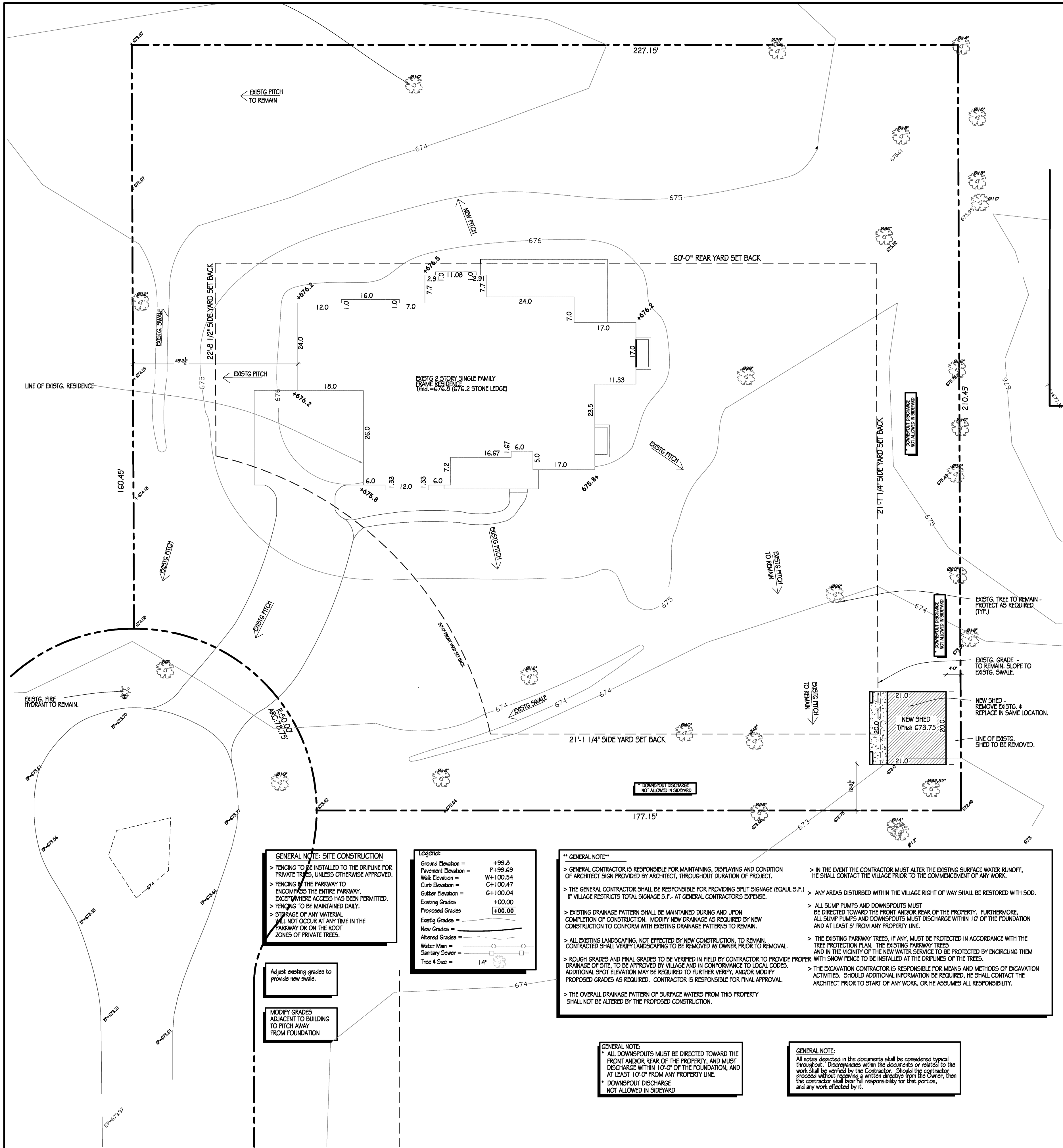
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____

The proposed shed is replacing an old dilapidated eye-sore of a shed.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): These are the minimum variances I am requesting to allow the proposed shed to be built within and enhancing the character of the neighborhood.

Signed: 
Petitioner

Date: 10/2/2020



Evans Residence Shed Replacement 633 N. Ironwood Arlington Heights, IL

* ALL ALTERNATE/ADDITIONAL WORK SHALL BE INCLUSIVE OF ALL WORK REQUIRED FOR A PROPER AND COMPLETE INSTALLATION FOR THE REQUIRED WORK AND ANY WORK ASSOCIATED WITH THE PROPOSED ALTERNATE/ADDITIONAL WORK, AND ANY WORK AFFECTED BY THE ALTERNATE OR ADDITIONAL WORK.
* WORK STATED IN ALTERNATE BELOW IS GENERAL, AND NOT INCLUSIVE OF ALL WORK REQUIRED. SHOULD THE CONTRACTOR REQUIRE ADDITIONAL DETAIL OR INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER PRIOR TO DO. OTHERWISE, ALL WORK REQUIRED SHALL BE INCLUDED WHETHER, STATED - IMPLIED - OR REQUIRED PER CODE.

ZT- Zoning / Codes
Site Plan

Z1- Specifications

Z2 - Foundation Plan

6 Alternate Bids / Additional Work

Scale: None

Zoning Review: (R-3 Single-Family Residential District)	
Total lot square foot:	45,851.92 sf

SETBACKS:	REQUIRED	PROPOSED
Side yard: (East)	21.1'	14.23'
Side yard: (South)	21.1'	12.77'

BUILDING CODE INFORMATION:									
INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS									- 2018
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE- CURRENT									
Ground Load	Wind Design	Seismic Design Category	Subject to Damage From		Winter Design Temp	Ice barrier (Underlayment Required)	Flood hazard V.A.H.	AP Grouping Index	Mean Annual Rainfall
5 psf	100 mph	no	Cat. B	Severe	42 min.	Moderate-Heavy	-4 F	Yes	11/6/2000
ICC w/ state amendments	- 2018								
NEC NATIONAL ELECTRIC CODE W/ AMENDMENTS (ARLINTON HEIGHTS, CHAPTER 25)									- 2017
INT'L - MECHANICAL W/ AMENDMENTS									- 2009
ILLINOIS PLUMBING CODE W/ AMENDMENTS									- 2014

Village Requirements	Allowed	Proposed
ISC (Entire Lot) (50%)	22,925.9 sf	7,754.8 sf
ISC (Front Yard) (50%)	2,947.4 sf	1,823.8 sf
Max Lot Coverage:	13,755.6 sf	4,725.5 sf
Max. Ht. (median)	15'-0"	17'-0"
Max. Floor to area ratio: (-400 sf Garage)	13,755.6 sf	5,329.5 sf

2 Drawing Index

13	9	5	1	
14	10	6	2	
15	11	7	3	
16	12	8	4	



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:

- > Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall 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.
- > All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- > All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

Certification

Evans Shed

L&A #220 - Evans Residence

633 N. Ironwood
Arlington Heights IL 60004
605.310.0084

Shed

DATE:
Zoning
Variance
8 Oct 2020

SHEET INDEX:
Title - Certification
2/T1 - Drawing Index
4/T1 - Sheet numbering
8/T1 - Zoning/Codes
16/T1 - Site Plan

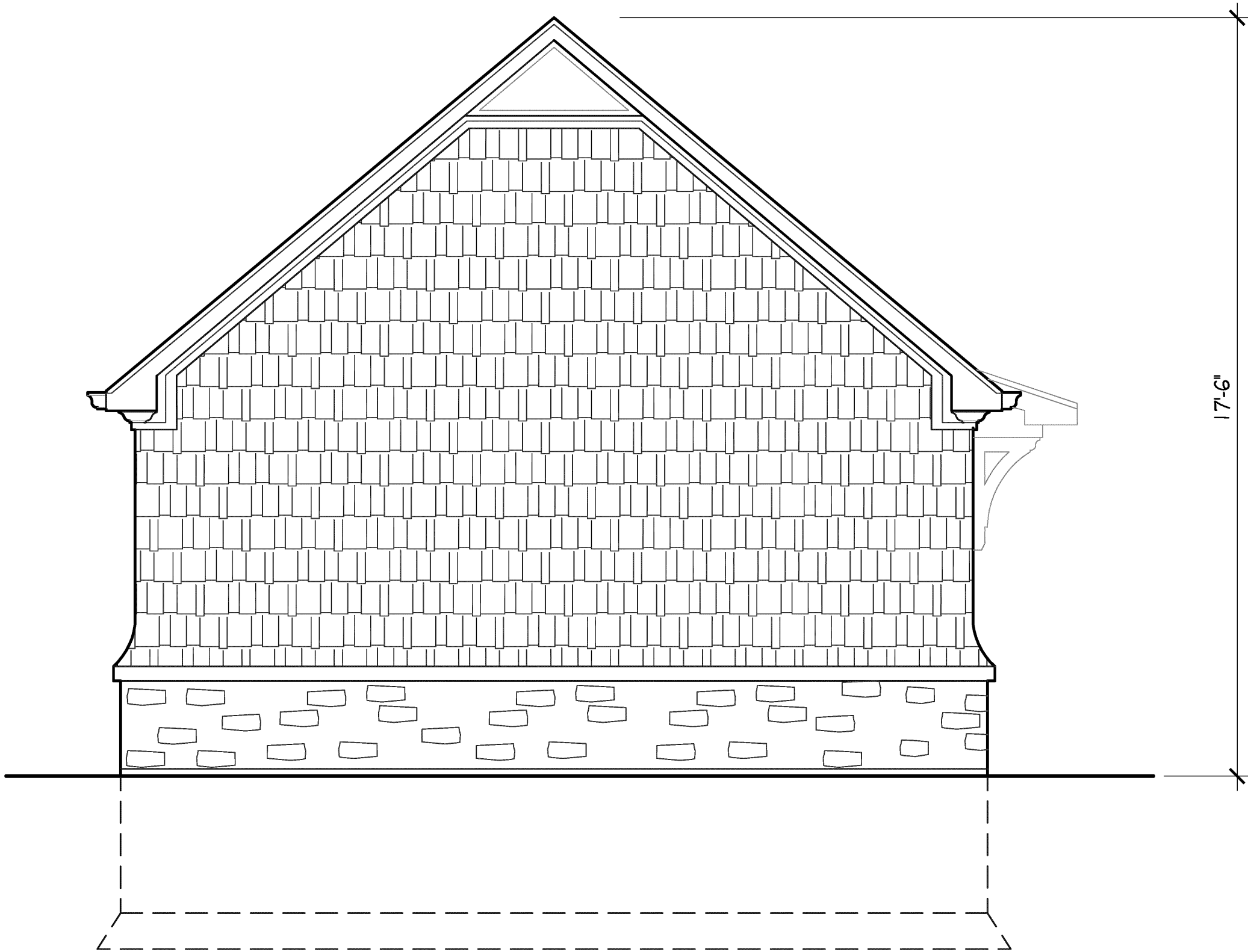
ZT



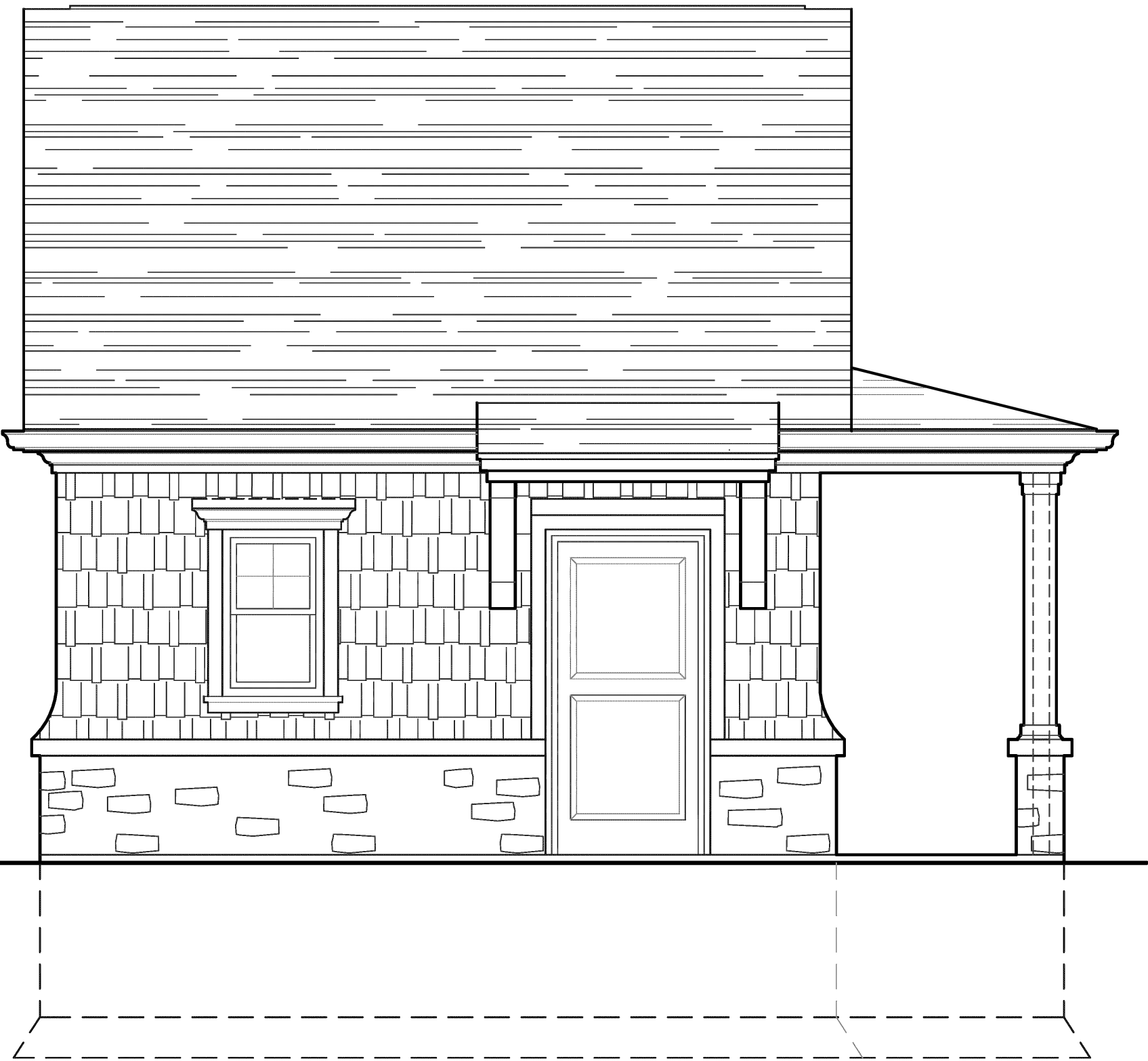
2015 S. Arlington Hts. Rd.
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East Elevation



North Elevation



West Elevation

T/ BEARING
ELEV. (SEE 2/A1 I)

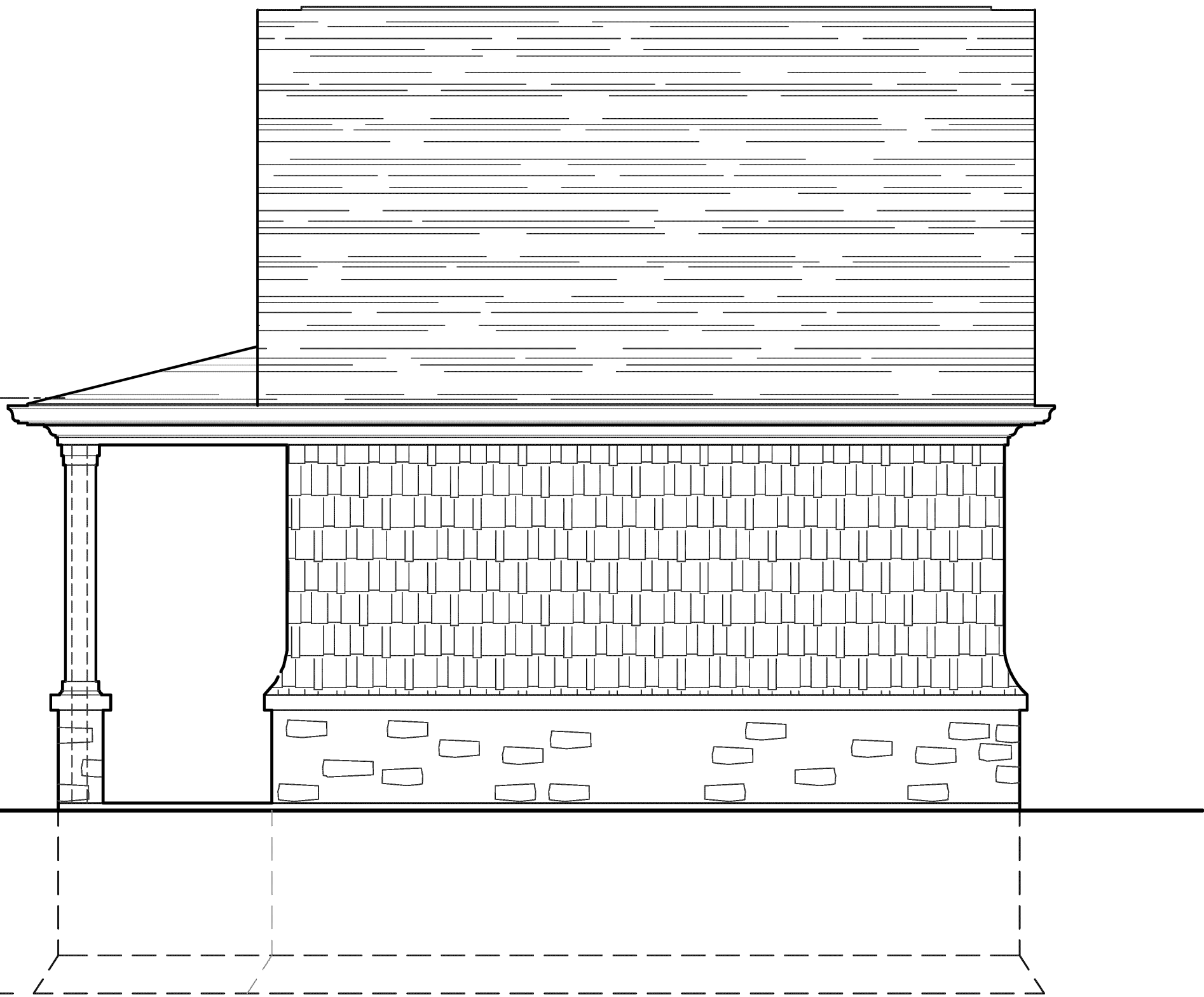
T/ SLAB
ELEV. (SEE 2/A1 I)

B/ FTG.
ELEV. (SEE 2/A1 I)

T/ BEARING
ELEV. (SEE 2/A1 I)

T/ SLAB
ELEV. (SEE 2/A1 I)

B/ FTG.
ELEV. (SEE 2/A1 I)



South Elevation

Evans Shed

L&A #220 - Evans Residence

633 N. Ironwood
Arlington Heights IL 60004
605.310.0084

Shed

DATE:
Zoning
Variance
8 Oct 2020

SHEET INDEX:
16/SD2 Elevations

SD2

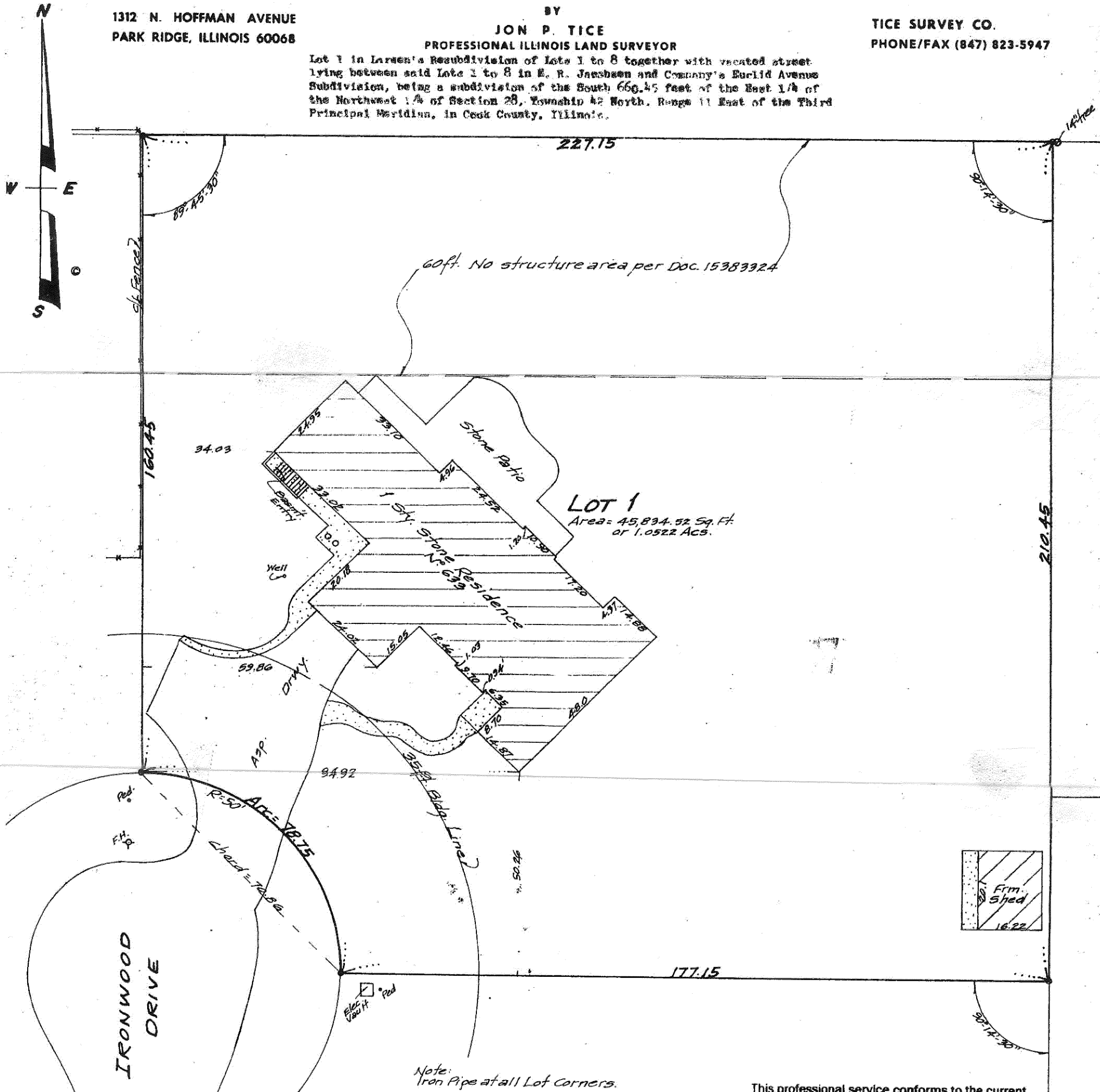
PLAT OF SURVEY

1312 N. HOFFMAN AVENUE
PARK RIDGE, ILLINOIS 60068

BY
JON P. TICE
PROFESSIONAL ILLINOIS LAND SURVEYOR

TICE SURVEY CO.
PHONE/FAX (847) 823-5947

Lot 1 in Larsen's Resubdivision of Lots 1 to 8 together with vacated street lying between said Lots 1 to 8 in E. R. Jacobson and Company's Earlid Avenue Subdivision, being a subdivision of the South 666.45 feet of the East 1/4 of the Northwest 1/4 of Section 28, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



Distances are marked in feet and decimal parts thereof.

Order No. 27164

Scale: 1 inch = 20 feet.

Date Oct. 18, 2007

Owner

Ordered by Debra R. Lester, Atty

State of Illinois }
County of Cook } ss

I, JON P. TICE, a Professional IL. Land Surveyor,
do hereby certify that I have located the building on
the above property.

Professional IL. Land Surveyor No. 1705

Compare all points before building by same and at once report any difference.

**Refer to deed or abstract for building restrictions.
Use Order Number for all future reference.**

Survey not valid without
RAISED embossed seal of
Surveyor preparing same

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

State of Illinois }
County of Cook } ss

I, JON P. TICE, a Professional L.L. Land Surveyor, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 68° Fahrenheit.

Professional IL. Land Surveyor No. 1705

9-6-12 Resurveyed for Tom Clements

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; filling costs, legal fees, architectural fees and all other expenses to Lira & Associates.

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Evans Residence

633 N. Ironwood
Arlington Heights IL 60004
605.310.0084

DATE:	SHEET INDEX:
*Permit Documents	Title - Certification
21 February 2013	2/T1 - Drawing Index
▲ *Permit Revisions	4/T1 - Sheet number
13 March 2013	8/T1 - Zoning/Codes
	16/T1 - Site Plan

T1

ALL ALTERNATE/ADDITIONAL WORK SHALL BE INCLUSIVE OF ALL WORK REQUIRED FOR A PROPER AND COMPLETE INSTALLATION FOR THE REQUIRED WORKS AND ANY WORK ASSOCIATED WITH THE PROPOSED ALTERNATE/ADDITIONAL WORK, AND ANY WORK AFFECTED BY THE ALTERNATE OR ADDITIONAL WORK. WORKS OF AN ALTERNATE BIDDER SHALL BE INCLUSIVE OF ALL WORKS OF ALL WORKS REQUIRED. SHOULD THE CONTRACTOR REQUIRE ADDITIONAL DATA OR INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER PRIOR TO BID. OTHERWISE, ALL WORK REQUIRED SHALL BE INCLUDED WHETHER, STATED - IMPLIED - OR REQUIRED PER CODE.

"ATL BID #1 - SPRAY FOAM"
PROVIDE ALTERNATE BID TO PROVIDE GLAZED AND INSTALLED CLOSED CELL SPRAY FOAM ON ALL INTERIOR WALLS AND ROOF JOISTS, IN JEUX OF PART INSULATION. ALTERNATE BID SHALL INCLUDE REQUIRED TO HVAC SYSTEM TO PROVIDE FRESH AIR SUPPLY IN ACC. TO DESIGN. ALTERNATE BID SHALL BE REQUIRED FOR A COMPLETE SYSTEM.

"ATL BID #2 - M. BEDROOM GLAZING GLAZING"
PROVIDE ALTERNATE BID TO PROVIDE GLAZING ON MASTER BEDROOM WINDOWS TO BE PROVIDED WITH 1 PANE LAMINATE GLASS AND 1 COMMON, OR THREE GLAZING PANE IN JEUX OF LAMINATE GLASS.

"ALTERNATE BID #3 - GLAZING GLAZING"
PROVIDE ALTERNATE BID TO PROVIDE GLAZING WORK REQUIRED FOR A COMPLETE SYSTEM.

6) **Alternate Bids / Additional Work**

Total lot square foot

45,851.92 sf

SETBACKS:	REQUIRED	PROPOSED
Front yard:	50'-0" (blk. avg. exceeds)	50'-0'
Side yard: (South)	21'-0"	88'-1 3/4"
Side yard: (South)	22'-7"	34'-4 1/4" & 100'
Rear yard:	60.00'	60'-0"

BUILDING CODE INFORMATION:											
INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS - 2009											
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE - CURRENT											
Ground Snow Load	Wind Design Speed	Ice Effects	Seismic Design Category	Subject to Dynamic From: Weakening	From Depth	Termite	Winter Design Temp	Ice-barrier 1/dollar/Chapter 15 P.A.H.	Flood hazard	Asr Preceding Index	Membr Temp No A-A Drain
no-10 psf	min. 30 mph	no	Cat. B	Severe	42" min.	Moderate-Heavy	-4 F	Yes	1/16/2000	2000	47.6 F
JECC - 2012 											
NEC NATIONAL ELECTRIC CODE W/ AMENDMENTS (ARLINGTON HEIGHTS, CHAPTER 25) - 2005											
INT'L - MECHANICAL W/ AMENDMENTS - 2009											
ILLINOIS PLUMBING CODE W/ AMENDMENTS - CURRENT											

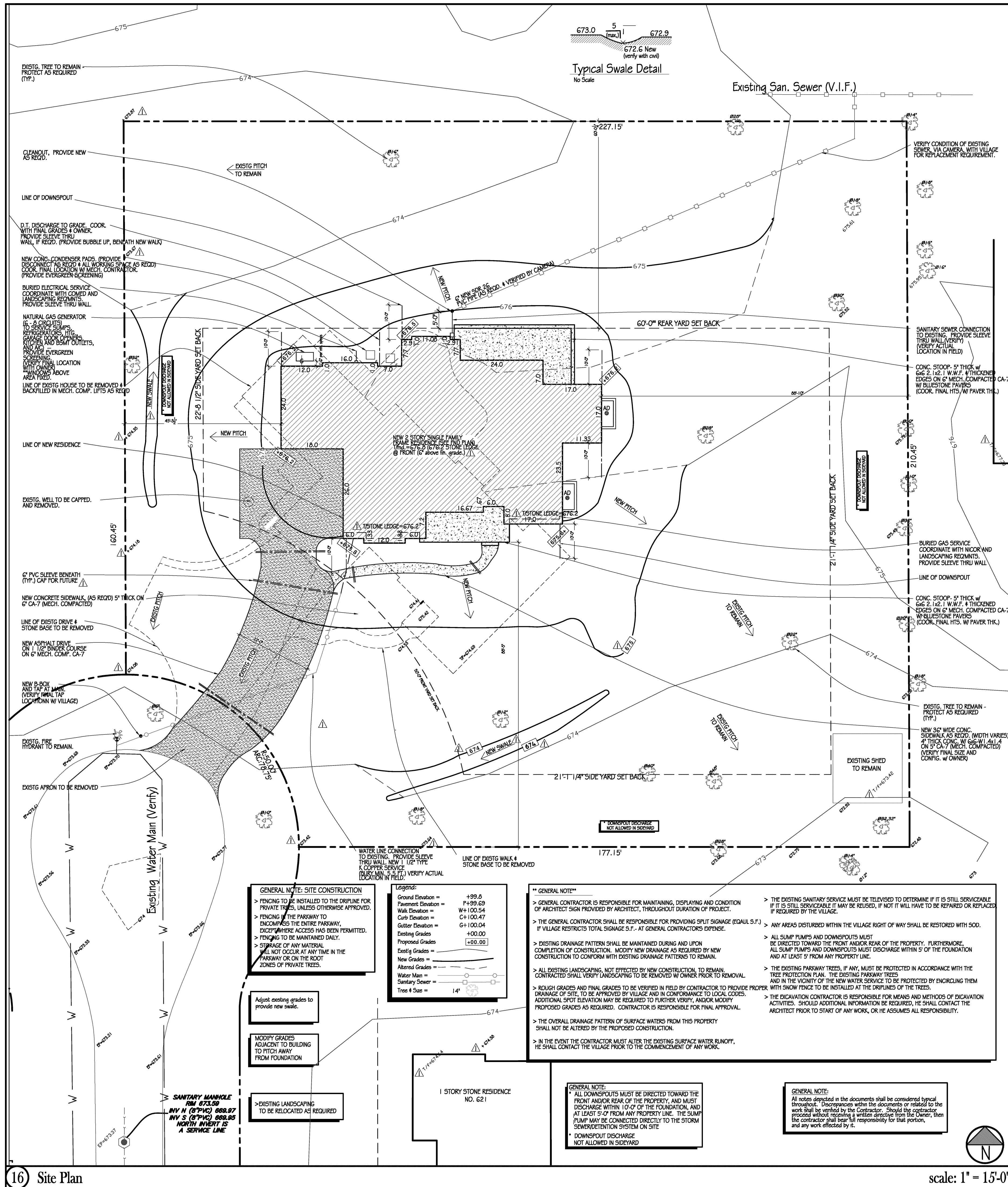
Village Requirements	Allowed	Proposed
ISC (Entire Lot) (50%)	22,925.9 sf	7,734.8 sf
ISC (Front Yard) (50%)	2,947.4 sf	1,823.8 sf
Max Lot Coverage:	13,755.6 sf	4,705.5 sf
Max. Ht. (median)	25'0"	25'0"
Max. Floor to area ratio: (400 sf Garage)	13,755.6 sf	5,329.5 sf

8) Zoning / Codes

91

13	9	5	1	L _A
14	10	6	2	
15	11	7	3	
16	12	8	4	

4 Typ. Sheet Numbering Layout





Zoning Board of Appeals 11/30/2020

Item: 754 S. Belmont Ave. - ZBA#20-034

Department: Planning & Community Development

REQUEST

- A 300 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 600 square feet instead of the maximum of 300 square feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
Letter of Support	Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 30, 2020
Date Prepared: November 25 2020
Project Title: Washco Residence
Address: 754 S. Belmont Ave.

Background Information

Petition Number: ZBA #20-034
Petitioner: Julie Bruening – Delta Renovations
Address: 28144 W. Industrial Ave. #114
Lake Barrington IL 60010

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

Requested Action/Background Information

The petitioner proposes to construct a 600 square foot accessory structure where the maximum allowed is 300 square feet. As part of the proposed structure, 300 square feet will comprise of a pool house. The subject property is approximately 20,000 square feet and is zoned R-E, One Family Dwelling District. The petitioner is requesting the following variation:

- A 300 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 600 square feet instead of the maximum of 300 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

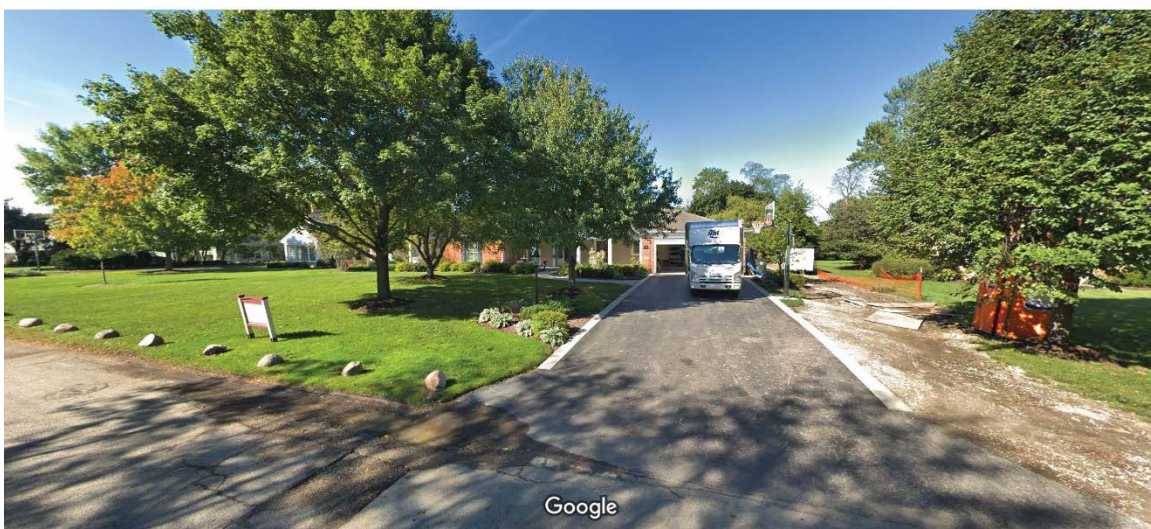
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	11/16/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/16/20	
3. Letter that was Mailed	✓	11/16/20	
4. Photographs of Sign on Property	✓	11/16/20	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Washco Residence

Project Address: 754 S Belmont Ave

ZBA #: 20-034

Date: November 10, 2020

Derek:

I have reviewed the request for the following variance:

- A 300 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 600 square feet instead of the maximum of 300 square feet.

I do not have any objections to the request.

ZBA# 20-34
754 S Belmont - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 10, 2020
Received by Planning:
Transmitted to Engineering: November 11, 2020
Received by Briget: November 12, 2020
Completed: November 20, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 300 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 600 square feet instead of the maximum of 300 square feet.

The Engineering Division has NO COMMENT on the proposed variance request for increased size of an accessory structure.

--

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Washco Residence

Project Address: 754 S. Belmont

ZBA #: 20-034

ZBA Hearing Date: November 30, 2020

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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 10, 2020

- A 300 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 600 square feet instead of the maximum of 300 square feet.

Attached are the Petitioner's:

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

Comments: No Comments. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than November 20, 2020.

PETITION

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

PETITION

NOW COMES the Petitioner VULF BREUNING / MARC + KATIE WASHCO

being the owner of the property commonly known as: 754 S. BELMONT

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-7b

Chapter 28, of the Arlington Heights Municipal Code, in order to: HAVE A COVERED PATIO AREA

AS PART AS SAME ROOF STRUCTURE AS THE POOL HOUSE ENCLOSED SPACE.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): THIS VARIATION WILL ALLOW FOR US TO BE PROTECTED BY SUN + KEEP LESS ACCESSORY BUILDINGS ON PROPERTY WITH MORE GREEN SPACE IN REST OF BACKYARD.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): WE WOULD LIKE TO ONLY HAVE ONE STRUCTURE FOR BOTH STORAGE, CHANGING ROOM, + COVERED PATIO AREA INSTEAD OF 2 BUILDINGS. WITH FUTURE POOL, THIS BUILDING WILL BE ON NORTH SIDE + MAINTAIN OPEN SPACE TO THE SOUTH.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): OUR STORAGE + LOCKER ROOM ENCLOSED SPACE IS THE SIZE OF ACCESSORY STRUCTURE GUIDELINES. THE COVERED PATIO SPACE UNDER ONE ROOF ALLOWS US TO BE HEAVILY OUT OF SUN WHILE STILL ENJOYING THE GREEN SPACE OF OUR YARD TO THE SOUTH + WEST.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): THE VARIANCE WILL ALLOW FOR THE FAMILY AND EXTENDED FAMILY + FRIENDS TO GATHER IN A COVERED PATIO AREA TOGETHER UNDER ONE ROOF WITH THE REST OF FACILITIES NEEDED FOR POOL/PATIO USE.

Signed: SHIRAZ BRUNNER

Petitioner

Date: 10/8/20



PLAT OF SURVEY



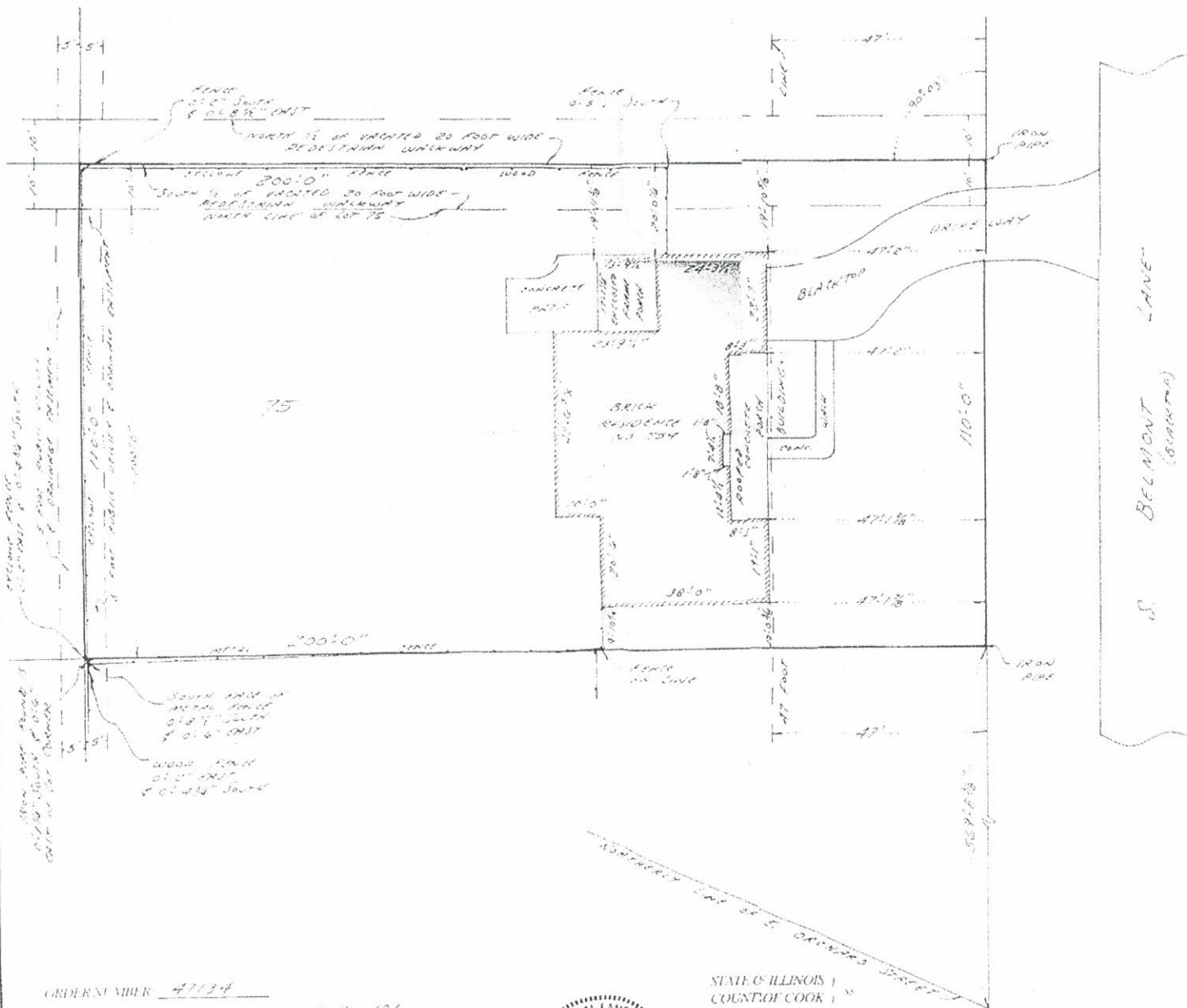
ANTON ADAMS
Illinois Professional Land Surveyor

SCALE: 1 inch = 20 FEET

of
Lot 75 and the South $\frac{1}{2}$ of the vacated pedestrian walkway lying North and adjoining Lot 75 in Scarsdale Estates, being a Subdivision of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, (except the North 685.4 feet thereof; also except the East 40 acres of that part of the West $\frac{1}{2}$ of said Southeast $\frac{1}{4}$ lying South of the North 685.4 feet thereof and also except that part of the East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ lying Westerly of the center line of Arlington Heights Road (called State Road) and South of the North 685.4 feet thereof), in Cook County, Illinois.

601 N. Wille Street
Mt. Prospect, IL 60056

(817) 255-3512



ORDER NUMBER 41134
FIELD BOOK 42-N-R PAGE 101
ORDERED BY EDMUND J. WOLNUTH

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision. Otherwise refer to deed, title policy or zoning ordinances. Distances or angles shown may not be assumed by scaling.



STATE OF ILLINOIS)
COUNTY OF COOK)

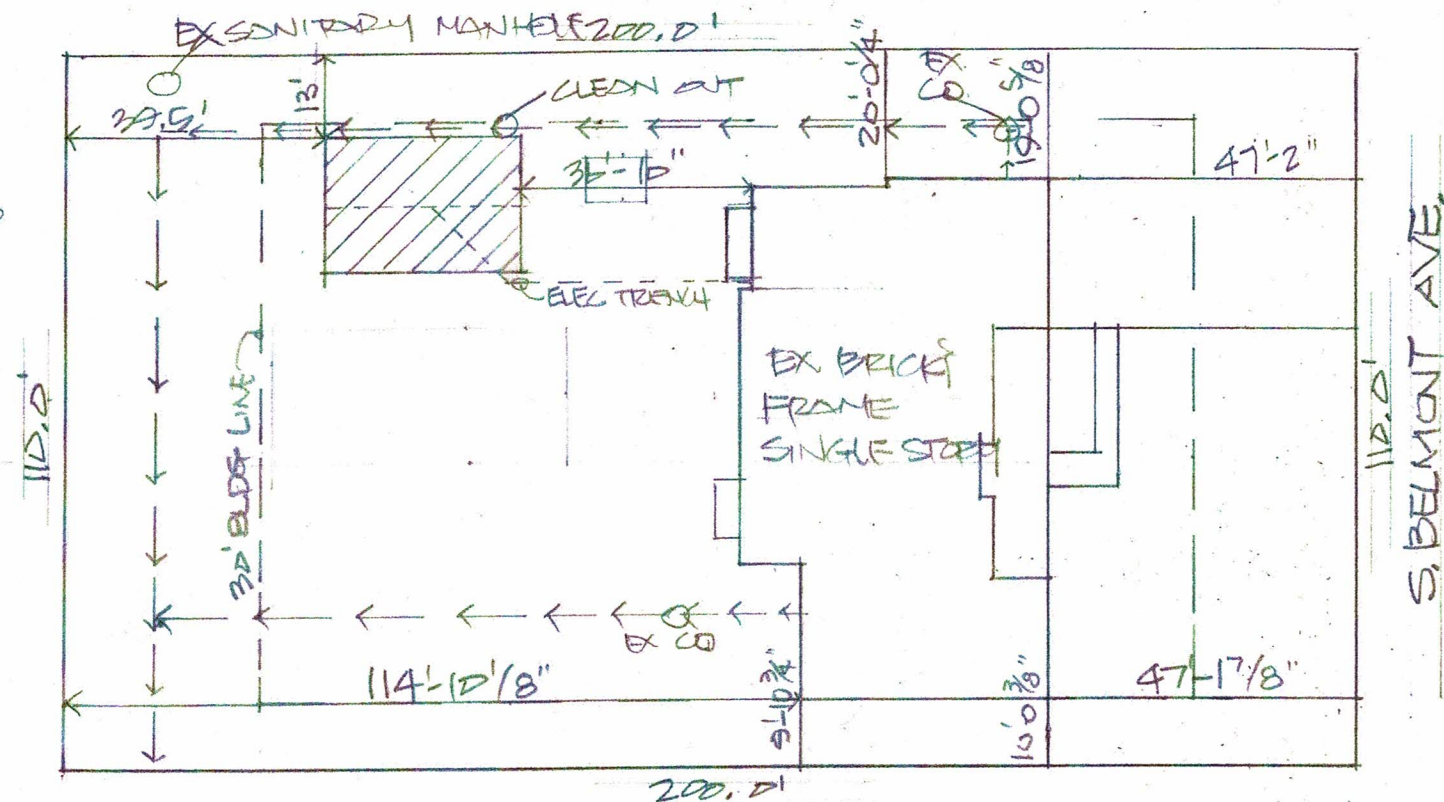
I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS, APRIL 5 AD. 2016

Anton Adams
Illinois Professional Land Surveyor
License #35-2810 expires 4/12

GENERAL NOTES:

- CONTRACTOR SHALL FOLLOW ALL CODES OF THE VIL. OF ARLINGTON HEIGHTS
- EXIST WATER SERVICE TO REMAIN
- ALL KITCHEN/BATHS RECEPTACLE TO BE GFCI PROTECTED & DEVICES TO BE RATED 20 AMPS ON 20 AMP DEDICATED CIRCUITS
- THERE SHALL NOT BE MORE THAN 10 POWER CONSUMING DEVICES ON A CIRCUIT.
- #2 HEM FIR/DOUG FIR FOR ALL JOISTS + RAFTERS
- EXTERIOR GFI'S TO HAVE COVERS
- PROVIDE LIGHT FIXTURE 3' WITHIN ELEC. PANEL



SITE PLAN

SCALE 1" = 30' - 0"



NEW POOL HOUSE

→ → → →
LINE OF NEW SEWER

ELECTRICAL TRENCH

WATER/GAS TRENCH

Labels:

CC 2018 INTL BUILDING CODE

ICC 2018 INTL RESIDENTIAL CODE

U 2018 INTL FIRE CODE

ICC 2018 INTL EXIST BUILDING CODE

144 2018 INTL MECHANICAL CODE

NFPA 2017 NEC

2014 ILLINOIS PLUMBING CODE

2018 ILLINOIS ENERGY CONSERVATION CODE

DAVID LINDQUIST, ARCU

ONE LYDIA COURT

HANTOPAN VADS, L 6047

A pool takes for

THE WASHO EXHIBIT

754 S. BELMONT AVE

APLINGTON HEIGHTS L. 6005

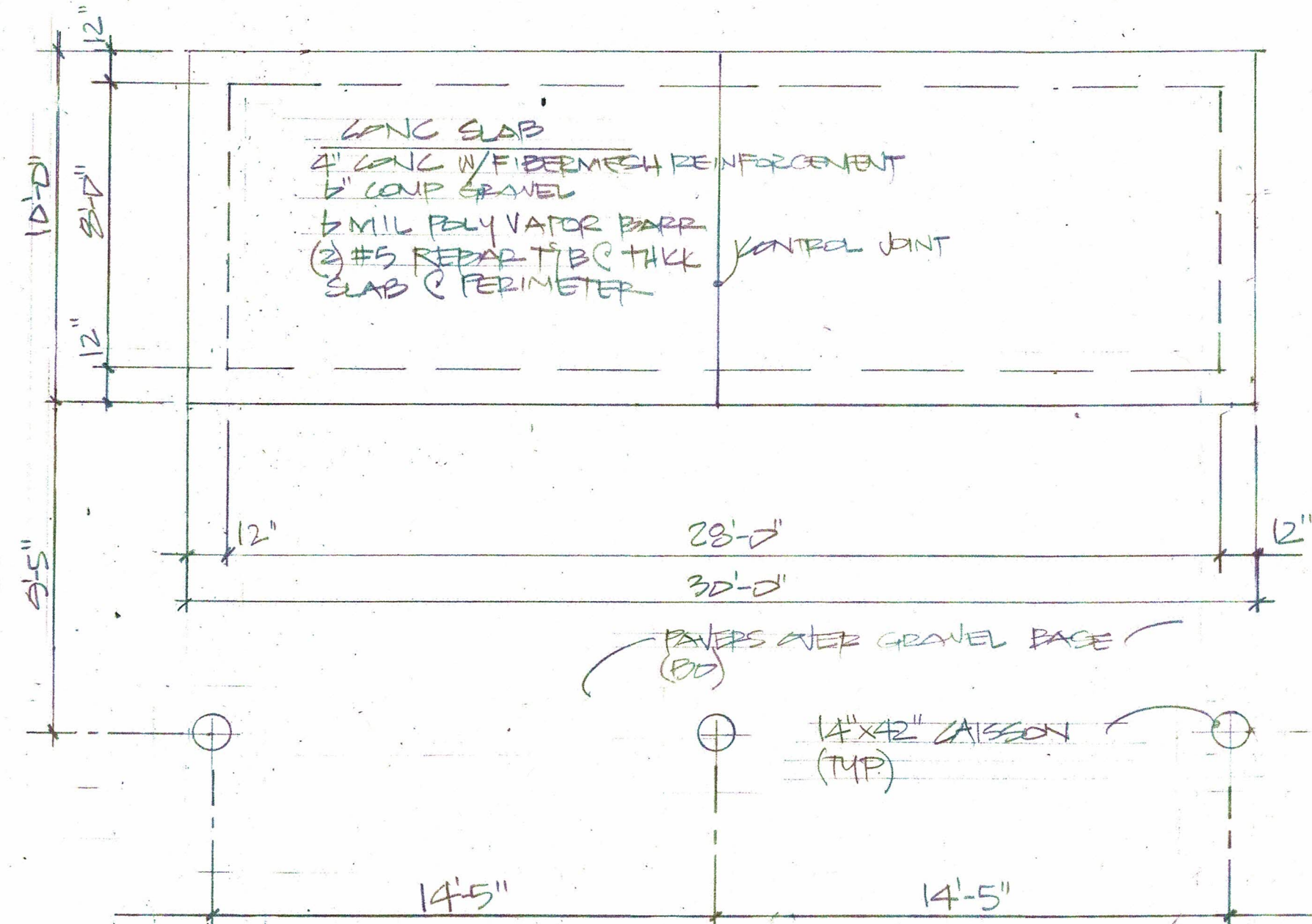
PAGE 1 OF 5



9-1-2020

April 1942

HURRICANE CLITS
SHALL BE INSTALLED
ON ALL RAFTERS



CONC SLAB
4" CONC W/ FIBER MESH REINFORCEMENT
6" COMP GRAVEL
6 MIL POLY VAPOR BARR
(2) #5 REBAR TYP @ THK
SLAB PERIMETER

CONTROL JOINT

28'-0"

30'-0"

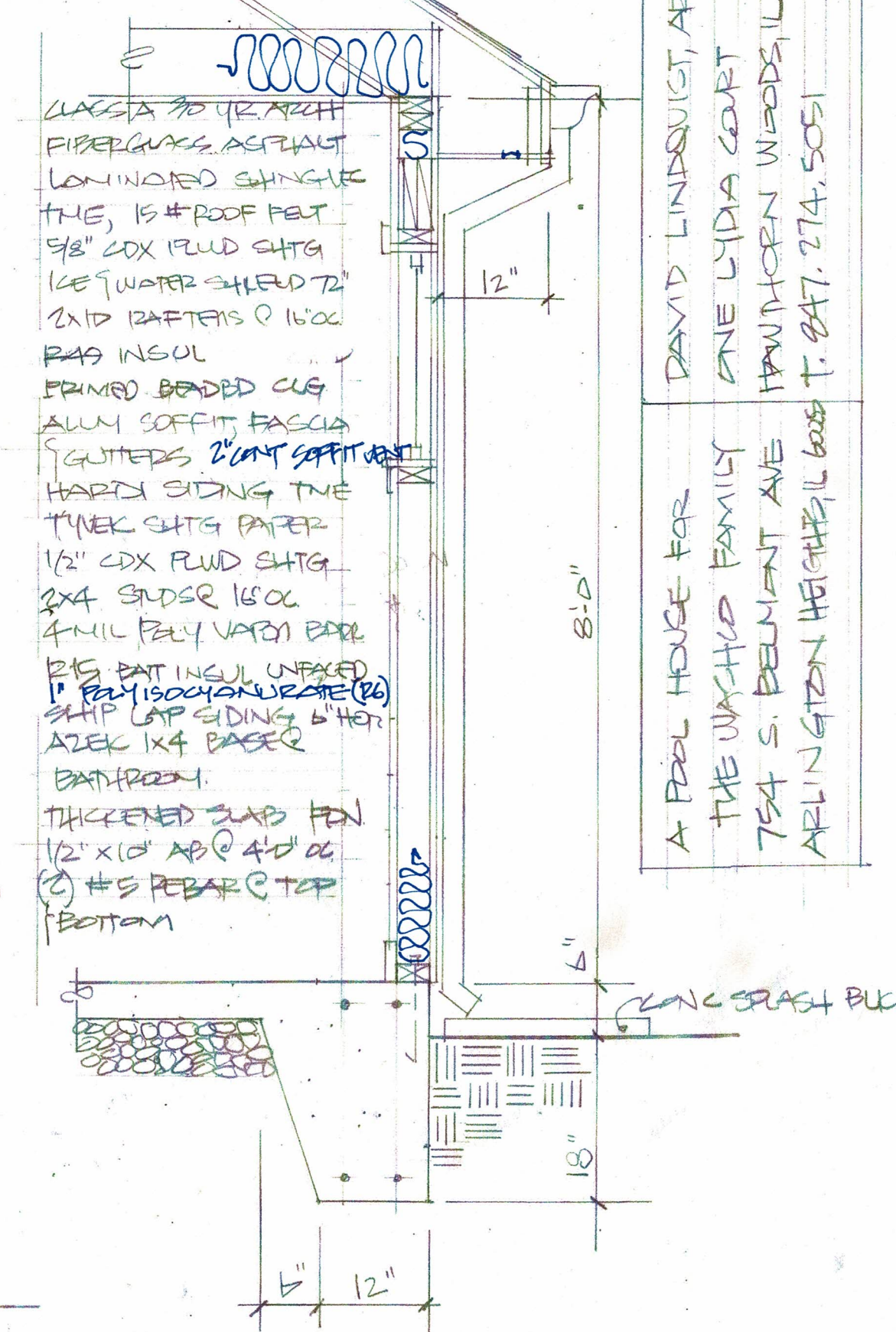
PAVERS OVER GRAVEL BASE

14" x 42" CASSION
(TYP.)

14'-5"

14'-5"

WASHCO FOUNDATION PLAN
SCALE 1/4" = 1'-0"
7.28.20 NORTH



CLASS 90 1/2" RATCH
FIBERGLASS ASPHALT
LONINORED SHINGLES
TNE, 15 # ROOF FELT
5/8" CDX PLWD SHTG
1/2" WATER SHIELD 72"
2X10 RAFTERS @ 16" OC
R48 INSUL
PRIMED BEADED CUG
ALUM SOFFIT, FASCIA
& GUTTERS 2" CONT SOFFIT
HARDI SIDING TNE
TNEK SHTG PAPER
1/2" CDX PLWD SHTG
2X4 STUDS @ 16" OC
4 MIL POLY VAPOR BARR
R15 BAT INSUL UNFACED
1" POLYISOCYANURATE (R6)
SHIP LAP SIDING 6" HOR
AZEK 1X4 BASE @
BATHROOM
THICKENED SLAB FOR
1/2" x 10" AB @ 4" OC
(2) #5 REBAR @ TOP
& BOTTOM

12"
2X
MAX HT 15'

12"

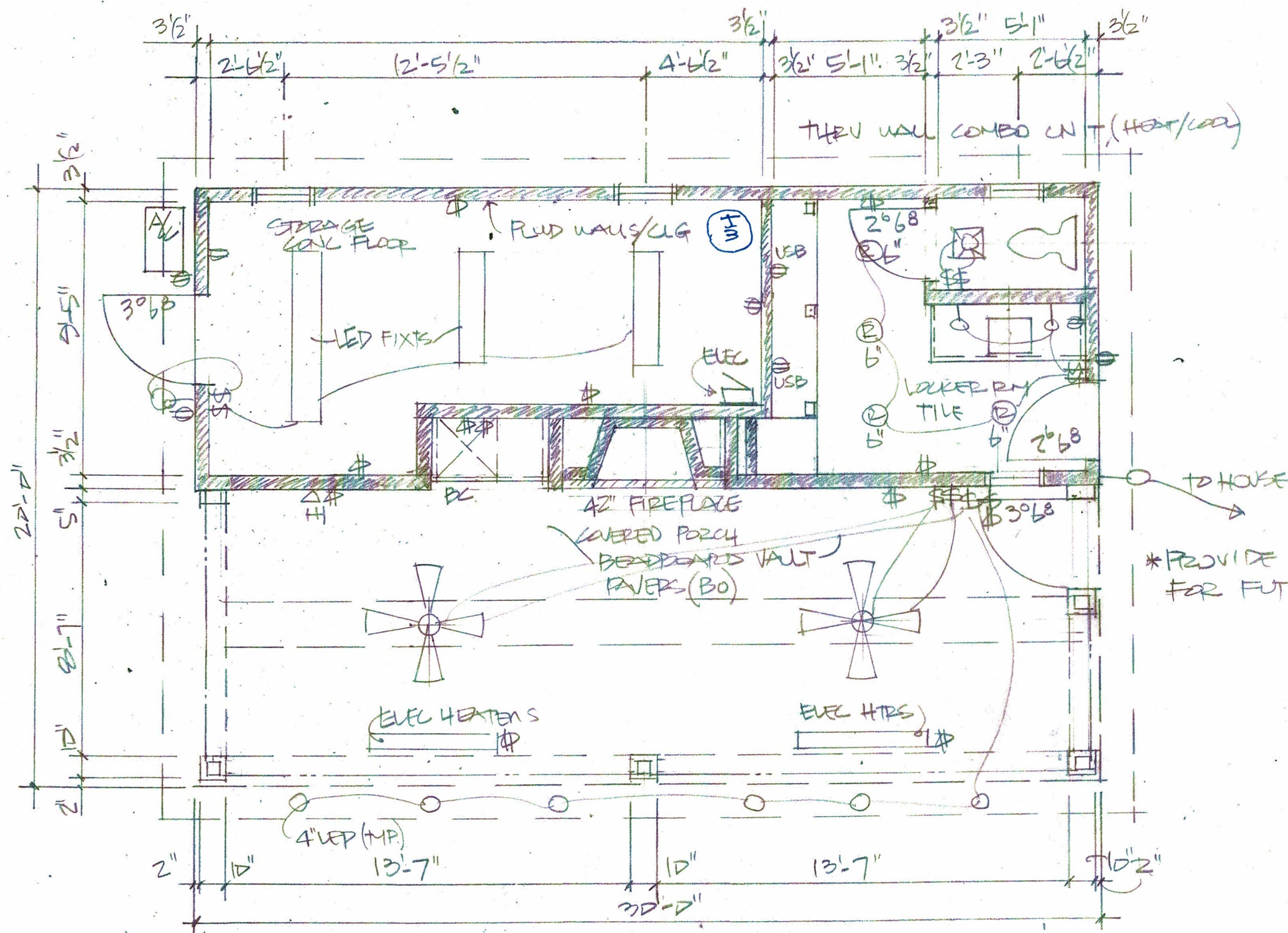
8'-0"

6"

18"

CONC SLAB + BUC

PAGE 2 OF 5
DAVID LINDQUIST, ARCH
ONE LYDA COURT
HAWTHORN WOODS, IL 60091
A POOL HOUSE FOR
THE WACHO FAMILY
754 S. BELMONT AVE
ARLINGTON HEIGHTS, IL 60005
T. 847.274.5051



WASHCO - FLOOR PLAN
SCALE 1/4" = 1'-0"

7.28.20

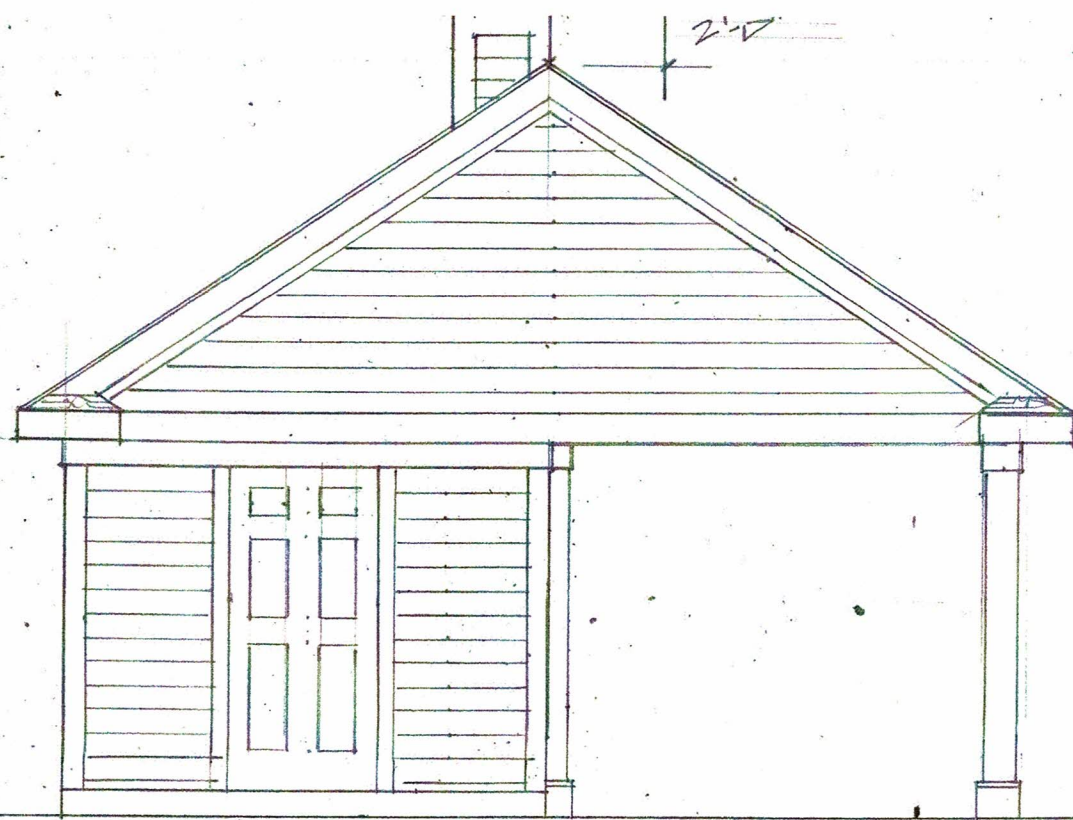


NORTH

* PROVIDE ELEC FOR CONTROLS
FOR FUTURE SCREEN SYSTEM

DAVID LINDQUIST, ARCH
ONE VIDA COURT
HAWTHORN WOODS, IL 60047
T. 847. 274. 5051

A POOL HOUSE FOR
THE WASHCO FAMILY
754 S. BELMONT AVE
ARLINGTON HEIGHTS, IL 60015



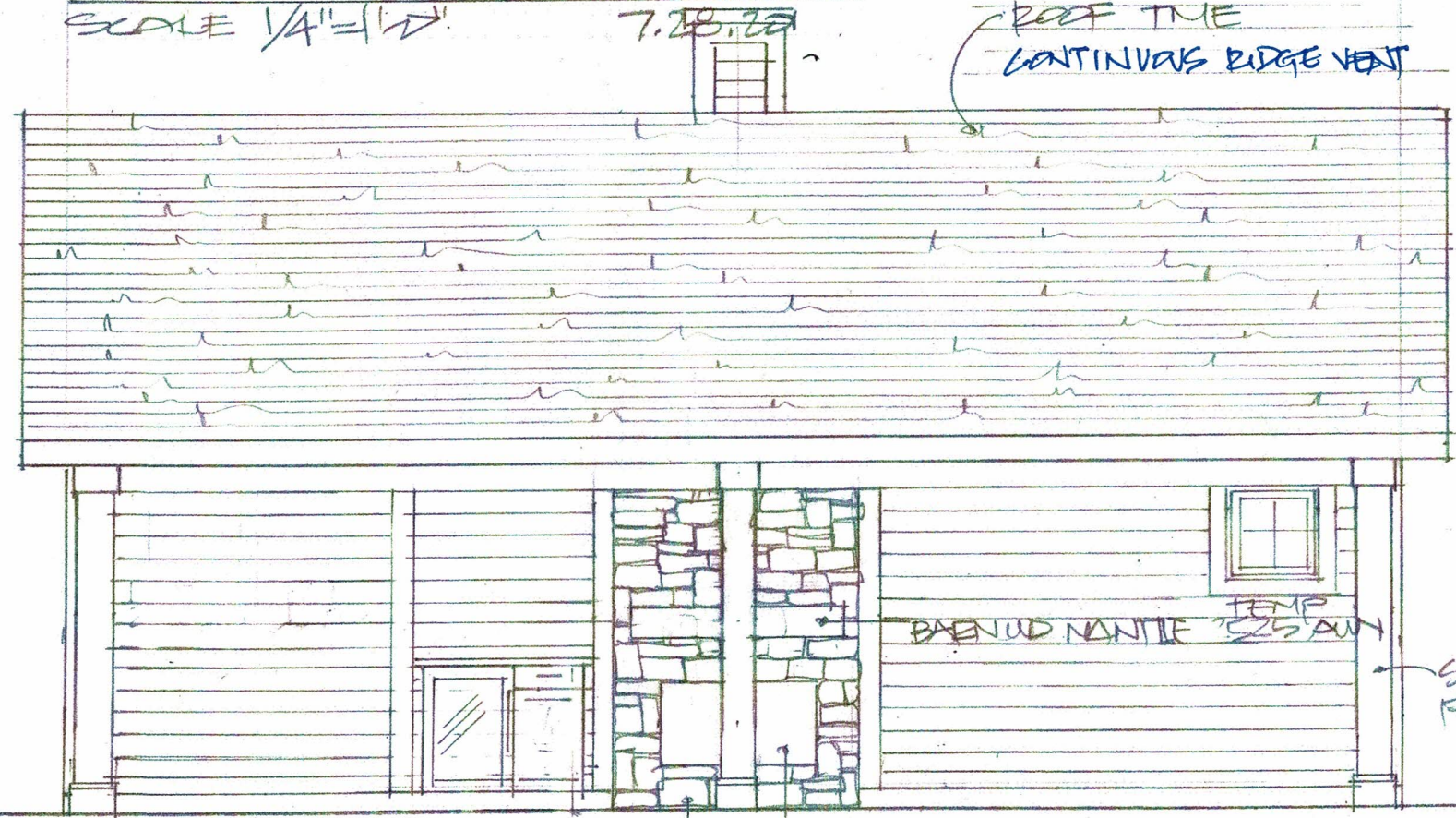
WASHCO-WEST ELEVATION
SCALE 1/4"=1'-0" 7.28.20



WASHCO-EAST ELEVATION
SCALE 1/4"=1'-0" 7.28.20



WASHCO-NORTH ELEVATION
SCALE 1/4"=1'-0" 7.28.20



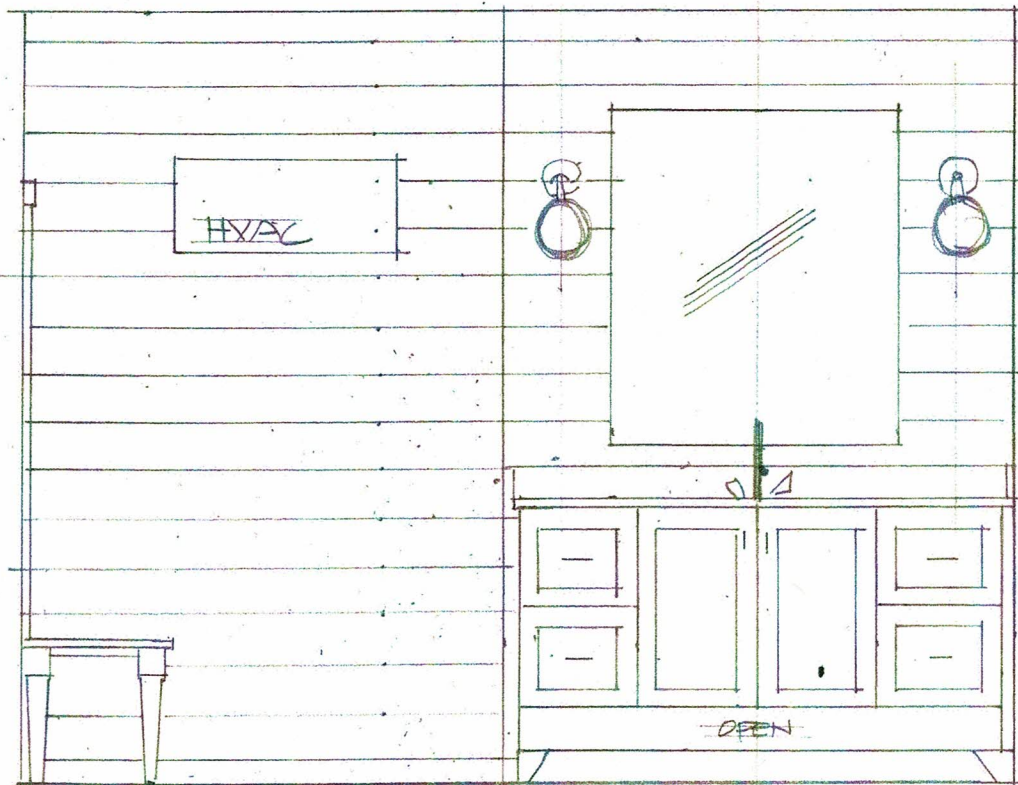
WASHCO-SOUTH ELEVATION
SCALE 1/4"=1'-0" 7.28.20

HARDIE SIDING THE
ROOF THE
CONTINUOUS RIDGE VENT

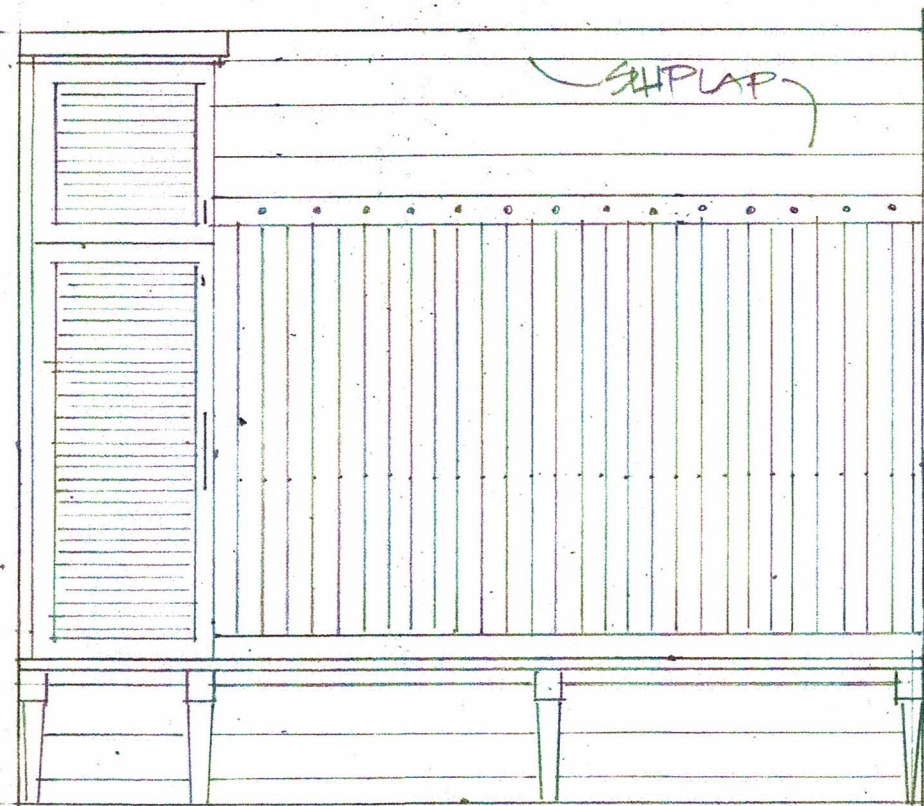
OUTDOOR STAINLESS
WOOD BURNING FP
STONE surround

SQUARE COLUMNS
PERNO CAST

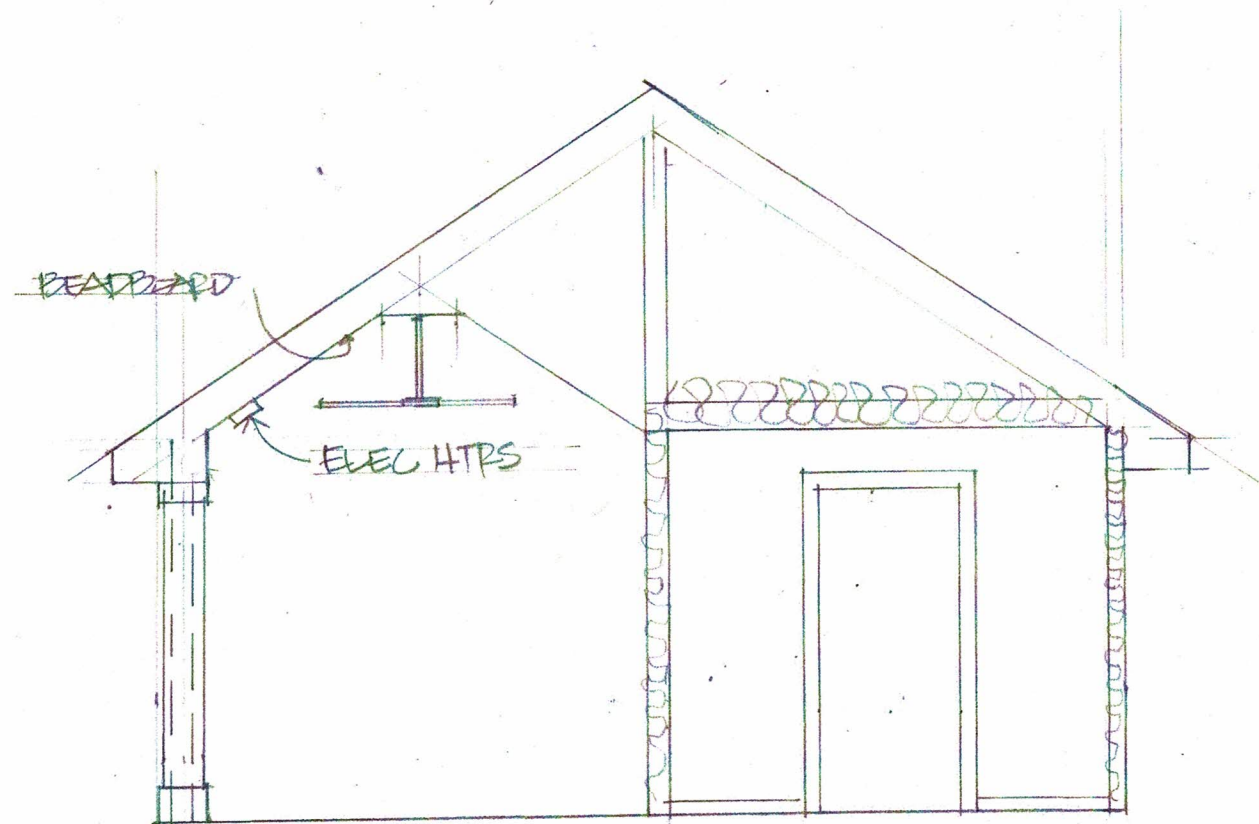
DAVID LINDQUIST ARCH
ONE LYDIA COURT
HAWTHORN WOODS, IL 60067
T. 847.274.5051
A pool house for
the WASHCO family
754 S. BELMONT AVE
ARLINGTON HEIGHTS, IL 60005



WASHCO - POOL HOUSE LOCKER RM
SCALE 1/2"=1'-0" 8.6.20



POOL HOUSE LOCKER RM



POOL HOUSE SECTION
SCALE 1/4"=1'-0"

DAVID LINDQUIST, ARCH
ONE LYDIA COURT
HAUNTHORN WOODS, IL 60477
T. 847.274.5051

A POOL HOUSE FOR
THE WASHCO FAMILY
754 S. BELMONT AVE
ARLINGTON HEIGHTS, IL 60005

NEW INGROUND POOL & EQUIPMENT PAD ONLY

(landscape work by others)

PLATINUM-POOLCARE
AQUATECH, LTD.
300 E. INDUSTRIAL LANE
WHEELING, IL. 60090
847-537-3800
© 2020 PLATINUM- POOLCARE AQUATECH, LTD.

REVISIONS
DESCRIPTION

DATE NO.

PROJECT:

WASHCO RESIDENCE
754 S. BELMONT
ARLINGTON HEIGHTS, ILLINOIS

TITLE:
SITE PLAN,
SITE COVERAGE
CALCULATION

DATE: 10.07.20

DRAWN BY: L.C.

SHEET NO.

SP-1

FILE NO.
7452

OF
3

FENCING NOTES:

* THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3" BELOW THE TOP OF THE GATE

* THE GATE AND BARRIER SHALL HAVE NO OPENING LARGER THAN 2" WITHIN 18" OF THE RELEASE MECHANISM

* ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA FROM THE HOUSE SHALL BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN, IF PRESENT, ARE OPENED.

GENERAL NOTES

WINTERIZING FOR SPA / POOL:

* PROVIDE YEARLY WINTER PROTECTION FOR SPA / POOL
* NOT USED DURING WINTER SEASON
* POOL HEATER WILL BE EQUIPPED WITH ON/OFF SWITCH
* TIME SWITCH WILL BE INSTALLED ON HEATER AND PUMPS
* POOL COVER IS VAPOR RETARDANT AND HAS A MIN. INSULATION VALVE OF R-12

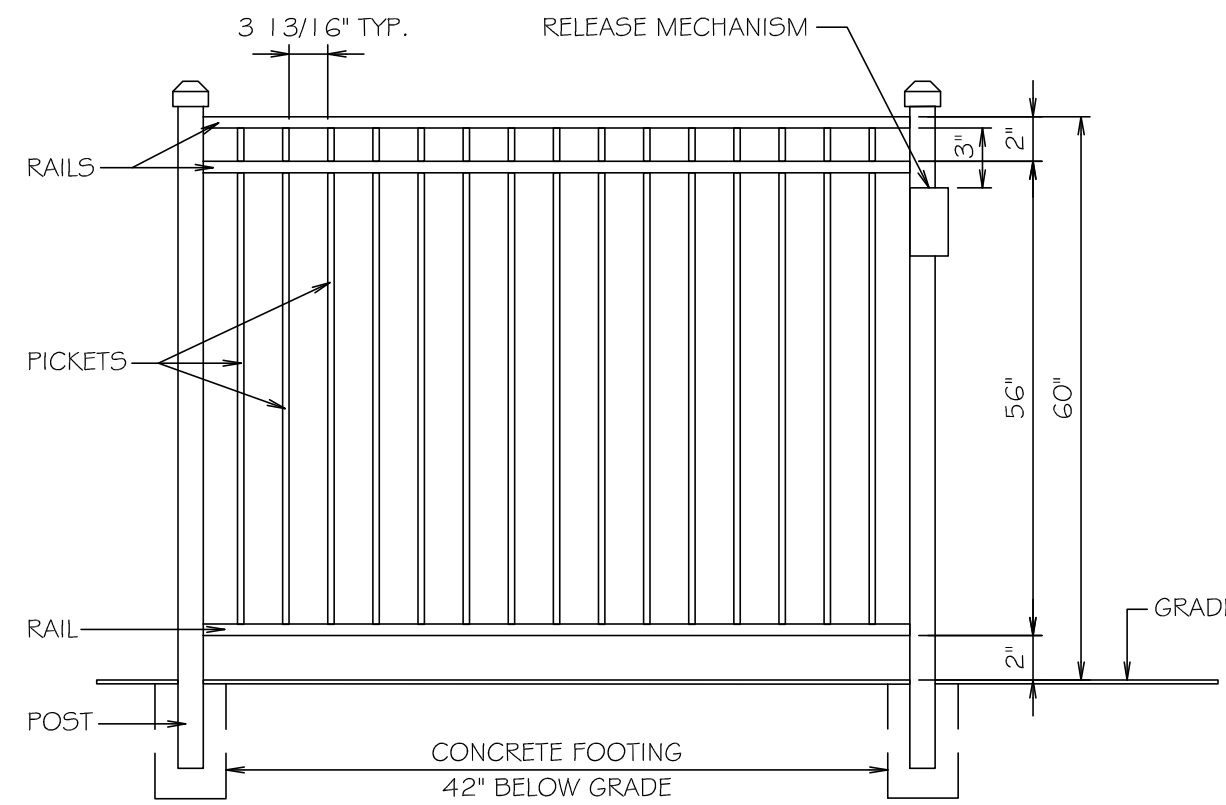
NOTE:

* THERE ARE NO WINDOWS IN PROXIMITY TO THE EQUIPMENT PAD.
* MAINTAIN A MINIMUM SEPARATION OF 10 FEET BETWEEN THE POOL / SPA LOCATION AND ALL UNDERGROUND CONDUCTORS.

REFERENCE POINT SCHEDULE		
NO.	A	B
1	76'-7 1/2"	81'-9"
2	35'-7"	47'-1 3/4"
3	84'-4 1/4"	74'-5"
4	50'-1 1/4"	32'-10"
5	26'-3 1/2"	68'-3 1/4"
6	17'-5 1/2"	65'-7 3/4"
7	26'-1 1/4"	61'-9"
8	17'-2"	58'-10 1/4"

SITE COVERAGE CALCULATION

GROSS SITE AREA:		22,000 SQ.FT.
		EXISTING IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA
HOUSE & GARAGE:	3,287 SQ.FT.	3,287 SQ.FT.
DRIVEWAY:	961 SQ.FT.	961 SQ.FT.
PATIO, PORCH, POOL, POOL HOUSE:	1,361 SQ.FT.	1,500 SQ.FT.
WINDOW WELLS, A/C, SHED:	139 SQ.FT.	139 SQ.FT.
WALLS, WALKS, STOOPS & STEPS:	402 SQ.FT.	402 SQ.FT.
PERMIABLE PAVERS:	0 SQ.FT.	1,883 SQ.FT.
TOTALS:	6,150 SQ.FT.	6,289 SQ.FT.
PERCENT OF LOT:	27.95%	28.59%
INCREASE IN IMPERVIOUS AREA:		139 SQ.FT.



2
SP-1
METAL FENCE DETAIL
SCALE: N.T.S.

SWIMMING POOL COMPLIANCE REQUIREMENTS:

2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS

CHAPTER 42 SWIMMING POOLS:

- * SECTION E4201 GENERAL
- * SECTION E4202 WIRING METHODS FOR POOLS, SPAS, HOT TUBS AND HYDROMASSAGE BATHTUBS
- * SECTION E4203 EQUIPMENT LOCATION AND CLEARANCES
- * SECTION E4204 BONDING
- * SECTION E4205 GROUNDING
- * SECTION E4206 EQUIPMENT INSTALLATION
- * SECTION E4207 STORABLE SWIMMING POOLS
- * SECTION E4208 SPAS AND HOT TUBS
- * SECTION E4209 HYDROMASSAGE BATHTUBS

2017 NATIONAL ELECTRICAL CODE W/ AMENDMENTS:

ARTICLE 680 SWIMMING POOLS, FOUNTAINS, AND SIMILAR INSTALLATIONS:

- I. GENERAL
- II. PERMANENTLY INSTALLED POOLS
- III. STORABLE POOLS
- IV. SPAS AND HOT TUBS
- V. FOUNTAINS
- VI. POOLS AND TUBS FOR THERAPEUTIC USE
- VII. HYDROMASSAGE BATHTUBS

2018 INTERNATIONAL SWIMMING POOL AND SPA CODE W/ AMENDMENTS:

2009 INTERNATIONAL FUEL GAS CODE

CHAPTER 6 SPECIFIC APPLIANCES:

617 POOL AND SPA HEATERS (IFGC)

2015 INTERNATIONAL ENERGY CONSERVATION CODE

CHAPTER 4[RE] RESIDENTIAL ENERGY EFFICIENCY:

R403.10 - POOLS AND INGROUND PERMANENTLY INSTALLED SPAS (MANDATORY) - POOLS AND INGROUND PERMANENTLY INSTALLED SPAS SHALL COMPLY WITH SECTIONS R403.9.1 THROUGH R403.9.3.

R403.10.1 - HEATERS. ALL POOL HEATERS SHALL BE EQUIPPED WITH A READILY ACCESSIBLE ON-OFF SWITCH THAT IS MOUNTED OUTSIDE OF THE HEATER TO ALLOW SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING. GAS FIRED HEATERS SHALL NOT BE EQUIPPED WITH CONSTANT BURNING PILOT LIGHTS.

R403.10.2 - TIME SWITCHES, TIME SWITCHES OR OTHER CONTROL METHOD THAT CAN AUTOMATICALLY TURN OFF AND ON HEATERS AND PUMPS ACCORDING TO PRESET SCHEDULE SHALL BE INSTALLED ON ALL HEATERS AND PUMPS. HEATERS, PUMPS AND MOTORS THAT HAVE BUILT IN TIMERS SHALL BE DEEMED IN COMPLIANCE WITH THIS REQUIREMENT.

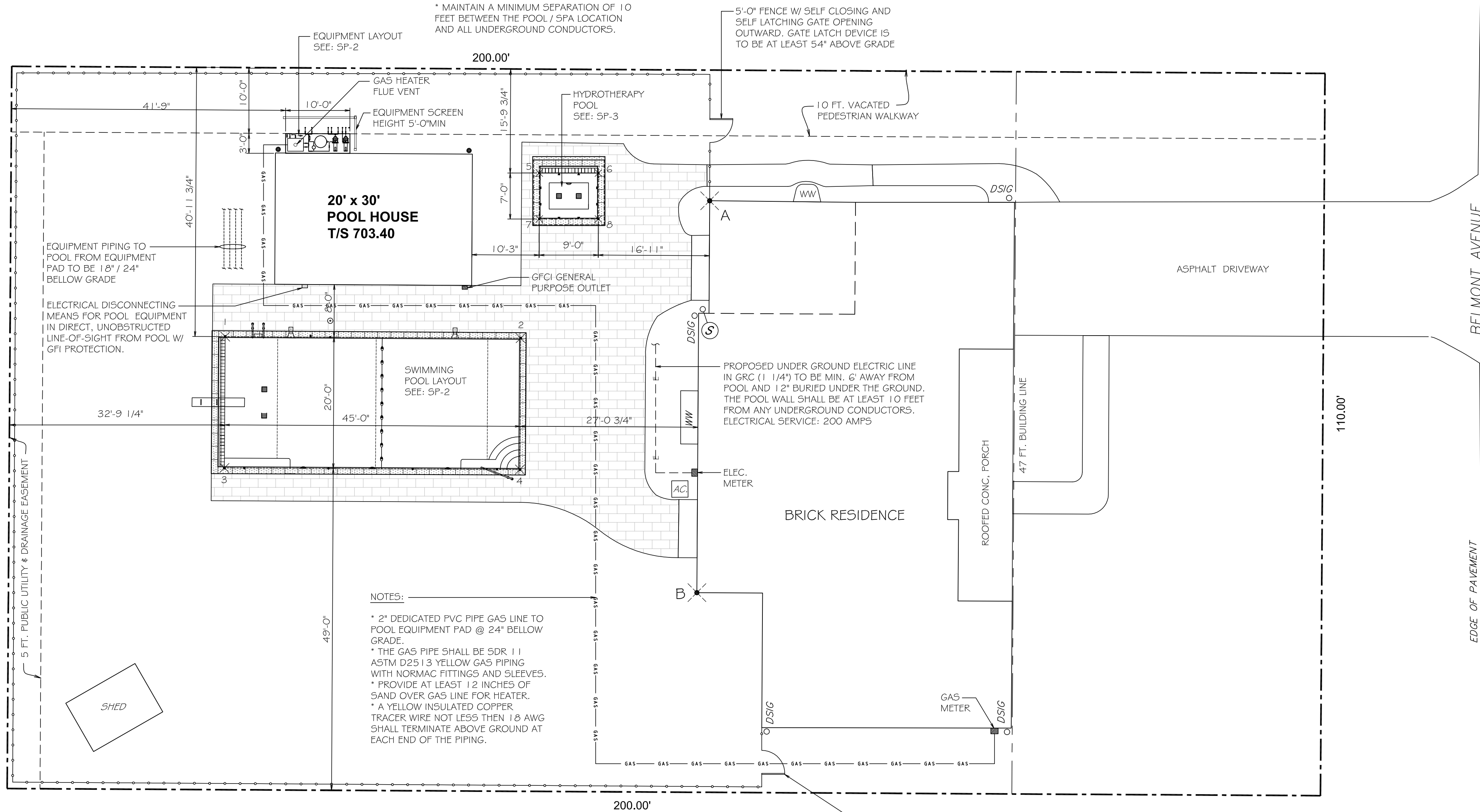
EXCEPTIONS:

1. WHERE PUBLIC HEALTH STANDARDS REQUIRED 24-HOUR PUMP OPERATION.
2. WHERE PUMPS ARE REQUIRED TO OPERATE SOLAR- AND WASTE-HEAT-RECOVERY POOL HEATING SYSTEMS.

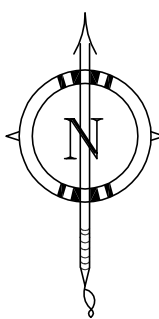
R403.10.3 - POOL COVERS. HEATED POOLS AND INGROUND PERMANENTLY INSTALLED SPAS SHALL BE PROVIDED WITH A VAPOR-RETARDANT COVER.
EXCEPTIONS: POOLS DERIVING OVER 70 PERCENT OF THE ENERGY FOR HEATING FROM SITE-RECOVERED ENERGY, SUCH AS A HEAT PUMP OR SOLAR ENERGY SOURCE COMPUTED OVER AN OPERATING SYSTEM.

R403.11 PORTABLE SPAS (MANDATORY).

R403.12 RESIDENTIAL POOLS AND PERMANENT RESIDENTIAL SPAS.



1
SP-1
SITE PLAN
SCALE: 3/32" = 1'-0"



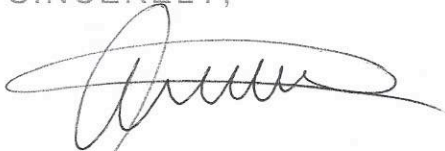
October 7, 2020

[REDACTED]
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

I am neighbors with Marc and Katie Washco and have been made aware of the pool house they are planning to build. They shared with me the design plans and building specifics. I wanted to let you know that I fully support this project. The building itself is only 300 sq ft, and it's just the covered patio that extends the structure beyond 300 sq ft. This seems like a very reasonable request. I think the pool house will be a nice addition not only to their home but also to the neighborhood itself.

Thank you for your consideration in this matter.

SINCERELY,



CALSEY WOLOCH

[REDACTED]
ARLINGTON HEIGHTS, IL 60005



Zoning Board of Appeals 11/30/2020

Item: 611 E. Frederick St. - ZBA#20-035

Department: Planning & Community Development

REQUEST

- A 3.9 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 19.3 feet where 23.2 feet is required, and an additional 0.5 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 30, 2020
Date Prepared: November 25, 2020
Project Title: Leider Residence
Address: 611 E. Frederick St.

Background Information

Petition Number: ZBA #20-035
Petitioner: Matthew Leider
Address: 611 E. Frederick St.
Arlington Heights, IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The property has a total land area of 8,230 square feet. The petitioner is proposing to add a front porch addition to the existing home. The proposed front porch is 5.0 feet by 23.1 feet and the proposed setback is 19.3 feet to the front property line; however, per code a front yard setback of 23.2 feet is required. Therefore, the petitioner requests the following variation:

- A 3.9 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 19.3 feet where 23.2 feet is required, and an additional 0.5 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/16/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/16/20	
3. Letter that was Mailed	✓	11/16/20	
4. Photographs of Sign on Property	✓	11/16/20	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Leiper Residence

Project Address: 611 E Frederick

ZBA #: 20-035

Date: November 10, 2020

Derek:

I have reviewed the request for the following variance:

- A 3.9 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 19.3 feet where 23.2 feet is required, and an additional 0.5 feet for the eave.

I have no objection to the request.

ZBA# 20-035
611 E Frederick - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 10, 2020
Received by Planning:
Transmitted to Engineering: November 11, 2020
Received by Briget: November 12, 2020
Completed: November 20, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 3.9 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 19.3 feet where 23.2 feet is required, and an additional 0.5 feet for the eave.

The Engineering Division has NO COMMENT on the proposed variance request for required minimum yards.

--

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Leiper Residence

Project Address: 611 E. Frederick

ZBA #: 20-035

ZBA Hearing Date: November 30, 2020

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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 10, 2020

- A 3.9 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 19.3 feet where 23.2 feet is required, and an additional 0.5 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed front porch is nicely designed to fit with and enhance the character of
the existing house and neighborhood.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than November 20, 2020.

PETITION

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

PETITION

NOW COMES the Petitioner MATTHEW LEIPER

being the owner of the property commonly known as: 611 EAST FREDERICK STREET

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2A

Chapter 28, of the Arlington Heights Municipal Code, in order to: add a covered front porch to a residential property.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The addition of this front porch will match the character of the locality and will ~~be~~ used for residential purposes.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Adding this front porch will add an element of modern design to the property and will add a layer of privacy. ~~The~~ flat face of the house allows an easy sightline inside.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):

I believe the intent is to maintain neighborhood characteristics. This porch enhances character and would fit into the area seamlessly.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property

(please explain): Our intention is to use the front porch as an added layer of privacy and to sit outside and enjoy the neighborhood

Signed:

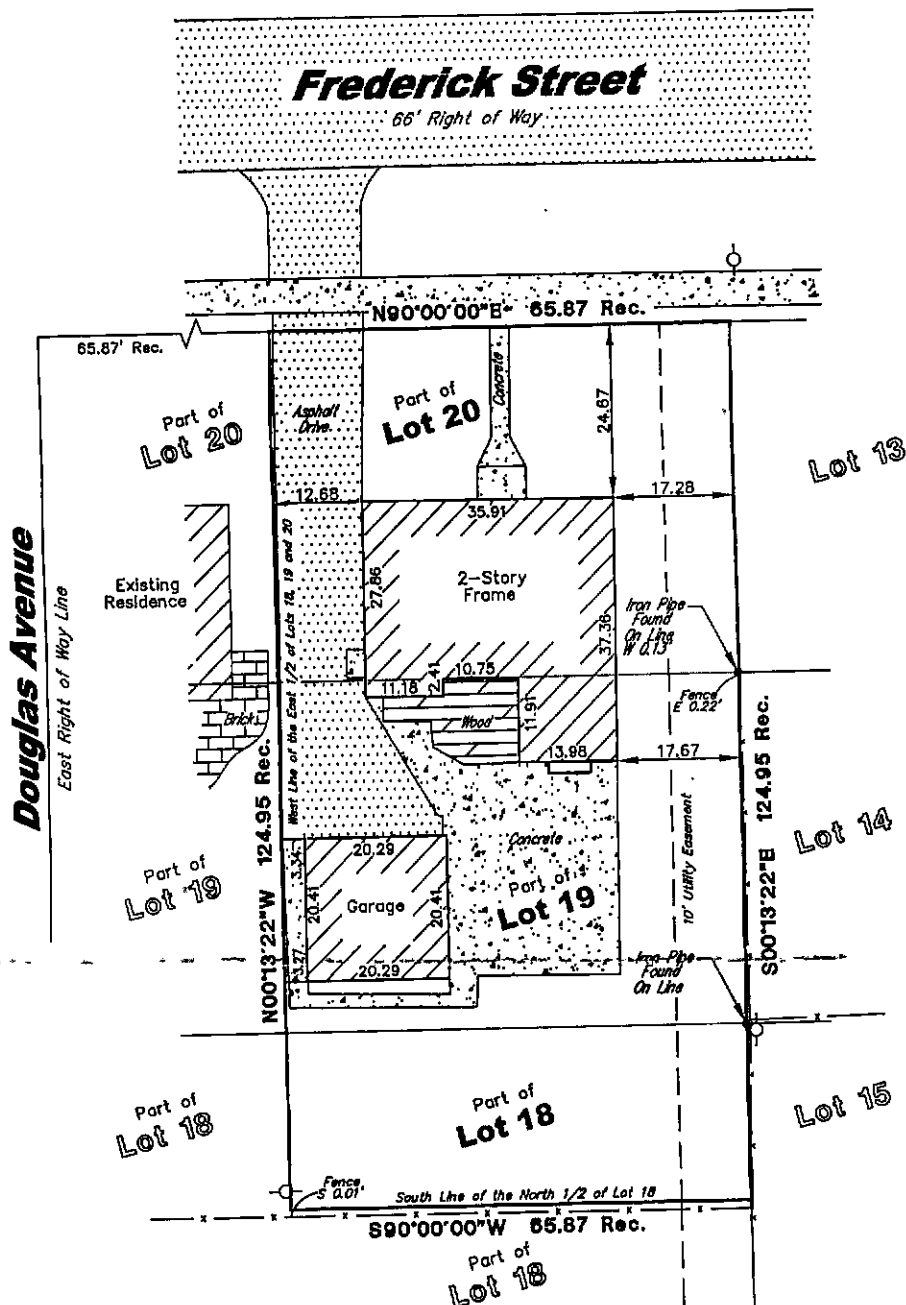
Matthew Leiper
Petitioner

Date: 09/22/2020



PLAT OF SURVEY

THE EAST 1/2 OF THE NORTH 1/2 OF LOT 18, THE EAST 1/2 OF LOT 19 AND THE EAST 1/2 OF LOT 20 IN C.A. GOELZ'S COUNTRY CLUB ADDITION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 428.50 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT 1321898, IN COOK COUNTY, ILLINOIS.



Legend:

- O-Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross
- UTILITY POLE

Surveyor Notes:

- Field Work Completed on 4/26/2017
- Prepared for Advanced Survey, Inc., for real estate transaction.
- Site Address: 611 E. Frederick Street, Arlington Heights, IL 60004
- Pln No.: 03-29-200-013
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- No boundary corners were set at time of field survey of the subject property by client agreement.
- All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois) SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed and mapped the property and that this is the Plat that represents the conditions found on the date of the survey.

Given under my hand and seal this 27th day of April, A.D. 2017

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

Illinois Professional Land Surveyor Number 3823
License Expiration Date 11-30-18

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



Job Number	LS170328
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

	Land Surveying Services, Inc.
1182 Heather Drive Ph. (847)847-1070 Professional Design Firm License No. 184-003632	Lake Zurich, Illinois 60047 Fax. (847)847-1279

Field Work Completed:	04-26-2017
Scale: 1" = 20'	Date: 04-27-2017
Site Address:	
611 E Frederick Street	
Arlington Heights, Illinois	

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

A NEW FRONT PORCH ADDITION AT:

611 E. FREDERICK STREET
ARLINGTON HEIGHTS, IL

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

T I N A G L I A
A R C H I T E C T S

CLIENT

ERDMANN
EXTERIORS

756 W. ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

PROJECT

611 E. FREDERICK STREET

ARLINGTON HEIGHTS, ILLINOIS

FRONT PORCH ADDITION

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

[illegible]

DRAWN BY KQB DATE 9.17.20

NO.	REVISED PER	DATE	BY
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JOB NO. 408520

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Table 1

Table 1

SHEET NO. 08

SHEET NO. OF 2

100

10. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

APPLICABLE CODES

2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
2014 EDITION OF THE ILLINOIS PLUMBING CODE W/ LOCAL AMENDMENTS
2017 EDITION OF THE NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
2018 ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS

2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
2014 EDITION OF THE ILLINOIS PLUMBING CODE W/ LOCAL AMENDMENTS
2017 EDITION OF THE NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
2018 ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT. (ILL. REV. STAT. 1985, CH. 111, PARS. 3711 ET SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

	I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL OF THE BUILDING ORDINANCE AND REGULATIONS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
--	---

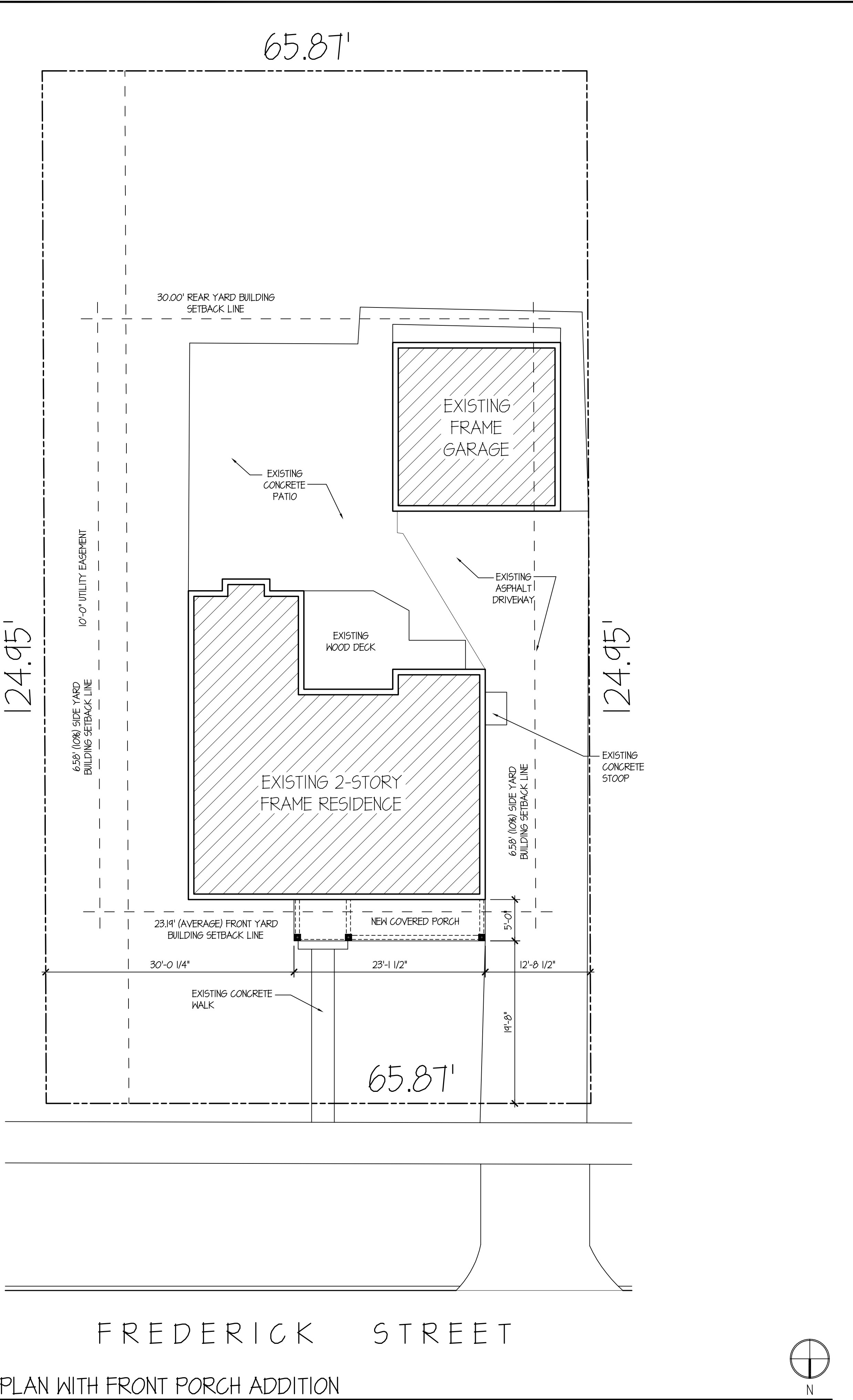
JOB NUMBER: 408520

LICENSE EXPIRES: 11-30-2020

LICENSE EXPIRES: 11-30-2020

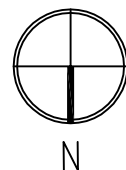
© COPYRIGHT 2020 TINAGLIA ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARCHITECTURAL SITE PLAN WITH FRONT PORCH ADDITION

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





PARTIAL SIDE (EAST) ELEVATION

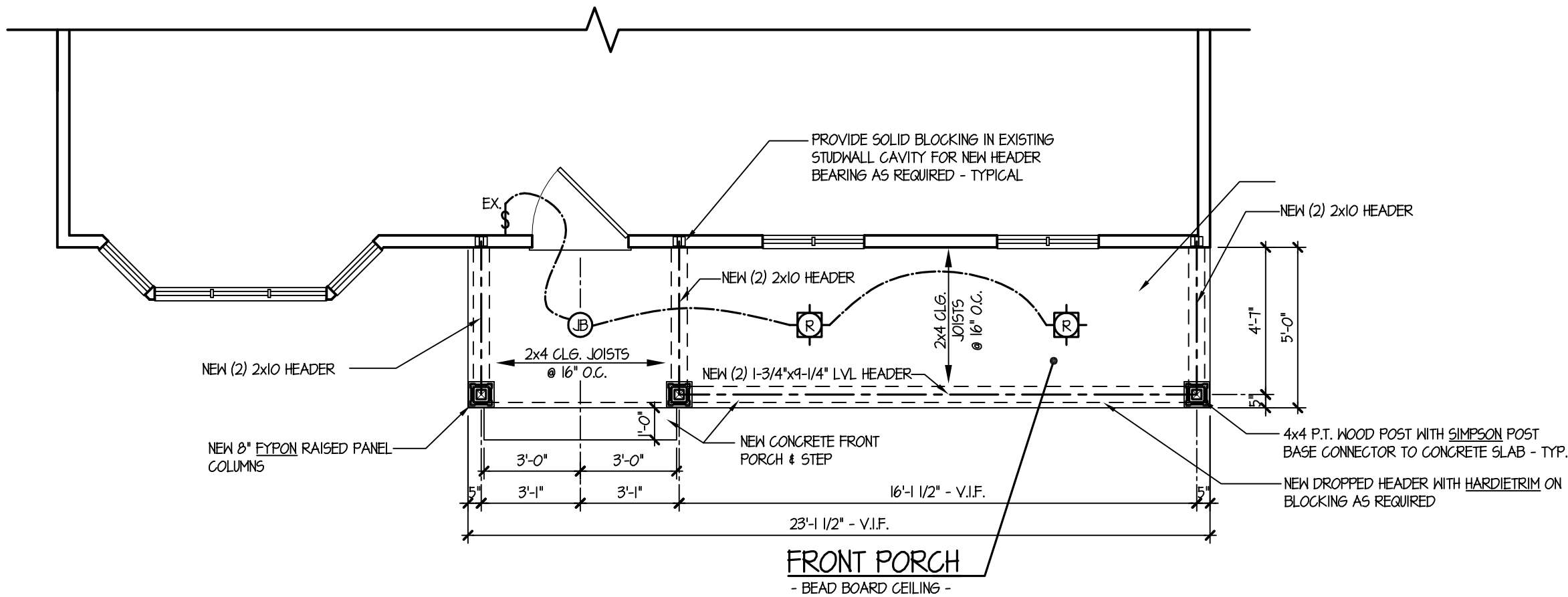
SCALE: 1/4" = 1'-0"

PARTIAL FRONT (NORTH) ELEVATION

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

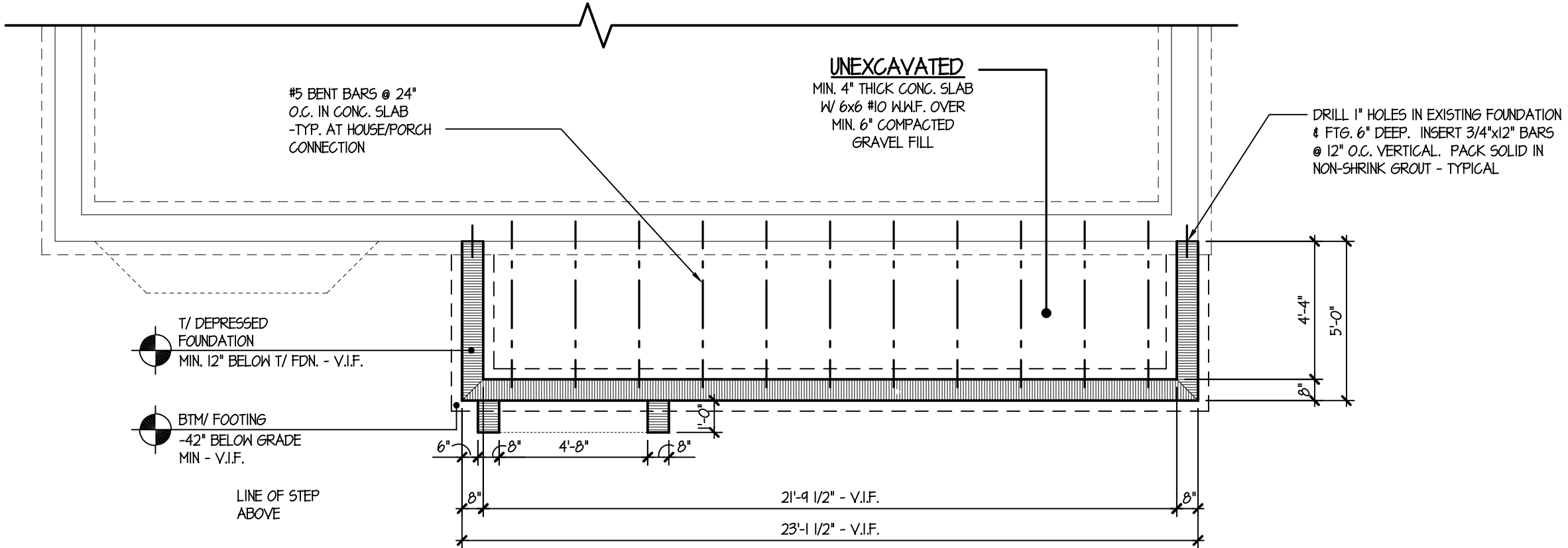
PARTIAL SIDE (WEST) ELEVATION

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



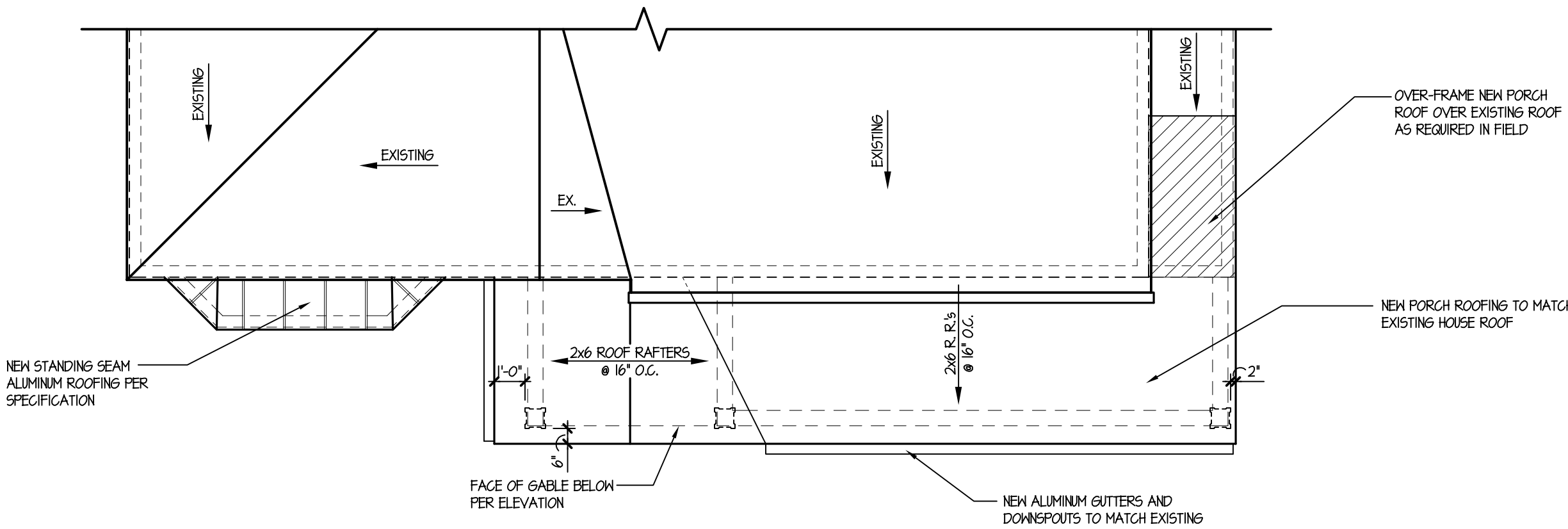
PARTIAL PROPOSED FLOOR PLAN W/ FRONT PORCH ADDITION

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



PARTIAL PROPOSED FOUNDATION PLAN W/ FRONT PORCH ADDITION

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



PARTIAL PROPOSED ROOF PLAN W/ FRONT PORCH ADDITION

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

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

ERDMANN
EXTERIORS

756 W. ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

PROJECT

611 E. FREDERICK STREET

ARLINGTON HEIGHTS, ILLINOIS
FRONT PORCH ADDITION

DRAWING TITLE

FLOOR PLANS &
ELEVATIONS

FILE NAME

4085-A1

DRAWN BY

KQB

DATE

9.17.20

NO.

REVISED PER

DATE

BY

JOB NO.

408520

SHEET NO.
OF 2

A1.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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Zoning Board of Appeals 11/30/2020

Item: 2158 N. Lake Shore Circle - ZBA#20-036

Department: Planning & Community Development

REQUEST

1. A 14.5-foot variance from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a screen porch with a rear yard setback of 15.5-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.
2. A 17 square foot variance from Chapter 28, Section 5.1-4.4a (Maximum Building Lot Coverage) to allow 2,615 square feet of building lot coverage where a maximum of 2,598 square feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 30, 2020
Date Prepared: November 25, 2020
Project Title: Stillwell Residence
Address: 2158 N. Lake Shore Circle

Background Information

Petition Number: ZBA #20-036
Petitioner: Ludmila Dabrowski
Address: 105 N. Wheeling Rd.
Prospect Heights, IL 60070

Existing Zoning: R-4 – Residential Single-Family District

Requested Action/Background Information

The petitioner proposes to add a screened porch to the rear of the existing duplex. The proposed addition will be setback 15.5 feet from the rear property line, but the minimum required setback is 30 feet. The petitioner is also exceeding the allowable building lot coverage. Therefore, the petitioner requests the following variations:

- A 14.5-foot variance from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a screen porch with a rear yard setback of 15.5-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.
- A 17 square foot variance from Chapter 28, Section 5.1-4.4a (Maximum Building Lot Coverage) to allow 2,615 square feet of building lot coverage where a maximum of 2,598 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.



<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/16/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/16/20	
3. Letter that was Mailed	✓	11/16/20	
4. Photographs of Sign on Property	✓	11/16/20	



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Stillwell Residence

Project Address: 2158 N Lake Shore Circle

ZBA #: 20-036

Date: Nov. 10, 2020

Derek:

I have reviewed the request for the following variances:

- A 14.5-foot variance from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a screen porch with a rear yard setback of 15.5-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.
- A 17 square foot variance from Chapter 28, Section 5.1-4.4a (Maximum Building Lot Coverage) to allow 2,615 square feet of building lot coverage where a maximum of 2,598 square feet is allowed.

and do not have any comments or concerns.

ZBA# 20-036
2158 N. Lake Shore Circle - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 10, 2020
Received by Planning:
Transmitted to Engineering: November 11, 2020
Received by Briget: November 12, 2020
Completed: November 20, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 14.5-foot variance from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a screen porch with a rear yard setback of 15.5-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.

A 17 square foot variance from Chapter 28, Section 5.1-4.4a (Maximum Building Lot Coverage) to allow 2,615 square feet of building lot coverage where a maximum of 2,598 square feet is allowed.

The Engineering Division has NO COMMENT on the proposed variance request for required minimum yards.

The Engineering Division has NO COMMENT on the proposed Building Lot Coverage.

--

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Stillwell Residence

Project Address: 2158 N. Lake Shore Circle

ZBA #: 20-036

ZBA Hearing Date: November 30, 2020

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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 10, 2020

- A 14.5-foot variance from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a screen porch with a rear yard setback of 15.5-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.
- A 17 square foot variance from Chapter 28, Section 5.1-4.4a (Maximum Building Lot Coverage) to allow 2,615 square feet of building lot coverage where a maximum of 2,598 square feet is allowed.

Attached are the Petitioner's:

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

Comments: No objections to the proposed design. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than November 20, 2020.

PETITION

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

PETITION

NOW COMES the Petitioner Tracy & Todd Stillwell

being the owner of the property commonly known as: 2158 Lake Shore Circle

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-4.2

Chapter 28, of the Arlington Heights Municipal Code, in order to: replace existing porch with new screened porch (encroaching 9'-4" into rear yard setback)

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The porch will maintain the style of the existing surrounding homes. The materials used will match those of the existing buildings.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The existing porch needs to be replaced because it's in disrepair. It's an eye soar to the community & it's unsafe. In dealing with some health issues (skin cancer among them), a safe porch would be desirable to prevent unnecessary exposure to the sun's rays & still be able to enjoy our beautiful lake views.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The original permitted rear yard encroachment was 10'. The existing porch encroaches by 9'-11". The new porch will be larger, but will encroach by 9'-4".

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We wish to replace our existing porch with a new screened porch that will be larger, but will encroach less into the rear yard. Its new rectangular size will give us a better space to enjoy the lake views & be protected from the harmful sun's rays & mosquitoes.

Signed:

Tracy Stillwell
Petitioner

Todd Stillwell

Date:

10/13/20



October 12, 2020

Tracy Stillwell
2158 N Lake Shore Circle
Arlington Heights, IL 60004

To Whom it May Concern,

Tracy Stillwell is a patient under my care at Derick Dermatology. Tracy has a history of treatment of actinic keratoses, which are pre-skin cancers. Tracy also has a family history of melanoma, making her more at risk for developing melanoma herself. It is my professional opinion that Tracy take extensive precautions to protect herself from the sun to minimize the risk of skin cancer.

Thank you,

Meghan McGrath PA-C

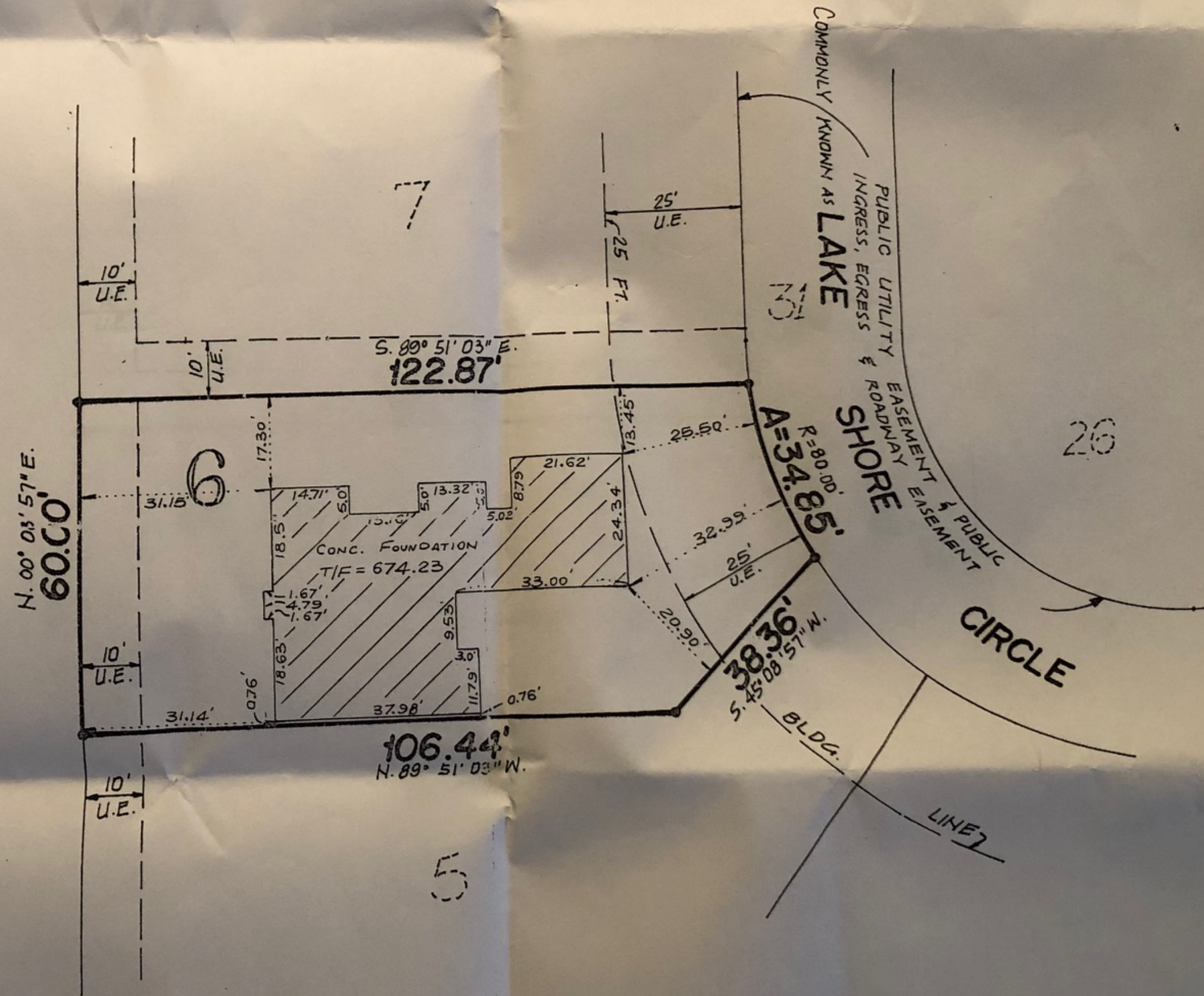
Meghan McGrath, PA-C

PLAT OF SURVEY

OF

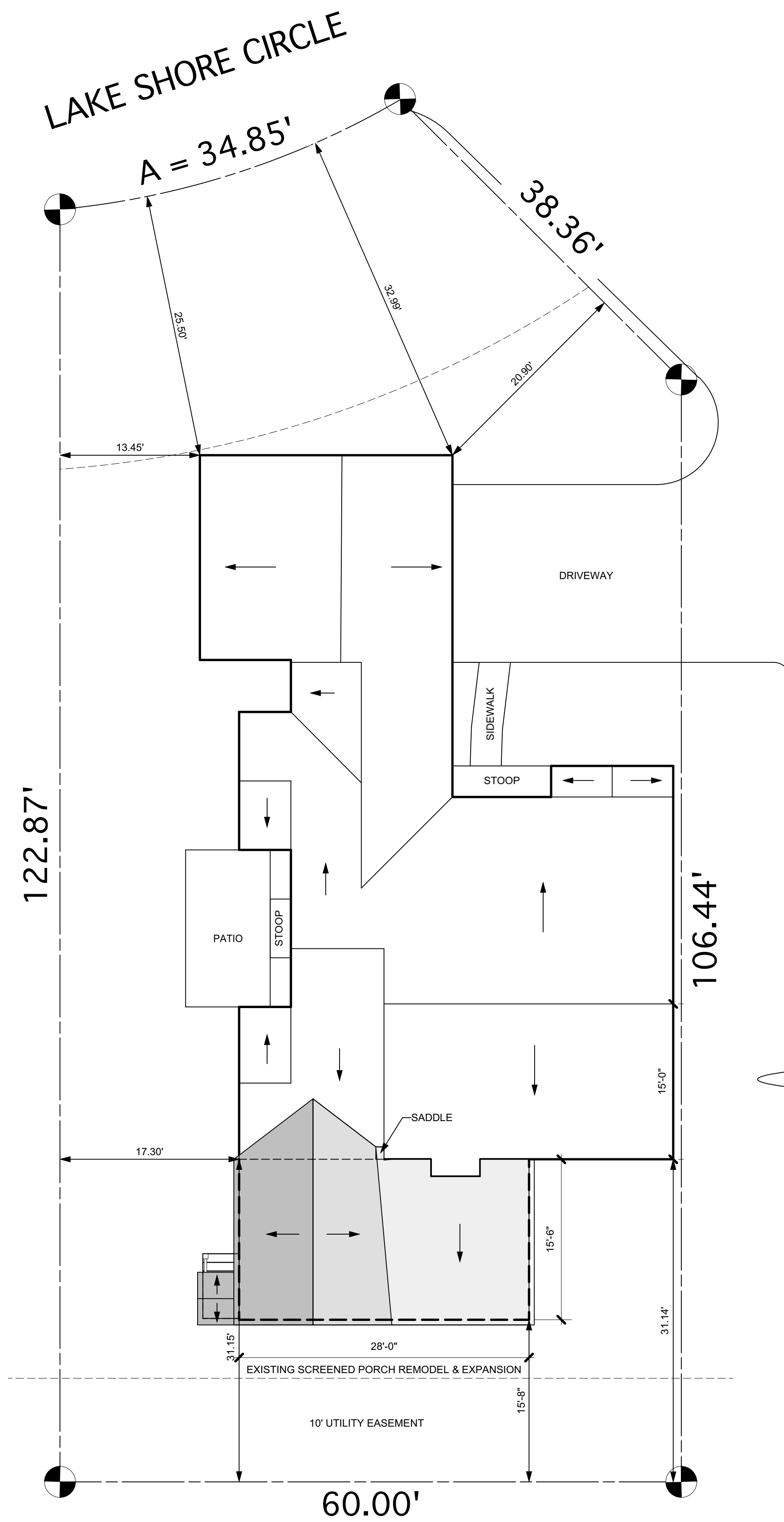
LOT 6 IN LAKE ARLINGTON TOWNE UNIT 3, BEING A SUBDIVISION IN THE
SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29,
1986 AS DOCUMENT NO. 86-322992, IN COCK COUNTY, ILLINOIS.

VILLAGE OF ARLINGTON HEIGHTS

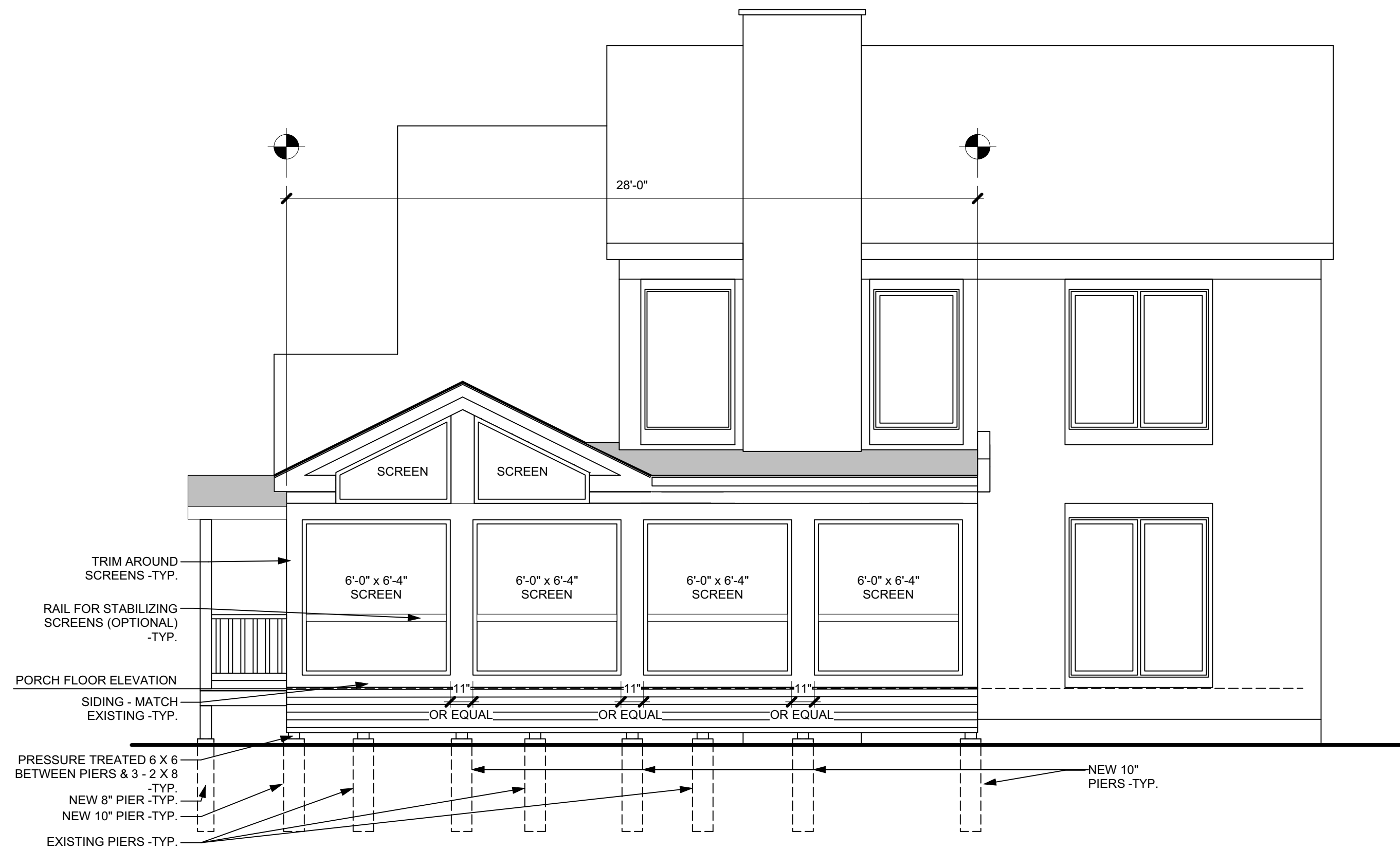
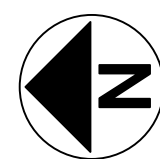


ND

UNDERGROUND
SEWER, WATER
DIMENSIONS SHOWN
WIDTHS IN FEET

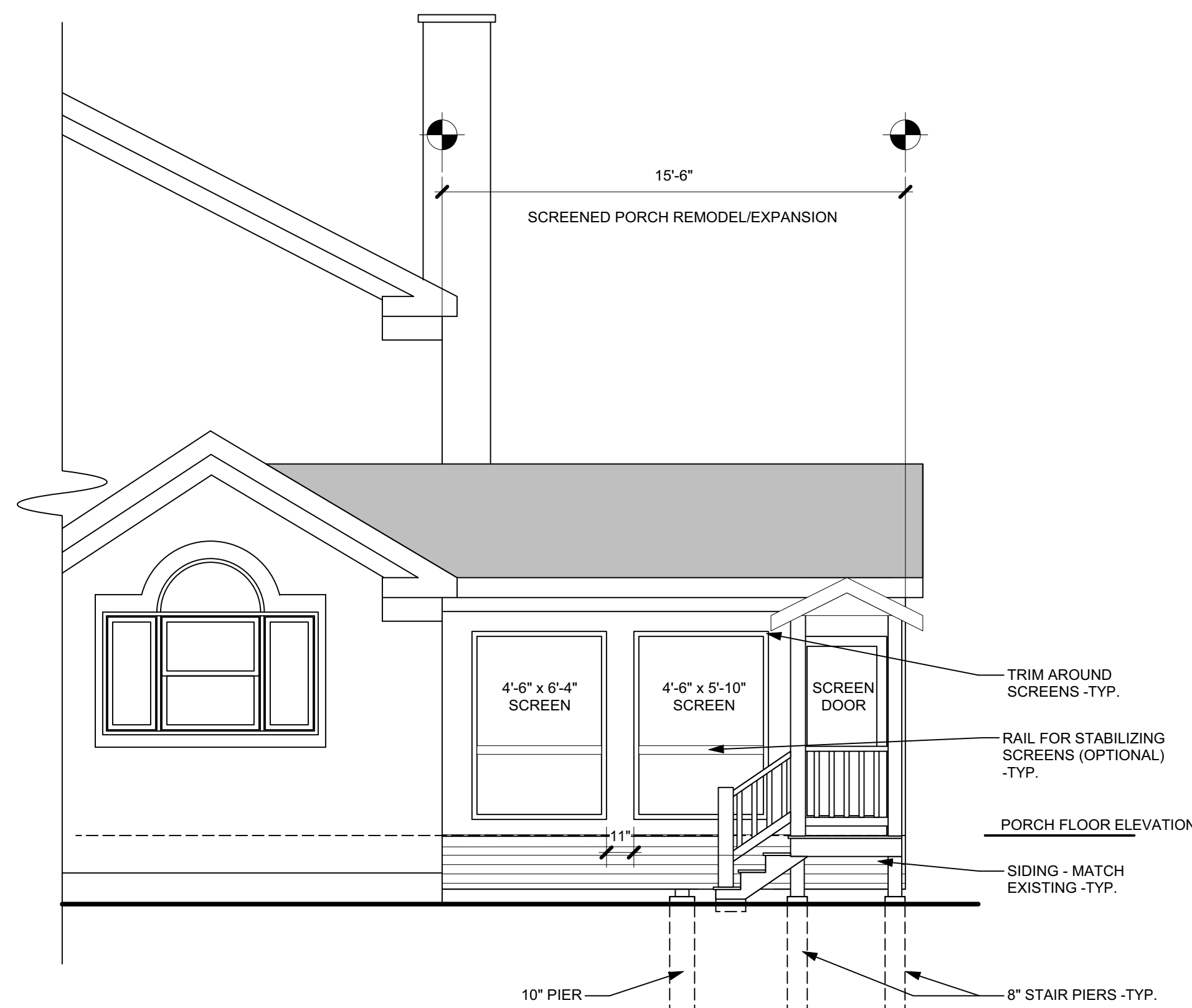


SITE PLAN
SCALE: 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.



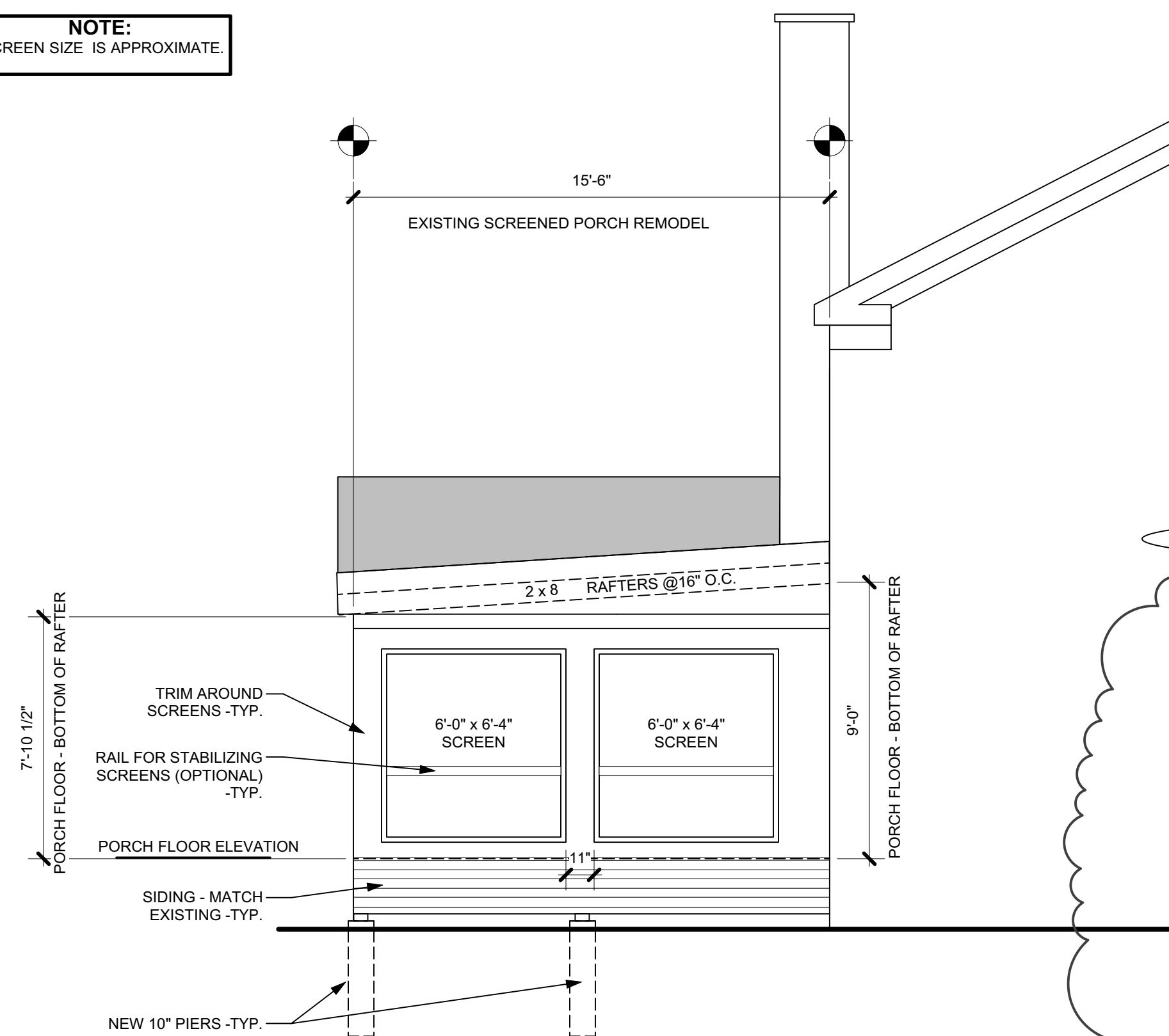
WEST ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

NOTE:
*SCREEN SIZE IS APPROXIMATE.



NORTH ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

NOTE:
*SCREEN SIZE IS APPROXIMATE.



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

ZONING DATA
DISTRICT R-4 TWO FAMILY DWELLING DISTRICT
FRONT YARD SETBACK: 25'
LOT AREA: 7,424.2 SQ. FT.
F.A.R. (.45)7,424.2 = 3,340.89 (ALLOWED), 3,104.57 (ACTUAL)
BLDG. LOT COVERAGE: (.35)7,424.2 = 2,598.47 (ALLOWED), 2,163.57 + 426 PORCH + 13.13 LANDING = 2,602.7 (ACTUAL)
IMPERVIOUS SURFACE COVERAGE: (.5)7,424.2 = 3,712.15 (ALLOWED), 3,184.9 (ACTUAL)

AREAS USED IN CALCULATIONS
RESIDENCE FOOTPRINT = 2,163.6
PORCH = 426
STEPS = 8.75
LANDING = 13.13
FRONT STOOP = 28.6
PATIO (SIDE) = 123.8
SIDE STOOP = 11.3
SIDEWALK = 30.2
DRIVEWAY = 380
2ND FLOOR = 915

I hereby certify that, to the best of my knowledge and belief, these plans conform to the Village of Arlington Heights Codes and Ordinances.

Ludmila Dabrowski
Ludmila M. Dabrowski
License No.
001.011625
License expires on 11/30/2020



CODES ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHTS
2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS

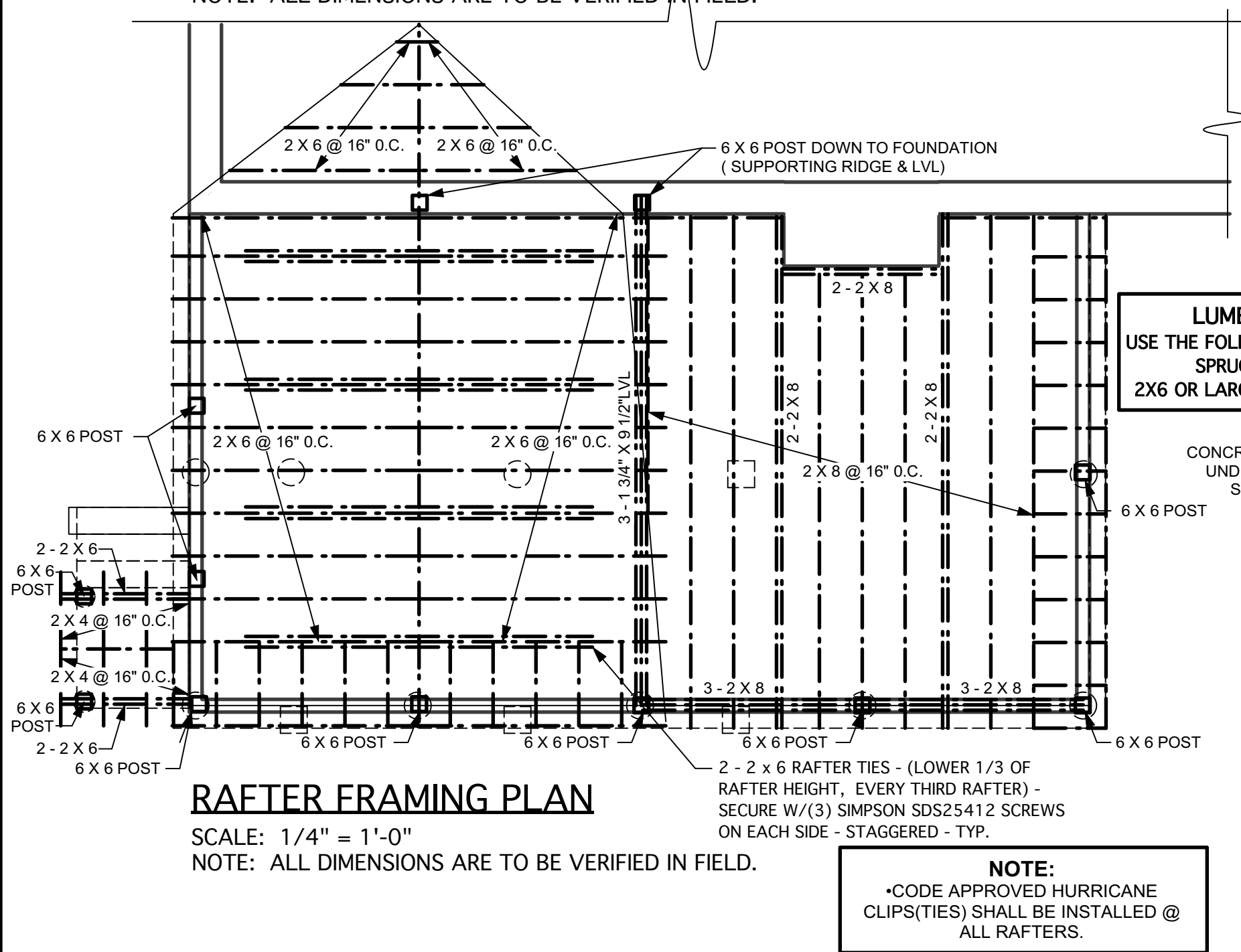
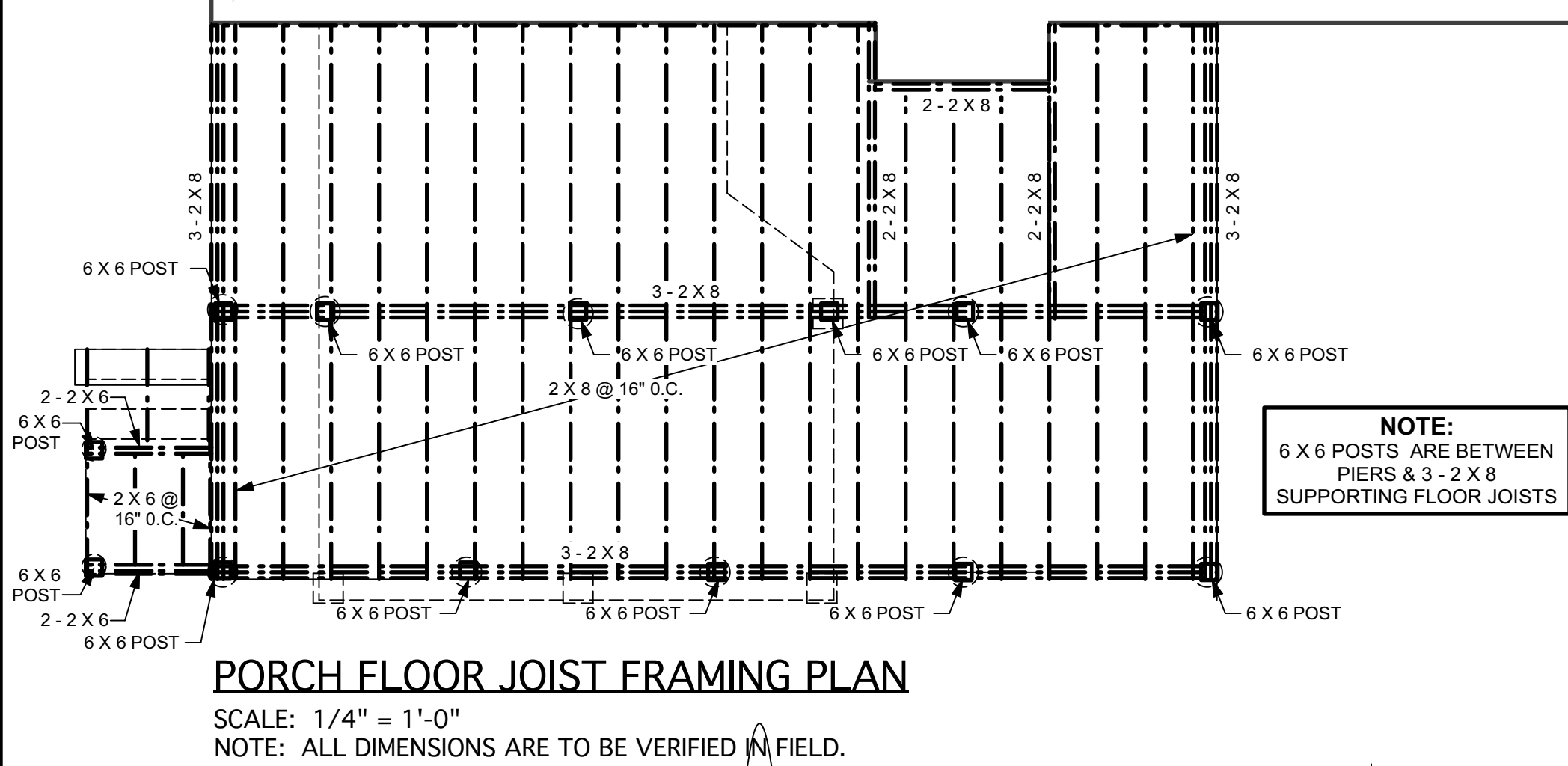
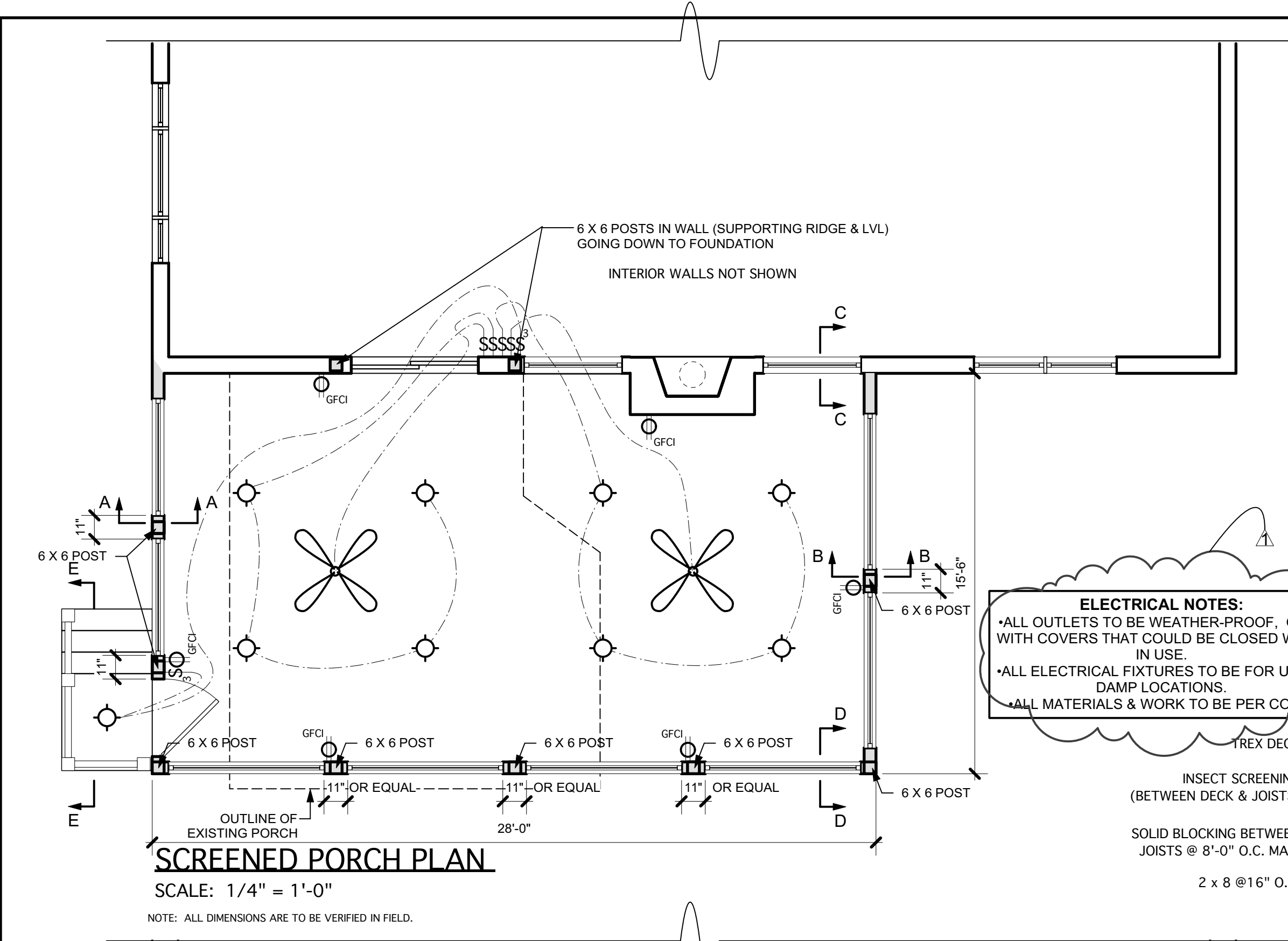
CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS.

PORCH REMODEL/EXPANSION FOR
2158 LAKE SHORE CIRCLE
ARLINGTON HEIGHTS

Scale as
Noted

DATE	NO.	REVISION
9/23/20	1	PERMIT REVISIONS

A-0
SHEET 1 of 2



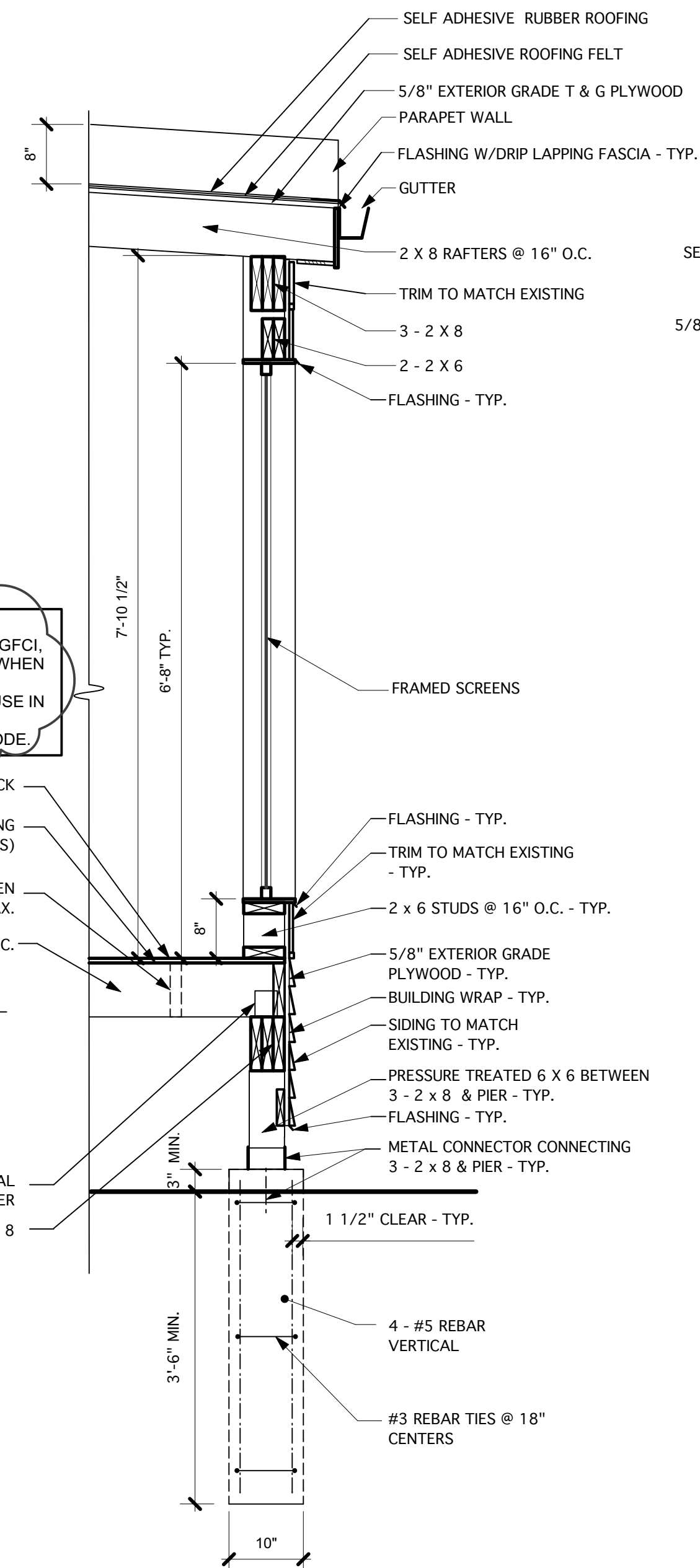
ELECTRICAL NOTES:
• ALL OUTLETS TO BE WEATHER-PROOF, GFCI, WITH COVERS THAT COULD BE CLOSED WHEN IN USE.
• ALL ELECTRICAL FIXTURES TO BE FOR USE IN DAMP LOCATIONS.
• ALL MATERIALS & WORK TO BE PER CODE.

INSECT SCREENING (BETWEEN DECK & JOISTS)
SOLID BLOCKING BETWEEN JOISTS @ 8'-0" O.C. MAX.
2 x 8 @ 16" O.C.

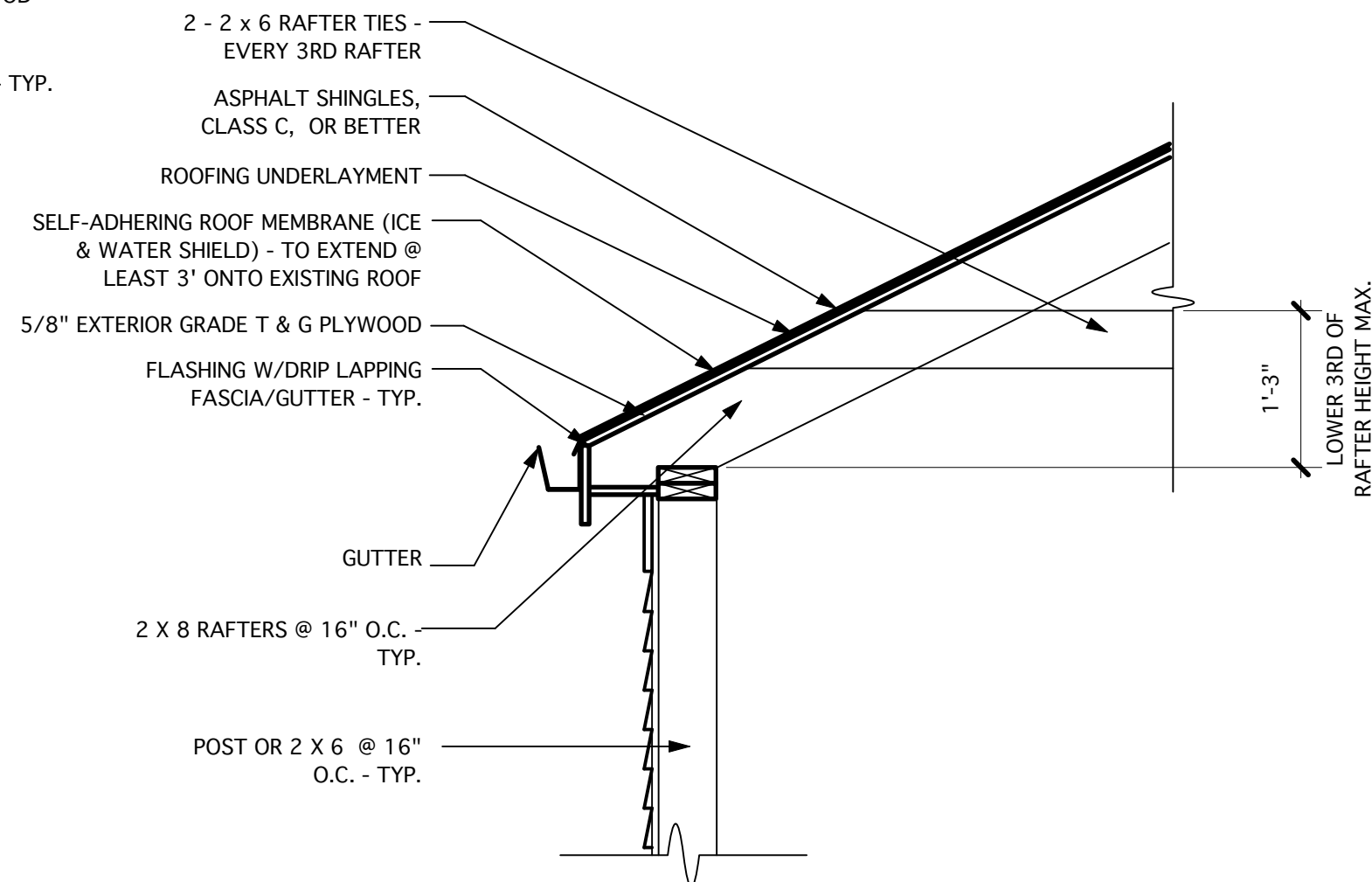
NOTE:
6 X 6 POSTS ARE BETWEEN PIERS & 3 - 2 X 8 SUPPORTING FLOOR JOISTS

LUMBER NOTE:
USE THE FOLLOWING GRADES OF SPRUCE-PINE-FIR:
2X6 OR LARGER - NO. 2 GRADE

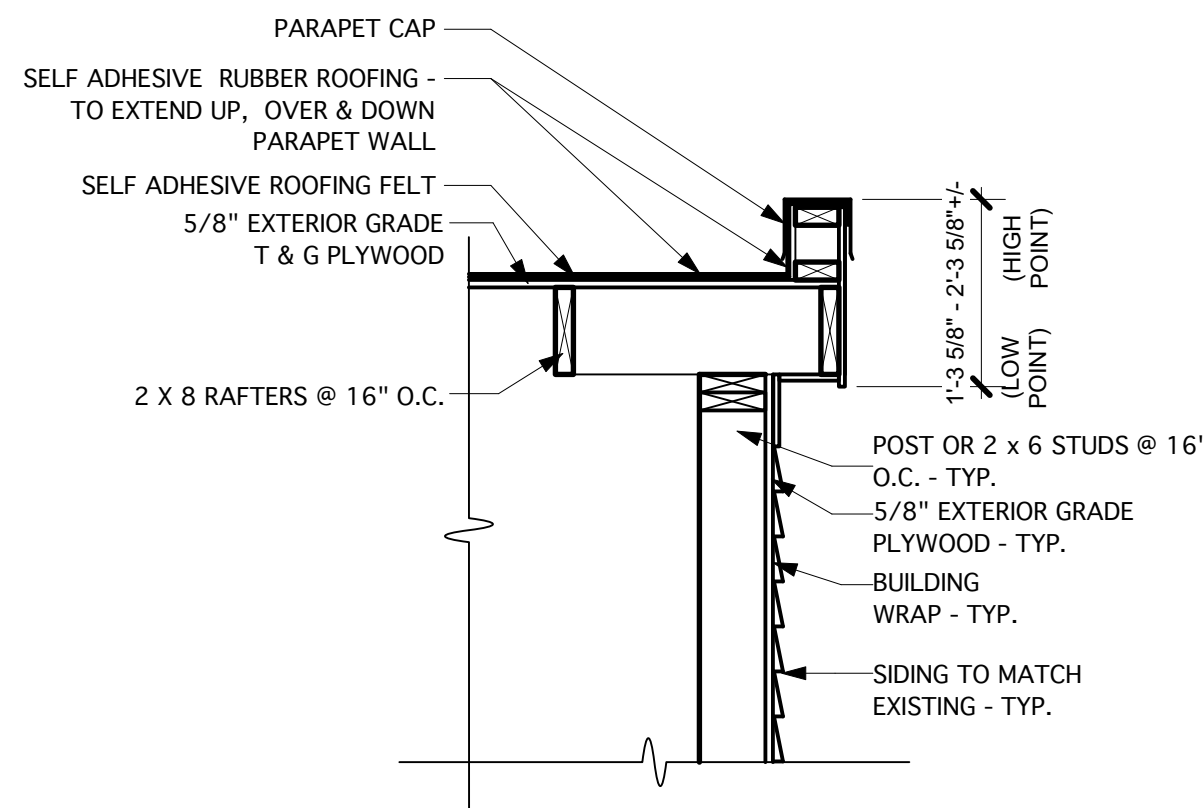
NOTE:
• CODE APPROVED HURRICANE CLIPS(TIES) SHALL BE INSTALLED @ ALL RAFTERS.



WALL DETAIL (D-D)
SCALE: 3/4" = 1' - 0"



GABLE ROOF DETAIL (A-A)
SCALE: 3/4" = 1' - 0"



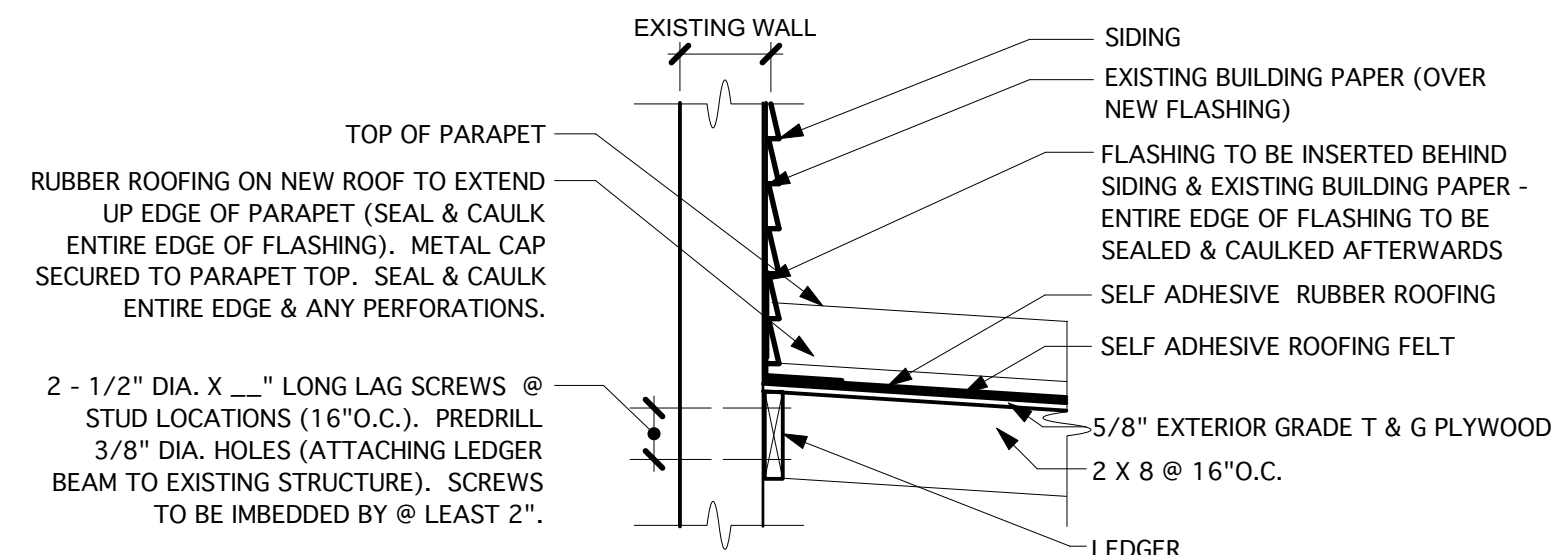
PARAPET DETAIL (B-B)
SCALE: 3/4" = 1' - 0"

FASTENER PLACEMENT ON LEDGER
SCALE: 1/2" = 1' - 0"

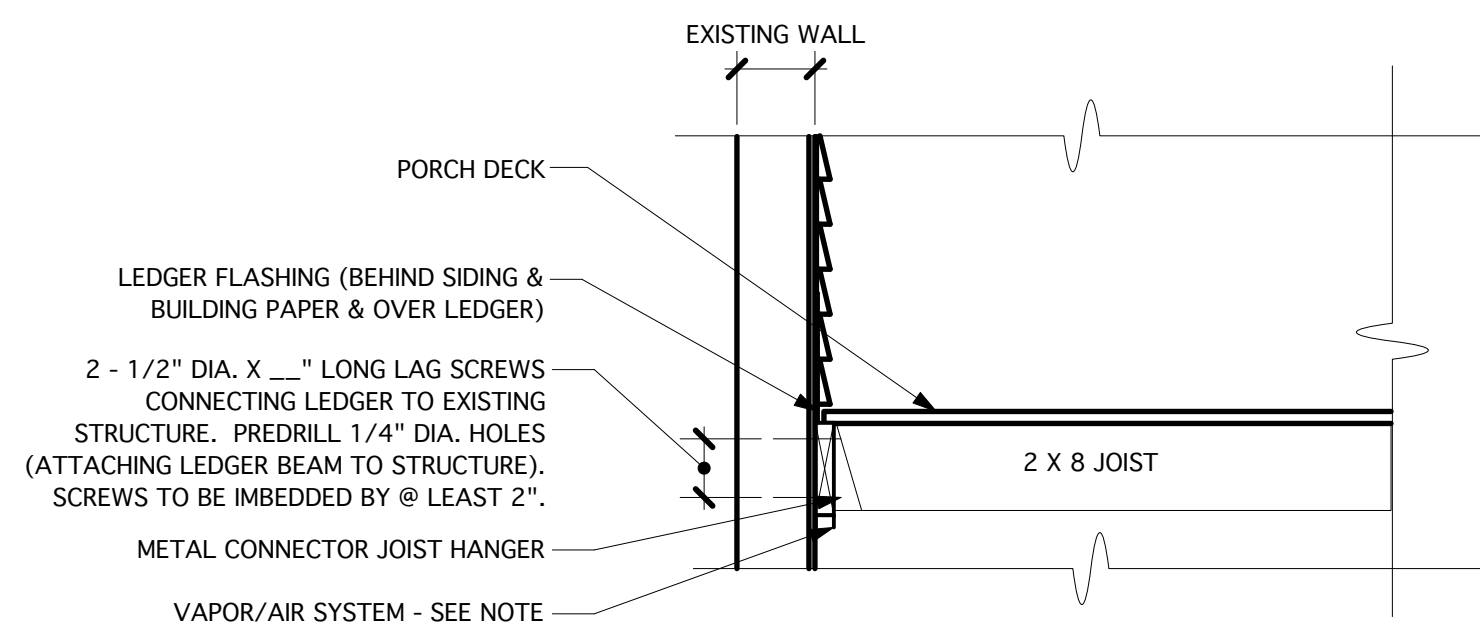
ELECTRICAL NOTES (IF APPLICABLE):
• ALL CEILING ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS PER 2017 NEC.
• EXTERIOR RECEPTACLES TO BE WEATHERPROOF GFCI RECEPTACLES
• EXTERIOR LIGHTING SHALL COMPLY WITH VILLAGE OF ARLINGTON HEIGHTS CODE.
• ALL WORK & MATERIALS TO BE PER CODE.

NOTE:
• 2 - 2 x 6 RAFTER TIES TO BE SECURED TO EVERY THIRD RAFTER W/(3) SIMPSON SDS25412 SCREW ON EACH SIDE.
• RAFTERS TO BE SECURED W/SIMPSON ANCHOR H14, OR COMPARABLE.
• JOISTS TO BE SECURELY CONNECTED TO LEDGER W/APPROVED GALVANIZED JOIST HANGERS.
• ALL HARDWARE & FASTENERS TO BE CORROSION RESISTANT.
• RAFTER BLOCKING TO BE 8'-0" MAX.
• ALL STRUCTURAL CONNECTIONS TO BE PER VILLAGE OF ARLINGTON HEIGHTS CODE.

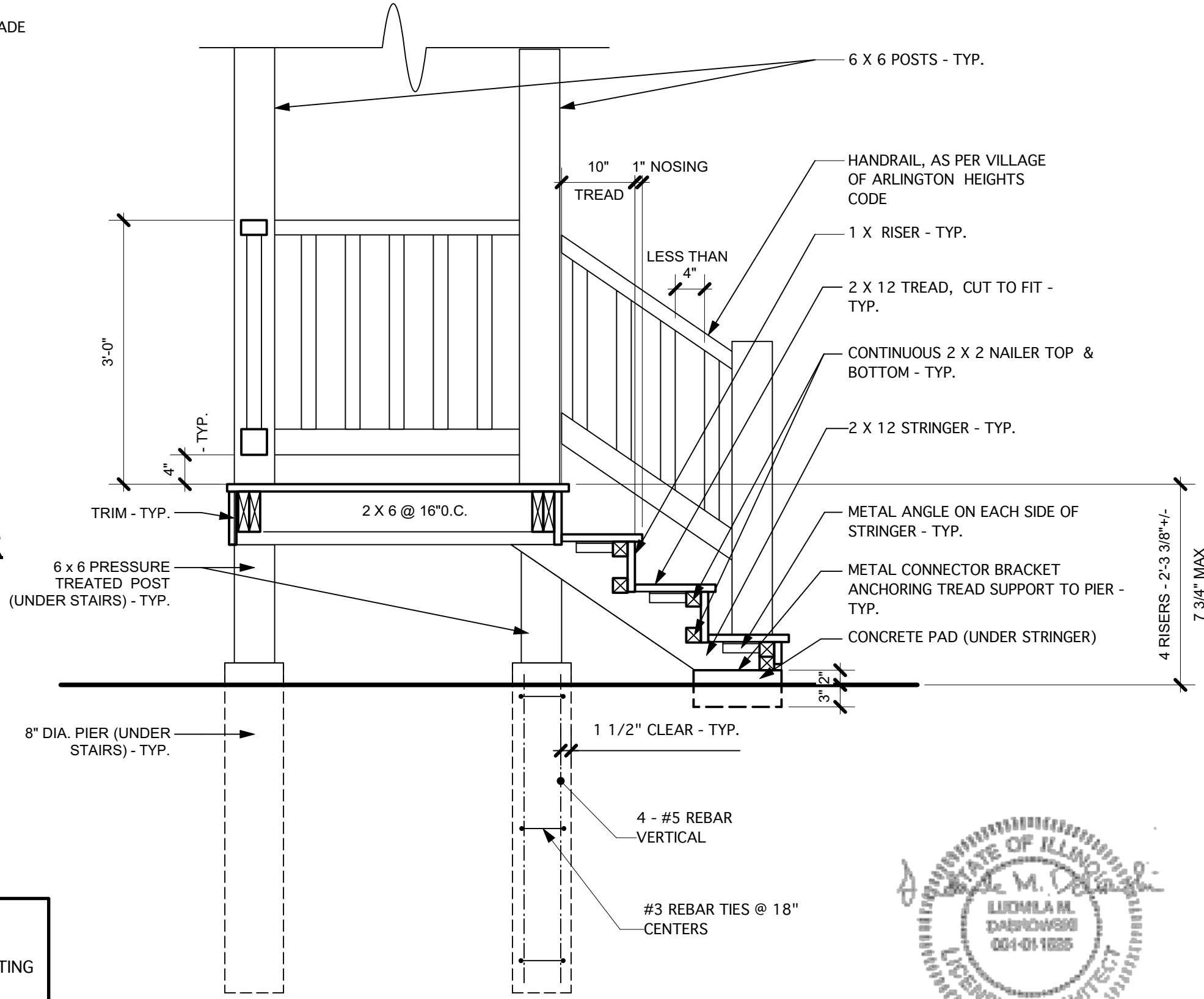
NOTE:
ALL EXPOSED WOOD USED IN PORCH CONSTRUCTION TO BE PRESSURE TREATED WOOD. ANY WOOD @ GRADE TO BE @ LEAST 3" ABOVE GRADE.
NOTE:
ALL METAL CONSTRUCTION CONNECTORS SHALL BE EITHER "CONTINUOUS" HOT-DIP GALVANIZED WITH A 1.85 OUNCE/SQUARE FOOT OF ZINC COATING PER ASTM A653, OR "BATCH"/"POST" HOT-DIP GALVANIZED WITH ZINC PER ASTM A123 OR A153, OR STAINLESS STEEL. FASTENERS AND CONNECTORS MUST BE FABRICATED FROM LIKE MATERIALS.



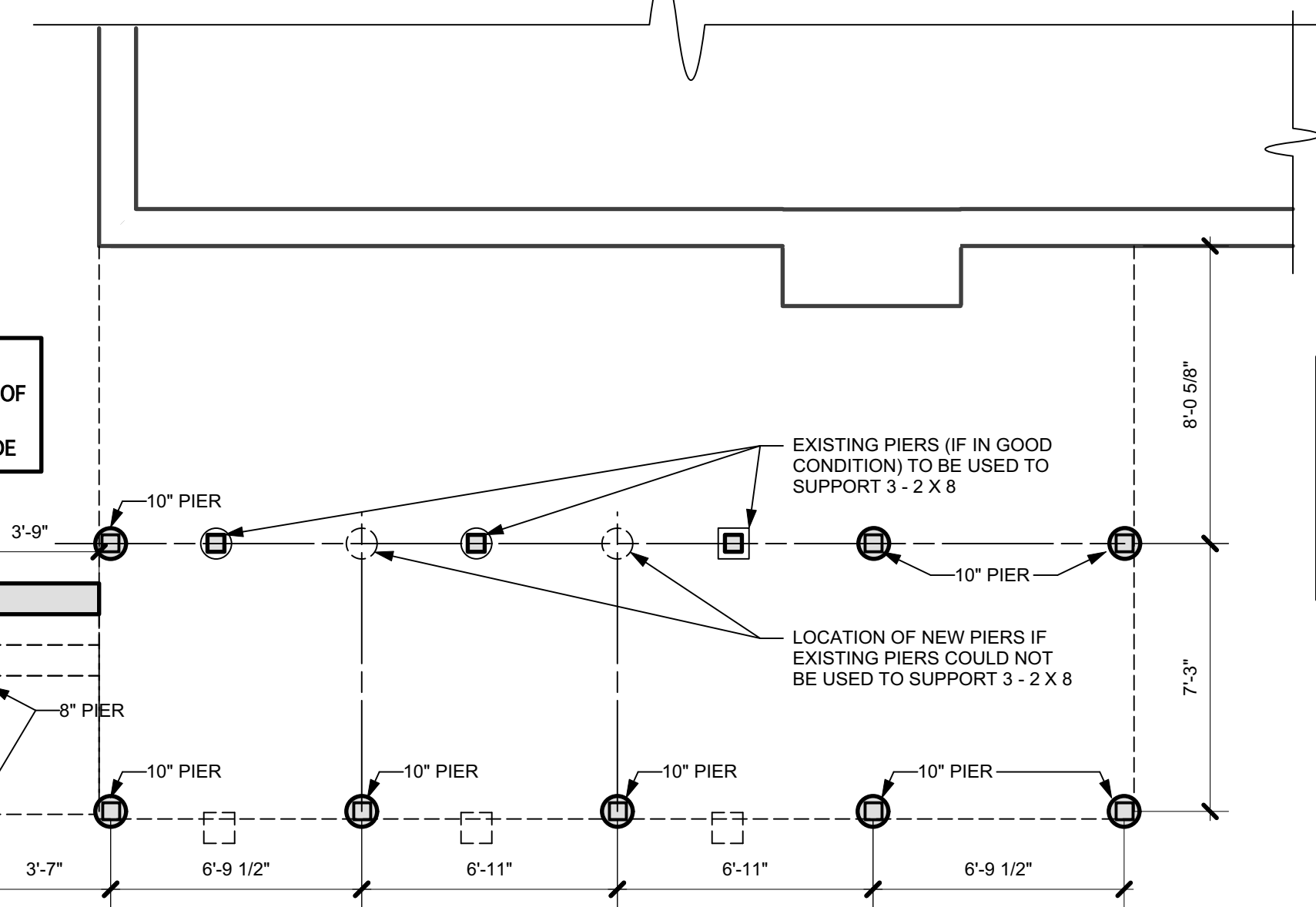
LEDGER DETAIL @ ROOF (C-C)
SCALE: 3/4" = 1' - 0"



LEDGER/WALL DETAIL @ PORCH FLOOR (C-C)
SCALE: 3/4" = 1' - 0"



STAIR & STAIR LANDING DETAIL (E-E)
SCALE: 3/4" = 1' - 0"



PIER LAYOUT PLAN
SCALE: 1/4" = 1' - 0"
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

PORCH REMODEL/EXPANSION FOR
2158 LAKE SHORE CIRCLE
ARLINGTON HEIGHTS

Scale as
Noted

DATE	NO.	REVISION
9/23/20	1	PERMIT REVISIONS

A-1
SHEET 2 of 2

I hereby certify that, to the best of my knowledge and belief, these plans conform to the Village of Arlington Heights Codes and Ordinances.
Ludmila M. Dabrowski
Ludmila M. Dabrowski
License No. 001.011625
License expires on 11/30/2020