



Agenda  
Village of Arlington Heights  
Zoning Board of Appeals  
Virtual Meeting

November 9, 2020  
7:00 PM

**I. CALL TO ORDER**

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

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/2I2qbWo>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at [dmach@vah.com](mailto:dmach@vah.com). Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on November 9, 2020.

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. 123 S. Mitchell Ave. - 10/12/20  
B. 1228 N. Chestnut Ave. - 10/12/20  
C. 1533 N. Patton Ave. - 10/12/20

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. 616 E. Euclid Ave. - ZBA#20-028  
B. ComEd - 2300 N. Arlington Heights Rd. - ZBA#20-029  
C. 1208 E. Miner St. - ZBA#20-030  
D. 401 S. Bristol Ln. - ZBA#20-031

**VII. OTHER BUSINESS**

## **VIIIADJOURNMENT**

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



**Zoning Board of Appeals  
11/9/2020**

**Item:** 123 S. Mitchell Ave. -10/12/20

**Department:** Planning & Community Development

**ATTACHMENTS:**

| <b>Description</b>                       | <b>Type</b> |
|------------------------------------------|-------------|
| 123 S. Mitchell Ave. - 10/12/20 Minutes  | Minutes     |
| 123 S. Mitchell Ave. - 10/12/20 Findings | Minutes     |

ZONING BOARD

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

OF APPEALS

RE: 123 SOUTH MITCHELL AVENUE - ZBA #20-025

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals, held virtually in response to the  
COVID-19 pandemic, which permits the public to fully participate via their  
computers or using their phones, on the 12th day of October, 2020 at the hour of  
7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner



CHAIRPERSON SIAVELIS: All right, let me call the meeting to order and start with the introductory remarks. Good evening, everyone. Welcome to the October 12th, 2020 ZBA meeting. There are some procedural aspects -- okay, my screen just flipped over but I think we're still okay. Some procedural things I've got to kind of address before we move forward on other substantive matters.

So, first off, I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location here at the Village Hall not feasible. Thus, we are proceeding electronically via the Zoom format.

After the petitioners' presentation tonight, we have three petitions by the way, after each of the three petitioners speaks and presents, and as part of comments from the audience, public attendees if any will have an opportunity to speak. Please, at that point in time, please select the Raise Hand icon on your display and wait for myself or Derek to call on you one at a time.

To all participants, please mute your microphone when not speaking to avoid any background noises and interruptions. During the meeting, if the Staff liaison, that's Derek, if he loses connection, please remain in the meeting until he can rejoin and resume the meeting. So, just be patient if that occurs. If a participant loses connection, you can rejoin using the original meeting link that was provided to you.

Okay, with that said, let's move on to roll call.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Here.

CHAIRPERSON SIAVELIS: Great. So, we definitely have a quorum. All right, let's proceed next to the Pledge of Allegiance. Derek, thank you, I see that you have the US flag there on your screen. So, if everybody would please rise, we'll commence the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Great, thanks, everyone.

Okay, next item is the approval of the minutes from the September meeting. Hopefully, the Board has had an opportunity to review the minutes. Are there any changes or revisions to the minutes to be identified by the Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, is there a motion to

approve the minutes?

COMMISSIONER DRAKE: So moved.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: So, I think that was, Tom, that was you on the motion?

COMMISSIONER DRAKE: Correct.

MR. MACH: And Mr. Lanaghan seconded.

Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

CHAIRPERSON SIAVELIS: All right, great. Thank you, everyone. The minutes from the September meeting have been approved without further edits or revisions.

Okay, let's now turn to tonight's hearing and the new business items in front of us. There are some other additional comments that I'd like to make for the petitioners so you understand procedurally as well what needs to be done on each of your petitions and to carry the day.

So, first off, if there are less than six members present, the petitioner has an option to continue the meeting. That's not the situation here. I believe there are six members here. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If a petition is denied, a petitioner cannot reapply for a whole year, so for one year you have to basically sit on ice on the variance if it's denied.

Okay, second point, there's going to be a Staff presentation for each of the petitions. Essentially, the Staff gives an overview of the project and the variance at a very high level. It's then the petitioner's responsibility to explain details on the petition and address the four elements that are necessary in order for the Board to be able to grant, to fully evaluate and to grant the variance. I'll go through those four variances, or four elements, excuse me.

Number one, that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property. Number two, that the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned. Number three, that the proposed variation is in harmony with the spirit and intent of the relevant chapter regarding the zoning issues and terms. Number four, that the variance requested is the minimum variance necessary to allow reasonable use of the property.

Please note that a variance will be permitted only if the evidence, in the judgment of this Board, sustains each of the four conditions that I just read off and enumerated. It's important for the petitioners to understand that it's your responsibility to explain and establish each of these four elements. It's not the Board's responsibility to do that for you. You must make that showing yourself.

Okay, with that in mind, I think we can proceed to the first petition which, according to my notes, Derek and everybody, is 123 South Mitchell, ZBA Reference No. 20-025.

MR. MACH: Thank you, Chairman.

The Petitioner is requesting a variance for impervious surface coverage to allow the construction of a new patio. The Petitioner is proposing to remove the existing patio and construct a new one. They're requesting a variance of 390 square-foot variation from Chapter 28, Section 5.1-3.4b to allow 3,906 square feet of impervious surface coverage where 3,516 square feet is allowed.

CHAIRPERSON SIAVELIS: Great, thank you. Sorry, Derek, I was taking a note on one thing. Thank you very much for reading that.

Okay, at this point in time, we can just swear in the Petitioner who will be speaking in regards to this particular petition and variance. So, can that Petitioner please identify himself or herself?

MRS. VOLKMAN: I'm Janis Volkman and this is Robert.

MR. VOLKMAN: Good evening.

CHAIRPERSON SIAVELIS: Good evening. Are both of you going to be speaking, or do you anticipate just one of you?

MRS. VOLKMAN: Probably both.

MR. VOLKMAN: Yes, it might be her.

CHAIRPERSON SIAVELIS: Okay. All right, so with that in mind, I'll swear you both in, okay, so that will give you flexibility to both speak and be recognized on the record, okay?

So, if you can raise your right hand?

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Great, okay, please begin.

MRS. VOLKMAN: Okay, well, basically, we would like to put in a new, well, not put in a new patio but move our existing patio off and away from our tree where tree roots are basically tearing it up. So, the tree roots are lifting up parts of the patio and just kind of damaging it. So, we'd like to move the patio farther back into the yard.

That's the basic idea, and then we'd like to put in some paths that will go from the door to the patio and then the patio to the garage service door.

CHAIRPERSON SIAVELIS: Okay, Ben, I think you have lead on this, is that correct?

COMMISSIONER JAFFE: Yes. I was going to open it up, but you covered that, Peter. So, I guess my first question for the Petitioner would be what type of materials are you planning on using for this replacement patio project?

MRS. VOLKMAN: They're pavers.

COMMISSIONER JAFFE: Are they permeable pavers?

MRS. VOLKMAN: I'm not sure, but I mean, if they're special permeable

pavers, I don't think they're special pavers. They're just regular pavers. So, I don't believe so.

COMMISSIONER JAFFE: So, when you say special, what do you mean special?

MRS. VOLKMAN: Well, I mean, when our designer spec'ed the pavers, she never mentioned them being permeable.

COMMISSIONER JAFFE: Okay, have you discussed this project with your neighbors?

MRS. VOLKMAN: Yes.

COMMISSIONER JAFFE: Any comments, any feedback from them?

MRS. VOLKMAN: No, they all seemed to be fine with it.

COMMISSIONER JAFFE: I mean, I have I guess an additional question about, you know, the type of material given, you know, the comments we've seen from the Village. But I also would want to find out if any of the Board members have any questions for you and your husband.

MRS. VOLKMAN: Okay.

CHAIRPERSON SIAVELIS: So, Ben, this is Peter, my questions are probably honed in right with where you're going in view of the Engineering Department's memo that's in the back.

COMMISSIONER JAFFE: Right. I mean, if the type of pavers or the materials that you're planning on using, you know, for this replacement project, if they are permeable, then I think that's one thing, right? If the materials that you're using are non-permeable, that could, you know, lead the conversation in a different direction today.

So, that's really like the crux of my interest in this particular petition. If the pavers that you are going to use are permeable, that puts me in one frame of mind. If they're not, it's probably going to lead to more questions.

MRS. VOLKMAN: Okay, well, I did call her and I said, so like I said, I don't think what she spec'ed was permeable, but I think she said she could do that if we needed it.

COMMISSIONER JAFFE: Do you know why we're asking the questions, whether permeable or not permeable?

MR. VOLKMAN: I would like clarification please.

COMMISSIONER JAFFE: Clarification on what?

MR. VOLKMAN: Yes, I guess I'm just confused as to why it's an issue. I guess is it a water, like a drainage issue or is it an aesthetic issue? I'm not quite sure of the distinction.

COMMISSIONER JAFFE: Well, I guess it's the root at why you're seeking the variance, right? So, in my perspective, and I want to hear from the other Board members as well, if you are replacing an existing patio and you're going to use materials that will allow water to work its way into the soil, given the nature of that type of material and given that it's a replacement and it's not new, I tend to think that what you're requesting is pretty reasonable. But if you're not going to use those types of materials, again that I think is what has triggered some of the comments from our Building Department on could this be potentially creating an issue where one does not already exist.

MR. VOLKMAN: I understand, thank you for the clarification. No, we have, the existing patio is pavers right now and it's been that way since 1990 when we've been here. So, the original intention was to try to repurpose those and move them. But they are kind of beat up at this point, and so our designer suggested, you know, going with the newer colors and all that. So, that's our intention.

COMMISSIONER JAFFE: Okay.

CHAIRPERSON SIAVELIS: Yes, so, Ben, can I just add something here real quick? So, in the file that we have, file materials that are provided to us, there is a pretty strong statement from the Engineering Division of the Village that's not in favor of the variance, the proposed variance, due to impervious surface coverage issues. You're seeking a variance here essentially of 400 square feet, to go from 3,516 square feet allowed to 3,906 square feet, so it's basically 400 square feet. That's a pretty significant increase, right, it's over 10 percent. The Engineering Division is flagging this particular issue, basically saying that if we're going to grant this variance here to exceed impervious surface coverage, we should stipulate it on the use of permeable pavers.

MRS. VOLKMAN: So, if we use permeable pavers, I remember reading that note from the engineers, they said a portion of this. So, they said permeable pavers should be used on a portion. So, does that mean the entire project would have to have the permeable pavers?

MR. VOLKMAN: Yes, just, I'm sorry, my wife knows best, but my question would be, would the additional 400 square feet that we are requesting, would that portion be done in the permeable pavers and could the original structure be the status quo so to speak? So, a distinction on that would be helpful.

MR. MACH: The Engineering Department is recommending that the new patio and walkways be constructed with the permeable pavers, not the existing driveway or other hard, just the new.

MR. VOLKMAN: But I guess what I was asking is the original, the square footage number escapes me, but the original -- how much? The original portion that's now in pavers, can that stay as pavers, and the additional or the new section be permeable so we would combine substrates?

MR. MACH: I'm not sure if I follow you, but the new patio, they're recommending permeable along with the new walkways.

MRS. VOLKMAN: Okay, so even, because again, when I was reading that, it said a portion. So, you think everything has to be done in the pervious paver?

MR. VOLKMAN: Or just the additional?

COMMISSIONER DIVITO: Our notes does not make the differentiation between existing and new. It just says if it is, that the Petitioner be required to use permeable pavers.

MRS. VOLKMAN: Okay, no, and I get that and I understand that. But again, when I was reading it, it said a portion.

COMMISSIONER LANAGHAN: Yes, she's not wrong, David.

COMMISSIONER DIVITO: Oh, you're right, it does. It does, I'm sorry.

COMMISSIONER LANAGHAN: Yes, it does say a portion of the patio. So, a portion, yes, the way --

MRS. VOLKMAN: So, is it everything or does it, can it just be the patio

portion?

COMMISSIONER LANAGHAN: The way I would read it, the way I would interpret that would be that the portion over and above the allowable. So, the 390 square feet would be my interpretation of that would need to be in the permeable. I would certainly leave this up to the other Board members but, you know, it does say a portion of the patio to offset the increase. To me, that's basically the portion over and above the allowable would be what would be needed there.

CHAIRPERSON SIAVELIS: That delta, Jeff, that difference, that delta would need to be permeable, correct?

COMMISSIONER LANAGHAN: Correct. Yes, correct. So, I'll make up the numbers because I don't know exactly what they are, but you know, if the total patio is 2,500 square feet, and I make it a huge number because it's not that big, 390 feet or, yes, 390 feet of that would need to be permeable. The rest of it would, you know, could be whatever. It's just the portion over and above what, you know, what is allowed by impermeable surfaces would need to be is my interpretation of that.

COMMISSIONER GEISEL: The opening notes indicate that it's 140 square feet of additional area.

MRS. VOLKMAN: Right. Yes, the original area was up 300 square feet, so although that's what's being replaced. So, I guess my question is if we have 300 square feet of pavers and have never had an issue, I guess I'm wondering, you know, I mean, I guess that if that's the rule, that's the rule. But I guess I'm wondering if, we've never had any kind of water issue or anything with what we've got existing.

CHAIRPERSON SIAVELIS: Yes, it's not just you that the Engineering Department takes into account when it looks at these calculations, right? It's based on your current and --

MRS. VOLKMAN: Okay, so basically you're saying you will allow the variance if we do the permeable pavers.

COMMISSIONER JAFFE: For the amount that exceeds that is currently --

MRS. VOLKMAN: Right, the 390 square feet, okay.

COMMISSIONER JAFFE: Approximately, yes.

MR. VOLKMAN: Yes, thank you. You guys clarified it better than I could even ask it. But I think we understand it.

MRS. VOLKMAN: Okay.

COMMISSIONER JAFFE: I thank the other Board members. I thought I made this even more confusing.

MR. VOLKMAN: You guys can all come to the patio if we do this.

COMMISSIONER LANAGHAN: We might do that. We might do that. No, talk to your landscaper. I'm sure there's a design, because you know, my guess is, and again, I don't know this for a fact, but my guess is that the permeable pavers may look a little bit different than the ones that you have currently. So, you know, I'm sure there's a great design that they can kind of put into it to tie it all together so that, you know, it's not just, oh, by the way, this square over here is done with --

MRS. VOLKMAN: Right, we'll talk to our designer and see, like if there's a price difference and that. Is it just the paver or is it like what goes under the paver that is also different?

MR. MACH: The base is different and would need to meet, satisfy Engineering's requirements. There is additional gravel to allow for the water to penetrate.

MR. VOLKMAN: Would you guys have those specs for us at least so we could share those with our designer?

MR. MACH: I can, yes, I can get you in touch with the Engineering Department.

MR. VOLKMAN: Thank you.

MR. MACH: Sure.

MRS. VOLKMAN: Okay.

CHAIRPERSON SIAVELIS: Okay, let's try and bring this to a little bit of a close.

COMMISSIONER JAFFE: Yes.

CHAIRPERSON SIAVELIS: Ben, do you have, can you state what you think is a workable variance here with the calculations on the square footage? That way before we open it up to comments from the audience and the public, it's crystallized as to what the audience should be commenting on if at all?

MRS. VOLKMAN: From us?

CHAIRPERSON SIAVELIS: No, from --

MRS. VOLKMAN: You guys.

CHAIRPERSON SIAVELIS: Go ahead, Ben.

COMMISSIONER JAFFE: I think what we're, I guess in reading the notes, and Joe Geisel also made a good point about that the existing patio is nonconforming, so it's really, what, 140 feet that is out of compliance? To your point, Peter, I want to make sure that we give specific guidance to the Petitioner that as they pursue this new project, are they aiming for the 390 or are they aiming for the 140?

COMMISSIONER GEISEL: Ben, I wish they were more clear, but I do interpret this to, I believe that they're stating that the increase of 140 square feet of pavement area, at a minimum of that, that increase of 140 square feet should be constructed of permeable material.

CHAIRPERSON SIAVELIS: Joe, when you say that, you use the word they, you're referring to the Engineering Department?

COMMISSIONER GEISEL: The Engineering, correct.

CHAIRPERSON SIAVELIS: Okay, I just want to make sure the record is clear on that. That's how I read it as well, but I didn't want to jam that down anybody else's throats. I think, Ben, since you have lead on this, that's why I asked you for a clarification on what the specific variance will be. So, if the variance moves forward, there needs to be a condition, right, for the increase of 140 square feet of patio, that it be done with permeable material.

COMMISSIONER JAFFE: Correct. I think you summarized it fairly clearly.

COMMISSIONER GEISEL: I agree.

COMMISSIONER JAFFE: The additional 140 square feet needs to be, needs to leverage permeable materials as part of the project.

CHAIRPERSON SIAVELIS: Yes, utilize, right. All right, let's do this. Let's open it to the audience because we're required to do that, see if there's anybody who wants to comment on it. If yes, the Petitioners get a chance to respond to the audience

comments. If no, we move forward.

So, at this point in time, if there's any members of the public who are out there in the audience listening, if you want to comment on the pending petition, here is your opportunity. Please be concise with your comments and please do not wander with them as well.

Is there anybody, Derek, at this point in time?

MR. MACH: I do not have any raised hand, Peter.

CHAIRPERSON SIAVELIS: Okay, great. All right, moving to the next spot, before the Board deliberates, Petitioners, do you have any concise remarks to address how the Board kind of framed up the petition and the variance sought for the 140 square feet of extra patio? Is there anything you want to say in that regard before the Board goes to a deliberation mode and then votes?

MRS. VOLKMAN: I mean, I'm a gardener; I love gardening. I garden, I like just lots of green, lots of plants. We intend on keeping our green space green and to be able to enjoy it more fully with this project, and to be able to access areas of the yard that we need to access with the paths and things that we can't access in the winter because we don't have a path going certain places. So, but our intent, we want to put in a rain garden and lots of new plantings and still have some lawn space.

But like I said, I'm a gardener and I enjoy my yard very much, and I intend to keep it beautiful and lush.

CHAIRPERSON SIAVELIS: Okay, so no specific comments as to the requirement for providing 140 square feet in that stipulation, correct?

MRS. VOLKMAN: No, we understand.

CHAIRPERSON SIAVELIS: Right, Board deliberation time. Ben, you want to start us off here?

COMMISSIONER JAFFE: Sure. I think what was probably a common question amongst all of us was trying to understand the nature or the type of materials that would be used in the project. All other things considered, the Petitioners mentioned they've been there since 1990, so they've been well vested in the neighborhood. The ask that they are presenting before the Board I think is very reasonable and, you know, given the condition regarding the actual number or square footage of permeable pavers that we would like used in this project, I would support the petition.

CHAIRPERSON SIAVELIS: Okay, any other comments from the Board members before I call for a motion?

COMMISSIONER GEISEL: I would agree with Ben's summary with the stipulation that the additional 140 square feet be permeable.

CHAIRPERSON SIAVELIS: Okay, thanks, Joe. Anybody else?

(No response.)

CHAIRPERSON SIAVELIS: Okay, is there a motion?

COMMISSIONER LANAGHAN: I move to proceed with allowing the variance with the stipulation that 140 square feet be created out of permeable surface. I think that does it right, Peter.

COMMISSIONER DRAKE: I second that.

CHAIRPERSON SIAVELIS: I think that's right. All right, so we have a motion that's been properly seconded. Derek, can you take roll?



MR. MACH: I have Mr. Lanaghan put the motion forward, and Mr. Drake seconded the motion.

CHAIRPERSON SIAVELIS: Correct.

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

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, Petitioners. Your variance has been granted. Your petition has been granted, you have your variance as presented or as somewhat narrowed by the Board, right, with the 140 square feet of permeable paver materials. So, congratulations. You do not have to stay on the Zoom call from this point forward. You can enjoy your evening.

MRS. VOLKMAN: Thank you. All right, and do we pick that permit up any time soon, or how does that work?

MR. MACH: The Building Department will follow-up with you.

MRS. VOLKMAN: Perfect.

MR. MACH: If there are any questions, let me know.

MRS. VOLKMAN: All right. Well, thank you so much.

MR. VOLKMAN: Thank you so much. I love the Cubs score board, Mr. Jaffe, your background.

COMMISSIONER JAFFE: Yes, there's always next year, right?

MRS. VOLKMAN: All right, thank you.

COMMISSIONER JAFFE: Have a great night, thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:31 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS October 12, 2020

PETITIONER: Volkman Residence

ADDRESS OF PROPERTY: 123 S. Mitchell Ave.

VARIATION: 5.1-3.4b (Maximum Impervious Surface Coverage)

A 390 sf variation to allow 3,906 sf of impervious surface coverage where 3,516 sf is allowed with a condition that 140 square feet of paver be pervious.

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The petitioner testified that they are proposing a new patio. The petitioner explained that the tree roots are damaging their existing patio. The petitioner testified that they would like to move the existing patio away from the tree. The petitioner explained that the existing impervious surface coverage exceeds what is allowed per code.

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.

The Zoning Board discussed Department of Engineering's comments regarding their recommendation for pervious pavers.

Thereafter, a motion was made by Mr. Lanaghan and seconded by Mr. Drake. Thereafter, the Board voted 6-0 to approve the variance request with a condition that 140 square feet include pervious pavers.

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.

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



## **Zoning Board of Appeals 11/9/2020**

**Item:** 1228 N. Chestnut Ave. - 10/12/20

**Department:** Planning & Community Development

### **ATTACHMENTS:**

| <b>Description</b>                           | <b>Type</b> |
|----------------------------------------------|-------------|
| 1228 N. Chestnut Ave. - 10/12/20<br>Minutes  | Minutes     |
| 1228 N. Chestnut Ave. - 10/12/20<br>Findings | Minutes     |

ZONING BOARD


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

OF APPEALS

RE: 1228 NORTH CHESTNUT AVENUE - ZBA #20-026

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals, held virtually in response to the  
COVID-19 pandemic, which permits the public to fully participate via their  
computers or using their phones, on the 12th day of October, 2020 at the hour of  
7:46 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Derek, has Petitioner No. 2 for 1228 Chestnut Avenue, have they joined our session tonight?

MR. MACH: No. They did reach out to indicate they're having some technical difficulties, but I would have expected them to join the meeting at this point. If they're not here shortly, the Zoning Board could do a motion to continue their petition to the November 9th ZBA meeting.

CHAIRPERSON SIAVELIS: So, Derek, before we go cross that bridge of a continuance, were they able to contact you? When they say they're having trouble, were they having trouble with the audio or video or both?

MR. MACH: They didn't indicate, but certainly they could, yes, they didn't indicate, Peter.

CHAIRPERSON SIAVELIS: Yes, I'm wondering if the Petitioner is willing to join by phone, right, on the dial in because I think the Zoom invites have the dial in.

MR. MACH: That is correct, yes.

CHAIRPERSON SIAVELIS: Such that if they have trouble. Derek, how did they communicate with you to explain that they had issues?

MR. MACH: They just called me.

COMMISSIONER GEISEL: To Peter's point, any chance of calling them back? I'd rather get them still up tonight rather than add to the existing four and four forthcoming.

CHAIRPERSON SIAVELIS: Yes.

MR. MACH: Sure.

CHAIRPERSON SIAVELIS: You read my mind, Joe.

So, Derek, you are going to call them right now?

MR. MACH: I will, yes.

CHAIRPERSON SIAVELIS: Okay, tell them that essentially if they cannot join through the Zoom interface, that we're giving them an opportunity to join remotely, and hopefully they know their petition inside out and can represent it, you know, because once we start, essentially it's real hard to continue, for a continuance. I guess it is feasible.

I see Matt Cochran on here actually.

COMMISSIONER GEISEL: Oh, there we go.

MR. MACH: He just joined.

CHAIRPERSON SIAVELIS: Matt, can you hear us? Matt Cochran, can you hear us? Most importantly, let's see if you can turn your microphone on so we can hear you.

COMMISSIONER LANAGHAN: You're showing on mute, Matt. If you do hear us, you're on mute.

CHAIRPERSON SIAVELIS: Matt, can you unmute yourself? It's going to be impossible to participate if you don't unmute yourself.

(Slight pause.)

CHAIRPERSON SIAVELIS: Okay, Derek --

MR. COCHRAN: Can you guys hear me?

CHAIRPERSON SIAVELIS: Oh, now we can.

MR. COCHRAN: Sorry. I found the right button. My apologies, guys.

CHAIRPERSON SIAVELIS: All right, so Matt, we cannot see you. If you haven't started your video feed, I'm not so sure if you can see us. Can you see us?

MR. COCHRAN: I can. I can see you.

CHAIRPERSON SIAVELIS: Okay, all right. Do you want to proceed with your petition tonight?

MR. COCHRAN: I do want to proceed. I'm not so sure I would know what my other options would be, but I know that I've got to -- as far as the proper what I'm asking for, that I'm going for a side-yard setback.

CHAIRPERSON SIAVELIS: Okay, hold up, hold up. Before we go for that, before we go into the details, we haven't really, since we've gone to Zoom interface here for these meetings, we haven't had a situation like yours. So, I just want to clarify on the record that you can see your screen and see us, correct?

MR. COCHRAN: Correct.

CHAIRPERSON SIAVELIS: Okay, we can hear you, but we cannot see you. Oh, look at that, there you are, you spotted me.

MR. COCHRAN: I know, these buttons are popping up. I'm trying, guys, to get caught up. You can see me now?

CHAIRPERSON SIAVELIS: Yes, we can. All right, progress. Let's proceed. So, Matt, identify yourself on the record, I'll swear you in, and then we begin.

MR. COCHRAN: My name is Matt Cochran.

CHAIRPERSON SIAVELIS: And your address?

MR. COCHRAN: 1228 North Chestnut in Arlington Heights.

CHAIRPERSON SIAVELIS: Okay, can you just bring your camera down a little bit because I'm going to ask you to raise your right hand and swear you in, okay?

MR. COCHRAN: Okay.

CHAIRPERSON SIAVELIS: All right, good. Raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great. Okay, did you just join now, Matt? Did you miss all the other fun and interesting language at the beginning of the session where we talked about the showings that each petitioner has to make?

MR. COCHRAN: Correct, I missed all of that.

CHAIRPERSON SIAVELIS: Okay, let me step through that real quickly with you, okay, because there are certain things that you need to touch on. There are four elements, Matt, that you need to touch on as the Petitioner. These elements were explained and outlined in the materials that you submitted in support of your petition, in seeking your petition. I believe they're actually on the first page there that Derek is showing as well. But essentially, that these four elements are necessary to be established by you, not us, for the Board to be able to fully evaluate and grant your variance:

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

chapter; and

4. That the variance requested is the minimum variance necessary to allow reasonable use of your property.

A variation that you're seeking is only permitted if the evidence, in the judgment of the Board, sustain each of the four conditions enumerated. So, you've got to make these showings, it's not for us to do, okay?

MR. COCHRAN: Okay.

CHAIRPERSON SIAVELIS: All right, so you've been sworn in. You understand the elements. You now have the floor.

MR. COCHRAN: Okay, do I now present my case?

CHAIRPERSON SIAVELIS: Yes, sir.

MR. MACH: Chairman, just a brief overview.

CHAIRPERSON SIAVELIS: Oh, yes, I apologize. Go ahead, Derek.

MR. MACH: The Petitioner is proposing a second floor addition to an existing one-story residence. Along the north property line, the proposed addition encroaches 1.1 feet into the required side-yard setback. Therefore, they're requesting a 1.1-foot variation from Chapter 28, Section 5.1-3.2, to allow an addition with a side-yard setback of 4.9 feet instead of the required six feet, and an additional 1.5 feet for the eave.

CHAIRPERSON SIAVELIS: All right, thanks, Derek. I apologize for almost skipping past Derek there.

Okay, Mr. Cochran, you now have the floor to further explain your petition and establish the four elements.

MR. COCHRAN: Okay, well, so what I want to do is put a second floor addition on an existing ranch that has an existing off the back of it. So, as far as the nearby property, you'll see if you pull up, thank you, if you pull up the elevation study, you can see to my north there's a house that actually has very similar lines as what I'm currently trying to produce on my house. So, I think, you know, just that alone, just the house right next to me has very similar features, I think that kind of lends itself to the neighborhood, you know. This elevation study only has three houses, so you know, two of the three essentially would have very similar lines.

So, that would be one of the criteria, as well as it being in harmony with the neighborhood, as well as not just the elevation study you brought up, but there's other houses in the neighborhood that it would be in harmony with it as well. I think the house, you know, part of the request for the variance is that I think the second floor addition would go over the entire space. So, in order to, I think to have to set that in 1.1-foot, I think it loses some of that harmony essentially. I believe it does have some negative impacts that happen if you do have to move that in. We're going to try to accomplish a certain amount of square footage up there with certain amenities. That's why I think it's just in harmony and in balance of the house, so I think it certainly adds to that.

It also adds to the, you know, the uniqueness of it. I think otherwise, I mean, the last thing we have to kind of look at is, you know, am I doing anything, can I do less, can I do more? I think in this, I'm trying to do like the minimum just to make it all work is to go over that 1.1-foot. It just kind of makes all of that, just like have to do, right, so it makes it all work. It makes it in harmony with the neighborhood, makes the house

look right, you know. I think that's pretty much what that special request is. You know, I think it all fits in and makes sense.

COMMISSIONER GEISEL: Yes.

MR. COCHRAN: What's that?

COMMISSIONER GEISEL: Yes is the answer.

MR. COCHRAN: Yes is the answer as far as that it does fit into those criteria?

COMMISSIONER GEISEL: No, we understand I think what, at least I understand what you're requesting.

MR. COCHRAN: Okay, okay. I mean -- go ahead, I'm sorry.

CHAIRPERSON SIAVELIS: Yes. Joe, do you have any further comments or questions you want to ask?

COMMISSIONER GEISEL: So, Matt, have you talked to any of your neighbors regarding your proposed project? And do you have any feedback?

MR. COCHRAN: I do. I talked with a few neighbors, just being outside the neighborhood. My direct neighbor to the north, the one who's probably most affected by whatever that side of the house would look like, I believe is in favor of the project. I've already cleaned up the outside, you know, the house itself, you know, done some landscape, I think they're enjoying the improvements. So, I think they'd be in favor.

Yes, so I talked to the other neighbors who walked by and asked who were not sure what it is just for clarification. Nobody seemed to have given any objection. Everyone seemed to be, you know, just curious to see what it actually was.

COMMISSIONER GEISEL: Sure.

MR. COCHRAN: So, yes, I have had some feedback.

COMMISSIONER GEISEL: I'm not sure if anybody else has any questions. I know I was going to take the lead on this and, you know, but simply given the fact that we've got an existing nonconforming, and he's going straight up over the existing footprint with a very minimal variance request, I do not have any further questions. I'm not sure if any of the other Board members do.

CHAIRPERSON SIAVELIS: Yes, so Joe, I think the thing that's interesting here to me, and I'm in line with you on this, I note that on the north side of the property line, north side of the property is essentially five feet from the property line. On the south side, it's considerably farther than that, right, because of the driveway, but you know, he --

COMMISSIONER GEISEL: Correct.

CHAIRPERSON SIAVELIS: -- essentially would be in conformity if he was in a 50-foot lot. He's on a 60-foot lot, 60 feet.

COMMISSIONER GEISEL: Right.

CHAIRPERSON SIAVELIS: 60-foot wide lot here which, you know, essentially adjusts the calculations, but --

COMMISSIONER GEISEL: Yes, because I believe it went to 10 percent of the lot line.

CHAIRPERSON SIAVELIS: Yes, exactly. So, and I think all of us have been on this Board for quite some time, we have seen a number of instances where we have houses that are far closer than five feet to the property line and we worked with petitioners in that regard. When I looked at this, at first I was like, okay, five feet, that's a



good distance. Then that house just to the Petitioner's north is a significant distance from the property line. So, it's not like both of those houses are going to be hugging the property. So, visually, that's not going to be an eyesore.

Of course, we don't have any comments from, excuse me, from the Petitioner's neighbor there to the north objecting, so it's not, at least in my view, it's not our position to create controversy when none exists.

COMMISSIONER GEISEL: No.

CHAIRPERSON SIAVELIS: For that reason, I would support this petition.

COMMISSIONER GEISEL: Moreover, to his point, well, there's the one home specifically to the north, but there are a number of other homes in the general area that have also added second stories. So, I don't believe this is incongruent with the neighborhood. I think it would be a good improvement.

CHAIRPERSON SIAVELIS: Okay, any, okay, that's good.

All right, any other comments from the Board or questions from the Board, either one?

COMMISSIONER JAFFE: None from me.

CHAIRPERSON SIAVELIS: Okay, Derek, anybody in the audience remaining? It didn't look like it when I quickly --

MR. MACH: We have one member, but I'm not seeing a raised hand.

CHAIRPERSON SIAVELIS: Okay. All right, so let me just give the statement here. If there's any members, participants in the audience here who are listening in and want to provide comments for this particular petition, now is the time. Please of course be sure to tailor your comments to this petition and this petition only and be concise with your comments.

So, if you want to comment, click, on the Raise Your Hand button or icon if you would like to speak; otherwise, we move on.

Derek, are you seeing that Raise Your Hand button be activated?

MR. MACH: I am not.

CHAIRPERSON SIAVELIS: Okay, moving to the next phase then, deliberation of the Board members. We kind of got into this just a little bit earlier before we went to the comments from the audience, but I guess I can start.

I understand the Petitioner. I think it's reasonable given the factors and the evidence presented to us, but I certainly would like to give the other Board members a chance to comment for further deliberation.

COMMISSIONER DIVITO: The only thing else I'll say is just the fact that it's existing nonconforming and it's got the driveway directly to the north and that's the closest property that will be affected by it, I'm good with it.

CHAIRPERSON SIAVELIS: Thanks, Dave.

Any other comments from the Board?

COMMISSIONER DRAKE: I'm good with it as well. I think it's a nice enhancement for the home.

CHAIRPERSON SIAVELIS: Okay, great. Thanks, Tom.

Any other questions? Or comments, excuse me?

(No response.)

CHAIRPERSON SIAVELIS: All right, is there a motion?

COMMISSIONER GEISEL: I would move to approve the petition as presented for an additional 1.5 feet with the eave for the variance.

CHAIRPERSON SIAVELIS: Is there a second?

COMMISSIONER JAFFE: I'll second that.

CHAIRPERSON SIAVELIS: Thank you, Ben.

MR. MACH: I have Mr. Geisel and Mr. Jaffe.

CHAIRPERSON SIAVELIS: Correct.

MR. MACH: Roll call. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, Mr. Cochran. Your variance has been approved. You're free to proceed.

MR. COCHRAN: I appreciate it. Sorry for the late hour, I guess.

CHAIRPERSON SIAVELIS: No worries. Have a good evening.

MR. COCHRAN: You, too. Thank you.

CHAIRPERSON SIAVELIS: That is the last petition on the docket for tonight. Is there a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER DIVITO: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

All right, thank you, everyone. We are concluded. Please enjoy the rest of your evening and have a great week.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:03 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS October 12, 2020

PETITIONER: 1228 N. Chestnut Ave. Residence

ADDRESS OF PROPERTY: 1228 N. Chestnut Ave.

VARIATION: 5.1-3.2 (Required Minimum Yards)

A 1.1' variation to allow an addition with a side yard setback of 4.9' instead of the required 6.0' and an additional 1.5' for the eave.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a second floor addition on an existing ranch. The petitioner explained that the ranch has an existing non-conforming footprint; therefore the variation is necessary. The petitioner testified that the proposed addition will have similar massing to the neighbors house.

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. Jaffe. 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.

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



**Zoning Board of Appeals  
11/9/2020**

**Item:** 1533 N. Patton Ave. - 10/12/20

**Department:** Planning & Community Development

**ATTACHMENTS:**

| <b>Description</b>                      | <b>Type</b> |
|-----------------------------------------|-------------|
| 1533 N. Patton Ave. - 10/12/20 Minutes  | Minutes     |
| 1553 N. Patton Ave. - 10/12/20 Findings | Minutes     |

ZONING BOARD


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

OF APPEALS

RE: 1533 NORTH PATTON AVENUE - ZBA #20-027

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals, held virtually in response to the  
COVID-19 pandemic, which permits the public to fully participate via their  
computers or using their phones, on the 12th day of October, 2020 at the hour of  
7:31 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay. All right, next petition up is 1228 North Chestnut Avenue, ZBA Reference No. 20-026.

Who is speaking on behalf of that petition tonight?

COMMISSIONER GEISEL: Going once.

CHAIRPERSON SIAVELIS: Going twice.

COMMISSIONER GEISEL: So, the petition appears to have been submitted by Matt Cochran. Is he in the audience somewhere, Derek?

MR. MACH: I do not see him.

CHAIRPERSON SIAVELIS: Bueller? Bueller?

COMMISSIONER GEISEL: I just don't know if we have an audio issue.

MR. MACH: No, I'm not seeing him.

COMMISSIONER JAFFE: I only see one member in the attendee list, a Mr. Keith Mullins. Other than that, I don't see him in the panelist list.

CHAIRPERSON SIAVELIS: Okay, then let's do this, since we're not seeing him as the panelist and nobody got my reference to Ferris Bueller's day off.

COMMISSIONER LANAGHAN: I got it.

COMMISSIONER GEISEL: Oh, we got it.

CHAIRPERSON SIAVELIS: All right.

COMMISSIONER LANAGHAN: Just because I'm on mute, Peter, doesn't mean I didn't get it.

CHAIRPERSON SIAVELIS: All right, all right.

COMMISSIONER JAFFE: Voodoo economics.

CHAIRPERSON SIAVELIS: Pardon me?

COMMISSIONER JAFFE: Voodoo economics, that was the lesson that he was teaching.

CHAIRPERSON SIAVELIS: That's right. You kind of remind me of Cameron sometimes, Ben, but anyway. Let's move on to the next petition, and if Petitioner No. 2 shows up, we can address it from there.

But the next item then is 1533 North Patton Avenue, ZBA Reference No. 20-027.

MR. MACH: Chairman, the Petitioner is proposing to expand their existing one-car attached garage into a two-car garage, and reorient the garage to front-load versus the existing side-load garage. The existing house is set back 32.3 feet, and the proposed addition will decrease the setback to 22.2 feet. Therefore, the Petitioner is requesting a 7.8-foot variation from Chapter 28, Section 5.1-3.2, to allow a garage addition with a front yard setback of 22.2 feet instead of the required 30 feet.

CHAIRPERSON SIAVELIS: Great, thanks a lot, Derek. I appreciate that. I see we have three folks sitting around a table for this petition, including Mr. Flubacker. Hello, everyone. Are all three of you going to, and by the way, is it feasible for you guys to zoom in on your camera so we can see you a little better?

MR. FLUBACKER: I don't know. I'm not sure I can.

CHAIRPERSON SIAVELIS: Okay, Bob, at the very least, you're going to have to speak up because you were really faint there.

MR. FLUBACKER: Okay.

CHAIRPERSON SIAVELIS: Okay. All right, so let's --

MR. FLUBACKER: I'm going to move a little closer.

CHAIRPERSON SIAVELIS: Okay, thanks, Bob. Before I swear you in, Bob, are you going to be the only one speaking tonight, or will the other folks there in attendance speak as well?

MR. FLUBACKER: For safety, we should swear everybody in.

CHAIRPERSON SIAVELIS: Okay, let's do this. Bob, can you identify yourself and then work your way clockwise around the table, identify the other folks? Then we'll swear all three of you in at the same time.

MR. FLUBACKER: I'm Bob Flubacker of Robert Flubacker Architects. We are the architect for the project. Across the table from me is Bob Wirkus, he is the owner of the project. Across the table is his sister-in-law Paulette. His brother Bill is also here who will probably be walking into the room shortly.

CHAIRPERSON SIAVELIS: Okay, Bob, if Bill joins us and is commenting, we'll have to swear him in as you know, but up until that point we'll proceed currently.

So, can all three of you raise your right hand please?

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Great. Okay, you have the floor.

MR. FLUBACKER: So, the project in front of you is a couple of different issues. First, the foundation of the front of the garage, where I believe a very large tree has been removed from the front yard, is starting to collapse, could basically break off suddenly in the front. Additionally, my client who is 82 years old and has lived in the house for 45 years is having a lot of problems with both icing occurring to the north of the existing garage door which happens to be right at his front door as well, and as you can see from the existing layout, the driveway is extremely cumbersome to back out of. You need to back and make a 90-degree turn to get to the street. There's no room to maneuver and do a three-point turn or anything that would simplify that backup.

So, the request is to extend the garage towards the street, not widening it any but just extending it 10 feet so that the car can now park in the east-west direction and go straight in to the garage from the street. This project is very similar to what's been done, I was aware of one project but tonight I've become aware of two more projects within a block's radius of this project where the same model has added on to the front of their garage. The first is at 1536 Patton which is across the street and north a couple of doors. Another one is at 1110 West Maude which is across the street and then west one house. Then the third one is at 1115 West Maude which is across the street from that one at 1110 West Maude. The other two, I'm not aware of their setback situation but the project at 1536 right across the street, it's basically the same situation that the existing front was close to the setback line and a 10-foot addition was put on the front of that project.

With that, I'll be happy to open it up to any questions you guys may have.

CHAIRPERSON SIAVELIS: Okay, Bob, yes, I do have a couple of questions. I just want to make sure I interpreted the materials properly. At present, it's a side-loader garage, is that correct?

MR. FLUBACKER: Yes, it's a side-load, one-car garage. If you go to the site plan, there's a dotted line of what the existing driveway is. So, it's kind of a 90-degree

right-hand turn we did of the garage.

CHAIRPERSON SIAVELIS: Okay, and I think you testified, Bob, that during winter months there's a fair amount of snow and ice accumulation there north facing?

MR. FLUBACKER: I guess there's no sun on that area, kind of in that corner, you know, north of the garage door and by the front door.

CHAIRPERSON SIAVELIS: Yes, because the sun is essentially blocked and shaded out in that area, is that correct?

MR. FLUBACKER: Correct, yes.

CHAIRPERSON SIAVELIS: Okay, and you said the Petitioner is how old?

MR. FLUBACKER: 82.

CHAIRPERSON SIAVELIS: 82, okay, and he's lived in the house for four decades it sounded like, plus?

MR. FLUBACKER: Yes, since 1975.

CHAIRPERSON SIAVELIS: Okay. All right, coming up on 50 years, or no, 45 years right now. Okay, Bob, has the Petitioner talked to the neighbors? Has there been any, if he asked, has been there any feedback of note that should be shared with us?

MR. FLUBACKER: Yes. This morning I forwarded to Derek a set of signed petitions from the neighborhood, there were 10, that were all in favor. Those neighbors that have not signed those petitions were never contacted, they weren't home or weren't available. But everyone who was talked to said yes. But the two, the neighbor directly to the north and the two neighbors directly to the south did respond favorably. It's actually three of the four neighbors to the north, but the neighbor two doors to the north was not available. So, there's been positive reaction from the neighbors.

CHAIRPERSON SIAVELIS: Okay, so no negative reaction, you received no negative reaction from the neighbors, Bob?

MR. FLUBACKER: None at all.

CHAIRPERSON SIAVELIS: Okay, all right. All right, I don't have any further questions myself. Other Board members, do you have questions before we go over to the audience?

COMMISSIONER LANAGHAN: I have one for him, Peter. Bob, could you tell me how deep, I'm looking at Sheet A-1, it doesn't give me a dimension of the depth of the new garage. I know you're adding roughly 10 feet it looks like. How deep is that existing garage?

MR. FLUBACKER: I'm off the top of my head, but I believe it's about 22 feet.

COMMISSIONER LANAGHAN: Bob, was there any thought to kind of shortening that up a tad bit so that the variance wouldn't be, you know, broad and so intrusive?

MR. FLUBACKER: There was, but one of the issues is the way that door happens to be going to the house. The garage is a substandard width for a two-car garage; it's really a very large one-car. So, the car, no matter what side of that garage it's parked on, the front of the car is going to be in close proximity to that door. So, we're asking for a little extra space in the front of the stall so he can maneuver to get into that



door.

COMMISSIONER LANAGHAN: Okay, thank you.

CHAIRPERSON SIAVELIS: Any further questions, Jeff?

COMMISSIONER LANAGHAN: No, that was really my big one, Peter.

CHAIRPERSON SIAVELIS: Okay, any other questions from the Board members?

COMMISSIONER GEISEL: No, I believe it's a straight-forward ask.

CHAIRPERSON SIAVELIS: Okay, thanks, Joe.

All right, let's go to the audience phase. Are there any members in the audience, out there in the public, who would like to comment on this particular petition? If so, please be sure to be concise with your remarks.

Derek, are you seeing anybody out there?

MR. MACH: Peter, I'm not seeing anyone in the audience that has raised a hand to speak.

CHAIRPERSON SIAVELIS: Okay, great. Thank you very much, Derek, I appreciate that.

All right, let's move on now. Since there's no comments from the audience, the Petitioner need not respond to no such comments, so Board member deliberation. I can start here.

I think this is a very straight-forward ask and request. Jeff, I appreciate that question you asked and Mr. Flubacker's response because you raised a very valid question and Bob provided a very solid reasonable answer to that.

I personally think that this is an appropriate variance to grant. I think all four elements have been established here and I think it's something that is, you know, consistent with the other houses in the neighborhood. Mr. Flubacker actually provided a number of examples with addresses. There's no rebuttal evidence to counter that. So, I am in support of the variance sought.

COMMISSIONER LANAGHAN: I have one quick question for Derek if I could. The write-up basically is requesting, I think that's what we're looking at, is a 7.8-foot variance, but a lot of the write-up in the actual description calls it a 5.8-foot variance, so I'm not sure if that adjusted somewhere, Derek, or where that came up with. Just to make sure we're all on the same page, we are granting a 7.8-foot variance here and not a 5.8-foot one, correct?

MR. MACH: The Petitioner has requested a 7.8-foot variation. Initially at one point, they were looking at 5.8-foot variance, but the correct number of 7.8 feet as advertised.

COMMISSIONER LANAGHAN: All right, thank you, Derek. I'm sure that if they looked at the layout of the door, to Mr. Flubacker's comment, I agree it's a pretty narrow driveway and garage as it is. So, trying to get a car in there and work around that door has got to be pretty difficult. So, I'm fine with the 7.8; I think it's been a good response and it make sense as to what they're asking for.

CHAIRPERSON SIAVELIS: So, Jeff, you're in support?

COMMISSIONER LANAGHAN: I am.

CHAIRPERSON SIAVELIS: Okay, any other comments from Board members? Tom, Joe or David, anything else? Ben?

COMMISSIONER JAFFE: No, I'm good.

COMMISSIONER GEISEL: I'm good.

CHAIRPERSON SIAVELIS: All right, do we have a motion, gentlemen?

COMMISSIONER DIVITO: I'll motion to approve.

CHAIRPERSON SIAVELIS: Does somebody have a second?

COMMISSIONER LANAGHAN: Second.

MR. MACH: I have Mr. Divito put the motion forward and Mr. Lanaghan seconded the motion.

CHAIRPERSON SIAVELIS: All right, let's have a vote, Derek.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance and petition have been granted.

MR. FLUBACKER: Thank you very much.

CHAIRPERSON SIAVELIS: You're welcome. Have a good night. You don't need to stick around if there is another petition being heard. So, thank you for your time.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:46 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS October 12, 2020

PETITIONER: Wirkus Residence

ADDRESS OF PROPERTY: 1533 N. Patton Ave.

VARIATION: 5.1-3.2 (Required Minimum Yards)

A 7.8' variation to allow a garage addition with a front yard setback of 22.2' instead of the required 30'.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to expand the existing one-car attached garage into a two-car garage and re-orient the garage to front-load versus the existing side-load garage. The petitioner further explained that they are proposing to remove the driveway for the side load garage and reorient the drive for the front load garage. The petitioner testified that the house is having problems with icing occurring to the north of the existing garage door which is adjacent to the front door. The petitioner testified that backing out of the driveway with the current configuration is extremely cumbersome.

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. Lanaghan. 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.

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



**Zoning Board of Appeals  
11/9/2020**

**Item:** 616 E. Euclid Ave. - ZBA#20-028

**Department:** Planning & Community Development

**REQUEST**

- A 11.5 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.7 feet instead of the required 28.2 feet.

**ATTACHMENTS:**

**Description**

Supporting Documents

**Type**

Exhibits

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

Prepared By: Derek Mach, Planner  
Hearing Date: November 9, 2020  
Date Prepared: November 3, 2020  
Project Title: Rukstales Residence  
Address: 616 E. Euclid Ave.

### Background Information

Petition Number: ZBA #20-028  
Petitioner: Kevin Davis – Fairfield Homes  
Address: 530 S Arthur Ave  
Arlington Heights IL 60005

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

### Requested Action/Background Information

The petitioner is proposing to construct a one-story addition to the existing home. The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of 9,108 square feet and the residence, with the addition, will have approximately 2,868 square feet. The proposed addition is located in the rear of the structure and is encroaching into the required exterior side yard setback along N. Hickory Lane. Therefore, the petitioner requests the following variation:

- A 11.5 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.7 feet instead of the required 28.2 feet.

### Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure









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

## **Interoffice Memorandum**

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**To:** Derek Mach, Zoning Board of Appeals Liaison

**From:** Deb Pierce, Building & Life Safety Department

**Project Name:** Rustalles Residence

**Project Address:** 616 E Euclid Ave

**ZBA #:** 20-028

**Date:** October 21, 2020

Derek:

I have reviewed the request for the following variance:

- A 11.5 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.7 feet instead of the required 28.2 feet.

and do not have any objections or comments.



ZBA# 20-028  
616 E. Euclid Ave - ZBA  
Rev. Eng: Briget Schwab, P.E.  
cc: Mike Pagones, P.E. Village Engineer

Application Date: September 15, 2020  
Received by Planning:  
Transmitted to Engineering: October 21, 2020  
Received by Briget: October 21, 2020  
Completed: October 29, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 11.5 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.7 feet instead of the required 28.2 feet.

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

|  |
|--|
|  |
|--|

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

Project Name: Rustalles Residence

Project Address: 616 E. Euclid Avenue

ZBA #: 20-028

ZBA Hearing Date: November 9, 2020

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2020

- A 11.5 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.7 feet instead of the required 28.2 feet.

Attached are the Petitioner's:

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

Comments: Staff has no concerns with the proposed design. An administrative "small project" design

approval was issued, pending ZBA approval.

- Steve Hautzinger, Design Planner

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

## PETITION

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

### PETITION

NOW COMES the Petitioner Kevin Davis and Diane Rukstales

being the owner of the property commonly known as: 616 E Euclid Ave

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: Maintain the current side yard of 16.7'  
for an additional 8' of addition to the existing home.

*I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain):* This addition enhances the character of the home and its locality, making it more compatible with existing uses.

*I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain):* The existing home has much too small a kitchen for current uses and extending it creates the 8' addition. Other designs would be cost prohibitive. All other aspects of the addition meets code.

*I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):* For almost 100 years this 30' deep home existing with a 16.7' side yard. A modest 8' extension to the 30' is necessary to prevent a cost hardship.

*I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):* After assessing all options, this 8' extension to the 16.7' side yard set back is the minimum necessary to allow reasonable use.

Signed: \_\_\_\_\_

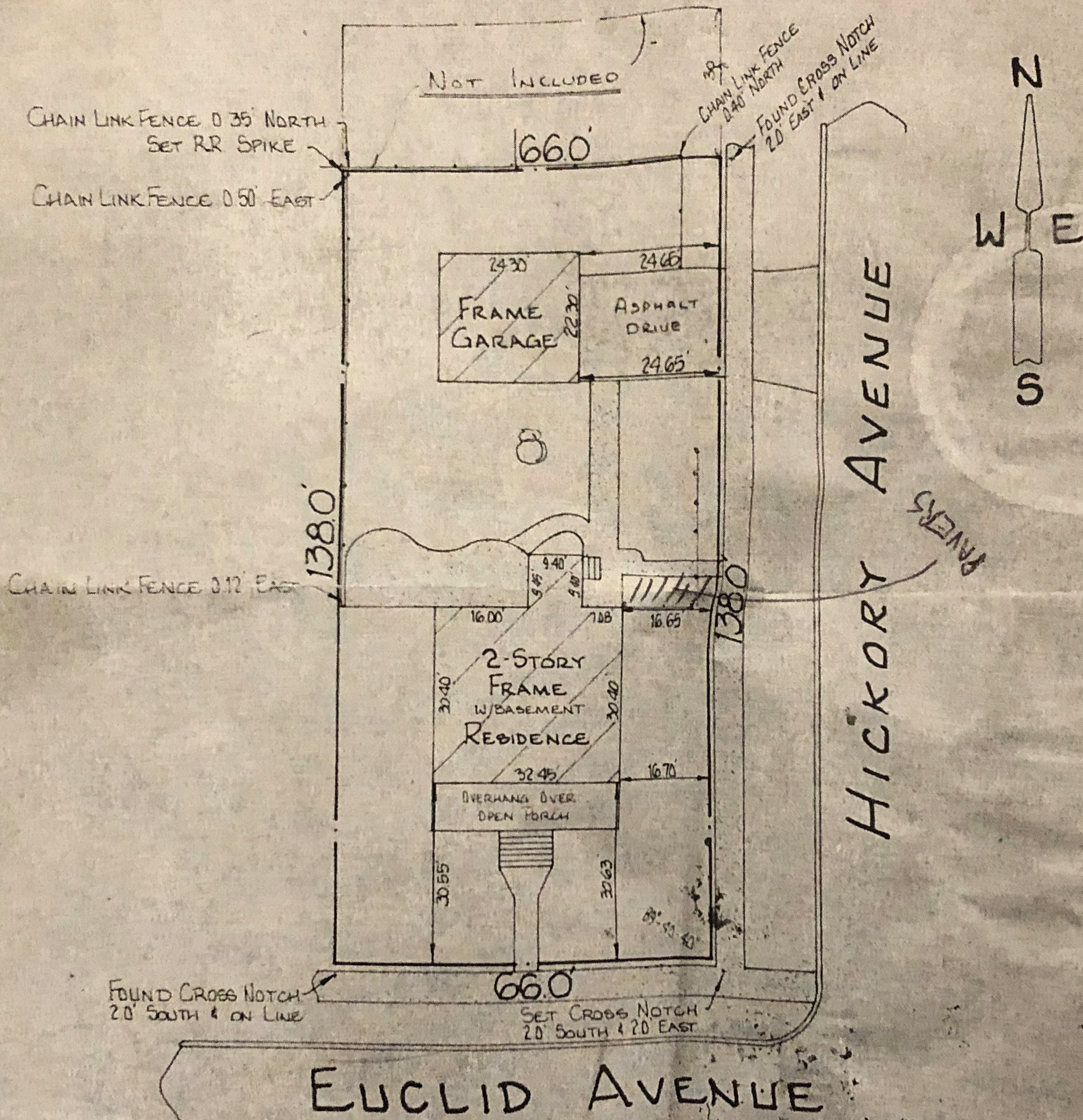
  
Petitioner

Date: 9/13/20



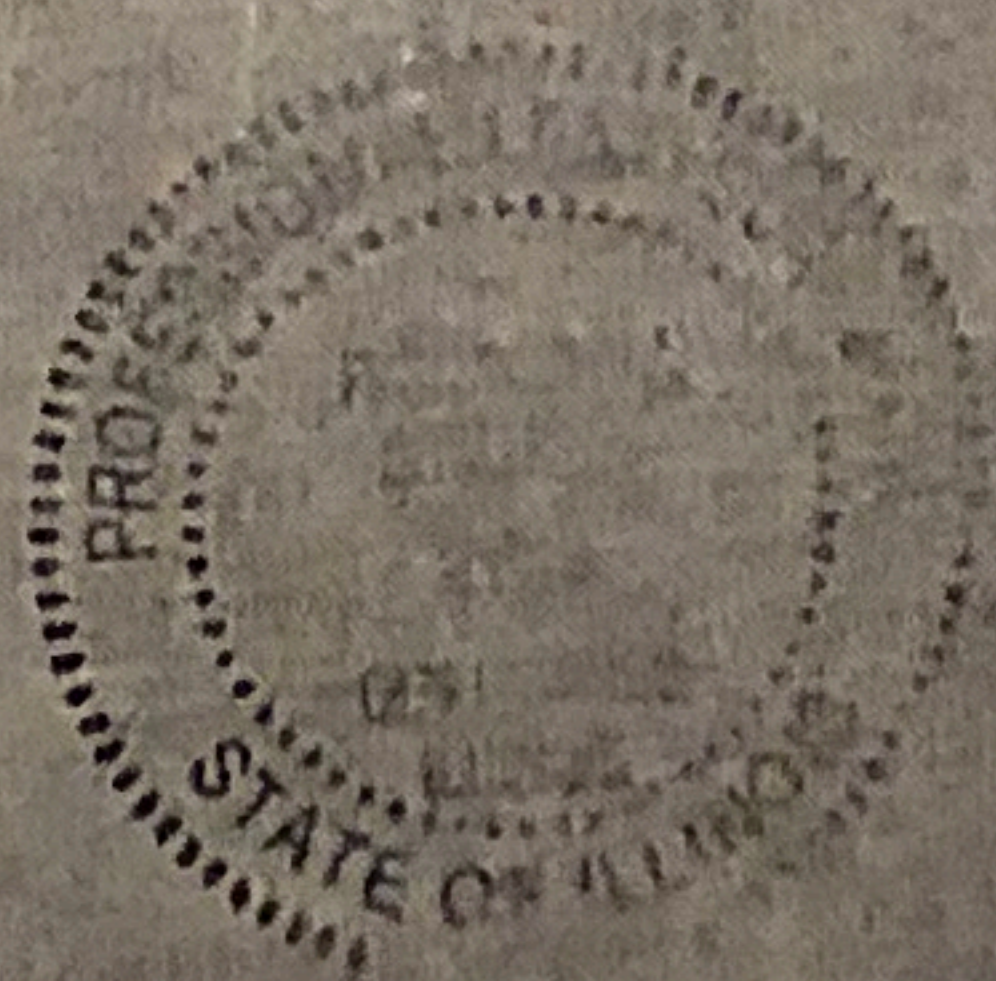
# PLAT OF SURVEY

BEING A CERTAIN PART OF THE NORTH 10 FEET TIER OF THE SECTION 14, TOWNSHIP 14 N., RANGE 11 E., EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, MORE COMMONLY KNOWN AS 616 EAST EUCLID AVENUE, WASHINGTON HEIGHTS, ILLINOIS.



Scale: 1" equals 20' feet  
Ordered by: JACK LEON, ATTY.  
Order number: 04-2073

Note:  
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.



This Professional Service Conforms  
to the current Illinois minimum Standards  
for a Boundary Survey

State of Illinois } S.S.  
County of Cook }

I, Ronald W. Stanley, hereby certify that the above  
described property has been surveyed under my supervision  
and that the plat hereon drawn is a correct representation of  
said survey.  
Dimensions are shown in feet and decimal parts thereof  
and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois DECEMBER 22, 2004

Ronald W. Stanley  
Illinois Professional Land Surveyor No. 2726  
License expires 11/30/06



[illegible]

ORDERED BY: ROBERT J. SABIN, JR.

We, ADAMS AND ADAMS,  
Land Surveyors, hereby certify that  
property described above and that th  
is a correct representation of said

# SITE IMPROVEMENT PLANS

FOR:

# SINGLE FAMILY RESIDENCE

616 E. EUCLID AVENUE  
ARLINGTON HEIGHTS, IL 60004

## EMERGENCY CONTACT INFORMATION

FAIRFIELD CUSTOM HOMES  
ATT: KEVIN DAVIS  
PH: 847-456-8017

## CONSTRUCTION SCHEDULE

EROSION CONTROL - AUGUST, 2020  
CONSTRUCTION - AUGUST, 2020  
FINAL GRADING - APRIL, 2021

## LEGAL DESCRIPTION

LOT 8 (EXCEPT THE NORTH 30 FEET THEREOF) IN CARSTEN'S SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 201 FEET OF THE WEST 165 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

ADDRESS: 616 E. EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

CONTAINING AN AREA OF 9,105 SQ.FT OR 0.209 ACRES, MORE OR LESS

PIN# 03-29-207-024-0000

## INDEX OF DRAWINGS

| SHEET NUMBER | SHEET TITLE                                    |
|--------------|------------------------------------------------|
| 1            | COVER SHEET                                    |
| 2            | BOUNDARY AND TOPOGRAPHIC SURVEY                |
| 3            | SITE ENGINEERING PLAN/ EROSION CONTROL/REMOVAL |

## LEGEND

|        |                                 |           |                                  |
|--------|---------------------------------|-----------|----------------------------------|
| P.U.   | PUBLIC UTILITY EASEMENT         | X (xxx.x) | PROPOSED SPOT ELEVATIONS         |
| D.E.   | DRAINAGE EASEMENT               | xxx.x     | AS-BUILT SPOT ELEVATIONS         |
| P.S.E. | PUBLIC WALK EASEMENT            | --812--   | EXISTING CONTOURS                |
| PROP.  | PROPOSED FEATURE                | ⊗88       | BUFFALO BOX                      |
| EXIST. | EXISTING                        | ⊕         | CLEANOUT                         |
| MH     | MANHOLE                         | ⊗         | A/C UNIT                         |
| T/F    | TOP OF FOUNDATION               | ←         | DRAINAGE FLOW ARROW              |
| F/F    | FINISHED FLOOR                  | —┐        | AS-BUILT SANITARY WYE CONNECTION |
| CONC.  | CONCRETE                        | ⊗         | WATER VALVE VAULT                |
| WW     | WINDOW WELL                     | ⊗B        | STORM CATCH BASIN                |
| M=     | MEASURED DIMENSION              | □         | STORM INLET                      |
| R=     | RECORDED DIMENSION              | ⊙         | MANHOLE                          |
| BLDG.  | BUILDING                        | ⊗         | TREE W/ SIZE                     |
| RAD    | RADIUS                          | ☀         | LIGHT POLE                       |
| B/C    | BACK OF CURB ELEVATIONS         | •         | BOLLARDS                         |
| ⊕ FIR  | FOUND IRON ROD                  | ⊗         | FIRE HYDRANTS                    |
| ⊕ SPK  | SET P.K. NAIL                   | ⊕         | UTILITY POLE                     |
| ● FIP  | FOUND IRON PIPE                 | ⊗         | HAND HOLE                        |
| ⊕ FCC  | FOUND CROSS CUT                 | ⊗         | GAS VALVE                        |
| —      | PROPERTY LINE                   | ⊕         | STREET SIGN                      |
| —W—    | WATER MAIN                      | ⊕         | EXISTING SPOT ELEVATIONS         |
| —G—    | GAS MAIN                        | ⊕         | EXISTING CONCRETE PAVEMENT       |
| —>—>—  | COMBINED SEWER LINE             | ⊕         | EXISTING BITUMINOUS PAVEMENT     |
| —)——)  | STORM SEWER LINE                | ⊕         | EXISTING GRAVEL PAVEMENT         |
| —TV——  | CABLE/TV LINE                   | ⊕         | STRUCTURE OR ITEM TO BE REMOVED  |
| —T——T— | TELEPHONE/COMMUNICATION LINE    | ⊕         | INLET PROTECTION                 |
| —E——   | ELECTRIC LINE                   | ⊕         | TO BE REMOVED                    |
| —OW——  | OVERHEAD LINE                   |           |                                  |
| —□——   | SILT FENCING                    |           |                                  |
| —X——   | CHAIN LINK CONSTRUCTION FENCING |           |                                  |
| —      | TRENCH BACKFILL                 |           |                                  |
| ○ DSP  | DOWNSPOUT                       |           |                                  |
| ● PU   | POP-UP EMITTER                  |           |                                  |



LOCATION MAP  
NOT TO SCALE

## CONTROL/BENCHMARKS

- SITE BM: SOUTHEAST FLANGE BOLT ON HYDRANT AT THE NORTHEAST CORNER OF HICKORY AVENUE AND EUCLID AVENUE  
N: 1974989.504  
E: 1081703.230  
ELEVATION = 681.29 (NAVD'88, GPS DERIVED)
- CP20: FOUND CUT CROSS ON WALK AT NORTHEAST CORNER OF PROPERTY.  
N: 1975122.000  
E: 1081650.013  
ELEVATION = 679.54 (NAVD'88, GPS DERIVED)
- CP21: FOUND CUT CROSS ON WALK AT SOUTHEAST CORNER OF PROPERTY.  
N: 1974981.017  
E: 1081650.293  
ELEVATION = 679.883 (NAVD'88, GPS DERIVED)

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY



## FLOODPLAIN INFORMATION

THIS PROPERTY IS LOCATED IN ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SHOWN ON THE CURRENTLY EFFECTIVE FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL 203 OF 832 FOR COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP NUMBER 17031C0203 J, DATED AUGUST 19, 2008.

## GENERAL NOTES

- CONSTRUCTION OPERATIONS SHALL BE LIMITED TO THE PERIOD BEGINNING AT 7:00 AM AND ENDING AT 7:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM ENDING AT 6:00 PM ON SATURDAY AND SUNDAY.
- THE CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) 48 HOURS PRIOR TO EXCAVATION WORK. (INCLUDE SECTION, TOWNSHIP, AND RANGE NUMBER OF PROPERTY WITH NOTE).
- ALL SOIL EROSION AND SEDIMENT CONTROL (SE/SC) MEASURES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO BEGINNING ANY EXISTING VEGETATION REMOVAL AND/OR EXCAVATION/GRADING.
- ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED.
- THE LOCATION, ELEVATION, SIZE, AND TYPES OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REQUIRED PERMITS FROM ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROPOSED CONSTRUCTION ACTIVITIES SHALL BE OBTAINED PRIOR TO THE MUNICIPALITY ISSUING ITS APPROVAL OF THE WORK.
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY, ZONING ORDINANCE, ETC. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. CONTACT UTILITY COMPANIES BEFORE BUILDING.
- ALL BUILDING TIES ARE MEASURED TO CONCRETE FOUNDATION DURING SPOT SURVEY.
- THE CONTRACTOR IS ADVISED THAT MUD AND DEBRIS MUST NOT BE DEPOSITED ON THE ADJACENT ROADWAYS. ANY DIRT AND DEBRIS DEPOSITED ON THE PAVEMENT MUST BE CLEANED BY THE CONTRACTOR IMMEDIATELY.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE: *Lauren Kucinski*  
NAME: LAUREN KUCINSKI  
DATE: 09/02/2020 LICENSE NUMBER: 062-056226  
MY LICENSE RENEWAL DATE IS: NOVEMBER 30, 2021  
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:  
1 & 3

COVER SHEET

|              |                 |               |
|--------------|-----------------|---------------|
| Drawn By: JV | Designed By: LK | Scale: N.T.S. |
| COVER SHEET  |                 |               |
| REVISIONS    |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |
|              |                 |               |

|                                                                                                                |
|----------------------------------------------------------------------------------------------------------------|
| 616 E. EUCLID AVE., ARLINGTON HEIGHTS, IL 60004                                                                |
| PREPARED FOR:<br>FAIRFIELD HOMES, LLC<br>530 S. ARTHUR AVENUE<br>ARLINGTON HEIGHTS, IL 60005<br>(847) 456-8017 |

|        |                                                                                                                                                                              |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KNIGHT | Engineers & Architects<br>Knight E/A, Inc.<br>221 N. LaSalle Street, Suite 300<br>Chicago, Illinois 60601-1211<br>Phone (312) 577-3300<br>Fax (312) 577-3526<br>knigthea.com |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                  |
|------------------|
| SHEET NO.        |
| 1                |
| OF 3             |
| DATE: 09/02/2020 |
| JOB NO. 7281.30  |



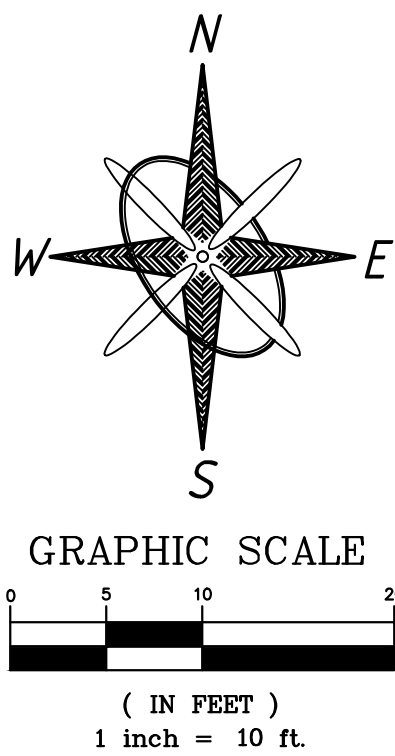
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

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CONTAINING AN AREA OF 9,105 SQ.FT OR 0.209 ACRES, MORE OR LESS



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LEGEND

|        |                                 |            |                                  |
|--------|---------------------------------|------------|----------------------------------|
| P.U.   | PUBLIC UTILITY EASEMENT         | X (XXX.X)  | PROPOSED SPOT ELEVATIONS         |
| D.E.   | DRAINAGE EASEMENT               | XXX.X      | AS-BUILT SPOT ELEVATIONS         |
| P.S.E. | PUBLIC WALK EASEMENT            | --812--    | EXISTING CONTOURS                |
| PROP.  | PROPOSED FEATURE                | ⊗BB        | BUFFALO BOX                      |
| EXIST. | EXISTING                        | ⊗          | CLEANOUT                         |
| MH     | MANHOLE                         | ⊗ A/C UNIT | A/C UNIT                         |
| T/F    | TOP OF FOUNDATION               | →          | DRAINAGE FLOW ARROW              |
| F/F    | FINISHED FLOOR                  | →          | AS-BUILT SANITARY WYE CONNECTION |
| CONC.  | CONCRETE                        | ⊗CB        | WATER VALVE VAULT                |
| WW     | WINDOW WELL                     | ⊗CB        | STORM CATCH BASIN                |
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| ---    | PROPERTY LINE                   | ⊗          | STREET SIGN                      |
| ---    | WATER MAIN                      | ⊗          | EXISTING SPOT ELEVATIONS         |
| ---    | GAS MAIN                        | ⊗          | EXISTING CONCRETE PAVEMENT       |
| ---    | COMBINED SEWER LINE             | ⊗          | EXISTING BITUMINOUS PAVEMENT     |
| ---    | STORM SEWER LINE                | ⊗          | EXISTING GRAVEL PAVEMENT         |
| ---    | CABLE/TV LINE                   | ⊗          | STRUCTURE OR ITEM TO BE REMOVED  |
| ---    | TELEPHONE/COMMUNICATION LINE    | ⊗          |                                  |
| ---    | ELECTRIC LINE                   | ⊗          |                                  |
| ---    | OVERHEAD LINE                   | ⊗          |                                  |
| ---    | SILT FENCING                    | ⊗          |                                  |
| ---    | CHAIN LINK CONSTRUCTION FENCING | ⊗          |                                  |
| ---    | TRENCH BACKFILL                 | ⊗          |                                  |
| ○ DSP  | DOWNSPOUT                       | ⊗          |                                  |
| ● PU   | POP-UP EMITTER                  | ⊗          |                                  |

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
- ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
- LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED HEREON.
- BEARING AND DISTANCES SHOWN ARE MEASURED.

SURVEYOR'S NOTES:

- BEARINGS BASED ON ILLINOIS STATE PLANE EAST ZONE, NAD83 (2011), GPS DERIVED. VERTICAL DATUM IS NAVD'88, GPS DERIVED.
- THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED JULY 23, 2020.
- ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.
- MISSING PROPERTY CORNERS WILL BE SET AFTER CONSTRUCTION DURING FINAL AS-BUILT SURVEY.

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

WE, KNIGHT E/A, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002141, HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

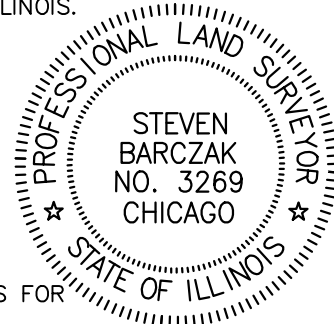
GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF SEPTEMBER, 2020 IN CHICAGO, ILLINOIS.

KNIGHT E/A, INC.

STEVEN BARCZAK, IPLS NO. 035.003269  
LICENSE EXPIRES: 11/30/2020

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

ORIGINAL COPIES OF THIS PLAT CONTAIN A SIGNATURE AND A RAISED SEAL.



616 E. EUCLID AVE., ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:  
**FAIRFIELD HOMES, LLC**  
530 S. ARTHUR AVENUE  
ARLINGTON HEIGHTS, IL 60005  
(847) 456-8017

**KNIGHT**

Engineers & Architects

Knight E/A, Inc.  
221 N. LaSalle Street, Suite 300  
Chicago, Illinois 60601-1211  
Phone (312) 577-3300  
Fax (312) 577-3526  
knightea.com

SHEET NO.

2

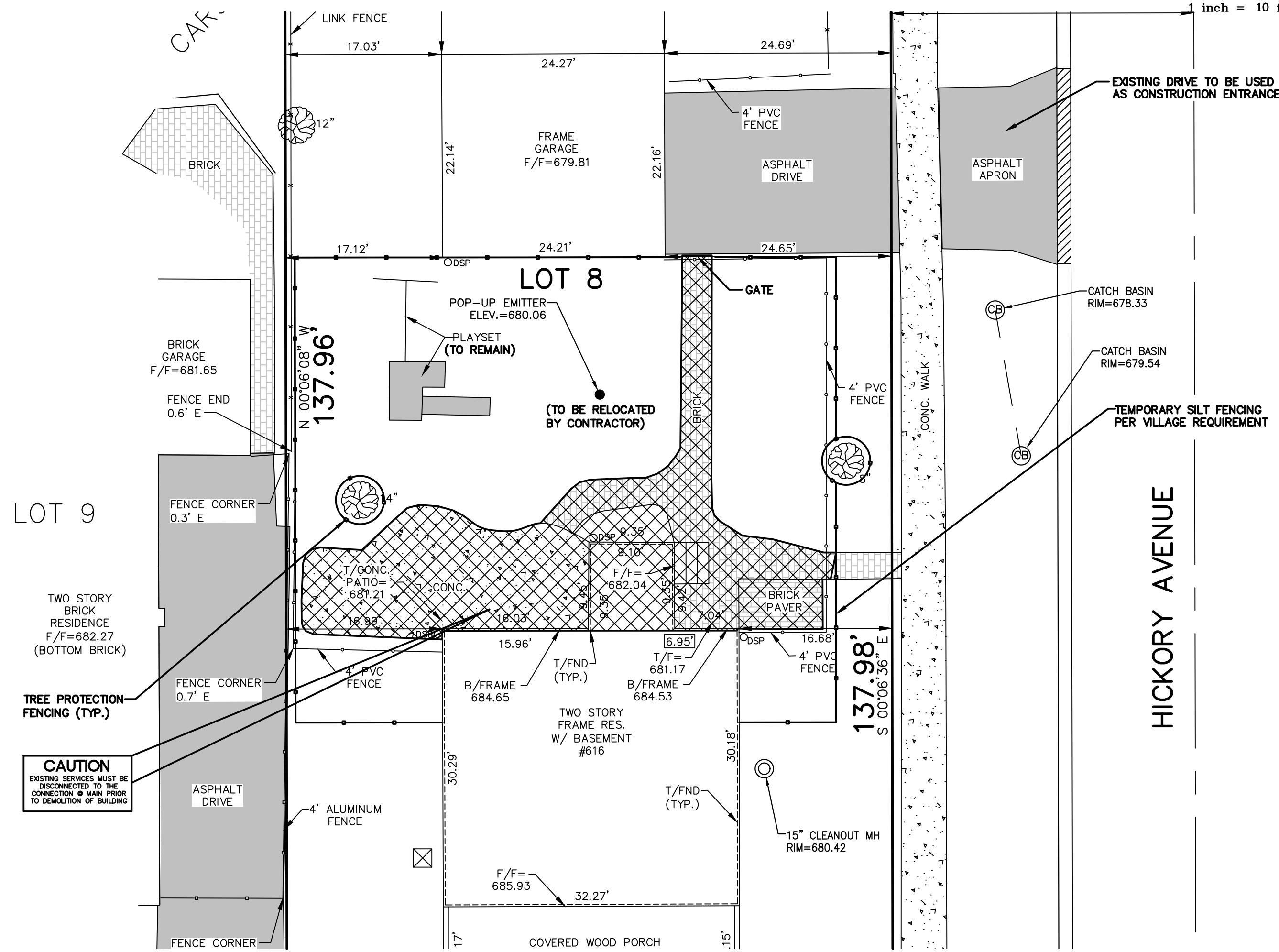
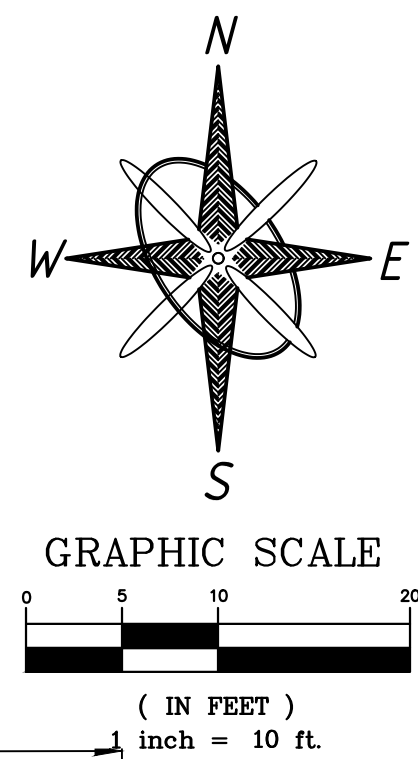
OF 3

DATE: 09/02/2020  
JOB NO. 7281.30

LOT 8

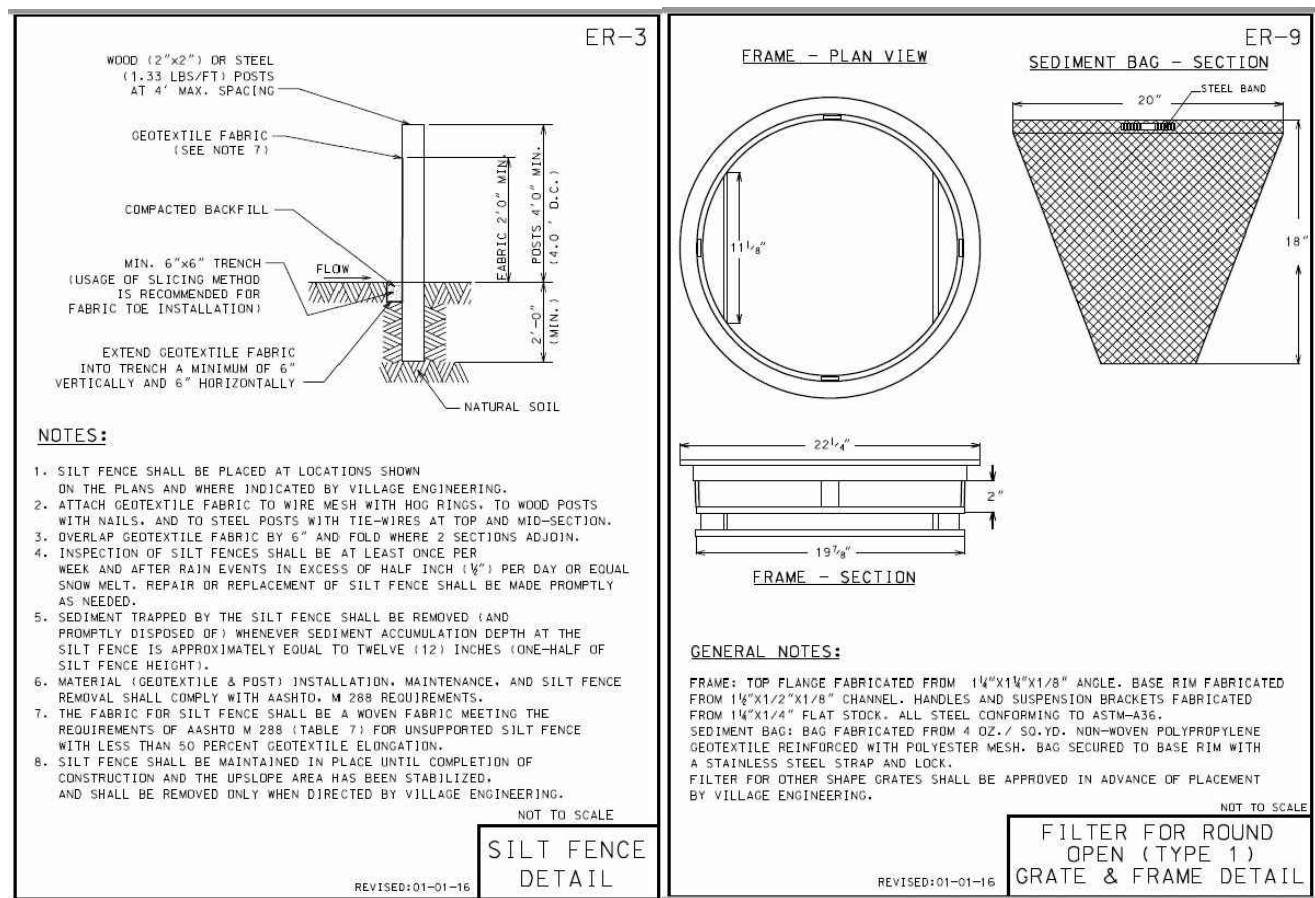


SITE ENGINEERING PLAN/  
EROSION CONTROL/REMOVAL

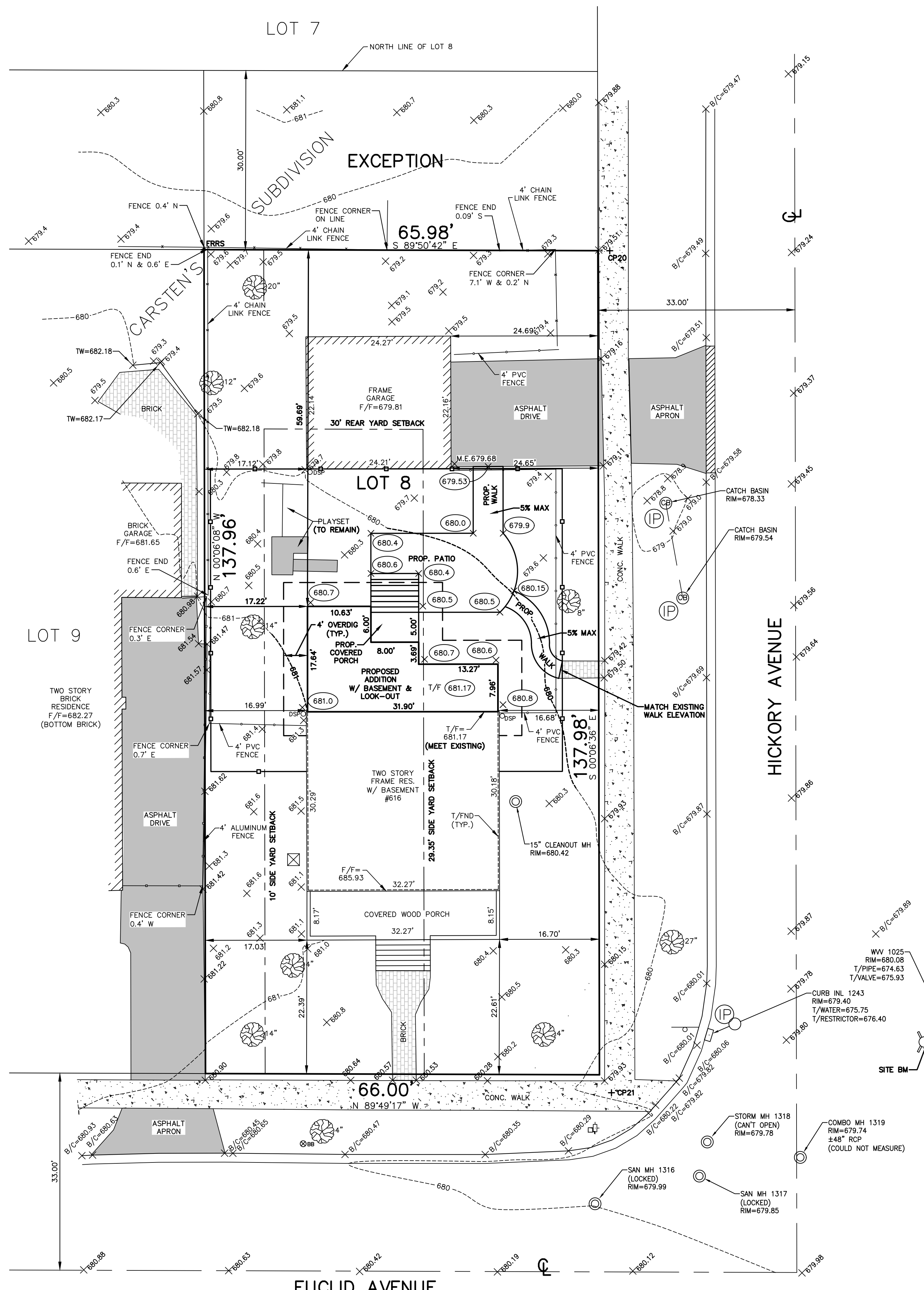


EROSION CONTROL / REMOVAL

- LEGEND**
- |       |                                 |       |                          |
|-------|---------------------------------|-------|--------------------------|
| PROP. | PROPOSED FEATURE                | XXX.X | PROPOSED SPOT ELEVATIONS |
| T/F   | TOP OF FOUNDATION               | -812- | PROPOSED CONTOURS        |
| F/F   | FINISHED FLOOR                  | -812- | EXISTING CONTOURS        |
| CONC. | CONCRETE                        | BB    | BUFFALO BOX              |
| B/C   | BACK OF CURB ELEVATIONS         | ⊗     | CLEANOUT                 |
| FIR   | FOUND IRON ROD                  | ⊗     | A/C UNIT                 |
| FRRS  | FOUND RAIL ROAD SPIKE           | ⊗     | WATER VALVE VAULT        |
| FIP   | FOUND IRON PIPE                 | ⊗     | STORM CATCH BASIN        |
| FCC   | FOUND CROSS CUT                 | ⊗     | STORM INLET              |
| —     | PROPERTY LINE                   | ⊗     | MANHOLE                  |
| —     | SILT FENCING                    | ⊗     | TREE W/ SIZE             |
| —     | ALUMINUM FENCING                | ⊗     | LIGHT POLE               |
| —     | CHAIN LINK FENCING              | ⊗     | FIRE HYDRANTS            |
| —     | PVC FENCING                     | ⊗     | UTILITY POLE             |
| DSP   | DOWNSPOUT                       | ⊗     | STREET SIGN              |
| PU    | POP-UP EMITTER                  | ⊗     | EXISTING SPOT ELEVATIONS |
| —     | EXISTING CONCRETE PAVEMENT      | ⊗     | INLET PROTECTION         |
| —     | EXISTING BITUMINOUS PAVEMENT    | ⊗     | M.E. MEET EXISTING       |
| —     | STRUCTURE OR ITEM TO BE REMOVED | ⊗     |                          |
| ×     | TO BE REMOVED                   |       |                          |



- NOTES:**
1. ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF: NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
  2. ROOT-PRUNE TO ALLOW FOUNDATION EXCAVATION.
  3. PROPOSED WALKS SHALL BE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.



|                                                |    |              |    |        |        |
|------------------------------------------------|----|--------------|----|--------|--------|
| Drawn By:                                      | JV | Designed By: | LK | Scale: | 1"=10' |
| SITE ENGINEERING PLAN/ EROSION CONTROL/REMOVAL |    |              |    |        |        |
| REVISIONS                                      |    |              |    |        |        |
|                                                |    |              |    |        |        |
|                                                |    |              |    |        |        |
|                                                |    |              |    |        |        |
|                                                |    |              |    |        |        |

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**SHEET NO.**  
**3**  
OF **3**

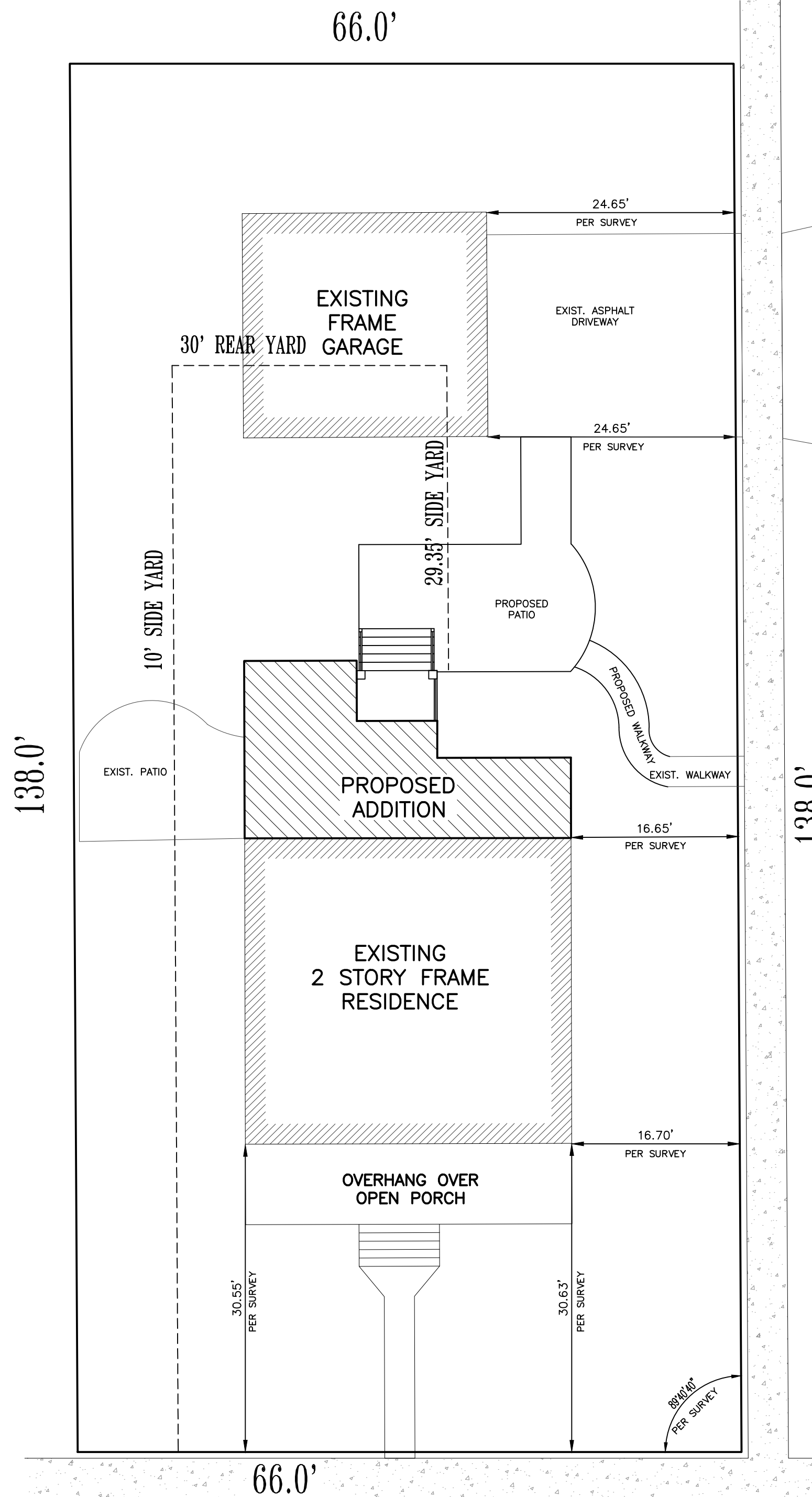
DATE: 09/02/2020  
JOB NO. 7281.30



# SAADAT RESIDENCE

## 616 E. EUCLID AVE.

### ARLINGTON HEIGHTS, IL



HICKORY AVENUE

RELEASED FOR BID  
NOT FOR CONSTRUCTION OR PERMIT  
DESIGN COMMISSION SUBMITTAL & VARIANCE APPROVAL REQUIRED

- NOTES:
1. VERIFY UTILITY LOCATIONS.
  2. VERIFY TREES TO BE REMOVED WITH OWNER
  3. VERIFY STRUCTURE LOCATION WITH OTHERS.  
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
  4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
  5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

| BUILDING LOT COVERAGE    |             |
|--------------------------|-------------|
| AREA OF LOT              | 9108 S.F.   |
| ZONING DISTRICT          | R-3         |
| MAXIMUM LOT COVERAGE     | ---         |
| ALLOWABLE LOT COVERAGE   | 3188 S.F.   |
| PROPOSED LOT COVERAGE    |             |
| 1st FLOOR                | +1629 S.F.  |
| GARAGE                   | +542 S.F.   |
| PORCHES/STEPS/SOOPS      | +69 S.F.    |
| TOTAL BLDG. LOT COVERAGE | 2240 S.F. ✓ |

| IMPERVIOUS SURFACE COVERAGE |             |
|-----------------------------|-------------|
| AREA OF LOT                 | 9108 S.F.   |
| ZONING DISTRICT             | R-3         |
| MAXIMUM IMPERVIOUS COVERAGE | ---         |
| ALLOWABLE IMPERVIOUS        | 4554 S.F.   |
| PROPOSED IMPERVIOUS         |             |
| 1st FLOOR                   | +1629 S.F.  |
| GARAGE                      | +542 S.F.   |
| PORCHES/STEPS/SOOPS         | +69 S.F.    |
| DRIVEWAY/WALKWAY            | +1257 S.F.  |
| TOTAL IMPERVIOUS COVERAGE   | 3497 S.F. ✓ |

| FLOOR AREA RATIO     |                  |
|----------------------|------------------|
| AREA OF LOT          | 9108 S.F.        |
| ZONING DISTRICT      | R-3              |
| MAXIMUM F.A.R.       | ---              |
| ALLOWABLE FLOOR AREA | 4081 S.F.        |
| PROPOSED FLOOR AREA  |                  |
| 1st FLOOR            | +1629 S.F.       |
| GARAGE               | +542 S.F.        |
| GARAGE ALLOWANCE     |                  |
| 2nd FLOOR            | +1246 S.F.       |
| FRONT PORCH          | NOT COUNTED S.F. |
| ATTIC (CLG. > 7'-6") | 0.00 S.F.        |
| TOTAL FLOOR AREA     | 3417 S.F. ✓      |

#### ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/20  
Cert. No. Exp. Date

#### IECC - INTERNATIONAL ENERGY CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS:  
\* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.  
\* THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION FIGURE(1) IECC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.  
\* AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK".  
\* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

#### \*\*\* IF YOU DONT READ ANY OTHER NOTES - READ THIS ONE \*\*\* NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT, FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION, NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

**PLAN & ELEVATION SYMBOLS**

5 S SHELVES 1 SHELF & 1 ROD SPRINKLER HEAD  
GAS HOODUP WATER HOODUP FROST PROOF HOSE BIB  
SHOWER HEAD FAUCET SHOWER RAIN HEAD FLOOR DRAIN  
PRE-FAB FIREPLACE FLUE MASONRY FIREPLACE FLUE REBAR  
CEILING DETAIL DIAGRAM WORK POINT ROOF PITCH  
SECTION / NEW MARKER ELEVATION MARKER REVISION MARKER

FACE BRICK HORIZONTAL SIDING ASPHALT SHINGLES ROOFING  
STONE SHALE SIDING METAL SIDING GRAVEL  
FIELD STONE STUCCO CLT.S. FACE BRICK  
FIELD STONE STUCCO CLT.S. FACE BRICK

#### WINDOW & DOOR NOTES

EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (1) - TEMPERED GLASS  
EXAMPLE DOOR: 2468 = 2'-4" X 6'-8" (1) - TYPED WINDOW

#### ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) SWITCHED DUPLEX OUTLET (2) TELEVISION JACK  
DUPLEX OUTLET (2) SWITCH TELEPHONE JACK  
QUAD. OUTLET (4) DOOR ACTIVATED SWITCH HEMI JACK  
FLUORESCENT LIGHT FIXTURE EXHAUST FAN (VENTED TO EXTERIOR)  
CEILING MOUNTED LIGHT FIXTURE EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)  
RECESSED CAN LIGHT UNDER CABINET LIGHT  
DIRECTIONAL RECESSED CAN LIGHT UNDER CABINET LED LIGHT STRIP  
SURFACE MOUNTED LED CAN LIGHT LAMP W/ POST  
WALL MOUNTED LIGHT FIXTURE CEILING MOUNTED FAN/LIGHT  
FLOOD LIGHT WITH MOTION DET. 110V SMOKE DETECTOR WIRED IN SERIES W/  
A/C HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP BATTERY BACKUP RUN ON DEDICATED CIRCUIT

**WALL TYPES**

NEW FRAME WALL & FOOTING  
DRYWALL, ARCHED OR CASD OPENING  
DEPRESSED FOUNDATION WALL  
TR. SILL PLATE @ FDN. WALL

#### NOTE TO CONTRACTORS

\* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.  
\* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

#### CODE CONFORMANCE

- THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:
- \* INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
  - \* INTERNATIONAL FIRE CODE, 2009 EDITION
  - \* INTERNATIONAL MECHANICAL CODE, 2009 EDITION
  - \* INTERNATIONAL FUEL GAS CODE, 2009 EDITION
  - \* INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
  - \* NATIONAL ELECTRICAL CODE, 2008 EDITION
  - \* INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
  - \* ILLINOIS PLUMBING CODE 2014 EDITION
  - \* CITY OF ARLINGTON HEIGHTS AMENDMENTS

#### DRAWING INDEX

- A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES  
A100 EXISTING FOUNDATION PLAN, FOUNDATION FOUNDATION PLAN  
A101 FIRST FLOOR DEMOLITION PLAN, FIRST FLOOR PLAN PLAN  
A200 EXISTING REAR ELEVATION, EXISTING RIGHT SIDE ELEVATION, EXISTING LEFT SIDE ELEVATION  
A201 REAR ELEVATION, RIGHT SIDE ELEVATION, LEFT SIDE ELEVATION  
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTION, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, LIGHT & VENT SCHEDULE, TYPICAL DETAILS  
E101 FIRST FLOOR ELECTRICAL PLAN

#### DESIGN LOADING VALUES

|         |                                       |                              |                                  |
|---------|---------------------------------------|------------------------------|----------------------------------|
| ROOF    | 30 PSF LIVE LOAD                      | WALLS                        | 20 PSF WIND FOR 0-20 FT. HEIGHT  |
| CEILING | 20 PSF LIVE LOAD                      |                              | 25 PSF WIND FOR 21-29 FT. HEIGHT |
| FLOOR   | 60 PSF LIVE FOR EXTERIOR BALCONY      |                              | 30 PSF WIND FOR 30 FT. AND ABOVE |
|         | 40 PSF LIVE FOR FLOORS, DECKS, STAIRS | SOIL                         | 3000 PSF ASSUMED MINIMUM ASSUMED |
|         |                                       | OWNER/CONTRACTOR RESPONSIBLE | TO VERIFY                        |

#### FOUNDATION NOTES:

- \* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- \* ALL FOUNDATION WALLS OVER 4'-0" TALL TO BE A MINIMUM OF 16" THICK (SEE SECTIONS)
- \* ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 16" THICK (SEE SECTIONS)
- \* VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- \* ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (26 W/ 1/2" SHEATHING)
- \* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB AND FLOOR
- \* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED
- \* FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED
- \* PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ACCESS EITHER TO NEW GRAM, SPACE OR BASEMENT, PER PLANS AND LOCAL CODES
- \* PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQD.
- \* CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.

#### WINDOW NOTES:

- \* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE
- \* (WALKOUT BASEMENT ONLY) TOP OF WALKOUT WINDOWS 6'-8" A.F.F. OR TO MATCH EXISTING
- \* TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING
- \* ALL WINDOWS ARE DESIGNATED IN ROOM OPENING, SHOWN IN FEET AND INCHES  
EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OF EXCEEDS
- \* PROVIDE (2) 2 X 12'S ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- \* VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED
- \* NEW WINDOW STYLE AND TYPE TO MATCH EXISTING, UNLESS OTHERWISE NOTED
- \* WHEN PROVIDING A NEW DOOR, PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

#### STRUCTURAL NOTES:

- \* DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- \* ALL INTERIOR PARTITIONS 3/4" UNLESS OTHERWISE NOTED
- \* ALL EXTERIOR WALLS 4" (24 W/ 1/2" SHEATHING) & 1" AIR SPACE & 4" BRICK VENEER
- \* ALL EXTERIOR BRICK WALLS 6" (26 W/ 1/2" SHEATHING)
- \* ALL EXTERIOR BRICK WALLS 11" (26 W/ 1/2" SHEATHING) & 1" AIR SPACE & 4" BRICK VENEER
- \* ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- \* PROVIDE 2 X 4'S AT 16" O.C. ABOVE ALL ABOVE OPENINGS FROM 2" TO 16" WIDE WITH BRICK ABOVE
- \* PROVIDE 2 X 4'S AT 16" O.C. ABOVE ALL ABOVE OPENINGS FROM 16" TO 18" WIDE WITH BRICK ABOVE
- \* WITH UP TO 2" OF BRICK ABOVE
- \* PROVIDE 2 X 4'S AT 16" O.C. ABOVE ALL ABOVE OPENINGS FROM 18" TO 24" WIDE WITH BRICK ABOVE
- \* PROVIDE 2 X 4'S AT 16" O.C. ABOVE ALL ABOVE OPENINGS FROM 24" TO 36" WIDE WITH BRICK ABOVE
- \* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND STAYS FOR A COMPLETE INSTALLATION
- \* STEEL FLOOR PLATE BEAMS TO BE CONNECTED WITH 1/2" BOLTS STANDARD 100" O.C. AND (2) 10" EASY END
- \* ALL STEEL BEAMS, UNITS & COLUMN PLATES SHALL BE SHOP PRIMED
- \* WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- \* ALL JOISTS, STUDS & RAFTERS TO BE SPT #1 (CANADIAN) UNLESS OTHERWISE NOTED
- \* ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW #1 (2) OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPURCE PINE #2 STANDARD)
- \* ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE NEW #1 (2) OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPURCE PINE #2 STANDARD)
- \* ALL HEADERS TO BE (2) 2X12 SPT #1 (CANADIAN) UNLESS OTHERWISE NOTED
- \* THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE
- \* THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER

#### STAIR NOTES

- \* STAIRS SHALL HAVE MAXIMUM 17 1/2" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
- \* CHAMBERS SHALL HAVE MAXIMUM 17 1/2" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
- \* PROVIDE A MINIMUM OF 6'-8" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEEL POST

#### ELECTRICAL NOTES

- \* WHEN REMODELING OR ADDING A KITCHEN, ALL OUTLETS MAXIMUM 48" O.C., AND GFI
- \* WHEN REMODELING OR ADDING A LAUNDRY ROOM, ALL OUTLETS WITHIN 72" OF SINK TO BE GFI
- \* WHEN REMODELING OR ADDING A GARAGE, ALL OUTLETS IN GARAGE TO BE GFI
- \* ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR REWired AS REQD TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES
- \* WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR A NEW DWELLING ON EACH LEVEL AND WITHIN 15'-0" OR IN EACH BEDROOM AS ACCORDING TO LOCAL CODE (SEE PLANS)
- \* MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- \* VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET
- \* ALL NEW ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- \* ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- \* ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- \* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- \* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALLS IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN
- \* PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- \* PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL
- \* 200 AMP SERVICE UP TO 6,000 SF.
- \* 400 AMP SERVICE OVER 6,000 SF.

#### PLUMBING NOTES

- \* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
- \* ALL FRAMING SHIELDED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 246 STUDS
- \* ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS  
ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES  
BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON  
ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER  
BELOW GROUND WATER - TYPE K COPPER
- \* COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- \* 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- \* UNDERGROUND SANITARY SHALL BE 4" MIN.
- \* HVAC CONTRACTOR TO VERIFY EXISTING HVAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQD
- \* HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD
- \* WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- \* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
- \* DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

#### FINISHES

\* ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOLDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

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SAADAT RESIDENCE  
616 E. EUCLID AVE.  
ARLINGTON HEIGHTS, IL

SITE PLAN  
DRAWING INDEX  
GENERAL NOTES

ALA Architects & Planners, Inc.  
2000 Behan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 18297  
Sheet Number: A000

10/29/2020





1C  
A200  
EXISTING RIGHT SIDE ELEVATION  
1/4"=1'-0"

4C  
A200  
EXISTING LEFT SIDE ELEVATION  
1/4"=1'-0"

3E  
A200  
EXISTING REAR ELEVATION  
1/4"=1'-0"

| REVISIONS    |                    | 1        | 2        | 3        | 4        | 5        |
|--------------|--------------------|----------|----------|----------|----------|----------|
| DESIGN STAGE | CONCEPTUAL DESIGN  | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 |
|              | PRELIMINARY DESIGN | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 |
|              | DESIGN DEVELOPMENT | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 |
|              | RELEASE FOR BID    | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 |
|              | FINAL REVIEW       | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 |
|              | RELEASE FOR PERMIT | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 | 01-20-18 |
|              | REVISION           |          |          |          |          |          |

SAADAT RESIDENCE  
616 E. EUCLID AVE.  
ARLINGTON HEIGHTS, IL

EXISTING REAR ELEVATION  
EXISTING RIGHT SIDE ELEVATION  
EXISTING LEFT SIDE ELEVATION

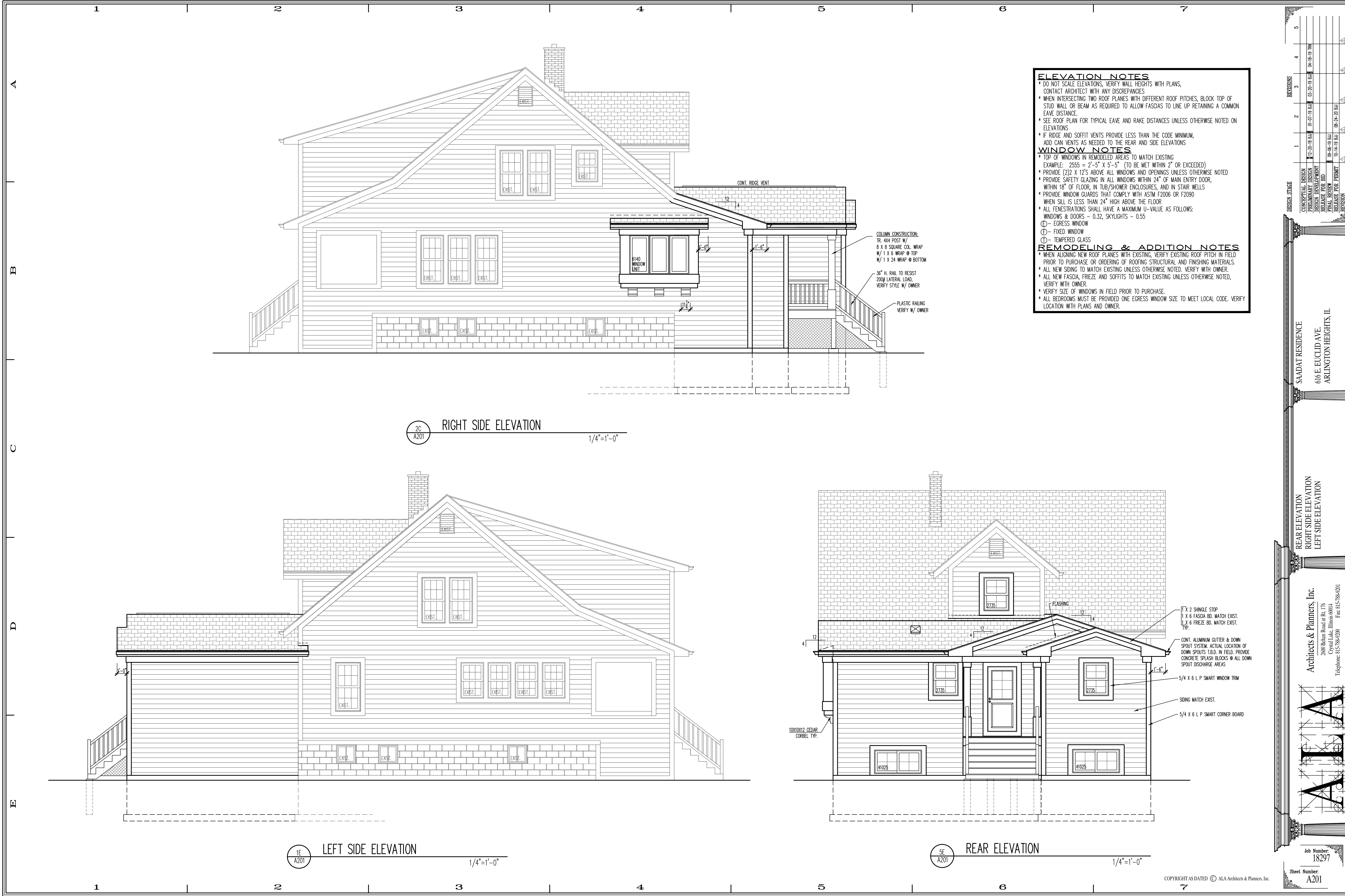
Architects & Planners, Inc.  
2000 Behan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-0200 Fax: 815-788-0201

**ALA**

Job Number: 18297  
Sheet Number: A200  
File Name: 10297200

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| REVISIONS    | 1                 | 2                  | 3                  | 4               | 5            |
|--------------|-------------------|--------------------|--------------------|-----------------|--------------|
| DESIGN STAGE | CONCEPTUAL DESIGN | PRELIMINARY DESIGN | DESIGN DEVELOPMENT | RELEASE FOR BID | FINAL REVIEW |
| DATE         | 07-20-18          | 07-20-18           | 07-20-18           | 07-20-18        | 07-20-18     |
| BY           | ALA               | ALA                | ALA                | ALA             | ALA          |
| REVISION     |                   |                    |                    |                 |              |

SAADAT RESIDENCE  
616 E. EUCLID AVE.  
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

ALA  
Architects & Planners, Inc.  
2000 Dehan Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number: 18297  
Sheet Number: A202  
File Name: 18297202



| LIGHT AND VENT SCHEDULE |         |          |          |          |          |           |
|-------------------------|---------|----------|----------|----------|----------|-----------|
| ROOM                    | SQ. FT. | REQ. LT. | ACT. LT. | REQ. VT. | ACT. VT. | ACT. CFM. |
| KITCHEN                 | 257     | 20.56    | 22.79    | 10.28    | 19.19    | N/A       |

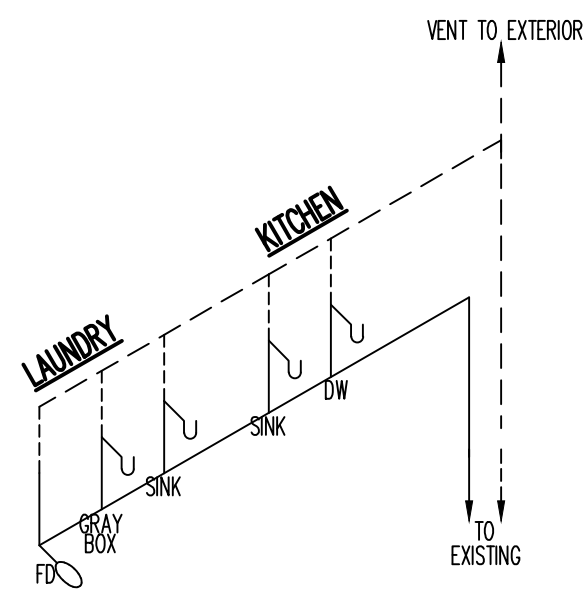
1A  
A300  
LIGHT & VENT SCHEDULE  
NO SCALE

| ATTIC VENT SCHEDULE |         |            |           |               |                   |
|---------------------|---------|------------|-----------|---------------|-------------------|
| ATTIC               | AREA    | REQ. VENT  | ACT. VENT |               |                   |
|                     | SQ. IN. | SOFFIT 50% | ROOF 50%  | SOFFIT        | ROOF              |
| OVER KITCHEN        | 14562   | 25 S.I.    | 25 S.I.   | (3) 30 S.I.   | (1 VENT) 100 S.I. |
| OVER LAUNDRY        | 37660   | 63 S.I.    | 63 S.I.   | (6.5) 65 S.I. | (3.5) 70 S.I.     |

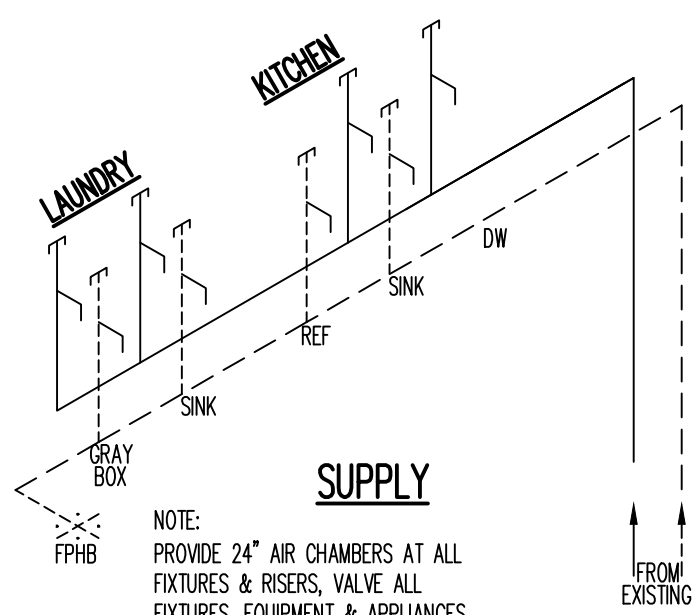
1B  
A300  
ATTIC VENT SCHEDULE  
NO SCALE

#### WASTE

NOTE:  
ALL UNDERGROUND WASTE  
LINES TO BE 4" MIN.  
MIN. TRAP SIZES:  
SHOWER 2"  
BATHUBS & SHOWERS 1-1/2"  
KITCHEN SINK 1-1/2"  
LAVATORIES 1-1/4"  
WATER CLOSETS 3"  
LAUNDRY WASH TUB 2"  
2" FLOOR DRAIN 2"  
3" FLOOR DRAIN 3"



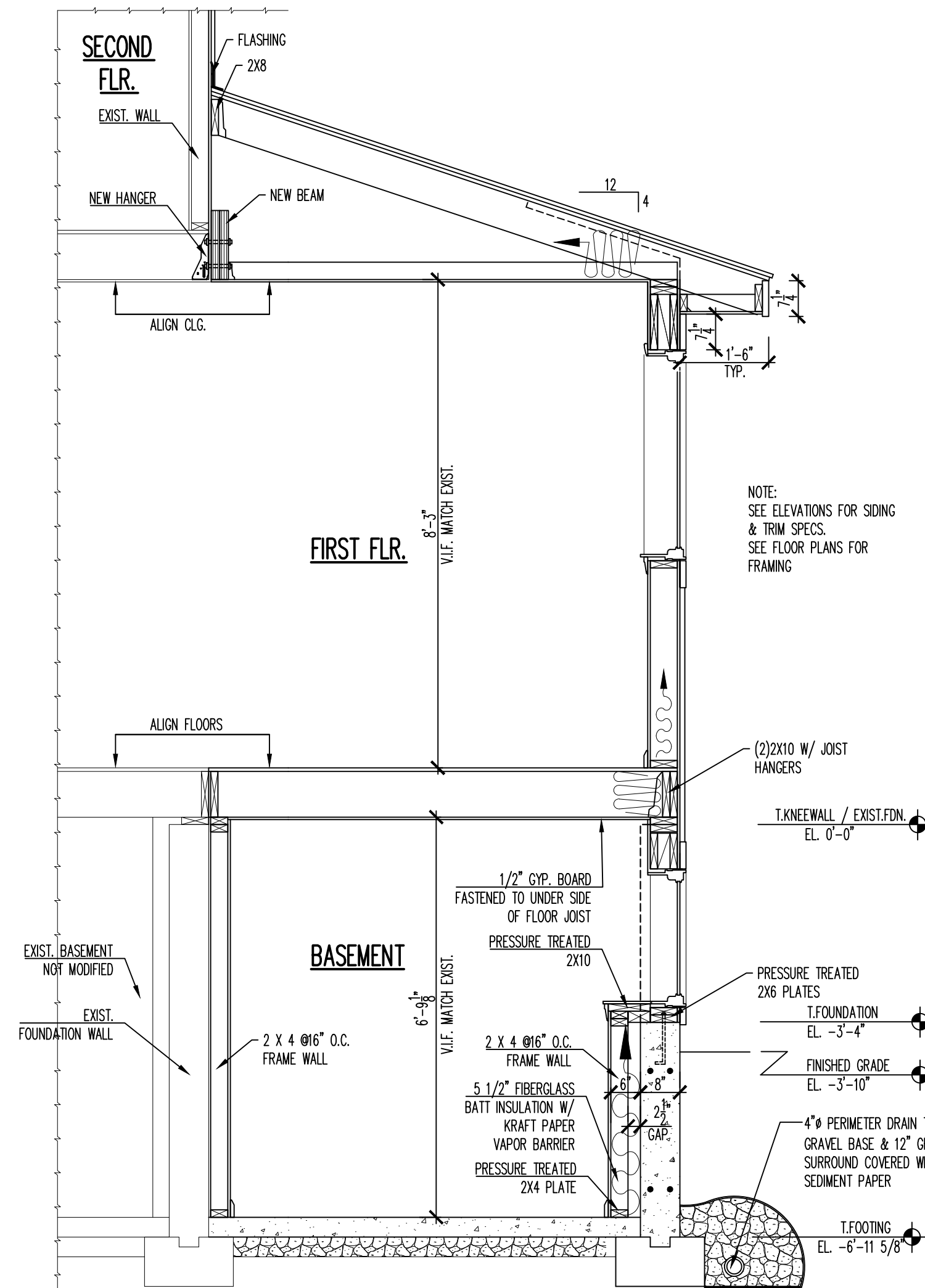
#### WASTE



#### SUPPLY

NOTE:  
PROVIDE 24" AIR CHAMBERS AT ALL  
FIXTURES & RISERS. VALVE ALL  
FIXTURES, EQUIPMENT & APPLIANCES.  
HORIZONTAL & VERTICAL RUNS - 3/4"  
MIN. SUPPLY SIZES & FLOW RATES:  
DISHWASHER 1/2" 3.0 G.P.M.  
BATHUBS & SHOWERS 1/2" 3.0 G.P.M.  
KITCHEN SINK 1/2" 3.0 G.P.M.  
LAVATORIES 1/2" 3.0 G.P.M.  
WATER CLOSETS 1/2" 3.0 G.P.M.  
SILL COCKS 1/2" 3.0 G.P.M.

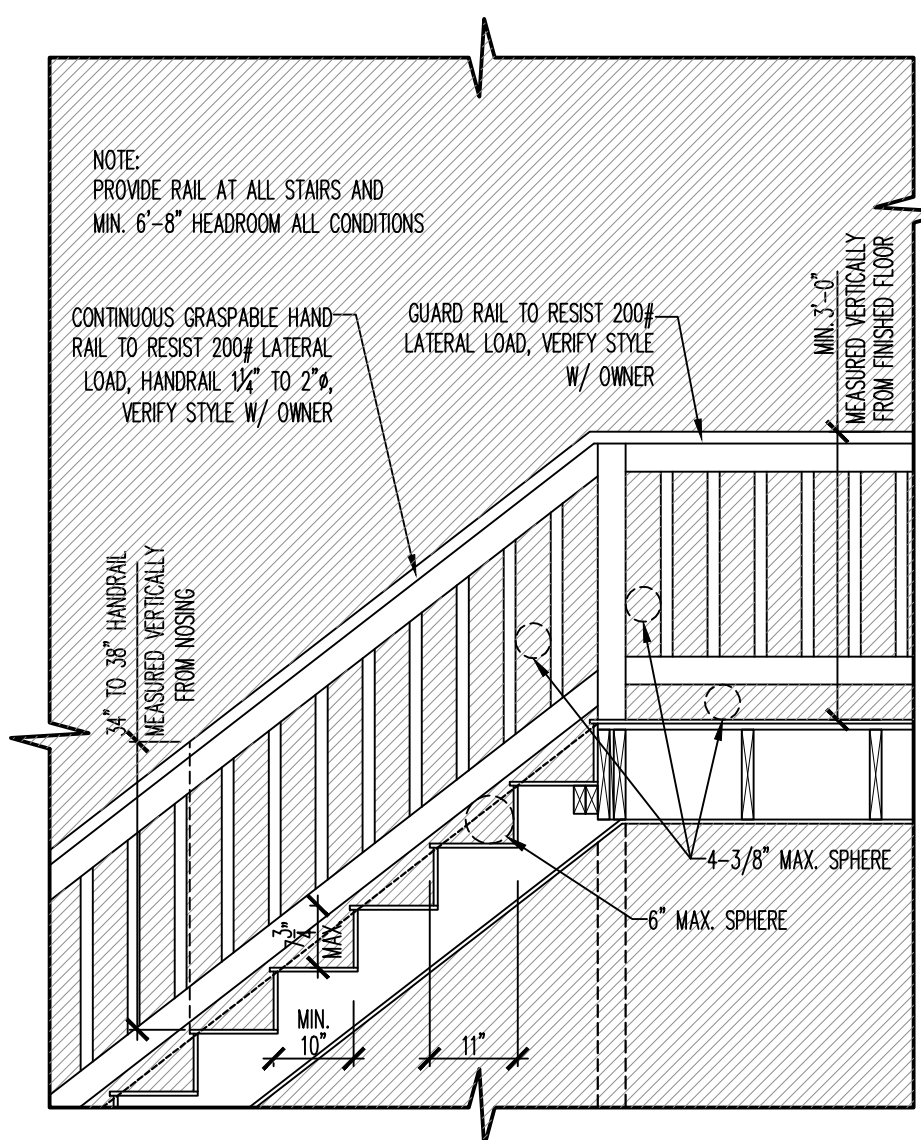
1E  
A300  
WASTE & SUPPLY DIAGRAMS  
NO SCALE



2C  
A300  
SECTION  
1/2"=1'-0"

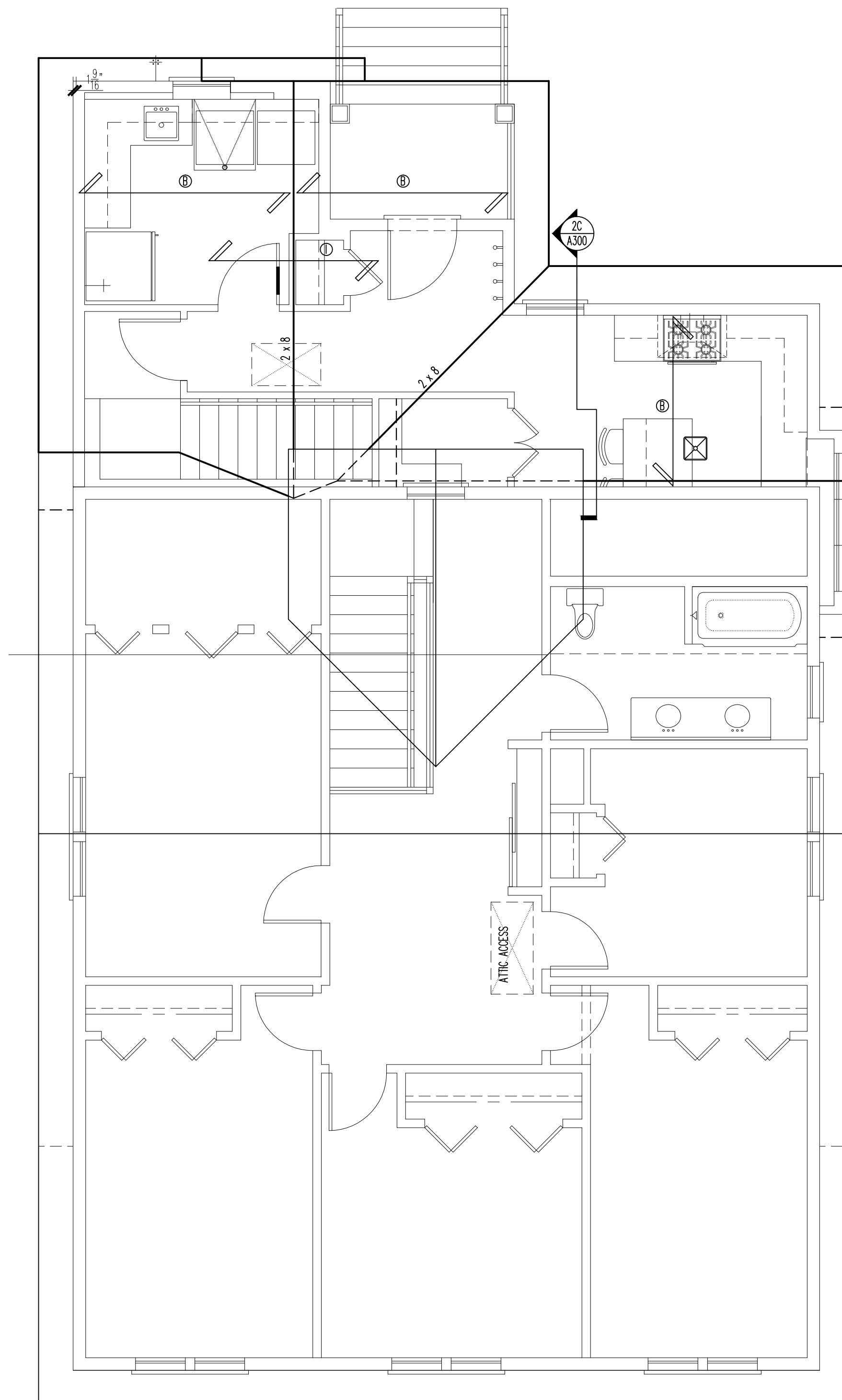
NOTE:  
THE DETAILS AND SECTIONS SHOWN  
ARE FOR REFERENCE ONLY.  
PROVIDED TO AID IN THE  
CONSTRUCTION IN STANDARD AND  
OPTIONAL CONDITIONS. SEE PLANS  
FOR SPECIFICS AND ACTUAL  
CONSTRUCTION DETAILS.

NOTE:  
ACTUAL STAIR LAYOUT PER PLANS.  
DIAGRAM SHOWS GUARDRAIL,  
HANDRAIL, HEADROOM, ETC.  
SPECIFICATIONS NOT FOR STAIR RUN  
CONSTRUCTION. SEE STAIR NOTES ON  
PAGE A000 FOR ACTUAL TREAD AND  
RISER REQUIREMENTS PER LOCAL &  
NATIONAL CODES. INSTALL THIRD  
STRINGER IF TREADS ARE MORE THAN  
3'-0" WIDE.



3E  
A300  
TYPICAL STAIR & RAIL DETAIL  
1/2"=1'-0"

TYPICAL ROOF CONSTRUCTION  
ROOF VENTS PER ELEVATIONS  
ARCHITECT GRADE ASPHALT SHINGLES (MIN. CLASS C RATINGS) OVER BUILDING FELT  
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0"  
PAST INTERIOR FACE OF EXTERIOR WALL  
5/8" O.S.B SHEATHING W/H CLIPS  
(R-49) BATT INSULATION W/ VAPOR BARRIER  
1 X FASOIA PER ELEVATIONS  
ALUM. OR SMART SOFFIT W/CONT. VENT  
1 X FRIEZE BD. PER ELEVATIONS  
1" AIR BAFFLES  
5/8" GYP. BD. AT CEILING  
TYPICAL EXTERIOR FRAME WALL CONSTRUCTION  
HORIZ. SIDING  
TYEX OR EQUIV. HOUSE WRAP  
1/2" OSB SHEATHING  
2 X 6 STUDS @16" O.C. PER PLAN  
5-1/2" (R-19) BATT INSULATION W/ VAPOR BARRIER  
5/8" GYP. BD.  
ALL HEADERS TO HAVE MIN. (R-3) INSULATION  
TYPICAL FLOOR CONSTRUCTION  
FLOORING PER PLANS  
3/4" TAG OSB SUBFLOOR GLUED AND NAILED (FIR)  
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER  
SEE STRUCTURAL NOTES ON PLANS  
(R-38) BATT INSULATION AT PERIMETER AND CANTILEVERED FLOORS  
AND OVER UNHEATED SPACES  
TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION  
TR. 2 X 6 SILL PLATE SET IN SILL SEALER  
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. @6" O.C. MAX. AND 1" MAX.  
FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)  
CONCRETE WALLS 8'-0" TALL OR LESS WITH FRAME WALL ABOVE.  
8" CONC. WALL W/ (2) #4 REBARS TOP AND BOTTOM  
ADD (2) #4 REBARS AT MIDDLE OF WALLS OVER 15'-0" IN LENGTH OR OVER 9'-0" TALL  
8" X 16" CONC. FOOTING W/ 2 X 4 KEYWAY  
ASPHALTIC DAMPROOFING  
3-1/2" (R-15) VINYL WRAPPED BLANKET INSULATION  
4" DIA. PERIMETER DRAIN TILE ON 2" GRAVEL BASE AND 12" SURROUND  
COVERED WITH SEDIMENT PAPER



| ROOF STRUCTURAL SPECIFICATIONS      |                                                        |  | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------|--------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ① = 2 X 6 RAFTERS @16" O.C.         | ① = 2 X 4 COLLAR TIES @48" O.C.                        |  | ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED<br>ALL RIDGE, HP AND VALLEY BOSS. TO BE THE FULL DEPTH OF<br>THE OUT END OF THE RAFTER UNLESS OTHERWISE NOTED<br>FIR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO<br>ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING<br>SECTION SPECS, PAGE A300.<br>ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE<br>THROUGHOUT UNLESS OTHERWISE NOTED<br>PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A<br>ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS<br>INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND<br>SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED<br>TRUSSES FOR APPROVAL PRIOR TO FABRICATION.<br>PROVIDE SIMPSON 1/2x5x1/2 HURRICANE CLIPS @ EACH RAFTER |
| ② = 2 X 8 RAFTERS @16" O.C.         | ② = 2 X 6 COLLAR TIES @48" O.C.                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ③ = 2 X 10 RAFTERS @16" O.C.        | ③ = 2 X 8 COLLAR TIES @48" O.C.                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ④ = 2 X 12 RAFTERS @16" O.C.        | ④ = CEILING JOISTS PER FLOOR PLANS                     |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ⑤ = 2 X 6 CEILING JOISTS @16" O.C.  | ⑤ = PRE-ENGINEERED ROOF TRUSSES @24" O.C.              |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ⑥ = 2 X 8 CEILING JOISTS @16" O.C.  | ⑥ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ⑦ = 2 X 10 CEILING JOISTS @16" O.C. | ⑦ = CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS) |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ⑧ = 2 X 12 CEILING JOISTS @16" O.C. | ⑧ = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     | O.B. = OVER BUILD D.R. = DOUBLE RAFTER                 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     | E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY           |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                     | U.B. = UNDER BUILD E.H. = EXTENDED HP                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

5E  
A300  
ROOF PLAN & STRUCTURAL NOTES  
1/4"=1'-0"

| REVISIONS | DATE     | BY | REVISION    |
|-----------|----------|----|-------------|
| 1         | 08-06-19 | BU | 08-06-19 BU |
| 2         | 08-07-19 | BU | 08-07-19 BU |
| 3         | 08-07-19 | BU | 08-07-19 BU |
| 4         | 08-07-19 | BU | 08-07-19 BU |
| 5         | 08-07-19 | BU | 08-07-19 BU |

| DESIGN STAGE       | DATE     | BY | REVISION    |
|--------------------|----------|----|-------------|
| CONCEPTUAL DESIGN  | 08-06-19 | BU | 08-06-19 BU |
| PRELIMINARY DESIGN | 08-07-19 | BU | 08-07-19 BU |
| DESIGN DEVELOPMENT | 08-07-19 | BU | 08-07-19 BU |
| RELEASE FOR BID    | 08-06-19 | BU | 08-06-19 BU |
| FINAL REVIEW       | 08-06-19 | BU | 08-06-19 BU |
| RELEASE FOR PERMIT | 08-06-19 | BU | 08-06-19 BU |

ROOF PLAN & STRUCTURAL NOTES  
TYPICAL WALL SECTION  
CONSTRUCTION SPECIFICATIONS  
WASTE & SUPPLY DIAGRAM  
LIGHT & VENT SCHEDULE  
TYPICAL DETAILS, ATTIC VENT SCHEDULE

SAADAT RESIDENCE  
616 E. EUCLID AVE.  
ARLINGTON HEIGHTS, IL

ALA  
Architects & Planners, Inc.  
2000 Belton Road at Rt. 176  
Crystal Lake, Illinois 60014  
Telephone: 815-788-0200 Fax: 815-788-0201  
Job Number: 18297  
Sheet Number: A300  
File Name: 10297200



[REDACTED]

---

**From:** David Schultz [REDACTED] >  
**Sent:** Tuesday, October 27, 2020 10:04 AM  
**To:** Mach, Derek  
**Subject:** Zoning Public Hearing Comment for Rukstales at 616 E Euclid

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

For the Zoning Board of Appeals Meeting on November 9, 2020:

I, David Schultz, being the legal owner of [REDACTED], and neighbor of Diane Rukstales at 616 E Euclid Ave, support Diane Rukstales' request for a variance to reduce the side yard setback to the requested 16.7 feet, instead of the required 28.2 feet.

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

Unless there is a public safety concern or issue, I encourage the Zoning Board members to approve this variance request.

Thank you,

David Schultz  
[REDACTED]





## **Zoning Board of Appeals 11/9/2020**

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

**Department:** Planning & Community Development

### **REQUEST**

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

### **ATTACHMENTS:**

| <b>Description</b>   | <b>Type</b> |
|----------------------|-------------|
| Supporting Documents | Exhibits    |



## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

---

### Staff Analysis

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

### Background Information

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

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

### Requested Action/Background Information

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

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

### Variation Review Standards

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



Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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



Photographs of Existing Structure







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

## **Interoffice Memorandum**

---

**To:** Derek Mach, Zoning Board of Appeals Liaison

**From:** Deb Pierce, Building & Life Safety Department

**Project Name:** ComEd

**Project Address:** 2300 N Arlington Heights Rd

**ZBA #:** 20-029

**Date:** October 21, 2020

Derek:

I have reviewed the request for the following variance:

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

and do not have any objections or comments.



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

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

The proposed ZBA application indicates that the petitioner is seeking:

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

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

|  |
|--|
|  |
|--|

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

Project Name: ComEd

Project Address: 2300 N. Arlington Heights Road

ZBA #: 20-029

ZBA Hearing Date: November 9, 2020

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2020

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

Attached are the Petitioner's:

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

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

equipment from public view from Chestnut Avenue on the west.

- Steve Hautzinger, Design Planner

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



## PETITION

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

### PETITION

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

being the owner of the property commonly known as:

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

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

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

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

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

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

Signed:

Jamie Wirtz on behalf of Mark Primm  
Petitioner

Date: 9/25/2020

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

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

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

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

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

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

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



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

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

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

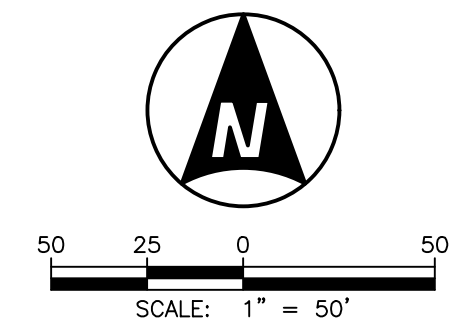
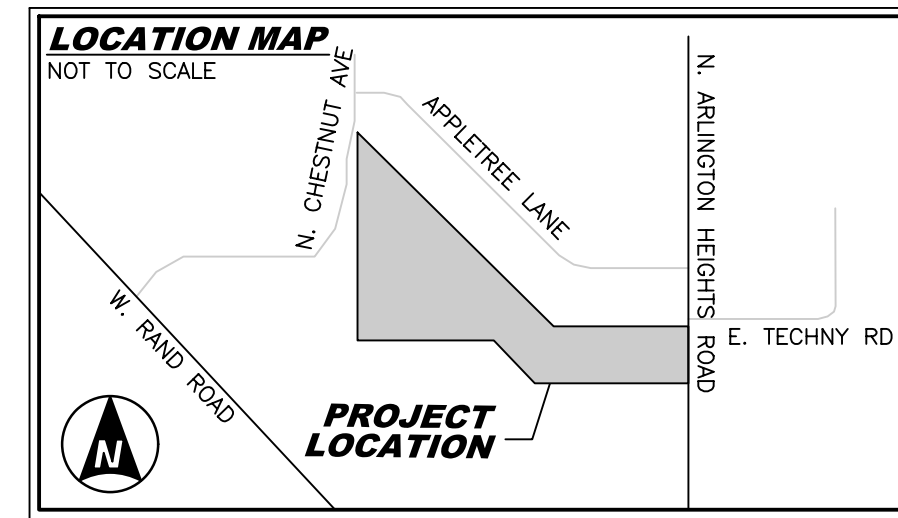
To meet the security objectives of PPD-21, 2015 ESSP and FERC Order 802 and to implement electric utility best practices, Exelon created a standardized list of security requirements for implementation by all of its public utility subsidiaries, including ComEd. In turn, ComEd was required to initiate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

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



# EXISTING CONDITIONS EXHIBIT

COMED SUBSTATION TDC 268 – 2300 ARLINGTON HEIGHTS ROAD



## LEGEND:

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

## ATMOSPHERIC CONDITIONS

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

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

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

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

## SURVEY CONTROL AND SITE BENCHMARK

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

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

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

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

CP#7  
NORTHING: 1986022.71  
EASTING: 1078694.19  
CUT CROSS

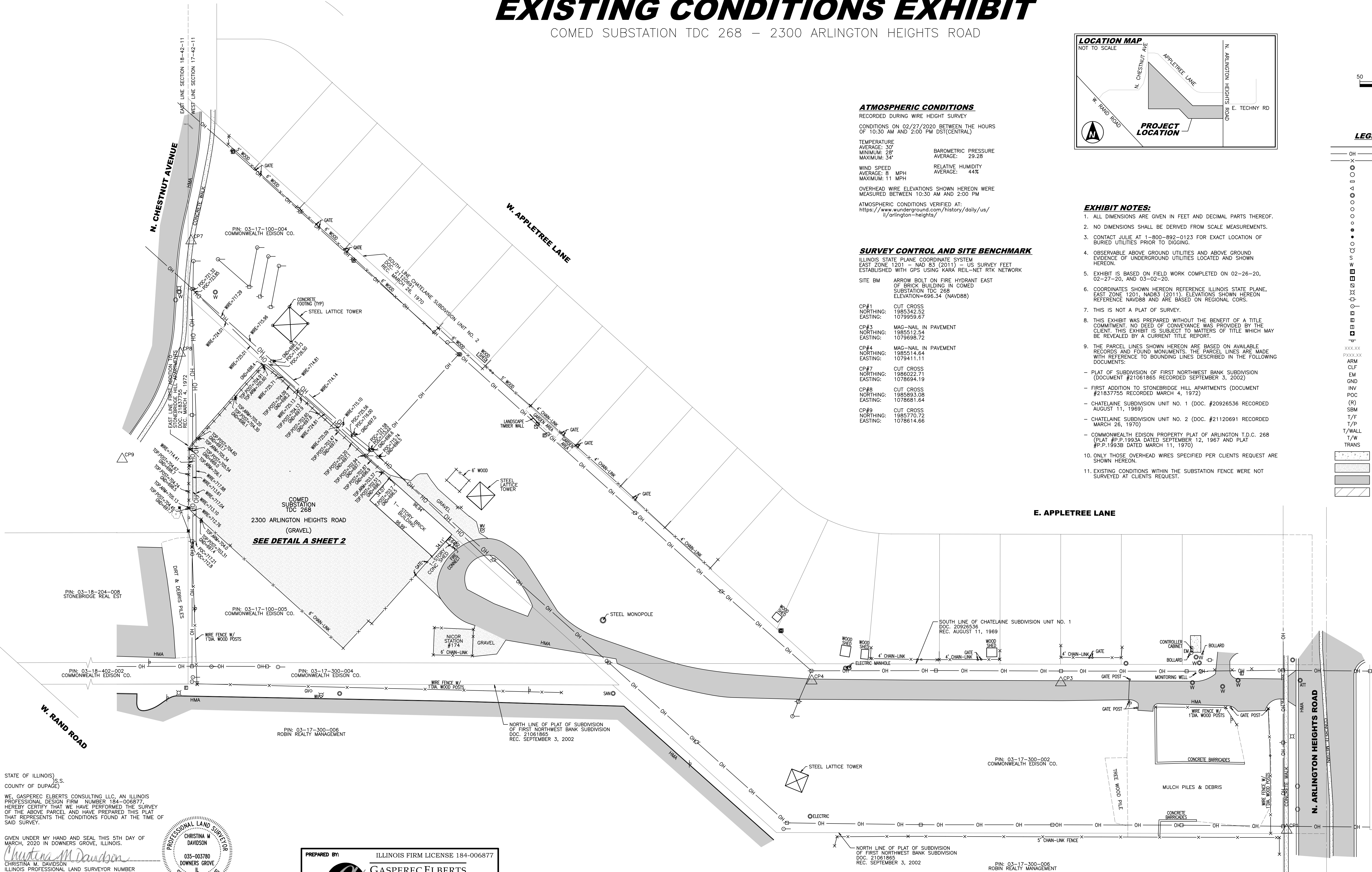
CP#8  
NORTHING: 1985893.08  
EASTING: 1078681.64  
CUT CROSS

CP#9  
NORTHING: 1985770.72  
EASTING: 1078614.66  
CUT CROSS

## EXHIBIT NOTES:

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

E. APPLETREE LANE



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

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



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

ILLINOIS PROFESSIONAL DESIGN FIRM  
#184-001322  
**HRGreen**  
420 N. FRONT STREET,  
McHENRY, IL 60050-2136  
t. 815.385.1778 f. 815.385.1781  
[www.HRGREEN.com](http://www.HRGREEN.com)

| NO. | DATE | REVISIONS | DESCRIPTION |
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| NO. | DATE | REVISIONS | DESCRIPTION |
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APPROVED BY:  
CD  
CHECKED BY:  
CD

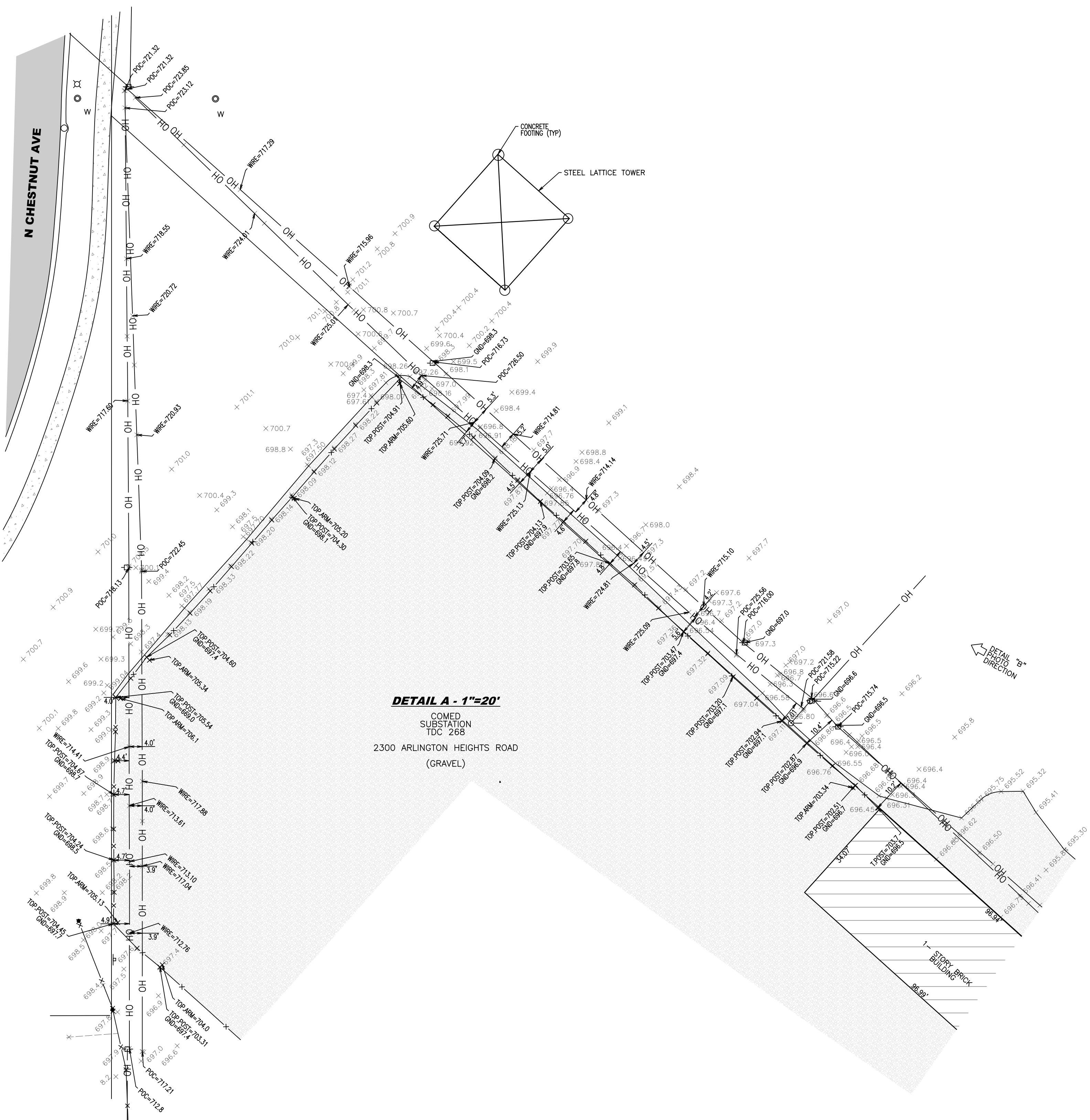
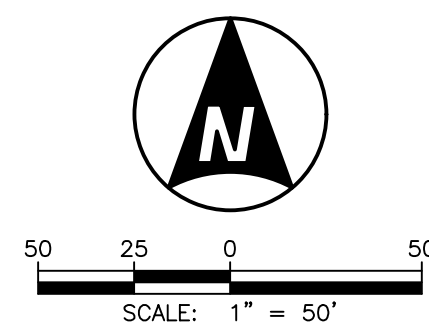
**EXISTING CONDITIONS EXHIBIT**  
**ARLINGTON HEIGHTS COMED SUBSTATION TDC 268**  
OFFICE: FIELD: CS/TJ CAD: ARM/CD CONTRACTOR NO.: 200179.001 COMED ORDER NO.: [20-088] SHEET NO.:  
DWG. NO.: ELECTRONIC DWG. FILE: 200179.01-SURVEY.dgn DATE: 03-04-2020 SCALE: 1"=50' 1 OF 2

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



# EXISTING CONDITIONS EXHIBIT

COMED SUBSTATION TDC 268 — 2300 ARLINGTON HEIGHTS ROAD



DETAIL B



LOOKING WEST

DETAIL C



LOOKING NORTH

## ATMOSPHERIC CONDITIONS

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

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MINIMUM: 28°  
MAXIMUM: 34°  
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AVERAGE: 8 MPH  
MAXIMUM: 11 MPH

BAROMETRIC PRESSURE  
AVERAGE: 29.28

RELATIVE HUMIDITY  
AVERAGE: 44%

OVERHEAD WIRE ELEVATIONS SHOWN HEREON WERE  
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<https://www.wunderground.com/history/daily/us/il/arlington-heights/>

## SURVEY CONTROL AND SITE BENCHMARK

ILLINOIS STATE PLANE COORDINATE SYSTEM  
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OF BRICK BUILDING IN COMED  
SUBSTATION TDC 268  
ELEVATION=696.34 (NAVD88)

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NORTHING: 1985512.54  
EASTING: 1079698.72

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NORTHING: 1985114.64  
EASTING: 1079411.11

CP#7  
NORTHING: 1986022.71  
EASTING: 1078634.19

CP#8  
NORTHING: 1985893.08  
EASTING: 1078681.64

CP#9  
NORTHING: 1985770.72  
EASTING: 1078614.66

## LEGEND:

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

## GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
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- EXISTING CONDITIONS WITHIN THE SUBSTATION FENCE WERE NOT SURVEYED AT CLIENTS REQUEST.

PREPARED BY:  
ILLINOIS FIRM LICENSE 184-006877  
**GASPEREC ELBERTS**  
CONSULTING  
1401 BRANDING AVENUE, SUITE 230  
DOWNERS GROVE, IL 60018  
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| NO. | DATE | REVISIONS | DESCRIPTION |
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APPROVED BY:  
CD  
CHECKED BY:  
CD

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

AUTOCAD 2000 GENERATED  
**ComEd**  
An Exelon Company

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



E

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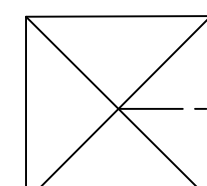
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COMMONWEALTH

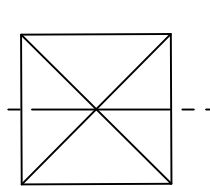
EDISON

COMPANY

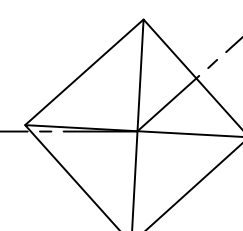
RIGHT OF WAY



TOWER #1034



TOWER #1033



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

CONTROL BUILDING

CARD READER STANCHION

Extend Fence

20' MOTORIZED SLIDE GATE  
20'x20' CONCRETE APRON

20'-0"

3' MAN GATE

MAN GATE APRON

Remove Tree

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

Extend Fence

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

LIGHT POLE  
DWG. 268.4-2  
TYP.

TR. 71

TR. 72

TR. 73

TR. 74

M.G.D.

M.G.D.

M.G.D.

M.G.D.

CKT. SW.

DISC. SW.

CKT. SW.

DISC. SW.

CKT. SW.

138KV STEEL DEAD END POLES (TYP.)

240'-10"

BASE LINE #1

415.35'

EDEN AVENUE  
PAVEMENT  
BLACKTOP  
CONCRETE  
WALK (5' WIDE)

|             |      |                                     |       |      |
|-------------|------|-------------------------------------|-------|------|
| REV         | DATE | DESCRIPTION                         | DRFT. | ENG. |
| 06-19-20    |      | ISSUED FOR PERMITTING W.O.#16143284 | DJH   | DJH  |
| 1A 06-10-20 |      | ISSUED FOR APPROVAL W.O.#16143284   | RRO   | AJG  |



|                                                                                                       |  |      |             |           |                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------|--|------|-------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                     |  | DATE | DESCRIPTION | PEL       | PEL                                                                                                                                                                       |
| REV                                                                                                   |  | DATE | DESCRIPTION | TECH.     | ENG.                                                                                                                                                                      |
| <b>ComEd</b> Commonwealth Edison Co.<br>Chicago, Illinois<br>Transmission and Distribution Operations |  |      |             |           |                                                                                                                                                                           |
| ULTIMATE UTILIZATION PLAN                                                                             |  |      |             |           |                                                                                                                                                                           |
| TDC 268                                                                                               |  |      |             | ARLINGTON |                                                                                                                                                                           |
| SCALE NONE                                                                                            |  |      |             | DATE --   | THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED. |
| DRAWN BY --                                                                                           |  |      |             | DC 00     |                                                                                                                                                                           |
| ENG. BY --                                                                                            |  |      |             | SC        |                                                                                                                                                                           |
| 268-100A_S2020-0280                                                                                   |  |      |             |           |                                                                                                                                                                           |







## **Zoning Board of Appeals 11/9/2020**

**Item:** 1208 E. Miner St. - ZBA#20-030

**Department:** Planning & Community Development

### **REQUEST**

1. A 1.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the west property line with a side yard setback of 5.1 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.
2. A 4.0 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the east property line with a side yard setback of 2.8 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.

### **ATTACHMENTS:**

| <b>Description</b>   | <b>Type</b> |
|----------------------|-------------|
| Supporting Documents | Exhibits    |



## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

---

### Staff Analysis

Prepared By: Derek Mach, Planner  
Hearing Date: November 9, 2020  
Date Prepared: November 3, 2020  
Project Title: 1208 E. Miner St. Residence  
Address: 1208 E. Miner St.

### Background Information

Petition Number: ZBA #20-030  
Petitioner: Nick Tsambarlis / NMZ Properties LLC  
Address: 115 S. Busse Rd.  
Mt. Prospect IL 60056

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

### Requested Action/Background Information

The petitioner is proposing a partial second floor addition along with modifications to the roof line to an existing split-level residence. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,237 square feet and the proposed residence with the addition will be approximately 3,110 square feet. The proposed addition encroaches 1.7 feet into the required side yard setback along the west property line and 4.0 feet along the east property line; therefore, the petitioner is requesting the following variations:

- A 1.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the west property line with a side yard setback of 5.1 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.
- A 4.0 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the east property line with a side yard setback of 2.8 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.

### Variation Review Standards

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

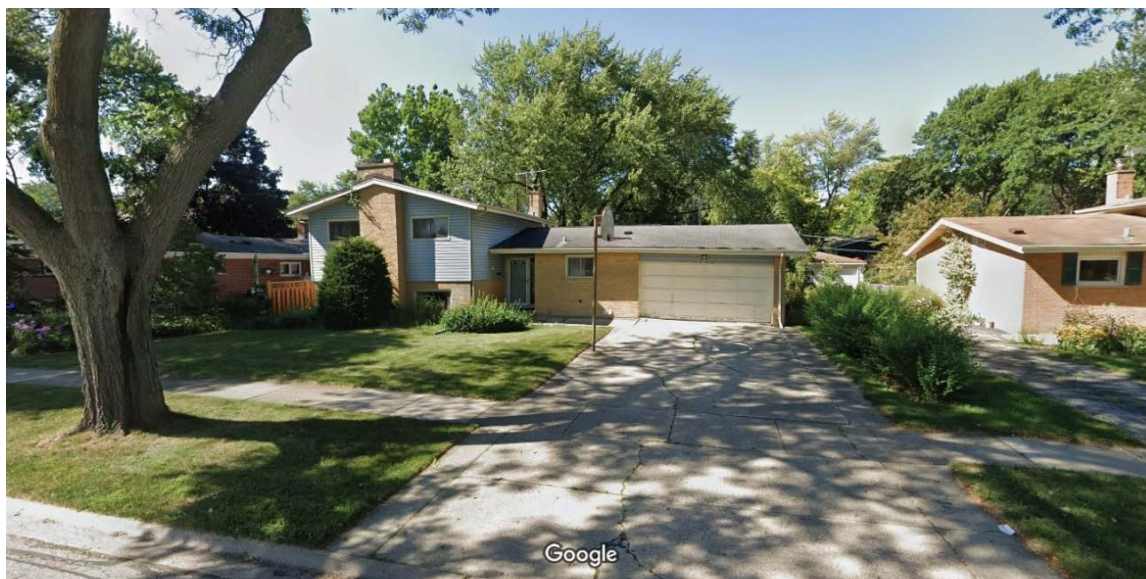
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure







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

## **Interoffice Memorandum**

---

**To:** Derek Mach, Zoning Board of Appeals Liaison

**From:** Deb Pierce, Building & Life Safety Department

**Project Name:** Tsambarlis Residence

**Project Address:** 1208 E Miner St

**ZBA #:** 20-030

**Date:** October 21, 2020

Derek:

I have reviewed the request for the following variance:

- A 1.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the west property line with a side yard setback of 5.1 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.
- A 4.0 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the east property line with a side yard setback of 2.8 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.

ZBA# 20-30  
1208 E Miner St- ZBA  
Rev. Eng: Briget Schwab, P.E.  
cc: Mike Pagones, P.E. Village Engineer

Application Date: October 2, 2020  
Received by Planning:  
Transmitted to Engineering: October 21, 2020  
Received by Briget: October 21, 2020  
Completed: October 29, 2020

The proposed ZBA application indicates that the petitioner is seeking:

- A 1.7-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the west property line with a side yard setback of 5.1 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.
- A 4.0-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the east property line with a side yard setback of 2.8 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.

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

**Note: The 2.8 foot east and 5.1 west side yard setbacks are existing conditions.**

|  |
|--|
|  |
|--|



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

Project Name: Tsambarlis Residnece

Project Address: 1208 E. Miner Street

ZBA #: 20-030

ZBA Hearing Date: November 9, 2020

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2020

- A 1.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the west property line with a side yard setback of 5.1 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.
- A 4.0 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the east property line with a side yard setback of 2.8 feet instead of the required 6.8 feet and an additional 1.5 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed addition is very nicely designed to fit with the existing house and neighborhood. A Design Commission application has been received for this project, and it is favorable for an administrative (Staff) approval, pending the outcome of the ZBA review.

- Steve Hautzinger, Design Planner

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

**PETITION**

NOW COMES the Petitioner NH2 Properties LLC (NICK TSAMBARIS)  
being the owner of the property commonly known as: 1208 E. MINER ST

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

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

Add 2nd Floor Addition to the existing home.

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

In order to maximize the return of investment  
the property needs to be updated to today's new  
home needs.

I hereby state that the following unique circumstance will exist: We need to add 2nd  
Floor Addition for a new master BR Suite that  
the home does not have currently.

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

The design we are doing is already approved by  
Design Commission with their input on the final design  
what we are doing will only improve the  
neighborhood and values of other homes around  
US.

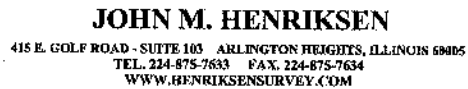
Signed: \_\_\_\_\_

Petitioner

Date: \_\_\_\_\_

10/2/20





LOT 62 IN WINDSOR HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE  
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1208 E. MINER STREET  
ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1 INCH = 15 FEET

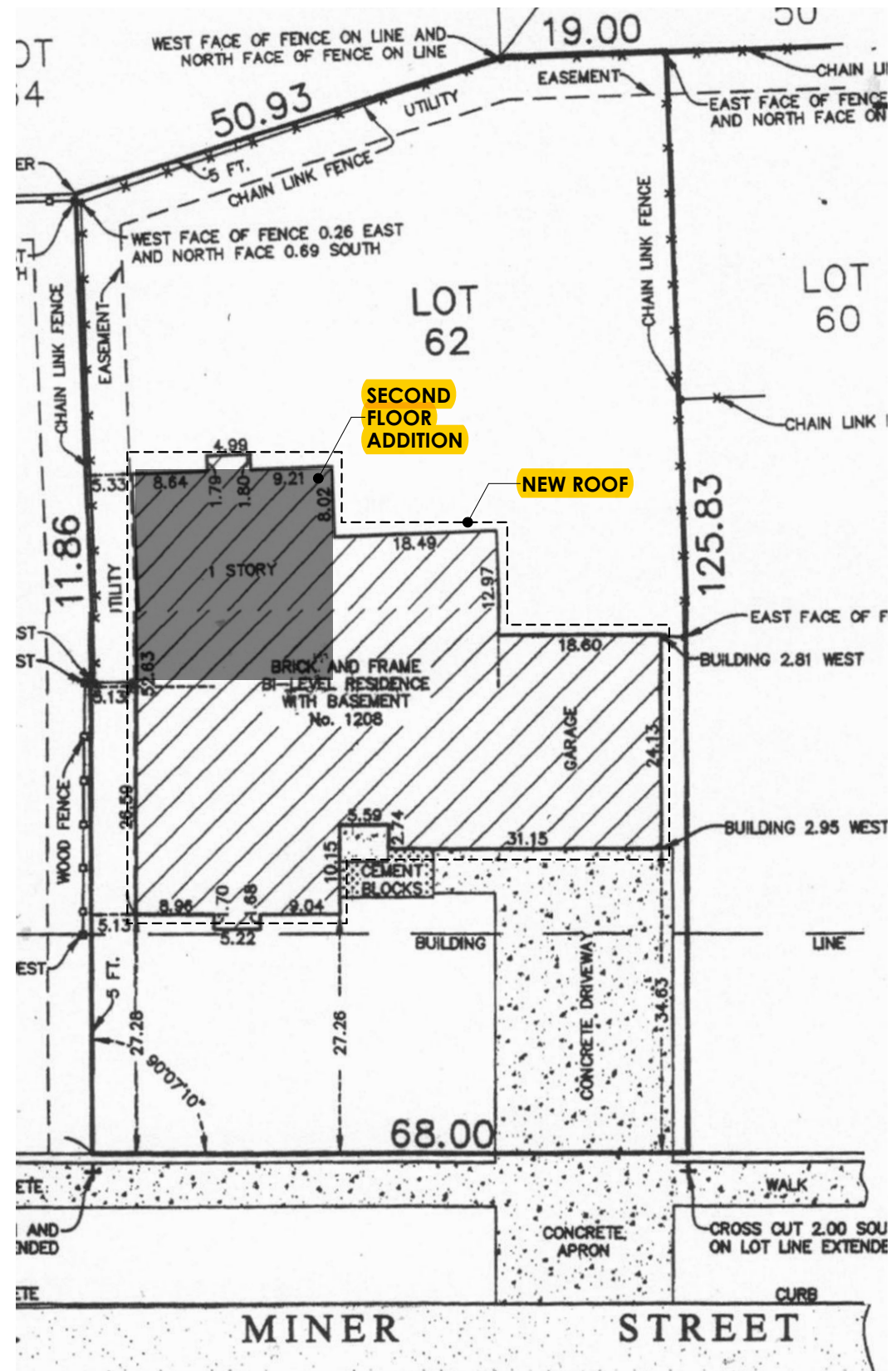
ORDERED BY: THRUN, TALLMAN & COHN, LTD.

FRACTIONAL PART EQUIVALENT  
OF 10 INCHES OF A FOOT



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

STATE OF ILLINOIS)



Site plan

SCALE: 1:218.35

License 184.007210



eco design. Ltd

**LEADER ARCHITECTS**

**SINGLE FAMILY  
HOUSE**

**1208 E MINER ST.  
ARLINGTON HTS.**

**A-5**

708-715-5005

1701 s. First avenue

ALTERATION W/ SECOND FLOOR ADDITION

ADDRESS

#SHEET





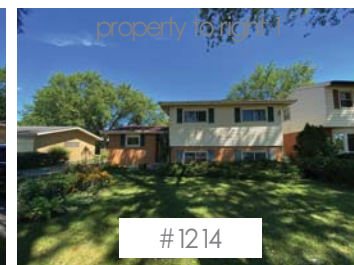
#1200

property to left 1



#1208

subject property



#1214

property to right 1



#1220

property to right 2



#1300

property to right 3



#1304

property to right 4



#1310

property to right 5



#1316

property to right 6

E. Miner St.



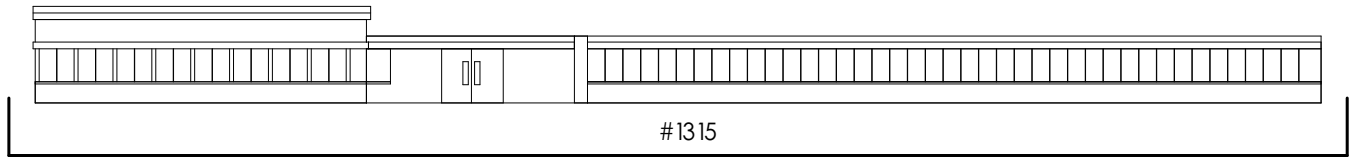
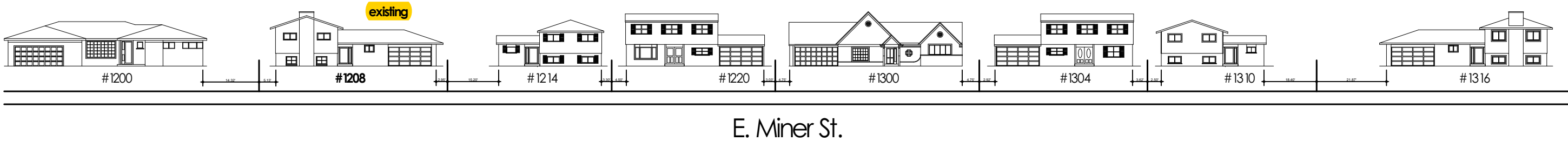
#1315

SINGLE FAMILY  
HOUSE

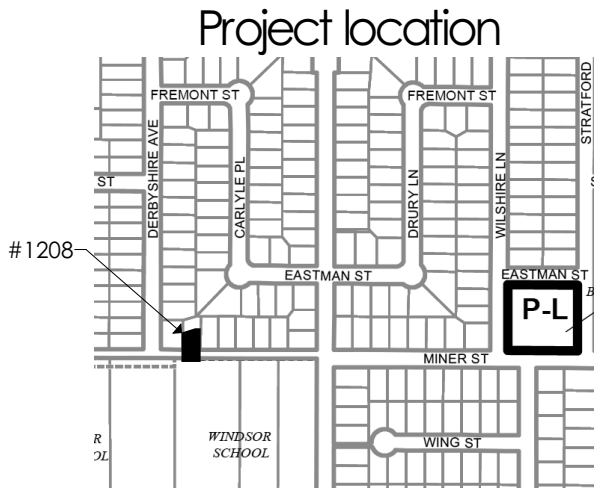
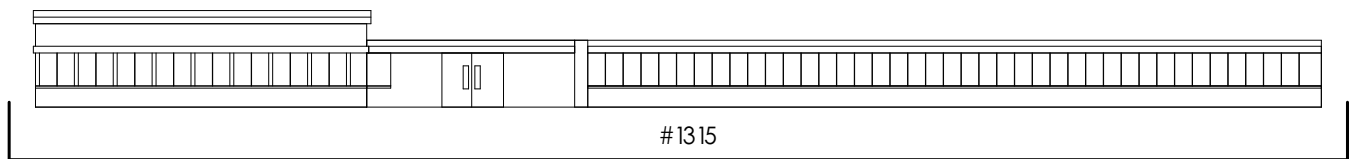
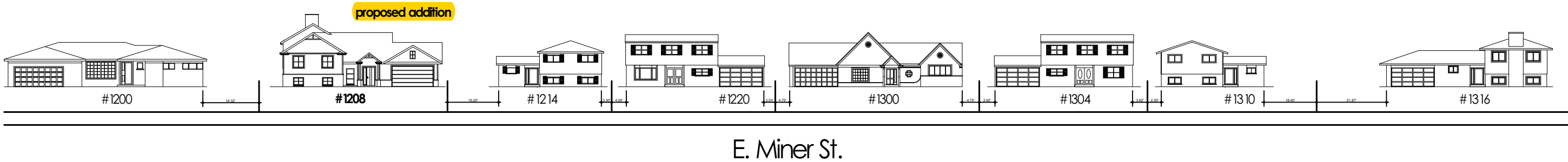
1208 E MINER ST.  
ARLINGTON HTS.

03

Elevation study - existing context elevation



Elevation study - proposed context elevation

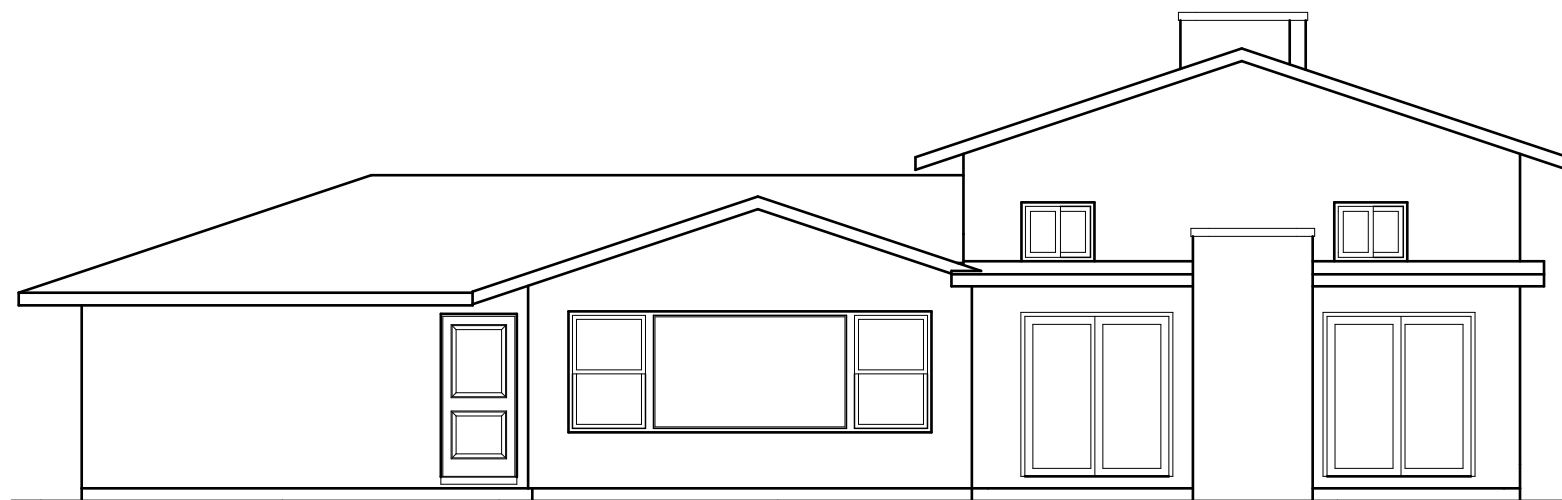


SINGLE FAMILY  
HOUSE

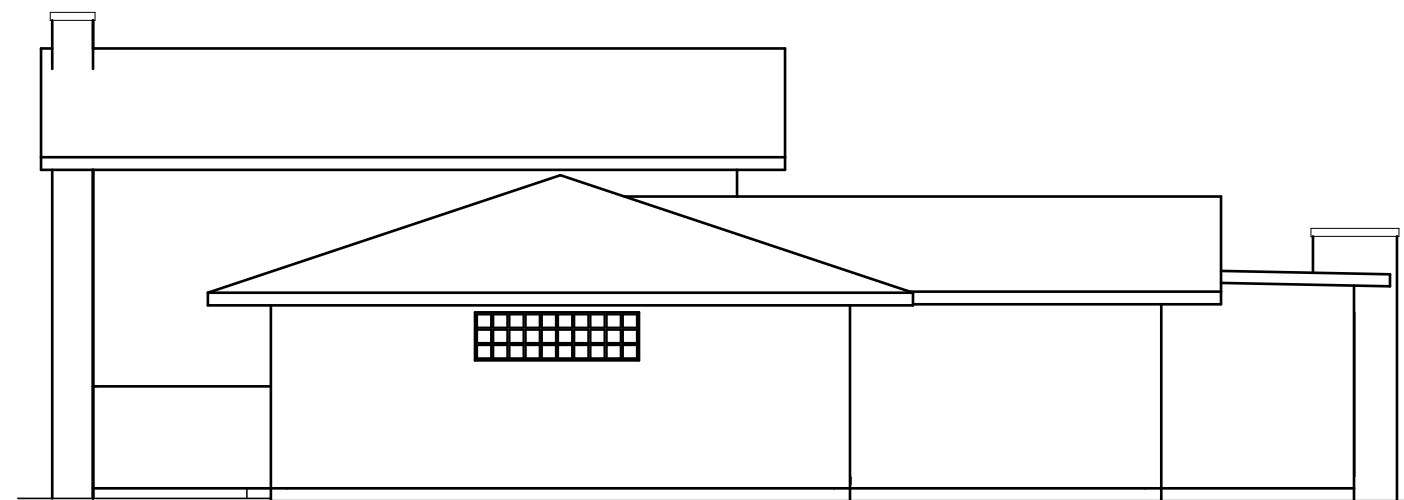
1208 E MINER ST.  
ARLINGTON HTS.

04

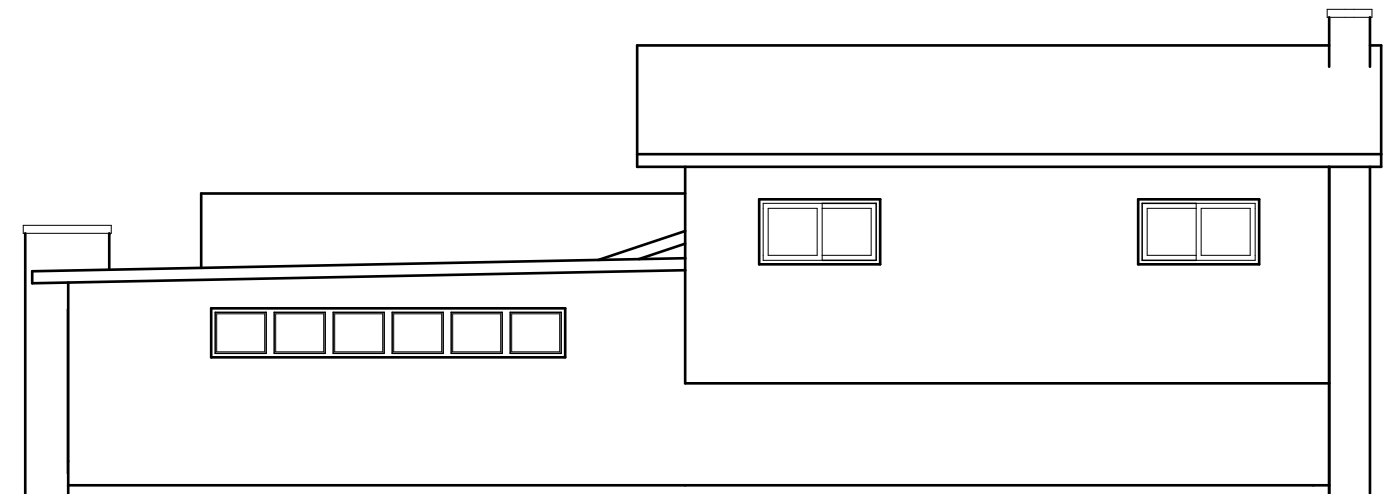




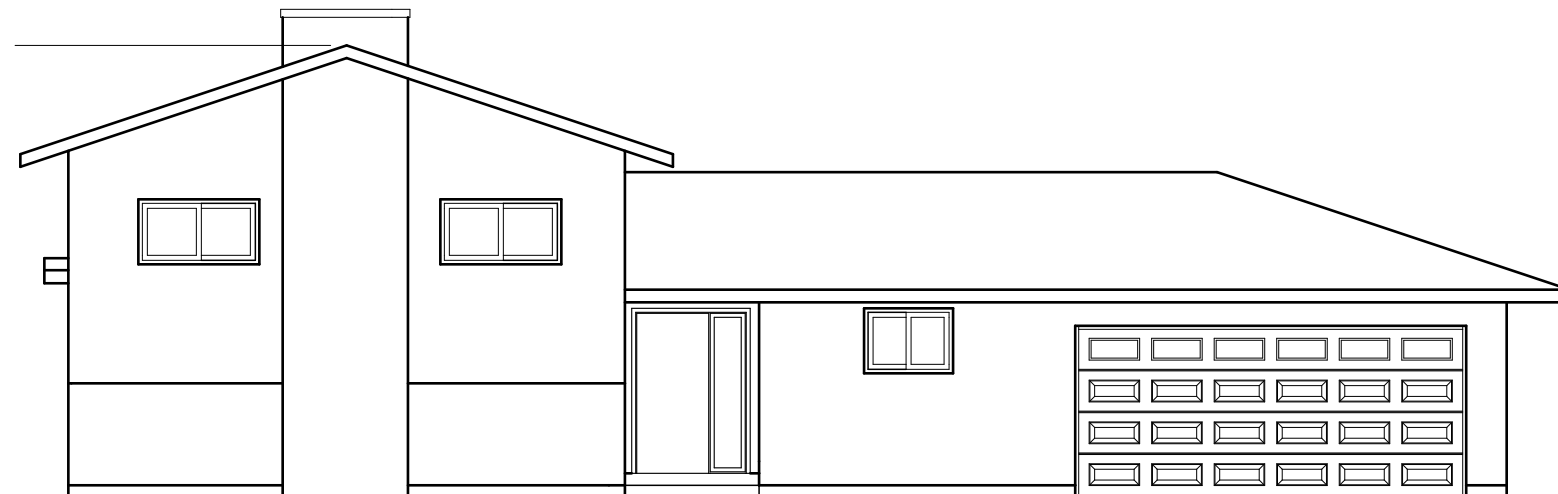
○ Exist Rear Elevation  
SCALE: 1/8" = 1'-0"



○ Exist Right Elevation  
SCALE: 1/8" = 1'-0"



○ Exist Left Elevation  
SCALE: 1/8" = 1'-0"



○ Existing Front Elevation  
SCALE: 1/8" = 1'-0"

License 184.007210



eco design. Ltd  
**LEADER ARCHITECTS**

**SINGLE FAMILY  
HOUSE**

**1208 E MINER ST.  
ARLINGTON HTS.**

**A-6**

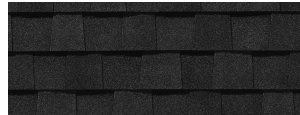
708-715-5005

1701 s. First avenue

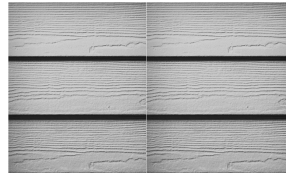
ALTERATION W/ SECOND FLOOR ADDITION

ADDRESS

#SHEET



-Roof  
-Asphalt Shingles  
-Moire Black



-Siding  
-Hardie Plank  
-Artic White



-Stone  
-Limestone Veneer  
-Golden Buckeye



proposed elevation

License 184.007210



eco design. Ltd  
**LEADER ARCHITECTS**

SINGLE FAMILY  
HOUSE

1208 E MINER ST.  
ARLINGTON HTS.

**A-16**

708-715-5005

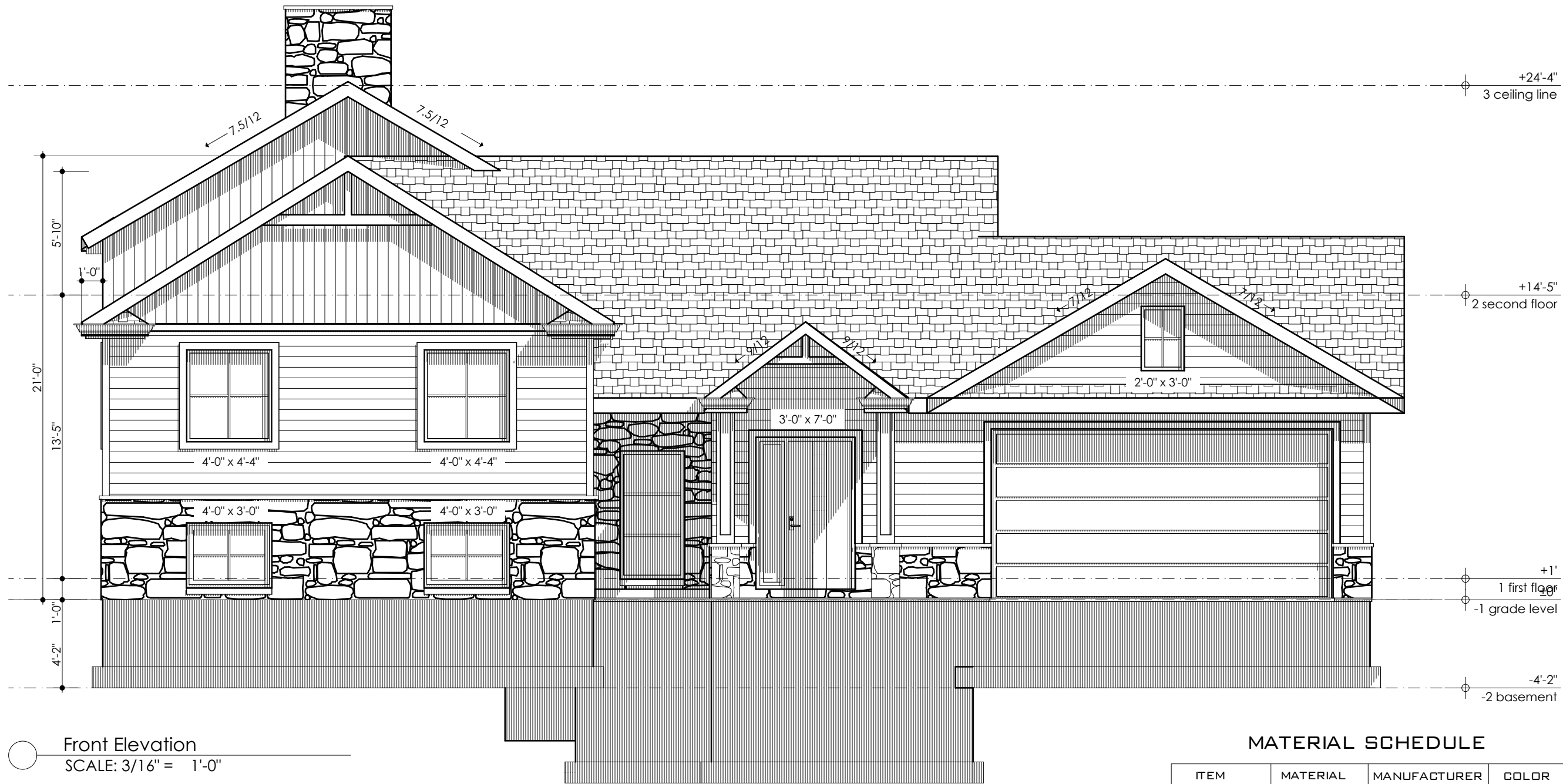
1701 s. First avenue

ALTERATION W/ SECOND FLOOR ADDITION

ADDRESS

#SHEET





MATERIAL SCHEDULE

| ITEM           | MATERIAL         | MANUFACTURER   | COLOR          |
|----------------|------------------|----------------|----------------|
| ROOF           | ASPHALT SHINGLES | CERTAIN TEED   | MOIRE BLACK    |
| SIDING         | HARDIE PLANK     | JAMES HARDIE   | ARTIC WHITE    |
| GUTTERS/FASCIA | ALUMINUM         | ACM            | WHITE          |
| WINDOWS        | ALUMINUM         | MARVIN         | BLACK          |
| DOOR           | WOOD             | MARVIN         | BLACK          |
| STONE          | LIMESTONE        | CULTURED STONE | GOLDEN BUCKEYE |

License 184.007210



SINGLE FAMILY HOUSE

1208 E MINER ST.  
ARLINGTON HTS.

A-7

+24'-4"  
3 ceiling line

+14'-5"  
2 second floor

+1'  
1st floor  
-1 grade level

-4'-2"  
-2 basement

13'-5"

1'-0"

4'-2"

existing

Left Elevation  
SCALE: 3/16" = 1'-0"

License 184.007210



# SINGLE FAMILY HOUSE

1208 E MINER ST.  
ARLINGTON HTS.

A-8

708-715-5005

1701 s. First avenue

ALTERATION W/ SECOND FLOOR ADDITION

ADDRESS

#SHEET





License 184.007210



# SINGLE FAMILY HOUSE

1208 E MINER ST.  
ARLINGTON HTS.

A-9

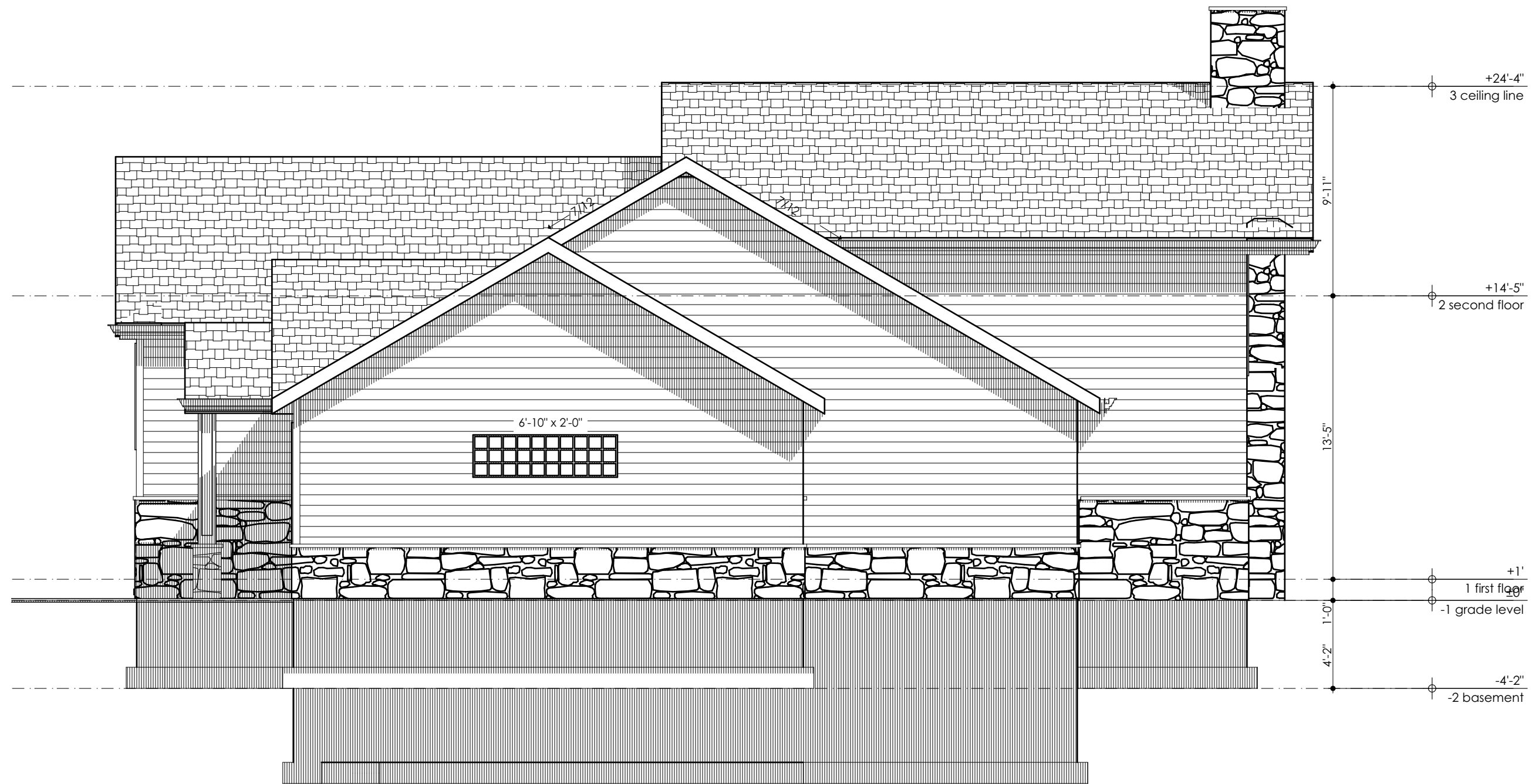
708-715-5005

1701 s. First avenue

ALTERATION W/ SECOND FLOOR ADDITION

ADDRESS

#SHEET



○ Right Elevation  
SCALE: 3/16" = 1'-0"

License 184.007210



# SINGLE FAMILY HOUSE

1208 E MINER ST.  
ARLINGTON HTS.

A-10

708-715-5005

1701 s. First avenue

ALTERATION W/ SECOND FLOOR ADDITION

ADDRESS

#SHEET







## **Zoning Board of Appeals 11/9/2020**

**Item:** 401 S. Bristol Ln. - ZBA# 20-031

**Department:** Planning & Community Development

### **REQUEST**

1. A 11.6 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards) to allow a covered patio with an exterior side yard setback of 11.0 feet instead of the required 22.6 feet.

### **ATTACHMENTS:**

| <b>Description</b>   | <b>Type</b> |
|----------------------|-------------|
| Supporting Documents | Exhibits    |



## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

Prepared By: Derek Mach, Planner  
Hearing Date: November 9, 2020  
Date Prepared: November 3, 2020  
Project Title: Ruggio Residence  
Address: 401 S. Bristol Ln.

### Background Information

Petition Number: ZBA #20-031  
Petitioner: Stephen G. Daday  
Address: 1051 Perimeter Dr.  
Arlington Heights IL 60173

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

### Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet. The petitioner is proposing to construct a covered patio that encroaches into the required exterior side-yard setback along Grove Street. The proposed covered patio is setback 11.0 feet where 22.6 feet is required. Therefore, the petitioner is requesting the following variation:

- A 11.6 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards) to allow a covered patio with an exterior side yard setback of 11.0 feet instead of the required 22.6 feet.

### Variation Review Standards

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

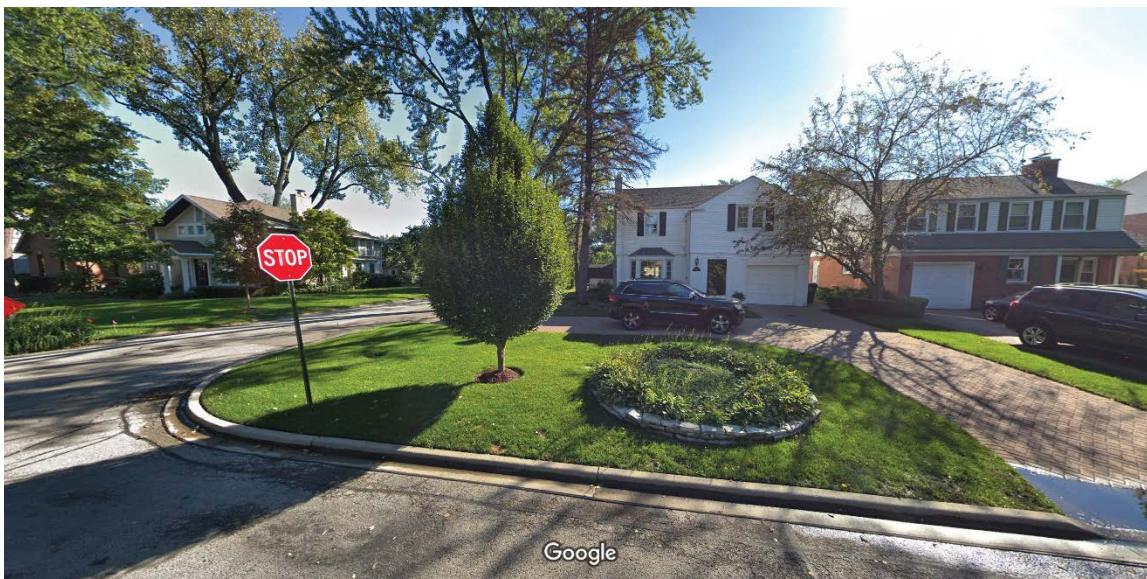
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure









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

## **Interoffice Memorandum**

---

**To:** Derek Mach, Zoning Board of Appeals Liaison

**From:** Deb Pierce, Building & Life Safety Department

**Project Name:** Ruggio Residence

**Project Address:** 401 S Bristol

**ZBA #:** 20-031

**Date:** October 21, 2020

Derek:

I have reviewed the request for the following variance:

- A 11.6 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards) to allow a covered patio with an exterior side yard setback of 11.0 feet instead of the required 22.6 feet.

and do not have any comments or objections.



ZBA# 20-31  
401 S Bristol - ZBA  
Rev. Eng: Briget Schwab, P.E.  
cc: Mike Pagones, P.E. Village Engineer

Application Date: October 5, 2020  
Received by Planning:  
Transmitted to Engineering: October 21, 2020  
Received by Briget: October 21, 2020  
Completed: October 29, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 11.6 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards) to allow a covered patio with an exterior side yard setback of 11.0 feet instead of the required 22.6 feet.

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

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

Project Name: Ruggio Residence

Project Address: 401 S. Bristol

ZBA #: 20-031

ZBA Hearing Date: November 9, 2020

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 21, 2020

- A 11.6 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards) to allow a covered patio with an exterior side yard setback of 11.0 feet instead of the required 22.6 feet.

Attached are the Petitioner's:

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

Comments: It is recommended that the exterior material colors for the proposed addition (roof  
shingles, trim) match or complement the colors on the existing house. Otherwise, no objections to the  
proposed design. - Steve Hautzinger, Design Planner

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



## PETITION

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

### PETITION

NOW COMES the Petitioner David and Marianne Ruggio

being the owner of the property commonly known as: 401 S. Bristol, Arl. Hts. IL 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-1.2

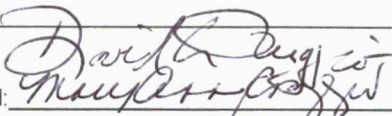
Chapter 28, of the Arlington Heights Municipal Code, in order to: Construct an outdoor patio with a pergola.

*I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain):* The existing uses and zoning are residential and the use will continue to be residential. Please see the attached supplement.

*I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain):* The circumstances are unique in that the lot is a corner lot and the setback calculations relate to the average setbacks on the adjacent properties along Grove St., which are shorter than the standard lot sideyard setback. Please see the attached supplement.

*I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):* The current residential lifestyle promotes greater outdoor living spaces and this use and the variation promotes that use. Please see the attached supplement.

*I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):* The variation requested will enhance the neighborhood and permits the construction of the outdoor living space. Please see the attached supplement.

Signed:   
Petitioner

Date: 10-5-2020

**BEFORE THE VILLAGE OF ARLINGTON HEIGHTS  
ZONING BOARD OF APPEALS**

In re 401 S. Bristol  
David and Maryann Ruggio

)

)

)

)

)

)

)

Case No.

Supplement to Petition

In support of the petition for variation of the above-referenced, petitioner hereby submits the supplemental statement with respect to the criteria for and in support of the request for variation.

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variations were granted.  
In support of the above, the existing uses are residential and the zoning is R-5. The petitioner is not seeking a change in the zoning but is required to seek the variation based on the zoning district's setback requirements. The subject property is on a 50 foot residential lot located on the corner of Bristol and Grove in Arlington Heights. Due to the requirements of the zoning code, the calculation of the setback requires that the setback is an average of the adjacent lots, in this instance on Grove. Currently, the House is situated 11 feet from the lot line. The proposed variation will not impact the zoning and will not negatively impact the surrounding properties or neighborhood. The proposed patio will have the same setback as the existing house. Those properties will remain residential and it is our position that the proposed patio and Pergola will positively impact the surrounding properties. The proposed patio and Pergola will be screened for privacy purposes and will not be visible from the adjacent properties or the street.
2. The plight of the owner's due to unique circumstances which may include the length of time the subject property been vacant as zoned.  
This particular request is based on unique circumstances in that the subject property is a substandard 50 foot lot located on a corner. As such, the calculation of the setback is not specifically set by the code but is based on a calculation relating to the adjacent properties. The setbacks of 22 feet on the north side is an anomaly based on the adjacent property lines and setbacks for the adjacent properties. Another unique circumstance is that the Pergola is considered an attached structure to the residence.
3. The proposed variation is in harmony with the spirit and intent of this chapter. Clearly, the request variation does not negatively impact the surrounding properties. The intent of the chapter and the zoning code is to maintain the residential character of the neighborhood. The construction of the patio and Pergola does not impact or affect



neighboring properties and is completely in harmony with the spirit and intent of the chapter.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

The current and near-term impacts of the pandemic have identified and solidified the residential market and the need for additional residential space. As we have seen over the last several months more people are spending time at home which is likely to be the case for the foreseeable future. Outdoor living space will continue to be a significant attribute of residential property not only in Scarsdale but throughout the Village. As we have seen, many residents have begun the process of renovating their existing homes and those renovations generally have been including improvements to the outdoor space including outdoor kitchens, fire pits and expansion of decks and patios.

Respectfully Submitted,

MaryAnn Ruggio

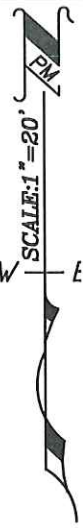
By: Stephen G Daday  
One of Her Attorneys

Stephen G Daday  
Klein Daday Aretos & O'Donoghue  
1051 Perimeter Drive, Suite 300  
Schaumburg, IL 60173  
(847) 590-8700  
(847) 590-9825 (fax)  
Sdaday@kdaoLaw.com  
Firm No. 91091

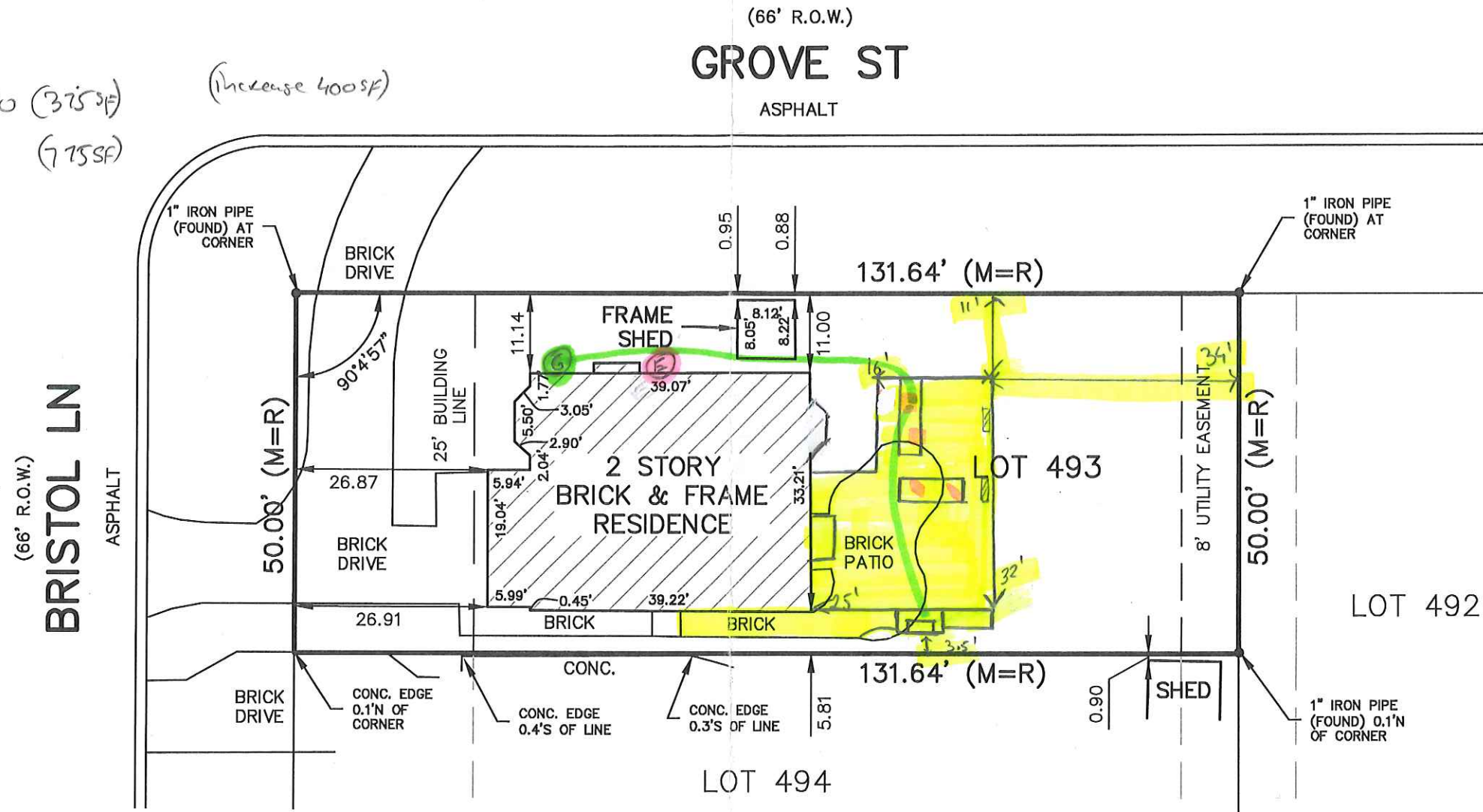
# PLAT OF SURVEY

LOT 493 SCARSDALE. BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 401 SOUTH BRISTOL LANE, ARLINGTON HEIGHTS  
PIN: 03-32-219-001  
AREA: 0.15 ACRES



Replace ex paver walk/patio (375sf)  
w/ new paver walk/patio (775sf)  
stoup 4'x6'  
outdoor kitchen/Bar  
mountain gas fireplace  
custom Ramada w/heaters  
elec in bar/kitchen  
all footings 42" conc



STATE OF ILLINOIS } S.S.  
COUNTY OF DU PAGE }

HIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 07/11/2020.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, HIS 13TH. DAY OF JULY, A.D., 2020.

*Norbert V. Lambert Jr*  
ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/20  
ILLINOIS DESIGN FIRM NO. 184-007260



Norbert V. Lambert Jr

2020.07.16 18:55:22 --5

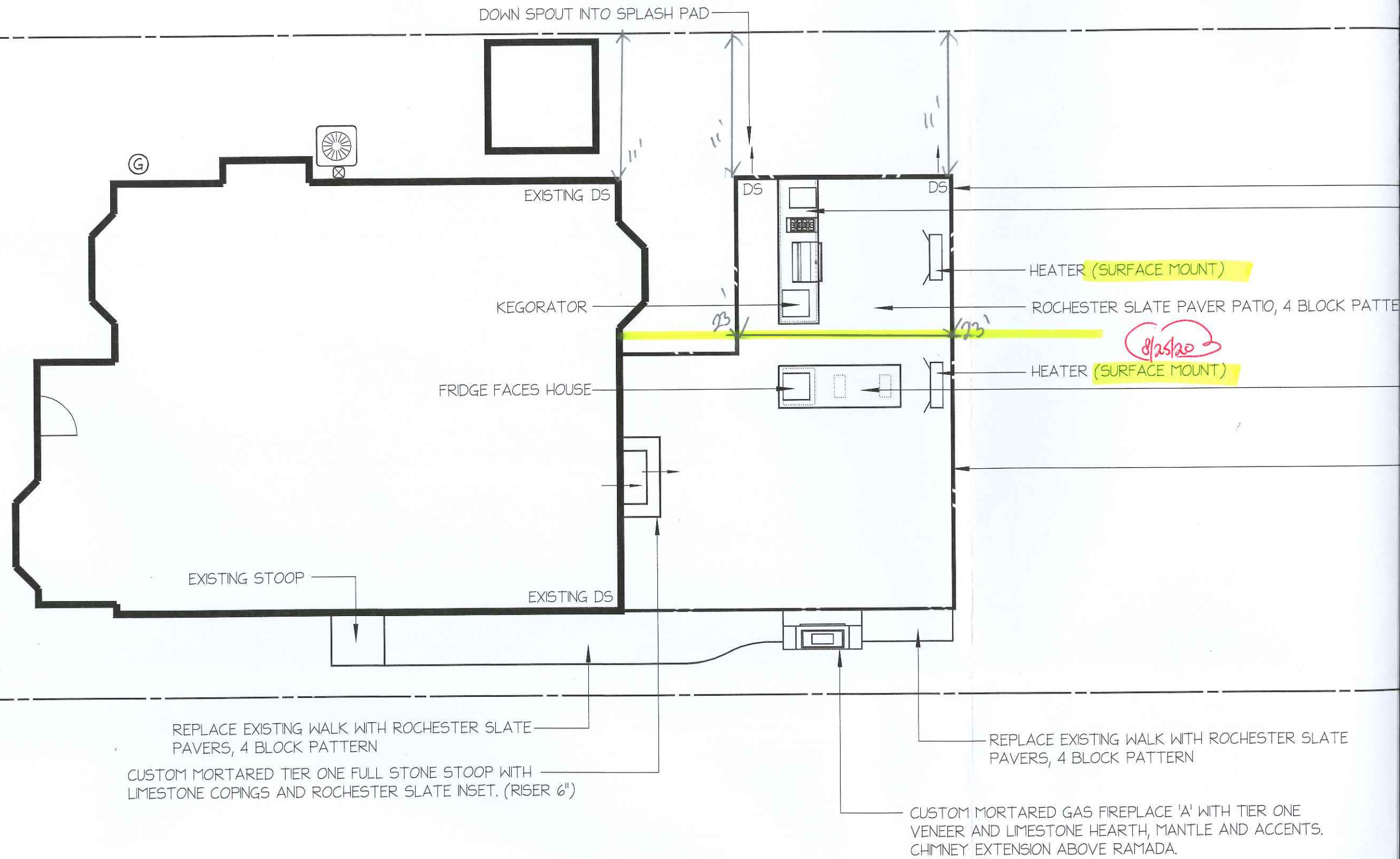
REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES TO THE SURVEYOR.

● = FOUND IRON STAKE  
○ = SET IRON STAKE

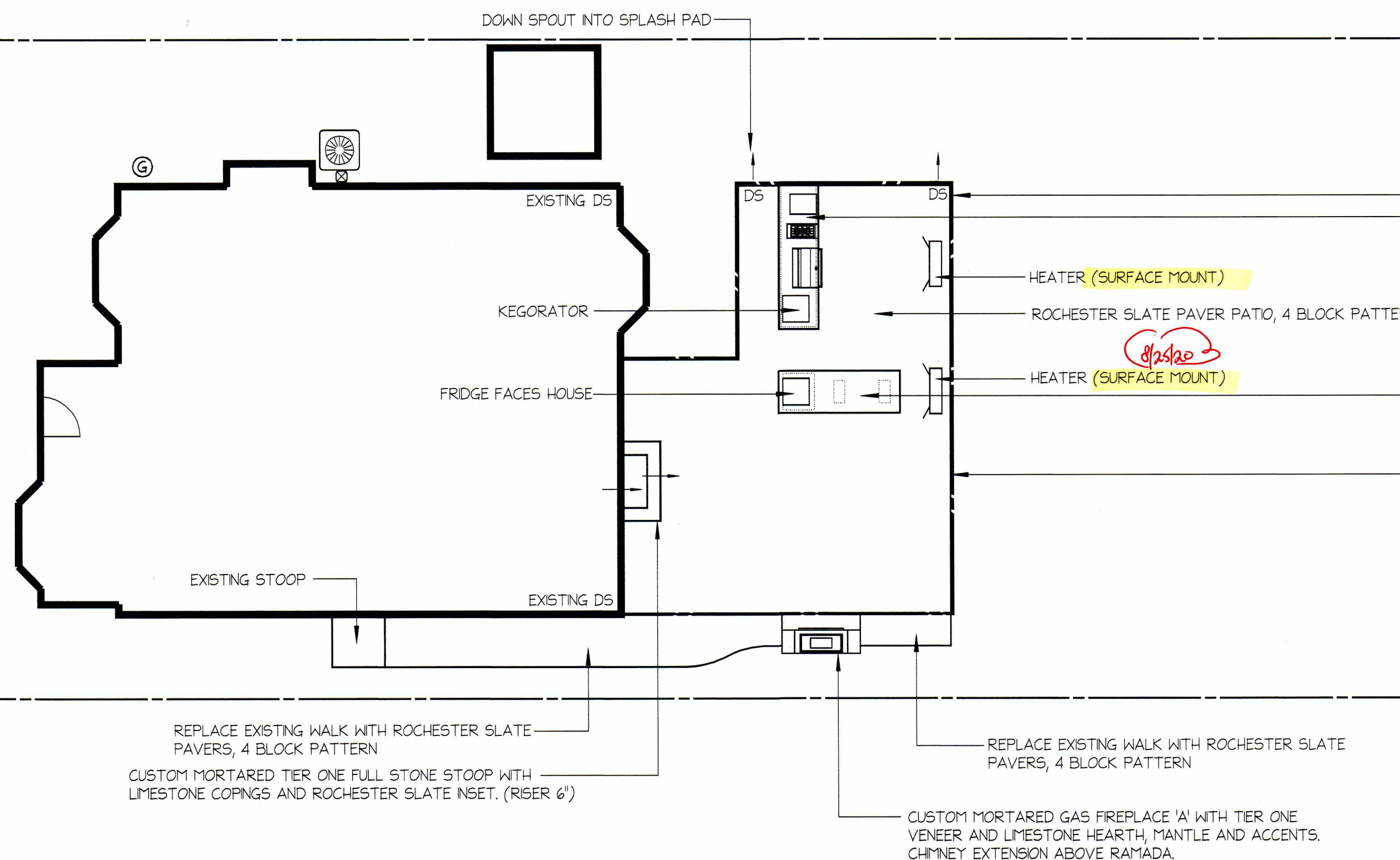
ORDERED BY: MARY RUGGIO. FILE NO. 200607

| LAND SURVEYING AND CIVIL ENGINEERING                                                                                                           |                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>LAMBERT &amp; ASSOCIATES</b><br>933 W. LIBERTY DR<br>WHEATON, IL 60187<br>P: (630)653-6331<br>F: (630)653-6396<br>E: INFO@LAMBERTSURVEY.COM | <b>LAND TECHNOLOGY</b><br>3922 W. MAIN STREET<br>McHENRY, IL 60050<br>P: (815)363-9200<br>F: (815)363-9223<br>E: LANDTECH@LT-PE.COM |

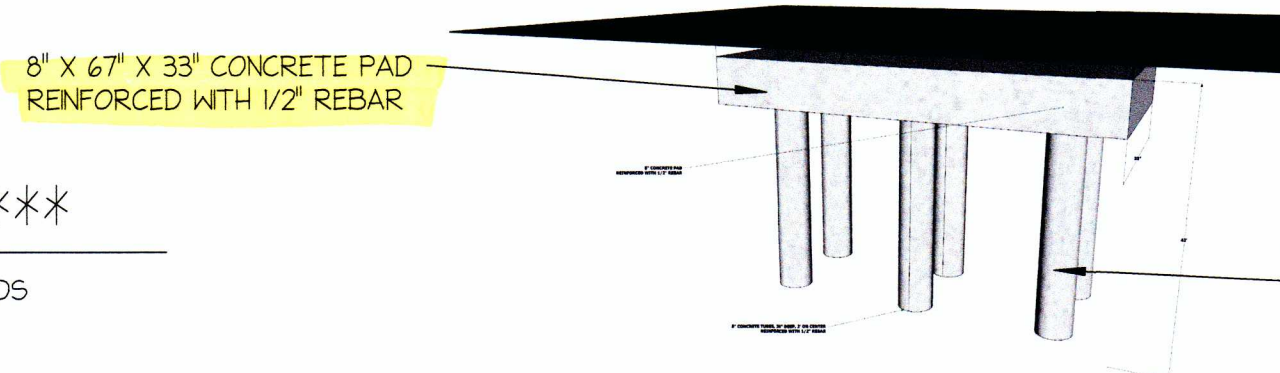








### FIREPLACE FOUNDATION DETAIL



### \*\*\*\*\* NOTES \*\*\*\*\*

BID INCLUDES TRANSPLANTING 10 BOXWOODS

- NOTES**  
CHANGES TO BELOW MAY RESULT IN ADDITIONAL CHARGES
- ALL MEASUREMENTS ARE APPROXIMATE
  - KITCHENS ARE DRAWN ASSUMING A 36" GRILL TOP
  - KITCHENS & WALLS WILL HAVE 1-2" CAP OVERHANG
  - BAR AREAS WILL HAVE 9-10" COUNTER OVERHANG
  - NEW BED AREAS RECEIVE 2" MUSHROOM COMPOST AND 2" MULCH
  - NEW BED EDGES RECEIVE A SPADE CUT EDGE
  - LIGHTING INSTALLATION BASED ON INSTALLING TRANSFORMER AT EXISTING OUTLET LOCATION

# RUGGIO RESIDENCE

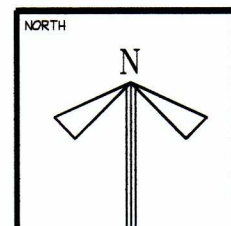
401 SOUTH BRISTOL LANE  
ARLINGTON HEIGHTS, ILLINOIS

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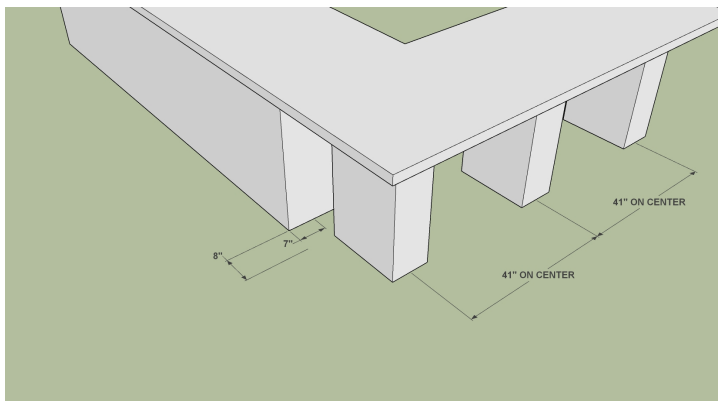
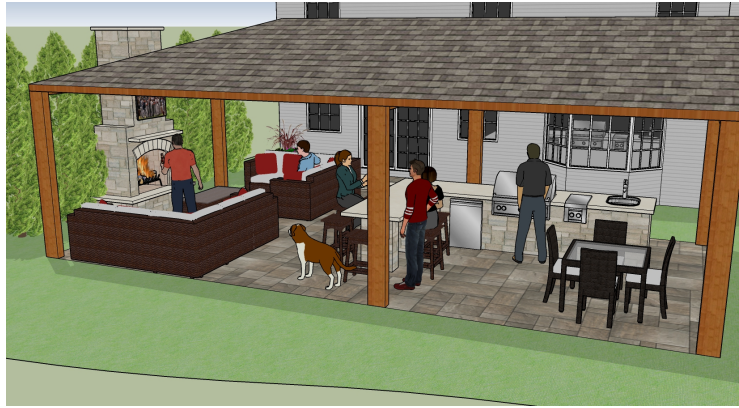
DESIGNED BY  
BRIAN O'MALLEY, CLD  
SALES  
SHAWN PAWLAK  
DATE  
JUNE 3, 2020  
SHEET NO.



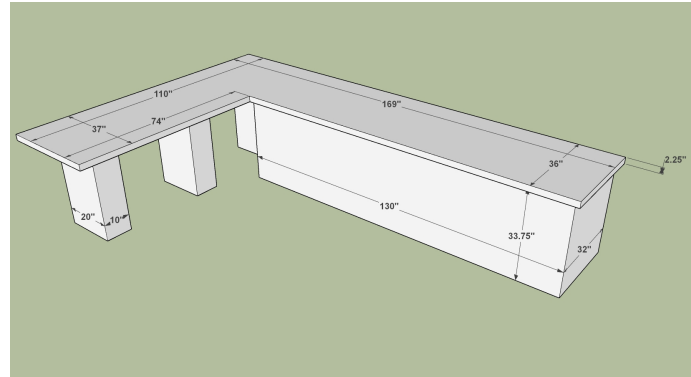
SCALE 1/8" = 1' (APPROX)  
0' 2' 4' 8' 16'  
SCALE IN FEET

| REVISIONS |         |             |
|-----------|---------|-------------|
| NO.       | DATE    | DESCRIPTION |
| 1         | 7-6-20  | RE-DESIGN   |
| 2         | 7-29-20 | RE-DESIGN   |
| 3         | 8-25-20 | ADD DETAIL  |

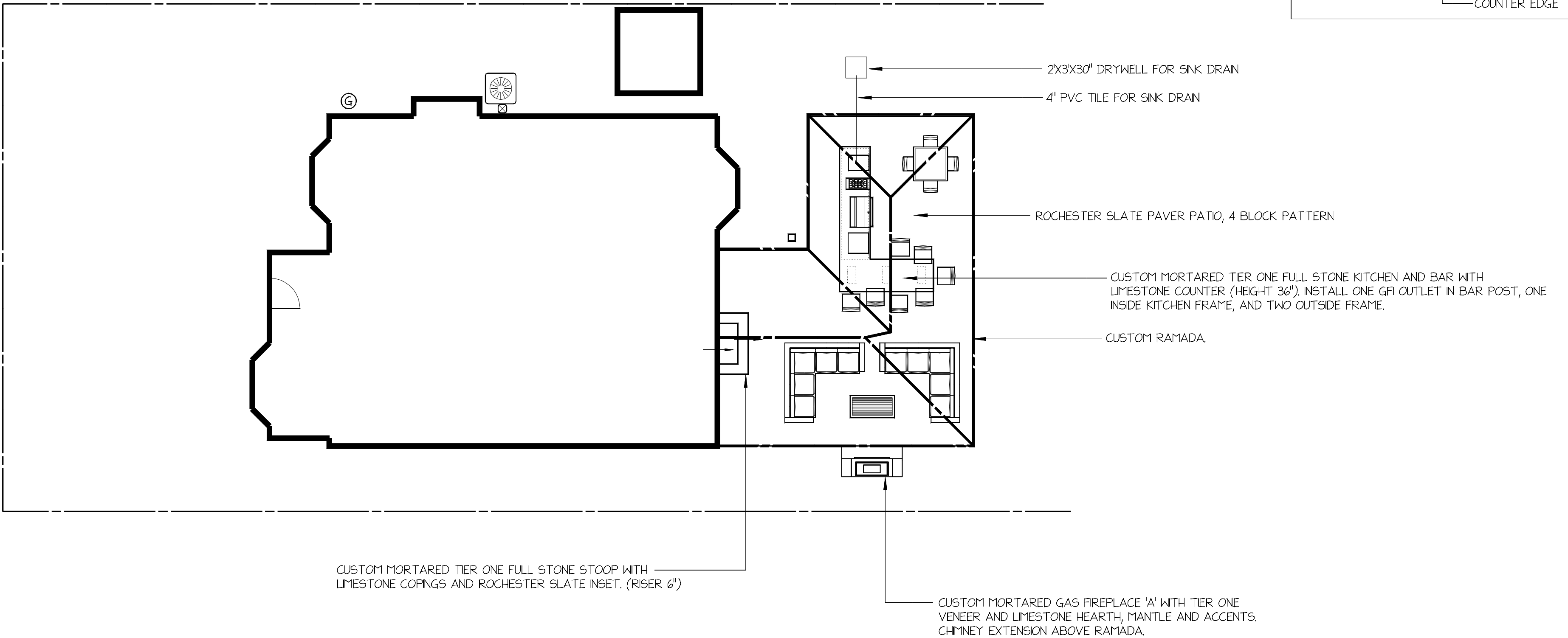
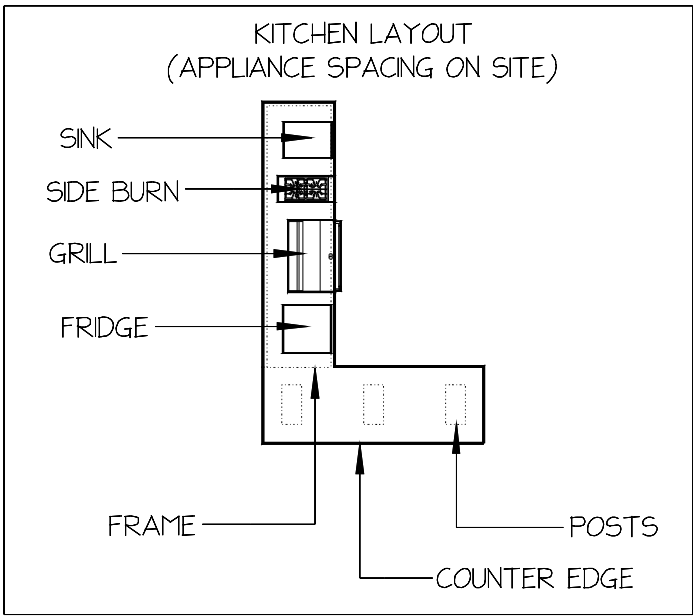




KITCHEN / BAR DIMENSIONS  
(COUNTER 2.25" THICK)



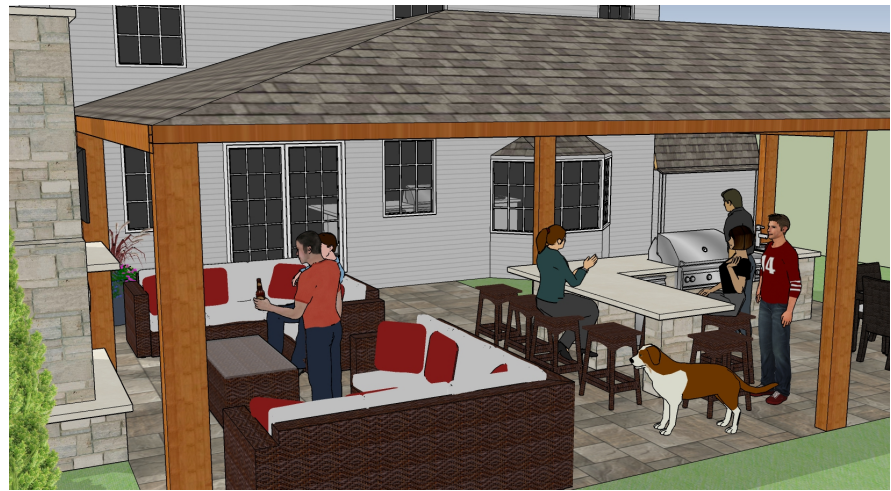
KITCHEN / BAR DIMENSIONS  
(COUNTER 2.25" THICK)



\*\*\*\*\* NOTES \*\*\*\*\*

PLAN DRAWN WITHOUT PLAT OF SURVEY AND SUBJECT TO CHANGE DUE TO VILLAGE REQUIREMENTS

BID INCLUDES TRANSPLANTING 10 BOXWOODS



NOTES  
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# RUGGIO RESIDENCE

401 SOUTH BRISTOL LANE  
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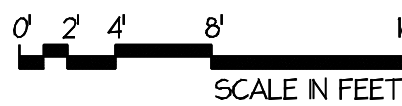
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DESIGNED BY  
BRIAN O'MALLEY, CLD  
SALES  
SHAWN PAWLAK  
DATE  
JUNE 3, 2020  
SHEET NO.

NORTH

SCALE 1/8" = 1' (APPROX)



| REVISIONS |        | DESCRIPTION |  |
|-----------|--------|-------------|--|
| NO.       | DATE   |             |  |
| 1         | 7-6-20 | RE-DESIGN   |  |
|           |        |             |  |
|           |        |             |  |



