



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 10, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Cerniglia Residence - 1256 E. Kensington Rd.
- B. Swanson Residence - 721 S. McKinley Ave.
- C. Goldberg Residence - 1628 W. Canterbury Ct.
- D. McHale Residence - 210 E. Fairview St.
- E. LoVerde Residence - 3282 N. Windsor Dr.
- F. LaSalvia Residence - 1119 N. Beverly Ln.
- G. Reizer Residence - 407 S. Beverly Ln.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. ZBA#14-041 - Bradish Residence - 218 S. Patton Ave.
- B. ZBA#14-036 - Deloncker Residence - 1207 W. Noyes St.
- C. ZBA#14-037 - 214 S. Stratford Rd. Petition
- D. ZBA#14-038 - Thompson Residence - 101 S. Fernandez Ave.
- E. ZBA#14-039 - Soderna Residence - 2224 N. Dryden Ln.
- F. ZBA#14-040 - Kozlik Residence - 1110 W. Maude Ave.
- G. ZBA#14-042 - Craig Residence - 28 S. Yale Ave.
- H. ZBA#14-043 - Nick Residence - 604 E. Charles St.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Cerniglia Residence - 1256 E. Kensington Rd.

Department: Planning & Community Development

Approval of Minutes & Findings from the 10/13/14 hearing

ATTACHMENTS:

Description	Type
Minutes 10/13/14 - Cerniglia	Minutes
Findings 10/13/14 - Cerniglia	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA #14-028 - CERNIGLIA RESIDENCE - 1256 E. KENSINGTON ROAD

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 13th day of October, 2014 at the hour of 7:01 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: If anybody has a petition on the agenda this evening, if you would, anybody that will be testifying, if you would please sign in up at the front at the podium here. If you are an audience member and you wish to speak to one of the petitions this evening, if you would also sign in this evening.

We're waiting for one more Board member to arrive. We can go ahead and get started with the Pledge of Allegiance and we'll go through old business and whatever. And he's just in time. You can stay standing Peter, we're going to say the pledge of allegiance.

Our first order of business is the Pledge of Allegiance.
(Pledge of Allegiance.)

CHAIRMAN PETRILLO: Derek, you want to take the roll call?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Here.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Selbka.

(No response.)

CHAIRMAN PETRILLO: Seeing that all members are present with, who are we missing?

MR. MACH: Mr. Selbka.

CHAIRMAN PETRILLO: Mr. Selbka, we have a quorum and a majority. And we'll start by opening with old business which is the minutes from our last Board meeting on September 8th, 2014. Has every member had a chance to review the minutes? Any proposed changes or discussion? If there is a motion to approve?

MR. ANFENSON: I'll move to approve.

CHAIRMAN PETRILLO: We have a motion to approve.

MR. SIAVELIS: I'll second.

CHAIRMAN PETRILLO: And a second. I will refrain from voting, I was not present at the last meeting. That said, all in favor?

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed?

(No response.)

CHAIRMAN PETRILLO: Seeing no opposed, motion passes. On this evening's agenda, we have six petitions, I think one was

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withdrawn. This evening, folks, if you have a petition before this Board this evening, we'll ask you to step forward and ask you to address three items related to your petition.

First will be the hardship that you incurred because of not being able to make the zoning requirements. We want to be able to hear how that is causing you some harm or some hardship. That there are some unique circumstances, what those unique circumstances are. And lastly, that if the variance is granted, that it won't detract from the character of the neighborhood.

Does everybody understand that or have any questions with that? Okay. What we will do is we'll call the Petitioner forward. You'll try to address those or attempt to address those three issues for the Board to weigh in our decision. The Board may ask you some questions.

We'll open it up then to members of the audience who wish to comment. If there is a member in the audience that wishes to comment, the witnesses will have a chance to rebut that or answer any of those questions that were raised by that witness. And we'll close then, once the questions are complete, we'll close that to members of the audience and the witnesses, and the Board will discuss the circumstances regarding your petition. And then we'll vote on that.

If your petition is granted, you are free to move forward. If it is not granted this evening, you have a one-year wait from this date to readdress or repetition the Board in the following year. Okay?

With that said, the first petition on the agenda this evening is the Swanson Residence. Oh, this one? I don't have my glasses. Cerniglia Residence on Kensington.

MR. CERNIGLIA: Good evening. I'm requesting reprieve from the zoning and the ordinance to expand my driveway to the north. We have an existing space where we keep our small camping trailer there now. And we also have a narrow tapered drive which, in order to accommodate additional parking and access to that camping trailer, I'd like to put in a paver extension on the driveway. Right now we're having trouble with grass growing, so aesthetically it would look a lot better. To speak to your third point, to detract from the appearance of the neighborhood, right now we have a nice little mud path with some ruts, so I know myself and probably all my immediate neighbors would be thrilled if we do something with that.

It is a setback for cable so we can do that, have a removable product there so we're going to use paver bricks. It's approximately 10 feet extension from the driveway on Wilke. If I understand the current zoning requirement, we're allowed 2 feet, so we're asking for an additional 8 to the north end.

We also have a growing family, so we are going to use

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that for additional parking space for one of our daughters when and if they start driving, God forbid.

CHAIRMAN PETRILLO: And so, your hardship is you have a trailer that you wish to park there. What is that, that's now, it's gravel? Or is it limestone now?

MR. CERNIGLIA: Yes, gravel where the trailer is parked.

MRS. CERNIGLIA: But to get onto it.

CHAIRMAN PETRILLO: Yes.

MR. CERNIGLIA: And also have additional parking, we want to extend the driveway.

CHAIRMAN PETRILLO: And what's the inherent need for the trailer?

MR. CERNIGLIA: We camp. We take it to camping. It's a small utility trailer.

CHAIRMAN PETRILLO: And is there any reason why you can't park that at an offsite location, in a storage location?

MR. CERNIGLIA: Additional cost, theft, safety, accessibility. And again, it's not just to access the trailer, that's kind of the aesthetic side of it. Right now, we do drive on the grass in order to get to the trailer. But we also have a very narrow driveway the way it stands and we have, you know, kids which, you know, with the Village ordinance, we're going to have parking for them very soon. So, it's kind of a double-tiered issue that we're trying to address.

CHAIRMAN PETRILLO: Okay.

MR. ANFENSON: I'm sorry, did you say how long have you owned the home?

MRS. CERNIGLIA: 12 years.

MR. CERNIGLIA: 12 years.

MR. ANFENSON: Okay. Did you speak to your neighbors to the north that are most directly affected?

MR. CERNIGLIA: Yes. Yes, absolutely.

MR. ANFENSON: Did they, any comments from --

MRS. CERNIGLIA: They're going to be sad to see the mud go.

MR. ANFENSON: Okay. So, they're happy with the solution?

MR. CERNIGLIA: Yes.

MRS. CERNIGLIA: Right.

MR. ANFENSON: Okay.

MRS. LIVERMORE: I have a question. How far back are the brick pavers going to go?

MR. CERNIGLIA: To the fence.

MRS. LIVERMORE: Did you ever consider gating that area? Obviously you don't camp all year round.

MR. CERNIGLIA: It is gated.

MRS. CERNIGLIA: It is gated.

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MR. CERNIGLIA: The trailer isn't visible from the street. It's gated today.

MRS. LIVERMORE: And with the brick pavers, it will go behind the gate?

MR. CERNIGLIA: The pavers will go up to the gate.

MRS. LIVERMORE: They won't go farther?

MR. CERNIGLIA: No, I don't plan on spending money on --

MRS. LIVERMORE: I'm thinking of the appearance in the neighborhood, I think it would be an improvement to put it behind the fence.

MRS. CERNIGLIA: The pavers?

MR. CERNIGLIA: The pavers?

MRS. LIVERMORE: To park your vehicle back there, the trailer. It doesn't get stored in the garage in the winter?

MR. CERNIGLIA: No, it doesn't fit in the garage.

MRS. LIVERMORE: It doesn't get stored, period?

MR. CERNIGLIA: Right.

MRS. LIVERMORE: It just sits out there.

MR. CERNIGLIA: It's kind of self-contained.

MRS. CERNIGLIA: Well, it sits, and then we have a 6-foot fence, so it sits behind the fence. So, you can't see the trailer from the street or from any of those houses.

MR. ANFENSON: So, the trailer won't be parked on the pavers?

MR. CERNIGLIA: Correct.

MRS. CERNIGLIA: It's just there behind.

MR. ANFENSON: Right, behind the fence. So, it's not even --

MR. CERNIGLIA: It's not driving and it's the accessibility.

MR. SIAVELIS: It's not visible from the street?

MR. CERNIGLIA: No.

MRS. CERNIGLIA: No.

MR. SIAVELIS: Particularly when the gate is closed.

MR. CERNIGLIA: When the gate is closed, you can't even see the trailer. It's --

MRS. LIVERMORE: That's nice.

MR. SIAVELIS: And what's the height of that for the record?

MR. CERNIGLIA: I think it's about 5 feet because I stand and I look over it and the gate is 6 feet. So, not an RV, we can't put anything bigger there. We're not looking for any --

MRS. CERNIGLIA: No.

MR. CERNIGLIA: Just parking and something on the grass to be able to get to the trailer.

MR. SIAVELIS: And the pavers you're proposing to install, in the annotated plat you gave us, you're showing the pavers going in and on an angle, correct?

MR. CERNIGLIA: Correct.

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MR. SIAVELIS: So, you're not going to take the pavers from the front of the gate straight line basically perpendicular to Windsor, right? You're going to taper down and be on an angle?

MR. CERNIGLIA: Right, and be on angle. I don't want to, we can't disrupt the uses of the sidewalk and the existing apron.

MR. SIAVELIS: So, at its widest point, the proposed variance would be to have a 30-foot wide driveway plus paver, correct?

MR. CERNIGLIA: Correct.

MR. SIAVELIS: And at its narrowest, it would be approximately 21 feet?

MR. CERNIGLIA: Yes, at the street it would be about 20-22, somewhere in there, existing. We're only taking the taper out of the existing driveway but not the apron.

MR. SIAVELIS: Right.

CHAIRMAN PETRILLO: Any other questions from members of the Board? Okay, thank you. Is there anyone in the audience that wishes to speak to this petition? None being heard, we'll open it up to questions and comments from the Board. Or if we have any issues to raise.

MR. MACH: Chairman Petrillo, I just have one comment. In addition to the width setback, the Petitioner also would need a setback variation from the rear property line, the north property line, a 3-foot setback variation which is a requirement for lots that are 70 feet or wider.

CHAIRMAN PETRILLO: Okay. And what was that? I'm sorry, Derek, it was a 3-foot?

MR. MACH: It's a, for lots 70 feet or wider, a 3-foot setback requirement.

MR. ANFENSON: Are you calling that the rear property line?

CHAIRMAN PETRILLO: Yes, this just becomes the rear.

MR. MACH: Correct, since it's Kensington address.

CHAIRMAN PETRILLO: Yes.

MR. ANFENSON: Okay.

CHAIRMAN PETRILLO: Was that, I'm sorry, was that issue raised by, I didn't, Mr. Hautzinger or Jim Masserelli, I don't see that that, was that part of their packet and information they received?

MR. MACH: No, it was just noted. The Petitioner stated that the driveway is going to go up to the property line. Therefore --

CHAIRMAN PETRILLO: Okay. So, it was in the information that they had, just not, the setback wasn't called out in there.

MR. MACH: Correct.

CHAIRMAN PETRILLO: Okay. Had you spoken to either of the individuals that reviewed this regarding that?

MR. MACH: No.

CHAIRMAN PETRILLO: Okay.

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MR. SIAVELIS: So, what's, Derek, what's the distance then from that proposed 34 dimension and the property line?

MR. MACH: If I understand correctly, the driveway is going to be expanded 10 feet to the north side of the garage. And that's going to go up to the property line.

MRS. LIVERMORE: To the property line?

MR. MACH: Exactly.

MR. CERNIGLIA: It's where our fence is.

MR. GEISEL: Yes, there's a fence along that property line.

MR. CERNIGLIA: Yes, there's a fence. And whatever the 6 by 6 that holds the gate, it goes right up to that.

CHAIRMAN PETRILLO: Any other questions or comments from members of the Board? Thank you, Derek.

MR. GEISEL: With the shape of the driveway, I think it would be an improvement.

MR. SIAVELIS: And the fact that there's a gate there right in the fencing.

MRS. LIVERMORE: Yes.

CHAIRMAN PETRILLO: Is there a motion?

MRS. LIVERMORE: I move approval.

CHAIRMAN PETRILLO: Is there a second?

MR. ANFENSON: I'll second.

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

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. CERNIGLIA: Great, thanks, guys.

MRS. CERNIGLIA: Thank you.

(Whereupon, the meeting was adjourned
at 7:15 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS October 13, 2014

PETITIONER: Cerniglia Residence
ADDRESS OF PROPERTY: 1256 E. Kensington Rd.
VARIATION: 11.2-11.1b, 11.2-9

An 8' variance to allow a 30.0 foot wide driveway where the maximum width is 22 feet and a 3.0 foot variance from Chapter 28, Section 11.2-11.1e to allow a 0.1 foot setback from the rear property line (north) where the minimum setback is 3.0 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to widen the driveway in order to access a recreation trailer that is parked in the rear yard. The petitioner testified that due to cost, and concerns with theft, safety, and accessibility, it is not feasible to park the trailer off site.

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

Thereafter, a motion was made by Ms. Livermore and seconded by Mr. Anfenson. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

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



Item: Swanson Residence - 721 S. McKinley Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from the 10/13/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 10/13/14 - Swanson	Minutes
Findings 10/13/14 - Swanson	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA #14-029 - SWANSON RESIDENCE - 721 S. MCKINLEY AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 13th day of October, 2014 at the hour of 7:15 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: Next on the agenda is the Swanson Residence. Have you both signed in?

MR. SWANSON: Yes, we have.

CHAIRMAN PETRILLO: I forgot to ask that and to swear in the witnesses. If you could raise your right hand? I'm sorry I forgot to swear the other witnesses in.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. SWANSON: I'm Everett Swanson. We own the property at 721 South McKinley. It's a three-flat. Probably most people on the Board are familiar with McKinley Avenue having an intermix on the east side of apartments, small apartments, three and four flats, and single-family residents.

We are asking for a variance to be able to put a garage a little closer to the back property line which is the ComEd parking lot, and a little closer to the edge of the driving space in order to accommodate a garage of standard size that will park three cars as we have a three-flat. So, the variance we're looking for, instead of a 5-foot rear setback, we're looking for a 2 and-a-half-foot rear setback.

And we're looking for the pavement, instead of being from the front of the garage to the edge of the pavement 22 feet, we're looking for 20.8, so a 1.2-foot difference. And we're looking for a variance on the total impervious coverage. We already substantially exceed the requirements for impervious coverage because of the physical layout in order to get a driveway to the back and the parking space there.

And so, those three things are the things that we need to do in order to get a garage there. We've looked at other layouts other than the site plan that I believe you all have there. And other layouts didn't work as well. So, what I'm going to try to do is show you how the request leads to the variation review standards.

First, this past winter was very brutal as we all know. And we lost a tenant because we didn't have a garage. He insisted he would have a garage and he moved. And we found that a number of people were more interested in a garage this year than before. And so, we're kind of in a bit of a disadvantage because most of the other three and four flats on the block have garages.

And the unique circumstances of the site is as it is, and I'm sure there have been changes over the years to what was allowed and what was not allowed. But this particular building never had a garage. And we've owned it for about two and-a-half, almost three years now. And putting up the garage would be a huge benefit to getting it rented, to getting the spaces rented.

The layout that you have in front of you pretty much is

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the only one that allows ingress and egress without having to jockey cars to get one out of the garage and to make everything fit. I mean I know it's a little tighter than desired for the backing out of the garage and making the turn to exit, but 1.2 feet, I've staked cones and we verified that I can do it with my full-size van. So, I think, you know, since most of the tenants have much smaller vehicles than that, that shouldn't be a problem for that part.

The building of the garage triggers the need to re-grade the parking lot a little bit. And the parking and driveway both need replacement. So, as a part of this impervious coverage variance, is to make sure that we can replace the pavement that's there now. It's asphalt and it's -- and I think it's probably as old as the building about 36 years.

And so, the third one, that it won't alter the essential character of the locality, it will be barely visible from the street either by walkers or by someone driving past. And from the other side, from --

MRS. SWANSON: Arthur.

MR. SWANSON: Arthur, thank you. From Arthur, it is the ComEd lot and there are some pretty thick bushes there. And so, except in the wintertime, it will be barely visible from there as well. And so, there really won't be any alterations to the character of the neighborhood that goes with building this. Any questions?

CHAIRMAN PETRILLO: How many units did you say are in the building?

MR. SWANSON: We have three. We live on the first floor and there's a garage.

CHAIRMAN PETRILLO: Okay, three units. And how many vehicles do you have?

MR. SWANSON: We own two.

CHAIRMAN PETRILLO: You have two?

MR. SWANSON: Yes.

CHAIRMAN PETRILLO: And the other residents, the other units, are they currently occupied?

MR. SWANSON: One is currently available for rent and one is occupied.

CHAIRMAN PETRILLO: And how many vehicles does that occupant have?

MR. SWANSON: The occupant only has one. We have had occupants in the past who had two. Generally, both of them don't have two, but you know, it's sometimes a concern that they have two, that they are two-bedroom units.

CHAIRMAN PETRILLO: Okay. So, a three-car garage and having the potential for six vehicles. How do you overcome that disadvantage that you have?

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MR. SWANSON: In the drawing, I think, I don't know if you have that, just right after -- yes, that's it. In the drawing, you can see that we've got spots labeled 1, 2, 3, 4, 5, 6.

CHAIRMAN PETRILLO: But three vehicles park in the garage, and then potentially three vehicles outside the garage?

MR. SWANSON: Correct.

CHAIRMAN PETRILLO: So, who is going to park in the garage? Do you park both of your vehicles in the garage?

MR. SWANSON: No. No, we'll have one of ours in and one out.

CHAIRMAN PETRILLO: Okay. That leaves you two spots for potentially four vehicles. So, how do you --

MR. SWANSON: Two garage spots, yes.

CHAIRMAN PETRILLO: Two garage spots for potentially four vehicles. So, how do you overcome that need then or that disadvantage that you have when someone may not be able to park their vehicle on the garage, or both their vehicles?

MR. SWANSON: You mean, potentially one of the tenants would have two cars and only one would have the garage spot?

CHAIRMAN PETRILLO: Yes. Let's say your two units are occupied, your two-bedroom units, each individual on those units or bedrooms actually have vehicles.

MR. SWANSON: Well, I would have liked to request permission for a six-car garage, but I was very well informed that there was no chance.

CHAIRMAN PETRILLO: You could elevate it.

MR. ANFENSON: I don't understand this drawing, the illustration.

MR. SWANSON: Okay.

MR. ANFENSON: I'm not following where the garage is going to be located on the lot. Is this, this is McKinley?

MR. SWANSON: In fact, this is McKinley out here and this is the driveway in.

MR. ANFENSON: Oh, okay.

MR. SWANSON: And this is Arthur behind here.

MR. ANFENSON: That makes sense, all right.

MR. SWANSON: Okay?

MR. ANFENSON: Yes.

MR. SIAVELIS: So, McKinley is mislabeled?

MR. ANFENSON: McKinley is mislabeled on this drawing.

MR. SWANSON: The drawing has the label of the address of the property rather than, because there is no street right there.

MR. ANFENSON: I see, okay.

MR. SWANSON: That's actually a fence, and then ComEd's parking lot, and then Arthur.

MR. ANFENSON: Right. And then did you state that you're

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actually decreasing the impervious area?

MR. SWANSON: Well --

MR. ANFENSON: How is that possible?

MR. GEISEL: I think the entire area back there is paved, and so the back two corners now would be turfed.

MR. SWANSON: And it's paved except, yes, correct.

MR. ANFENSON: You will be removing that --

MR. SWANSON: Except for, I guess I'm including what's currently a rotted deck where the boards are absolutely tied together and filled with crud. That's currently impervious. And there is an old shed that will be torn down that currently stores snow equipment and lawn mower.

MR. SIAVELIS: Okay. Are you putting, are you anticipating using the access capacity in your garage for storage for the lawn mower --

MR. SWANSON: Yes, that's what the extra couple of feet are for.

MR. SIAVELIS: Right.

MR. SWANSON: It's for the --

MR. ANFENSON: Are there any water problems in that area that you know of?

MR. SWANSON: Absolutely not. The property that's the parking lot for ComEd is actually at approximately the same elevation as our parking lot, but there's a berm between that's about a foot high where their bushes are and their fence is. And then on our property, there are some railroad ties that support it to keep the dirt from just running off onto our parking lot.

CHAIRMAN PETRILLO: Derek, in our notes, it reads, there's a second variance for 913.5 square feet variance to allow an increase to the impervious surface coverage.

MR. MACH: And that should be clarified. The Petitioner is decreasing the overall impervious surface coverage. However, it's a nonconforming situation, he is modifying it, therefore --

CHAIRMAN PETRILLO: He's actually reducing but he's reducing, so the current is over 5,671 square feet?

MR. MACH: Correct, yes.

CHAIRMAN PETRILLO: Okay. Thank you. Any other questions for the Petitioners? Is there any member of the audience that wishes to address this petition? None being heard, we'll open it up to comments.

Seeing that this sits on the back of Commonwealth Edison, it might be much nicer to shield, you know, that of the trucks and so forth. And you don't smell diesel getting into your car in the morning.

MR. SWANSON: And the infernal beep on the gate ever time it

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opens in the middle of the night.

CHAIRMAN PETRILLO: So, anyway, if we would, we'll continue our discussion. If we have any additional questions, we'll come back to you.

MR. SWANSON: I'm sorry.

CHAIRMAN PETRILLO: Just so we can keep the record consistent. Are there any other questions or comments from any member of the Board?

MR. SIAVELIS: Yes. I think this is reasonable, especially given the layout, the situation with the paver, I don't think a three-car garage with these dimensions is out of line here. Quite frankly, I would push for a bigger garage if I was the one that was to move in. So, I think this is entirely reasonable and I support it.

MR. GEISEL: Agreed. I think this is consistent with many of the other units along McKinley there.

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

MR. SIAVELIS: I'll move.

CHAIRMAN PETRILLO: We have a motion to approve.

MR. ANFENSON: I'll second.

CHAIRMAN PETRILLO: We have a second. Derek, if you can call vote?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Have at it.

MR. SWANSON: Thank you very much.

MRS. SWANSON: Thank you.

CHAIRMAN PETRILLO: Before the winter sets in. Congratulations.

(Whereupon, the meeting was adjourned
at 7:26 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS October 13, 2014

PETITIONER: Swanson Residence
ADDRESS OF PROPERTY: 721 S. McKinley Ave.
VARIATION: 6.5-2, 11.2-11.1f, 5.1-3.8 & 5.3-2

A 2.5 foot variance for a new detached garage with a rear yard setback of 2.5 feet instead of the minimum required 5 feet and an additional 1.0 feet for the eave; A 1.2 foot variance for a new detached garage where the driveway pavement shall be a minimum of 22 feet from the face of the garage to the edge of the driveway pavement and 20.8 feet is proposed; And a 913.5 square foot variance to allow an increase to the impervious surface coverage of 5,671.5 square feet where the maximum allowed is 4,758 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they would like to place a detached garage along the rear property line. The petitioner further explained that for proper turning movement, variations are necessary. The petitioner testified that due to site constraints they are requesting a rear yard setback variance for a detached garage and a variance for the setback from the face of the garage. The petitioner testified that the building is owner occupied and that the three car garage will be shared with each tenant. The petitioner explained that they did lose a tenant after last winter since they did not have a garage. The petitioner also testified that in addition to storing three vehicles, the garage will be utilized to store maintenance equipment.

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

Thereafter, a motion was made by Mr. Siavelis and seconded by Mr. Divito. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

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



Item: Goldberg Residence - 1628 W. Canterbury Ct.

Department: Planning & Community Development

Approval of Minutes & Findings from 10/13/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 10/13/14 - Goldberg	Minutes
Findings 10/13/14 - Goldberg	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-030 - GOLDBERG RESIDENCE - 1628 W. CANTERBURY COURT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 13th day of October, 2014 at the hour of 7:26 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is the Goldberg Residence.

MR. GOLDBERG: Good evening.

CHAIRMAN PETRILLO: Are you, have you signed in, sir?

MR. GOLDBERG: I'm signing right now.

CHAIRMAN PETRILLO: Okay. I'll swear you in once you're finished.

MR. GOLDBERG: Okay. Do I need to sign my wife? She's here

--

CHAIRMAN PETRILLO: Only if she's going to, well, she'll have to sign herself in if she's going to speak.

MR. GOLDBERG: I'll only be speaking.

CHAIRMAN PETRILLO: Okay. Raise your right hand.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. GOLDBERG: Good evening. My wife and I request to replace a 5-foot wooden fence that was recently destroyed in a storm by a 6-foot fence in the same location, similar design. The reason that I do, with your criteria starting with hardship, there is a significant safety factor that we're requesting the additional foot. Both my son and my wife are handicapped. We live right against the Commonwealth Edison line and an open field of drainage. We've had multiple instances of coyotes. The most recent one, my wife was stuck in the dog pen, could not get out. Thank God she had her cell phone. The coyote was on the fence, the 5-foot fence.

In addition, as part of the hardship is our yard goes down, so the 5-foot isn't essentially 5-foot at that level. So, for additional safety given what happened, and we have a small dog, for the additional safety request of the hardship. And more importantly, my family, we're requesting the 6-foot from a hardship standpoint.

From the unique circumstance criteria, we parallel with and face Route 53 and Wilke Road with the Commonwealth Edison drainage ditch. There is no housing, nothing that will be built behind us because of the drainage area.

With respect to the criteria on not detracting, there's only two houses that part of our fence goes against. Neither of our neighbors have a concern about the 1-foot. In addition, very recently, this Board I'm sure approved that a 6-foot fence was built by our neighbors, and it's the exact same area against the same street. So, our fence would be very similar with theirs.

CHAIRMAN PETRILLO: Any questions or comments from the Board for this Petitioner? Is there any individual in the audience that wishes to address this petition?

DRAFT

None being heard, for me, a very reasonable request and I think the safety issue is a huge issue. I know coyotes can get over even a 6-foot fence so you have the potential.

MR. GOLDBERG: Don't say that.

CHAIRMAN PETRILLO: But having that extra safety net or that sense of comfort I would think is well within reason for this Petitioner and this request.

MR. ANFENSON: I agree, Tony, and I move approval.

CHAIRMAN PETRILLO: Is there a second?

MRS. LIVERMORE: I'll second.

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

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Congratulations.

MR. GOLDBERG: Thank you very much.

(Whereupon, the meeting was adjourned
at 7:28 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS October 13, 2014

PETITIONER: Goldberg Residence
ADDRESS OF PROPERTY: 1628 W. Canterbury Ct.
VARIATION: 6.13-3b (Location of Fences)

A 1 foot variance to allow an increase to the maximum fence height from 5-feet to 6-feet for a fence located along the perimeter of the rear yard.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are seeking a height variation for a fence in the rear yard due to safety concerns. The petitioner testified that there are two family members in the home who are handicapped and that they have had multiple instances with coyotes since they are adjacent to open space. The petitioner explained that they are parallel with and face Route 53/ Wilke Road. The petitioner explained that the Commonwealth Edison right of way is between their home and Wilke/Route 53.

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

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

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

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

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



Item: McHale Residence - 210 E. Fairview St.

Department: Planning & Community Development

Approval of Minutes & Findings from the 10/13/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 10/13/14 - McHale	Minutes
Findings 10/13/14 - McHale	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-031 - McHALE RESIDENCE - 210 E. FAIRVIEW STREET

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 13th day of October, 2014 at the hour of 7:28 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: Next on the agenda is the McHale petition.

I just want to state for the record that I am familiar with the McHales. We've had kids that went to school together for years. I know them but I'm very comfortable in being able to separate that past personal or that personal relationship to weigh in on this issue this evening. Anything else? Okay. Can I swear you both in?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. MCHALE: We are before the Committee tonight seeking two variances, one regarding a higher level fence along the exterior side yard on the Fairview Street frontage. We're looking to put a 5-foot fence where a 5-foot fence currently exists. And we're also looking to get a variance to eliminate the requirement of the setback, which would be roughly 8.8 or 9 feet from the lot line.

The hardship is basically to, to enforce the setback would basically force us to use the beneficial use of that portion of the yard. It's really dead space. It would create a jog into the fence line because if you restrict us lot line as well, if we were forced to set back, you'd have a fence that comes along Fairview on their lot line to the west of us and then it would jog 9 feet back and go forward and would look rather awkward.

We've essentially had that fence there for about 30 years. And we put it up about a year, a year and-a-half after we bought the property. We replaced what was a 6-foot fence I think, it would be close that I think was the right thing then probably in the late 50's-early 60's. So, there has been a fence on this frontage for as long as I can remember.

CHAIRMAN PETRILLO: Are there any questions from any member of the Board for the Petitioners? None being heard, is there anyone, did you have something, Carl?

MR. ANFENSON: No.

CHAIRMAN PETRILLO: None being heard, is there anybody in the audience that has a question for the Petitioners?

MS. JANS: Well, I have no questions, no.

CHAIRMAN PETRILLO: I'm sorry, do you wish to address the Board?

MS. JANS: I feel that the variance --

CHAIRMAN PETRILLO: Ma'am, would you step forward if you're going to speak to this? Have you had an opportunity to sign in?

MS. JANS: Just now.

MR. MCHALE: Marsha is my neighbor. She's here in support. I hope.

DRAFT

MS. JANS: I feel that --

CHAIRMAN PETRILLO: Can I swear you in?

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MS. JANS: I feel the variance should be approved for the privacy that they will get from the very busy corner that they have lived on all these years. Arlington Heights Road here and going down Fairview, there's not much privacy here.

CHAIRMAN PETRILLO: Does he plow your driveway for you in the winter?

MS. JANS: I'm sorry?

CHAIRMAN PETRILLO: Does he plow your driveway for you in the winter?

MS. JANS: No, but if he --

CHAIRMAN PETRILLO: He should. He should. Thank you, ma'am, I appreciate your comments.

MR. McHALE: Marsha raises a good point though also with respect to the safety issue. Fairview gets probably a good 150 cars a day.

MRS. McHALE: That's true.

MR. McHALE: And they come at high rates of speed because there's no stop signs. And I'm thinking Burton is the first stop sign on Fairview. I mean I get cars going past my house at 40 to 45 miles an hour. We also have a lot of law enforcement vehicles in the intersection of Fairview and Arlington Heights Road, which is probably about 40 to 50 feet from my backyard.

MRS. McHALE: They're always patrolling back there, the speed in Arlington Heights Road.

CHAIRMAN PETRILLO: Peter, do you have a question?

MR. SIAVELIS: Yes, just to clarify. Your neighbor, sir, that spoke just now, she's to the west of you, is that correct?

MR. McHALE: No, she's actually down on the corner street. So, she's not adjacent to the property. But I can tell you that the neighbors to the west of us, the Pauls, have no objections. Across the street, Ames have no objections. Basically, when they have talked to us, just surprised that I have to get a variance in the first place to address this, the same fence with really the same material, same height, same location, because the fence has been there for about 20 years.

CHAIRMAN PETRILLO: So, the fence shown here is --

MR. McHALE: That is the proposed fence.

MRS. McHALE: This looks nicer than the one that's there.

MR. McHALE: The one that's there right now is --

MRS. McHALE: It's been repaired and --

MR. McHALE: It's unrepairable now.

DRAFT

MRS. McHALE: It's ugly.

CHAIRMAN PETRILLO: Are there any questions from any other member of the Board? None being heard, thank you. This seems very clear-cut and simple to me. It's something that exists already and I'd be in support of this petition. Is there a motion? Or any other comments, I'm sorry?

MR. DIVITO: Motion to approve.

MR. GEISEL: I'll second.

CHAIRMAN PETRILLO: Motion to approve and a second. Derek, if you could call the roll?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. All right, good luck.

MR. McHALE: Thank you.

MRS. McHALE: Thanks.

(Whereupon, the meeting was adjourned
at 7:34 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS October 13, 2014

PETITIONER: McHale Residence
ADDRESS OF PROPERTY: 210 E. Fairview St.
VARIATION: 6.13-3 & 6.13-3c1 (Exterior Side Yards)

A 8.8 foot setback variance to allow a 5-foot tall semi-open fence in the exterior side yard that is along the south property line with no street side landscaping where a 8.8-foot setback is required; and a 2-foot height variance to allow a 5-foot tall fence in the exterior side yard along the perimeter of the lot where a 3-foot high fence is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they would like to replace their existing fence. The petitioner testified that they have had the fence for approximately 30 years and they are proposing to replace the fence in the same location with a similar style fence.

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

Thereafter, a motion was made by Mr. Divito and seconded by Mr. Siavelis. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

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



Item: Loverde Residence - 3282 N. Windsor Dr.

Department: Planning & Community Development

Approval of Minutes & Findings from the 10/13/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 10/13/14 - Loverde	Minutes
Findings 10/13/14 - Loverde	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-033 - EGAN PETITION/LOVERDE RESIDENCE - 3282 N. WINDSOR
DR.

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 13th day of October, 2014 at the hour of 7:34 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is this.

MR. ANFENSON: The Zanotti.

CHAIRMAN PETRILLO: The Zanotti. That portion, I know, I forgot my glasses. My glasses dropped off my shirt on my way out.

MR. ANFENSON: Use mine.

CHAIRMAN PETRILLO: Next, the Egan Residence.

MR. EGAN: Actually, just a correction to that. It's not the Egan Residence. Kyle Egan, I work for A-1 Contractor is the Petitioner, not the homeowner. It's actually the Loverde Residence.

COURT REPORTER: Can you spell that so we can spell it for the record?

MR. MACH: L-o-v-e-r-d-e.

CHAIRMAN PETRILLO: Have you signed in, sir?

MR. EGAN: Yes.

CHAIRMAN PETRILLO: Can you raise your right hand so I can swear you in?

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. EGAN: So, I'm here today, like I said, on behalf of Mr. and Mrs. Loverde. They are a lovely, old retired couple that live and love living in Arlington Heights. They live next door to their children and their grandchildren. They got a nice big pool for their children and they love it. And they're just looking to continue the beautification process of their retirement home.

Unfortunately, they are unable to do that because of this new circumstance that in 1992 they received a variation to build a house, it was for 1,220 square feet. They also built the pool and the pool deck. At this time, there was no impervious surface coverage requirement in Chapter 28, so they were able to build it. And now that they are looking to add on to that, they want to build 190 square feet water feature that's going to be a three-tiered pond with a waterfall. And they are unable to do this because of the existing conditions. So, my variance request is for 2,097, which may seem like a lot but it's really only 190 square feet of new impervious coverage from this pond.

To address the third item that it will not affect the essential character, I mean we're looking to build this pond to increase the beautification of the property. It's going to turn out beautiful. There is an existing wood fence that's 6 feet tall. We're able to hide it from anybody, you know, any of the neighbors, and so it's not going to, you know, be unpleasant for anybody to look at. And you know, it will increase the value of the property. Just overall, to improve their retirement living situation.

DRAFT

CHAIRMAN PETRILLO: Yes, I've reviewed the packet of information and listened to your testimony. What is the hardship for these individuals if --

MR. EGAN: The hardship is that they're, you know, they're not looking to, you know, tear out their existing pool that they want to really increase the beautification of their home. And they're unable to do that because of these existing conditions.

CHAIRMAN PETRILLO: And just looking at the satellite view of this and I drove by, it seems to me, and by the calculation support, there's a tremendous amount of impervious surface. A lot of cement, and it's approximately 60 percent in my estimation of the lot being occupied by impervious surface.

But I don't understand the hardship. So, if this is not approved, what will these people endure that will cause them harm, discomfort, inability for the area to function?

MR. EGAN: Yes, I mean I suppose it's fairly functional as it is now. But they are really looking to, you know, increase their living situation, really improve on it.

MR. SIAVELIS: That's, the Chairman here is trying to give you a hint in fact. You haven't really established a true hardship here. This is the fourth petition in this evening. The prior petitions certainly established a hardship, and I think you're having a hard time convincing the Board here that a two-tiered pond constitutes a hardship.

CHAIRMAN PETRILLO: Lack of one.

MR. SIAVELIS: The lack of one, I'm sorry, you're right, missed a word there. In my eyes, I think you've made a showing. I understand that they have a nice pool here and a very nice pool deck. But it's a real stretch of a concept to say that a lack of a two-tiered pond or any pond would constitute hardship.

In addition, I know that the Engineering Department is not in favor of the variance either. So, I think you're swimming uphill here.

CHAIRMAN PETRILLO: Yes, if there was some way you were giving up some other impervious surface somewhere and, you know, well, I shouldn't even say that because I just don't see that not having a three-tier pond or any type of other augmentation or decorative items in the yard is any type of hardship or a lack thereof having it.

MR. GEISEL: And you factor in the significant nature that they're already over --

CHAIRMAN PETRILLO: Yes. And I looked on that, I just, yes, and that's a lot of impervious.

MR. EGAN: Yes, I understand. I wish I had a better answer for the hardship but just kind of on another side note, they're looking to maybe eventually replace their pool deck with some other material.

DRAFT

If they wanted to do a permeable paver situation, would that be something that would allow this to --

MR. SIAVELIS: Potentially. We have to see the details on that. We can't speculate --

MRS. LIVERMORE: That would be on the engineering?

MR. SIAVELIS: Yes, we can't speculate in there. Those pavers aren't before us.

MR. EGAN: Okay.

CHAIRMAN PETRILLO: If that were the case --

MR. EGAN: It was just a general question, just so that I know if --

CHAIRMAN PETRILLO: I just want to ask a question. Derek, if this is denied, does this keep the residents from coming back and asking for a different type of variance as long as it doesn't include impervious surface? Or how will this affect it because it's being denied, at least in my opinion, on the coverage of the, well, first, the hardship, but secondly, it's twofold for me. It's the impervious surface that seems very substantial to me.

MR. MACH: If the Petitioner came back with a significant change, he can come back. Otherwise --

CHAIRMAN PETRILLO: Okay. Within the year?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Okay, all right.

MR. EGAN: Okay.

CHAIRMAN PETRILLO: All right. Are there any other questions for the Petitioner? Is there anyone in the audience that wishes to speak to this petition? None being heard, we'll open it up to the members of the Board. And I think everybody understands my thoughts and comments and that the hardship has not been met and that the increase to the impervious surface to me is detrimental to the lot.

MR. SIAVELIS: Agreed.

MR. DIVITO: I agree.

CHAIRMAN PETRILLO: Is there a motion?

MRS. LIVERMORE: I move to deny.

CHAIRMAN PETRILLO: We have a motion to deny the petition. Is there a second?

MR. DIVITO: I'll second that.

CHAIRMAN PETRILLO: And we have a second. Derek, would you call the roll?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

DRAFT

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. So, your petition is denied.

MR. EGAN: Thank you for your time.

CHAIRMAN PETRILLO: All right, thank you. Have a good evening.

(Whereupon, the meeting was adjourned
at 7:42 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS October 13, 2014

PETITIONER: LoVerde Residence
ADDRESS OF PROPERTY: 3282 N. Windsor Dr.
VARIATION: 5.1-3.8 & 5.3-2

A 2,097 square foot variance for impervious surface coverage which includes 1,907 square feet of existing non-conforming impervious surface coverage and for 190 square feet of proposed impervious surface coverage for a total of 7,070 square feet where the maximum allowed is 4,973 square feet.

The petitioner testified that when the home was constructed in 1992 there was no impervious surface coverage requirement at that time in Chapter 28. The petitioner explained that the lot currently exceeds the allowable impervious surface coverage. The petitioner testified that they are proposing to add an additional 190 square feet for a water feature that will be a three-tiered pond with a waterfall.

The Zoning Board of Appeals felt that the Petitioner has not met the hardship criteria that are set forth in the guidelines for approving petitions.

Based upon the foregoing as well as other evidence submitted, the Zoning Board of Appeals finds that the petitioner has not 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.

Thereafter, a motion to deny was made by Ms. Livermore and seconded by Mr. Siavelis. Thereafter, the Board voted 6-0 to deny the variance request.

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

You are hereby notified that this ruling is subject to appeal to the Circuit Court of Cook County, under the Administrative Review Law. Such appeal must be filed within thirty-five (35) days of the date of receipt of this decision.

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



Item: LaSalvia Residence - 1119 N. Beverly Ln.

Department: Planning & Community Development

Approval of Minutes & Findings from 10/13/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 10/13/14 - LaSalvia	Minutes
Findings 10/13/14 - LaSalvia	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA #14-034 - LaSALVIA RESIDENCE - 1119 N. BEVERLY LANE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 13th day of October, 2014 at the hour of 7:42 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The next petition on the agenda is the LaSalvia. Was that pronounced properly?

MS. KINGSLEY: Hi.

CHAIRMAN PETRILLO: Yes, I know you're signed in. Can I swear you in, Kirsten?

MS. KINGSLEY: Yes.

CHAIRMAN PETRILLO: Can you raise your right hand for me?

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MS. KINGSLEY: I'm Kirsten Kingsley. I'm representing the LaSalvias, Frank and family live here. We are the architects that put together their schematic design that they'd like to do. They have lived at 1119 North Beverly for about five years now. They would like to put an addition on their home, and in doing so, they are asking for a few variances.

They would like, there are three adults living in the home plus three high school boys plus a one-year-old. And so, their home currently is officially a three-bedroom/ two-bathroom, and they'd like to add two bedrooms, actually it ends up being three bedrooms and two baths to the home.

And in doing so, that's, the result of that, they're pushing the back of their home and they want to stay away from their driveway. They need to stay away, 10 feet away from their existing garage and their driveway. In order to do that and stay 10 feet away, we've been able to do that but the overhang of the existing garage comes in 1-foot. So, that's the 9-foot, that's that 1-foot variance away from the garage. So, the building itself is 10 feet away, which is what the code dictates.

The other resulting variance from that is the side yard variance. Currently, they have a detached garage, which is in the rear portion of their yard. But in adding the addition that they are required that they really need for the purpose of their family, it actually goes beyond the front face of the detached garage, making the garage in the side yard instead of the rear yard. So, even though the garage is in a location that it can be in for getting a detached garage in the rear yard, now that it's in the side yard, it's over the side yard variance. It's supposed to be 5 feet away, or actually, yes, 5 feet away from the side yard. So, that's the second variance.

And then the initial variance is for, or the other variance is for the front porch. They are located on a curve in Beverly, and so we're hoping that this front yard variance will be minimized because of the way that the house is set back. It's unclear as to how it lined up with the rest of the buildings, the surrounding

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buildings on either side because of the curve.

And what they'd like to do is add on a front entry that allows them a little bit of relief so when they come into the home there is actually a, not only a closet but a space that they can meet and greet any of their guests. Right now, when you enter into their home, you walk directly into a wall, a stair wall, and you need to go immediately to the right or to the left. So, this allows them a little bit of relief in that sequence, and it also allows them coverage so that in the summer they are not getting wet or in the winter getting snowed upon. And so, that's for the third variance.

CHAIRMAN PETRILLO: Just, could you just touch on that for a moment? I don't see a floor plan. Is the floor plan changing?

MS. KINGSLEY: Yes.

CHAIRMAN PETRILLO: On the inside of the home, that it can't be --

MS. KINGSLEY: Right, may I --

CHAIRMAN PETRILLO: Sure. That that issue that you just raised can't be solved?

MS. KINGSLEY: Well, you know, so this is the, it's on Sheet A-2, you probably have a small one of it maybe?

MR. DIVITO: I don't think we do.

CHAIRMAN PETRILLO: No, we don't.

MS. KINGSLEY: Oh, you don't, okay.

CHAIRMAN PETRILLO: So, we'll be able to keep this then for the record?

MS. KINGSLEY: Sure, you can have it. You can pass it around. This is the full set.

CHAIRMAN PETRILLO: Okay. And I'll try and hold it up rather than, so the other members can see it then.

MS. KINGSLEY: So, the existing home, this is, you can see the shaded area, this is where the existing door is. You walk right into the entry, you have to go the dining room, there's a dining room table there; or you go into the, this is the living room right now. This will be removed, this is where their current living room is. So, you come in, you can imagine the door swinging, it goes right up against the wall.

CHAIRMAN PETRILLO: So, the door is currently here, right?

MS. KINGSLEY: Yes. This is where the --

CHAIRMAN PETRILLO: This would be added, okay.

MS. KINGSLEY: Currently, the door is like this.

CHAIRMAN PETRILLO: Okay.

MS. KINGSLEY: So, like that. And then this isn't here and there is just a stoop.

CHAIRMAN PETRILLO: Yes, okay.

MS. KINGSLEY: So, with, you know, code allows you to put a

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4-foot by 8-foot entry or covered stoop there, but that doesn't relieve them when they come in and it doesn't offer them any space. So, what we were hoping is that we could bump out a small opening so they receive their guests and allow them that extra space.

CHAIRMAN PETRILLO: Okay.

MRS. LIVERMORE: How does that relate to this proposed porch?

MS. KINGSLEY: So, the proposed porch is to allow, it's actually a balancing act between the scale of the front house. They would like it to be an extension of their dining room if they could. But we thought, if you look at the, hopefully you've got the elevations of the house so you can see what we are proposing, so again if you look at the before and after, to balance it and make it look more aesthetically pleasing. And it is big enough so that they can have, it's not too big but it's big enough that you can put two chairs on it.

CHAIRMAN PETRILLO: So, you're not going to have a flat face across the front of the house, you're going to have a bump out at that entry of, what, how many feet is that bump out?

MR. SIAVELIS: 4 feet.

CHAIRMAN PETRILLO: 4 feet, and then another 5 feet of entry porch before you come to that door.

MS. KINGSLEY: Correct. Correct.

CHAIRMAN PETRILLO: And then that is, what, about 8 to 9 feet, 10 feet wide, then it retreats back or it's bumped back?

MS. KINGSLEY: Yes. Yes, it's 8 feet. And the width is actually 21 feet. But this is at the curve and it's straight --

CHAIRMAN PETRILLO: No, I meant from here to here.

MS. KINGSLEY: Oh, right.

CHAIRMAN PETRILLO: It will go here?

MS. KINGSLEY: Exactly.

CHAIRMAN PETRILLO: This is actually smaller because this is the distance I was referencing. Is this the --

MS. KINGSLEY: Can I just take this? This has the dimensions on it. Oh, the dimensions are down there? Okay, sorry.

MR. ANFENSON: The variance we're talking about is the setback, not the size of the porch, right?

MS. KINGSLEY: So, this is, the setback is a 3-foot by 10-foot variance. So, the room itself is 5-foot-7 by 10.8, enough for the entry and for a closet. So, that's the extension past the front yard.

CHAIRMAN PETRILLO: Right, okay. So, we are looking at that. But then this porch is a covered porch?

MS. KINGSLEY: Yes.

CHAIRMAN PETRILLO: It extends farther.

MS. KINGSLEY: Yes.

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CHAIRMAN PETRILLO: This is where this --

MS. KINGSLEY: It's 5 feet beyond.

CHAIRMAN PETRILLO: It's another 5 feet, right, okay.

MS. KINGSLEY: Right.

CHAIRMAN PETRILLO: And is there distance requirements for moving, turning, from an architect's calculation or standards of, you know, writing these dimensions or in these dimension designs?

MS. KINGSLEY: Minimum widths.

CHAIRMAN PETRILLO: So, let's say this was 2 feet, that definitely would be insufficient.

MS. KINGSLEY: Right.

CHAIRMAN PETRILLO: But is there a number that's used for that for when you do your design work?

MS. KINGSLEY: Typically, you know, a standard hallway is 3 feet wide. If that were 3 feet wide, it would be very tight. It would not seem as if, it would seem as if you were trying to move past that building and onto the porch. So, typically, a minimum porch is 6 feet deep if you want to sit on it. If you want to stand on it and move on it, maybe 5 feet. But if you want to sit on it, it would be 6 feet. So, that's why we extended it to 5 feet beyond.

CHAIRMAN PETRILLO: Right. And while stoops are 4 by 32, I'm sorry --

MS. KINGSLEY: 4 by 8.

CHAIRMAN PETRILLO: 4 by 8, giving you 32 square feet.

MS. KINGSLEY: Right.

CHAIRMAN PETRILLO: This would just take that a foot bigger, so if you were just to make that a stoop, it would only be an increase of a foot.

MS. KINGSLEY: And that's because a stoop typically is one direction. This has two directions of circulation, one that's going up to the front, and then one that would be going to the side to the porch.

CHAIRMAN PETRILLO: And then I saw that it looks like there are columns. So, what I'm getting at I guess is the distance, when you have these columns here and this long walkway and the balusters and these columns, does that distance come down a little bit because I can see the dimensions --

MS. KINGSLEY: Between them?

CHAIRMAN PETRILLO: Yes, between the corner of each.

MS. KINGSLEY: Sure.

CHAIRMAN PETRILLO: And the columns that rise and hold the roof.

MS. KINGSLEY: Yes, they do. Yes.

CHAIRMAN PETRILLO: So, it's probably only maybe 4 and-a-half, 4 feet in actuality.

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MS. KINGSLEY: Exactly.

CHAIRMAN PETRILLO: Which is equal to a stoop.

MS. KINGSLEY: Yes.

CHAIRMAN PETRILLO: Okay. Then --

MR. ANFENSON: There's an inconsistency here though. This is noting 10-foot-7 where, unless I'm wrong, our plans have 8.83.

MS. KINGSLEY: I think it's because it's taken from this side. Yes, that's, this is actually, if you don't mind, that's coming from this point here, and this one is from the house. So, we were just showing the difference on this side is the, this is 8.10, but since it's on a curve --

CHAIRMAN PETRILLO: Yes, actually she's going to here on that. This is --

MS. KINGSLEY: But that whole --

CHAIRMAN PETRILLO: This is, I see this as shown from here-to-here.

MR. SIAVELIS: What sheet in the packet did you just hand him?

MS. KINGSLEY: That was A-2. Unfortunately --

MR. SIAVELIS: We don't have that.

CHAIRMAN PETRILLO: Do we need to see this --

MR. SIAVELIS: Sorry, I don't have the page, the one in her hand.

CHAIRMAN PETRILLO: Right. What she is referring to, that's the north corner of the home to the curbed lot line, correct?

MS. KINGSLEY: Yes, I did --

MR. GEISEL: That was not clear to be honest, on these drawings.

CHAIRMAN PETRILLO: Yes, she's not, they don't show that here. You're right.

MR. SIAVELIS: Are you testifying then that the difference there is due to the curvature of that --

MS. KINGSLEY: You mean the difference between the north and the south, the setback?

MR. SIAVELIS: Yes.

MS. KINGSLEY: Yes. We were showing, I'm sorry, can you repeat the question? Am I not answering it correctly?

MR. SIAVELIS: No, I think you are, and so go ahead, complete your answer.

MS. KINGSLEY: So, the difference between the north and the south dimension is the curvature in the street and in their property line.

MR. SIAVELIS: Right. But the property line is relative, just to note it, relative to the curvature in the street.

MS. KINGSLEY: Right. And their plat of survey, there's, I

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think there is only one actual dimension. So, we try and take that dimension to make sure that it's correct because that's a legal dimension. So, on their existing plat of survey, both of those dimensions are noted, so we were trying to get both of those.

May I add one more thing?

CHAIRMAN PETRILLO: Sure.

MS. KINGSLEY: The owners also wanted to submit this petition. It is signed by four of their neighbors, and they, this is their home right here, and these are the four that signed that they were in favor of the petition.

CHAIRMAN PETRILLO: Okay. So, we have three adults, three teenagers, an infant or one-year-old, and they want to expand their home. They're evidently going to stay there in making this investment I would assume.

MS. KINGSLEY: Yes.

CHAIRMAN PETRILLO: You've answered all my questions on the front porch and the setbacks. Does anybody else have any questions on the front porch or setbacks? Because I have some details to go through on the garage.

All right. If you could, can you just walk me through the garage again? Because I don't quite understand that.

MS. KINGSLEY: So, the existing garage right now is located in the rear portion. It's considered the rear of their yard. So, they're 3 feet away from the property line. And now that the addition that they would like to do, because of the program that they would like to expand onto their home, they need to extend far enough back because they can't widen it up because of the existing driveway. So, really there is a very small amount of area that they can actually put this addition. And if you look at the worksheet, I don't know if you guys get a copy of the worksheet, but they're well under their impervious surface, their lot coverage, and their FAR.

So, they're limited to the area that they can put this house. And in doing so, they are extending beyond the west face of the existing garage, which means that the garage ends up being in the side yard or a portion of it is in the side yard of the home. But because a portion of it inside of their home, it has to follow side yard setbacks instead of a garage being detached in the rear yard. So, that means then the garage becomes nonconforming.

CHAIRMAN PETRILLO: Okay, so the addition causes it to become nonconforming.

MS. KINGSLEY: Right.

CHAIRMAN PETRILLO: It needs the 10-foot requirement though between building distances, right?

MS. KINGSLEY: The building distance, yes, is 10 feet.

CHAIRMAN PETRILLO: Right, okay.

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MR. ANFENSON: Will you be doing anything to the garage?

MS. KINGSLEY: No.

MR. ANFENSON: No, okay.

MS. KINGSLEY: I take that back. Part of the program I believe is to drywall the interior of the garage to make it, yes, to make it code --

MR. ANFENSON: Compliant? Compliant with the --

MS. KINGSLEY: Yes, to comply with --

MR. ANFENSON: Yes, the fire codes.

MS. KINGSLEY: Yes.

MR. SIAVELIS: But you're doing nothing to the exterior of the garage?

MS. KINGSLEY: Nothing to the exterior.

CHAIRMAN PETRILLO: And noted, Charlie Craig noted that there was a 9-foot separation.

MS. KINGSLEY: That's because the building is 9-foot, I mean the buildings, excuse me, are 10 feet apart.

CHAIRMAN PETRILLO: The eave is a foot.

MS. KINGSLEY: Yes, the eaves on that being a foot.

CHAIRMAN PETRILLO: Okay. And then during the phase, if there's additional fire requirements for density of, you know, fire ratings or whatever, that would be met through the permit process?

MR. MACH: Correct.

CHAIRMAN PETRILLO: For either structure.

MR. MACH: Yes.

CHAIRMAN PETRILLO: Okay. So, even if they're coming in and it's still 10, but because of the 9-foot because of the eave, if there is something in the garage, they may have to do something in the garage if the fire code would require that?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Okay. Are there any other questions from any other member of the Board?

MRS. LIVERMORE: I'm just glad to see your neighborhood approval because this porch is going to stick out. Yes, I looked at it and it is on a curve, but it will stick out compared to the neighbors, who don't seem to care. Otherwise, I think it's fine. Engineering noted that you did not submit a complete site plan. So, if I am to move approval, it would be contingent on your submitting to Engineering a complete site plan.

MS. KINGSLEY: Can I ask a question? Is that, our site plan was submitted.

MR. MACH: And it was routed.

MS. KINGSLEY: Yes. Yes, I'm sure, that would be, it's our understanding that we did submit. So, I was thinking that maybe that was prior to a final submittal or something. But yes, that's certainly

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fine.

CHAIRMAN PETRILLO: Any other questions for the witness? None being heard, is there any party from the audience that wishes to speak to this petition? None being heard, I'll open it up to Board comments.

Originally, I had some trouble with the front porch, the size and the mass, taking it closer, along the lines that Barbara stated. But I think the aesthetics of it and then understanding the bump out, the architectural design that's needed to satisfy the interior challenges in the home and my own reference of dimensions from the house, the actual doorway structure itself and the columns on the porch, you need at least 4 feet. It showed 5 on the dimensions but I actually think that's a little bit overstated in that some of that space will be taken up. And if you're going to come up the steps and pass through to the porch or turn or use that porch in front of the door in some way to bring things in and out of the house, you know, you're taking it down to 4 feet and it's not that wide of a staircase. So, those challenges for me have been overcome.

Are there any other comments from any other member of the Board?

MR. ANFENSON: Yes, I just have to say that, you know, I can certainly see the hardship. And this is going to be a very active household and viewing that room in the front of the home is a necessity just knowing how we use our home. So, I have to agree with your comments, too, Tony.

CHAIRMAN PETRILLO: Is there a motion?

MR. ANFENSON: I'll move approval.

CHAIRMAN PETRILLO: We have a motion to approve.

MR. ANFENSON: This is for all three variances, correct?

CHAIRMAN PETRILLO: For all three, yes.

MR. ANFENSON: Yes.

CHAIRMAN PETRILLO: And do we need to, we'll just put Barbara's contingency. Barb, if you would like to --

MRS. LIVERMORE: If you accept that contingency.

MR. ANFENSON: Certainly, that's fine.

CHAIRMAN PETRILLO: It sounds like it may have already been met, but I don't think it's something that is hard to overcome and I think it has to be submitted at some point in time to the Building Department anyway.

MRS. LIVERMORE: Then I will second.

CHAIRMAN PETRILLO: We have a second with the condition that a complete site plan be provided to Building Department. Derek, would you call roll?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

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MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MS. KINGSLEY: Thank you.

CHAIRMAN PETRILLO: Good luck.

(Whereupon, the meeting was adjourned
at 8:05 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS October 13, 2014

PETITIONER: LaSalvia Residence
ADDRESS OF PROPERTY: 1119 N. Beverly Ln.
VARIATION: 5.1-3.6, 5.4 (Required Minimum Yards & Table of Required Minimum Yards) & 6.5-2

A 8.5 foot variance to allow a 21.7 foot wide covered front porch with a front yard setback of 21.3 feet from the northwest property line instead of the minimum 29.8 feet and an additional 1.0 feet for the eave; A variation to allow a portion of an accessory structure (detached garage) in the side yard where accessory structures are only allowed in the rear yard; and a 1 foot variance to allow an accessory structure (detached garage) with a separation of 9 feet from the principal structure where 10 feet is required..

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the home currently has three-bedrooms and two-bathrooms. The petitioner testified that they are proposing an addition that includes two additional bedrooms. The petitioner explained that there is an existing detached garage in the rear yard and that the proposed addition will create a situation where a portion of the detached garage will be in the side yard. The petitioner explained that they are also requesting a variance for the front porch encroaching into the required front yard setback. The petitioner explained that they are located on a curve on Beverly, and that the front yard variance will be minimized because of the radius of the street.

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

Thereafter, a motion was made by Mr. Anfenson and seconded by Ms. Livermore. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

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



Item: Reizer Residence - 407 S. Beverly Ln.

Department: Planning & Community Development

Approval of Minutes & Findings from 10/13/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 10/13/14 - Reizter	Minutes
Findings 10/13/14 - Reizer	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA #14-035 - REIZER RESIDENCE - 407 S. BEVERLY LANE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 13th day of October, 2014 at the hour of 8:05 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The next petition is Reizer, is that correct?

MR. DIVITO: And I'm stepping out at this point.

MR. ANFENSON: We've got a recusal here.

CHAIRMAN PETRILLO: Okay. I just want to note to you we have one of the members that's being recused or recusing himself. You'll need four individuals to vote in favor to grant this petition this evening. So, four out of the five. If you wish, I don't, we can't guarantee, but the next Board meeting there may be another member present which would give you six and you'd shoot for four out of six instead of four out of five. So, given that we have five here, I will offer that to you.

MR. SZAFARZ: I think we're going to go ahead.

CHAIRMAN PETRILLO: You'll move forward? Okay.

MR. SIAVELIS: You understand the consequences of a no vote?

CHAIRMAN PETRILLO: Yes, if it's denied it's a year. Okay. All right. Is anyone, are you signed in, sir?

MR. SZAFARZ: Yes, I am.

CHAIRMAN PETRILLO: Is there any other witness that's going to speak to this petition?

MR. REIZER: We're both signed in.

CHAIRMAN PETRILLO: You're both signed in?

MR. REIZER: Yes.

CHAIRMAN PETRILLO: Are you going to speak? Why don't I swear all three of you then right away? And you could be seated again, but in case you want to address the both, we'll swear you in.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Okay, thank you. If you would, sir, please identify yourself for the record.

MR. SZAFARZ: My name is David Szafarz, I'm with Downey Szafarz Architects representing Adam and Mia Reizer, and the subject property is 407 South Beverly Lane.

Tonight, we are proposing two, or asking to construct an approximately 3,500 square-foot two-story masonry and stucco veneer home with an attached three-car garage. The home complies with all zoning codes or requirements for the R-3 Zoning District except for the north exterior side yard setback. We are requesting a variation to allow an encroachment of the new home into the required exterior side yard. The requested setback along unimproved Grove Street is 13 feet in lieu of the required 31.24 feet. The 31.24 feet is calculated by two homes, one is 400 South Lincoln which has an existing setback of 10 feet, and the current home which is being demolished at 407 Beverly has a current setback of 52.48 feet. So, that results in the 31.24 feet.

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The property is very unique because it is located on three streets: Beverly Lane, Mayfair Road, and not shown on the map but the road that's east to west just north of the property is unimproved Grove Street. In addition, it's a double lot combined with the existing house on the lot that's currently built on the south lot only. As the existing lot was built on the southern end of the two lots, it kind of skews the original block on unimproved Grove Street. As the intent of the average block setback criteria is to create some consistency along a street, this unique situation does just the opposite. The house on 400 South Lincoln, the only other house along Grove Street, has a 10-foot setback, and this subject property would have a requirement of 31.24 feet.

The resulting setback would also change drastically depending on the existing situation on 407 South Beverly since there's only two houses along Grove Street. If the northernmost lot was developed as a single-lot, the setback would also be 10 feet in lieu of the 31.24. If there was no house on the lot, the resulting setback would also be 10 feet. Also note, a 13-foot setback is more in keeping with the character of the Scarsdale neighborhood on a cross street where the exterior side yard setback comes into play.

The hardship due to the unique layout of the existing home, its location on the lot, and the fact that there is only one additional house on the block, the required average of the block exterior side yard setback of 31.24 feet would be extremely large that would result in a setback that is 32 percent of the lot width. This, in addition to the 9.72 required south setback, would result in a total of all the side yard setbacks that would take up 42 percent of the lot width. In addition, the Petitioner has met with the Village Staff prior to seeking, I'm sorry, prior to purchasing in order to seek guidance before they purchased the property. And then during a meeting and a subsequent e-mail from the Village Staff, the owners were led to believe that the exterior side yard setback would be approximately 10 feet, matching the other house along unimproved Grove Street known as 400 South Lincoln.

In addition, we are requesting a 13-foot exterior side yard setback along Grove Street, and not a 10-foot setback to match the house to the east. But it also should be noted that the north elevation of the house, the proposed house steps down as it gets closer to the 13 feet. The only part of the home that is located at 13 feet from the property line is a single-story, 15-foot wide room towards the center of the house. The two-story area of the residence actually is broken up into two other masses. One is approximately 17 feet from the property line and the other part is approximately 18-foot-6 from the property line. And we are doing this to soften the north elevation and to minimize the impact of the house along the property line.

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In conclusion, the resulting requested setback would be closer to the setback of the existing house to the east, creating more consistency along Grove Street if it ever did become an actual road. According to Staff, the issue of building Grove Street has never been brought up in discussions. And we ask for your consideration on this variance request.

CHAIRMAN PETRILLO: Okay, I'm sorry, I'm just looking at, trying to get this electronically to try to enlarge this. I'm trying, go ahead, Carl, I'm sorry.

MR. ANFENSON: I just want to confirm. But the Reizers do own the property today?

MR. SZAFARZ: Yes.

MR. ANFENSON: And how long have they owned the property?

MR. SZAFARZ: I believe they closed on it July 15th.

MRS. LIVERMORE: Do you live on the property now?

MR. REIZER: No.

CHAIRMAN PETRILLO: How is the property used now?

MRS. REIZER: It's empty right now.

CHAIRMAN PETRILLO: I'm sorry, we're asking you questions, could you step forward? Just give your names for the record.

MRS. REIZER: I'm sorry. Mia Reizer.

MR. REIZER: Adam Reizer.

CHAIRMAN PETRILLO: Okay, I'm sorry. I'm sorry, can you repeat that?

MRS. REIZER: It's an empty home right now.

CHAIRMAN PETRILLO: Okay.

MR. ANFENSON: Have you spoken with the neighbors in the area? Is there any? Have you --

MRS. REIZER: We know approximately, I would say about five families on Beverly that we're friends with. We've been living in Arlington Heights for about 12 years. We have three girls. Our girls go attend Dryden, so we have developed friendships with many people in the neighborhood. The people that we do know on Beverly, the five or so families, they are willing to back us up and are excited to see what is going to be developed there.

MR. ANFENSON: So, you haven't heard any concerns from anyone at this point?

MRS. REIZER: The only concern we have heard were when we met with the Design Commission. There were a couple of neighbors there that had shared their concerns.

MR. ANFENSON: Okay.

CHAIRMAN PETRILLO: You raised the, you said Grove. What street are we talking about, Grove?

MR. SZAFARZ: Well, it's actually, that's the street where they were actually asking for a variance on. That is, it's right over

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here. So, that's why we have the required setback because of this really non-road here. If this was nothing here, then we would just be able to do a 9.72-foot setback.

MR. ANFENSON: Nothing can be built on that where --

MR. SZAFARZ: No.

MR. SIAVELIS: There's a playground there.

MR. SZAFARZ: Well, there's a playground here, yes, right.

MRS. LIVERMORE: It's across the street?

MR. SIAVELIS: No, no, there's a little playground right there.

MR. SZAFARZ: It's right over there.

MRS. LIVERMORE: I thought it was across the street.

MR. SZAFARZ: So, the whole reason we're here is because of this unimproved road, nothing else. Because it's a potential road there, you know.

MR. ANFENSON: So, the other home that you referenced about the setback at Grove is the one just to that direction?

MR. SZAFARZ: This direction, right.

MR. ANFENSON: To the east.

MR. SZAFARZ: This is 400 Lincoln here.

MR. ANFENSON: Yes, okay.

CHAIRMAN PETRILLO: And in comparison to the structure that you're proposing, does it encroach the same distance? Or what's the --

MR. SZAFARZ: This is 10 feet.

CHAIRMAN PETRILLO: That's 10.

MR. SZAFARZ: And we're doing 13 feet.

CHAIRMAN PETRILLO: You're doing 13, okay.

MR. SZAFARZ: And again, 13 feet is to here, and that's a one-story element. And then it's actually 17 and 18-foot-6 to those elements.

MR. SIAVELIS: So, you're staggered basically?

MR. SZAFARZ: We're staggered, right.

MR. SIAVELIS: And you have no neighbor to the north there, right? This is going to be the park.

MR. SZAFARZ: No. So, this is the only element that actually encroaches on the 13, and then this element here is the 17, and then this element back here is 18.

MR. SIAVELIS: And you said it's a single-story.

MR. SZAFARZ: This is the 13-foot, yes. Yes, it's this one over here.

CHAIRMAN PETRILLO: And what is your current address?

MRS. REIZER: 1603 South Kingston. In Arlington Heights.

MR. ANFENSON: So, why is the required setback 31 feet? Where is that, how is that feet calculated?

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MR. SZAFARZ: Because this one is 10 feet, and ours is this one.

MR. ANFENSON: No, but the required setback.

MR. SZAFARZ: You get the average of the --

MR. ANFENSON: Average of which street?

CHAIRMAN PETRILLO: It's the distance between the --

MR. ANFENSON: This one?

CHAIRMAN PETRILLO: No, between these two structures.

MR. ANFENSON: Oh, those two? Okay.

MR. GEISEL: The non-existent street.

MR. SZAFARZ: The non-existent street, right.

CHAIRMAN PETRILLO: Yes.

MR. ANFENSON: Got it, all right.

MR. SIAVELIS: It's plainly there.

MR. ANFENSON: Sorry.

CHAIRMAN PETRILLO: And so, you'll move into this home once it's developed and your kids will switch schools?

MRS. REIZER: No, it's actually --

MR. REIZER: No, same school.

CHAIRMAN PETRILLO: Oh, it's the same school, okay.

MRS. REIZER: Yes.

MR. REIZER: Dryden.

MRS. REIZER: Yes. Dryden is south.

CHAIRMAN PETRILLO: Oh, yes, that's right, you're south.

Okay. Is there any other questions for any of the witnesses from any member of the Board? None being heard, thank you very much.

MR. SZAFARZ: Thank you.

CHAIRMAN PETRILLO: Is there anyone in the audience that wishes to speak to this petition? Would you please step forward? And if you have not signed in, would you sign in first? And then I'll swear you in. Oh, have you signed in? I'm sorry, sir.

MR. ANNETT: I signed in.

(Witness sworn.)

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

MR. ANNETT: John Annett.

CHAIRMAN PETRILLO: John, thank you.

MR. SIAVELIS: Address?

CHAIRMAN PETRILLO: Oh, your address, I'm sorry. Your address?

MR. ANNETT: 411 South Beverly.

CHAIRMAN PETRILLO: Okay, thank you. Go ahead, sir. You may go ahead.

MR. ANNETT: Okay. Good evening. Thank you for the

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opportunity to address the Zoning Board of Appeals, comment, raise concerns, and ask questions at tonight's meeting.

I attended the Design Commission approval meeting held on September 23rd, 2014. I trust that you have read the meeting minutes from that meeting. Please note that there was a typographical error in Steve Hautzinger's Design Commission report. The setback for interior side yard was indicated as 9.16 feet allowed when in fact the setback for interior side yard is 9.72 feet allowed. I discussed this with Mr. Hautzinger at the meeting. Mr. Hautzinger acknowledged the error. I trust that this will be reflected in the meeting minutes.

At the September 23rd, 2014 meeting, I addressed extensively issues with this proposal and how it adversely alters the essential character of the Scarsdale neighborhood. Please refer to the meeting minutes. Tonight, I will address a variety of issues including the character of the neighborhood, quality of life, and raise specific relevant questions regarding engineering.

The Village of Arlington Heights must be a leader in responsible and environmental sustainable development. By granting this variance, you will be enabling irresponsible and environmentally unsustainable development. This must not happen. Concerns regarding the house, the collection of homes built in many areas of Scarsdale include Beisinger houses and William Plans Cackett houses named after their respective builders, and numerous older custom homes which all blend into and define the character of the Scarsdale neighborhood. These homes were built generally between the 1920's and the 1940's. The unique historic character of the Scarsdale neighborhood is defined by these styles, types, materials and sizes of homes.

The proposed house definitely does not fit the unique character of the Scarsdale neighborhood. The proposed house's size, both the footprint and the elevations, are out of character of the neighborhood. The proposed 4,680 square foot size is out of character of the neighborhood. This is between one and-a-half to three times the size of typical Scarsdale houses. Some people automatically assume that Scarsdale is a neighborhood of larger houses. It's not. It's a neighborhood of older homes. The proposed 30-foot roof height which gives the appearance of a three-story house is also out of character of the neighborhood.

A 13-foot exterior side yard variance is being requested along the north side of the north lot where a 31.24-foot measurement is required. Let me be clear. The variance is to construct 18.24 feet closer to the property line which is the Grove Street right of way line. The variance should be denied. What hardship has been demonstrated? This clearly illustrates that the proposed 4,680 square foot house is too large and is out of character of the neighborhood. Why are we requesting any variance on the north side when we are

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crowding construction to fit in on the south side? People using Shagg Park, the hot lot, and the Grove Street linear park right of way will only be 13 feet from the front room picture window. This is unacceptable.

The north property line of the north lot is actually the south right of way line of Grove Street. The Village has acknowledged that Grove Street will never be improved as a street. I absolutely agree. Grove Street serves as a utility corridor and carries a number of overhead and underground utilities within the right of way. More importantly, Grove Street serves as a 66-foot wide linear park extending from Newberry Place to Lincoln Lane, actually Dryden Place. Thank you to the visionary planners of almost one hundred years ago for creating this linear park when Scarsdale was subdivided and platted in the 1920's.

What setback is required from the Grove Street right of way? Apparently, 31.24 feet. What hardship has been demonstrated? None. What setback would be required from an Arlington Heights Park District park? Clearly more than 13 feet.

Frederick Law Olmsted and Calvert Vaux, designers of New York City's Central Park and Chicago's Jackson Park and Washington Park would be proud of the curved linear streets in Scarsdale, the tree-lined parkways, and the arrangement of parks. A. Montgomery Ward had the vision and courage to fight to preserve Chicago's forever open, clear and free lakefront. By allowing this setback variance, you are encroaching on the open green space of the Grove Street Linear Park and Shagg Park. What setback would the Arlington Heights Park District require to build adjacent to their parks? At any time during the year, will the 30-foot or higher roof cast shadows into the park where none presently exist? This is unacceptable.

The park is not for the private purview of the single-homeowner. The park belongs to every resident of the Village of Arlington Heights unencumbered, forever open, clear and free. Has the Zoning Board of Appeals evaluated these issues?

As a result of the reduced side yard setback to 13 feet, I have a serious safety concern with both vehicle and pedestrian sight distances at the adjacent intersection with the proposed house that is clearly too close to the Grove Street and Mayfair Road right of ways. Will the house obstruct sight distances? Will the proposed landscaping obstruct sight distances? Will the mature landscaping obstruct sight distances? Have these sight distances been calculated? Inadequate sight distances will create a hazardous and unsafe condition at an already busy intersection.

There is an existing nonconforming building code setback violation and driveway construction dating back to 1946 when the house was constructed. A house too large for the lot was constructed in

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1946. This is historical precedent. This practice cannot be allowed to continue.

The Village clearly indicated and acknowledged in their initial review to minimize the amount of paving regarding the proposed circular driveway and garage driveway. This should result in no more than a two-car garage facing the street similar to all other homes in the neighborhood. Reference the photographs in the material packet from the September 23rd, 2014 Design Commission approval meeting. The Village clearly indicated and acknowledged in their initial review to increase the 3-foot distance from the south property line to the edge of the driveway. This distance should be increased to the building setback requirement of 9.72 feet or greater. I suggest a 15-foot minimum distance to the edge of the driveway or other such distance to match where the driveway enters the garage. This would allow for green space and construction of a swale for drainage. This would also provide for a buffer, room for landscaping, and for snow removal.

The nonconforming building setback dates back to 1946 when the house was constructed. Very important note here, if the house was built to the proper setback in 1946, 9.72 feet or greater, then today the edge of the existing and proposed driveways would be constructed at 9.72 feet or greater. I suggest that a 15-foot minimum distance to the edge of driveway or other such distance to match where the driveway enters the garage. Please ensure that all current Village codes are followed and enforced. A mistake was clearly made in 1946. However, this does not permit a mistake to continue today and into the future.

Why is driveway construction even being allowed in the side yard outside the building setback between 407 and 411? My driveway on 411 is not outside my building setback.

MR. ANFENSON: Is the driveway a variance that we're talking about?

MR. MACH: No.

MR. ANFENSON: Okay. Just it's not something we're considering.

MR. SIAVELIS: Correct. So, try to confine your remarks to the issues that are currently in front of the Board.

MR. ANNETT: And it is character of the neighborhood, that is one of your criteria.

MR. SIAVELIS: It's not an issue that we're taking a vote on today regarding the driveway, dimensions of the driveway, proximity to your house.

MR. ANNETT: Okay, I will, yes. As a result of the reduced side yard setback to 13 feet, there will be an adverse visual impact adjacent to Shagg Park and the neighborhood for all users of Shagg Park. Shagg Park is surrounded by a certain style, size and character

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of house. The proposed house is out of character with the houses surrounding Shagg Park. Shagg Park will not be properly protected.

As a result of the reduced side yard setback to 13 feet, I wish to raise a significant safety concern regarding the proposed circular driveway. The existing intersection already has ten points of access.

CHAIRMAN PETRILLO: Sir, again, we're not here to address that. That's been raised by two of our Board members. If you would just please address anything to the setback, the variances requested for.

MR. ANNETT: And at this point, it was the setback and the circular driveway.

CHAIRMAN PETRILLO: But the circular driveway is not part of the Petitioner's request.

MR. ANNETT: Understood, okay. May I be allowed to address the impervious area?

CHAIRMAN PETRILLO: Again, sir, it's not part of the request made by the Petitioner. I just will let you know that the impervious surface, the sight lines, these other issues will all be satisfied or have to be satisfied by other zoning requirements or building ordinances or building codes. So, they won't be able to get a permit if they haven't met those requirements, or they'll have to be back here before us again asking for a variance. So, again, just the Grove Street variance or the setback at Grove Street, if you could confine your remarks to that.

MR. ANNETT: Thank you. Regarding the setback, building 13 feet to the Grove Street right of way line, you are constructing on a FEMA flood insurance from flood zone. May I address that issue?

CHAIRMAN PETRILLO: That's not before us and that would be a requirement that the Building or Engineering Department would have to have satisfaction and approved prior to an issuance of a permit.

MR. ANNETT: Got it. I'll continue, and if I'm addressing something that is not of your purview, then please stop me.

MR. ANFENSON: Well, if we could be clear, there is one issue in front of this Board.

MR. ANNETT: And?

MR. SIABELIS: That's the issue you need to address. We've explained this to you twice now. Stay focused on the issue that's before us. It's not our responsibility to correct you when you deviate, okay. Try and confine remarks to the issue that's presently in front of us. Respect our time just like we're here to respect your time, too.

MR. ANNETT: Okay. Then I will conclude and finish with, based on my concerns for the unique historic character of the Scarsdale neighborhood dating back one hundred years which this proposal does not

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fit, the adverse design issues related to the size, height, appearance and square footage of the proposed house, the nonconforming side yard driveway construction setback, the north side design setback variance request where no hardship has been demonstrated and any unresolved technical issues, drainage concerns, filling in the flood plain --

CHAIRMAN PETRILLO: Sir, I'm going to ask you to please step from the podium.

MR. ANNETT: Okay, my apologies.

CHAIRMAN PETRILLO: I think I've heard everything that you have. I am not hearing anything related to the setback right now. And so, if you would just conclude your presentation by having a seat.

MR. ANNETT: Thank you.

CHAIRMAN PETRILLO: All right, thank you. Ma'am, you had raised your hand earlier. Would you like to address the board? Good evening, how are you?

MS. SMITH: Good.

CHAIRMAN PETRILLO: Could I swear you in please?

MS. SMITH: Sure.

(Witness sworn.)

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

MS. SMITH: Sure. I'm Sue Ann Smith, and I live at 400 South Lincoln Lane. My backyard is adjacent to what is now the empty lot.

MR. SIAVELIS: You're just east of them?

MS. SMITH: Correct.

MR. ANFENSON: You mean along Grove, what would be Grove?

MS. SMITH: Along Grove, you're right. Right, right. My concern is the building on that lot is going to cause flooding concerns. So, I don't know if I can express that to your or not?

CHAIRMAN PETRILLO: Well, ma'am, if you would, just with issues related to the building setback along the easement.

MS. SMITH: Okay. The building setback is going to, there's going to be a building on what is now that lot, and that lot now is a catch basin for drainage and runoff from rain. And what I'm concerned about is where that water is going to go. I've met with Mike from the Engineering Department, and he also is concerned that there is an elevation between the lot that the house is currently on and the lot that is going to be extended on. There's about a three and-a-half-foot drop.

So, I trust that the Engineering Department is going to keep track of that and make sure that the building permit and the paperwork that is submitted to the various departments is in compliance to that.

CHAIRMAN PETRILLO: Prior to an issuance of a permit, they'll have to meet all those requirements. The Village goes through a very

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detailed process of floods and draining and where that water will actually shed to at some point in time. So, it is a buildable lot. Again, we're only dealing with the setback. If you have any issues with that setback being 31 feet or, you know, or 13 feet, if you could just address that issue.

MS. SMITH: I have concern about that in terms of it's not going to be an empty lot to collect the water anymore.

CHAIRMAN PETRILLO: Your home is at 400?

MS. SMITH: Correct.

CHAIRMAN PETRILLO: And how far is your home from Grove? Imaginary Grove Street?

MS. SMITH: 10 and-a-half feet.

CHAIRMAN PETRILLO: 10 and-a-half feet. And what's the distance of this proposed home to the Grove, imaginary Grove?

MS. SMITH: Now?

CHAIRMAN PETRILLO: The proposed home I believe sets 13 feet. Yours is 10, and their setback is 13. They're actually a longer distance than the setback you have.

MS. SMITH: Right, but there's nothing on that lot at all now which is what I was --

CHAIRMAN PETRILLO: Okay. But we're not addressing what's on that lot now. It's just the setback, the difference between 13 feet or 31 feet is all we're addressing this evening.

MR. ANFENSON: It is, is that lot a separate buildable lot?

MS. SMITH: No, it isn't.

CHAIRMAN PETRILLO: You could build across two lots though, correct?

MR. MACH: Correct. It's currently one zoning lot.

MS. SMITH: It's not a buildable lot. It doesn't --

MR. GEISEL: It's one zoning.

MS. SMITH: It doesn't have the square footage to be a single-lot, which is why --

CHAIRMAN PETRILLO: Right, but combined with it under the proposed, it's a buildable lot, they could build on the lot.

MS. SMITH: Correct, you're right. You're right, yes.

CHAIRMAN PETRILLO: I'm sorry if I wasn't clear.

MS. SMITH: No, that's okay. Also, could you tell me the process now? They've been to the Design Committee. We're here now. I met with the Engineering Department about the water issue. How do we as neighbors who are here now find out about the next people or the people in line to review this?

CHAIRMAN PETRILLO: Well, either we'll approve or deny that petition this evening. And if it is approved, it moves forward through the permit process with the Village and will move through each of the

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departments for however, whatever they're building, in many different elements, plumbing and everything else, electrical and engineering. If it's denied, then they have to come up with some different type of design or some other new type of, you know, element that they wish to build on these two lots.

MR. SIAVELIS: Or remove the element that necessitated the variance.

CHAIRMAN PETRILLO: Right.

MS. SMITH: And who, can you tell me which departments will be reviewing it?

CHAIRMAN PETRILLO: Ma'am, I think a quick phone call to Derek or someone in the Building Department could answer those to tell you that process, where the original submittal and then how it progresses throughout the --

MS. SMITH: And how do we find out whether the individual departments will focus on their specific responsibility?

CHAIRMAN PETRILLO: Again I think, you know what, if you visit with Valerie I think up in the Building Department, she could walk you through the process that they'll go through.

MS. SMITH: But how do we find out whether the safety person looked at the driveway that's going on Mayfair?

CHAIRMAN PETRILLO: Ma'am, there is a stamp that goes on each one of the plans that are submitted by each one of the departments, whether they have approved or whether they asked for additional information. And there are reports also that are generated. Again, I think it's best probably that you contact Valerie and she'll walk you through that process. She has a lot more details and can even show you examples of other permits or other plans that are being processed through the Village.

MS. SMITH: Okay.

CHAIRMAN PETRILLO: Okay.

MS. SMITH: And they're not rubber-stamped? They really do look at them? They really will look at that driveway?

MR. SIAVELIS: Absolutely.

CHAIRMAN PETRILLO: I have a business, I have worked at a business here in the Village and I've done building on my home and yes, they do. I've had to move a box three-eighths of an inch, an electrical box three-eighths of an inch before.

MS. SMITH: Okay, I trust you.

CHAIRMAN PETRILLO: Okay. Well, I'm glad I have that type of face. Is there anyone else in the audience that wishes to address this? Okay, none being heard, I will open it up for discussion.

MR. SIAVELIS: Can we just ask the Petitioner a question or the architect a question?

CHAIRMAN PETRILLO: Sure.

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MR. SIAVELIS: Can you bring your site plan drawing up?

MR. SZAFARZ: This one here?

MR. SIAVELIS: The drawing.

MR. SZAFARZ: Oh, the drawing. Yes, sure.

MR. SIAVELIS: Yes, not the photograph. And just with your finger, trace the extent of the structure that necessitates the variance before us.

MR. SZAFARZ: This here. Here is the setback here.

MR. SIAVELIS: Okay.

MR. ANFENSON: So, if the home were built just to that required setback, now the setback is being determined by just two homes?

MR. SIAVELIS: Yes.

MR. SZAFARZ: Yes, right.

MR. ANFENSON: So, if you build a home to that setback, now what's the required setback? Right? It's just been moved closer because --

CHAIRMAN PETRILLO: But no one else could build on it though. You've only got the two houses.

MR. ANFENSON: No, so I'm saying a year from now they come back, they want to build, bump out a little bit more, how far can they go?

CHAIRMAN PETRILLO: Well, they'll have to come back to us and ask for a variance.

MR. ANFENSON: Well, no, they won't because what's the new setback?

CHAIRMAN PETRILLO: They can go a foot and-a-half.

MR. SIAVELIS: The setback would be here.

CHAIRMAN PETRILLO: Because the difference there, the other home is 10 feet away. They'll be 13. The difference between the two or the average between the two --

MR. ANFENSON: No. If he builds to the setback line --

MR. SIAVELIS: Conforms.

MR. ANFENSON: Conforms, how far --

CHAIRMAN PETRILLO: Oh, I'm sorry.

MR. ANFENSON: 31 feet?

MR. SZAFARZ: To this one, yes.

CHAIRMAN PETRILLO: Oh, I see what you're getting at.

MR. ANFENSON: If you built along the 31 feet, next year he can come and build to what?

CHAIRMAN PETRILLO: You'll half the distance.

MR. ANFENSON: So, he's got a 15 here, 20 feet. And then a year after that, he can come back and build to what?

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: Thank you. That's a preposterous situation to

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be in.

MR. SZAFARZ: Well, right. The problem is because the existing house is counted and it's coming down. That's why it probably shouldn't be counted, because then you could just --

MR. SIAVELIS: Then you'd have a count of one.

CHAIRMAN PETRILLO: And then you try and, say you go 10 feet, you take 3 feet more if you want to.

MR. ANFENSON: And then you could build to 10 feet.

CHAIRMAN PETRILLO: Okay. Good point, Carl.

MR. SIAVELIS: Answer another question please. See, we're on the same wavelength, Carl, it just took us --

MR. ANFENSON: Right.

MR. SIAVELIS: Are you ready? You keep writing, taking notes? Okay. The existing home, what's the height to the top of the roof, bigger roof roughly?

MR. SZAFARZ: It's probably 20 some feet.

MR. SIAVELIS: 26, 25?

MRS. LIVERMORE: 26?

CHAIRMAN PETRILLO: Yes, what's code? Is code 30 or 28?

MR. SIAVELIS: They don't --

MR. SZAFARZ: No, yes, we don't. We meet it.

MR. MACH: Code is 25 to the midpoint.

MR. SIAVELIS: To the midpoint.

MR. MACH: Correct.

MR. SIAVELIS: Right.

CHAIRMAN PETRILLO: Are there any other questions or comments from any other member of the Board? Okay. None being heard, after listening to all the testimony this evening, this Grove Street is never going to be developed. I think that was well established. The reference to Grove Street being a park, I don't think it's ever been established as a park. I think it's been defined in the Village as a right of way and/or easement. I did not hear any testimony to how that easement is used today by any member or in the public interest that this structure or proposed structure would deny public access in any way, shape or have any other effect on the public.

I'm familiar with that area. I see homes just to the south that are very large, homes across the street that are large. I think the character of that neighborhood has changed substantially over the last five to ten years. And even today, you could go a block, a stone's throw east, west or north, and you're going to find homes that are of very comparable size.

It meets all the other Village requirements thus far anyway. The others will be solved through the building permit process. And these Petitioners I think have a very unique situation and I think the word preposterous was used and I couldn't agree with that any more,

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the situation that these folks are in with this building.

I think it would actually be an improvement to the area. And I don't think any member of the public or any one neighbor is going to be denied any access in any way, shape or form or convenience in the use of the park that exists to the northeast, slight northeast. I'd be in favor of this petition.

MR. SIAVELIS: I concur, and as a resident in this area I know that a number of the comments that were made by the gentleman opposed are factually inaccurate. And I do agree with the Chairman's interpretation and views as well.

CHAIRMAN PETRILLO: Are there any other comments?

MR. ANFENSON: I think the hardship is established with this lot and the fact that the setback is only determined by one other home. The character of the neighborhood, I think the home is well done and is not out of character, especially since the size does not exist any other zoning requirements, so it fits.

I did see a concern maybe with the intersection, you know, it's tough to tell if it creates any kind of sight obstacles there with that intersection.

MR. SIAVELIS: There are large bushes there, very large mature bushes there that have been there for a decade at least that I've been there walking my dogs through there. So, the house will be set back farther south than those bushes. So, I don't foresee that as a concern.

CHAIRMAN PETRILLO: If you haven't been by, you could see.

MR. ANFENSON: Okay.

CHAIRMAN PETRILLO: And then the homes beyond, you know, that point, at least according to this drawing --

MR. ANFENSON: So, it could actually help.

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: Depending on what they do with the landscaping, but landscaping is not in front of us.

CHAIRMAN PETRILLO: And that's where the Building Department has the opportunity to take a look at that, or the Engineering Department has the opportunity to take a look at the traffic flow in that area and the sight lines that may be disturbed or improved. Is there a motion? None being heard, I'll make a motion to approve.

MR. SIAVELIS: I'll second.

CHAIRMAN PETRILLO: Derek?

MR. MACH: One of the Board members has to make the motion.

CHAIRMAN PETRILLO: Okay.

MR. GEISEL: I'll move to approve.

MR. SIAVELIS: I'll second.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

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MR. MACH: Mr. Anfenson.
MR. ANFENSON: Yes.
MR. MACH: Mr. Siavelis.
MR. SIAVELIS: Yes.
MR. MACH: Mr. Geisel.
MR. GEISEL: Yes.
MR. MACH: Chairman Petrillo.
CHAIRMAN PETRILLO: Yes. Good luck.
MR. SZAFARZ: Thank you very much.
CHAIRMAN PETRILLO: Is there any other business, Derek?
MR. MACH: No.
MR. ANFENSON: Move to adjourn.
CHAIRMAN PETRILLO: Is there a second?
MR. SIAVELIS: Second.
CHAIRMAN PETRILLO: All those in favor, say aye.
(Chorus of ayes.)
CHAIRMAN PETRILLO: Any opposed?
(No response.)
CHAIRMAN PETRILLO: Meeting is adjourned.
(Whereupon, the meeting was adjourned
at 8:42 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS October 13, 2014

PETITIONER: Reizer Residence
ADDRESS OF PROPERTY: 407 S. Beverly Ln.
VARIATION: 5.1-3.6, 5.4 (Required Minimum Yards & Table of Required Minimum Yards)

An 18.2 foot variance to allow a new home with an exterior side yard setback of 13.0 feet instead of the minimum required 31.2 feet and an additional 0.5 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the property is unique because it is located on three streets: Beverly Lane, Mayfair Road, and unimproved Grove Street. The petitioner further explained that the zoning lot consists of two parcels with the existing house on the south lot. The petitioner explained that the location of the existing home skews the average for the exterior side yard since it is on the southern parcel of the zoning lot.

Neighbors spoke against the project and expressed concern with the character of the home, engineering issues and sight lines.

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. Siavelis. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

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



Item: ZBA#14-041 - Bradish Residence - 218 S. Patton Ave.

Department: Planning & Community Development

The petitioner has withdrawn the variation request at this time.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: ZBA#14-036 - Deloncker Residence - 1207 W. Noyes St.

Department: Planning & Community Development

REQUEST

1. A 1.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 26.7 feet from the north property line instead of the minimum 28.5 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 10, 2014
Date Prepared: November 5, 2014
Project Title: Deloncker Residence
Address: 1207 W. Noyes St.

Background Information

Petition Number: ZBA #14-036
Petitioner: Jason Deloncker
Address: 1207 W. Noyes St.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

The petitioner proposes to construct an addition in the front in order to create an enclosed entry. The proposed addition will encroach 1.8 feet into the required front yard setback. Therefore, the petitioner requests the following variation:

- **A 1.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 26.7 feet from the north property line instead of the minimum 28.5 feet and an additional 1.0 feet for the eave.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/22/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/22/14	
3. Letter that was Mailed	✓	10/22/14	
4. Photographs of Sign on Property	✓	10/22/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Deloncker Residence

Project Address: 1207 W. Noyes St.

ZBA #: 14-036

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 1.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 26.7 feet from the north property line instead of the minimum 28.5 feet and an additional 1.0 feet for the eave.

RECEIVED

Attached are the Petitioner's:

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

OCT 22 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NO COMMENT REGARDING SETBACK ISSUE.
NOT APPROVAL OF PRINTS/PROJECT.

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

CHARLEY CRAIG 10-22-14

ZBA# 14-036

1207 W Noyes St - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: October 21, 2014

Completed – October 28, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 1.8 ft variance to allow an addition with a front yard setback of 26.7 ft from the north property line instead of the minimum 28.5 ft and an additional 1 ft for the eave.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL

For Zoning Board of Appeals Review

Project Name: Deloncker Residence

Project Address: 1207 W. Noyes St.

ZBA #: 14-036

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 1.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 26.7 feet from the north property line instead of the minimum 28.5 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: NO OBJECTION TO THE PROPOSED ADDITION.

- S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

PETITION

NOW COMES the petitioner: **Jason Deloncker**, being the owner of the property commonly known as: **1207 W. Noyes St.** and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a new front addition onto the current home that would encroach into the required 28.5 ft. front yard setback 1.82 ft. to match the current front Garage wall that is set back from the front property line at 26.68 ft.

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

The current layout of the home does not allow sufficient space as you enter the home as the existing Foyer is a small and cramped space compared to today's newer home designs. The intent of the larger Foyer space is to provide a more comfortable entrance into the home and a nicer connection to the home's current covered Front Porch as well as adding to the overall design aesthetic of the home's exterior, which I feel will be compromised if the variation were not granted since the amount of space currently allowed would offset the front walls and produce an awkward flow from the Front of the home to the exist. Covered Porch.

Also, where the proposed Foyer is to be constructed, there exist the proper concrete foundation walls to support the new construction. Should the variation be denied, the ease of construction is eliminated and the financial burden increases due to establishing new concrete support walls.

I hereby state that the following unique circumstances exist:

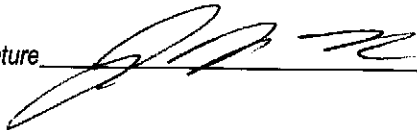
The existing Front Garage wall was constructed at a distance of 26.68 feet from the front property line, which fell within the established 25'-0" distance from the home to the front property line at the time the home was built. The intent of the proposed addition is not to exceed where the front of the house sits on the property but to match where the current home sits on the property.

Along with this, when the home was constructed, the proposed area where the new Foyer is to be built has existing concrete foundation walls necessary to support the new construction.

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

The overall intent of the design, through the use of common building materials and roof lines, is to blend in with not only the homes that are in the immediate vicinity but to also enhance the surrounding neighborhood.

Signature



Date

10-8-2014

RECEIVED

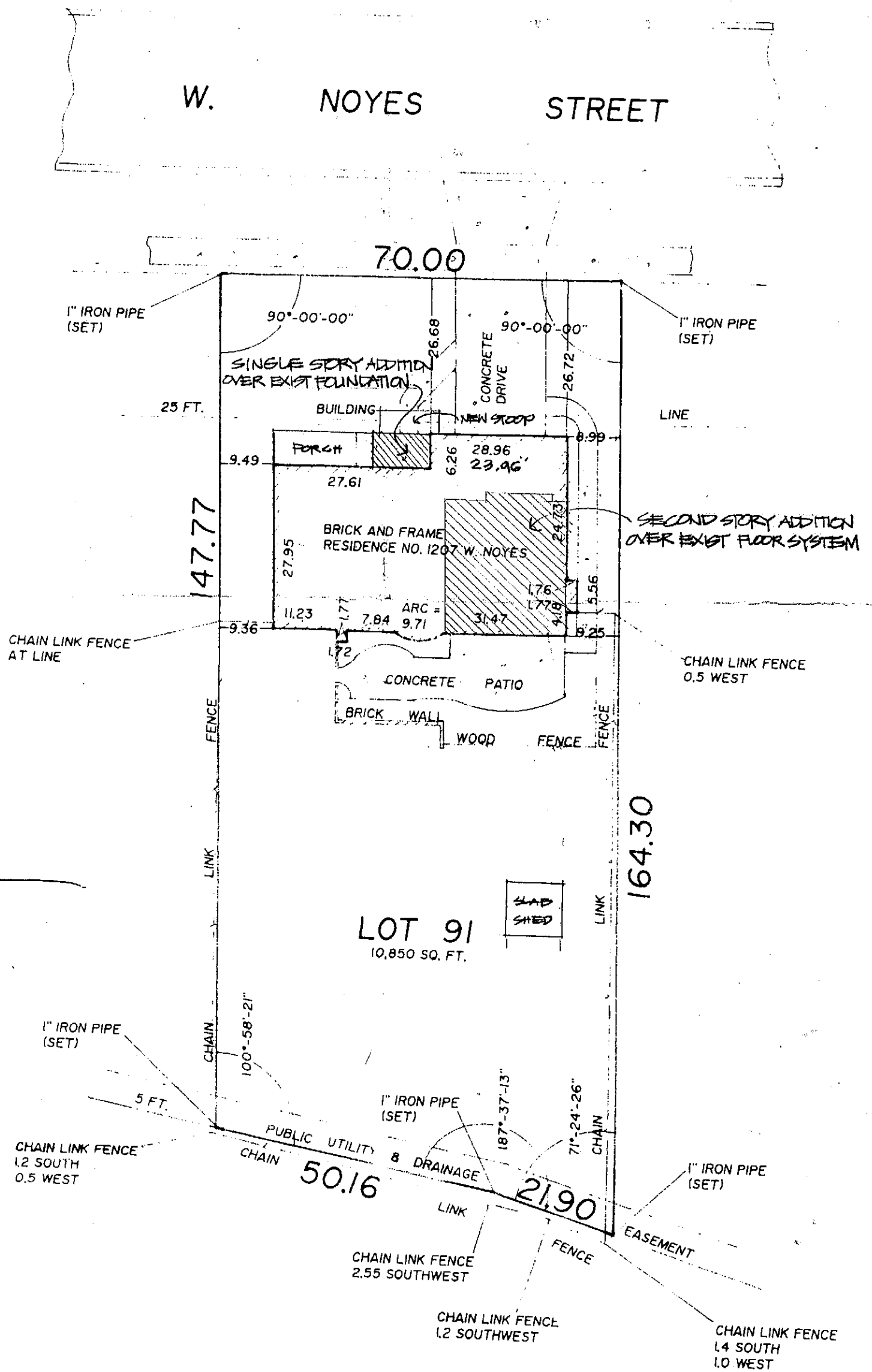
OCT - 8 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

OCT 8 2014

RECEIVED



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" indicate degrees, minutes and seconds.

50.25 / N 90° 00' 00" E indicates measure dimension / bearing.

(50.25) / (N 90° 00' 00" E) indicates record dimension / bearing.

(50.25 d) / (N 90° 00' 00" E d) indicates deed call dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

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

Barbara C. Murry

I, _____, an Illinois Professional Land Surveyor, certify that I have surveyed the above described property and the plat is a correct representation of said survey and the service conforms to the current Illinois minimum standards survey.

Date of completion of field work: _____ SEPTEMBER 28, 2010

Palatine, Illinois

Illinois Professional Land Surveyor

SCOPE OF WORK

DELOONCKER RESIDENCE

OVERVIEW: BUILD A SECOND STORY FRAME ADDITION ON TO A EXISTING FLOOR SYSTEM. BUILD A SINGLE STORY BRICK / FRAME ADDITION ON TO A EXISTING FOUNDATION.

DEMO: As noted on sheet #1.

SITE PREP: Provide site fence if required.

PREP: Provide floor and dust protection as needed. Portable toilet at jobsite.

FOUNDATION: Install new trench foundation at existing garage.

FRAMING: Build new roof, walls and floor.

ROOFING: See exterior elevations for shingle locations. Install new asphalt shingles at existing residence.

SIDING: See exterior elevations for siding locations.

FASCIA/SOFFIT/GUTTERS & DS: See exterior elevations for eave locations. Install new aluminum soffit, fascia, gutters and downspouts at existing residence.

WINDOWS AND EXTERIOR DOORS: See door and window schedule for spec.

ELECTRIC: See electric schedule and devices as shown on plans.

PLUMBING: Rough and trim new 5 - piece masterbath; Rough and trim new 3 - piece hall bath.

EXISTING 1-INCH WATER SERVICE WITH 5/8" METER

HVAC: BY OWNER

INSULATION: See building sections.

DRYWALL: See Wall and Ceiling Finish Schedule.

INTERIOR TRIM: See Interior Trim Schedule.

CABINETRY: See sheet #4.

INTERIOR DOORS: See Interior Door Schedule.

FINISHED FLOORING: See Finished Flooring Schedule.

MISC.: Seal all grout / stone tile.

BY OWNER:

1. Painting, staining, decorating (including stairs, landing and railing components).
2. Landscaping
3. Decorative light fixtures
4. Any and all charges by the utility companies shall be at the expense of the buyer and are not in any way part of this project.
5. Water and sewer upgrade if required.
6. All closet rod and shelves.
7. All masonry work - supply and install.
8. Heating and cooling system to service new second floor addition.

NOT IN CONTRACT:

9. (1) heat lamp with switch at masterbath.
10. (1) 12-inch three drawer base at masterbath.

DESIGN LOADS

MINIMUM DESIGN UNIFORM LIVE LOADS:

FLOOR LOAD	40 PSF
SLEEPING ROOM FLOOR LOAD	30 PSF
STAIR AND DECK LOAD	40 PSF
CEILING LOAD	20 PSF
ROOF LOAD	35 PSF

ELECTRICAL SCHEDULE

SERVICE SIZE	SERVICE SIZE	EXIST 100AMP
PANEL SIZE	PANEL SIZE	REPLACE 20 PLACE TO NEW 30 PLACE
DEVICE	STYLE	COLOR
SWITCHES	STD	TBD.
OUTLETS	STD	TBD.
CAN LIGHTS	6"	WHITE
110V SMOKE DETECTORS	4	PROVIDED BY BAK
110V CO / SMOKE COMBO UNITS	3	PROVIDED BY BAK

EXTERIOR SELECTIONS

PRODUCT	MANUFACTURER	SERIES	MODEL NO.	COLOR	COMMENTS
SHINGLES	OWENS	ARCHITECTURAL	TBD	TBD	240 LB MINIMUM
SIDING	MASTIC	QUEST PREMIUM	5" VINYL	TBD	
SOFFIT / FASCIA	ALUMINUM			TBD	
GUTTERS / DS	ALUMINUM			TBD	3x4 DS
CORNER TRIM	JAMES HARDIE		5.5" TRIM / SMOOTH	TBD	
WDO / DOOR TRIM	JAMES HARDIE		3.5" TRIM / SMOOTH	TBD	
PORCH POST WRAP	JAMES HARDIE		TBD	TBD	
PORCH CEILING			T&G PINE BEADBOARD	TBD	

WALL / CEILING FINISH SCHEDULE

ROOM	MATERIAL TYPE	FINISH	COMMENTS
MASTER BEDROOM	2" DRYWALL	PRIME / PAINT BY OWNER	G&S, T&S
MASTER BATHROOM	2" DRYWALL, TILE WALL OVER 2" CEMENT BD	PRIME / PAINT BY OWNER	G&S, T&S- SEE SELECTION SHEET FOR TILE
HALL BATHROOM	2" DRYWALL, TILE WALL OVER 2" CEMENT BD	PRIME / PAINT BY OWNER	G&S, T&S- SEE SELECTION SHEET FOR TILE
2ND FLR HALLWAY	2" DRYWALL	PRIME / PAINT BY OWNER	G&S, T&S
FOYER	2" DRYWALL	PRIME / PAINT BY OWNER	G&S, T&S

WINDOW / EXTERIOR DOOR SCHEDULE

ROOM	QUAN.	MFG.	SERIES	MODEL	TYPE	R.O.	EXT. COLOR	JAMB	HARDWARE	SCREEN	GLASS	ACCESSORIES	U-FACTOR
M. BED	1	PELLA		3719	HALF CIRCLE	37 1/2" X 19 1/2"	FRENCH ROAST	6 1/2"			LOW E		0.28
M. BED	1	PELLA		2915	HALF CIRCLE	29 1/2" X 15 1/2"	FRENCH ROAST	6 1/2"			LOW E		0.28
M. BED	1	PELLA	DESIGNER	2953	CASEMENT	29 1/2" X 53"	FRENCH ROAST	6 1/2"	WHITE	WHITE	LOW E	GBG - PRAIRIE GRILLE, RAISE / LOWER / BTM UP	0.28
M. BED	1	PELLA	DESIGNER	2935-3	CASEMENT	87 1/2" X 35"	FRENCH ROAST	6 1/2"	WHITE	WHITE	LOW E	BLINDS (COLOR = TBD), PREFINISHED WHITE	0.28
BED #2, #3	2	PELLA	DESIGNER	3347-2	CASEMENT	66 1/2" X 47"	FRENCH ROAST	4 1/2"	WHITE	WHITE	LOW E	INTERIOR	0.28
BED #4	1	PELLA	DESIGNER	3752-2	CASEMENT	74 1/2" X 53"	FRENCH ROAST	4 1/2"	WHITE	WHITE	LOW E	GBG - PRAIRIE GRILLE, PREFINISHED WHITE INT	0.28
MASTERBATH	1	PELLA	DESIGNER	4725	AWNING	29 1/2" X 35"	FRENCH ROAST	6 1/2"	WHITE	WHITE	TEMP LOW E		0.28
MASTERBATH	1	PELLA	DESIGNER	4725	AWNING	29 1/2" X 35"	FRENCH ROAST	6 1/2"	WHITE	WHITE	LOW E		0.28
FOYER	1	PELLA		2888	ENTRY	TBD	TBD	6 1/2"	TBD			\$4,000 ALLOW	0.30
FOYER	1	PELLA	FIBERGLASS	1282-3062-1282	ENTRY/SL	TBD	TBD	6 1/2"	TBD				0.30

FLOORING SCHEDULE

ROOM	FLOOR TYPE	MFG.	MODEL NO	FINISH	SIZE	MATCH EXIST ACAP	COMMENTS
MASTER BEDROOM	CARPET BY OWNER						
MASTER BATHROOM	TILE	SEE SELECTION SHEET				NO	OVER 2" CEMENT BD.
HALL BATHROOM	TILE	SEE SELECTION SHEET				NO	OVER 2" CEMENT BD.
FURNACE CLOSET	BY OWNER						
2ND FLR HALLWAY	CARPET BY OWNER						
FOYER	BY OWNER						

INTERIOR DOOR SCHEDULE

ROOM	DOOR TYPE	TYPE	STYLE	CORE	SIZE	LOCKSET	COMMENTS
MASTER BATHROOM (2)	POCKET	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
MASTER CLOSET (2)	POCKET	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
MASTER BEDROOM	HINGED	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
M. BED LINEN CLOSET	POCKET	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
HALL BATHROOM	HINGED	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
HALL LINEN CLOSET	HINGED	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
BED #2	HINGED	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
BED #3	HINGED	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
BED #4	HINGED	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
BED #4 CLOSET	BI FOLD	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	
FOYER CLOSET	HINGED	MASONITE	2-PANEL ARCH	SOLID	SEE PLAN	BY OWNER	

ELECTRIC SYMBOLS

1	SINGLE POLE SWITCH	2	DOUBLE OUTLET
3	THREE WAY SWITCH	4	GFI OUTLET
5	FOUR WAY SWITCH	6	WATER PROOF GFI OUTLET
7	DIMMER SWITCH	8	200V 200V OUTLET
9	THREE WAY DIMMER SWITCH	10	GFI DIMMER FLOOR OUTLET
11	DOOR BELL SWITCH	12	110 WALL WAMP
13	EXTERIOR DOUBLE GFI LIGHT	14	CEILING / WALL LIGHT OPENING
15	CAN LIGHT - V-MOUNT PROOF GFI	16	4" RECESSED CAN LIGHT
17	CEILING FAN OPENING	18	4" RECESSED CAN LIGHT
19	HALL CHAIN LIGHT	20	8" EYEBALL CAN LIGHT
21	UNDER CABINET LIGHTING	22	FLUORESCENT PULL CHAIN LIGHT
23	BATH EXHAUST FAN LIGHT UNIT	24	BATH EXHAUST FAN LIGHT / HEAT UNIT
25	BATH EXHAUST FAN UNIT	26	110V SMOKE DETECTOR WITH BATTERY BACKUP
27	TELEVISION JACK - ROUGH IN ONLY	28	PHONE JACK - ROUGH IN ONLY

1. ALL SWITCHES, RECEPTACLES & LIGHT FIXTURES IN A BATHROOM, POWDER ROOM, SHOWER, ETC. SHALL BE GFI PROTECTED

GENERAL NOTES:

1. Bradford and Kent Builders shall take every precaution in relocating or installing owner supplied items. If these items are determined to be unusable by B&K then units suitable for use must be provided. B&K will not warranty any owner supplied materials, products or any consequential damage resulting from failure of these products.
2. Owner supplied light fixtures are to be on site at the time of installation of electrical conduit (rough) to allow super / electrician to determine if fixtures provided are compatible with the electrical layout on the approved plans. If these fixtures are not compatible with the layout, a change order may be required if the number of rough openings is revised. If the fixtures are not on site at the requested time and it is later determined these fixtures are not compatible with the installed openings, the owner will be charged to rework the rough openings as required.
3. Dimensions shown to can lights are ideal locations and may vary as much as 1/2" due to framing. No allowance is provided for altering existing framing to accommodate precise placement of light fixtures.
4. All stairs to have a maximum rise of 7 1/2" and a minimum tread depth of 10 1/2". Minimum width of 36" and a continuous clear headroom measurement vertically from the front of the landing of a head to a line parallel with the stair run of 80". Handrails to have no interruption by any means necessitating change of handhold within a stair run.
5. Bradford and Kent will take every reasonable precaution to protect the areas adjacent to the construction. The protection of personal property, however, is the responsibility of the homeowner. Specifically, all personal property on or near walls adjacent to the construction area should be removed before any demolition or construction begins. Further, Bradford and Kent cannot be held responsible for re-decorating any surface that may be damaged by work conducted in an adjacent room. In such a situation, Bradford and Kent's liability will be limited to the repair of the drywall or plaster.
6. Bradford and Kent recommends creating attic insulation and ventilation be as efficient as that of new adjacent attic spaces to minimize the possibility of ice damming or other heat / cool loss problems.

Details:

A.C.A.P.: As close as possible. Match existing conditions with readily available stock materials (bricks, tiles, and color of pre-finished materials).

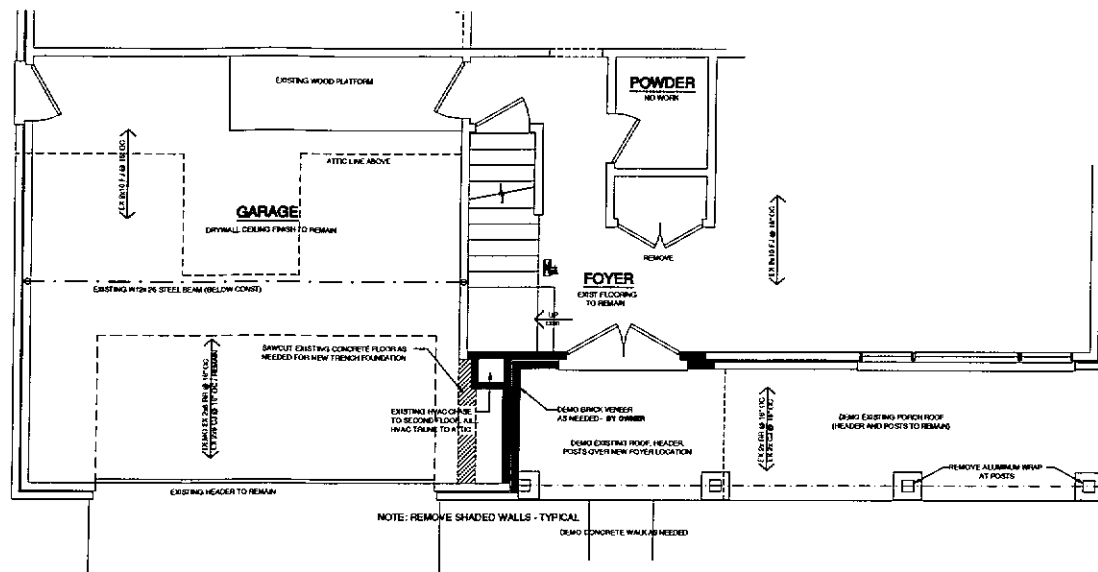
V.L.F.: Verify in field. A condition, size, or other item needs to be field verified after construction has started. The project superintendent should be notified of any results / V.L.F. conditions prior to commencement of related tasks. Owner should also be notified of the results if the task results in aesthetic changes to the approved drawing.

A.F.F.: Above finished floor. The dimension given is from the top of the finished floor (i.e., tile, hardwood, etc.).

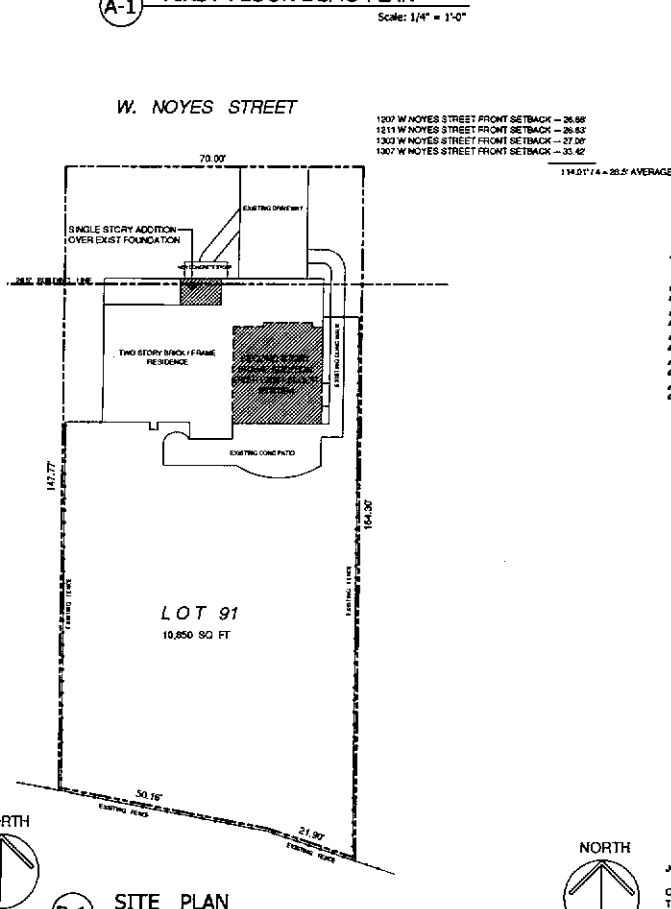
N.T.S.: Not to scale. Dimensions noted are correct but the plan has not been drawn to the noted dimensions. (NOTE: plans should never be scaled for a required dimension)

R.O.: Rough Opening. Stud opening required for proper installation of an item.

D-COAT TRAFFIC SYSTEMS: (for wood floors) is (2) coats (3) coats (3) coats 100% copper cross linking polyurethane over an approved sealer (for natural finish) or wax.



W. NOYES STREET



APPLICABLE CODES:

2009 INTERNATIONAL RESIDENTIAL CODE

2005 NATIONAL ELECTRIC CODE

2012 INTERNATIONAL ENERGY CONSERVATION CODE

2009 INTERNATIONAL MECHANICAL CODE

2004 ILLINOIS PLUMBING CODE

REVISIONS BY: DATE:

TECH - SALES	FE	8-14-14
OWNER	FE	9-11-14
ROOF PITCH	FE	9-17-14
OWNER II	FE	10-7-14

REVISIONS BY:	DATE:
TECH - SALES FE	8-14-14
OWNER FE	9-11-14
ROOF PITCH FE	9-17-14
OWNER II FE	10-7-14

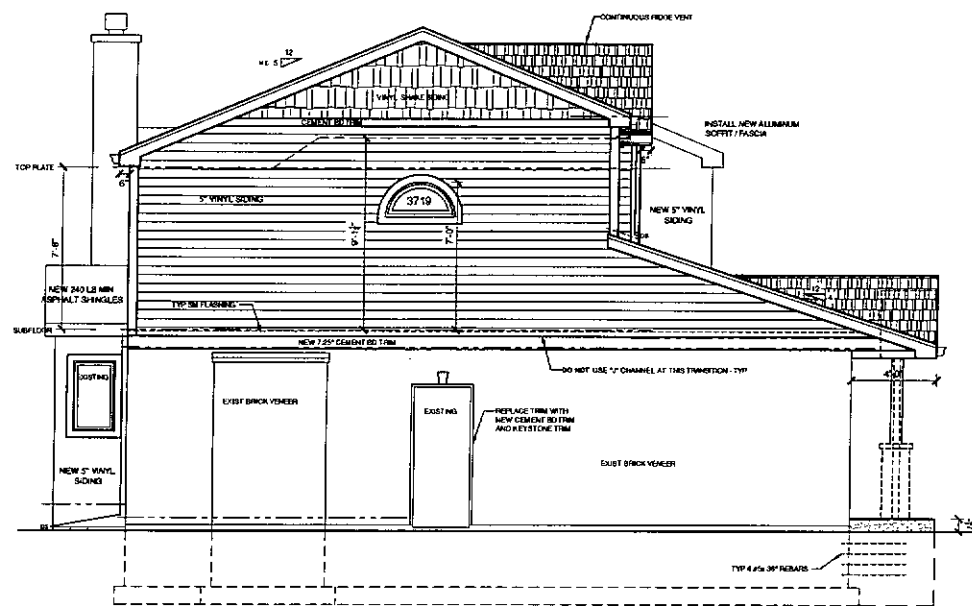
Bradford & Kent, Inc.
807 Ogden Ave.
Downers Grove, IL 60515
Phone 630.969.8585
Fax 630.969.8621
bradfordandkent.com



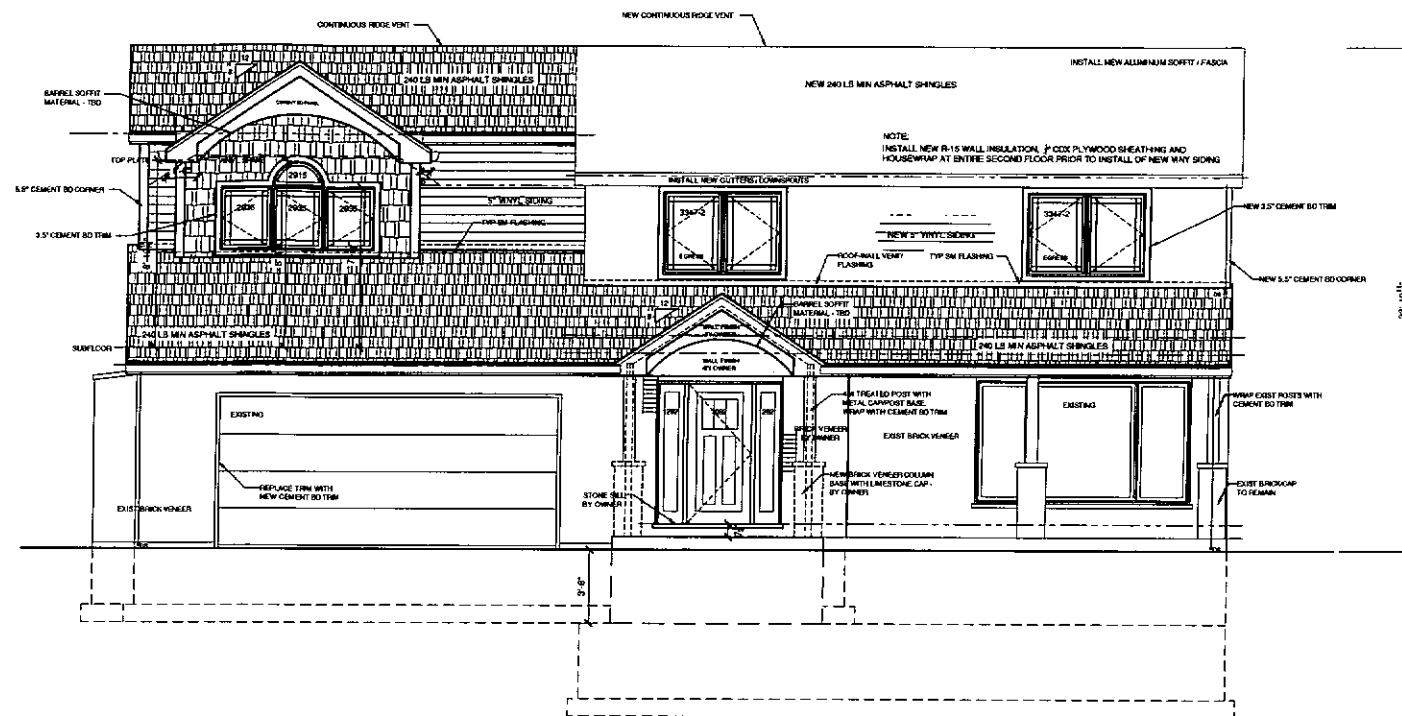
JASON DELONCKER
1207 W. NOYIS STREET
ARLINGTON HEIGHTS, ILLINOIS 60005
CELL (847) 650-8138

DRWN/SLS	FE / JG
DATE	8-7-14
SCALE	AS NOTED
JOB NO.	4039

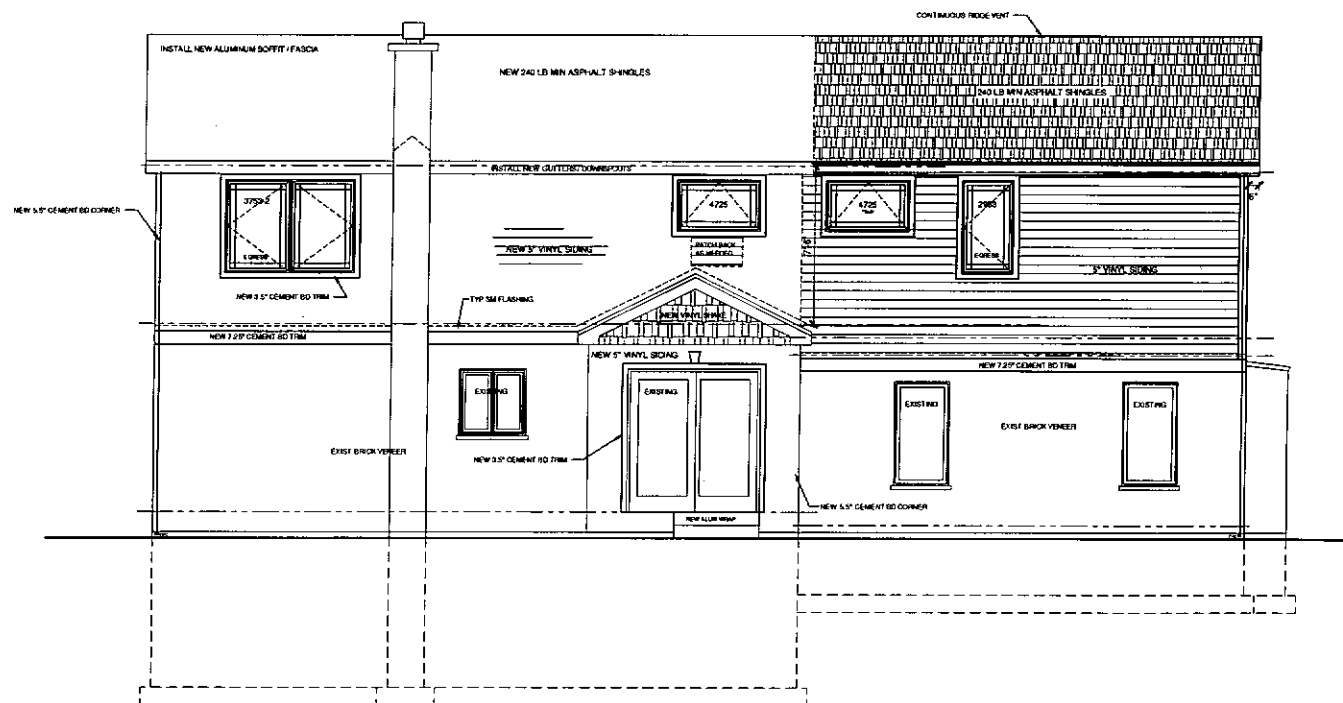
SHEET
3
OF FIVE



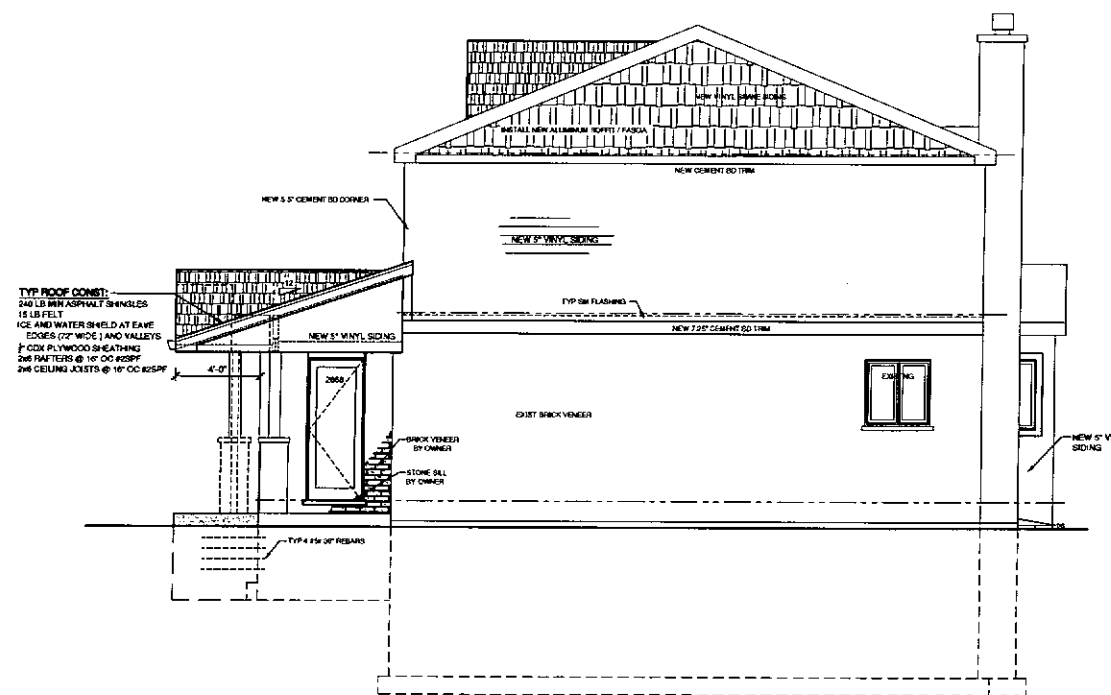
A-3 LEFT ELEVATION
Scale: 1/4" = 1'-0"



B-3 FRONT ELEVATION
Scale: 1/4" = 1'-0"



C-3 REAR ELEVATION
Scale: 1/4" = 1'-0"



D-3 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



Item: ZBA#14-037 - 214 S. Stratford Rd. Petition

Department: Planning & Community Development

REQUEST

A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.1-ft. wide, 6,087-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 10, 2014
Date Prepared: November 5, 2014
Project Title: 214 S. Stratford Rd.
Address: 214 S. Stratford Rd.

Background Information

Petition Number: ZBA #14-037
Petitioner: Tony VanDijk / DR Horton Homes
Address: 800 S. Milwaukee Ave.
Libertyville, IL 60048
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

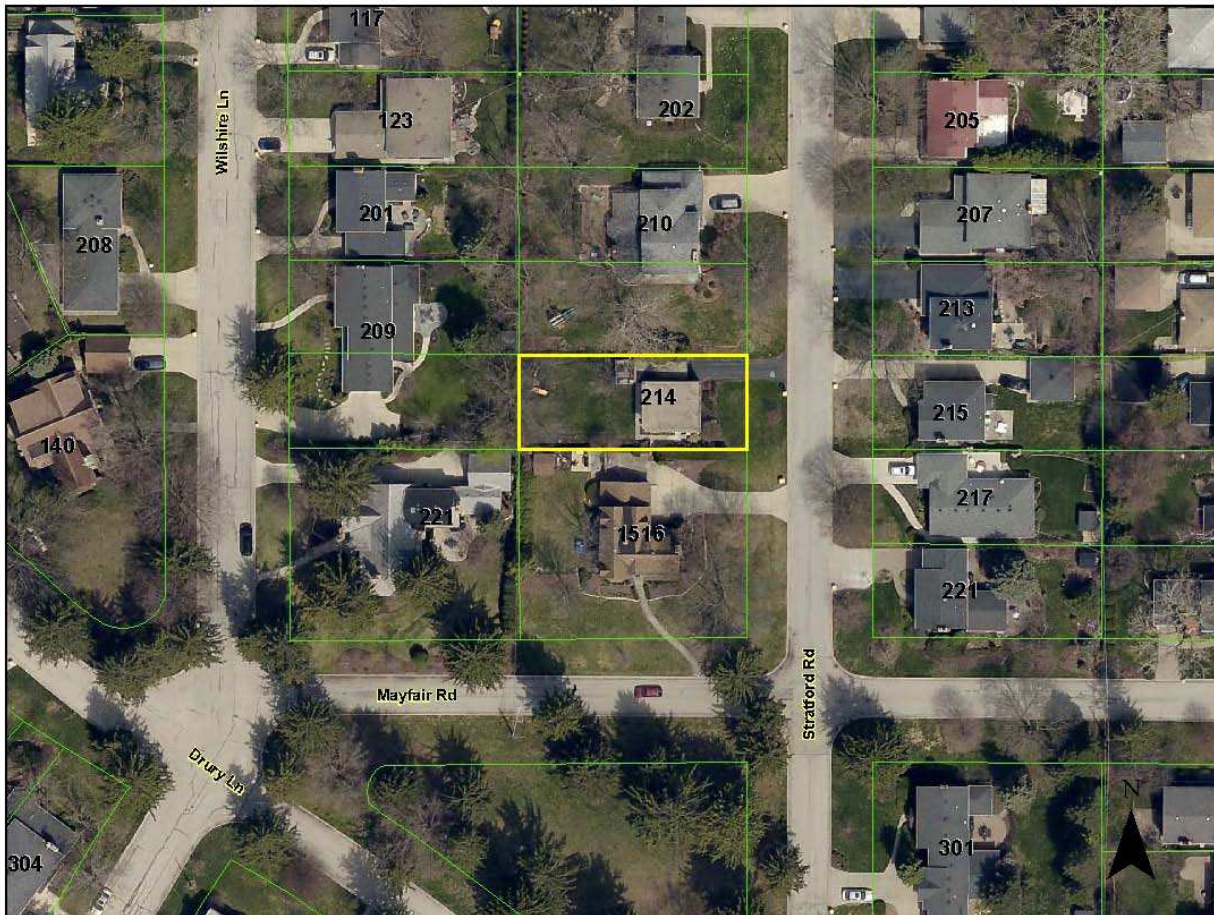
The petitioner proposes to build a new two story single-family structure. The proposal is before the Zoning Board of Appeals because of the substandard lot size. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 50.1 feet wide and 6,087 SF. Therefore, the petitioner requests a variation for lot square footage in order to make this a buildable lot.

- **A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.1-ft. wide, 6,087-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/23/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/23/14	
3. Letter that was Mailed	✓	10/23/14	
4. Photographs of Sign on Property	✓	10/23/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 214 S. Stratford Rd.

Project Address: 214 S. Stratford Rd.

ZBA #: 14-037

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.1-ft. wide, 6,087 sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

RECEIVED

OCT 22 2014

Attached are the Petitioner's:

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

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NO COMMENT ON LOT WIDTH ISSUE. NOT
APPROVAL OF PRINTS /PROJECT.

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

CHARLEY CRAIG 10-22-14

ZBA# 14-037

214 S Stratford Rd - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: October 21, 2014

Completed – October 28, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 50.1 ft wide, 6,087 sq ft lot to be buildable, where 70 ft wide, 8,750 sq ft is required.

The survey provided is for the existing home, and a site plan showing the proposed home was NOT provided. **The Engineering Department has NO OBJECTION to the proposed variance, however; the proposed home does have window wells and the location of those window wells in relation to the property line was not shown. It is assumed that the proposed window wells meet current codes regarding setback requirements.**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 214 S. Stratford Rd.

Project Address: 214 S. Stratford Rd.

ZBA #: 14-037

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.1-ft. wide, 6,087 sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: NO OBJECTIONS TO THE PROPOSED DESIGN.
- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

PETITION

NOW COMES the Petitioner Tony Van Dijk being the petitioner for the owner of the property commonly known as : 214 S Stratford Rd., Arlington Heights IL 60004

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section: 5.1-3.4, Chapter 28, of the Arlington Heights Municipal Code, in order to: request a variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.1-ft. wide, 6,087-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required

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

The property would be unbuildable. The subject property is roughly 50 feet wide and 6087 SF in area.

I hereby state that the following unique circumstances exist:

The property already exists as a single family home even though the lot does not meet the R-3 zoning requirements.

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

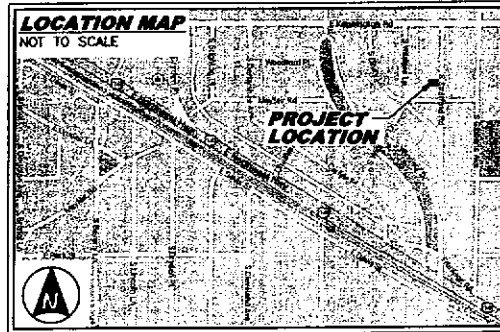
There is currently a single family home built on the lot.

Signed: _____

Petitioner

Date: _____

RECEIVED
OCT - 8 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



PLAT OF SURVEY

PROPERTY DESCRIPTION:

LOT 103 IN STONEGATE, BEING A RESUBDIVISION OF H. ROY BERRY CO'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



20 10 0 20
SCALE: 1" = 20'

P.L.N.:
03-33-102-020-0000

AREA:
PROPERTY CONTAINS 8,088 SQUARE FEET OR 0.140 ACRES MORE OR LESS

BENCHMARKS:

SOURCE BENCHMARK: ARLINGTON HEIGHTS MONUMENT NUMBER 61. 1" BRASS DISK ON THE SOUTHEASTERLY SIDE OF A CONCRETE BASE OF A LIGHT POLE, +/- 36 FEET SOUTHWESTERLY OF THE CENTERLINE OF NORTHWEST HIGHWAY AND THE CENTERLINE OF WINDSOR BOULEVARD EXTENDED, ELEVATION = 678.34 (NAVD 1988)

SITE BENCHMARK #1: CUT CROSS ON THE WESTERLY CURBLINE OF SOUTH STRATFORD ROAD, BETWEEN 214 SOUTH STRATFORD ROAD AND 1516 MAYFAIR ROAD, ELEVATION = 673.78

SITE BENCHMARK #2: TOP BOLT OF FIRE HYDRANT, WEST OF THE CENTERLINE OF SOUTH STRATFORD ROAD IN THE MIDDLE OF 210 SOUTH STRATFORD ROAD, ELEVATION = 676.15

LEGEND:

—●—	SANITARY SEWER	20'	DECIDUOUS TREE (SIZE IN INCHES)
—●—	STORM SEWER	12'	CONIFEROUS TREE (SIZE IN INCHES)
—●—	COMBINED SEWER		BUSH
—●—	WATER MAIN	XXX	CONTOUR LINE
—●—	FORCE MAIN	XXX.XX	SPOT ELEVATION
—●—	UNDERDRAIN	TCXXX.XX	PAVEMENT ELEVATION
—●—	CABLE TV LINE	TCXXX.XX	TOP OF CURB ELEVATION
—●—	ELECTRIC LINE	TCXXX.XX	TOP OF DEPRESSED CURB ELEVATION
—●—	FIBER OPTIC LINE	WXXX.XX	WALK ELEVATION
—●—	GAS LINE	ACU	AIR CONDITIONER UNIT
—●—	TELEPHONE LINE	B/WALL	BOTTOM OF WALL
—●—	OVERHEAD WIRE	(D)	DEED
—●—	FENCE	D/P	DUCTILE IRON PIPE
—●—	GUARDRAIL	EM	ELECTRIC METER
—●—	BUSH LINE	FF	FINISHED FLOOR
—●—	TREE LINE	GAR/F	GARAGE FLOOR
—●—	RAILROAD	GF	GRADE AT FOUNDATION
—●—	EDGE OF WATER	GM	GAS METER
—●—	MANHOLE (STMH/SAMH)	INV	INVERT
—●—	CATCH BASIN (CB)	(M)	MEASURED
—●—	INLET (INL)	PVC	POLYVINYL CHLORIDE PIPE
—●—	FLARED END SECTION (FES)	(R)	RECORD
—●—	VALVE VAULT (VV)	RCP	REINFORCED CONCRETE PIPE
—●—	VALVE BOX (VB)	RW	RETAINING WALL
—●—	BUFFALO BOX (BB)	SA	SANITARY
—●—	FIRE HYDRANT (FH)	ST	STORM
—●—	AUXILIARY VALVE (AV)	T/F	TOP OF FOUNDATION
—●—	CLEANOUT (CO)	T/P	TOP OF PIPE
—●—	BOLLARD (BOL)	T/WALL	TOP OF WALL
—●—	GAS VALVE (GV)	TRANS	TRANSFORMER
—●—	ELECTRIC MANHOLE (EMH)		CONCRETE (CONC)
—●—	TELEPHONE MANHOLE (TMH)		GRAVEL
—●—	HANDHOLE (HH)		HOT MIX ASPHALT (HMA)
—●—	TRAFFIC SIGNAL BOX (TSB)		BUILDING
—●—	TRAFFIC SIGNAL (TS)		BARRIER CURB
—●—	LIGHT (LHT)		B 6.12 CURB & GUTTER
—●—	GROUND LIGHT (GLHT)		B 6.24 CURB & GUTTER
—●—	POWER POLE (PP)		DEPRESSED CURB
—●—	GUY WIRE (GW)		
—●—	CABLE PEDESTAL (PEDC)		
—●—	ELECTRIC PEDESTAL (PEDE)		
—●—	TELEPHONE PEDESTAL (PEDT)		
—●—	SIGN		
—●—	MAILBOX (MB)		

SURVEYOR'S NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
- SURVEY IS BASED ON FIELD WORK COMPLETED 09-05-14.
- BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

CLIENT:

EMERALD HOMES

2330 HAMMOND DRIVE
SCHAUMBURG, ILLINOIS, 60173



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

			DESIGNED	KJM
			DRAWN	SMP
			APPROVED	BSB
			DATE	09-08-14
			SCALE	1" = 20'
DATE	DESCRIPTION OF REVISION	BY		

PLAT OF SURVEY
214 SOUTH STRATFORD ROAD
ARLINGTON HEIGHTS, ILLINOIS

SHEET

1 OF 1

PROJECT NUMBER: 2529
© MACKIE CONSULTANTS LLC, 2014
ILLINOIS FIRM LICENSE 184-002694



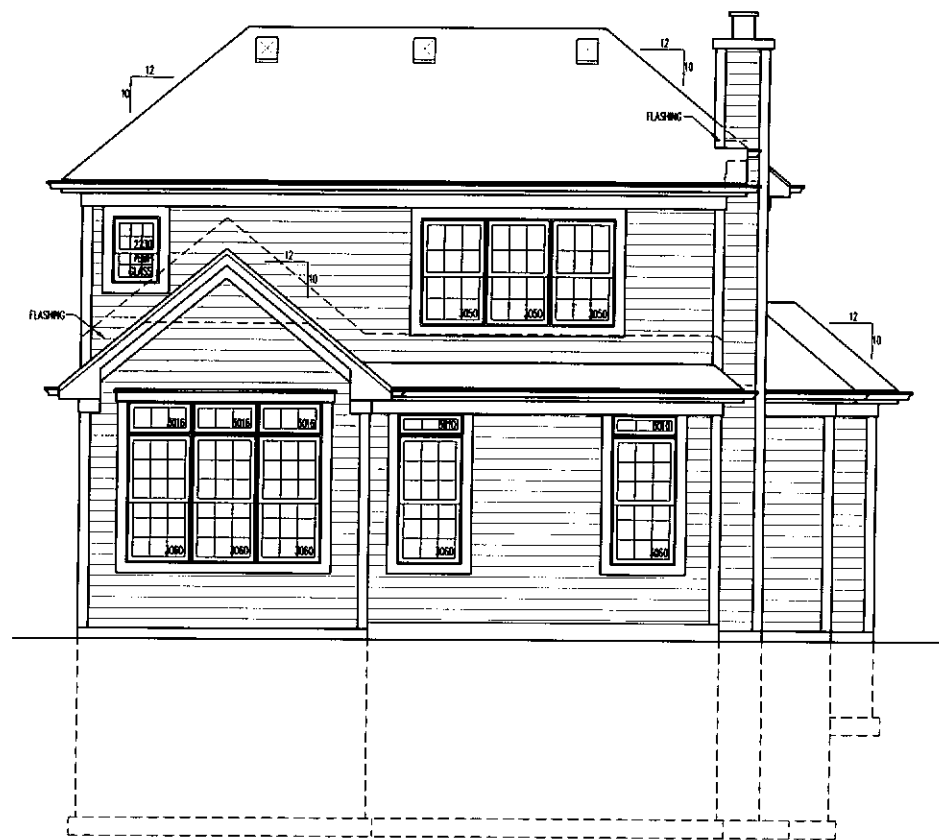
STATE OF ILLINOIS
COUNTY OF COOK

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002694, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 09 DAY OF SEPTEMBER, 2014 IN ROSEMONT, ILLINOIS.

MACKIE CONSULTANTS LLC

RUSSELL W. OLSEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718
LICENSE EXPIRES: NOVEMBER 30, 2014
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



REAR ELEVATION

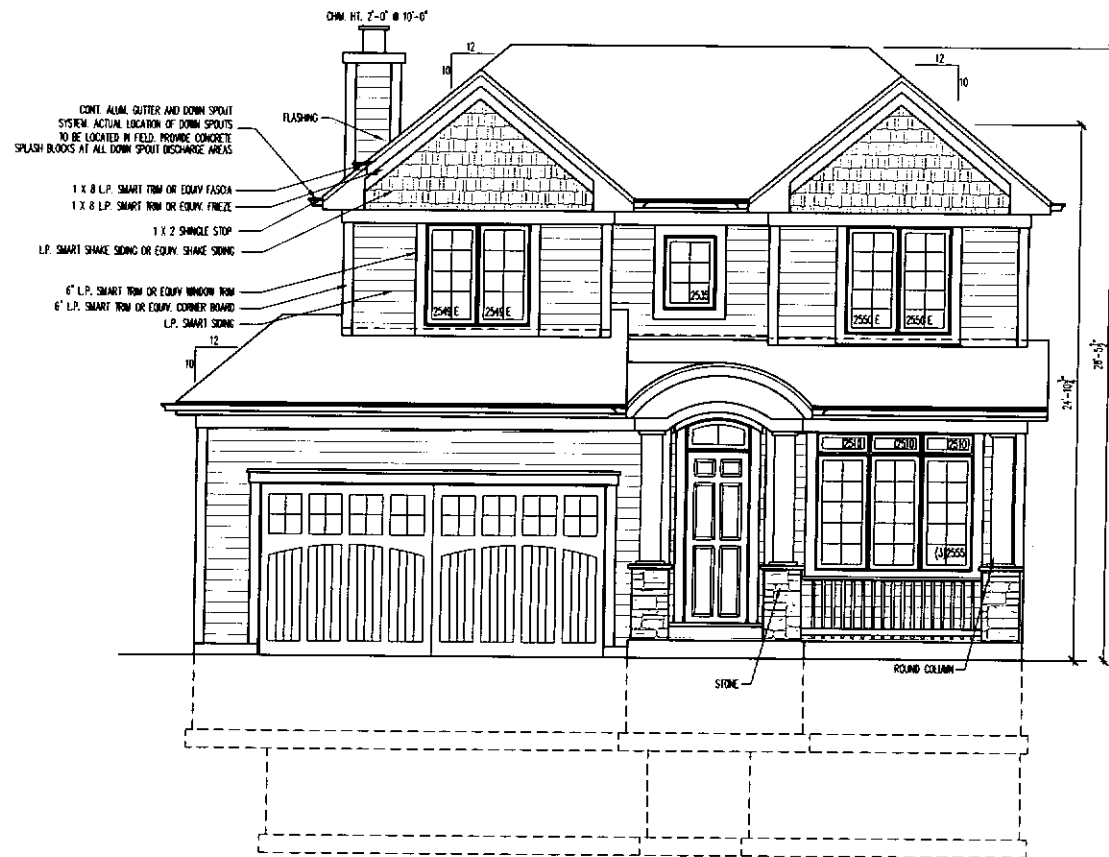
1/4"=1'-0"

MATERIAL SCHEDULE	
HORIZONTAL SIDING:	
* MANUFACTURER: LP SMART SDE	
* COLOR: MONTERAY GRAY	
SHAKE SIDING:	
* MANUFACTURER: LP SMART SDE	
* COLOR: MONTERAY GRAY	
ROOFING:	
* MANUFACTURER: CERTANTEED LANDMARK ASPHALT	
* COLOR: WEATHERED WOOD	
TRIM/SOFTEN/FASCIA:	
* MANUFACTURER: LP SMART TRIM	
* COLOR: PAINTED SHERWIN-WILLIAMS PURE WHITE SW7005	
STONE:	
* MANUFACTURER: SUNSET STONE	
* STYLE/COLOR: PINOS CREEK LEDGE STONE	
GUTTER:	
* MANUFACTURER: NORANDEX ALUMINUM	
* COLOR: WHITE	
WINDOWS:	
* MANUFACTURER: MI INDUSTRIES	
* COLOR: WHITE	

ELEVATION NOTES:	
* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES	
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.	
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS	
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS	

WINDOW NOTES:	
* TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR	
* FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED	
* TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR	
* FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED	
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES	
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)	
* PROVIDE (2) 2' X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED	
* PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS	
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090	
* WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR:	
* ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:	
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55	

ELEVATION SYMBOLS:	
* E" - EGRESS WINDOW	



FRONT ELEVATION

1/4"=1'-0"

REVISION	DATE	BY	CHKD
1	11-15-2020	ALA	
2	11-15-2020	ALA	
3	11-15-2020	ALA	
4	11-15-2020	ALA	
5	11-15-2020	ALA	

DR HORTON, INC.
214 SOUTH STRATFORD
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
280 Park Road, Suite 1176
Crest Hill, IL 60411
Telephone: 815.788.4000 Fax: 815.788.4001

ALA
Job Number: 14125
Sheet Number: A200
Date: 11/15/2020



1C
A201

LEFT ELEVATION

1/4"=1'-0"

1E
A201

RIGHT ELEVATION

1/4"=1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	8-15-14	AS	CONCEPTUAL DESIGN
2	8-27-14	AS	PRELIMINARY DESIGN
3			FINAL DESIGN
4			FINAL DESIGN
5			RELEASE FOR PERMIT
6			REVISION

DR. HORTON, INC.
214 SOUTH STRATFORD
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
200 West Road at Rte. 176
Crystal Lake, Illinois 60154
Telephone 815-708-1800 Fax 815-708-9901

ALA

Job Number
14125

Sheet Number
A201

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Item: ZBA#14-038 - Thompson Residence - 101 S. Fernandez Ave.

Department: Planning & Community Development

REQUEST

1. A 325 square foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure to be 625 square feet instead of the maximum allowed 300 square feet.
2. A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 10, 2014
Date Prepared: November 5, 2014
Project Title: Thompson Residence
Address: 101 S. Fernandez Ave.

Background Information

Petition Number: ZBA #14-038
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1835 Rohlwing Rd. Suite B
Rolling Meadows, IL 60008
Existing Zoning: R-2, Single-Family

Requested Action/Background Information

The petitioner proposes to construct a pool house and the petitioner is requesting a variation for a 625 square foot accessory structure where the maximum allowed is 300 square feet. In addition, the petitioner is seeking a variation to allow an increase to the maximum height of an accessory structure. The petitioner is requesting the following variances:

- A 325 square foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure to be 625 square feet instead of the maximum allowed 300 square feet.
- A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

Variation Review Standards

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

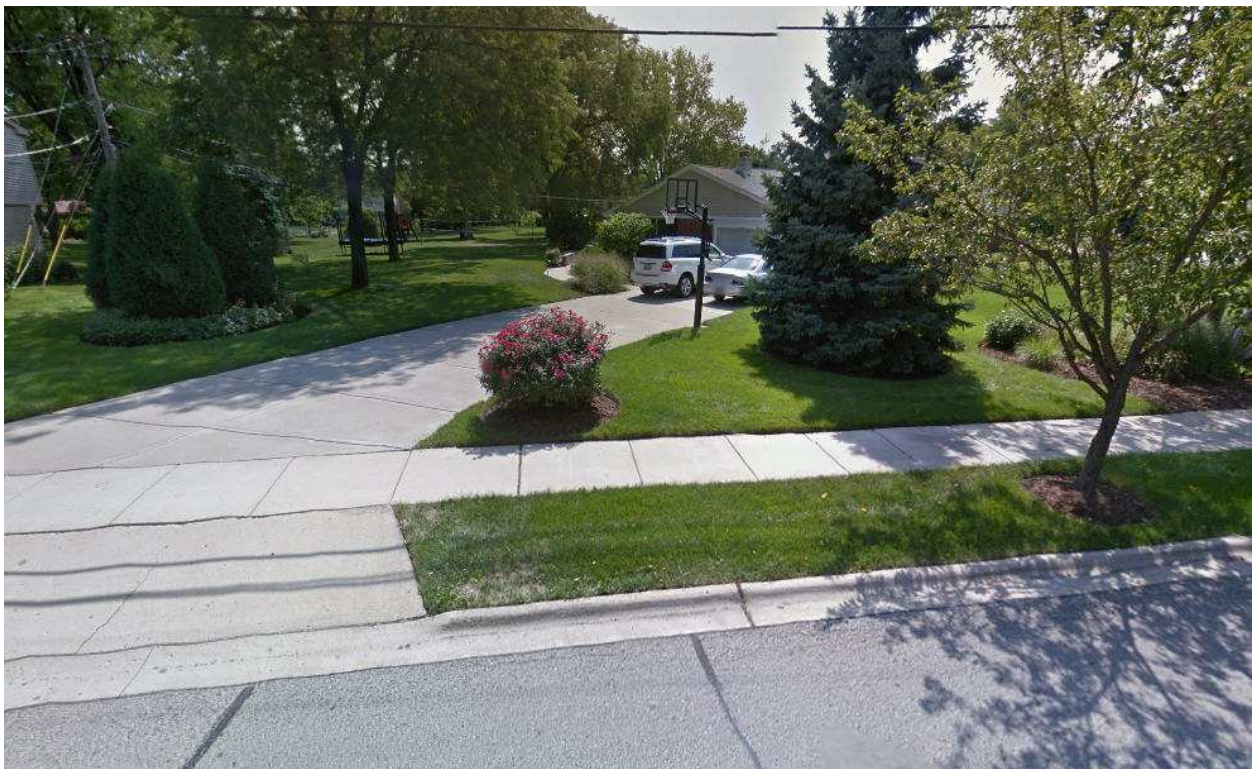
Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/27/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/27/14	
3. Letter that was Mailed	✓	10/27/14	
4. Photographs of Sign on Property	✓	10/27/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Thompson Residence

Project Address: 101 S. Fernandez Ave.

ZBA #: 14-038

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 325 square foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure to be 625 square feet instead of the maximum allowed 300 square feet.
- A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

Attached are the Petitioner's:

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

RECEIVED

OCT 22 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NO COMMENT ON VARIANCE ISSUE. NOT APPROVAL
OF PRINTS / PROJECT

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

CHARLEY CRALL 10-22-14

ZBA# 14-038

101 S Fernandez Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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

JM

Submitted: October 21, 2014

Completed – October 27, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 325 sq ft variance to allow an accessory structure to be 625sq ft instead of the maximum allowed 300 sq ft; and a 2 ft variance to allow an increase to the maximum height of an accessory structure from 15 ft to 17 ft.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Thompson Residence

Project Address: 101 S. Fernandez Ave.

ZBA #: 14-038

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 325 square foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure to be 625 square feet instead of the maximum allowed 300 square feet.
- A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

Attached are the Petitioner's:

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

Comments: NO OBJECTION TO THE PROPOSED DESIGN.

-S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

PETITION

NOW COMES the Petitioner **Robert Flubacker** on behalf **Sean and Dawn Thompson**, being the owner of the property commonly known as: **101 S. Fernandez Ave.** and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from **Section 6.5-6 and 6.5-8**, Chapter 28, of the Arlington Heights Municipal Code , in order to:

Construct a 625 sq.ft. accessory structure

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

1. Due to the village classification of this structure as a Gazebo the size has been arbitrarily limited to 300 sq. ft. Were this a detached garage the size limit would be 720 sq.ft. Were this a playhouse or sun room the size would only be limited by the property F.A.R. requirements.

2. For proper draft of a fireplace chimney the height needs to be two feet above any roof within ten feet of the chimney. Reducing the roof height by two feet would result in an unattractive structure not consistent with the main house. Chimneys are exceptions for the height requirements for any principal structure.

I hereby state that the following unique circumstances exist:

1. The village zoning ordinance in general does not address size limitations for accessory structures other than Storage use, Gazebos, and Detached Garages. This structure is not a Gazebo but is being classified as such in ordinance to determine limitations. Detached pool accessory structures are seldom seen in Arlington Heights. Additionally, detached structures with fireplaces are also seldom seen.

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

Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood.

Signed: _____

Petitioner

Date: _____

10/8/14

S-T-R 31-42-11
Project Number 7241-0
Client Tom McClellan Att'y
Book-Page Number 166-07
Date of Field Work 10/29/02
Drawn by PJD

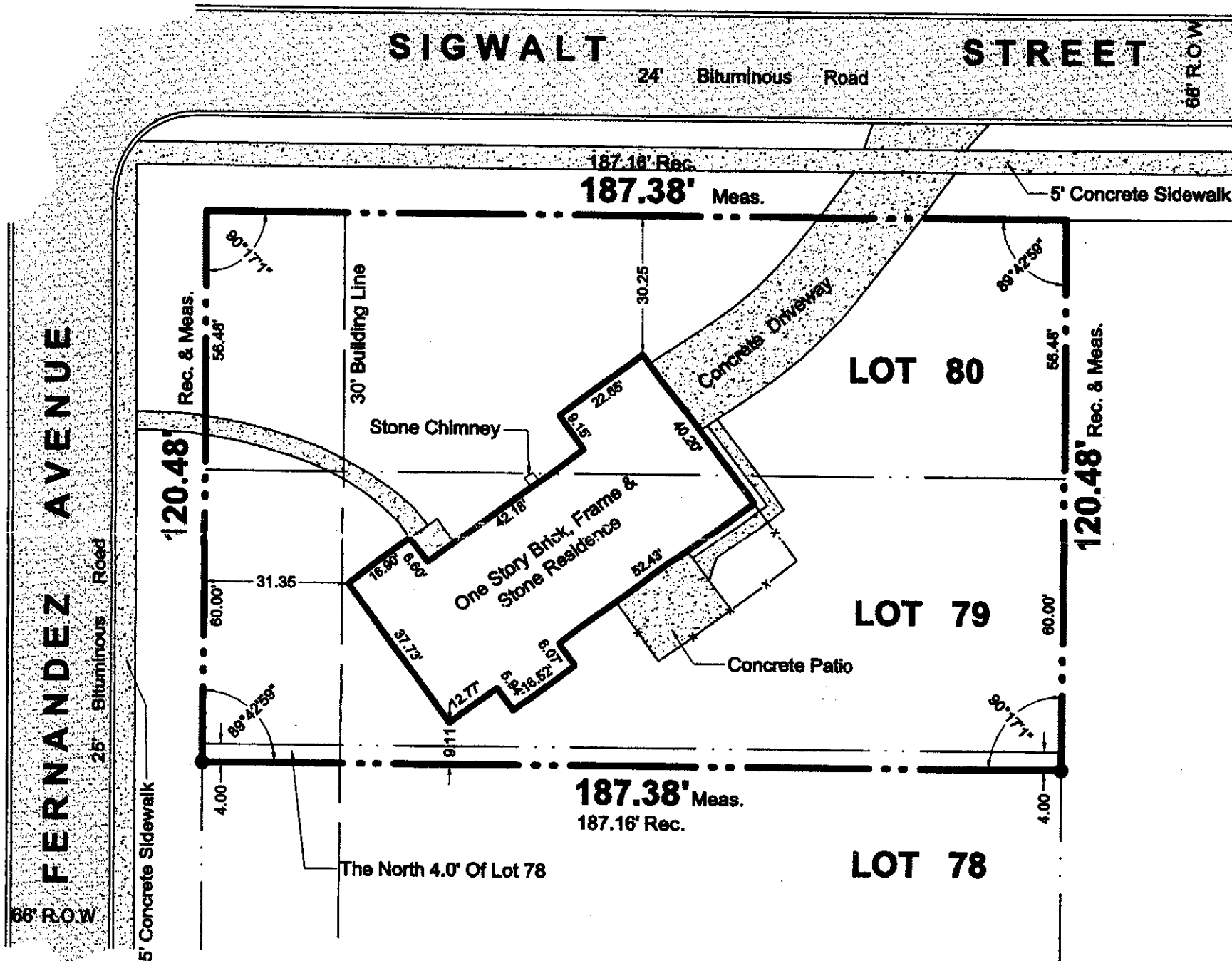
Plat of Survey

LOT 79 AND THE NORTH 4 FEET OF LOT 78 AND LOT 80 IN
ARLINGTON MANOR, BEING A SUBDIVISION OF THE WEST HALF OF
THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

101 S. FERNANDEZ AVENUE, ARLINGTON HEIGHTS, ILLINOIS

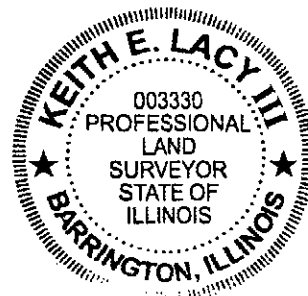


Scale: 1" = 30'



LEGEND

- SET IRON PIPE
- FOUND IRON PIPE
- ✚ CROSS IN CONCRETE
- MONUMENT
- X— WOOD FENCE
- *— CHAIN LINK FENCE
- Meas. MEASURED DISTANCE
- Rec. RECORDED DISTANCE
- R.O.W. RIGHT OF WAY



1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. REFER TO DEED, TITLE COMMITMENT AND LAND DEVELOPMENT ORDINANCES FOR BUILDING LINES, EASEMENTS, AND RESTRICTIONS NOT SHOWN HEREON.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

**BARRINGTON
ENGINEERING
CONSULTANTS, LTD.**
CIVIL ENGINEERING & LAND SURVEYING

215 S. NORTHWEST HWY. ♦ SUITE 202A ♦ BARRINGTON, IL 60010

PHONE: (847) 382-6337 ♦ FAX: (847) 382-6366

REGISTRATION NUMBER: 184-002883

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BARRINGTON ENGINEERING CONSULTANTS, LTD.

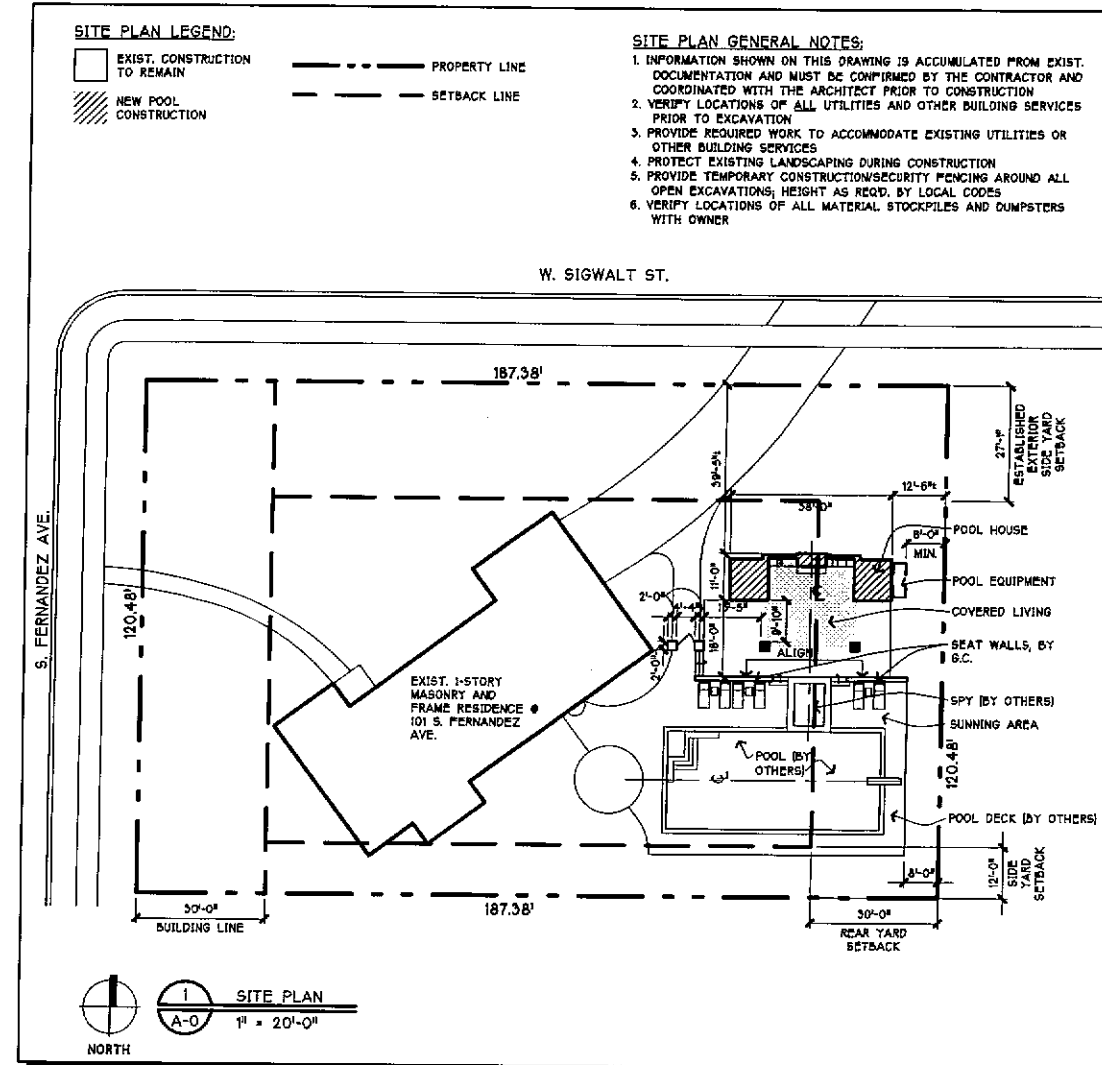
DATE: 10/30/02 BY:

Keith E. Lacy III
KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/02

NEW POOL HOUSE FOR
**THE THOMPSON
RESIDENCE**
101 S. FERNANDEZ AVE.
ARLINGTON HEIGHTS, ILLINOIS

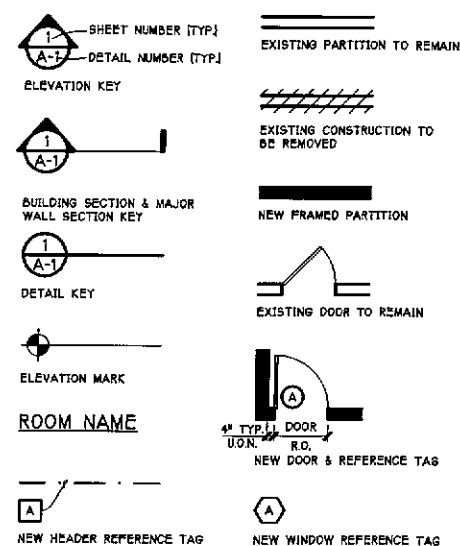
SITE PLAN



ABBREVIATIONS

#	AT	EXP	EXPANSION	PLAM	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWOD	PLYWOOD
<SS	FIVE ANGLES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A.C.	AIR CONDITIONING	FIN.	FINISH	P.B.I.	POUNDS PER SQUARE INCH
A.C. ADJ.	ADJUSTABLE	FRIT.	FRIT	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOUT FINISH FLOOR	FND.	FOUNDATION	PVC	POLYVINYL CHLORIDE
ALT.	ALTERNATE	P.O.C.	FACE OF CONCRETE	R.	RADIUS
ALINE	ALIGNED	P.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	PRZ.	FREEZER	R/S	ROOF & SHELF
ARCH	ARCHITECTURAL	P.S.	POOTING SUMP	REBAR.	REINFORCING BAR
B.	BOTTOM OF	PTS.	POOTING	REF.	REFRIGERATOR
B.O.	BOARD	FURN.	FURNACE	RES.	RESILANT
B.D.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
B.DRG.	BUILDING	GALV.	GALVANIZED	R.M.	ROUGH OPENING
B.O.	BY OWNER	GLUE	GLUE LAMINATED BEAM	R.O.	ROUND
BRG.	BEARING	GYP.D.B.	GYPSON BOARD	S.C.	SOLID DORE
C.	CABINET	HGT.	HEIGHT	SCT.	SCTION
CAD.	CADNET	H.M.	HORIZONTAL METAL	S.H.	SHOULDERING CLOSET ROD
C.	CASET IRON	HORIZ.	HORIZONTAL	SH	SIMILAR
CL.	CONSTRUCTION JOINTS	HTG.	HEATING	S.P.	SUMP PIT
CL	CERAMIC TILE	HV.A.C.	HEATING VENTILATION	SPEC.	SPECIFICATION
CLG.	CEILING		AIR CONDITIONING	SQ.	SQUARE
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	STD.	STANDARD
CMU	CASIO OPENING/ CLEAN OUT	INSUL.	INSULATION	STL.	STEEL
COL.	COLUMN	INT.	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T.O.P.	TOP OF
C.T.	CERAMIC TILE	L.V.	LONG LEVS VERTICAL	T.B.	TOP & BOTTOM
C.H.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T.A.G.	TONGUE & GROOVE
C.M.	CUTTING	MAX.	MAXIMUM	T.E.L.	TELEPHONE
DEMOL.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.M.	DOUBLE-HUNG CLOSET RODS	MCH.	MACHINICAL	T.O.P.	TOP OF PLATE
DIA.	DIAETER	MED.	MEDIUM	T.V.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROMAYE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VENTL. COMPOSITION TILE
D.N.	DRAIN	M.S.	MASONRY OPENING	VENT.	VENTILATE
D.S.	DOWN SPOUT	MTL.	METAL	V.E.N.T.	VENT THRU ROOF
D.W.	DISHWASHER	NPS	NON-FREEZE HOSE BIBB	W.	WITH
D.A.	DRAINAGE	N/C.	NOT IN CONTRACT	W/	W/
E.P.S.	EXTERIOR INSULATION AND	NO.	NUMBER	W.C.	WATER CLOSET
	FINISH SYSTEM	NOM.	NOMINAL	W.D.	WOOD
ELECT.	ELECTRICAL	N.S.	NOT TO SCALE	W.H.W.	WATER HEATER
ELEV.	ELEVATION	O.A.	OVER ALL	W.I.C.	WALK-IN CLOSET
EP	EJECTOR PIT/SUMP	O.C.	ON CENTER	W/O	WITHOUT
EQ.	EQUAL	O.H.	OVERHANG	WT.	WEIGHT
EQIP.	EQUIPMENT	OPP.	OPPOSITE	W.Y.P.	WELLED WIRE FABRIC
EQUIV.	EQUIVALENT	O.V.	OVEN		
E.W.	EACH WAY	PERF.	PERFORATED		
EXIST.	EXISTING	P.L.	PLATE		

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES:

- INTERNATIONAL RESIDENTIAL CODE, 2008
 - INTERNATIONAL BUILDING CODE, 2009
 - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009
 - INTERNATIONAL FUEL GAS CODE, 2008
 - INTERNATIONAL EXISTING BUILDING CODE, 2009
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2012
 - INTERNATIONAL MECHANICAL CODE, 2009
 - ILLINOIS PLUMBING CODE, 2004
 - NATIONAL ELECTRICAL CODE, 2005
 - INTERNATIONAL FIRE CODE, 2009
 - ILLINOIS ACCESSIBILITY CODE, 1997
- INCLUDES ALL APPROVED AMENDMENTS/ORDINANCES TO THE ABOVE
 REFERENCED CODES.

LIST OF DRAWINGS

- A-0 TITLE SHEET / SITE PLAN
A-1 POOL HOUSE FOUNDATION PLAN / POOL HOUSE PLAN
A-2 EXTERIOR ELEVATIONS / ROOF PLAN

[illegible]

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Project Number
14026

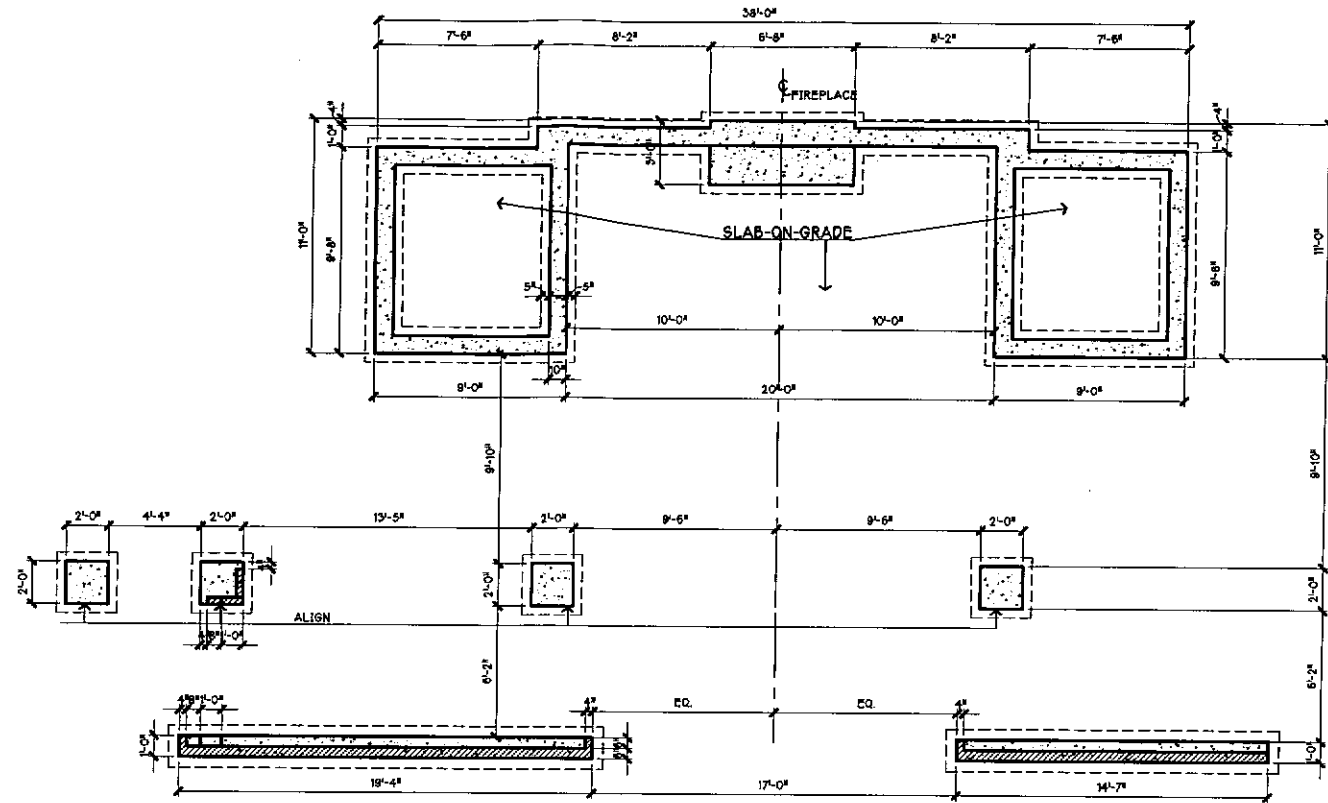
A-0

REA

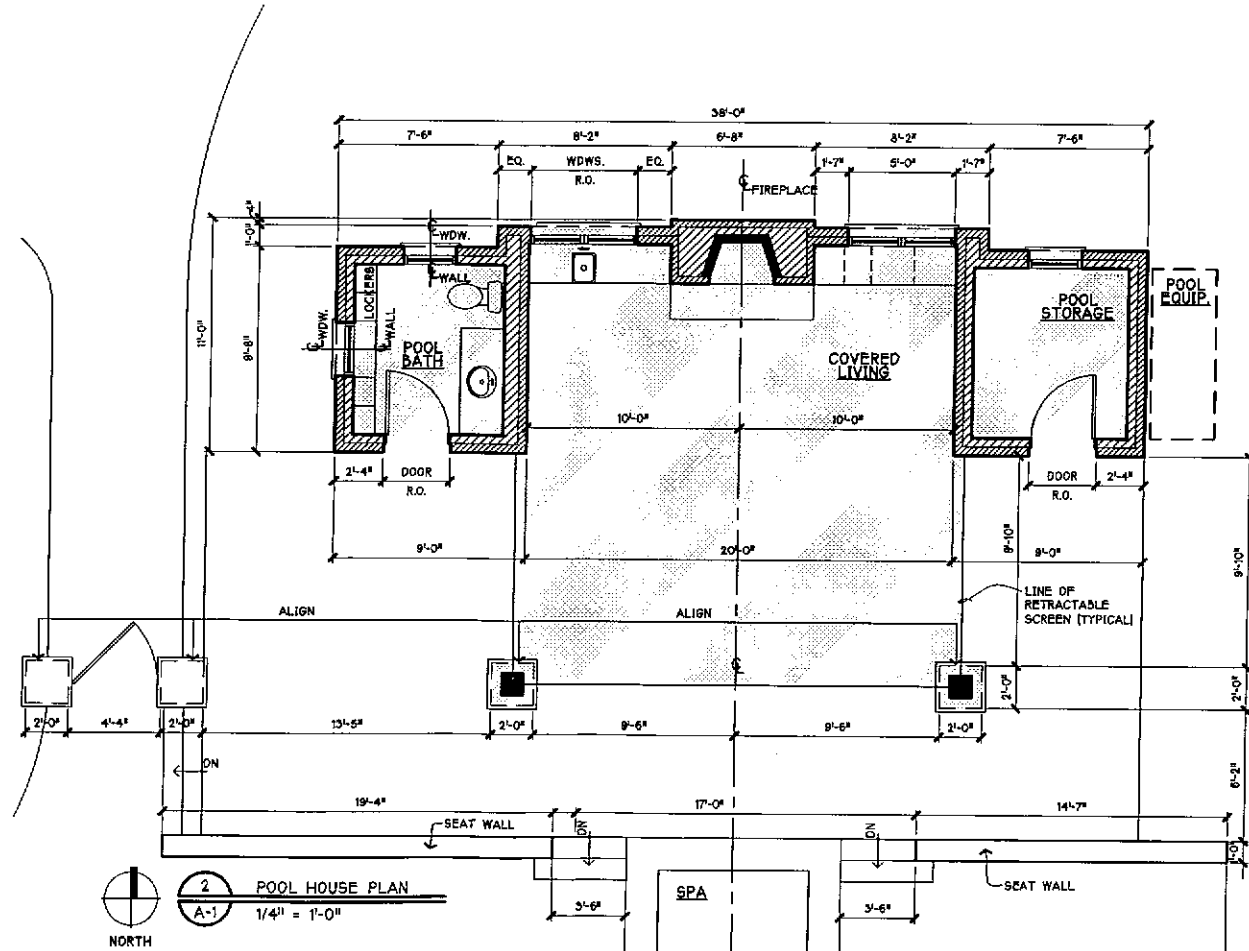
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

NEW POOL HOUSE FOR
THOMPSON RESIDENCE
101 S. FERNANDEZ AVE.
ARLINGTON HEIGHTS, ILLINOIS



1
 A-1
 POOL HOUSE FOUNDATION PLAN
 1/4" = 1'-0"



2
 A-1
 POOL HOUSE PLAN
 1/4" = 1'-0"

Date	Description
10.08.14	ZBA

© 2014 R.F.A. LTD.
 Project Number
 14026



Item: ZBA#14-039 - Soderna Residence - 2224 N. Dryden Ln.

Department: Planning & Community Development

REQUEST

A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the rear property line.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 10, 2014
Date Prepared: November 5, 2014
Project Title: Soderna Residence
Address: 2224 N. Dryden Ln.

Background Information

Petition Number: ZBA #14-039
Petitioner: Julie Soderna
Address: 2224 N. Dryden Ln.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

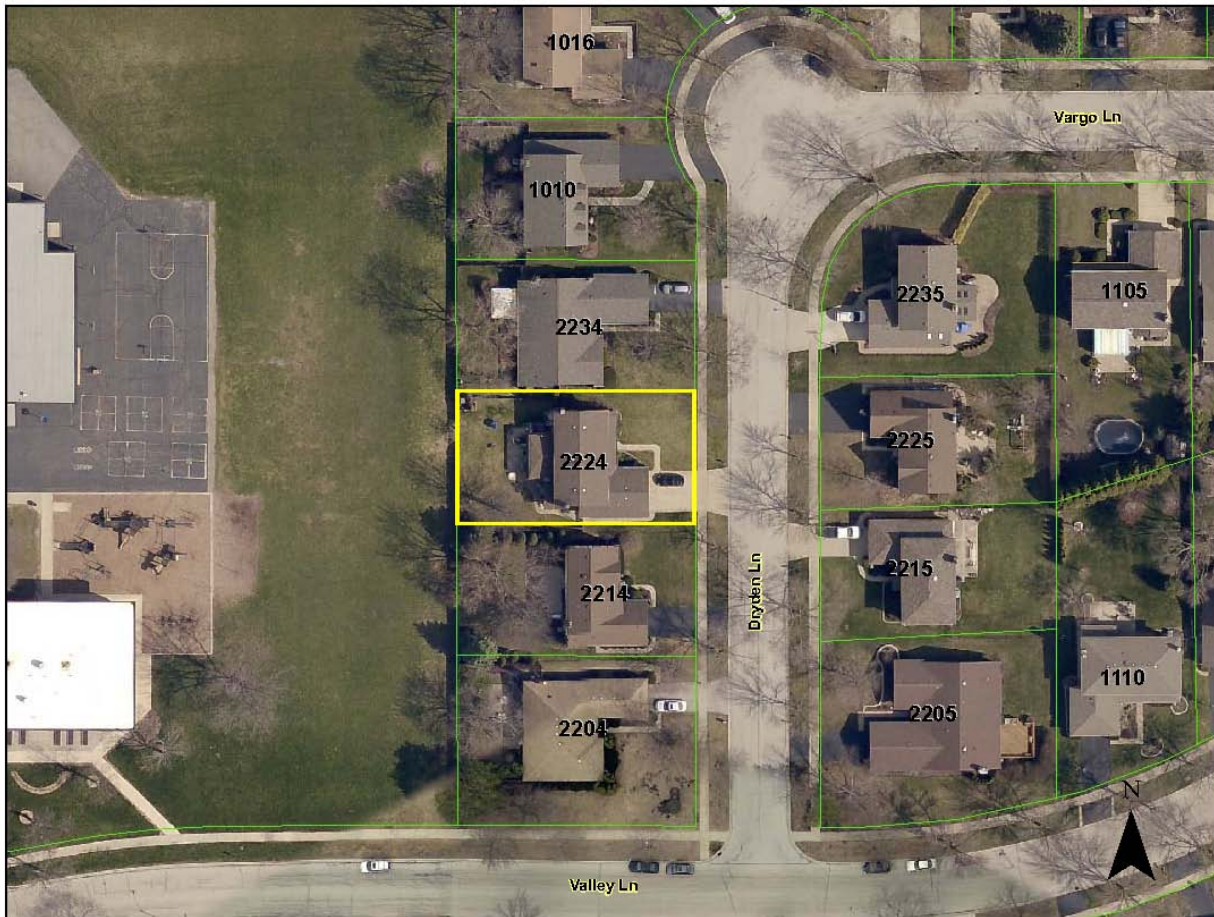
The petitioner proposes to construct a 6 foot high semi-open wood fence along the rear property line. Therefore, the petitioner requests the following variation:

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the rear property line.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/24/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/24/14	
3. Letter that was Mailed	✓	10/24/14	
4. Photographs of Sign on Property	✓	10/24/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Soderna Residence

Project Address: 2224 N. Dryden Ave.

ZBA #: 14-039

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the rear property line.

Attached are the Petitioner's:

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

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OCT 22 2014

Comments: NO COMMENT

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CHARLEY CRAIG 10-22-14

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

ZBA# 14-039

2224 N Dryden Ln - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: October 21, 2014

Completed – October 27, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 1 ft variance for the maximum fence height from 5 ft to 6 ft for a fence located along the rear property line.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Soderna Residence

Project Address: 2224 N. Dryden Ave.

ZBA #: 14-039

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the rear property line.

Attached are the Petitioner's:

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

Comments: No COMMENT.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

PETITION

NOW COMES the Petitioners, Julie and Andrew Soderna, being the owners of the property commonly known as 2224 North Dryden Lane, Arlington Heights, IL 60004, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3(b), Chapter 28, of the Arlington Heights Municipal Code, in order to obtain permission to install or have installed by a competent contractor a fence for the external rear border of the house that is six feet tall.

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

- 1) The back of our home borders Ivy Hill School to the west. During recess and other outdoor school activities, students at Ivy Hill School play in the field that abuts our home, which consists of an open space between our home and the school playground and building. On non-school days, members of the community come to the field adjacent to our fence to play various sports, including football, Frisbee, soccer, etc. Additionally, various park district sports teams often practice in this same area on weekday evenings. As a result of this activity, balls and other play equipment can and do enter our yard. If the fence were limited to five feet, this activity would surely increase. This is not only an inconvenience, but also potential hazard to our children and our dog.
- 2) The open field that abuts our home, where children play at recess and community members play on evenings and weekends, is raised slightly from our lot level. Thus, individuals can potentially see into our home by standing a few feet from the fence.

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OCT 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

and looking in. If the fence were limited to five feet, this lack of privacy would significantly increase.

- 3) Furthermore, each home on our side of the block of North Dryden Lane has a six foot tall fence. If the requested variance is not granted and we are limited to installing a five foot fence, not only would the variance not alter the essential character of the locality, but our fence would be markedly different in appearance such that the anomaly could diminish the property value of our home. The fence we currently planned on having installed is made of PVC material that has a life time warranty. We are not expecting to need to replace the fence as long as we live in this home, which is why we are paying a substantial premium for this durable, high quality and attractive material. Thus, our lower fence smack in the middle of surrounding homes would look, frankly, ridiculous, and the property could not yield a reasonable return if permitted to be used only under the conditions allowed by the regulations at issue.

I hereby state that the following unique circumstances exist:

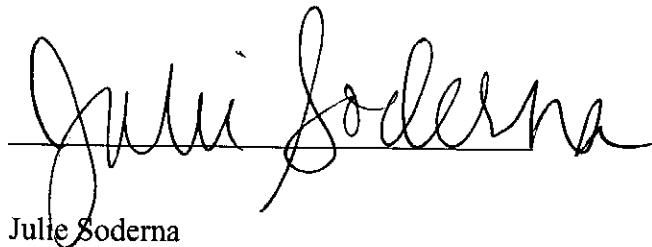
As stated above, our home borders Ivy Hill School to the west. Not only is our home near the school, but our yard abuts the field in between the school building and playground and While Chapter 28, Section 6.13-3 of the Zoning Code contemplates certain exemptions from the five foot fence requirement, *i.e.* corner lots, through lots, and lots adjacent to a secondary or arterial road, the exceptions do not include our unique location next to a school playground area. The area at issue is similar to the identified exceptions in that there is significant foot traffic behind our home that causes the unique hardships described above. Therefore, while the existing exceptions do not specifically

contemplate our unique location, the policy that supports such exceptions equally applies to our situation.

I hereby state that the variation, if granted, will not alter the essential character of the locality because each and every fence bordering the school on Dryden Lane is currently six feet tall. At least one of those fences has been replaced in the last several years without a variance to my knowledge.

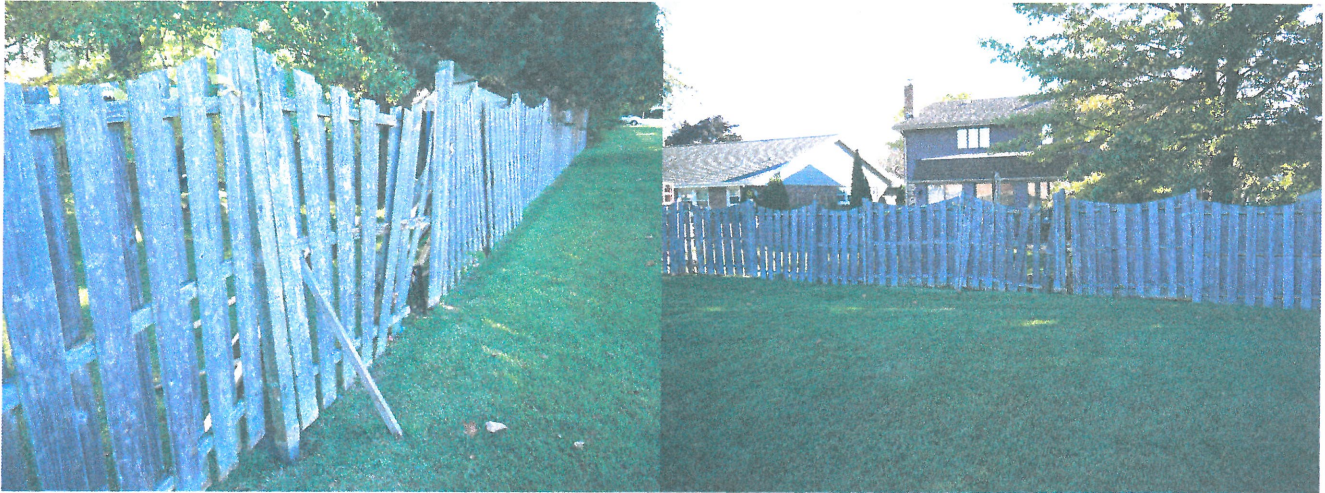
WHEREFORE, Petitioners Julie and Andrew Soderna respectfully request a Variation from Section 6.13-3(b), Chapter 28, of the Arlington Heights Municipal Code, to allow a six foot high fence for the back portion of our lot, which borders Ivy Hill School.

Signed:

A handwritten signature in black ink, appearing to read "Julie Soderna", written over a horizontal line.

Julie Soderna
2224 N. Dryden Ln.
Arlington Heights, IL 60004

2224 N DRYDEN LN – BACKYARD ADJACENT TO IVY HILL SCHOOL



EXISTING (STORM DAMAGED) FENCE AND ALL EXISTING NEIGHBORING FENCES



PORTION OF ENTIRE LINE OF SIX (6) FOOT FENCES LINE ENTIRE BETWEEN UTILITY EASEMENT AND SCHOOL FIELD



UTILITY EASEMENT HAS A RAISED ELEVATION – EVEN AT SIX FEET, NOISE, SIGHTLINES AND PLAYGROUND EQUIPMENT ARE AN ISSUE

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DEVELOPMENT DEPARTMENT

2224 N DRYDEN LN – BACKYARD ADJACENT TO IVY HILL SCHOOL



2224 N DRYDEN LN – BACKYARD ADJACENT TO IVY HILL SCHOOL

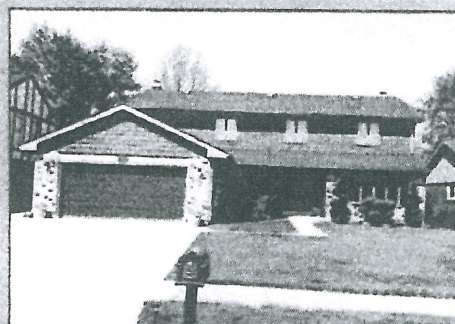
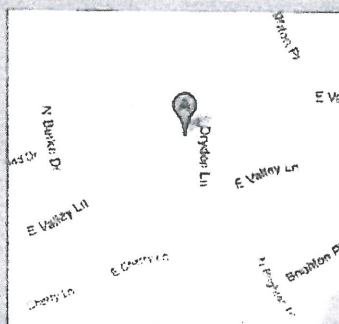


UTILITY EASEMENT HAS A RAISED ELEVATION – EVEN AT SIX FEET, NOISE, SIGHTLINES AND PLAYGROUND EQUIPMENT ARE AN ISSUE ESPECIALLY DURING SCHOOL DAYS AND EVENING SPORTING EVENTS IN FIELD.



EXISTING FENCE AND ALL EXISTING NEIGHBORING FENCES ARE SIX (6) FEET (VIEW FROM VALLEY)

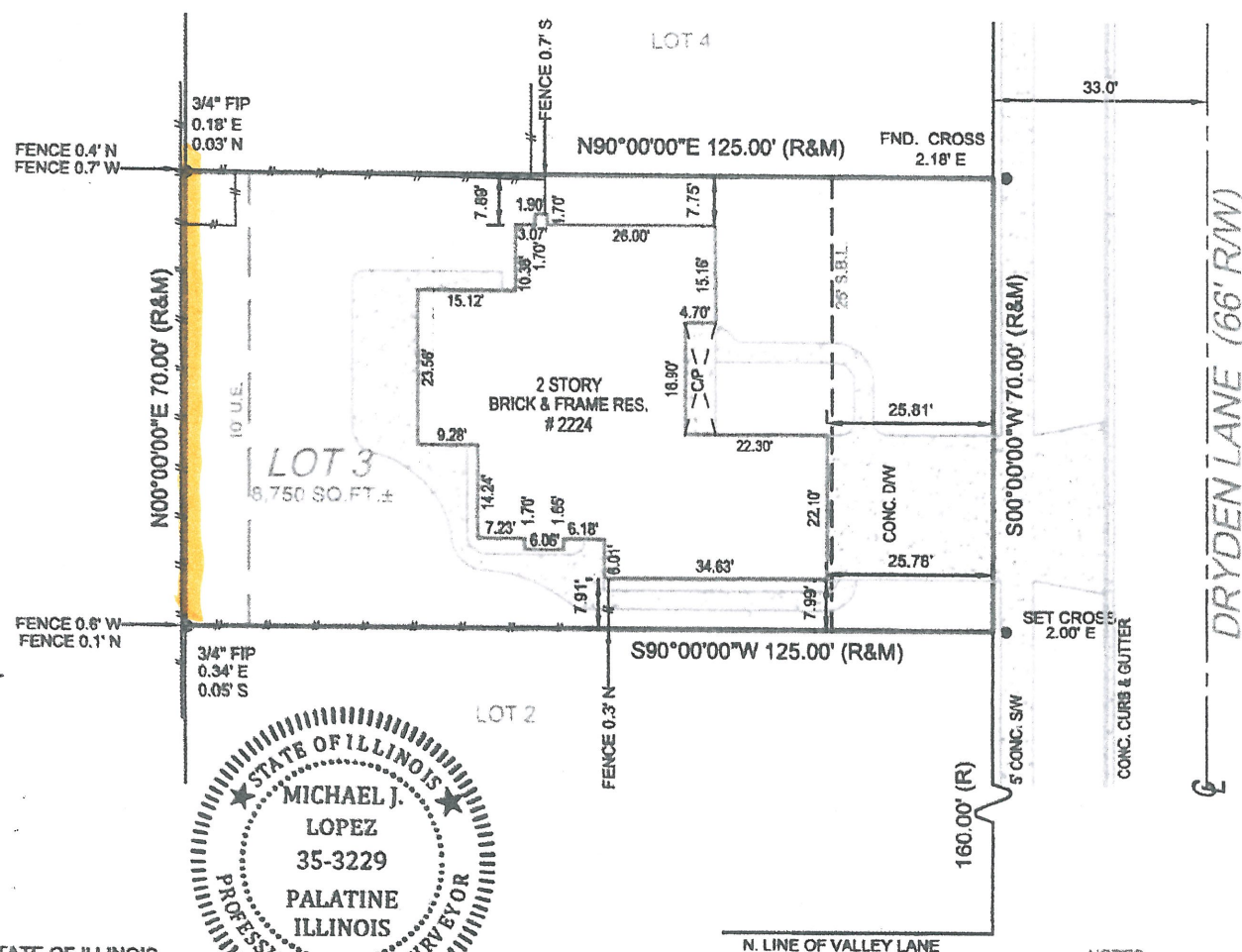
www.ExactaChicago.com
P (773)305-4010 • F (773)305-4011
1730 Park Street, Suite 204, Naperville, IL 60563



SURVEY NUMBER: IL1105.0666

REVISION DATE(S): Rev 0 5/11/2011

LOT 3 IN IVY HILL SUBDIVISION UNIT NUMBER 12, PHASE 1, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



THIS IS TO CERTIFY THAT THIS SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF
MAY, 2011.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3229
 LICENSE RENEWS 11/30/2012
 EXACTA LAND SURVEYORS LBN 5783

NOTES:
FENCE OWNERSHIP NOT DETERMINED

Replacement of
existing C' force



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



POINTS OF INTEREST: NONE VISIBLE

The above survey is a professional service in compliance with the Minimum Standards of the State of Illinois. No improvements should be made on the basis of this plat alone. Please refer also to your deed, title policy and local ordinances. Copyright by Exacta Illinois Surveyors. This document may only be used by the parties to which it is certified. Please direct questions or comments to Exacta Illinois Surveyors, Inc. at the number in the bottom right corner.

DATE: 5/11/2011

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



LB# 184005763

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

www.ExactaChicago.com
P (773)305-4010 • F (773)305-4011
1730 Park Street, Suite 204, Naperville, IL 60563

RECEIVED
OCT 10 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: ZBA#14-040 - Kozlik Residence - 1110 W. Maude Ave.

Department: Planning & Community Development

REQUEST

A 17.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an expansion to the attached garage with a front yard setback of 24.5 feet from the south property line instead of the minimum 41.5 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 10, 2014
Date Prepared: November 5, 2014
Project Title: Kozlik Residence
Address: 1110 W. Maude Ave.

Background Information

Petition Number: ZBA #14-040
Petitioner: Dave & Julie Kozlik
Address: 1110 W. Maude Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

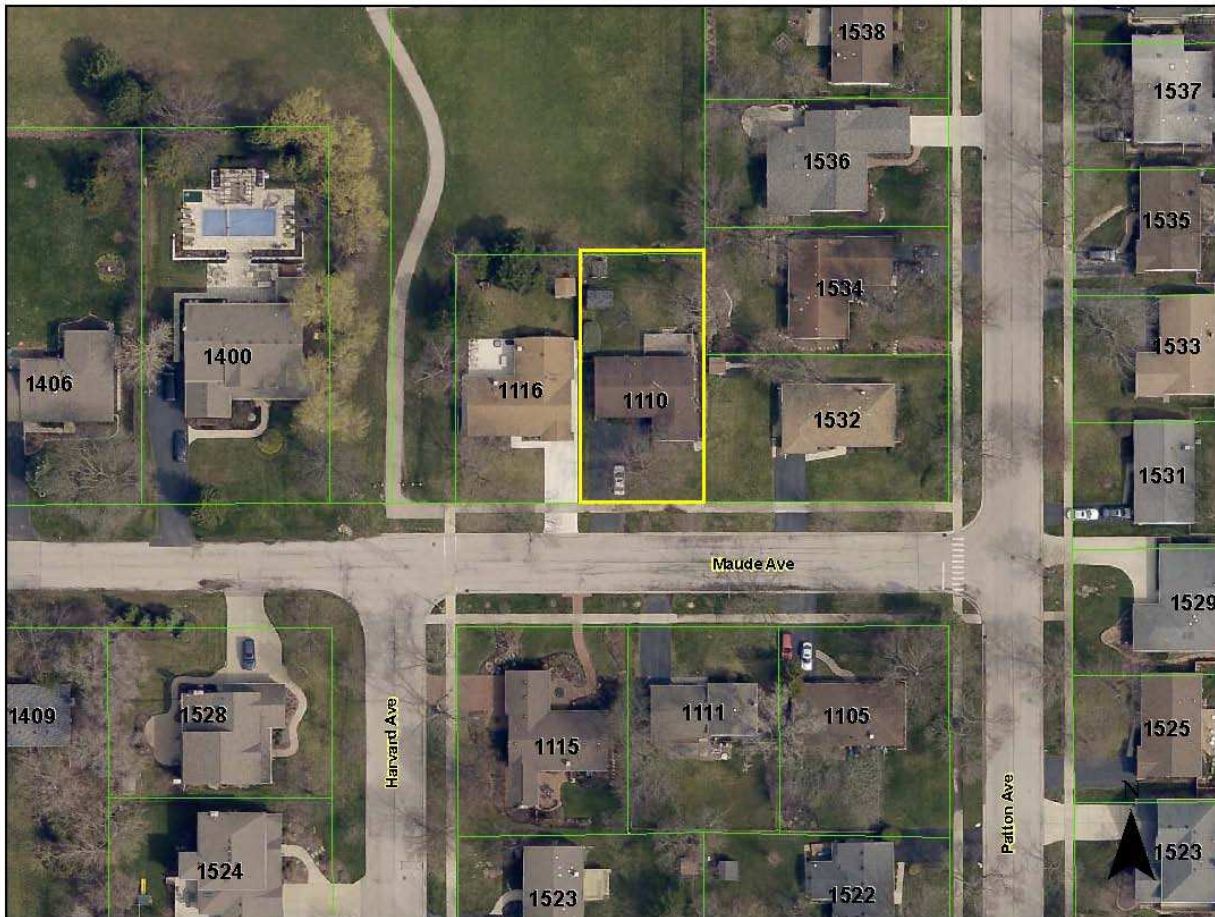
The petitioner proposes to expand the existing one car attached garage and construct a two car attached garage. The proposed garage addition will encroach 17.0 feet into the required front yard setback towards the south property line. Therefore, the petitioner requests the following variation:

- **A 17.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an expansion to the attached garage with a front yard setback of 24.5 feet from the south property line instead of the minimum 41.5 feet and an additional 1.0 feet for the eave.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/24/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/24/14	
3. Letter that was Mailed	✓	10/24/14	
4. Photographs of Sign on Property	✓	10/24/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kozlik Residence

Project Address: 1110 W. Maude Ave.

ZBA #: 14-040

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 17.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an expansion to the attached garage with a front yard setback of 24.5 feet from the south property line instead of the minimum 41.5 feet and an additional 1.0 feet for the eave.

RECEIVED

OCT 22 2014

Attached are the Petitioner's:

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

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NO COMMENTS ON VARIANCE NOTE THAT PLANNED
GARAGE AS SHOWN MUST MEET ALL CODE REQUIREMENTS.

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

NOT APPROVAL OF PLANS/PROJECT.

CHARLEY CRAIG 10-22-14

ZBA# 14-040

1110 W Maude Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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

QA

Submitted: October 21, 2014

Completed – October 28, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 17 ft variance to allow an expansion to the attached garage with a front yard setback of 24.5 ft from the south property line instead of the minimum 41.5 ft and an additional 1 ft for the eave.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kozlik Residence

Project Address: 1110 W. Maude Ave.

ZBA #: 14-040

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 17.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an expansion to the attached garage with a front yard setback of 24.5 feet from the south property line instead of the minimum 41.5 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: NO OBJECTIONS TO THE DESIGN OF THE PROPOSED
ADDITION. -S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

PETITION

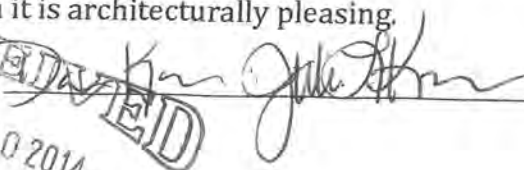
Now come the Petitioners Dave and Julie Kozlik being the owner of the property Commonly known as: 1110 W. Maude Avenue, Arlington Heights, IL 60004 and Appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: make a natural extension of the existing garage.

I hereby state that the following hardship would exist if the variation were not granted: We just purchased this house not knowing that in order to fix the garage properly it needs to be reconstructed due to the current condition. We are a two-car family with a young son, and a one-car garage will not function with our needs. We need storage for bikes, tools and other large items. Our home wasn't built with a basement. As it is we can't park a car in the garage due to the current condition of a cracked and settling foundation. The remaining homes developed on the block were built after our subdivision on larger lots with basements and a larger front yard set back. Those houses are located in a RE zoning district compared to our R3 zoning district.

I hereby state that the following unique circumstances exist: even if the Variation does not pass, our garage will still have to be taken down and be rebuilt due to it's current condition.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: we are only extending the garage 7.08 feet further than it sits now. We will not be changing the look of the garage and we will be

certain it is architecturally pleasing.

Signed: 

Petitioners Date: 10/10/14

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DEVELOPMENT DEPARTMENT



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OCT 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LEFT ADJACENT



SUBJECT PROPERTY







RIGHT ADJACENT

Associated Surveying Group, LLC

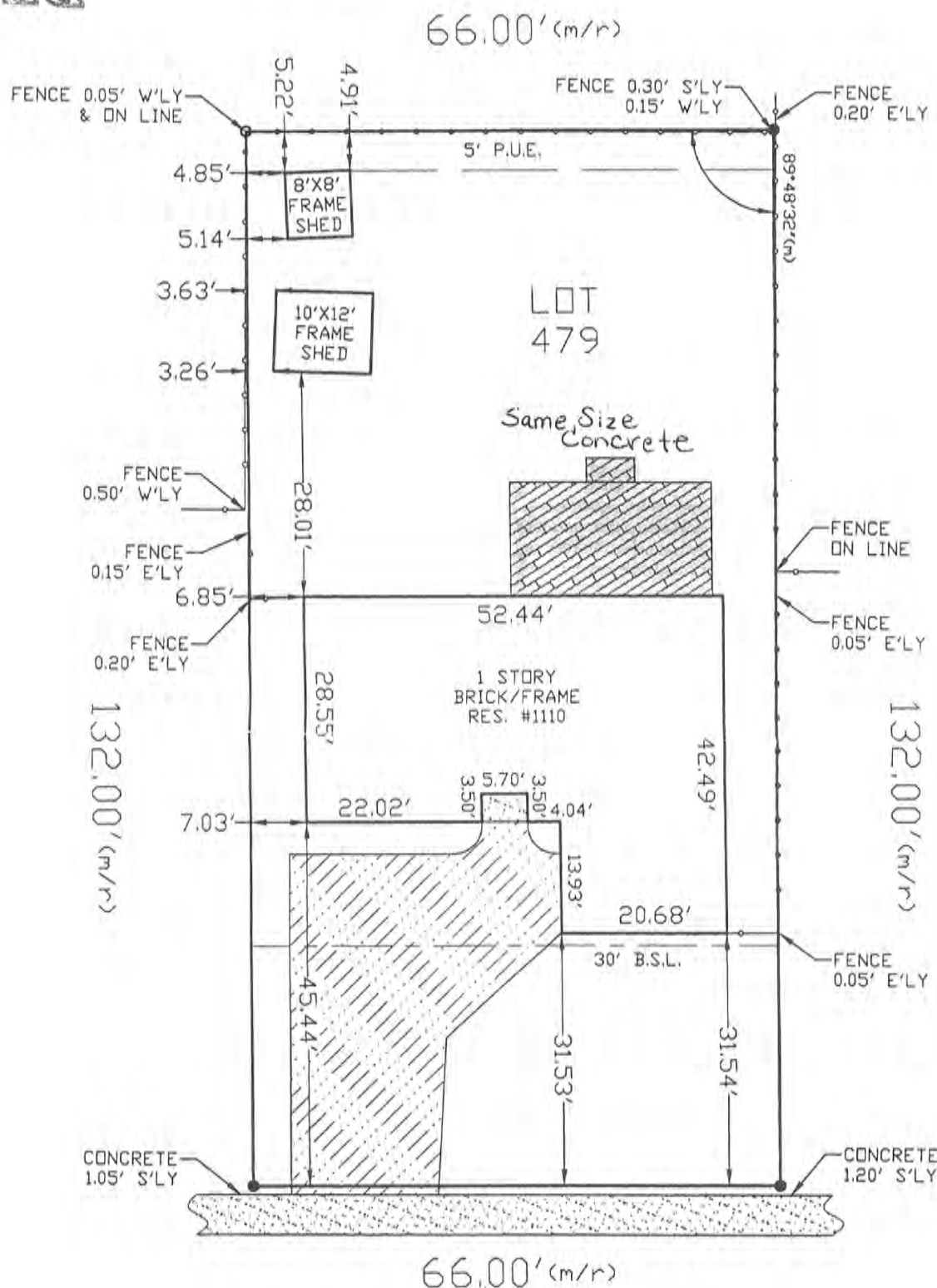
Illinois Prof. Design Firm No. 184-004973
P.O. Box 810 Bolingbrook, IL 60440
PH: 630-759-0205 FAX: 630-759-9291

PLAT OF SURVEY

LOT 479 IN HASBROOK SUBDIVISION UNIT NUMBER 5, A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1960 AS DOCUMENT 17778451, IN COOK COUNTY, ILLINOIS.

(ASSUMED NORTH)
SCALE 1" = 20'

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



DECLARATION OF EASEMENT PER
DOC. #17794184, SEE DOCUMENT
FOR PARTICULARS.

State of Illinois }
County of Will } SS

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 3RD day of JULY, A.D., 2013,
at Bolingbrook, Illinois.

FIELDWORK DATE: JULY 2, 2014

CLIENT: ARNOLD

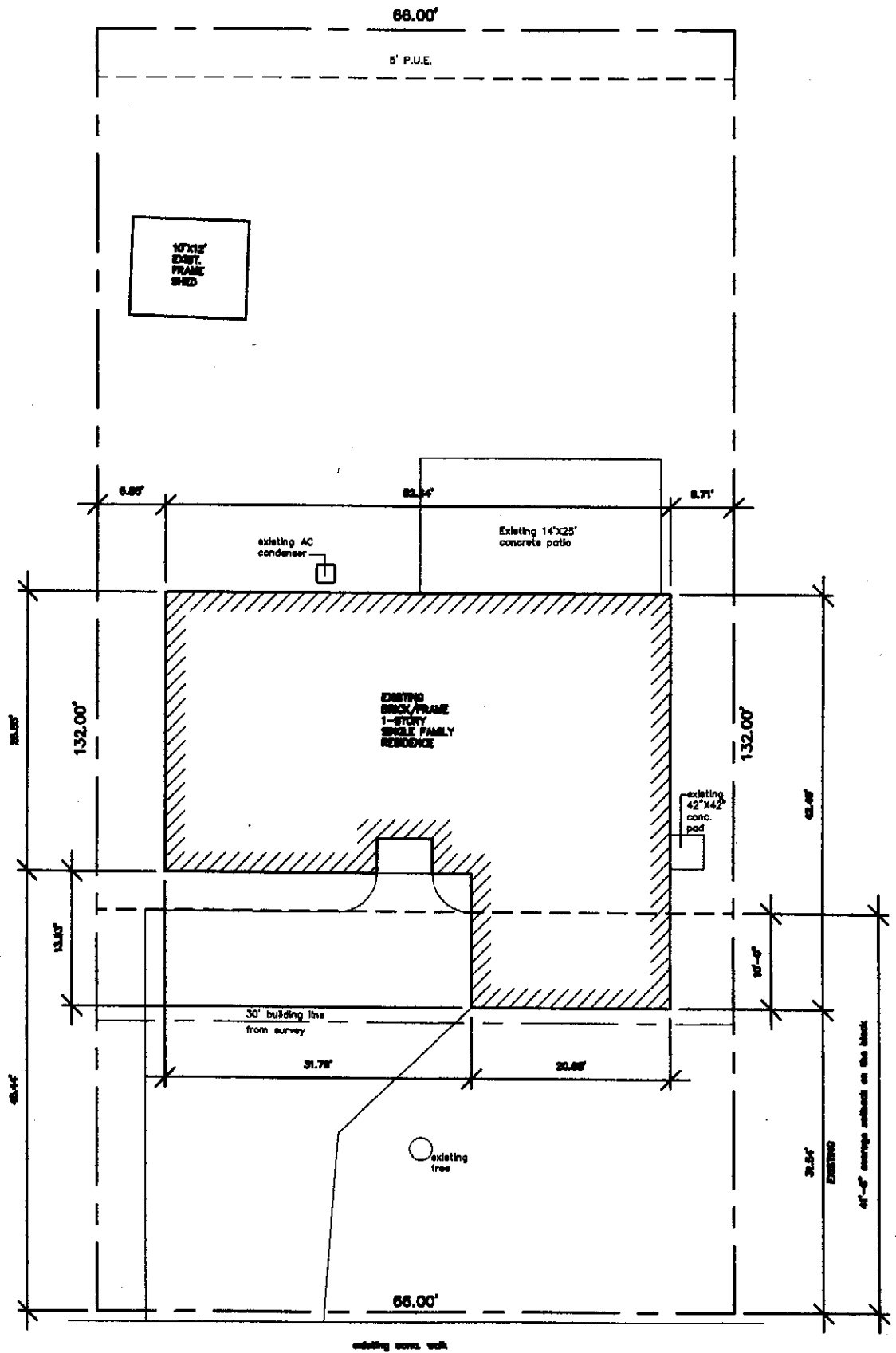
Illinois Professional Land Surveyor No. 35-002900
License Expires: November 30, 2014

JOB NO.: 74325-14

NOTES:
1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
3. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.
4. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

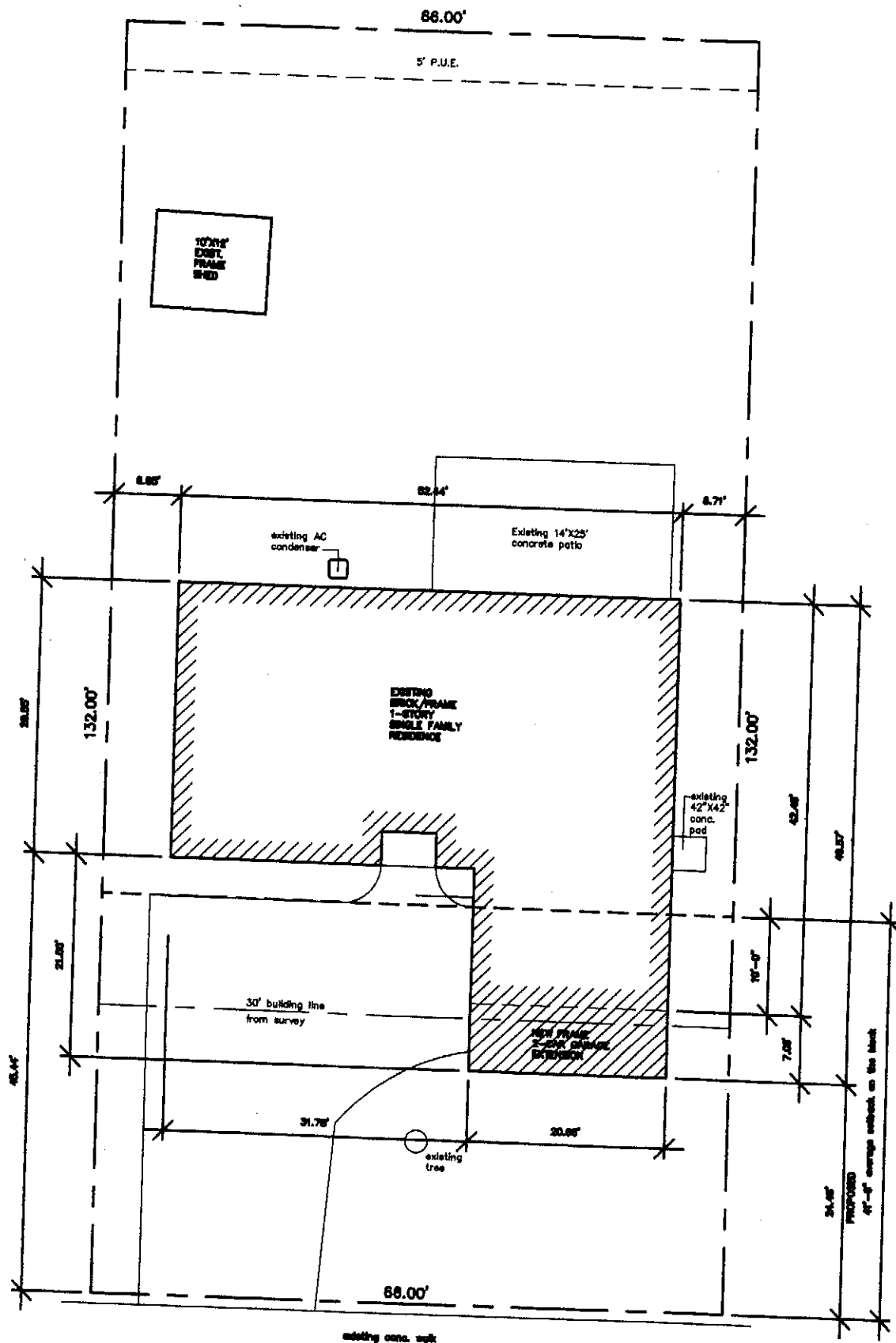
LEGEND:			
(NOT TO SCALE)			
	ASPHALT		BRICK
	WALL		CONCRETE
	WOOD/PVC		ENCLOSED COVERED
	SET IRON PIPE		CROSS NOTCH
	REBAR/ROD		PK NAILS AS NOTCH
	CHAIN LINK FENCE		WOOD FENCE
	ALL OTHER FENCE TYPES		

ABBREVIATIONS:
A = ARC LENGTH
R = RADIUS
CH = CHORD LENGTH
(r) = RECORD VALUE
(m) = MEASURED VALUE
B.S.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
N'LY = NORTHERLY
S'LY = SOUTHERLY
E'LY = EASTERLY
W'LY = WESTERLY
TYP = TYPICAL



EXISTING SITE PLAN





NEW SITE PLAN
 1/8" = 1'-0"

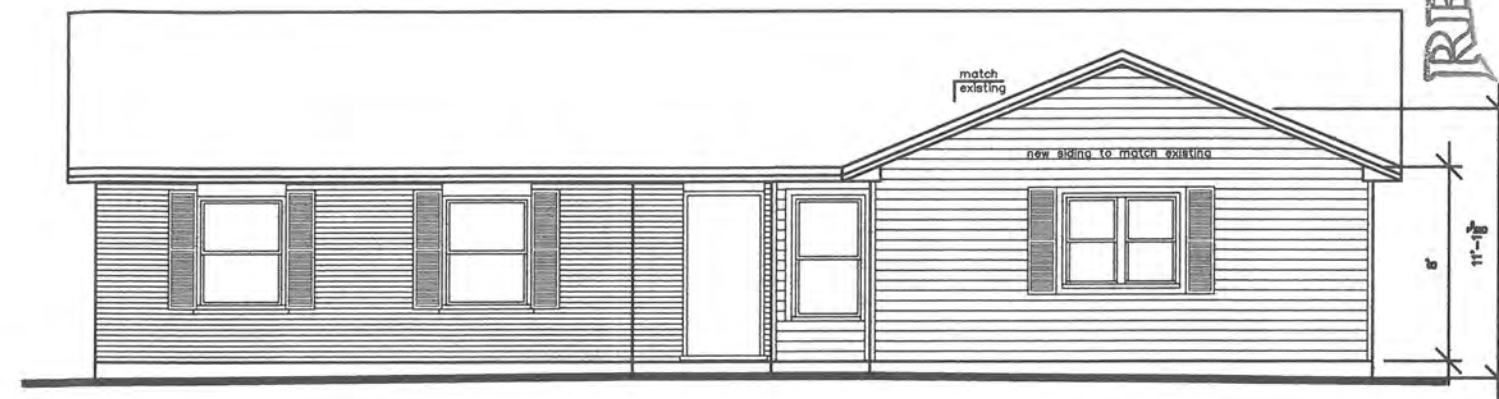


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OCT 10 2011



NEW WEST ELEVATION

$\frac{1}{4}'' = 1'-0''$



NEW SOUTH ELEVATION

$\frac{1}{4}'' = 1'-0''$



NEW EAST ELEVATION

$\frac{1}{4}'' = 1'-0''$



Item: ZBA#14-042 - Craig Residence - 28 S. Yale Ave.

Department: Planning & Community Development

REQUEST

1. A 2.5 foot height variance from Chapter 28, Section 6.13-3 to allow a 5.5 foot tall fence in the front yard where 3 feet is the maximum height.

2. A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 10, 2014
Date Prepared: November 5, 2014
Project Title: Craig Residence
Address: 28 S. Yale Ave.

Background Information

Petition Number: ZBA #14-042
Petitioner: Evelyn Craig
Address: 28 S. Yale Ave.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

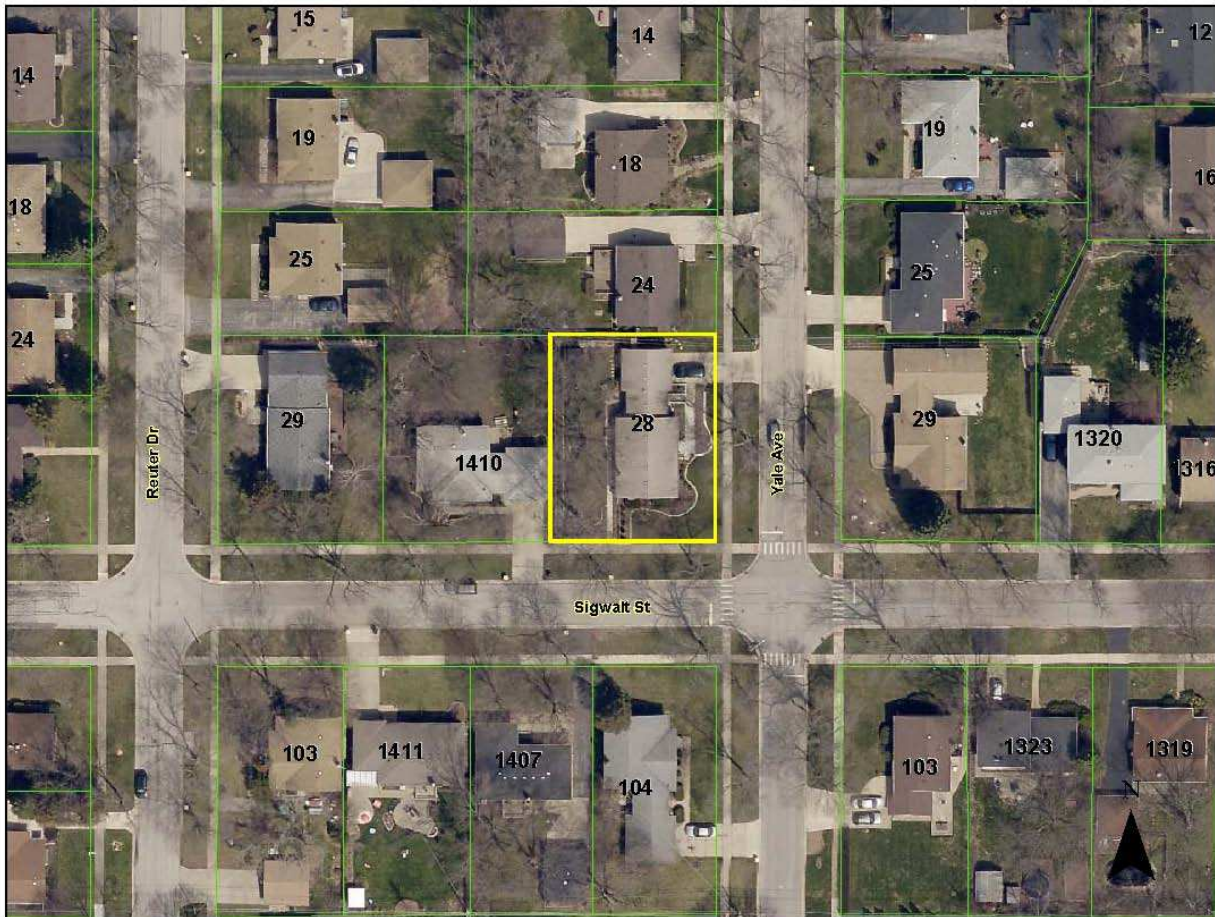
The petitioner is proposing to a 5.5 foot tall solid fence that is located in the front yard along Sigwalt Street. Therefore, the petitioner requests the following variations:

- A 2.5 foot height variance from Chapter 28, Section 6.13-3 to allow a 5.5 foot tall fence in the front yard where 3 feet is the maximum height.
- A variation from Chapter 28, Section 6.13-3 to allow a solid fence in the front yard where only an open fence is permitted.

Variation Review Standards

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

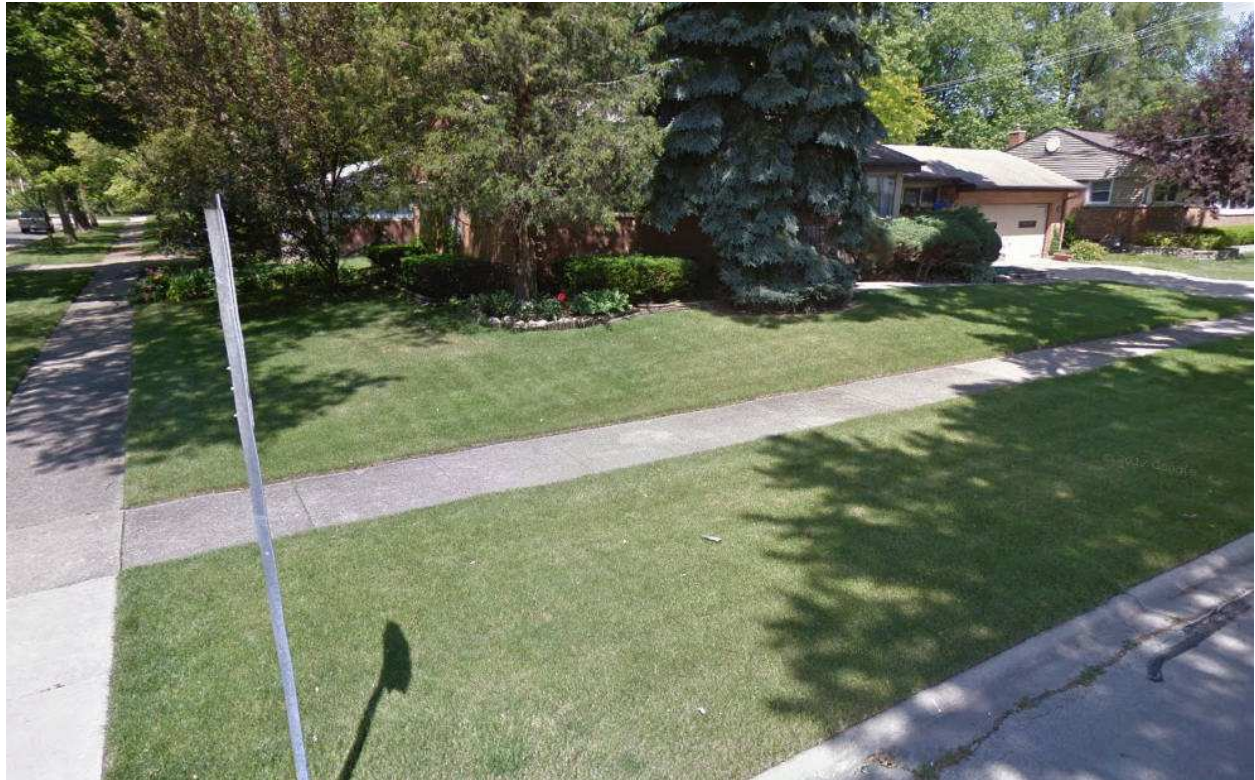
Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/28/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/28/14	
3. Letter that was Mailed	✓	10/28/14	
4. Photographs of Sign on Property	✓	10/28/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

RECEIVED

Project Name: Craig Residence

Project Address: 28 S. Yale Ave.

ZBA #: 14-042

OCT 27 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 22, 2014

- A 2.5 foot height variance from Chapter 28, Section 6.13-3 to allow a 5.5 foot tall fence in the front yard where 3 feet is the maximum height.
- A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.

Attached are the Petitioner's:

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

Comments: NO COMMENTS

CHARLEY CRAIG 10-24-14

Please review, comment, and return to me no later than Friday, October 31, 2014.

ZBA# 14-042

28 S Yale- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: October 22, 2014

Completed – October 27, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 2.5 ft variance to allow a 5.5 ft tall fence in the front yard where 3 ft is the maximum height.

The Engineering Department is not in favor of the proposed variance due to the restricted site distance.

PROJECT REVIEW TRANSMITTAL

For Zoning Board of Appeals Review

Project Name: Craig Residence

Project Address: 28 S. Yale Ave.

ZBA #: 14-042

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 2.5 foot height variance from Chapter 28, Section 6.13-3 to allow a 5.5 foot tall fence in the front yard where 3 feet is the maximum height.
- A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.

Attached are the Petitioner's:

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

Comments: NO COMMENT.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

PETITION

Dear Members of the Zoning Board of Appeals:

NOW COMES the Petitioner Evelyn M. Craig being the owner of the property commonly known as 28 South Yale Avenue, Arlington Heights, Illinois, 60005 and appeals to the Zoning Board of Appeals to the Village of Arlington Heights for a Variation from Section 12 of Chapter 28, of the Arlington Heights Municipal Code, in order to:

I am writing to seek a fence variance for my single-family home. Current zoning rules say that fences erected on corner lots, the side yard being defined as a front yard, must be no more than 3 feet tall; The proposed fence is higher than the 3'-0" ordinance allows. I respectfully request to install a fence that is 5 feet, 6 inches tall.

A fence design complying with the code has been tried. The compliant fence design resulted in the following hardships:

1. A condition where my dog has the possibility to leap over the fence.

My dog is a large 85 pound animal that has jumped over the existing 3-foot fence with the ease of an Olympian a number of times. He is about as tall as the 3-foot fence. He has been found wandering many blocks from home, endangering his life, possibly being hit by a vehicle.

2. A situation that may cause distress to pedestrians who perceive that the height of the fence may not be adequate to contain my dog.

3. I am not physically able to walk my dog due to my poor health conditions and the fenced backyard is the only available outdoor exercise for my dog.

4. Unknown Persons have simply stepped over the 3 foot fence into my back yard and stolen landscaping items. Being a 74 year old widow and living alone, the higher fence would give me a feeling of safety and more security.

I hereby state that these obvious hardships would continue to exist if the variance is not granted.

I hereby state that the variance, if granted, will not alter the essential character of the locality because the same proposed 5'6" fence already exists between my next door neighbors' yard and my yard. The neighbor asked if this fence could be erected on my side as he also has a large dog and I agreed to his request.

The fence is attractive, made of high grade cedar wood and topped with open lattice work. I hope you agree that my request would produce an aesthetically proper addition if not an enhancement to my neighborhood. There are only 2 neighbors on my block facing my yard and they have said they thought the fence was beautiful.

Respectfully yours,

Signed Evelyn M. Craig
Petitioner

Date: October 22, 2014

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OCT 24 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LINCOLNWOOD OFFICE:
6522 N. LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60645
(312) 675-3000

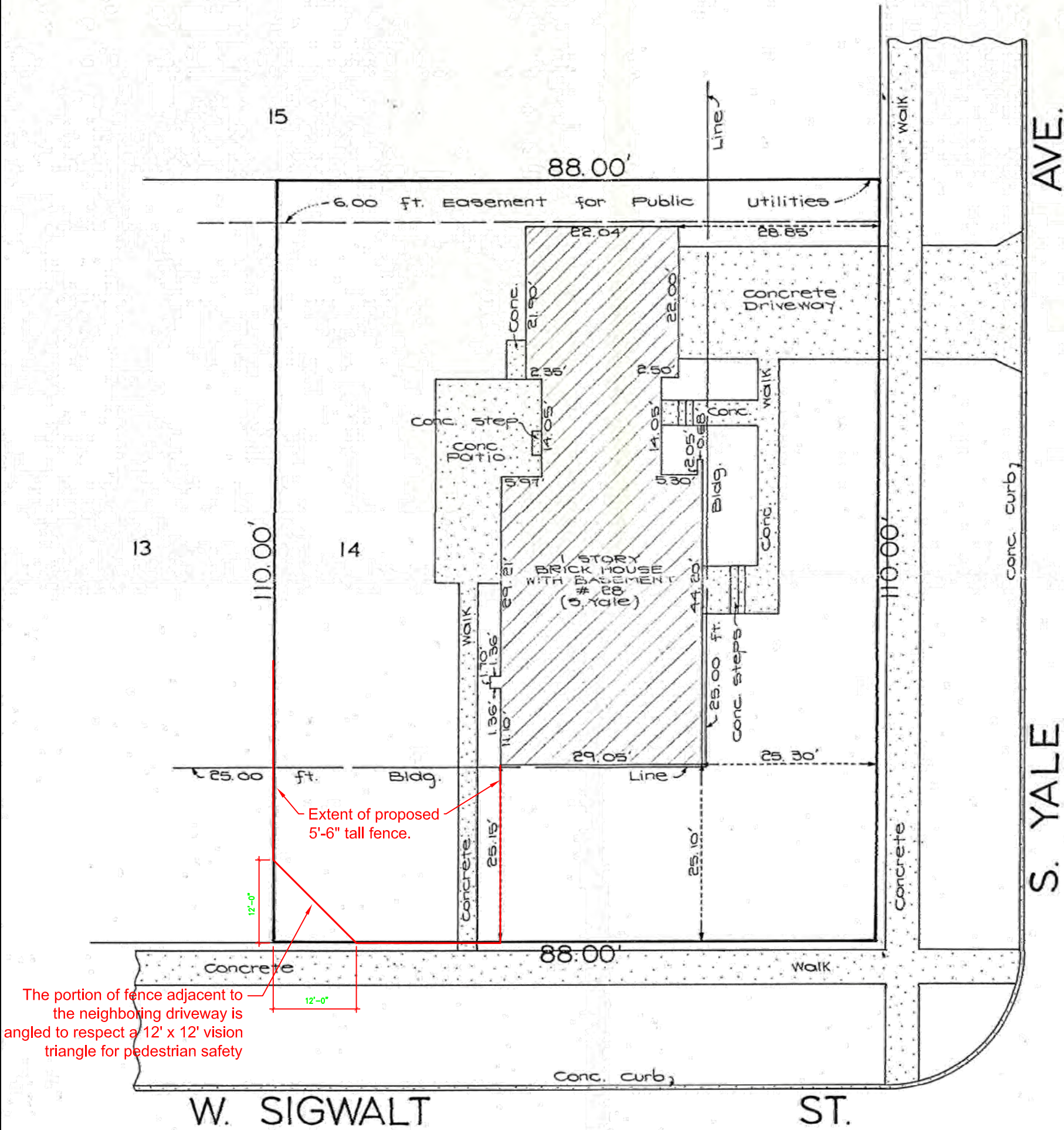
PROFESSIONALS ASSOCIATED
Property - Condo - Mortgage Surveys

HIGHLAND PARK OFFICE:
1510 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS 60035
(312) 831-1200
(312) 831-1201

Plat of Survey
OF



LOT 14, UNIT "A" REUTER'S WESTGATE SUBDIVISION NUMBER 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 30 AND IN THE NORTHWEST 1/4 OF SECTION 31, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 16403229, IN COOK COUNTY, ILLINOIS.



☒ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

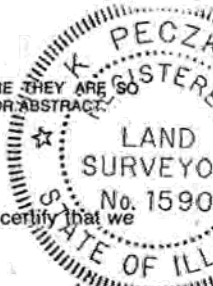
Order No. 88-03786-D
Scale: 1 inch = 16 feet
Date August 25, 1988

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

State of Illinois
County of Lake ss.
County of Cook

We, PROFESSIONALS ASSOCIATED, do hereby certify that we have located the building on the above property.

Loc. No. _____



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Lake ss.
County of Cook

We, PROFESSIONALS ASSOCIATED, do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

K. Peczkis *K. Peczkis*

Nicki Muepe 7-31-14 285.416













Item: ZBA#14-043 - Nick Residence - 604 E. Charles St.

Department: Planning & Community Development

REQUEST

1. A 6.9 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 29.0 feet from the south property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.

2. An 8.0 foot variance from Chapter 28, Section 11.2-11.1b and Section 11.2-9 to allow a 30.0 foot wide driveway where the maximum width is 22 feet.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 10, 2014
Date Prepared: November 5, 2014
Project Title: Nick Residence
Address: 604 E. Charles St.

Background Information

Petition Number: ZBA #14-043
Petitioner: Gene & Laurie Nick
Address: 604 E. Charles St.
Arlington Heights, IL 60004
Existing Zoning: R-1, Single-Family

Requested Action/Background Information

The petitioner proposes to construct an addition to the existing home. The proposed addition will encroach 6.9 feet into the required front yard setback. In addition, the petitioner proposes to widen the driveway which will exceed the allowable width of 22 feet. The proposed driveway is 30.0 feet wide. Therefore, the petitioner requests the following variations:

- A 6.9 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 29.0 feet from the south property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.
- A 8.0 foot variance from Chapter 28, Section 11.2-11.1b and Section 11.2-9 to allow a 30.0 foot wide driveway where the maximum width is 22 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	10/23/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/23/14	
3. Letter that was Mailed	✓	10/23/14	
4. Photographs of Sign on Property	✓	10/23/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Nick Residence

Project Address: 604 E. Charles St.

ZBA #: 14-043

ZBA Hearing Date: November 10, 2014

To: Jim Massarelli, Director of Engineering
+ James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 6.9 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 29.0 feet from the south property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NO COMMENTS

CHARLEY CRAIG A.B.O.

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

ZBA# 14-043

604 E Charles St - ZBA

Rev. Eng: Nanci Julius, P.E.

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

JJ

Submitted: October 21, 2014

Completed – October 28, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 6.9 ft variance to allow an addition with a front yard setback of 29 ft from the south property line instead of the minimum 35.9 ft and an additional 1 ft for the eave.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Nick Residence

Project Address: 604 E. Charles St.

ZBA #: 14-043

ZBA Hearing Date: November 10, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2014

- A 6.9 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 29.0 feet from the south property line instead of the minimum 35.9 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION IS REQUIRED, BUT
NO APPARENT ZONING RELATED DESIGN CONCERNS.

Please review, comment, and return to me no later than Wednesday, October 31, 2014.

-S. HAUTZINGER, DESIGN PLANNER

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 Gene Nick

being the owner of the property commonly known as 604 E. Charles St

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

5.1-1.6. Chapter 28, of the Arlington Heights Municipal Code, in order to: maintain existing

front yard encroachment for reconstruction of and addition to east
portion of existing residence.

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

hardship: the existing 70 year old residence does not meet the current required front setback. Per current zoning

requirements any addition or changes to the front wall line of the residence would require a 6.5' setback to meet

the average front setback, 35'-10", of the existing homes along the north side of Charles Street.

Setting the addition back 6.5' from the current front wall line will not be possible from a planning standpoint as access from the living room to the new family room would not be possible and extensive rework of the existing spaces would be required to make the plan functional. It would also be much more difficult to create visual continuity between the existing 30' west portion of the residence and the new construction.

unique circumstances: the existing 70 year old residence does not meet current front setback requirements

will not affect character of the locality: the existing front wall line would be maintained and style and finish materials for the new construction would match existing portions of the house.

Signed: Gene Nick

Petitioner

Date: OCT 20, 2014

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OCT 20 2014

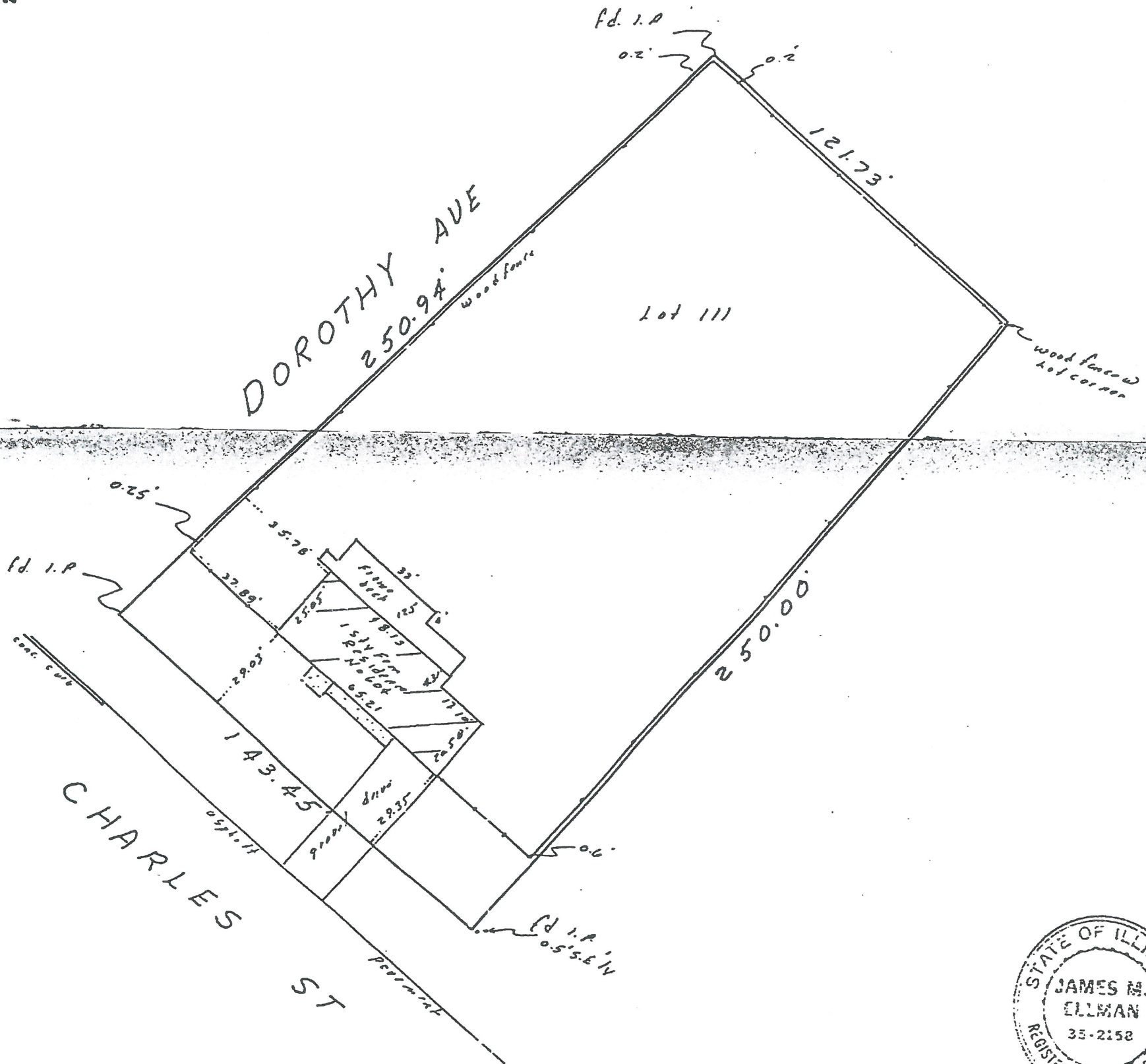
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS, ILL. 60005

-BY-

Phone: 253-6566

OF



Date APRIL 18. 1987

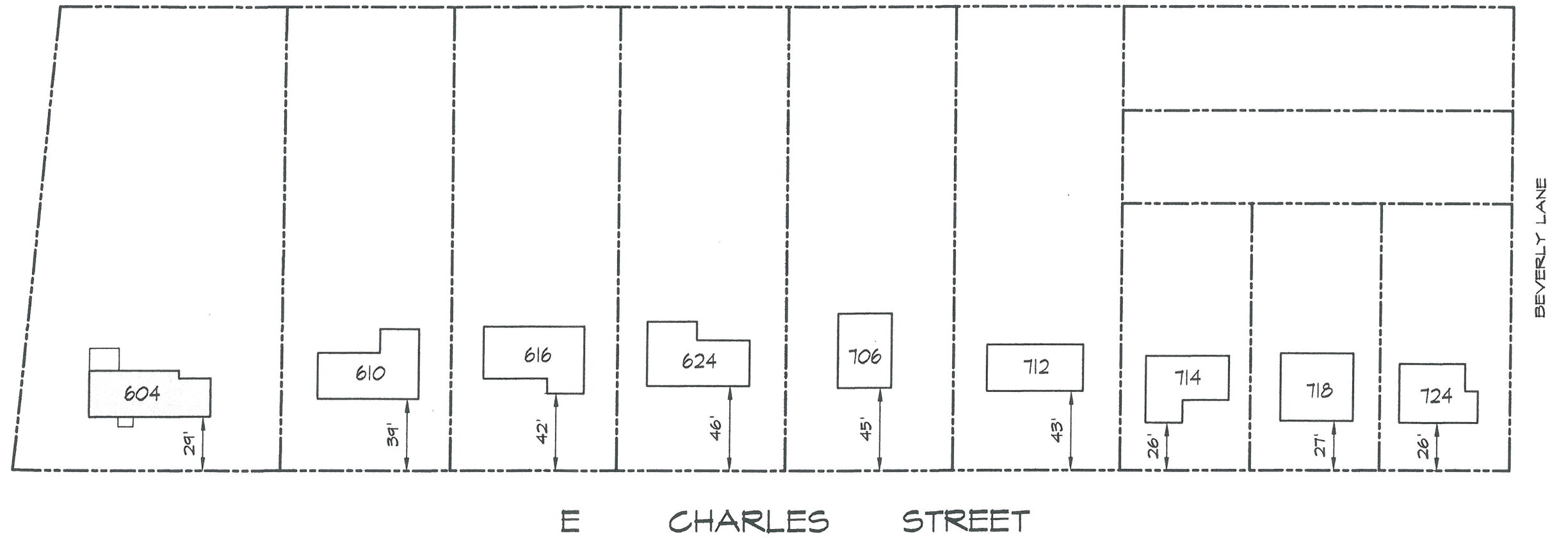
STATE OF ILLINOIS } ss
COUNTY OF COOK }

by James M. Edman
ILLINOIS REGISTERED LAND SURVEYOR NO. 36-2188

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OCT 20 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



AVERAGE OF EXISTING FRONT SETBACKS

ALONG CHARLES STREET - (9 EXISTING HOMES)

$$29' + 39' + 42' + 46' + 45' + 43' + 26' + 27' + 26' = 323$$

$$323 / 9 = \text{AVERAGE} = 35.8' \text{ (35'-10")}$$

MARC KOLLIAS
-ARCHITECT-

25W767 DUFFEE RD.
WHEATON, IL. 60189
PH: (630) 690-8211

10-17-14

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OCT 20 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

121.73'

PRELIM. SITE PLAN

1" = 20' - 0"



ZONING DISTRICT RI -

MIN. FRONT SETBACK = 40'
(OR AVG ALONG STREET, MIN 15')
MIN. SIDE SETBACK = 10% OF WIDTH = 14'-4"
MIN. REAR SETBACK = 30'
MAX. HT = 25' (MEAN HT)

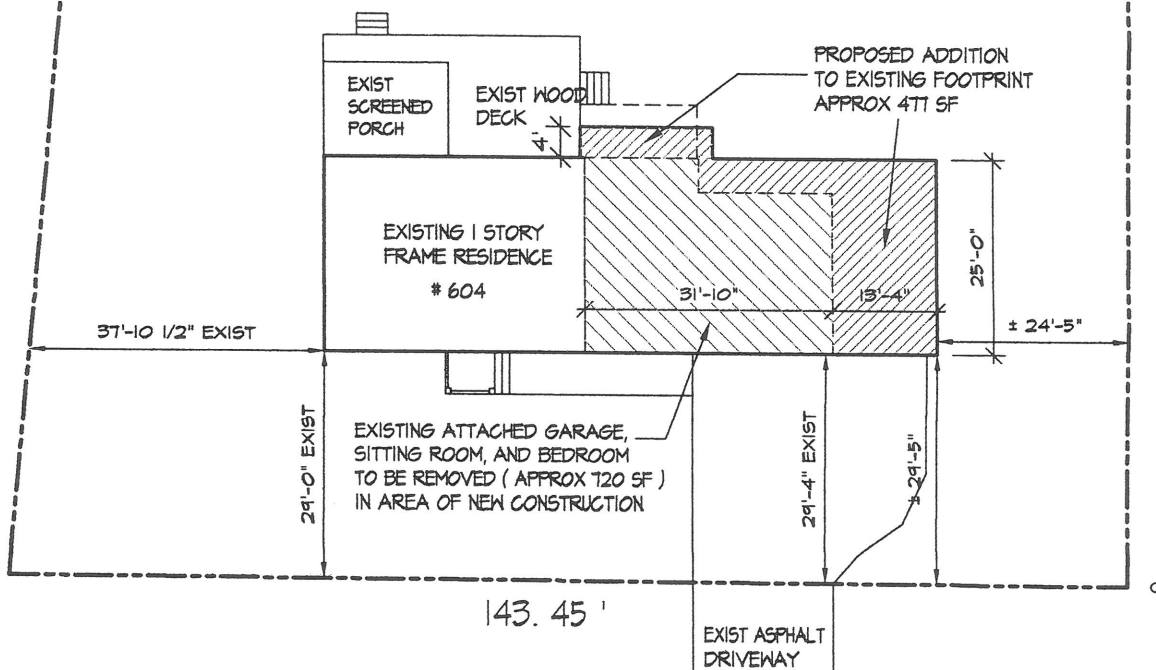
PROPERTY AREA = 33,147 SF
ALLOWABLE F.A.R. = .30 = 9944 SF
MAX BLDG COVERAGE = 30% = 9944 SF
MAX IMPERVIOUS = 50% = 16,573 SF

EXISTING RESIDENCE FOOTPRINT = 1750 SF
PROPOSED FOOTPRINT = 2221 SF
(INCLUDES SCREENED PORCH AND ATTACHED GARAGE)

250.94'

250.00'

EXISTING
SHED
(12' X 20')



CHARLES STREET

PROPOSED ADDITION TO EXISTING RESIDENCE
604 E CHARLES STREET ARLINGTON HEIGHTS, IL

MARC KOLLIAS
-ARCHITECT-

25W167 DUFFEE RD.
WHEATON, IL. 60189
PH: (630) 690-8211

1

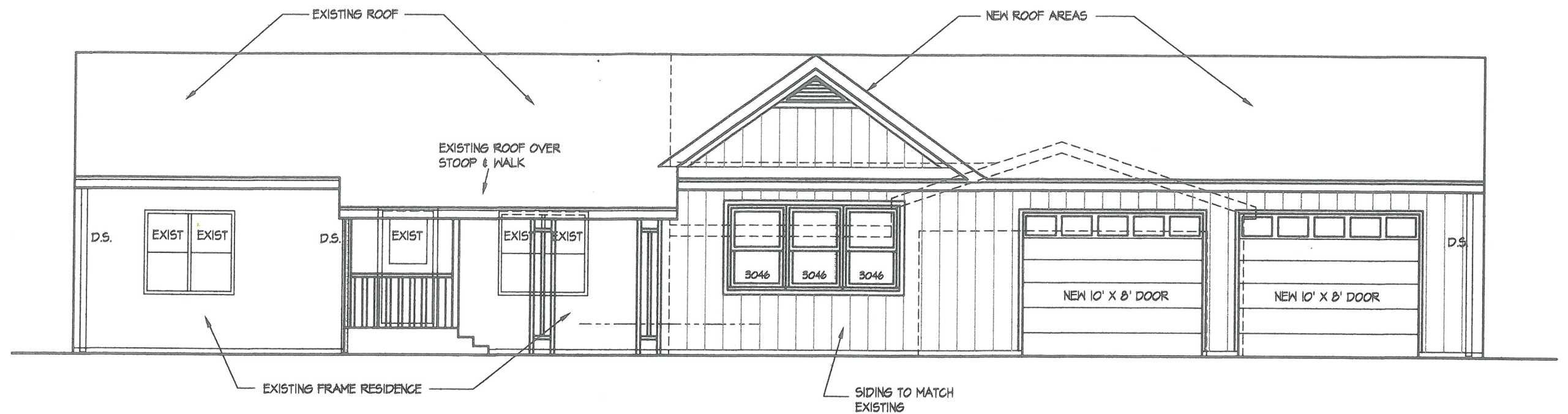
1 OF 3

10-17-14

RECEIVED

OCT 20 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



SOUTH ELEVATION

3/16" = 1' - 0"



PROPOSED ADDITION TO EXISTING RESIDENCE
 604 E CHARLES STREET ARLINGTON HEIGHTS, IL

MARC KOLLIAS
 -ARCHITECT-
 25W167 DUFFEE RD.
 WHEATON, IL. 60189
 PH: (630) 690-8211

3
 3 OF 3

10-17-14