Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
33 S. Arlington Heights Rd.
November 8, 2021
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 601 N Dryden Ave - 10/18/21
B. 704 N Highland Ave - 10/18/21
C. 622 S Dryden Pl - 10/18/21
D. 3030 W Salt Creek Ln - 10/18/21
E. 3400 W Euclid Ave - 10/18/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 725 N. Fernandez Ave. - ZBA#21-033
B. 932 N. Highland Ave. - ZBA#21-036
C. 6 E. Hawthorne St. - ZBA#21-037
D. 113 S. Dunton Ave. - ZBA#21-038
E. 2315 N. Arlington Heights Rd. - ZBA#21-039

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

Zoning Board of Appeals
11/8/2021

Item: 601 N Dryden Ave - 10/18/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
601 N Dryden Ave - 10/18/21 Findings	Minutes
601 N Dryden Ave - 10/18/21 Minutes	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
October 18, 2021

PETITIONER: Jackson Residence

ADDRESS OF PROPERTY: 601 N. Dryden Ave.

VARIATION: 6.13-3c (Location of Fences-Exterior Side Yards)

A 3.5-foot variation to allow a 6-foot tall, solid fence in the exterior side yard to be setback 1.5-feet from the property line where a setback of 5.0-feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

The petitioner testified that they have an existing non-conforming fence along Euclid Avenue that they would like to replace. Pursuant to Chapter 28, Section 6.13-3c a fence must be setback five feet along the exterior side yard. The petitioner explained that the fence is approximately 12.9 feet from the sidewalk and approximately 30 feet from the street. The petitioner further explained that there is a shed that would prevent the fence from being setback five feet. The petitioner testified that the property line for 601 N Dryden Avenue does not line up with the property line to the east and that their property line is set in further from Euclid Avenue.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD
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OF APPEALS

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

RE: 601 NORTH DRYDEN AVENUE - ZBA #21-030

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 18th day of October, 2021 at the hour of 7:00 p.m.

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MEMBERS PRESENT:

PETER SIAVELIS, Chairman
JEFFREY LANAGHAN
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: Let's call this meeting to order. Welcome, everyone, to the Village of Arlington Heights Zoning Board of Appeals meeting. Today is Monday, October 18th, 2021.

Derek, roll call please.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

(No response.)

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

CHAIRPERSON SIAVELIS: All right, next item of business, Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Great.

Okay, our next item is the approval of minutes from the September meeting. Hopefully everybody has had a chance to look at those, the draft minutes. Are there any proposed edits, revisions, adders?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion to approve the September meeting minutes?

COMMISSIONER GEISEL: Move to approve.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Joe?

COMMISSIONER SELBKA: Abstain.

CHAIRPERSON SIAVELIS: You abstain, okay. That's what I thought. I wasn't sure, I was just wanting to double check.

Okay, folks, we're going to go through some hearing procedures for tonight's meeting. As you may have heard me say, we have five petitions tonight, so it's, you know, essential for orderly business and the flow of orderly business that we stay on topic and you guys are aware of the ground rules, you folks are aware of the ground rules. So, let me kind of go through those with you or for you.

If less than six members are present, which is the instance tonight, we have five Board members, you the petitioner have an option to continue the meeting to next month, okay. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. So, you need four to prevail and get your variance or variances, plural. If you are

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denied, a petitioner cannot reapply for an entire year, okay. So, there is downside to not getting approval. The Staff, Derek, will be providing a project overview on the variance basically before you are asked to comment, okay, and that moves pretty swiftly. That helps and focuses the issues.

There are four elements that you the petitioner must establish in order for the Board to be able to grant the variance and basically vote yes on a particular variance. Again, these are your elements, these elements are yours to establish. They're not for the Board to pull out of you, okay, and establish on the record. It's your responsibility to establish these elements, and these elements were in the paperwork that you've received before.

So, let me just run through those with you:

1. 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;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Village Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

So, a variation is permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four conditions.

Okay, with that in mind, and by the way, just so you folks know, we all have your petition materials electronically on our laptops, so that's what we're looking at, all right. It's also going to be displayed up there on the screen. We may ask you to go up and point some things out. Derek may hone in on some things, and you can always ask to kind of zoom in and focus in if there is a particular question on a drawing we're looking at, or a figure we're looking at or a picture we're looking at, okay?

So, with that in mind, let's go to the first item of new business. That is 601 North Dryden Avenue, ZBA Petition #21-030. Come on up, sir. So, yes, stand at the podium, I'm going to swear you in, then we'll have Staff presentation, then it comes back to you, okay?

MR. JACKSON: Perfect.

CHAIRPERSON SIAVELIS: Okay, so can you identify yourself, state your name for the record?

MR. JACKSON: My name is Karl Jackson.

CHAIRPERSON SIAVELIS: Okay, Karl, can you raise your right hand please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to replace the existing six-foot tall fence in the exterior side yard along Euclid Avenue. The fence must be set back five feet and landscaping provided along the street side.

Therefore, the Petitioner is requesting a 3.5-foot variation

from Chapter 28, Section 6.13-3(c) to allow a six-foot tall, solid fence in the exterior side yard to be set back 1.5 feet from the property line where a setback of five feet is required, and to waive the requirement to provide landscaping on the street side of the fence. Thank you.

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

Okay, Mr. Jackson, you have the floor. Go ahead.

MR. JACKSON: Excellent. I have an existing fence on the property that I bought five years ago when I moved in. I'm trying to replace the fence in the exact same place where the current fence is. It's 155 inches from the sidewalk and almost 30 feet from the street. I'm on the corner of Euclid and Dryden which is a traffic light. It's a busy street you can see in there. I've got two small kids, a five-year-old and an almost one-year-old, and so I'm looking to getting something a little more private and that has the material to block some of that sound that's coming off the traffic side of the street.

Once again, like I said, the existing fence is where it is, and that's where I wanted to place it. There's a shed on the property that's right behind the fence, so I couldn't move it even if I wanted to. So, that is what I'm looking for.

The essential character of the locality, you know, I'm going with a fencing company that I got off Arlington Heights website that's putting in a high-quality fence and we're going to paint it.

Unique circumstances, I think it's an odd location. You can see I'm really far back from the street, even really farther back from the sidewalk. So, this shouldn't block any traffic viewing as people come around the corner which I think is the spirit of the zoning.

The variance is the minimum variance necessary. I just want to replace the fence where it actually is currently.

COMMISSIONER JAFFE: So, just two questions, and I think you may have already alluded to one of them. How long have you owned the property?

MR. JACKSON: I bought it in the fall of 2016.

COMMISSIONER JAFFE: 2016, okay. Have you discussed your plans with any of the surrounding neighbors?

MR. JACKSON: Yes. I've sent out a bunch of letters, but I have actually only one real neighbor since I'm on a corner, and I talked to them about it. They're very open to me getting the fence replaced, also because the last time it fell over, which it has done twice now in the last six months, I've had to fix it. The last time I was on vacation and they had to fix it, so I'm sure they'll be happy for me to get the fence replaced.

COMMISSIONER JAFFE: The only property line that you share is to the north, right? You have Dryden to the west, Euclid to the south, and then the Viater property to the east?

MR. JACKSON: That is correct. The Viater property actually has a fence also that's in line with my fence. It's not listed here. So, it comes right out and at the same length.

CHAIRPERSON SIAVELIS: So, extending eastward from your

property?

MR. JACKSON: That is correct.

COMMISSIONER JAFFE: I don't have any more questions.

CHAIRPERSON SIAVELIS: Any other questions from the Board?

COMMISSIONER LANAGHAN: I have one quick one for Derek or for Staff. No issue with it being six-foot tall, it's simply the setback distance, is that correct?

MR. MACH: That is correct.

COMMISSIONER LANAGHAN: Okay.

CHAIRPERSON SIAVELIS: Okay, so at this point, we ask if there's any questions from the audience because we don't have any other further questions for you. So, if there's any questions from the audience, anybody who wishes to speak in regards to this petition, now is the time.

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we move to the next phase. If there was, for you folks, just to let you know, if there's questions from the audience, like if somebody pops in and wants to say something, the Petitioner gets a chance to address those questions, all right, and those comments. They don't come in unrebutted, all right? But seeing as there is no audience commentary, you may sit down and we'll move to the next phase which is deliberation of the Board members.

COMMISSIONER JAFFE: So, I can start. Look, it's, where the property sits, it's next to Dryden and Euclid. It's not the busiest intersection in the Village but it certainly, you know, not quiet. The Petitioner has a family. The Petitioner wants to fence in his yard for their safety and to prevent sound, so I think it's a reasonable request.

CHAIRPERSON SIAVELIS: Yes, I agree with Ben. I note also that Petitioner is keeping, you know, bringing that fence north from the street just to the rear of his house, not to the front of his house or the midpoint of his house. So, there's a large part of his lot that faces Euclid that's not going to have that fence. So, I don't think it will be too obtrusive or unsightly, so I support it as well.

COMMISSIONER LANAGHAN: No, I agree. I mean, he's basically replacing what's there, and as long as there's no issue with the height, I certainly have no issue with this.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Congratulations, your variance is granted.
MR. JACKSON: Thank you very much.
CHAIRPERSON SIAVELIS: Sure. You can stick around, you can leave. You won't hurt our feelings if you leave.
MR. JACKSON: I wish you all a very good evening.
CHAIRPERSON SIAVELIS: Okay, thank you, take care.
MR. JACKSON: Notification via e-mail or something?
MR. MACH: I'll follow-up with you.
MR. JACKSON: Thank you very much. Have a good night, everyone.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:14 p.m.)

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Zoning Board of Appeals
11/8/2021

Item: 704 N Highland Ave - 10/18/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
704 N Highland Ave - 10/18/21 Findings	Minutes
704 N Highland Ave - 10/18/21 Minutes	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
October 18, 2021

PETITIONER: Farrell Residence

ADDRESS OF PROPERTY: 704 N. Highland Ave.

VARIATION: 10.2-11.1b (Parking in Yards – Driveway Width)

A 10-foot variation to allow a driveway with a maximum width of 32-feet where a maximum width of 22-feet is permitted.

The petitioner testified that they are proposing to increase the width of the driveway to accommodate additional vehicles. The proposed expansion results in a driveway with a width of 32 feet where a maximum width of 22 feet is permitted. The petitioner testified that their lot is approximately 0.4 acres and that they are under the allowed impervious surface coverage. The petitioner also testified that there is a similar driveway across the street from the subject property. The petitioner explained that there are two work vehicles in addition to the personal vehicles. The petitioner commented that budget permitting, their goal is to expand the garage in the future in order to create a three car detached garage. The petitioner testified that 'on street parking' is limited to two hours.

A neighbor spoke in opposition to the variance. The neighbor expressed concern with the number of vehicles that that might park in the driveway, if the variance is approved. The neighbor also expressed concern with the potential impact on property values.

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. Lanaghan. Thereafter, the Board voted 5-0 to approve the variance request with a condition that six foot high landscaping be provided on the north end of the driveway in order to buffer the proposed driveway expansion.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance with a condition that six foot high landscaping that provides year round screening be installed on the north end of the driveway.

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
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OF APPEALS

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

RE: 704 NORTH HIGHLAND AVENUE - ZBA #21-031

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 18th day of October, 2021 at the hour of 7:14 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
JEFFREY LANAGHAN
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

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CHAIRPERSON SIAVELIS: Okay, next petition, 704 North Highland Avenue, ZBA #21-031. Come on up, you're the next contestant. Have you signed in?

MR. FARRELL: I am, sir.

CHAIRPERSON SIAVELIS: Okay, can you identify yourself please for the record?

MR. FARRELL: My name is Ed Farrell, and I am the owner of 704 North Highland.

CHAIRPERSON SIAVELIS: All right, Ed, please raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Staff presentation.

MR. MACH: Thank you.

The Petitioner is proposing to increase the width of the existing driveway. The proposed expansion results in a driveway with a width of 32 feet where a maximum width of 22 feet is permitted.

Therefore, they are requesting a 10-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway with a maximum width of 32 feet where a maximum width of 22 feet is permitted. Thank you.

CHAIRPERSON SIAVELIS: Okay.

COMMISSIONER JAFFE: Chair, for the record, I live within the radius of the subject property and received the communication. I don't abut to the property, I don't know the property owner, but I wanted to state for the record that I did receive the letter about the request.

CHAIRPERSON SIAVELIS: Okay, understood, and you are participating in the discussions tonight?

COMMISSIONER JAFFE: Yes, I will not be recusing myself.

CHAIRPERSON SIAVELIS: No grounds to recuse, okay, great.

Okay, you have the floor.

MR. FARRELL: Yes, sir. So, in going over our prongs for the petition, the first prong is does it alter the proposed character of the neighborhood? I would argue that it does not. If you look at my surface area, I have a very large lot. I have three pens. I have what is considered a triple lot but it's only kind of two-and-a-half.

My surface that I'm allowed at 50 percent is 8,400 square feet. With this proposed surface area, I believe go to 3,100 square feet, so I'm well within the surface coverage of the Village Ordinance. Across the street from me, directly across the street from my house, the neighbor across Hawthorne from me has a 32-foot wide driveway as well. The only difference is their driveway doesn't extend the length of their garage, it ends at the front of their garage. But they have a 32-foot driveway, so there is precedent of a 32-foot driveway in my neighborhood and I don't believe it alters the character of the neighborhood.

The second prong is do we have unique circumstances? My family is somewhat unique. I have five children, four of which are still at home. My

wife and I both have personal cars. We also have work cars, so that's four. I have a 17-year-old who is driving, that's five cars. I have a 15-year-old who's about to start driving, that's going to be six cars, and I have two 13-year-olds right behind them. So, as you can imagine, we want to expand the ability to park at our residence, being able to get more cars into the driveway so that we're not moving them, which would necessitate the variance for this property.

Is it in harmony and in spirit with Arlington Heights? Similar to number one, I believe it is. My neighbor across the street has their driveway. There are multiple driveways that are fashioned 32 feet wide in Arlington Heights that have a side path that goes all the way to the back. It's been approved before, I believe. Since it's been approved before and other residents have it, I would imagine it's within the harmony and spirit of Arlington Heights.

Is this the minimum variance necessary to get the job done? I would say yes. With the number of cars that my family has and would like to put in the driveway, this would be the minimum variance to get the jobs done. Eventually, no promises, we would like to put up a third car garage, but unfortunately money dictates those decisions.

CHAIRPERSON SIAVELIS: You've got this, Joe, sorry.

COMMISSIONER GEISEL: Well, I think just an observation really, I don't have a question at this point. Given the proximity of their garage to Hawthorne, he doesn't have a lot of distance in terms of the existing driveway. Given the sheer number of vehicles, I think there's certainly a need.

So, I honestly don't have a lot of questions at this point. I think you've illuminated the circumstances and the need quite well. I don't have any further questions at this point.

Anybody else?

CHAIRPERSON SIAVELIS: So, I just have a couple of real quick ones. When I first saw this material and first saw this, I thought this was a reach of an ask, but then I looked at your drawings and I see the sidewalk basically cuts through your driveway, right?

MR. FARRELL: Yes.

CHAIRPERSON SIAVELIS: I mean, and theoretically, you shouldn't be blocking the sidewalk by parking the vehicle on that, correct?

MR. FARRELL: Correct. If I could make one other note? Our apron is extremely short. So, it's hard to park a car on that side of the apron as well.

CHAIRPERSON SIAVELIS: So, are you saying on the south side of the sidewalk? On the south apron, is that what you're saying?

MR. FARRELL: Yes, the south apron across the sidewalk, it's very short. It's very difficult to get a car on. The only way I can get a car on that side of the apron is pulling it across the sidewalk which isn't optimal. So, being able to park on the side would eliminate that issue.

CHAIRPERSON SIAVELIS: So, what is that distance as we're looking at here from basically the curb to the sidewalk, where your apron is?

COMMISSIONER GEISEL: 21 feet I think is what --

CHAIRPERSON SIAVELIS: No, no, I want the, from the sidewalk to

the --

COMMISSIONER GEISEL: To the garage?

CHAIRPERSON SIAVELIS: To the curb.

COMMISSIONER GEISEL: Oh, sorry about that, to the curb.

CHAIRPERSON SIAVELIS: Yes, because I think that's what he's referring to as being that real short distance as well, too, right?

MR. FARRELL: Yes.

CHAIRPERSON SIAVELIS: Okay, so what's that --

COMMISSIONER LANAGHAN: According to Google Earth, it's 10 feet.

CHAIRPERSON SIAVELIS: Go ahead.

MR. FARRELL: My guess is that's, maybe you're right, I think it's a little bit shorter because I don't think a car is 10 feet long, is it?

COMMISSIONER LANAGHAN: No, it's about 16 or so.

CHAIRPERSON SIAVELIS: Yes, cars are, unless you have like a mini.

MR. FARRELL: Okay, so yes, my son does park his car there now. I can tell you the back end of his car is at the street and the front end is at my bumper across the sidewalk.

CHAIRPERSON SIAVELIS: Yes, that was what I was thinking.

COMMISSIONER GEISEL: And that was my first point.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: I lived around the corner from this one for 23 years, so I'm familiar with the property. That's what I meant by my observation that, you know, from the sidewalk to the garage itself, it is very short. Yes, to your point, thereafter from the sidewalk to the curb also is still short. So, he's got nowhere to put cars.

CHAIRPERSON SIAVELIS: Yes, I concur, and that's why I wanted that in the record. I mean, yes, you have a lot of cars because you have a lot of kids, it's what it is, right? Frankly, two cars, I mean, even if you just had two cars, hypothetically speaking, if you have guests over or family over, because of the configuration of your driveway and the location of your driveway with respect to the curb and the sidewalk, you're still going to be pinched in.

MR. FARRELL: Correct.

CHAIRPERSON SIAVELIS: It's not really feasible for anything more, three cars or more. So, that's what I was trying to clarify and get in the record. Are there any other --

MR. FARRELL: Can I make one other point? I'm sorry.

CHAIRPERSON SIAVELIS: Sure.

MR. FARRELL: I should have brought this up earlier. On Hawthorne where we would park extra cars, there's a two-hour limit. So, parking on the street is very difficult as well.

CHAIRPERSON SIAVELIS: Right, so you have to jockey your car around if you're going to park on it often.

MR. FARRELL: Exactly.

CHAIRPERSON SIAVELIS: Yes. Okay, that's a good point as well. All right, if there's no other questions on the Board?

COMMISSIONER LANAGHAN: Yes, I got one here, Peter.

CHAIRPERSON SIAVELIS: Oh, I'm sorry, Jeff.

COMMISSIONER LANAGHAN: That's okay. So, you're widening your apron as well as adding a 10-foot adjacent to the garage, is that what you're proposing here?

MR. FARRELL: Yes, sir.

COMMISSIONER LANAGHAN: Okay, and to Staff, is there any issue with widening the apron in the right-of-way? Technically, that's a right-of-way.

MR. MACH: Ultimately, that would be up to Engineering.

COMMISSIONER LANAGHAN: Okay, and they got no comments on this.

CHAIRPERSON SIAVELIS: No.

COMMISSIONER LANAGHAN: So, I'm assuming that they're okay with that. Okay, that was really my last question.

CHAIRPERSON SIAVELIS: Okay, any questions? Let's go to the next phase, any questions from the audience? Any comments from the audience or points?

Okay, so if you're going to speak, you have to come up, right? Derek, we're not swearing him, right? We're not swearing this gentleman in?

MR. MACH: No, it's necessary.

MR. BARUCH: I signed this already, although I'd be happy to be sworn in.

CHAIRPERSON SIAVELIS: Well, if it's not necessary, we don't have to swear you in. We are identifying, but not asking for an address.

MR. MACH: No.

CHAIRPERSON SIAVELIS: Okay, so sir, can you just please identify yourself for me?

MR. BARUCH: Sure. My name is John Baruch, and my wife and I live at 710 North Highway, which is the house directly to the north of Ed and Leesa. If you want to pull up that Google Map shot, we could all look at that.

I've been communicating a little bit with Derek about this because we are neighbors and it's a concern to us. One of the things he said is would I like, you know, to provide some information, so I'd like to do that for you if I could.

CHAIRPERSON SIAVELIS: Sure. Be advised, once you present material to us, it's ours. It goes in the record, it's not returned to you.

MR. BARUCH: So, we do live north of the house, the Farrells. This weekend, after, you know, talking with my wife a lot about it, you know, we initiated conversation with them to try to understand exactly what is the need and, you know, the history.

We have been residents of Arlington Heights for 42 years and lived in this house, owners 32 and six before that as a renter. We've been in

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HANA the whole time, the Historic Arlington Neighborhood Association, all the time we've lived in Arlington.

I understand his dilemma regarding kids and vehicles. We have had many neighbors in the area who have had big families, four kids, five kids, directly kitty corner from them. I'll just give you some pictures that I took of what those driveways look like, and people kind of survived, I guess.

My biggest concern, two big concerns are the number of vehicles that we're going to allow to park, if this variance is approved, is pretty significant. It's something that when I stand at my kitchen window I'm going to look out at. There's a concern for me and maybe nobody else about property values. You know, it's something, I think Arlington is a great place to live and, you know, we just need to be making sure that we don't vary from codes that are intended to keep it a great place to live, understanding that there are hardships and situations that need to have some allowances.

So, just quickly and I'll just go through this, page three is the house that Ed referred to right across the street. It's has a three-car wide driveway in front of the garage. There is no side path up next to the garage.

CHAIRPERSON SIAVELIS: So, I'm going to interrupt you.

MR. BARUCH: Sure.

CHAIRPERSON SIAVELIS: You're referring to 642 North Highland, right?

MR. BARUCH: Yes, that's correct, page three. That apparently was done without a variance because they have a two-car garage and somebody slipped that in. As long as I've lived there, I didn't know that. They redid that driveway this summer, and because it was already existing, apparently Engineering didn't have an issue with it and they let it happen. But I reached out to Engineering just today and she is out until Thursday, so I don't know what the history there is, so you know, I'm not exactly sure. But I can tell you the difference here is that there is no side pad that extends up along the, in this case the west side of the drive.

Two blocks to the west, on pages four, five and six, is 415 West Bond. This has a side pad along the west side of the garage which borders Walnut Avenue, looks out on to Christian Liberty's field, so there's no neighbor across the street. Those three pictures brought up one of my concerns. I'm sure Ed, as he stated in his application, does not intend to buy an RV or a boat and park it there. However, that doesn't mean that something happens and they move and, you know, the next person has a pad to put an RV on which frankly I don't want to look out at that either, okay.

Page seven, coincidentally, I don't know what the code is fully for parking RVs, but also on Walnut Avenue is a three-car garage, 414 West Mueller, and that RV is parked there depending on stack. Now, they're all in code in terms of driveway width and access and things like that but, you know, it's there.

I have a daughter who lives over on Sigwalt. We often walk to her house. There are two homes along Sigwalt that I've shown on pages eight and nine that have three-car wide driveways, but they have two-car garages. So,

they've gotten a variance I guess, I didn't look them up and I didn't ask about them, but this would be something I guess, I would say would be a more acceptable outcome for this particular situation. They can still park an extra vehicle or two.

We met, I suggested, well, you know, the apron is narrow from the sidewalk to the street. It's not like you can have a car head in that. But if you get 25 feet of expanded apron, you know, you're parking parallel. I've seen it done a lot, you know. Kids in high school and kids in college, parents have to figure out how to make it work.

So, that's eight and nine. Again, I just put a couple of things from our neighborhood. On page 10, 202 West Hawthorne is Ed's across the street to the east neighbor. That's their driveway, that's their garage, two cars, enough to hold two cars in the driveway, they have four boys. The guys are all gone but, you know, somehow that worked.

Then the last picture is page 11, and it's a little hard, black and white, but that is the house that is kitty corner from the property. It has a very short driveway, shorter probably than what the Farrells have. Those people, they have since moved, the Campbells. They had five children and they all drove.

So, you know, I'm trying to look at it from the future perspective. Things evolve. Ed mentioned maybe getting a three-car garage. Right now, I wouldn't care if they put up a three-car garage, that would be perfectly fine, but to put a pad there, they're probably never going to put the garage there.

So, that's my comment. I'm concerned about the property values for neighbors. You know, it's a common area. It's Historic Arlington. Joseph Geisel lived there for 23 years I think he said or whatever. My son actually looked at your house when it was for sale. So, I think we have things to consider about that area. There are plenty of wide driveways in other parts of town, zoned later or built later, but you know, for us, and I'm speaking for a larger group, I do have concerns. That's all I have to say.

CHAIRPERSON SIAVELIS: Okay, thank you very much. A very thorough packet you've provided to us, so we appreciate that.

Okay, Ed, come back up to the podium.

MR. FARRELL: Yes, sir.

CHAIRPERSON SIAVELIS: It's your opportunity to refute and respond to the comments from your neighbor, and we're probably going to ask you some follow-up questions.

MR. FARRELL: Certainly, I'd be more than happy to. So, I took some notes on what John said, and John, if I'm misstating anything you said, please clarify for me.

His first concern was the number of cars. I get it. He pointed that out. He brought some pictures of people in the neighborhood who have two cars, three cars, four cars, but there are also, let's be honest, there are people that park four or five cars in their driveways. It's not uncommon, and I know of no Village ordinance that has a preclusion on the number of cars you can park in your driveway.

My circumstances are unique. Believe me, you know, I wish

they were less, it's just not feasible for me. So, I'm not sure why that's a concern, especially if there's no code against the number of cars parking in a house.

Number two, you talked about property values. We are going to be putting brand new concrete in the driveway. We're going to add additional parking. In talking to our realtor, there's no doubt in anyone's mind that that will increase the value of our house and increase the property.

CHAIRPERSON SIAVELIS: So, just to clarify, you said you're going to bring new concrete in there. Are you saying that you're going to rip up the existing and replace the existing concrete driveway you have?

MR. FARRELL: Yes, sir.

CHAIRPERSON SIAVELIS: So, the driveway has a fair number of cracks in it from the pictures we've seen and have been submitted to us. You're going to be taking the existing driveway out, you're going to pout an entire new slab basically from, what is that, west to east, right?

MR. FARRELL: Yes. It would be an entirely new slab from the edge of the garage all the way to the sidewalk. Everything but inside the garage will be brand new.

CHAIRPERSON SIAVELIS: Okay, please continue.

MR. FARRELL: So, the property values will go up. If anything, the value of my home will increase.

He mentioned a concern about RVs, and I get it. I don't negate what he's saying. Two things about the RVs. One, I'm not an RV guy. In my prior life I spent a lot of time sleeping in the woods. I have no desire to do it again. I'm good for a house, but we have no intention of getting an RV.

I'm reading the ordinance, meaning Chapter 28 of Arlington Heights Municipal Code. There's a preclusion of parking RVs on the front of your house. You can't do it. It's a Village ordinance that precludes anyone from parking where you can see it from the back without screening, and the only place you can park an RV, unless I'm reading this wrong, and it's amendments to Chapter 8 related to parking of certain vehicles from 1/17/1995. So, if you can't park an RV in the driveway, it's not a concern. It's precluded by Village ordinance.

CHAIRPERSON SIAVELIS: Yes, so I'll just tell you right now, the RV issue is not really germane to your petition. So, you don't have to spend time on that.

MR. FARRELL: Thank you. So, he talked about the future. Again, I think the future of having this done, the neighborhood is going to look nicer. That side shoe is going to look nicer. It's an improvement to the Village, it's an improvement to my house.

Then John mentioned the third-car garage. We'd like to do it. Again, I have kids on the precipice of college and things of that nature. Who knows if we're going to do it, but John said I'm never going to do it, we don't know. I'd like to do it, but if it's worth pointing out, it's unknown, we'd love to put a third car garage. Just to that extent, we are asking our builder to put an extra footer and thickening on the side so that if we do want to put a third car garage, it's available to us.

CHAIRPERSON SIAVELIS: At additional cost.
MR. FARRELL: Yes, he's going to do it on this first round though.
CHAIRPERSON SIAVELIS: Right, and that drives up the cost?
MR. FARRELL: Exactly, but it's cheaper than having him come back and do it.
CHAIRPERSON SIAVELIS: Tearing it out and redoing it, right.
MR. FARRELL: Exactly. So, that's why we're doing it, asking for it to be done now.
CHAIRPERSON SIAVELIS: Understood.
Any further comments?
MR. FARRELL: No, sir.
CHAIRPERSON SIAVELIS: Okay, stay there.
Do you want to take lead in addressing these issues?
COMMISSIONER GEISEL: You know, certainly. To the extent that Petitioner previously stated that he'd love to do a three-car garage and that he's actually planning for that contingency, I think that speaks to at least his longer term look. No one can foresee what may or may not happen to a property down the road. RVs are prohibited from being parked where they're visible. So, I really don't see that as a major driver or issue.
I think from the initial standpoint and view of accommodating safety, visibility, being able to put their cars off the street, and to Petitioner's prior point, you can't park there for longer than two hours, I think there's a lot of hurdles he's trying to overcome. I think what he's proposed addresses that reasonably.
CHAIRPERSON SIAVELIS: Agreed. So, on the north side of your property, do you have a fence there?
MR. FARRELL: No, sir.
CHAIRPERSON SIAVELIS: Okay, so those weren't showing on your survey that you submitted.
MR. FARRELL: So, north side of my property, and you know, the prior owners of my house had a fence. I wonder if it's from that, but there is not a fence between the north, John's lot, and my lot.
CHAIRPERSON SIAVELIS: Okay, are there bushes up there or is it just wide open grass? Go back to the picture though.
MR. FARRELL: So, to the north, there are low-rise bushes that you can see over, and there's a couple of trees. One is large, most of them are small. So, John would be able to see it from his house to my house.
CHAIRPERSON SIAVELIS: Okay, so thank you for clarifying that. One of the other things that I noticed here, you folks have large lots in your area, right, your neighborhood right there. Your lot, Petitioner's lot is large, and it looks like Mr. Baruch's lot is relatively large as well.
What is the approximate distance from the rear of your garage, okay, Derek, can you go back to the survey as well? Can we maybe toggle between them? Can you split screen on that, Derek?
MR. MACH: I can.
CHAIRPERSON SIAVELIS: Okay, so the approximate distance

between the rear of your garage to your neighbor's house, approximately?

MR. FARRELL: My guess would be at least 140 feet, that'd be my guess.

COMMISSIONER GEISEL: His lot is 120. You've got a driveway that's 20, and the garage is approximately 27. He's about 80 just to his lot line, much less

CHAIRPERSON SIAVELIS: Right.

Now, Derek, can you jump to the photograph that we had please?

MR. BARUCH: Our side lot is 47. All of the lots on that block with the exclusion of Ed's because they actually run off of Hawthorne, and their depth goes to our side lot.

CHAIRPERSON SIAVELIS: So, it's 120.

MR. FARRELL: 80 and 47 is 127.

CHAIRPERSON SIAVELIS: And what was your guess?

MR. FARRELL: 140.

CHAIRPERSON SIAVELIS: Okay, so we'll call it 125, okay.

MR. FARRELL: It's a big distance.

CHAIRPERSON SIAVELIS: Yes, that is relatively a long distance.

COMMISSIONER JAFFE: So, I'm thinking about something that the neighbor said about having to look out of his kitchen window. I think notwithstanding all the discussions about RVs, I think that point is relevant. I don't know if this is where the conversation is headed about the distance between two properties and the view, but the petition documents said we'd love to park seven cars. I know you're preparing for that, but that's what's in the document that was submitted.

So, if I'm trying to think about this from your neighbor's perspective, if I'm looking out my kitchen window and I see seven cars, I'm not living in Arlington Heights at that point, I could be thinking am I living across the street from a car dealership. So, I think that's, in my opinion that's relevant. If this is something that would be considered, I think we would need to consider if there can be any type of accommodation made from increased landscaping that could cordon some of that off.

CHAIRPERSON SIAVELIS: Yes, so I was kind of thinking the same thing, but I was going to say something. If he can see seven cars and those are the cars parked in the garage, he's like Superman with X-ray vision.

MR. BARUCH: Yes, so there's only going to be visibility obviously from the one around the driveway. I mean, they don't use the garage today, but you know, hopefully they will, otherwise they're going to be on the street.

CHAIRPERSON SIAVELIS: So, you're going to see two or three cars.

MR. FARRELL: You'll see two.

CHAIRPERSON SIAVELIS: Two or three cars, depending on the perspective of his viewpoint, from the vantage point of his house. So, Mr. Jaffe was saying is, look, we're trying to be reasonable here with you. Your neighbor is

raising legitimate concerns, right? A lot of times when we get in this situation, we look to make a compromise that can appease both folks.

MR. FARRELL: Understandable.

CHAIRPERSON SIAVELIS: Both parties, right? Because you have a legitimate set of points, especially given the orientation of your house with respect to the sidewalk, the garage, and Hawthorne Street, and your neighbor has legitimate points. So, oftentimes, we will condition variances on landscaping and say, okay, we can agree to this provided that the variance also includes the planting of bushes, right, to obscure views, right, or evergreens, things of that nature to try and break up the sight line. Okay?

MR. FARRELL: Fair enough.

CHAIRPERSON SIAVELIS: All right, because look at the situation. There's five Board members, right, and you're already hearing one Board member say he's got concerns for you, right. So, compromise is in your best interest because if you lose the vote, you have to wait a year to come back.

MR. FARRELL: I get what you're saying. I never objected to doing any landscaping. Just in my personal opinion, John, I think you can see two cars at best because the other cars would be obstructed by my garage; however, how about we put up some landscaping? There's dirt between the edge of where it would end and that sidewalk behind my house, there's plenty of room for landscaping. There was landscaping in there recently that we just ripped out. There's a whole bed that we would be able to put some type of bushes in.

CHAIRPERSON SIAVELIS: Where is that?

MR. FARRELL: Can I walk up there please?

CHAIRPERSON SIAVELIS: You may.

MR. FARRELL: Okay, if you look at the concrete that comes from the side way here, the sidewalk here, there's also one other concrete right here. My garage ends here. This is an empty landscaping bed that has nothing in it right now. There is a bed right here for planting that we could put something that would obscure it.

Does that make sense?

CHAIRPERSON SIAVELIS: Yes. Okay, so you might want to stay up there though. We may have a couple of other questions, and make sure you speak up by the way, so our reporter can hear you and get the record accurately. Okay?

MR. FARRELL: Okay.

CHAIRPERSON SIAVELIS: All right, John, your turn. Would that be a reasonable compromise, if we condition his variance upon the planting of, you know, significant landscaping, significant shrubs to obstruct the view from your, I think you said your kitchen, et cetera.

MR. BARUCH: Okay, I have four kids, right. I get it, they have cars; it's totally understandable. I think, you know, the thought that, as somebody said, having a used car line out there is a little bit of a concern to me. But there is no limit on cars in Arlington Heights, you know, but you should be able to manage them in a way. It is a tough thing, and I've cited some examples of other people

that went through it.

Their driveway needs to be fixed. The apron is not wide enough, you know, and it's been that way for 20 years. I've known the last four families in that house, and everybody drives through the dirt to get on to the driveway and to that apron. The apron is going to be expanded to 32 feet or is that not part of it?

MR. FARRELL: The apron will be expanded, and Derek can clarify for me, I think there's a code. It's 22 feet or 25 feet that the apron could be expanded. We're going to go whatever that max apron is which is going to expand the apron we have now.

MR. MACH: That is correct. It is ultimately up to 25 feet. The driveway is going to have to taper on the private property side to meet the width of the apron that Engineering is ultimately going to approve.

MR. FARRELL: So, John, in talking with Derek, we're going to expand whatever the Village allow us to in any way.

MR. BARUCH: Yes, and you know, again, hopefully that should allow parking cars from somebody who's leaving early in the morning or the last one home, I don't know.

CHAIRPERSON SIAVELIS: Okay, let me, I want to --

MR. BARUCH: Okay, so to your question, if landscaping doesn't, you know, I mean, if he can hide the cars from my view a little bit, you know, I would appreciate that but, you know, we're not talking five-foot yews, right, we're talking something that's going to be --

CHAIRPERSON SIAVELIS: Significant.

MR. BARUCH: Yes, and you know, that's going to be a plus. So, we met with Ed and Leesa Saturday and talked about a bunch of things, you know, the three-car, if it's in, if it's out. Today I hear it's back in and, you know, I'm excited for that.

CHAIRPERSON SIAVELIS: Okay, so I'm going to interpret your answer as yes, you would consider that a reasonable compromise as long as it's substantial landscaping that blocks all or basically all of your view, right? Because we have other people behind you, so we have to keep moving.

MR. BARUCH: Right.

CHAIRPERSON SIAVELIS: Okay, so Ed, is that something you can live with?

MR. FARRELL: That is.

CHAIRPERSON SIAVELIS: Okay. All right, we're going to close this down now and go to the deliberation of the Board members.

COMMISSIONER GEISEL: Again, I believe that whilst there's a concern that Mr. Baruch has is not unfounded, the simple basis that you won't be able to see seven cars by his own admission, at best you could see two, maybe three. I just would still support the Petitioner's request given the sheer number of vehicles that they are trying to accommodate based upon their family needs and the limited place to otherwise put them.

What other people did or didn't do previously or somewhere

else is absolutely irrelevant. We do not make decisions based upon some precedent. So, to the extent that something has been done somewhere is not actually relevant, and we're not supposed to consider it. It's why I didn't really look through the material you presented. I listened to your presentation, but from that standpoint, what other people did or didn't do somewhere else is irrelevant. It really comes down to what he's trying to do on a fairly large piece of property to accommodate his family and with the need.

CHAIRPERSON SIAVELIS: Do you support the variance with the landscaping, significant landscaping additionally we've discussed there in the last five minutes?

COMMISSIONER GEISEL: Yes, I do.

CHAIRPERSON SIAVELIS: Okay, anybody else? Comments from the Board?

COMMISSIONER SELBKA: I just have one comment regarding why I'd be in favor of the variance with the landscaping. I disagree slightly with Mr. Geisel that what's going on in the neighborhood is irrelevant. But I think that helps the request for the variance because you pointed to several places where there are these big expansive driveways already, and that tells me that the character of the neighborhood is accommodated or big driveways are part of this neighborhood, at least in part; therefore, granting this variance would not change the character of the neighborhood.

I think your concerns are valid about your view, and therefore, I would support the variance with the caveat that the landscaping be put in place as a condition of granting the variance.

CHAIRPERSON SIAVELIS: Thank you, Mr. Selbka.

Any further comments? Do we have a motion?

COMMISSIONER GEISEL: Move to approve the Petitioner's request with the understanding that additional landscaping will be added to the north side of the proposed driveway extension.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: I would ask that the Zoning Board clarify significant landscaping. For example, six feet tall at time of installation? Providing year-round capacity?

COMMISSIONER LANAGHAN: Yes, it needs to be, definition of substantial is too loosey-goosey for Staff and everybody else to say yes, okay. That's --

CHAIRPERSON SIAVELIS: Yes, I see it, and I said significant. So, do you want to hit that?

COMMISSIONER GEISEL: Well, let's see. Given that the typical vehicle is certainly under five-foot in height, perhaps maybe not six but even five-foot height minimum.

CHAIRPERSON SIAVELIS: Year-round coverage?

COMMISSIONER GEISEL: Would that be amenable?

COMMISSIONER LANAGHAN: I'd probably say six is where I'd go with that, just because if it's an SUV or something, it's going to be a little taller. So,

you want something that's going to screen that.

MR. FARRELL: So, let me just --

CHAIRPERSON SIAVELIS: No, no, we're done. We're done, this is Board deliberations. We're deliberating so he's, we're done with that. So, the six-foot, I can support six feet. That's not that significantly different.

COMMISSIONER LANAGHAN: That's right.

CHAIRPERSON SIAVELIS: Yes, six-foot, okay.

COMMISSIONER LANAGHAN: Minimum of six-foot, I would probably throw in evergreen, too, you know, so it's going to do it year-round. Again, so Staff knows what the heck they're looking for.

CHAIRPERSON SIAVELIS: Derek, is that the level of clarity you need essentially and we'll re-motion that?

MR. MACH: Yes, that would, yes. So, if I understand the zoning ordinance, it's landscaping must be six feet tall at time of installation, it must be evergreen so it will provide year-round screening.

COMMISSIONER LANAGHAN: Yes, a minimum of six-foot, Derek.

MR. MACH: Presumably it would be, it's actually at time of planting in order to provide a solid buffer.

CHAIRPERSON SIAVELIS: Yes. So, we've already had a motion, all right, so that motion hasn't been seconded. All right, so that motion essentially dies.

MR. MACH: Right.

CHAIRPERSON SIAVELIS: Okay, so I'll ask again if we have a second motion. So, do we have a second motion?

COMMISSIONER GEISEL: So, we're going to, I was going to, what did I say before?

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: So, we would permit the variance as proposed with a minimum of six-foot high evergreens to screen the driveway extension.

CHAIRPERSON SIAVELIS: Derek, is that sufficient detail?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER SELBKA: Second.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance has been approved with the

additional conditions provided.

MR. FARRELL: Can I ask one clarifying question? Just about the landscaping, you said at time of installation, can I get a couple of days after I put the concrete in to get a landscaper that --

CHAIRPERSON SIAVELIS: Yes, because you're going to have it be inspected anyway, right, during that process? Yes, right.

MR. FARRELL: Okay, that's all I'm asking.

CHAIRPERSON SIAVELIS: Yes.

MR. FARRELL: All right, thank you very much, guys.

CHAIRPERSON SIAVELIS: Okay, thank you.

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

DRAFT

Zoning Board of Appeals
11/8/2021

Item: 622 S Dryden Pl - 10/18/21

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
622 S Dryden Pl - 10/18/21 Findings	Minutes
622 S Dryden Pl - 10/18/21 Minutes	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
October 18, 2021

PETITIONER: Dubberke Residence

ADDRESS OF PROPERTY: 622 S. Dryden Pl.

VARIATION: 5.1-3.2b (Required Minimum Yards)

A 2.0-foot variation to allow an addition for an attached garage with a side yard setback of 3.0-feet instead of the required 5.0-feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to construct an addition with living space and a two-car attached garage. The petitioner explained that the proposed addition requires a zoning variation to allow a side yard setback of 3.0 feet, where 5.0 feet is required. The petitioner explained that the proposed attached garage is generally in the same location as the existing detached garage.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 622 SOUTH DRYDEN PLACE - ZBA #21-032

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 18th day of October, 2021 at the hour of 7:47 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
JEFFREY LANAGHAN
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: Okay, the next petition is 622 South Dryden, ZBA Petition #21-032. Who's speaking on behalf of this one?

MRS. DUBBERKE: Abbie Dubberke, homeowner of 622 South Dryden Place. This is my husband Ryan.

CHAIRPERSON SIAVELIS: Are you speaking as well, sir?

MR. DUBBERKE: No, sir.

CHAIRPERSON SIAVELIS: Okay. All right, Abbie, I'll swear you in. Okay, your right hand is already up, thank you.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Derek?

MR. MACH: Thank you, Chairman.

The Petitioners are proposing to construct an addition with living space and a two-car attached garage. The proposed addition requires a zoning variance to allow a side yard setback of three feet where five feet is required.

Therefore, they're requesting a two-foot variation from Chapter 28, Section 5.1-3.2(b) to allow an addition for an attached garage with a side yard setback of three feet instead of the required five feet.

CHAIRPERSON SIAVELIS: Thank you, Derek.

COMMISSIONER JAFFE: Mr. Chair, for the record, the Petitioner is a former colleague of mine. I know him, but I do not believe I need to recuse myself.

CHAIRPERSON SIAVELIS: Okay, thank you very much for that clarification.

Abbie, with that in mind, please proceed.

MRS. DUBBERKE: We are residents of Scarsdale, and we have a small home that hasn't been added on to yet. Most of the homes in Scarsdale just south of here have been added on to.

We have, the overall plan is to add on an additional 1,000 square feet and to essentially leave our garage, pull it forward 10 feet and leave it in exactly the same spot, but because it will then become attached, we'd like the variance of the additional two feet. If we do move the garage back all the way that we would have to, it essentially would push the garage back 50 feet, around 50 feet. We have a narrow lot that's only 50 feet wide, and we also have a four-foot utility easement on the back of our property.

We have three small children that, you know, use the yard on a regular basis, also my mom, whenever we can get them out there. I think, and as far as if it's in the essential character of the neighborhood, the whole overall project, we're not really changing our home. The garage is not really changing places at all, it's just going to become attached at the back of the house.

CHAIRPERSON SIAVELIS: And you're essentially building to the garage, right, with the addition?

MRS. DUBBERKE: Right.

CHAIRPERSON SIAVELIS: So, you're not tearing the garage down

or adding onto the garage itself, you're essentially adding to the house and bringing the house to the garage?

MRS. DUBBERKE: We're going to tear the garage down and then add, because it's old and it needs to be torn down, but it's going to essentially stay in the same distance from the side yard.

CHAIRPERSON SIAVELIS: Okay, same footprints, same spot.

MRS. DUBBERKE: Yes.

CHAIRPERSON SIAVELIS: Okay, good to know. Have you talked with your neighbors?

MRS. DUBBERKE: Yes, George and Donna -- are the neighbors that live on that side of our house. We've talked to them and they're encouraging about the project.

CHAIRPERSON SIAVELIS: Any other comments from neighbors?

MRS. DUBBERKE: No, and we've sent out all of the, you know, required. I think it was 47 letters. I think we talked to another one of our neighbors at the Dryden, at one of the school's assemblies, and they were encouraging about it as well. The majority of the homes in Scarsdale have been added on to, so it's, you know, it's nothing new for our neighborhood and I think it will add value to the overall neighborhood.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Abbie.

Are there any comments from the audience?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, let's move on to deliberation. So, the Board will deliberate and talk about the petition. If we have any questions, we'll let you know.

MRS. DUBBERKE: Okay.

CHAIRPERSON SIAVELIS: So, you can take a seat if you want. All right, so I think this is reasonable. I think what the Petitioner had to say was accurate, and this is not a heavy ask or a significant ask. It makes a lot of sense to me, and you have neighbor support, you have no opposition. So, I am in favor of it. I don't know what the others think but now would be the time.

COMMISSIONER SELBKA: I agree.

COMMISSIONER LANAGHAN: So, just for my clarification, basically, are the walls basically at the same spot that it is currently? If I'm looking at the survey right, it's about three-foot off the current one, so you're basically just, you have an existing nonconforming use and you're just kind of putting it back in the same spot?

MRS. DUBBERKE: Right now because it's detached; it's allowed to be three feet away from the property line.

COMMISSIONER LANAGHAN: Oh, I got you, got you.

MRS. DUBBERKE: And now that we want to --

COMMISSIONER LANAGHAN: Once you attach it --

MRS. DUBBERKE: It has to be five feet, yes.

COMMISSIONER LANAGHAN: That's kind of --

CHAIRPERSON SIAVELIS: Right, yes. It is, but I guess that's the

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way the rules are written.

COMMISSIONER LANAGHAN: Right, right.

CHAIRPERSON SIAVELIS: I think it's worth noting and keeping in mind that this is a 50-foot wide lot, right, so it is a little tighter. The house that they're contemplating building here is not massive by any stretch of the imagination. It's not ostentatious though, it's just the operation of the rules.

So, Jeff, are you still in support?

COMMISSIONER LANAGHAN: I am.

CHAIRPERSON SIAVELIS: And Joe, you're in support as well.

Okay, do we have a motion? Pardon me?

MR. MACH: Anyone in the audience?

CHAIRPERSON SIAVELIS: I did it.

MR. MACH: Oh, you did it, I apologize, yes.

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance is granted.

MRS. DUBBERKE: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:53 p.m.)

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Zoning Board of Appeals
11/8/2021

Item: 3030 W Salt Creek Ln - 10/18/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
3030 W Salt Creek Ln - 10/18/21 Findings	Minutes
3030 W Salt Creek Ln - 10/18/21 Minutes	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
October 18, 2021

PETITIONER: Helios Property Management – Chet Balder

ADDRESS OF PROPERTY: 3030 W. Salt Creek Ln.

VARIATION: 10.4 (Schedule of Parking Requirements)

A variation to allow a reduction to the minimum required parking from 393 to 369 parking spaces.

The petitioner testified that adequate parking was available on the subject site, and stated that the proposed mix of tenants was determined by market demand. The petitioner explained that the goal is to keep the building tenanted. The petitioner further explained that there are fewer people coming into the office, and the increase in medical tenants has not negatively impacted other existing tenants.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD
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OF APPEALS

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

RE: 3030 WEST SALT CREEK LANE - ZBA #21-034

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 18th day of October, 2021 at the hour of 7:53 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
JEFFREY LANAGHAN
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: Okay, next item of business is 3030 West Salt Creek Lane, ZBA Petition #21-034. Sir, can you please identify yourself for the record?

MR. BALDER: My name is Chet Balder, I'm the managing owner of the building.

CHAIRPERSON SIAVELIS: Okay, I'm sorry, was it Chuck or Chet?

MR. BALDER: Chet, C-h-e-t.

CHAIRPERSON SIAVELIS: Chet, okay. All right, can you raise your right hand please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right. Derek?

MR. SCHMIDT: It's me actually.

CHAIRPERSON SIAVELIS: Okay, sorry. Jake, sorry.

MR. SCHMIDT: No worries.

The subject site is roughly a 100,000 square-foot multi-story office building served by a 369-space parking lot for those mix of uses within the building which includes a number of new medical tenants. 393 parking spaces are required by code. Medical office uses require one parking space per 200 square feet of floor area which is more intense than the general office parking requirement of one space per 300 square feet.

As part of this petition, the Petitioner provided a traffic survey, a parking lot utilization. A study was performed in multiple days over a two-week time period beginning on Saturday, September 4th, ending on Friday, September 17th. The study was taken over a two-week period with counts three days during the week and one count on Saturday. Parking counts during the week were taken at 10:00 a.m., 1:00 p.m., and 4:00 p.m., and the parking counts on Saturday were taken once at 10:00 a.m. Peak parking lot utilization occurred on Wednesday, September 15th, when 111 vehicles were observed accessing the site at 10:00 a.m. The study was to the satisfaction of Staff.

Then, as a result the Petitioner is requesting a variation to allow the provided parking of 369 parking spaces where 393 are required.

CHAIRPERSON SIAVELIS: Okay, thanks, Jake.

Okay, Chet, you have the floor.

MR. BALDER: Oh, very quickly. I bought the building back in 2014 and about 20 percent leased building. We've been maintaining it between 70 and 85 percent leased ever since. One of our first tenants was a large orthopedic group, there is an MRI and so forth on the third floor. Over the last number of years, I would try to educate the office people in general that obviously there's less people coming into the office now, there are less people coming in to medical units. The parking standards that we had during the construction time in the 1980's are not being utilized. Out of the 369 parking spaces, we have over 200 parking spaces available every single day.

So, this is clearly not anything that's affecting adjacent tenants. It's strictly within my building and the parking that we're allowing here. Occupancy, I kind of went over that, is not a real issue, but until a long time ago

DRAFT

office buildings are much like a jigsaw puzzle. One group leaves, you've got to fill it back up. Markets change, who's hot, who's not. Some of the more active people in the office segment right now are in the medical, and obviously they've got great credit and their longevity is typically twice that of a normal office tenant.

So, with the additional money that we're investing to attract the medical tenants because we already had some, we think that this is a great use and additional revenue granted to the city. Certainly, it's the minimal amount that we're asking for with two more medical tenants coming in and we look forward to being here for a long time in the Village of Arlington Heights.

COMMISSIONER SELBKA: I have a few questions.

CHAIRPERSON SIAVELIS: Go ahead, I'm sorry.

COMMISSIONER SELBKA: No, that's okay.

CHAIRPERSON SIAVELIS: Mr. Selbka, please proceed.

COMMISSIONER SELBKA: I just have a couple of questions for you. First off, are any of the current tenants or the two prospective tenants the type of business that has a seasonal surge of customers of any kind?

MR. BALDER: What kind of surgeon?

COMMISSIONER SELBKA: A seasonal surge. So, it doesn't look like at Christmas, you know, Halloween, whatever?

MR. BALDER: No. No.

COMMISSIONER SELBKA: Okay, what was the situation like with parking prior to the COVID-19 emergency? I think we all know that the office, people are not coming into the office as much now, but what was it like prior?

MR. BALDER: Pre-COVID?

COMMISSIONER SELBKA: Yes.

MR. BALDER: So, just before COVID, we had Alexian Brothers who owned the building next to us, they also leased the entire top floor from our building because they were growing so much before they moved out west. At that point in time, we still had over 110 parking spaces on any given day. We really packed them in on the third floor and that was the majority of it. The legal groups, even the first floor with the orthopedic group have always been under-utilizing the parking per current code.

COMMISSIONER SELBKA: So, what is your expectation after this COVID-19 emergency? Hence, it will still be enough?

MR. BALDER: I think there's going to be an ongoing 30 to 40 percent opening. Hopefully, we can get it up to 95 percent and we're still going to have plenty of parking left over. So, the bad parking falls back on ownership, and I've owned buildings that were very tight on parking. What happens is people renew leases and complains and everything else, but this particular building, we've never had an issue. We've had up to 95 percent occupied and we've always had upwards of 25 percent of vacant spaces at any given time.

COMMISSIONER SELBKA: I don't think this is the case, but I just wanted to ask just in case I was wrong. There is no tenant there that does business primarily on Sundays? You don't have any type of religious tenant that are coming there, right?

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MR. BALDER: No.

COMMISSIONER SELBKA: Those are the only questions I had.

CHAIRPERSON SIAVELIS: I had just a couple of quick questions for you. There's a parking study that's attached to the paperwork that was provided to us. When was the parking study actually conducted? I notice that the report is dated September 29th of this year, but when was the actual study conducted?

MR. BALDER: It was right after it.

CHAIRPERSON SIAVELIS: You mean right before that?

MR. BALDER: Right before that, two weeks before that, yes.

CHAIRPERSON SIAVELIS: Okay, because the data in there is rather interesting. It shows the percent of demand, the high point of percent of demand during the study period was 10:00 a.m. Even at 10:00 a.m., so in other words, the highest number of parking spots used was at 10:00 a.m., it was 111 spots out of 369 or 370 which equates to a 30 percent utilization, which to me seems like a low number. I mean, it essentially supports what you were saying before.

To Mr. Selbka's point then, is that the same range or like 30 percent demand pre-COVID, or it was higher though?

MR. BALDER: I tried to clarify that. It was closer to the 60 percent likely pre-COVID.

CHAIRPERSON SIAVELIS: 60 percent, okay. All right.

MR. BALDER: Yes, and a lot of things have happened. I mean, for example, we've got a very large law firm in there. All of the court cases are now on Zoom or 90 plus percent of them. My lawyer friends are laughing how they can be in Florida and now do it. So, the legal group, they've got a lot of principals there and they can take Zoom from anywhere. So, all of the support staff is in there a 100 percent and they're back a 100 percent, and those folks won't need to be back in for a very long time and I think it's going to continue.

I think that's an overall trend of both office and medical. Even medical used to have 15-20 people waiting. I don't think that's ever going to happen again.

CHAIRPERSON SIAVELIS: Right, with TeleMed now.

MR. BALDER: Right.

COMMISSIONER JAFFE: Mr. Chair, it looks like on page nine, the survey was conducted between Saturday, September 4th, and Friday, September 17th. I think what I'm also observing is that in this --

CHAIRPERSON SIAVELIS: Is that, there you go, thank you.

COMMISSIONER JAFFE: In the Saturday count, between Saturday 9/4 and Saturday 9/11, Saturday 9/4 was a holiday weekend, Labor Day weekend. So, the following Saturday coming off of a holiday weekend, there were still only two more spots used. So, I think from a weekend perspective, if you only have two more cars compared to a holiday weekend, I don't think --

MR. BALDER: We can take some overflow from the Bears, too.

CHAIRPERSON SIAVELIS: Tap the breaks on that one.

MR. BALDER: Sorry.

CHAIRPERSON SIAVELIS: Given the way they played yesterday against the Packers, again, I'm not so sure, you know, that's the best thing, but okay. All right, so let's, well, let me just ask this question before we move to the next phase.

Any further questions from the Board?

(Responses signifying no further questions.)

CHAIRPERSON SIAVELIS: Okay, moving to the next phase, any comments from the audience?

(No response.)

CHAIRPERSON SIAVELIS: No? None heard, we don't need a response from you to hearing nothing, so let's move to the final phase, deliberation.

COMMISSIONER SELBKA: I had a few questions, especially whether this was, what the parking situation was prior to the COVID pandemic, those have been answered. I think this is a relatively moderate ask given how much parking is available on a day-to-day basis; therefore, I'd be in favor of this.

CHAIRPERSON SIAVELIS: I concur.

Okay, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. SCHMIDT: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance is granted.

MR. BALDER: Thank you very much.

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

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Zoning Board of Appeals
11/8/2021

Item: 3400 W Euclid Ave - 10/18/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
3400 W Euclid Ave - 10/18/21 Findings	Minutes
3400 W Euclid Ave - 10/18/21 Minutes	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
October 18, 2021

PETITIONER: First Ascent LLC

ADDRESS OF PROPERTY: 3400 W. Euclid Ave.

VARIATION: 10.2-12.3c, 6.15-1.2b

A variation to allow a luminaire ratio spacing of more than 3:1, where code requires a luminaire spacing ratio of 3:1 or less; and a variation to waive the requirement for landscape islands beneath every light pole.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the subject property is located on the north side of the One Arlington multi-family residential high-rise and is part of the Arlington Downs mixed-use redevelopment which was originally approved in 2012. The petitioner further explained that in 2018, First Ascent received approvals as part of a PUD amendment to occupy the former waterpark space. First Ascent is a recreational climbing facility that will offer various climbing courses catering to a range of climbers. The petitioner explained that First Ascent had been working with the Village regarding their parking lot lighting and that variations are necessary for the islands and pole spacing.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Lanaghan. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD
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OF APPEALS

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

RE: 3400 WEST EUCLID AVENUE - ZBA #21-035

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 18th day of October, 2021 at the hour of 8:01 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
JEFFREY LANAGHAN
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: Okay, moving to the last item for the night, 3400 West Euclid Avenue, ZBA Petition #21-035. Sir, please identify yourself for the record.

MR. MCROBERTS: Chad McRoberts.

CHAIRPERSON SIAVELIS: Okay, Chad, please raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, Derek or Jake?

MR. MACH: This is Derek.

The subject property is located on the north side of the One Arlington multi-family residential high-rise and is part of the Arlington Downs mixed-use redevelopment. The site was previously the CoCo Key water park which has since closed.

In 2018, First Ascent received approvals as part of a PUD amendment to occupy this space. As part of the permit submittal, three of the code-required landscape islands were absent and the spacing of the light poles does not meet code.

Therefore, they're requesting a variance from Chapter 28, Section 10.2-12.3(c) to allow a luminaire ratio spacing of more than three-to-one where code requires a luminaire spacing ratio of three-to-one or less. In addition, they're requesting a variance from Chapter 28, Section 6.15-1.2(b) to waive the requirement for landscape islands beneath every light pole. Thank you.

CHAIRPERSON SIAVELIS: Great.

All right, sir, you have the floor.

MR. MCROBERTS: So, we originally had this permitted when we went through the Village the first time, and the parking lot went through shown as it is without the landscaped areas. That was actually approved. Then we went in for a second submission to do a canopy at the front of the building. We did some uplighting on the building, and that got flagged by electric. So, the first time when it went through, it actually didn't get flagged. By the time they had flagged this, the parking lot has been installed.

So, the light poles are installed. I brought some pictures for everybody to show. I sent them to Derek, but I had it fully drawn up this morning just to kind of illuminate what the actual, what it looks like currently. So, you guys can pass these around.

CHAIRPERSON SIAVELIS: Okay, just to clarify, like I said before to that --

MR. MCROBERTS: Yes, these are for you.

CHAIRPERSON SIAVELIS: These are ours.

MR. MCROBERTS: Yes, for the record. So, you know, I've been talking to Derek quite a bit. We've talked with, you know, e-mails back and forth with Charles Perkins. Obviously, the three poles that are down through the middle are the ones that we're talking about.

When we did the original acquisition on the property and we took this over from CIM, or CA Ventures I should say, not CIM, they originally did

the parking lot installation and we pulled that away from them because it was such a hard person to deal with as you guys have known for the last several years trying to get anything accomplished. So, in doing that, we did an administrative adjustment on the parking lot because First Ascent took a look at the full usage of the building. Originally, when this was proposed back in the day with David Trandell, there was going to be a multi-tenant function in that building. Since we went to single use, we eliminated, I think we went down to 176 spaces total. When that submission was done, that's how they came up with the configuration.

We had Eriksson Engineering as the engineer of record that did this. They've been involved with the project from the beginning. They're kind of scratching their head with what they did. We're all scratching our heads. So, we're asking for the variance on the three poles in the parking lot.

CHAIRPERSON SIAVELIS: Jeff?

COMMISSIONER LANAGHAN: So, yes, if I could ask a couple of questions while folks are looking through. The three poles in the lot, in the parking lot, so if I understand it, there's two variances. One is the ratio of distance between the poles?

MR. MCROBERTS: Correct.

COMMISSIONER LANAGHAN: What's the foot candles that you guys have there now? What are you assigning it to?

MR. MCROBERTS: We submitted that from Amco Electric who is our electrical contractor and designer. Then I think we did sheet the foot candles that are required by code. It was just the spacing of the poles that was not correct. So, we're actually casting the right amount of luminaire, it's just we don't have the spacing.

COMMISSIONER LANAGHAN: So, you're not over-lighting it, it's just the --

MR. MCROBERTS: So, we're not over-lighting it and we're not under-lighting it.

COMMISSIONER LANAGHAN: Okay.

MR. MCROBERTS: So, the lighting is definitely within where it should be.

COMMISSIONER LANAGHAN: And the reason that you're not going to put the landscape islands there?

MR. MCROBERTS: We would actually lose parking spots which would --

COMMISSIONER LANAGHAN: But I thought you said you were actually land-banking some spots?

MR. MCROBERTS: The land-bank is not for us, it's actually by the other owners of that development. So, on the back side of the fire lane, up along that corner, when we come around the back side, that's part of a tower. We did allow the spaces up at the top that had to be used to be utilized at a later date if there was a need. We gave, so they have a co-working space inside the tower. So, we did a parking study and we actually worked that through when we did the administrative adjustment.

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So, the co-working is, because of the off hours of the operations for First Ascent, typically if they were downtown it would be more, you know, fluid through the day. But considering this will be more of an evening event here, they have co-working I guess overflow into our parking area through those first two rows. So, we have ample parking in that, but if we were to take out islands, the problem is when you take out an island and you look at the landscaping, we would actually lose potentially 12 spots, you know.

Again, this was already installed, it's already been, you know, site utilities are already in. Power is already run. Those are precast light pole bases, they're six feet deep, you know, so they are heavy. One of the things that I would propose is that currently on the pictures that I just passed around, those bases are not painted, and what we would probably do is paint them yellow just to accentuate that, right? Just to make sure that we have that from a cautionary standpoint, that if somebody pulled in they didn't pull into the poles, but that's kind of how it's set up right now.

Again, you know, we went through the permit phase and we didn't catch it. Unfortunately, it didn't get caught by our designers or the Village at that time. So, we felt that this was the best route, is to come in and get the variance.

COMMISSIONER LANAGHAN: Those are basically my questions. I have to say I'm not particularly thrilled with, you know, kind of giving permission after the fact.

MR. MCROBERTS: Yes, I'm not trying to, that's the way --

COMMISSIONER LANAGHAN: No, I understand, I understand, it went through but, you know, and I do understand that they're potentially just based on where you located the light poles, you know, had they been shifted a foot or two, one way or the other, and I think the purpose of an island is to protect them from damage. Now, based on what I'm seeing here for your precast bases, you know, the damage will happen to the cars and not the light fixture.

MR. MCROBERTS: Yes.

COMMISSIONER LANAGHAN: Which again is part of the purpose for the island. I understand the lighting, I understand why we're doing it. I'm not thrilled with it, but I don't know that I have any huge objections either. It's kind of probably the best of a bad situation.

CHAIRPERSON SIAVELIS: Right, that's the way I look at it, trying to make the best of a difficult situation. I mean, why don't you just state for the record, if the variances are denied and you're forced into compliance, what kind of hardship, financial hardship, I mean, can you quantify that a bit?

MR. MCROBERTS: Well, you figure when you look at a parking space, when you put them in, you're figuring they're about, for a surface spot, about $20,000 a spot, by the time you do the asphalt, the paving, the utilities, everything. So, I mean, there's 12 spots there. They'd be over $100,000 worth of, you know, work that's already in place that we're throwing in the trash.

COMMISSIONER JAFFE: You said $20,000?

MR. MCROBERTS: Usually for a surface lot, yes, surface spot.

COMMISSIONER JAFFE: And 12 spots?
MR. MCROBERTS: Yes.
COMMISSIONER JAFFE: So, a quarter of a million dollars?
MR. MCROBERTS: Well, I mean, the spot, the whole parking lot was $1.5 million total all in. So, it's a lot of money, you know, when you look at it. It's not an inexpensive pull out. Again, I'm not trying to ask for permission after the fact. Obviously, we all kind of missed it going through this. I wish we could go back and, you know.
COMMISSIONER JAFFE: But I think that's the Chair's question, right? If it was a $2,000 hardship, that's one hardship. A quarter-million-dollar hardship is a different thing.
MR. MCROBERTS: Yes, it's a lot more. Yes, it's a lot more.
CHAIRPERSON SIAVELIS: Right, and that's what I wanted, that evidence in the record.
COMMISSIONER GEISEL: And where they're located as well. I mean, you've got islands at either end, if you introduced islands in the middle and you have to cough up four spaces per light pole, that's, you know, 12 to his point, you'd have, you know, four spaces, an island, four spaces --
MR. MCROBERTS: Yes, you would in essence have literally just four rows or five spaces and another island and then another five spaces. It would be --
CHAIRPERSON SIAVELIS: Yes, flow is a mess.
COMMISSIONER LANAGHAN: It would be weird, yes.
MR. MCROBERTS: Yes, I think it would be weird. You know, I mean, obviously through that drawing, I mean, we've already got landscaping drawn in. They turned out, it's looking beautiful, I mean, we're excited for First Ascent to --
CHAIRPERSON SIAVELIS: When do you anticipate First Ascent opening?
MR. MCROBERTS: We have walls, the first set of walls are coming in from Bulgaria the beginning of December.
CHAIRPERSON SIAVELIS: Climbing walls you mean?
MR. MCROBERTS: Climbing walls. So, the interior of the building is done. We have our, we're waiting on the generator for the exterior right now, just the backup generator which, you know, obviously with COVID everybody is backed up. We're supposed to get that shipping on the 25th. Then we'll call for a final on the interior building occupancy, and then Derrick will want to start working on staffing and that kind of stuff. They will start bringing in their athletic equipment. So, they're going to have, obviously they'll have fitness in there as well. They have yoga rooms. They have breakout rooms, like spin class type stuff as well that they're going to be offering.
Yes, if you've ever been by there, you should go by and look at the outside of the building. I think maybe one of the pictures that I took showed some of the color splashes that we did on the building. You know, I know that, you know, personally I've been involved with this project for over four years. It's taken

a long time to get it to where we're at. Both First Ascent and Catalyst have teamed up and we do projects with these guys around the country.

It's an exciting venue. The transformation from the water park to what it is right now is incredible on the inside. So, it's going to be great for the Village and it's going to pull a lot of people in. So, that's what we're looking for.

CHAIRPERSON SIAVELIS: Okay, let's move to the next phase which is comments from the audience.

(No response.)

CHAIRPERSON SIAVELIS: So, there is nobody here, at least that's sitting by the podium. Okay, apparently no comments from the audience, so we can go straight to deliberation.

COMMISSIONER LANAGHAN: Yes, no, generally, you know, like I said I'm not thrilled with it. The property has circled over the years so I'm not going to sit here and say, hey, we should, you know, throw it out or anything. I think the situation is kind of where it's at and I certainly want to see them succeed. It would be a huge hardship I think to properly pull that out and put them into an island and it would throw off all the lighting patterns and everything else, you know.

CHAIRPERSON SIAVELIS: Right. So, you're --

COMMISSIONER LANAGHAN: I'm in favor, I'm in support, yes --

CHAIRPERSON SIAVELIS: All right, so --

COMMISSIONER LANAGHAN: -- a little slow getting there, yes.

CHAIRPERSON SIAVELIS: Right.

So, I agree with you, plus the fact that the Petitioner was, Mr. McRoberts is very forthcoming on the fact that, look, both sides made a mistake. This is a mutual mistake. He owned up to it, didn't point fingers, and he did a good job of explaining what the costs were here if these variances were denied. So, I think this is reasonable, right? There's no residence right around here.

COMMISSIONER LANAGHAN: Not at this, right.

CHAIRPERSON SIAVELIS: This is a commercial property, a commercial parking lot, and I don't see a reason not to grant this petition.

Any further comments?

(No response.)

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

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: Second.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

DRAFT

All right, congratulations.

MR. MCROBERTS: Thanks, everybody, I appreciate it. Have a good night.

CHAIRPERSON SIAVELIS: Okay. All right, I don't think we have any other business, do we, Derek?

MR. MACH: No.

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

COMMISSIONER LANAGHAN: So moved.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: All opposed?

(No response.)

CHAIRPERSON SIAVELIS: None? All right, we are concluded.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:16 p.m.)

DRAFT

Zoning Board of Appeals
11/8/2021

Item: 725 N. Fernandez Ave. - ZBA#21-033

Department: Planning & Community Development

REQUEST

A 1.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition with a side yard setback of 4.0 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
Public Comment	Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 8, 2021
Date Prepared: November 2, 2021
Project Title: Koclanis Residence
Address: 725 N. Fernandez Ave.

Background Information

Petition Number: ZBA #21-033
Petitioner: Chris Russo / ALA Architects
Address: 2600 Behan Rd.
Crystal Lake IL 60014

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

Requested Action/Background Information

The petitioner is proposing a one story addition in the rear of the existing two-story residence. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,629 square feet and the proposed residence with the addition will be approximately 2,203 square feet. Along the south property line, the proposed addition encroaches 1.0 feet into the required side yard setback; therefore, the petitioner is requesting the following variation:

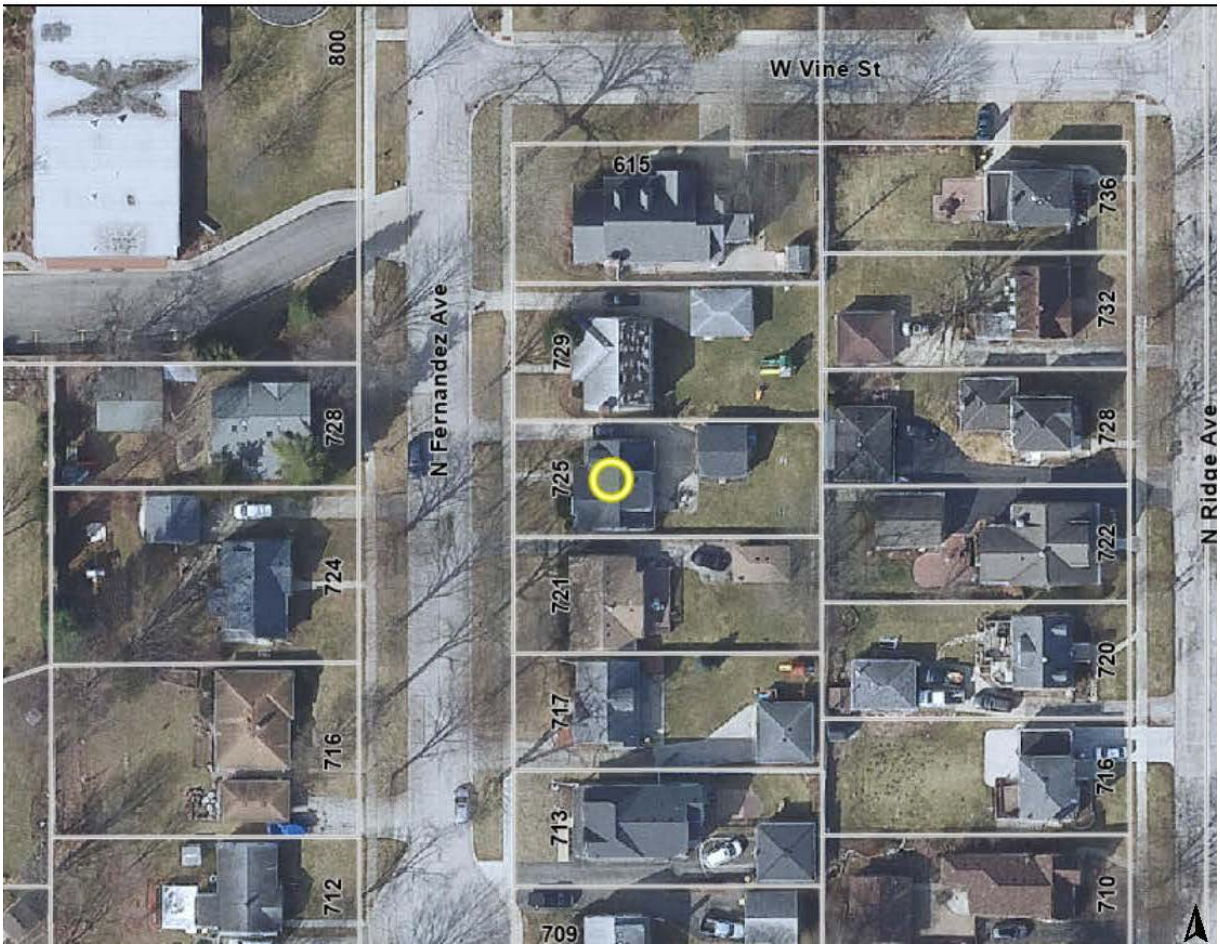
- A 1.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition with a side yard setback of 4.0 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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.

Petition – ZBA#21-033
PIN: 03-30-223-021

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/22/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/22/21	
3. Letter that was Mailed	✓	10/22/21	
4. Photographs of Sign on Property	✓	10/22/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Koclanis Residence**

Project Address: **725 N. Fernandez Avenue**

ZBA #: **21-033**

Date: **October 22, 2021**

Derek:

I have reviewed the request for the following variance:

- A 1.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition with a side yard setback of 4.0 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

I have reviewed the request for the following variance:

1. The south wall of the addition, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside of the garage.

2. The south wall soffit of the new addition, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.

ZBA# 21-033
725 N Fernandez Avenue - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: September 14, 2021
Received by Planning:
Transmitted to Engineering: October 21, 2021
Completed: October 28, 2021
ZBA Meeting Date: October 18, 2021

The proposed ZBA application indicates that the petitioner is seeking:

> A 1.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition with a side yard setback of 4.0 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the variance request for minimum required minimum yards.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Koclanis Residence

Project Address: 725 N. Fernandez Avenue

ZBA #: 21-033

ZBA Hearing Date: November 8, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: October 21, 2021

- A 1.0 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) to allow an addition with a side yard setback of 4.0 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: The design of the proposed small addition on the rear of the house has been administratively approved by Staff.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 29, 2021.

PETITION

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

PETITION

NOW COMES the Petitioner Tim & Jenn Koclanis

being the owner of the property commonly know as: 725 N. Fernandez Ave.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-0.2b

Chapter 28, of the Arlington Heights Municipal Code, in order to: allow for the proposed addition to be built in line with the existing exterior wall.

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): Constructing the addition in line with the existing exterior wall would create roof lines more consistent with the surrounding homes.

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 home was constructed conforming to an earlier ordinance which allowed for the smaller setbacks.

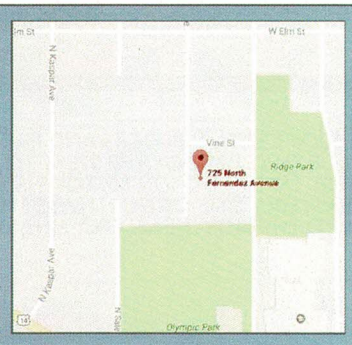
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation would maintain similar profiles to those found in the neighborhood, otherwise steps in the sight lines would be the result.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The requested variance does not increase the non-conformance found in the existing residence.

Signed: Tim Koclanis Jenn Koclanis
Petitioner

Date: 9-23-21

EXACTA
ILLINOIS SURVEYORS, INC.





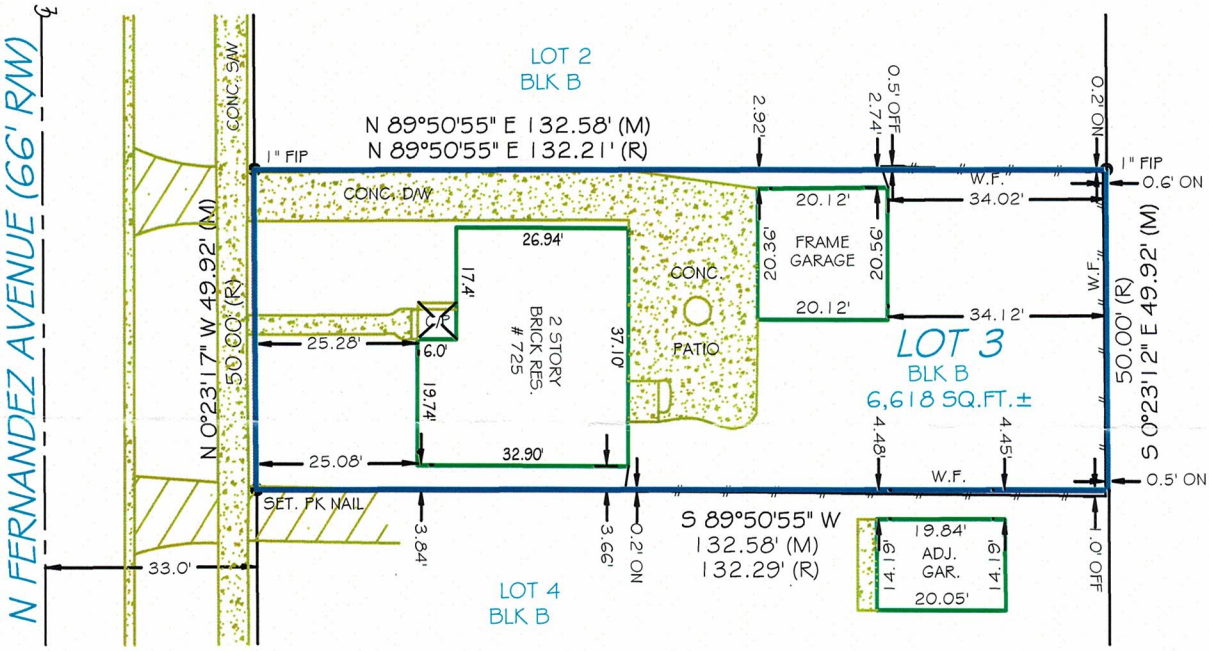
PROPERTY ADDRESS: 725 N FERNANDEZ AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: 1705.0036

FIELD WORK DATE: 5/4/2017 **REVISION DATE(S):** (REV.0 5/5/2017)

17050036
BOUNDARY SURVEY
COOK COUNTY

LOT 3 IN BLOCK "B" IN THE RE-SUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THENORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET, NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF C. & N. RAILWAY, RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF DuPAGE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 5TH OF MAY, 2017 AT 312 S. HALE STREET IN WHEATON, IL 60187.

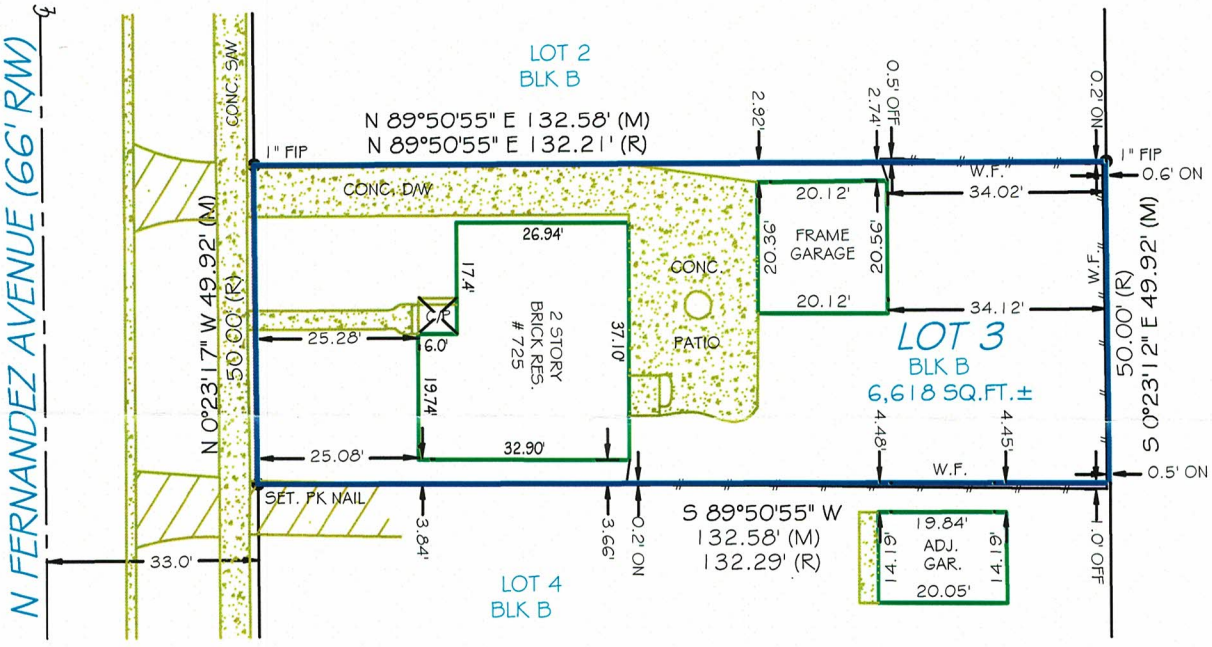
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763

WARREN D. JOHNSON
035-002971
PROFESSIONAL
LAND SURVEYOR
WHEATON, IL
STATE OF ILLINOIS

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

17050036
BOUNDARY SURVEY
COOK COUNTY

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COUNTY OF DuPAGE } SS

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ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2018
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WARREN D. JOHNSON
035-002971
PROFESSIONAL
LAND SURVEYOR
WHEATON, IL
STATE OF ILLINOIS

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER:

DATE: 5/5/2017

BUYER:

SELLER:

CERTIFIED TO:

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NEIGHBOR'S ASP DRIVEWAY POSSIBLY OVER. OWNER MENTIONED IT WAS. NEEDS STAKEPUT ON BACKLINE, NOT ENOUGH INFO FOR ME TO STAKE. UTILITY EASEMENT ON BACKLINE.

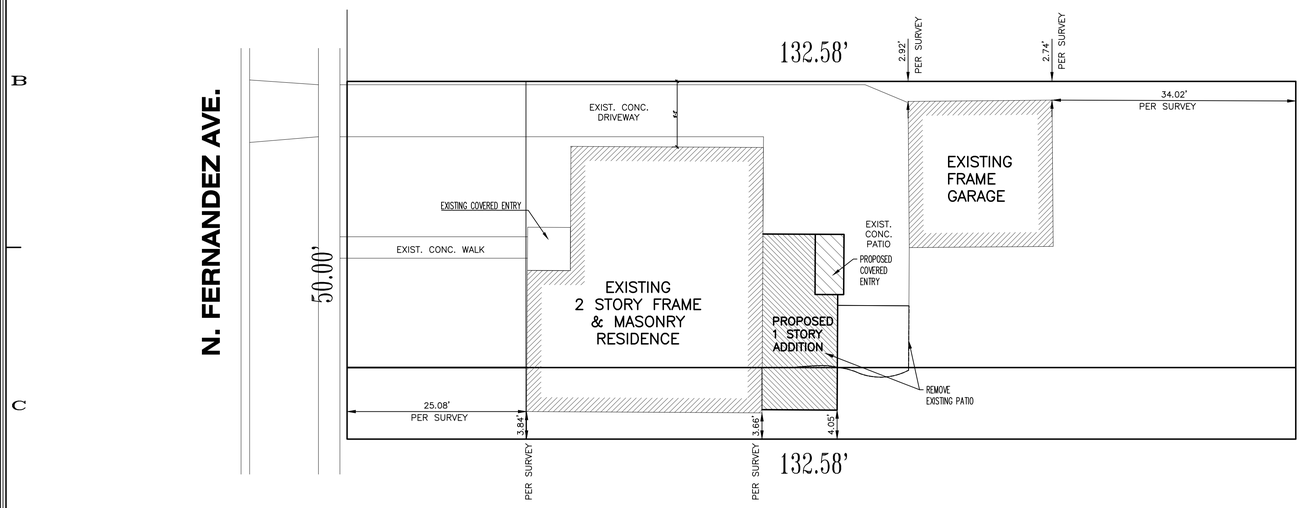
Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org
Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 6,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA
ILLINOIS SURVEYORS, INC.
LB# 184005763
www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

KOCLANIS RESIDENCE

725 N. FERNANDEZ AVE.

ARLINGTON HEIGHTS, IL 60004



2C / A000 SITE PLAN

1"=10'-0"

NOTE TO PLAN REVIEWER:

THE PROPOSED ADDITION WILL BE WORKING WITH THE EXISTING GRADING FOR THE PROPERTY. WE WILL BE REDUCING IMPERVIOUS BY 31 S.F. BY REMOVING PART OF THE EXISTING PATIO. ONLY 63 S.F. OF THE ADDITION WILL BE ON NONE IMPERVIOUS AREA. THE REST OF THE ADDITION IS OVER EXISTING CONCRETE PATIO.

A SOILS REPORT SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEERAND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR AT THE FOOTING INSPECTION.

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.

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 with all applicable codes."

STATE OF ILLINOIS · SCOTT F. POLIT 001-018291 · LICENSED ARCHITECT · STATE OF ILLINOIS · ALA ARCHITECTS & PLANNERS, INC. 184.000522 ARCHITECT CORP. · PROFESSIONAL DESIGN FIRM

Scott Polit

001-018291 11/30/22 07/16/21

Cert. No. Exp. Date

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100 BASEMENT DEMOLITION PLAN, FOUNDATION PLAN
A101 FIRST FLOOR DEMOLITION PLAN, FIRST FLOOR PLAN
A102 EXISTING SECOND FLOOR PLAN
A200 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

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 "SIMULATED PERFORMANCE ALTERNATIVE" METHOD AS ALLOWED FOR IN IECC, SECTION R405. SOFTWARE WILL BE USED TO EVALUATE THE PERFORMANCE AND A REPORT IS TO BE PROVIDED BY THE G.C. THIS HOUSE WILL BE ENERGY STAR 3.0 CERTIFIED.

* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY 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. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ 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 SHELVES · 1SHF & 1 ROD · SPR SPRINKLER HEAD
GAS GAS HOOKUP · WATER WATER HOOKUP · FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET · SHOWER RAIN HEAD · FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE · MASONRY FIREPLACE FLUE · REBAR
CEILING DETAIL DIAGRAM · WORK POINT · 6/12 ROOF PITCH
SECTION/ VIEW MARKER · ELEVATION MARKER · REVISION MARKER
FACE BRICK · HORIZONTAL SIDING · ASPHALT SHINGLES ROOFING · CONCRETE
STONE · SHAKE SIDING · CEDAR SHAKE ROOFING · GRAVEL
FIELD STONE · STUCCO / E.I.F.S. · METAL ROOFING · FACE BRICK OR STONE (CUT SECTION)

WINDOW & DOOR NOTES

EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (E) - EGRESS WINDOW (T) - TEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" X 6'-8" (F) - FIXED WINDOW

ELECTRICAL SYMBOLS:

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

WALL TYPES

NEW FRAME WALL · NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASED OPENING · DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE · TR. SILL PLATE @ FDTN. 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

2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2018 ILLINOIS ENERGY CONSERVATION CODE W/ STATE AMENDMENTS
2017 NATIONAL ELECTRIC CODE W/ AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
CITY OF ARLINGTON HEIGHTS AMENDMENTS

PLUMBING NOTES

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL
* 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
* UNDERGROUND SANITARY SHALL BE 4" MIN.
* COLORED PRIMER & STACK TEST REQUIRED ON ALL PVC PIPING
* 75 LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
* HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
* DUCTS SHALL BE SUPPORTED @ 10'-0" MIN. INTERVALS
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

FINISHES

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

DESIGN LOADING VALUES

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

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE 60, LAP CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS & 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI & 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 ADEQUATE ACCESS EITHER TO NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
* CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
* MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

* VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE
* NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED
* TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING UNLESS FOLLOWING HDR. HEIGHTS BELOW
* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 106-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
* PROVIDE (2) 2 X 12 HDR. ABOVE ALL NEW WINDOWS & OPENINGS, UNLESS OTHERWISE NOTED
* VERIFY ALL EXISTING HEADERS, WHERE BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING, TO BE MIN. (2) 2 X 12 HDR., UNLESS OTHERWISE NOTED
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR
* ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
* WINDOW & DOOR TAGS: FIXED WINDOW =(F), EGRESS WINDOW =(E), TEMPERED GLASS =(T)

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
* ALL INTERIOR FRAME WALL PARTITIONS = 3-1/2" (2 X 4 STUD), UNLESS OTHERWISE NOTED
* ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUD + 1/2" SHEATHING)
* ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING
ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)
* ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
* WALLS SHALL BE BRACED @ EACH END & 20'-0" BETWEEN PANELS MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* ALL HEADERS TO BE (2) 2 X 12 SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN FRAMING MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
* ■ = (2) 2x STUDS IN INTERIOR PARTITIONS WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ■ = (2) 2x STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
* □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE MIN. 2 X 6 STUDS @ 16" O.C.
* ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED
* FIREBLOCKING SHALL BE INSTALLED @ THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF THE STAIR RUN
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS & AT FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

ELECTRICAL NOTES

* WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
* ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
* ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI
* ALL OUTLETS IN GARAGE TO BE GFI
* WHEN REMODELING OR ADDING TO EXISTING STRUCTURES THE FOLLOWING NOTES APPLY:
* ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE AFFECTED BY THE REMODELING AND/OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL & NATIONAL ELECTRICAL CODES.
* WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
-(1) SMOKE DETECTOR IN EACH BEDROOM
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, 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 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
* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED 6" MIN. IN FRONT OF THE TOP SHELF. SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE 12" MIN. IN FRONT OF TOP SHELF & SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN CLOSETS
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHERS
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

REVISIONS		
DESIGN STAGE		
CONCEPTUAL DESIGN		
PRELIMINARY DESIGN	03-31-21 BJW	
PERMIT SUBMITTAL	4-13-21 BJW	
RELEASE FOR BID		
FINAL REVIEW	07-15-21 BJW	
RELEASE FOR PERMIT	07-16-21 BJW	
REVISION		

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ARLINGTON HEIGHTS, IL 60004

SITE PLAN
DRAWING INDEX
GENERAL NOTES

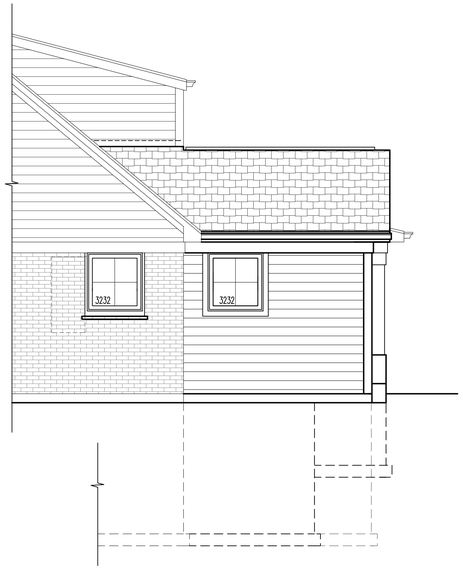
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Job Number: 21062

Sheet Number: A000

File Name: 21062000

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2B
A200

RICHT SIDE ELEVATION

1/4"=1'-0"

ELEVATION NOTES

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

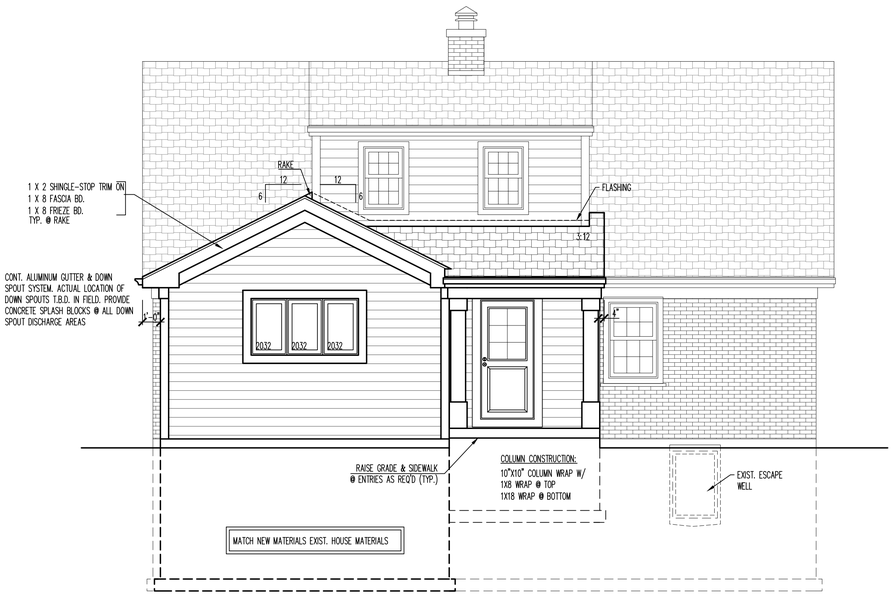
WINDOW NOTES

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.

EGRESS WINDOW = (E)
TEMPERED GLASS = (T)
FIXED WINDOW = (F)

REMODELING & ADDITION NOTES

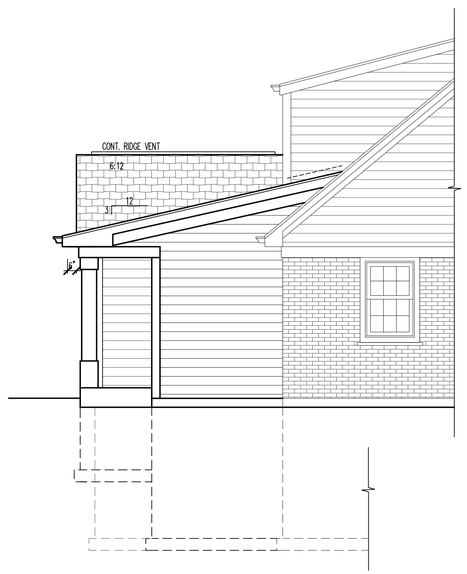
- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



1E
A200

REAR ELEVATION

1/4"=1'-0"



5E
A200

LEFT SIDE ELEVATION

1/4"=1'-0"

REVISIONS

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
BIDDING AND PERMIT DRAWINGS	03-31-21 BJ	4-13-21 DKW			
RELEASE FOR BID					
FINAL REVIEW			07-15-21 BJ		
RELEASE FOR PERMIT			07-19-21 BJ		
REVISION					

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REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

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PROFESSIONAL DESIGN FIRM

Job Number: 21062
Sheet Number: A200
File Name: 21062200

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REQ'D INPUT							
		SQ. FT.	REQ. LT.	ACT. LT.	REQ. VT.	ACT. VT.	ACT. CFM.
FIRST FLOOR							
KITCHEN		303.0	24.2	24.5	12.1	24.9	-

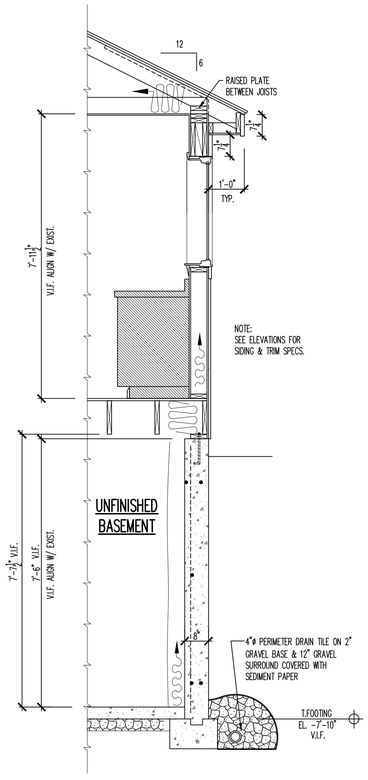
2B / A300 LIGHT & VENT SCHEDULE

NO SCALE

NOTE:
FIRE-BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH R1003.19. (SEE FIREBLOCKING NOTE ON SHEET A100.) WHEN THE ENCLOSING CHASE IS LOCATED ON AN OUTSIDE WALL, IT SHALL BE INSULATED IN THE SAME MANNER AS THE ADJACENT WALL. COMBUSTIBLE FRAMING WITHIN THE ENCLOSURE, EXCEPT THE SUPPORTING FLOOR CONSTRUCTION, SHALL BE COVERED WITH MIN. 5/8" DRYWALL, TAPED AND SEALED.

NOTE:
PROVIDE "RADON REDUCTION SYSTEM" LABEL WHERE RADON PIPING IS EXPOSED & FACE THE ATTIC ACCESS OPENING

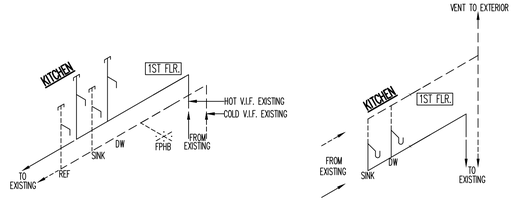
NOTE:
VAPOR BARRIER FOR RADON REDUCTION SYSTEM TO BE MIN. 6 MIL. THICK LAPPED 12" AND SEAMS SEALED WITH COMPATIBLE GLUES.



3C / A300 WALL SECTION

1/2"=1'-0"

NOTE:
HOT WATER SYSTEMS FOR POTABLE WATER USE THAT EXCEED 50° OF SUPPLY PIPING SHALL BE INSTALLED WITH A HOT WATER RECIRCULATION SYSTEM. WHEN A GRAVITY SYSTEM IS NOT APPLICABLE, A PUMP & TIMER SHALL BE INSTALLED WITH FULL PORT BALL VALVES ON BOTH SIDES OF THE RECIRCULATION PUMP & TIMER



SUPPLY

NOTE:
AIR CHAMBERS SHALL BE INSTALLED IN ALL FIXTURE SUPPLIES AND BE 12" AIR CHAMBERS INSTALLED IN A RISER SHALL BE 24". VALVE ALL FIXTURES, EQUIPMENT & APPLIANCES, HORIZONTAL & VERTICAL RUNS - 3/4"ø

NOTE:
-CONSTANT WATER PRESSURE FROM TANK SHALL BE MIN. 20 PSI.
-CONSTANT WATER PRESSURE @ EACH FIXTURE SHALL BE MIN. 8 PSI.

MIN. SUPPLY SIZES & FLOW RATES:

DISHWASHER	1/2"ø	
BATHTUBS & SHOWERS	1/2"ø	3.0 G.P.M.
KITCHEN SINK	1/2"ø	3.0 G.P.M.
LAVATORIES	1/2"ø	3.0 G.P.M.
WATER CLOSETS	1/2"ø	3.0 G.P.M.
SILL COCKS	1/2"ø	3.0 G.P.M.

WASTE

NOTE:
ALL UNDERGROUND WASTE LINES TO BE 4" MIN.

MIN. TRAP SIZES:

SHOWER	2"ø
BATHTUBS & SHOWERS	1-1/2"ø
KITCHEN SINK	1-1/2"ø
LAVATORIES	1-1/4"ø
WATER CLOSETS	3"ø
LAUNDRY WASH TUB	2"ø
2" FLOOR DRAIN	2"ø
3" FLOOR DRAIN	3"ø

3E / A301 WASTE & SUPPLY DIAGRAMS

NO SCALE

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ARCHITECT GRADE ASPHALT SHINGLES OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
5/8" EXT. GRADE STRUCTURAL PANEL SHEATHING (SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/ MIN. (R-38) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
1 X FASCIA PER ELEVATIONS
ALUM. SOFFIT W/ VENTS
1 X FRIEZE BD. PER ELEVATIONS
1" AIR BAFFLES
5/8" GYP. BD. AT CEILING

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION
SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
5/8" GYP. BD.

TYPICAL FLOOR CONSTRUCTION
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (FIR)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER SEE STRUCTURAL NOTES ON PLANS
9-1/2" (R-30) BATT INSULATION W/ VAPOR BARRIER AT PERIMETER, CANTILEVERED FLOORS & 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)

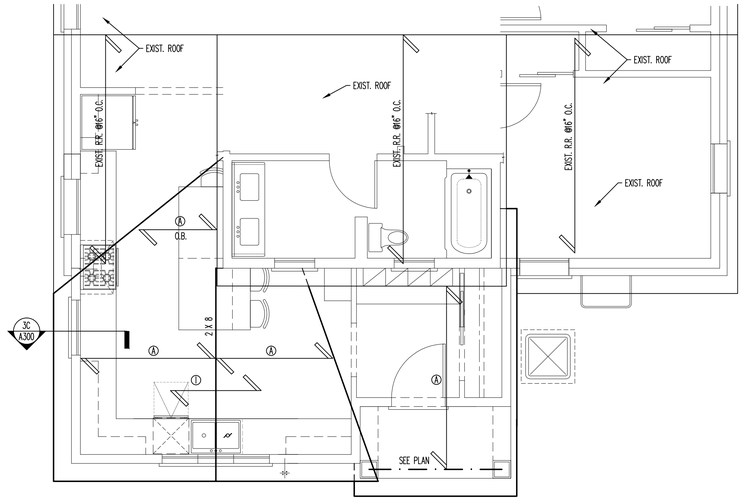
FOUNDATION WALL @ COVERED ENTRY:
8" CONC. WALL W/(2)#4 REBARS TOP AND BOTTOM
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY

FOUNDATION WALL @ BASEMENT:
8" CONC. WALL W/(2)#4 REBARS @ TOP AND BOTTOM & (1) #4 @ 1/3 HEIGHTS
#6 VERT. BARS @ 43" O.C.
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING

BASEMENT INSULATION VALUES:
UNFINISHED BASEMENT AREAS:
3-1/2" (R-15) CONTINUOUS BATT INSULATION W/ VINYL BACKING

FINISHED BASEMENT AREAS:
5-1/2" (R-19) BATT INSULATION UN-FACED
2 X 4 OR 2 X 6 STUDS @ 16" O.C. PER PLAN
1/2" GYP. BD.

DRAIN TILE:
4"ø PERIMETER DRAIN TILE ON 2" GRAVEL BASE & 12" GRAVEL SURROUND COVERED WITH SEDIMENT PAPER



ROOF STRUCTURAL SPECIFICATIONS		NOTES
Ⓐ = 2 X 6 RAFTERS @16" O.C.	Ⓘ = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
Ⓑ = 2 X 8 RAFTERS @16" O.C.	Ⓙ = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
Ⓒ = 2 X 10 RAFTERS @16" O.C.	Ⓚ = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
Ⓓ = 2 X 12 RAFTERS @16" O.C.	Ⓛ = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
Ⓔ = 2 X 6 CEILING JOISTS @16" O.C.	Ⓜ = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
Ⓕ = 2 X 8 CEILING JOISTS @16" O.C.	Ⓝ = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	
Ⓖ = 2 X 10 CEILING JOISTS @16" O.C.	Ⓞ = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	
Ⓗ = 2 X 12 CEILING JOISTS @16" O.C.		PROVIDE SIMPSON 'H2.5A' HURRICANE CLIPS @ EACH RAFTER
M.L. = 1 3/4" 1.9E MICRO=LAM LVL T.S. = 1 3/4" 1.55E TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD D.R. = DOUBLE RAFTER E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY U.B. = UNDER BUILD E.H. = EXTENDED HIP	

5D / A300 ROOF PLAN & STRUCTURAL NOTES

1/4"=1'-0"

ATTIC VENT SCHEDULE				RIDGE VENT = 20sI. / 1ft NON. CONT. SOFFIT VENT = 10sI. / ft	
ATTIC	AREA	REQ. VENT	AREA/300	ACT. VENT	
	SQ. IN.	SOFFIT 50%	ROOF 50%	SOFFIT	ROOF
ADDITION	31035	52 S.I.	52 S.I.	(6') 60 S.I.	(3') 60 S.I.

5E / A300 ATTIC VENT SCHEDULE

NO SCALE

REVISIONS						
		1	2	3	4	5
DESIGN STAGE						
CONCEPTUAL DISSION	03-31-21 BJM					
PRIMARY DESIGN	4-13-21 DKW					
DESIGN DEVELOPMENT						
RELEASE FOR BID						
FINAL REVIEW	07-15-21 BJM					
RELEASE FOR PERMIT	07-19-21 BJM					
REVISION						

KOCLANIS RESIDENCE
725 N. FERNANDEZ AVE
ARLINGTON HEIGHTS, IL 60004

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

A.L.A. Architects & Planners, Inc.
2600 Rohen Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

A300

Job Number: 21062
Sheet Number: A300
File Name: 21062000

STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT

STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.000572
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

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A.L.A. Architects & Planners, Inc.

September 10, 2021

Attention: Derek

My neighbor at 725 N. Fernandez Ave, Arlington Heights, is putting in an addition to their house. I understand that a variance is going to be needed. I am writing this letter, saying that I am okay with the plans as drawn.

Sincerely

Robert J. Gawell
721 N. Fernandez Ave
Arlington Heights

Robert J. Gawell

RECEIVED
SEP 10 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Zoning Board of Appeals
11/8/2021

Item: 932 N. Highland Ave. - ZBA#21-036

Department: Planning & Community Development

REQUEST

1. A 0.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.3 feet instead of the minimum required 3.0 feet.

2. A 4.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0.3 feet instead of the minimum required 5.0 feet.

3. A 133 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 3,571 square feet of impervious surface coverage where 3,438 square feet is allowed.

4. A 0.4-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.4 feet above grade where a maximum peak height of 15.0 feet is allowed.

ATTACHMENTS:

Description	**Type**
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 8. 2021
Date Prepared: November 3, 2021
Project Title: Kientoff Residence
Address: 932 N. Highland Ave.

Background Information

Petition Number: ZBA #21-036
Petitioner: Gary Lira – Lira & Associates
Address: 2015 S. Arlington Heights Rd, Suite 118C
Arlington Heights IL 60005

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

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The property has a total land area of 6,250 square feet. The homeowner recently purchased the home at 932 N Highland and it was brought to their attention that a permit was never issued for the detached garage. The new garage is encroaching into the required side and rear yard. In addition, the new garage exceeds the allowable height. According to aerials, the prior owner constructed the detached garage in 2020.

The garage eaves along the rear property line are projecting into the unimproved alley and it should be noted that if the Zoning Board supports the variations it does not authorize the eaves projecting into the alley. In addition, the homeowner will need the utility companies to sign off on the projection or they will need to remove the eaves. The petitioner is requesting the following variations:

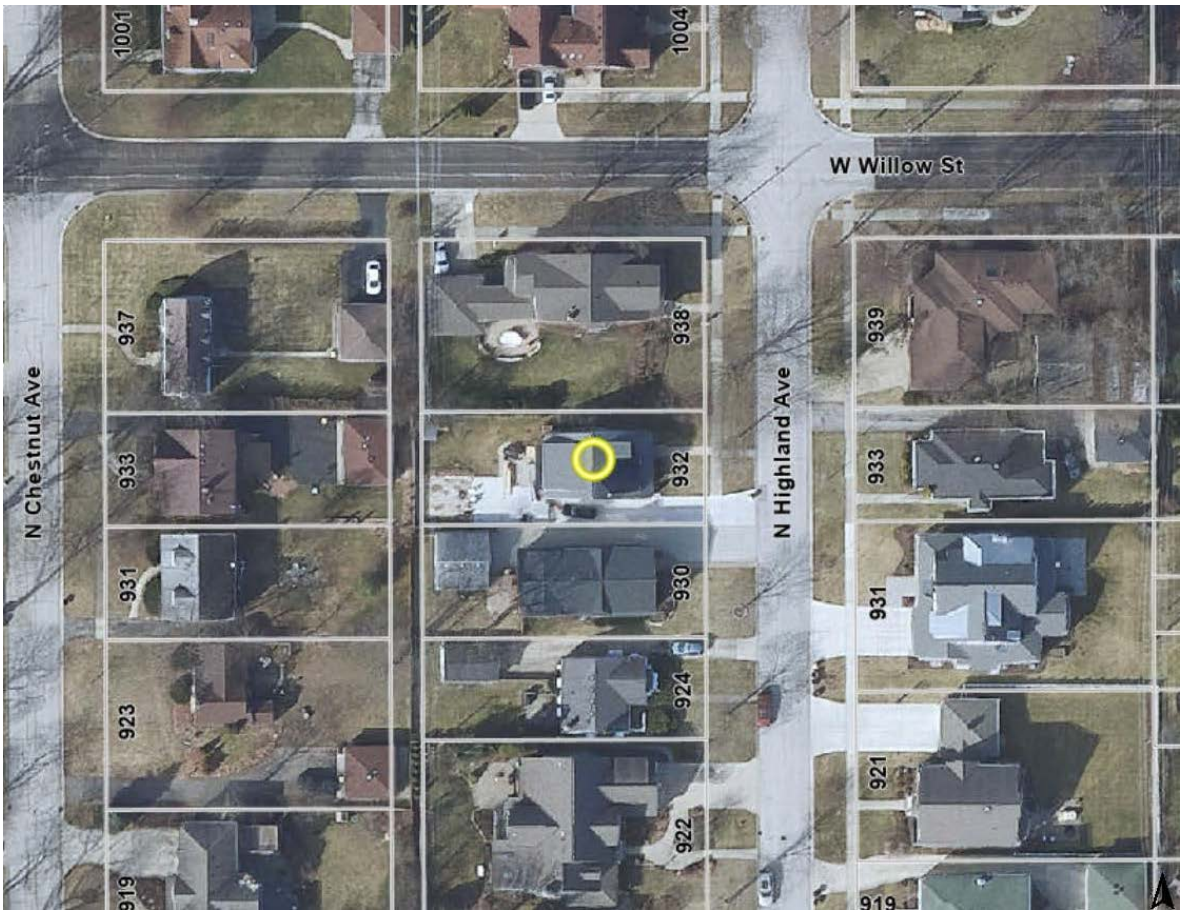
- A 0.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.3 feet instead of the minimum required 3.0 feet.
- A 4.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0.3 feet instead of the minimum required 5.0 feet.
- A 133 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 3,571 square feet of impervious surface coverage where 3,438 square feet is allowed.
- A 0.4-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.4 feet above grade where a maximum peak height of 15.0 feet is allowed.

Variation Review Standards

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

Petition – ZBA#21-036
PIN: 03-30-211-013

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/19/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/19/21	
3. Letter that was Mailed	✓	10/19/21	
4. Photographs of Sign on Property	✓	10/19/21	

Petition – ZBA#21-036
PIN: 03-30-211-013

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Kientoff Residence**

Project Address: **932 N. Highland Avenue**

ZBA #: **21-036**

Date: **October 22, 2021**

Derek:

I have reviewed the request for the following variance:

- A 0.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.3 feet instead of the minimum required 3.0 feet.
- A 4.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0.3 feet instead of the minimum required 5.0 feet.
- A 133 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 3,571 square feet of impervious surface coverage where 3,438 square feet is allowed.
- A 0.4-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.4 feet above grade where a maximum peak height of 15.0 feet is allowed.

and have the following comments:

1. The west wall of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside of the garage.
2. The west wall soffit of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.

   Note: The eave projection over the west wall of the new garage cannot be less than 2 feet from the lot line.

ZBA# 21-036
932 N Highland Avenue - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: October 5, 2021
Received by Planning: October 7, 2021
Transmitted to Engineering: October 21, 2021
Completed: October 28, 2021
ZBA Meeting Date: November 8, 2021

The proposed ZBA application indicates that the petitioner is seeking:

- A 0.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.3 feet instead of the minimum required 3.0 feet.
- A 4.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0.3 feet instead of the minimum required 5.0 feet.
- A 133 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 3,571 square feet of impervious surface coverage where 3,438 square feet is allowed.
- A 0.4-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.4 feet above grade where a maximum peak height of 15.0 feet is allowed.

The Engineering Division has NO OBJECTION to the variance requests for side yard and rear yard setbacks. The existing garage was in a similar spot and no complaints are on file. In addition, the unimproved alley way provides an open area to convey stormwater. However, the Engineering Division is NOT IN FAVOR of the eaves hanging into the alley area without utility company sign-off as there is existing overhead electric wires.

The Engineering Division in NOT IN FAVOR of the various request for reduced impervious area requirements. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers in the existing patio area that allows for detention for a portion of the patio to offset the increase in impervious surface.

The Engineering has NO COMMENT on the proposed variance request for maximum peak height.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kientoff Residence

Project Address: 932 N. Highland Avenue

ZBA #: 21-036

ZBA Hearing Date: November 8, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: October 21, 2021

- A 0.7 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.3 feet instead of the minimum required 3.0 feet.
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- A 0.4-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.4 feet above grade where a maximum peak height of 15.0 feet is allowed.

Attached are the Petitioner's:

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

Comments: No comments.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 29, 2021.

PETITION

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

RECEIVED
OCT 07 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Corey Kientoff

being the owner of the property commonly know as: 932 N. Highland, Arl. Hts. IL

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 4.5-2 6.5-6 5.1-3.4b Chapter 28, of the Arlington Heights Municipal Code, in order to: Allow garage to be constructed closer to property line, taller & more imperv. cov'g.

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 proposed garage will not alter the essential character, rather will improve the appearance as the new garage exceeds the existing.

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 original Owner did not construct the garage, as he recently purchased the property. He wants to ensure that the garage proceeds for proper approvals that it should have gone through prior to construction.

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

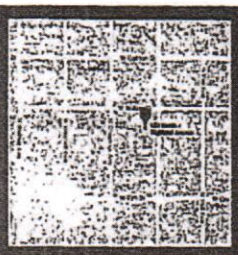
The variation of the setbacks, height, and impervious coverage are similar to the existing garage that was removed, therefore in harmony with the spirit of this Chapter.

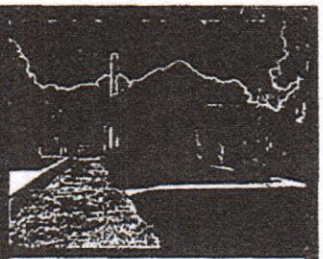
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The variances are minimum. Impervious coverage increased by 63 sf to allow for a 2 car garage. The Sideyard setback is greater than the existing setback, while the rear yard is equal to but doesn't extend into the alley as previous. The height is 4" taller.

Signed: _____ Petitioner

Date: Oct. 5,2021

EXACTA
ILLINOIS SURVEYORS, INC.





PROPERTY ADDRESS: 932 N HIGHLAND AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL1707.1620

FIELD WORK DATE: 7/17/2017 REVISION DATE(S): (REV.0 7/18/2017)

17071620

BOUNDARY SURVEY

COOK COUNTY

7/17/2017

LOT 4 AND LOT 5 IN BLOCK 5 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

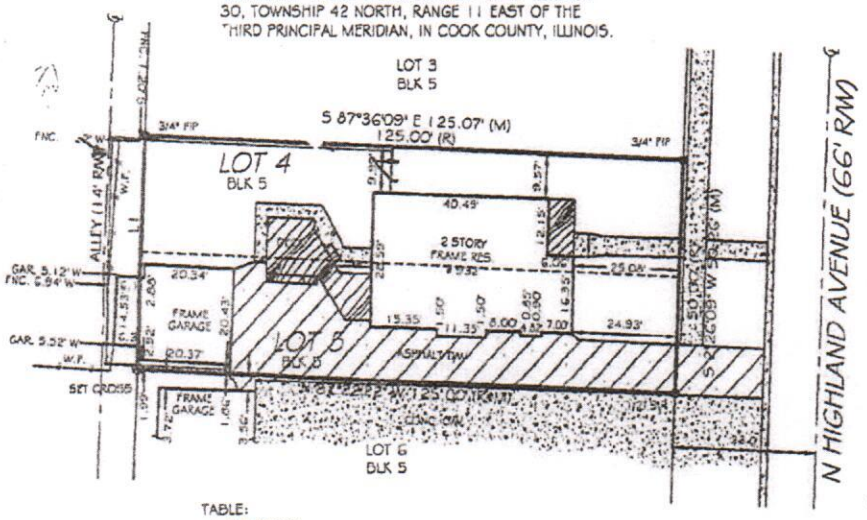


TABLE:
L1 50.00' (R)
N 2°24'52" E 49.76' (M)

TOTAL AREA OF PROPERTY SURVEYED =6,236 SQ.FT.±

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF JULY, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

N

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 7/18/2017

BUYER: ERIC NIGGAS AND CRYSTAL NIGGAS

SELLER: THOMAS F. HAHN AND PHYLLIS ANN ANDERSON

CERTIFIED TO: ERIC NIGGAS AND CRYSTAL NIGGAS; PROPER TITLE, LLC

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

EXACTA
ILLINOIS SURVEYORS, INC.
LB# 184005763
www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

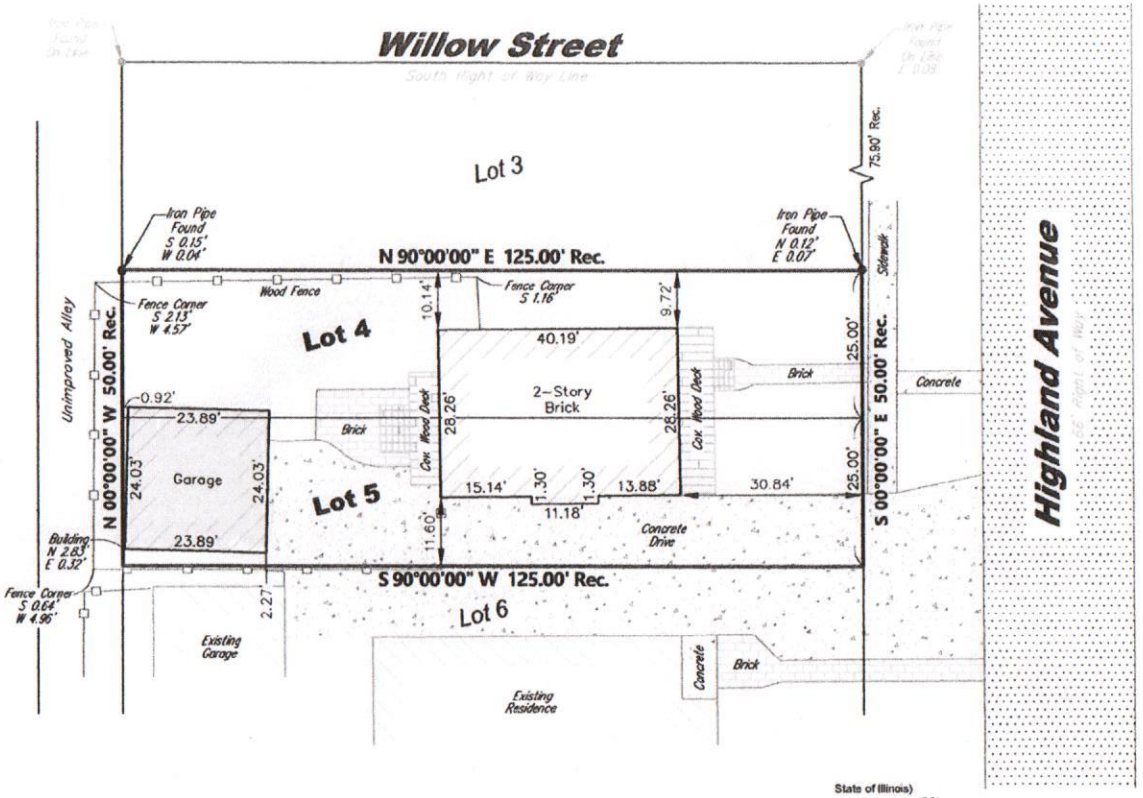
PLAT OF SURVEY

1/8/2021

LOT 4 AND LOT 5 IN BLOCK 5 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'



Garage as built

Legend:

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

Surveyor Notes:

1. Field Work Completed on 1-8-21
2. Prepared for Angelina & Herrick, for real estate transaction.
3. Site Address: 932 North Highland Ave., Arlington Heights, IL 60004
4. Pin No.: 03-30-211-013
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. All building dimensions and ties are to the current siding material and not to the foundation.
10. Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.
11. Bearings are assumed.
12. This plat was prepared with the aid of Proper Title, LLC file number PT20-65480 dated October 9, 2020.

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of Land Survey.

Given under my hand and seal this 13th day of January, A.D. 2021 in Lake Zurich, Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-22

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

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

Drafted By : ER	Field Work : MTP
Drawing Revisions	
REVISION	Date

Field Work Completed:	1-8-21
Scale: 1" = 20'	Date: 1-13-21

Site Address:
932 N. Highland Ave.
Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive
Ph. (847)847-1079
Lake Zurich, Illinois 60047
Fax. (847)847-1279
Professional Design Firm License No. 184-003832

Job Number
LS210007

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

** GENERAL NOTE**

> GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, DISPLAYING AND CONDITION OF ARCHITECT SIGN PROVIDED BY ARCHITECT, THROUGHOUT DURATION OF PROJECT.

> THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SPLIT SIGNAGE (EQAUL S.F.) IF VILLAGE RESTRICTS TOTAL SIGNAGE S.F.- AT GENERAL CONTRACTOR'S EXPENSE.

> EXISTING DRAINAGE PATTERN SHALL BE MAINTAINED DURING AND UPON COMPLETION OF CONSTRUCTION. MODIFY NEW DRAINAGE AS REQUIRED BY NEW CONSTRUCTION TO CONFORM WITH EXISTING DRAINAGE PATTERNS TO REMAIN.

> ALL EXISTING LANDSCAPING, NOT EFFECTED BY NEW CONSTRUCTION, TO REMAIN. CONTRACTED SHALL VERIFY LANDSCAPING TO BE REMOVED W/ OWNER PRIOR TO REMOVAL.

> ROUGH GRADES AND FINAL GRADES TO BE VERIFIED IN FIELD BY CONTRACTOR TO PROVIDE PROPER DRAINAGE OF SITE, TO BE APPROVED BY VILLAGE AND IN CONFORMANCE TO LOCAL CODES. ADDITIONAL SPOT ELEVATION MAY BE REQUIRED TO FURTHER VERIFY, AND/OR MODIFY PROPOSED GRADES AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR FINAL APPROVAL.

> THE OVERALL DRAINAGE PATTERN OF SURFACE WATERS FROM THIS PROPERTY SHALL NOT BE ALTERED BY THE PROPOSED CONSTRUCTION.

> IN THE EVENT THE CONTRACTOR MUST ALTER THE EXISTING SURFACE WATER RUNOFF, HE SHALL CONTACT THE VILLAGE PRIOR TO THE COMMENCEMENT OF ANY WORK.

> ANY AREAS DISTURBED WITHIN THE VILLAGE RIGHT OF WAY SHALL BE RESTORED WITH SOD.

> ALL SUMP PUMPS AND DOWNSPOUTS MUST BE DIRECTED TOWARD THE FRONT AND/OR REAR OF THE PROPERTY. FURTHERMORE, ALL SUMP PUMPS AND DOWNSPOUTS MUST DISCHARGE WITHIN 10' OF THE FOUNDATION AND AT LEAST 5' FROM ANY PROPERTY LINE.

> THE EXISTING PARKWAY TREES, IF ANY, MUST BE PROTECTED IN ACCORDANCE WITH THE TREE PROTECTION PLAN. THE EXISTING PARKWAY TREES AND IN THE VICINITY OF THE NEW WATER SERVICE TO BE PROTECTED BY ENCIRCLING THEM WITH SNOW FENCE TO BE INSTALLED AT THE DRIPLINES OF THE TREES.

> THE EXCAVATION CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF EXCAVATION ACTIVITIES. SHOULD ADDITIONAL INFORMATION BE REQUIRED, HE SHALL CONTACT THE ARCHITECT PRIOR TO START OF ANY WORK, OR HE ASSUMES ALL RESPONSIBILITY.

GENERAL NOTE: SITE CONSTRUCTION

> FENCING TO BE INSTALLED TO THE DRIPLINE FOR PRIVATE TREES, UNLESS OTHERWISE APPROVED.
> FENCING IN THE PARKWAY TO ENCOMPASS THE ENTIRE PARKWAY, EXCEPT WHERE ACCESS HAS BEEN PERMITTED.
> FENCING TO BE MAINTAINED DAILY.
> STORAGE OF ANY MATERIAL WILL NOT OCCUR AT ANY TIME IN THE PARKWAY OR ON THE ROOT ZONES OF PRIVATE TREES.

Adjust existing grades to provide new swale.

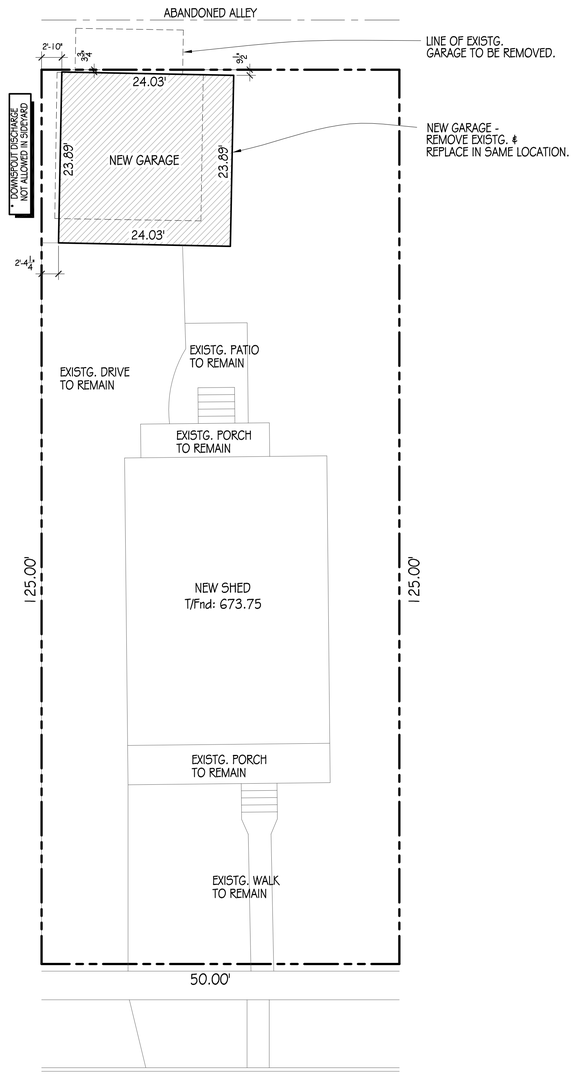
MODIFY GRADES ADJACENT TO BUILDING TO PITCH AWAY FROM FOUNDATION

Legend:

Ground Elevation =	+99.8
Pavement Elevation =	P+99.69
Walk Elevation =	W+100.54
Curb Elevation =	C+100.47
Gutter Elevation =	G+100.04
Existing Grades	+00.00
Proposed Grades	+00.00
Exist'g Grades =	
New Grades =	
Altered Grades =	
Water Main =	
Sanitary Sewer =	
Tree & Size =	14"

GENERAL NOTE:
All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

GENERAL NOTE:
* ALL DOWNSPOUTS MUST BE DIRECTED TOWARD THE FRONT AND/OR REAR OF THE PROPERTY, AND MUST DISCHARGE WITHIN 10'-0" OF THE FOUNDATION, AND AT LEAST 10'-0" FROM ANY PROPERTY LINE.
* DOWNSPOUT DISCHARGE NOT ALLOWED IN SIDEYARD



16 Site Plan — scale: 1" = 20'-0"

Kientoff Residence
Existg Garage
932 N. Highland
Arlington Heights, IL

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

6 Alternate Bids / Additional Work — Scale: None

Zoning Review: (R-3 Single-Family Residential District)

Total lot square foot: 6250 sf

SETBACKS:	REQUIRED	PROPOSED
Side yard: (West)	5.0'	0'-3 3/4"
Side yard: (South)	3.0'	2'-3 1/4"

BUILDING CODE INFORMATION:

INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS	- 2018
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE- CURRENT	

Ground Snow Load	Wind Design: Speed (mi)	Wind Design: Topo Effects	Seismic Design Category	Subject to Damage From: Weathering	Subject to Damage From: Frost Depth	Subject to Damage From: Termite	Winter Design Temp	Ice barrier Underlay Required	Flood hgz. Chapt. 15 V, A, H,	Air Freezing Index	Mean Annual Temp NOAA Data (Waukegan
zero. 25 psf	Risk II sec. goot 115 mph	no	Cat. B	Severe	42" min.	Moderate - Heavy	-4 F	Yes	11/6/2000	2000	47.6 F

IECC w/ state amendments	- 2018
NEC NATIONAL ELECTRIC CODE W/ AMENDMENTS (ARLINTON HEIGHTS, CHAPTER 25)	- 2017
INT'L - MECHANICAL W/ AMENDMENTS	- 2009
ILLINOIS PLUMBING CODE W/ AMENDMENTS	- 2014

Village Requirements	Allowed	Proposed
ISC (Entire Lot) (55%)	3437.5 sf	3570.8 sf
ISC (Front Yard) (55%)	NA	NA
Max Lot Coverage:	3437.5 sf	1949.8 sf
Max. Ht. (median)	15'-0"	15'-5"
Max. Floor to area ratio: (-400 sf Garage)	NA	NA

8 Zoning / Codes — scale: none

ZT- Zoning / Codes Site Plan

Z1- Specifications

Z2 - Foundation Plan

2 Drawing Index

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

4 Typ. Sheet Numbering Layout

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LIRA & ASSOCIATES

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

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MISCELLANEOUS NOTE:

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

Certification

Kientoff Residence

L&A #221 - OHI-Kientoff Residence

932 N. Highland
Arlington Heights IL 60004
224.698.0318

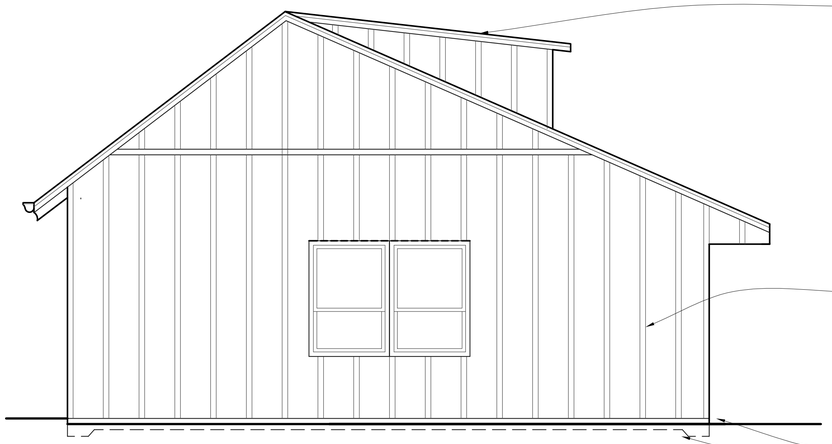
Existing Garage

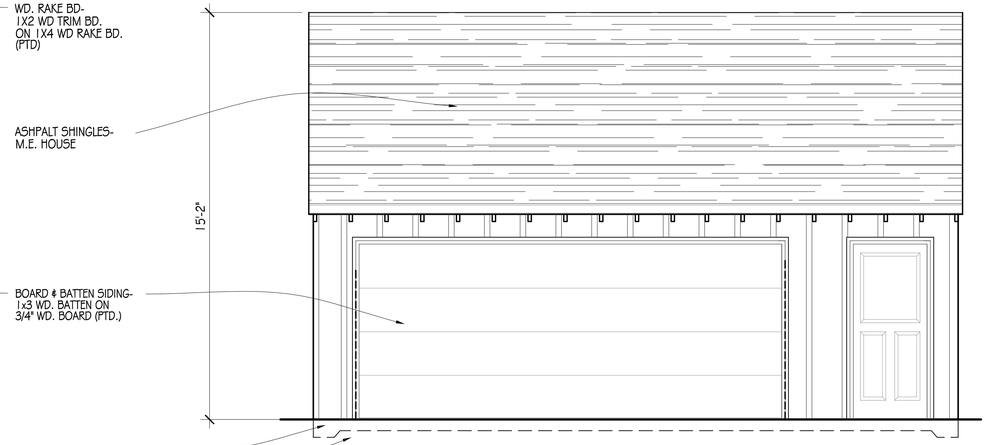
DATE:
Zoning Variance
4 Oct 2021

SHEET INDEX:

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

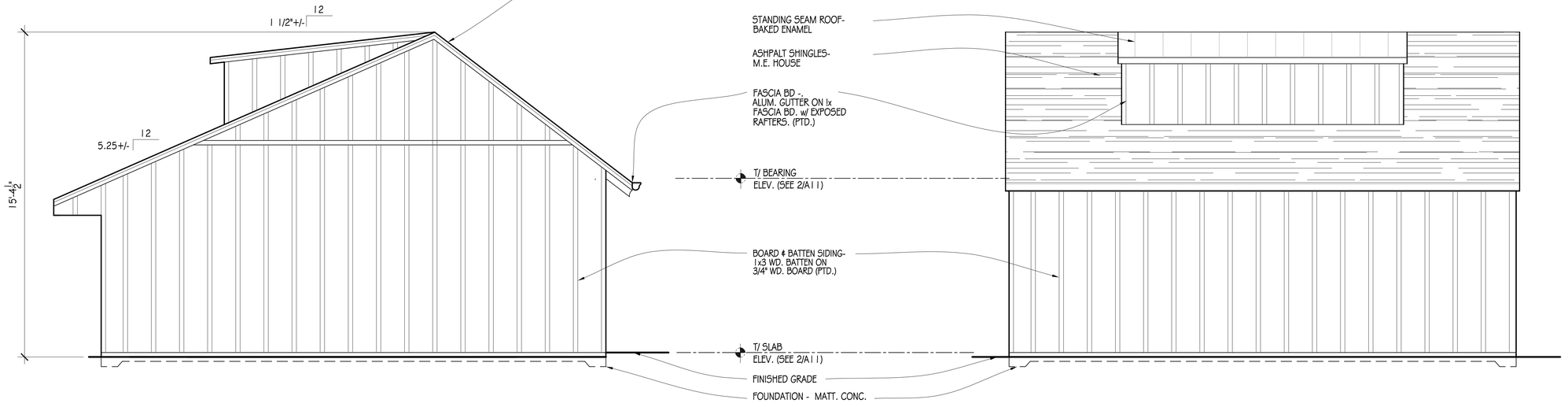
ZT





South Elevation

East Elevation



North Elevation

West Elevation

16 Shed Elevations - Option A

scale: 3/8"=1'-0"

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LIRA & ASSOCIATES

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

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Kientoff Residence

L&A #221 - OHI-Kientoff Residence

932 N. Highland
Arlington Heights IL 60004
224.698.0318

Existing Garage

DATE:
Zoning
Variance
4 Oct 2021

SHEET INDEX:
16/SD2 Elevations

ZV2

Zoning Board of Appeals
11/8/2021

Item: 6 E. Hawthorne St. - ZBA#21-037

Department: Planning & Community Development

REQUEST

A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0 feet and an additional 2.7 feet for the eaves.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 8, 2021
Date Prepared: November 3, 2021
Project Title: Para Residence
Address: 6 E. Hawthorne St.

Background Information

Petition Number: ZBA #21-037
Petitioner: Keith Ginnodo – Kingsley/Ginnodo Architects
Address: 33 S. Hickory Ave.
Arlington Heights IL 60004

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

On May 11, 2020, the proposed project received approval from the Zoning Board. Pursuant to Chapter 6, Section 202; No order of the Board permitting the erection or alteration of a building shall be valid for more than one year, unless a building permit for the erection or alteration is obtained within that year and the erection or alteration is started and proceeds to completion in accordance with the terms of such permit. Therefore, petitioner is returning to the Zoning Board since their approval is no longer valid.

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 9,375 square feet and the proposed residence will have approximately 1,530 square feet. The proposed addition is located in the southeast corner of the structure and is encroaching into the required exterior side yard setback. As part of the project, the petitioner is also proposing to relocate the front door and center within the existing bump out along the south elevation. The petitioner is requesting the following variation:

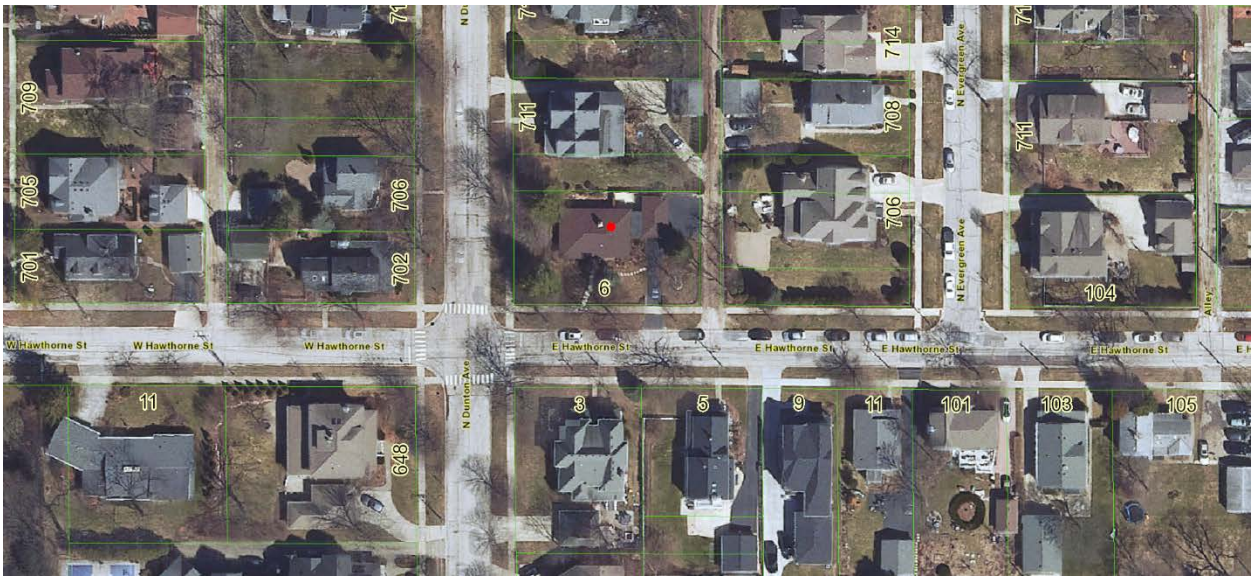
- A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0 feet and an additional 2.7 feet for the eaves.

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.

Petition – ZBA#21-037
PIN: 03-29-106-099

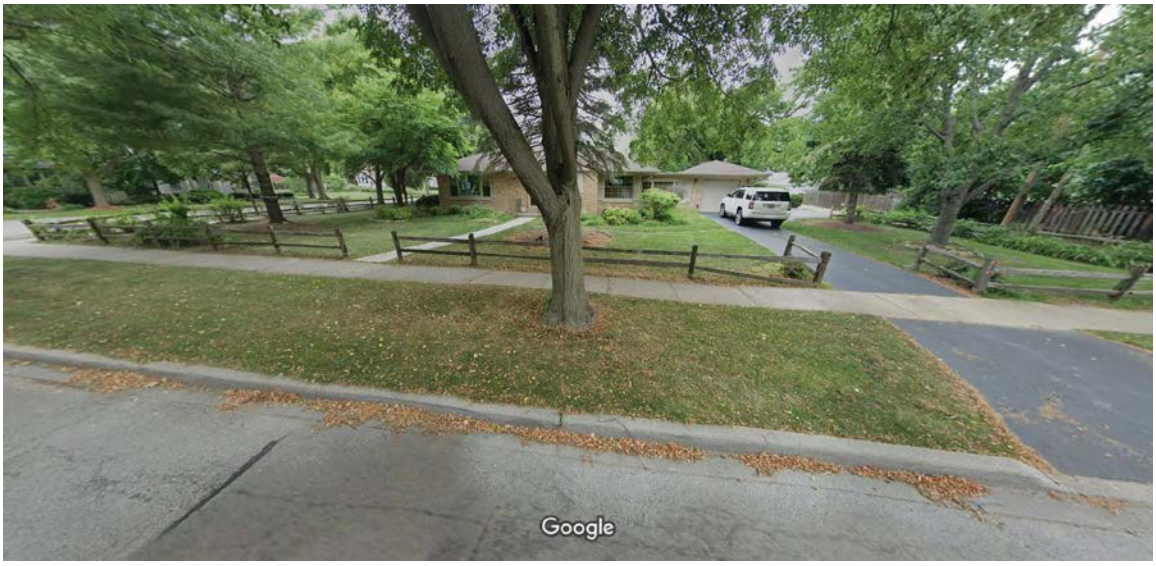
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/22/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/22/21	
3. Letter that was Mailed	✓	10/22/21	
4. Photographs of Sign on Property	✓	10/22/21	

Photographs of Existing Structure





Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Para Residence**

Project Address: **6 E. Hawthorne Street**

ZBA #: **21-037**

Date: **October 22, 2021**

Derek:

I have reviewed the request for the following variance:

- A 4.1 foot variation from Chapter 28, Section 5.1- 3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0 feet.

and do not have any objection to the request.

ZBA# 21-037
6 E Hawthorne Street- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: March 24, 2020
Received by Planning: April 6, 2020
Transmitted to Engineering: October 21, 2021
Completed: October 28, 2021
ZBA Meeting Date: November 8, 2021

The proposed ZBA application indicates that the petitioner is seeking:

- A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0

The Engineering Division has NO OBJECTION to exterior side yard setback variance request.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Para Residence

Project Address: 6 E. Hawthorne Street

ZBA #: 21-037

ZBA Hearing Date: November 8, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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, 2021

- A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0

Attached are the Petitioner's:

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

Comments: The proposed design is nicely done and has recevied an Administrative (Staff) design approval.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 29, 2021.

April 3, 2020

PETITION

6 East Hawthorne Street, Arlington Heights, Illinois 60004

NOW COMES the Petitioner Michael Para being authorized Agent for Owner of the property commonly known as: 6 East Hawthorne Street, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.6 (Required Minimum Yards) in order to build a one story addition that encroaches into the required side yard by 4'-1".

I hereby state 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 if the variations were granted: The proposed addition will line up with the existing non-conforming adjacent wall. The result will create an extension of the home that will appear to be natural and balanced.

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: The addition will align with the existing south wall of the home that is non-conforming due to the fact that the side yard setback is determined by an average of the block, made up of two houses.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The resulting home is balanced and does not extend into the side yard more than the existing home.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: This 171 SF addition allows the Owner to update their home with minimal impact on the neighborhood.

Signed: (petitioner) _____ date: 4-3-20

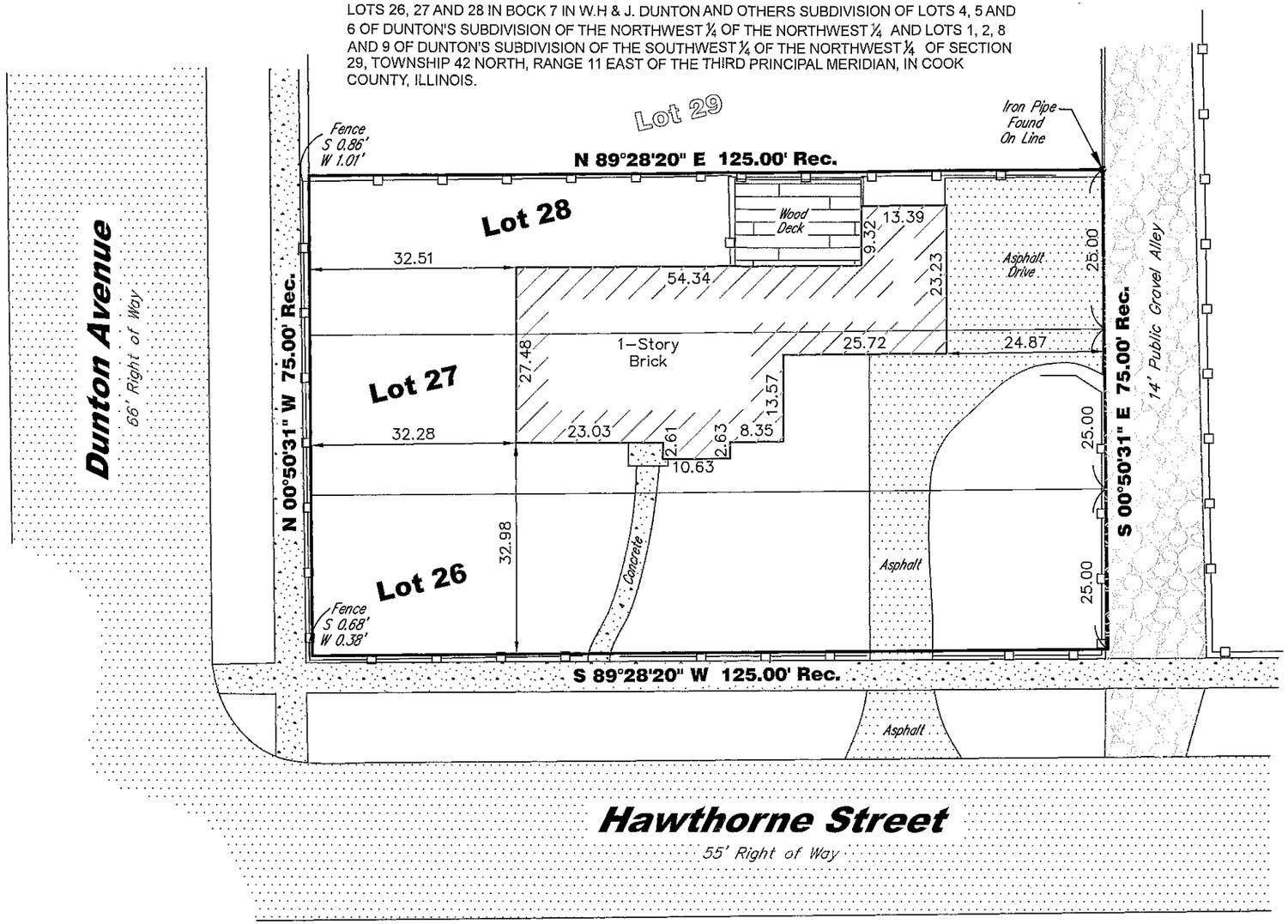
RECEIVED
APR 06 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

LOTS 26, 27 AND 28 IN BOCK 7 IN W.H & J. DUNTON AND OTHERS SUBDIVISION OF LOTS 4, 5 AND 6 OF DUNTON'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND LOTS 1, 2, 8 AND 9 OF DUNTON'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'



Legend:

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

Surveyor Notes:

1. Field Work Completed on 5/24/2019
2. Prepared for John Clery, for real estate transaction.
3. Site Address: 6 E. Hawthorne St., Arlington Heights, IL
4. Pin No.: 03-29-106-099
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
SS)
County of Lake)

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

Given under my hand and seal this 29th day of May, A.D. 2019 in Lake Zurich, Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-20

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

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

Drawn By:	LR	Checked By:	GJK

Drawing Revisions

REVISION	Date	Drawn	Checked

Field Work Completed:	05-24-2019
Scale: 1" = 20'	Date: 05-29-2019

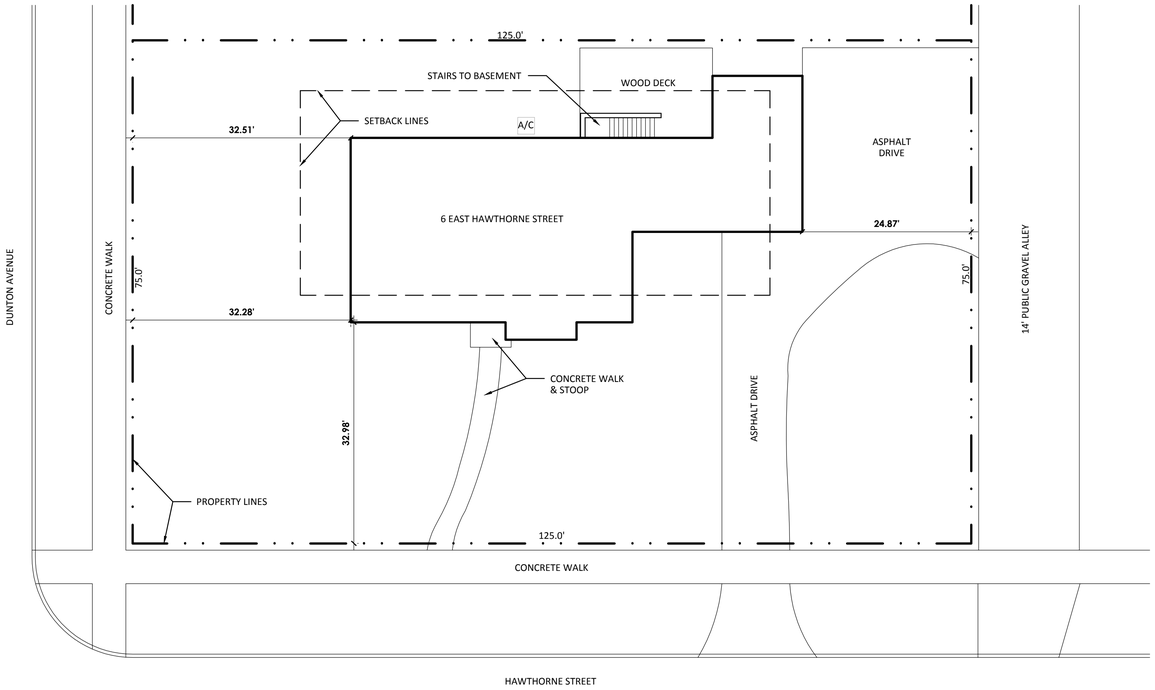
Site Address:
6 E. Hawthorne St.
Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

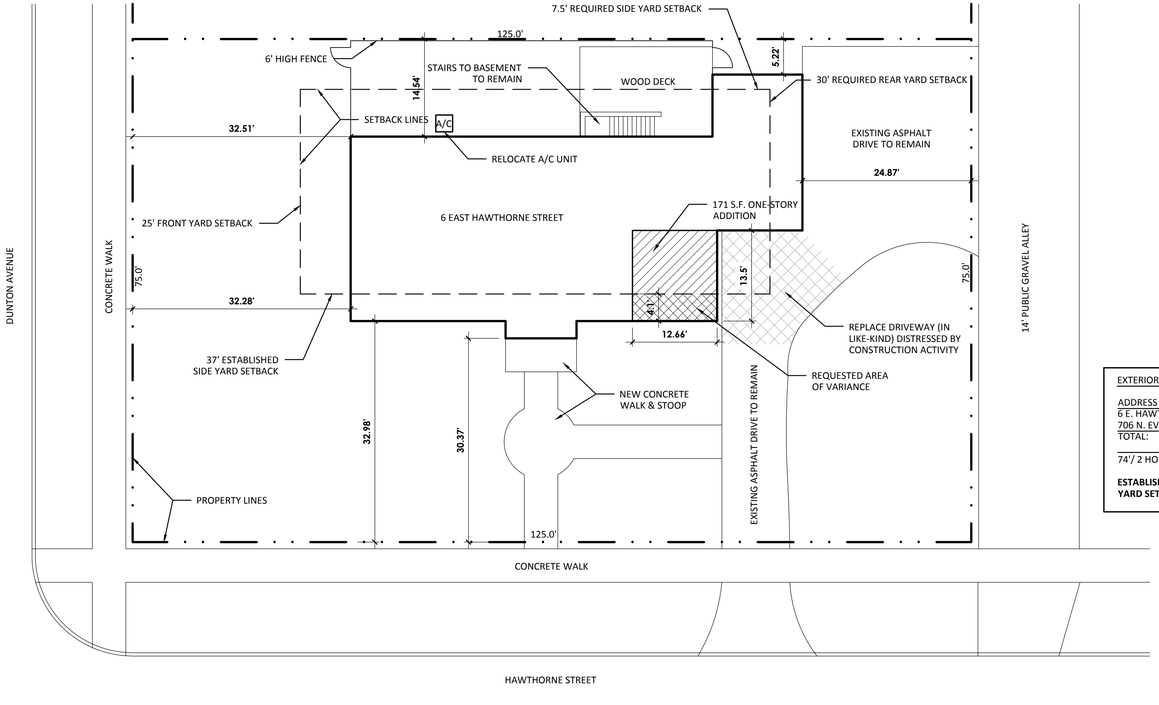
Job Number
LS190460

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY



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



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

EXTERIOR SIDE YARD SETBACK

ADDRESS	SETBACK
6 E. HAWTHORNE ST.	30.37'
706 N. EVERGREEN AVE.	43.5'
TOTAL:	73.87'

74'/ 2 HOUSES = 37'

ESTABLISHED EXTERIOR SIDE YARD SET BACK = 37'

NOTES:

PLUMBING

- EXISTING WATER SERVICE IS 1" Ø COPPER
- RE-USE EXISTING WATER DISTRIBUTION AND WASTE PIPING. MODIFY AS NECESSARY.
- MINIMUM PIPE SIZE FOR SANITARY WASTE LINES ABOVE GROUND IS 2"
- TUBS/SHOWERS REQUIRE 2" P-TRAPS
- HAND HELD SHOWERS REQUIRE VACUUM BREAKERS
- TUB/SHOWER VALVES REQUIRE INTEGRAL STOPS
- 2" CLEAN OUT REQUIRED UNDER KITCHEN SINK
- PULL OUT FAUCETS REQUIRE DUAL CHECK VALVES
- REUSE EXISTING SANITARY SEWER
- PROVIDE A HOT WATER RE-CIRCULATING SYSTEM PER LOCAL REQUIREMENTS
- PROVIDE A SPRINKLER HEAD OVER THE NEW FURNACE, THE SPRINKLER HEAD SHALL HAVE A TEMPERATURE RATING BETWEEN 212° AND 286° FAHRENHEIT AND IS PERMITTED TO BE SUPPLIED BY A BRANCH OF THE DOMESTIC WATER SERVICE

HVAC

- PROVIDE DUCTED HI/LO OPERABLE RETURN-AIR GRILLES AS INDICATED
- ALL SUPPLY AND RETURN DUCTS SHALL BE PROPERLY SEALED WITH UL 181 LISTED TAPE OR MASTIC
- ANY SUPPLY DUCTS LOCATED IN THE ATTIC SHALL HAVE A MINIMUM INSULATION OF R-8 AND ALL OTHER DUCTS SHALL HAVE R-6 UNLESS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE
- EXTEND EXISTING HVAC TO NEW SPACES
- HEATING: SUPPLY & RETURN FOR NEW SPACES
- COOLING: SUPPLY & RETURN FOR NEW SPACES
- ADDITIONAL AREA WILL NOT OVERWHELM EXISTING EQUIPMENT
- WHEN EXHAUST HOOD AT KITCHEN IS 400 CFM OR GREATER, THEN PROVIDE MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH SYSTEM SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH EXHAUST SYSTEM
- MINIMUM OF 10 FEET OF SEPARATION BETWEEN THE WATER HEATER FLUE DISCHARGE AND ANY AIR INTAKE INCLUDING THE COMBUSTION AIR INTAKE FOR THE FURNACE.
- MINIMUM OF 12 FEET SEPARATION BETWEEN THE COMBUSTION AIR INTAKE AND THE PLUMBING VENT STACK.
- RETURN AIR SHALL NOT BE TAKEN FROM THE KITCHEN, LAUNDRY OR BATHROOMS.

ELECTRICAL

- PROVIDE NEW 200 AMP ABOVE GROUND SERVICE WITH NEW 200 AMP, 40 CIRCUIT PANEL.
- THERE SHALL NOT BE MORE THAN 10 OPENINGS (DEVICES) ON ANY ONE CIRCUIT WITH A MAXIMUM AMPERAGE OF 15 AMPS.
- DEDICATED CIRCUITS SHALL BE PROVIDED FOR: FURNACE, AIR CONDITIONER, WATER HEATER, DISPOSAL, MICROWAVE, AND DISHWASHER.
- FURNACE, AIR CONDITIONER, WATER HEATER, AND DISHWASHER SHALL EACH HAVE SEPARATE DISCONNECT SWITCH AND HAVE PROPER WORKING CLEARANCE.
- AFCI DEVICES IN ALL NEW BEDROOM CIRCUITS.
- THE LOCATION OF THE ELECTRICAL METER SHALL BE WITHIN 5 FEET OF THE ELECTRICAL PANEL.
- PROVIDE ½ INCH PLYWOOD BEHIND THE ELECTRICAL PANEL.

WINDOWS/PATIO DOORS

- ALL NEW WINDOWS AND PATIO DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30

OTHER

- WINDOW HEAD HEIGHT SHALL BE 80" U.N.O.
- SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR AT THE FOOTING INSPECTION
- PROVIDE HURRICANE TIE AT EACH NEW RAFTER/WALL INTERSECTION (SIMPSON H SERIES HURRICANE TIE OR EQUAL) @ NEW CONSTRUCTION
- LISTED CONNECTORS SHALL BE INSTALLED AT ALL POST TO PIER CONNECTIONS AND POST TO BEAM CONNECTIONS AS APPLICABLE
- THE ATTIC ACCESS PANEL(S) SHALL BE GASKETED, INSULATED AND HAVE METAL BRACKETS FOR SUPPORT
- DISCHARGE ALL NEW OR ALTERED DOWNSPOUTS TO FRONT OR REAR YARD
- NEW WORK DOES NOT ALTER EXISTING GRADE, RESTORE GRADES TO EXISTING CONDITIONS
- NEW ROOFING SHALL BE A MINIMUM CLASS "C"
- ADDRESS NUMBERS SHALL BE AT LEAST 6 INCHES IN HEIGHT, BE A CONTRASTING COLOR FROM THE BACKGROUND, AND BE INSTALLED ON OR OVER THE PRIMARY ENTRANCE TO THE DWELLING.
- ALL DOWNSPOUTS AND SUMP DISCHARGE PIPES MUST HAVE AN AIR GAP PRIOR TO CONNECTION WITH SUBSURFACE DRAINAGE SYSTEM.
- ROOF SLOPES BETWEEN 2:12 AND 4:12 SHALL HAVE 2 LAYERS OF FELT UNDERLAYMENT

KINGSLEY + GINNODO ARCHITECTS
33 N Hickory Ave, Arlington Heights, IL 60004
Professional Design Firm - Architect
Exp: 4.30.21 # 184.005449

APPLICABLE BUILDING CODES

International Residential Code (IRC)
2018 Edition (with amendments)

Illinois Energy Conservation Code (IECC)

National Electric Code
2017 Edition (with amendments)

State of Illinois Plumbing Code
(with amendments)

DRAWING LIST

T100	TITLE SHEET AND SITE PLAN
A000	SPECIFICATIONS
EX100	EXISTING PLANS AND ELEVATIONS
A100	BASEMENT AND FIRST FLOOR PLANS
A101	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A300	SECTIONS AND DETAILS
A301	SECTIONS AND DETAILS
A302	WINDOW INSTALLATION
A303	STANDARD DETAIL SHEET
A400	INTERIOR ELEVATIONS
A500	SCHEDULES
S100	STRUCTURAL PLANS
E100	ELECTRICAL PLANS

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

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33 N HICKORY AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnodo.com
© KINGSLEY + GINNODO ARCHITECTS

NOT FOR CONSTRUCTION

MIKE AND ELLEN PARA

6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004

PARA RESIDENCE

no.	revision	init.	date
	CD PROGRESS SET		3/25/20

TITLE SHEET AND SITE PLAN

date | drawn by | checked by

Job No. **PARA**

Sheet No. **T100**



7 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



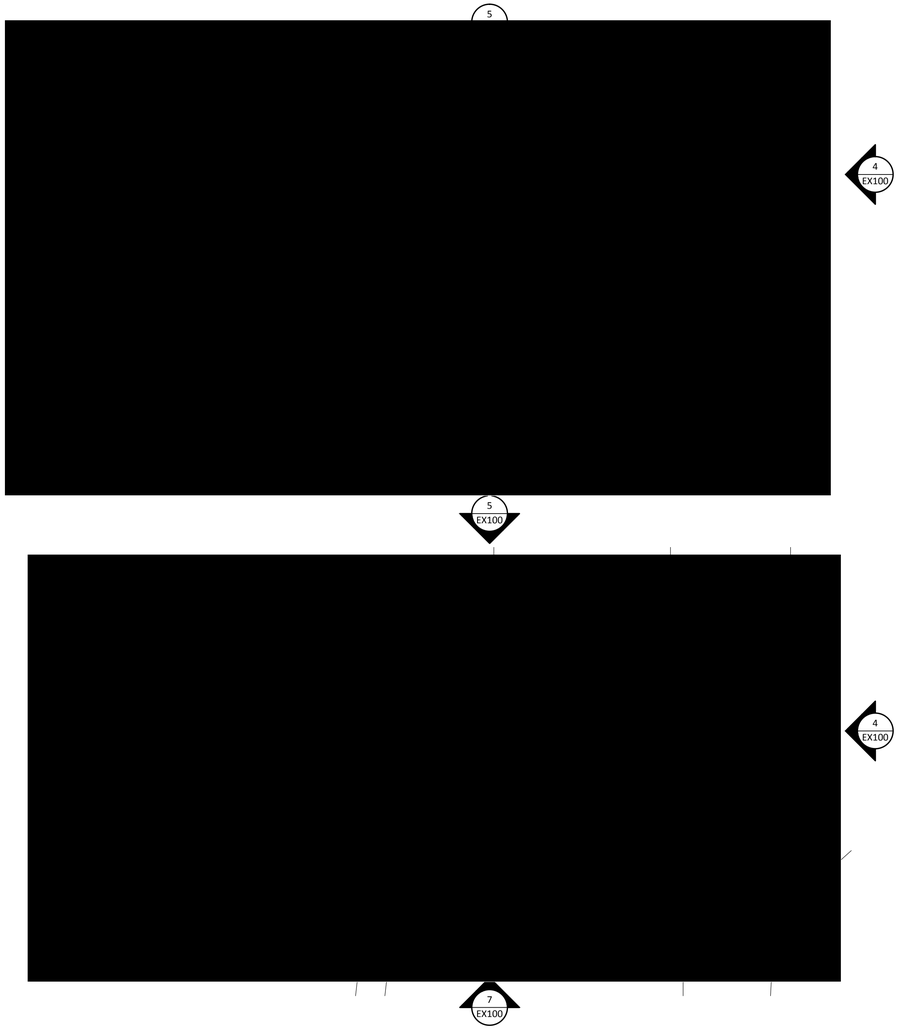
6 EXISTING WEST ELEVATION
1/8" = 1'-0"



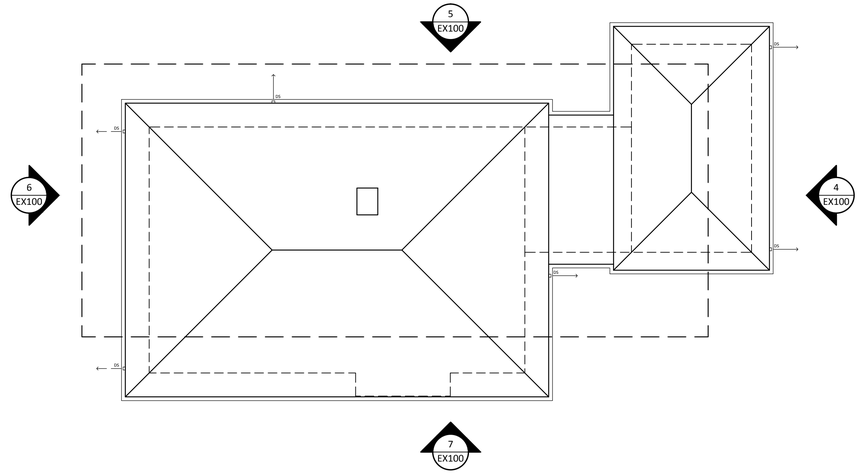
5 EXISTING NORTH ELEVATION
1/8" = 1'-0"



4 EXISTING EAST ELEVATION
1/8" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



1 EXISTING ROOF PLAN
1/8" = 1'-0"

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NOT FOR CONSTRUCTION

MIKE AND ELLEN PARA

6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004

PARA RESIDENCE

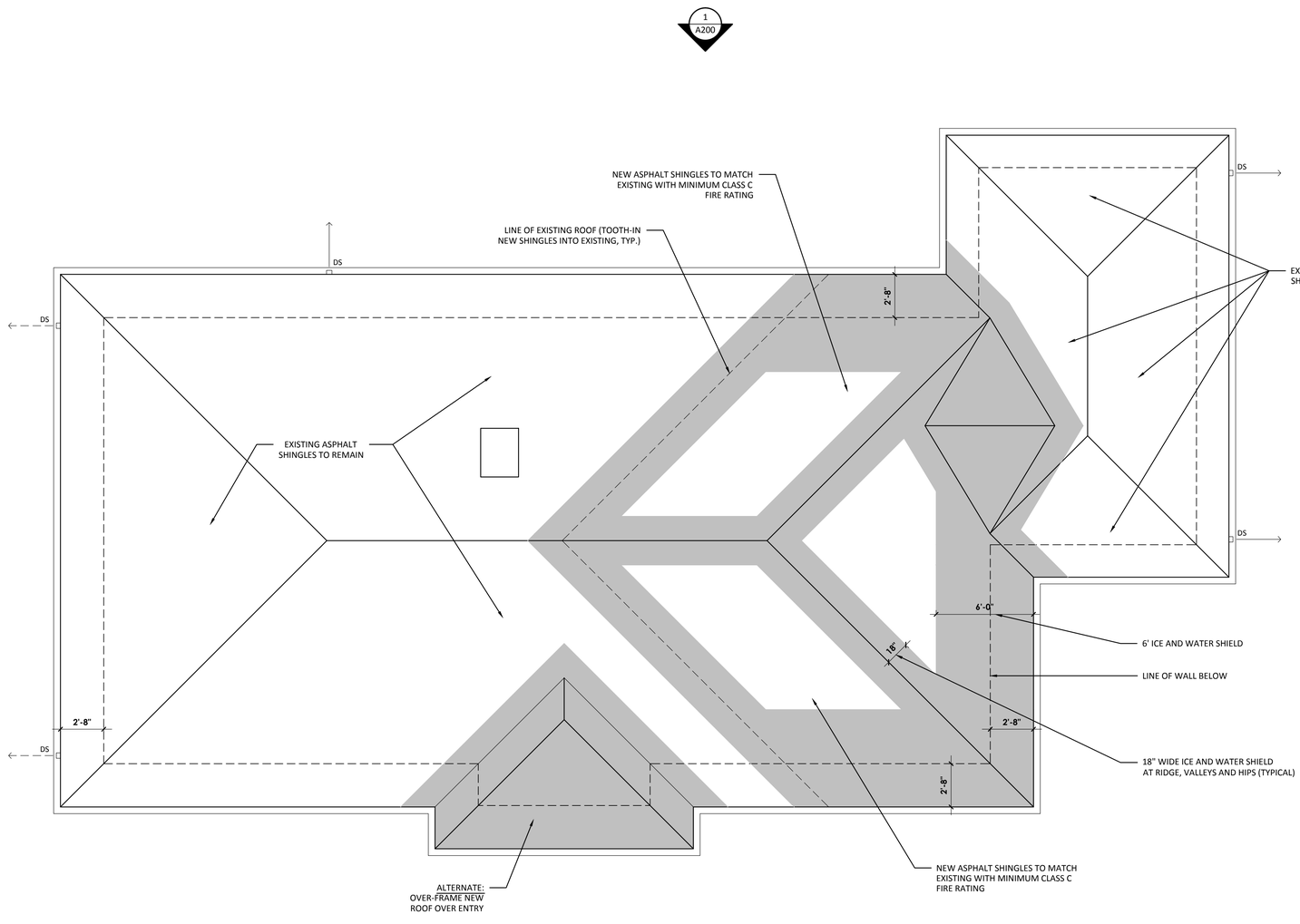
no.	revision	init.	date
	CD PROGRESS SET		3/25/20

EXISTING PLANS AND ELEVATIONS

date | drawn by | checked by

Job No. PARA

Sheet No. EX100



1 ROOF PLAN
1/4" = 1'-0"

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

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NOT FOR CONSTRUCTION

MIKE AND ELLEN PARA

6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004

PARA RESIDENCE

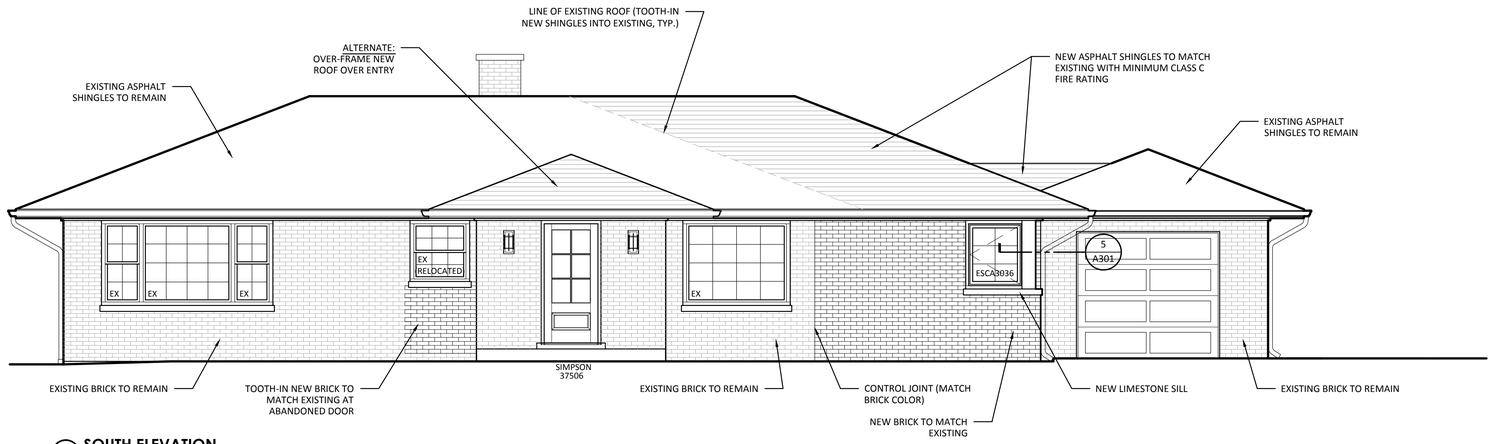
no.	revision	init.	date
	CD PROGRESS SET		3/25/20

ROOF PLAN

date	drawn by	checked by

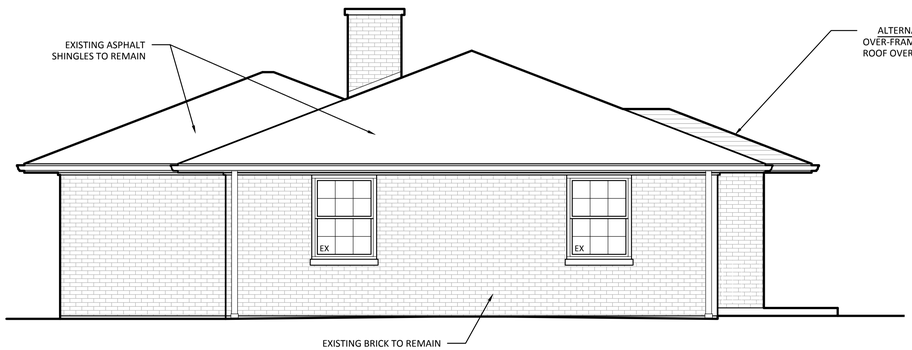
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Sheet No. A101

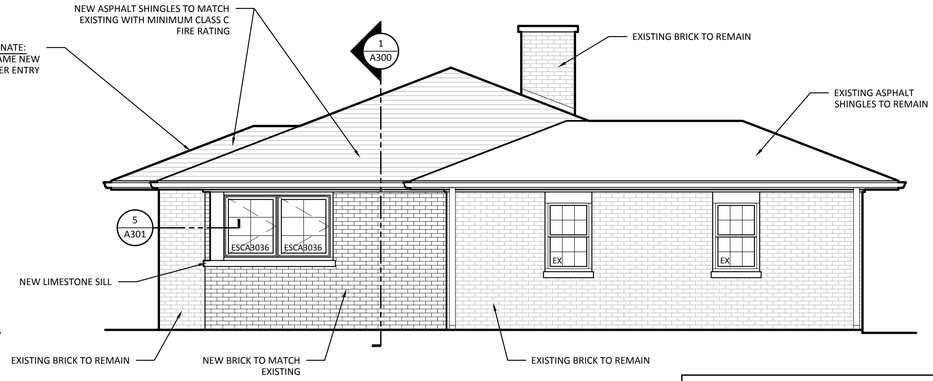


4 SOUTH ELEVATION
1/4" = 1'-0"

NOTE: REMOVE ALL EXISTING SHUTTERS, PATCH ANY HOLES AND CLEAN BRICK



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

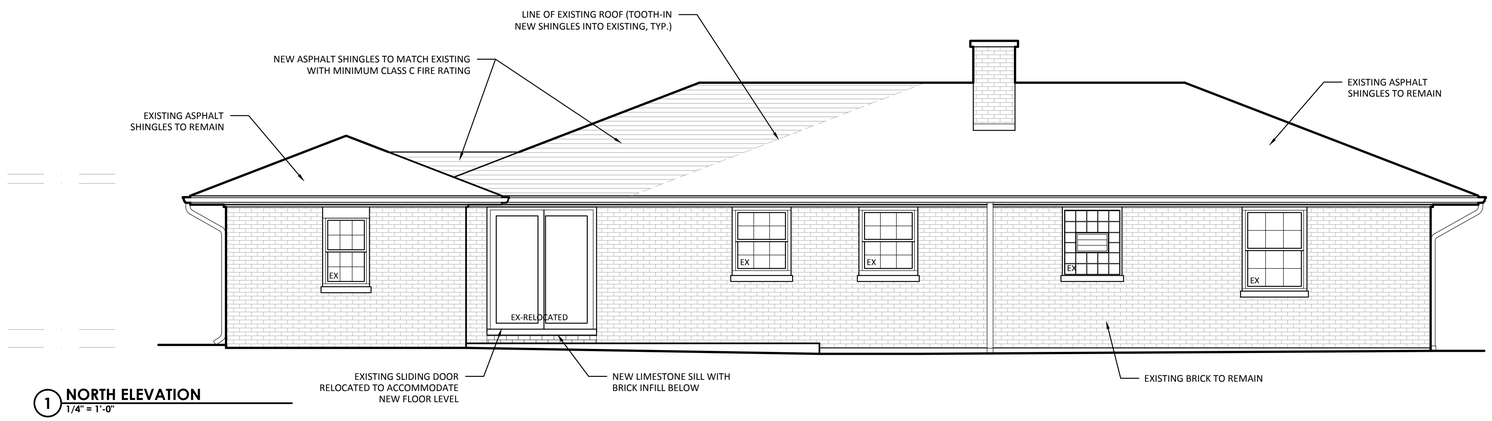


2 EAST ELEVATION
1/4" = 1'-0"

WINDOW NOTES:
- (E) EGRESS WINDOW
- (EX) EXISTING WINDOW TO REMAIN
- (T) TEMPERED GLASS

MATERIAL LIST

TRIM:	SMOOTH FIBER CEMENT BOARDS - COLOR TBD
WINDOWS:	"CASHMERE", ESSENTIAL WINDOWS BY MARVIN
GUTTERS/LEADERS:	PREFINISHED ALUMINUM, COLOR TO MATCH EXISTING
ROOF SHINGLES:	"SLATE" - TIMBERLINE HD TEXTURED ASPHALT SHINGLES BY GAF
BRICK:	EXISTING TO REMAIN, NEW BRICK TO MATCH EXISTING



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

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnodo.com
© KINGSLEY + GINNODO ARCHITECTS

NOT FOR CONSTRUCTION

MIKE AND ELLEN PARA

6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004

PARA RESIDENCE

no.	revision	init.	date
	CD PROGRESS SET		3/25/20

EXTERIOR ELEVATIONS

date | drawn by | checked by

Job No. **PARA**

Sheet No. **A200**

Zoning Board of Appeals
11/8/2021

Item: 113 S. Dunton Ave. - ZBA#21-038

Department: Planning & Community Development

REQUEST

A 2.3 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet instead of the required 5.2 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#21-038
PIN: 03-32-102-004

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 8, 2021
Date Prepared: November 3, 2021
Project Title: Wojciak Residence
Address: 113 S. Dunton Ave.

Background Information
Petition Number: ZBA #21-038
Petitioner: Matt Wojciak
Address: 113 S. Dunton Ave.
Arlington Heights IL 60005

Existing Zoning: R-6 – Multi Family Dwelling District

Requested Action/Background Information

The petitioner is proposing a two-story addition in the rear of the existing residence. The subject site is zoned R-6, Multi Family Dwelling District. The property has a total land area of 6,800 square feet and the proposed residence with the addition will be approximately 2,324 square feet. Along the north property line, the proposed addition encroaches 2.3 feet into the required side yard setback; therefore, the petitioner is requesting the following variation:

- A 2.3 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet instead of the required 5.2 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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.

Petition – ZBA#21-038
PIN: 03-32-102-004

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/21/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/21/21	
3. Letter that was Mailed	✓	10/21/21	
4. Photographs of Sign on Property	✓	10/21/21	

Photographs of Existing Structure





Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Wojciak Residence**

Project Address: **113 S. Dunton Avenue**

ZBA #: **21-038**

Date: **October 22, 2021**

Derek:

I have reviewed the request for the following variance:

- **A 2.3 foot variation from Chapter 28, Section 5.1- 6.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet instead of the required 5.2 feet and an additional 1.0 feet for the eave.**

    1. The north wall of the addition which will be less than 5 feet from the property line is required to have a minimum fire-resistance rating of 1 hour with exposure from both the inside and the outside.

    2. The soffit of the north wall of the addition which will be less than 2 feet from the property line which is not allowed per 2018 IRC., Table R302.1(1).

ZBA# 21-038
113 S Dunton Ave ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: October 8, 2021
Received by Planning:
Transmitted to Engineering: October 21, 2021
Completed: October 28, 2021
ZBA Meeting Date: November 8, 2021

The proposed ZBA application indicates that the petitioner is seeking:

- 2.3 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet instead of the required 5.2 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to side yard setback variance request.

NOTE: Petitioner is adding a 2nd floor on top of existing house.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Wojciak Residence

Project Address: 113 S. Dunton Avenue

ZBA #: 21-038

ZBA Hearing Date: November 8, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: October 21, 2021

- A 2.3 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet instead of the required 5.2 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed addition is on the rear of the house and will not change the appearance facing the street. The design is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 29, 2021.

PETITION

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

PETITION

NOW COMES the Petitioner Matthew WOJCIAK

being the owner of the property commonly know as: 113 S. Dunton Ave AH IL

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-7.5

Chapter 28, of the Arlington Heights Municipal Code, in order to: Raise The current Roof Above Kitch To Match 2nd Floor current Roof

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 new Room will match all current Bldg walls & all Material will Match existing structure

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 current Home Has not Been lived in for over 2 years & Needs an up Grade To Re inside Finishes/layout

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The Renovated property will Be & will Match current structure and all neighboring structures

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The existing Home is well Built & has The same Design as surrounding Homes & with The 2nd Floor Room will match neighboring structures

Signed: _____ Date: 10/8/21

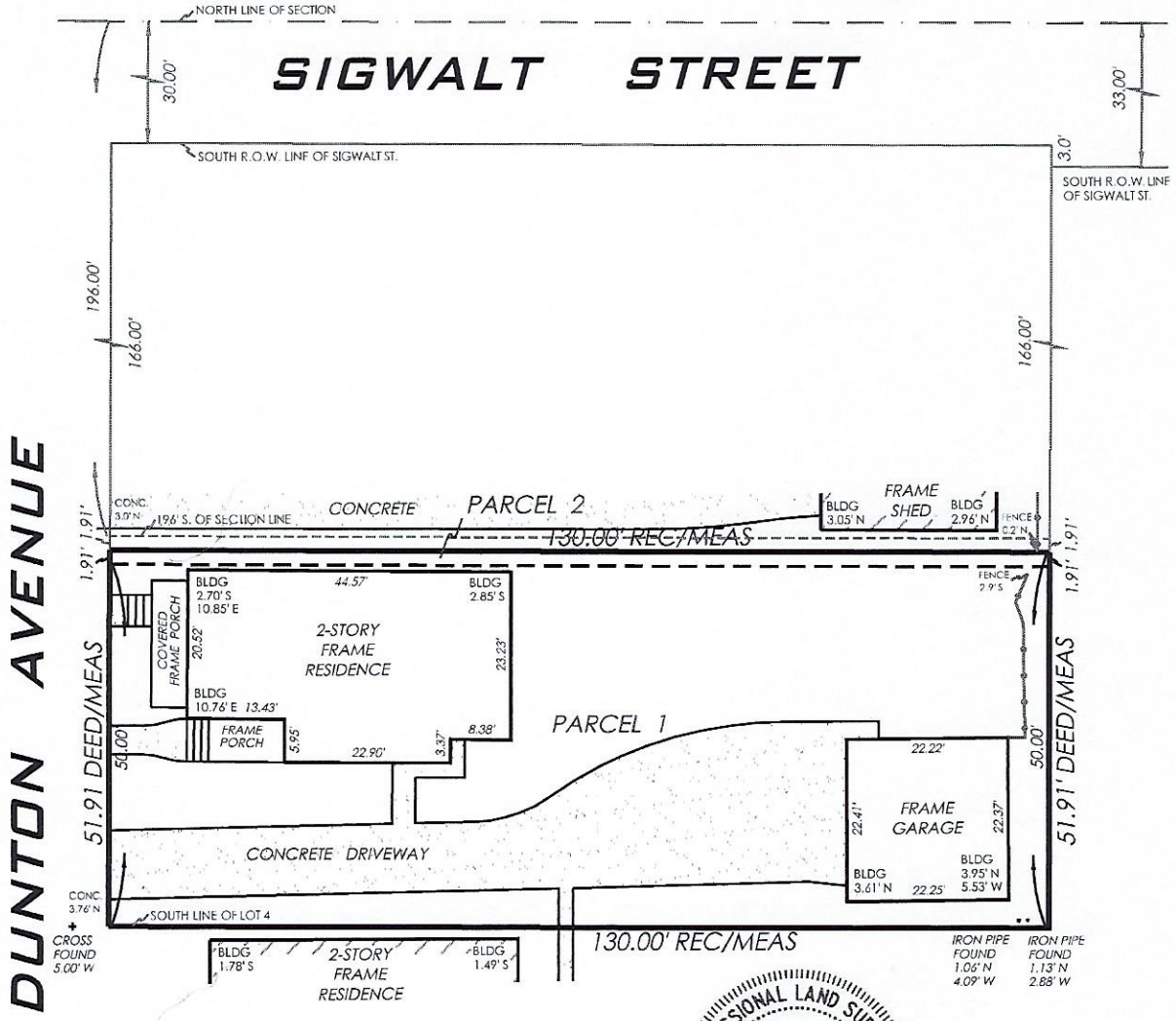
Petitioner

PLAT OF SURVEY

STREAMLINE SURVEY, INC.
18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-I-SURVEY (478-7839) 708-478-4076 FAX

PARCEL 1: THE SOUTH 50 FEET OF LOT 4 (EXCEPT STREETS) IN ASSESSOR'S DIVISION IN THE NORTH WEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 1/2 OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE EAST 130.0 FEET OF THE WEST 163.0 FEET OF THE EAST 1/2 OF THE NORTH 30.0 ACRES OF THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT OF LAND THE NORTH 196.0 FEET THEREOF AND ALSO EXCEPTING FROM SAID TRACT OF LAND ALL THAT PART THEREOF LYING SOUTH OF AND ADJOINING THE NORTH LINE OF THE SOUTH 50.0 FEET (AS FOUND MONUMENTED) OF LOT 4 IN ASSESSOR'S DIVISION IN THE NORTHWEST QUARTER OF SECTION 32, AFORESIAD, IN COOK COUNTY, ILLINOIS.



PROFESSIONAL LAND SURVEYOR
STEVEN G. MORASAN
035-003433
HOMEWOOD IL
STATE OF ILLINOIS

LOT AREA:
6,748.3 SQ. FT.
0.15 ACRES

☐ AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS } S.S
COUNTY OF COOK }

STATE OF ILLINOIS REG. # 184-002702

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: _____ DATED: MARCH 18 , 20 21
REGISTERED ILLINOIS LAND SURVEYOR

DATE OF LICENSE EXPIRATION: NOVEMBER 30 , 20 22

DATE OF FIELD WORK COMPLETION: MARCH 17 , 20 21

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'
JOB NO.: 21-0165
ADDRESS: 113 S. DUNTON AVE.
ARLINGTON HEIGHTS, IL
P.I.N.: 03-32-102-004
TOWNSHIP: WHEELING
ORDERED BY: REGAS, FREZADOS & DALLAS

STREAMLINE SURVEY PRINTS EXCLUSIVELY ON 100% POST CONSUMER CONTENT PAPER
VISIT US AT STREAMLINESURVEY.COM
© STREAMLINE SURVEY, INC. 2021

Proposed 2nd Floor Rear Addition & Interior Remodel

113 South Dunton Ave.
Arlington Heights, Illinois 60005

Applicable Codes:

2018 International Residential Code w/ Amendments
2018 International Building Code w/ Amendments
2018 International Existing Building Code w/ Amendments
2018 National Electrical Code w/ Amendments
2014 Illinois Plumbing Code w/ Amendments
2018 International Energy Conservation Code w/ Illinois Amendments
2018 International Fuel Gas Code w/ Amendments
2018 International Fire Code w/ Amendments
2015 NFPA 101 Life Safety Code w/ Amendments
2018 International Mechanical Code w/ Amendments
2018 International Property Maintenance Code w/ Amendments
2018 International Swimming Pool & Spa Code w/ Amendments

GEOGRAPHIC DESIGN CRITERIA
GROUND SNOW LOAD– 30 LBS.
WIND SPEED 115 MPH.
SEISMIC DESIGN CATEGORY – B
FROST LINE DEPTH – 42”
WINTER DESIGN TEMPERATURE = – 10 DEGREES FAHRENHEIT

NOTE:
-FIRE STOPPING ALL VERTICAL PENETRATIONS AND ALL HORIZONTAL PENETRATIONS BORED INTO WALL STUDS MUST BE FIRE STOPPED.
-CONSTRUCTION FENCE IS REQUIRED AROUND ALL EXCAVATION, DEMO AND CONSTRUCTION SITES IN ORDER TO PROTECT THE PUBLIC. FENCES SHALL BE 6 FEET HIGH AND FULLY SAND BAGGED OR POSTS DRIVEN DOWN 3 FEET TO PREVENT WIND FROM BLOWING THE FENCE DOWN AND CREATING A NUISANCE.
-SIDEWALK CANOPIES WILL BE REQUIRED FOR ALL CONSTRUCTION WORK ABUTTING PUBLIC VILLAGE WALK OR DRIVEWAYS IN ORDER TO ENSURE PROTECTION FOR PEDESTRIANS AND VILLAGE PROPERTY.
-TEMPORARY TOILET FACILITIES WILL BE PROVIDED BY CONTRACTOR ON SITE IF STRUCTURE LACKS PLUMBING FACILITIES.

CONTRACTOR’S NOTE:

These drawings are scope documents indicating the general project design concept, dimensions of the project, major architectural elements, and basic organization of structural and mechanical, electrical and plumbing systems. As scope documents, these drawings do not necessarily describe or indicate all materials or work required for full performance and completion of the project. On the basis of the general scope indicated or described, the contractor(s) shall furnish all items required for proper execution and completion of the proposed project. The Architect is not responsible for the failure of the contractor(s) to execute necessary work and supply required materials for proper completion of this project, and makes not warranty said or implied on these construction documents. All changes with regard to the scope of these documents shall be finalized with the Architect and Owner and communicated in writing to the contractor(s).

The agreement between the Architect and any other party involved with this structure does not include on–site inspections and observation, and due to the fact that the Architect has completed only working drawings for this structure, the Architect cannot assume responsibility for construction, construction methods, or safety precautions used by contractor(s).

•I.J.M. GROUP, INC.•
PROFESSIONAL DESIGN FIRM
LICENSE NO.
184.006262
STATE OF ILLINOIS

EXP. 4.30.2023

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE GOVERNING BODY HAVING JURISDICTION.

IAN MCDONNELL – ILLINOIS REGISTRATION NO. 001–020866

LICENSE EXPIRES: 11.30.2022 DATE SIGNED: 7–29–2021

IJM ARCHITECTS

608 Hillgrove Ave
Western Springs, IL.
60558
f:
708-469-7674
p:
708-404-4451

PROJECT

A-0.0	COVER
A-1.0	ELEVATIONS & SITE PLAN
A-2.0	BASEMENT PLAN
A-2.1	1ST FL PLAN & DETAILS
A-2.2	2ND FL PLAN & NOTES
A-2.3	AS-BUILT PLANS
A-2.4	DEMO PLANS
A-3.0	PLUMBING & SECTIONS
E-1.0	ELECTRICAL
M-1.0	MECHANICAL

2nd Floor Rear Addition
& Interior Renovation
113 South Dunton Ave.
Arlington Heights, IL, 60005

SEAL

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE: 11/22

ISSUE

DATE
7.29.2021

JOB #
21146

SHEET
A-0.0

GENERAL NOTES
1. INCLUDED AS PART OF THESE DOCUMENTS IS THE "GENERAL CONDITIONS FOR CONSTRUCTION", AIA DOCUMENT A-201, ARTICLE 1 THRU 14 INCLUSIVE.
2. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH ALL CITY OF CHICAGO, STATE AND NATIONAL CODES AND ORDINANCES.
3. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND ARCHITECT.
4. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
5. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
6. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR SHALL FURNISH ALL OF THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THIS PROJECT. ACCEPTANCE BY THE OWNER SHALL BE CONDITIONS OF THE CONTRACT.
7. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONDISIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATION, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
9. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
10. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL INCOMING UTILITIES.

DIMENSIONS
11. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL GOVERN. THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. DO NOT SCALE DRAWINGS.
12. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL PARTITION LAYOUTS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY FRAMING.
13. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTION OF ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.

COORDINATION
14. REFER TO SITE SURVEY FOR SITE INFORMATION. CONTRACTOR TO VERIFY ALL INFORMATION.
15. THE GENERAL CONTRACTOR SHALL COORDINATE ADDITIONAL SUPPORT OR CONCEALED BLOCKING FOR INSTALLATION OF HANDRAILS, MILLWORK, WALL PANELS, WINDOW TREATMENTS, GRAB BARS AND ALL OTHER SURFACE MOUNTED COMPONENTS.
16. THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY HOOK-UP AND CONNECT ALL EQUIPMENT AND FURNISH ALL NECESSARY APPENDAGES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.
17. THE PREMISES SHALL BE KEPT IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR LITTER AND LEFT OVER MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THIS PROJECT.
18. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES IN ORDER TO AVOID INTERFERENCES, PRESERVE MAXIMUM HEAD ROOM AND AVOID OMISSIONS.
19. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND BARRICADES AROUND THE ENTIRE SITE AS REQUIRED BY THE CITY OF CHICAGO TO BE PROTECTED AND AT ANY OPENINGS THAT MIGHT PRESENT A HAZARD.

CODES AND STANDARDS
20. INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 FLAMESPREAD, 200 SMOKE.
21. RECESSED FIXTURES IN INSULATED CEILINGS MUST BE APPROVED CITY OF CHICAGO TYPE.
22. PROVIDE 1" MIN. CLEARANCE BETWEEN 'B' LABEL FLUES AND ANY COMBUSTIBLE MAT'L PROVIDED THAT THE FIRST 3'-0" ABOVE THE FURNACE HAS 3" CLEARANCE.
23. LOW TEMPERATURE CHIMNEYS SHALL EXTEND TO A HEIGHT NOT LESS THAN 3'-0" ABOVE THE ROOF AT THE POINT OF INTERSECTION AND NOT LESS THAN 2'-0" ABOVE ANY ROOF WITHIN 10'-0" OF SUCH CHIMNEY EXCEPT CHIMNEYS ON A ROOF SLOPED MORE THAN 15 DEGREES MAY EXTEND NOT LESS THAN 2'-0" ABOVE THE RIDGE.
24. HANDRAIL HEIGHTS ON STAIRS SHALL BE 2'-10" ABOVE THE NOSING. HANDRAIL HEIGHTS AT LANDING SHALL BE 3'-0" A.F.F.
25. ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
26. ALL GLAZED DOORS, ALL SKYLIGHTS AND ALL GLAZED PANELS MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS. NO WINDOW SILLS SHALL HAVE A SILL HEIGHT OF LESS THAN 2'-0" ABOVE THE FLOOR UNLESS NOTED OTHERWISE.
27. ALL OPENINGS, IN FIRE RATED, FLOORS AND WALLS INCLUDING SPACES BETWEEN DUCTS, PIPES, CONDUIT, ETC. SHALL BE CLOSED OFF BY AN APPROVED FIRE SAFEING MATERIAL TO MAINTAIN FIRE RATING CONTINUITY OF THE FIRE RATED FLOOR AND WALL CONSTRUCTION. ALL OPENINGS AND PENETRATIONS SHALL BE SEALED TO PREVENT THE PASSAGE OF SMOKE AND FLAMES IN FIRE RATED ASSEMBLIES.

GEOGRAPHIC DESIGN CRITERIA
ROOF SNOW LOAD- 34 LBS.
WIND SPEED 90 MPH.
SEISMIC DESIGN CATEGORY - B
FROST LINE DEPTH - 42"
WINTER DESIGN TEMPERATURE = - 10 DEGREES FAHRENHEIT

NOTE: FLASHING (METAL OR PLASTIC) AND WEEP HOLES ABOVE ALL EXTERIOR DOORS AND WINDOWS OPENINGS IN THE MASONRY VENEER

EACH STRUCTURE TO WHICH A STREET NUMBER HAS BEEN ASSIGNED SHALL HAVE SUCH NUMBER DISPLAYED IN A POSITION EASILY OBSERVED AND READABLE FROM THE PUBLIC WAY. ALL NUMBERS SHALL BE IN ARABIC NUMERALS AT LEAST 4" HIGH 1/2" STROKE

PROVIDE A MAX. U-VALUE OF .32 FOR ALL DOORS AND WINDOWS.

NOTE:
1. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING
2. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED
3. INSTALL ICE AND WATER SHIELD 2'-0" FROM INTERIOR OF WALL TO GUTTER
4. FLASHING AT ALL ROOF VALLEYS
5. RAFTERS SPANNING MORE THAN 15'-0" MUST BE 2x10 CONST. OR 2x8's WITH A PURLIN WALL

GUTTERS AND DOWNSPOUTS MUST DISCHARGE A MINIMUM OF FIVE FEET(5') AWAY FROM THE BUILDING IN ACCORDANCE WITH THE APPROVED GRADING PLANS OR TO AN APPROVED DRAINAGE SYSTEM

THE CONTRACTOR MUST CHECK ALL DIMENSIONS, DETAILS AND JOBSITE CONDITIONS AND BE RESPONSIBLE FOR THEM. THIS FIRM SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTION METHODS OR MEANS BY THE CONTRACTOR AND OR ANY SUBCONTRACTOR AND THEIR TRADESMEN.

ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

* ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" SEE CODE BOOK.

UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI SPECS.

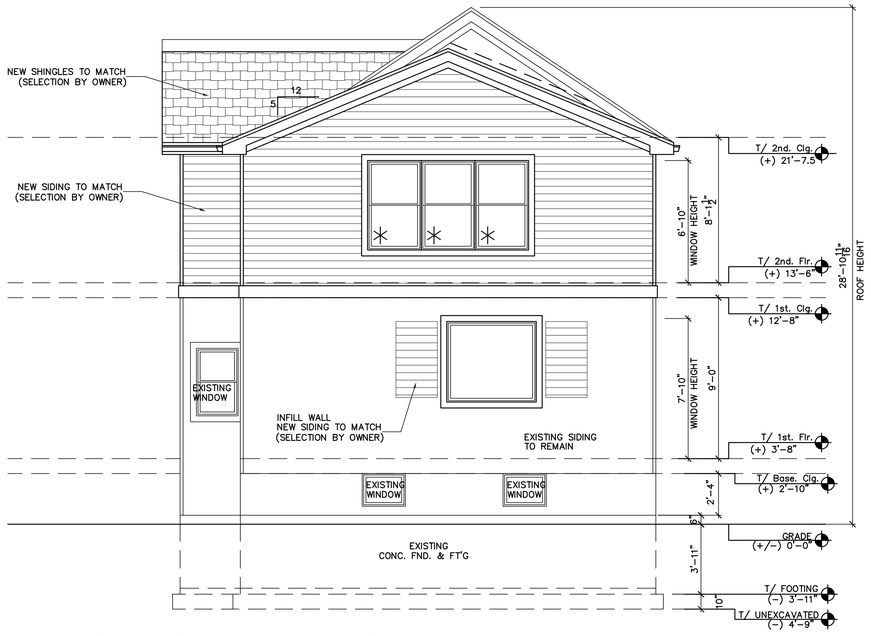
EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH ANSI/AAMA/NWWDA. IT SHALL BE DESIGNED TO A MINIMUM DESIGNED PRESSURE OF 30 LBS/FT.

ROOF LIVE LOAD =	30 PSF
HORIZONTAL WIND LOAD (90 MPH 3-SEC GUST) LESS THAN 30' =	15 PSF
30' TO 49' =	20 PSF
BALCONIES AND DECKS (EXTERIOR) =	60 PSF
GARAGES (PASSENGER CARS ONLY) =	50 PSF
ATTICS (NO STORAGE WITH ROOF SLOPE NOT STEEPER THAN 3/12 =	10 PSF
ATTICS (LIMITED ATTIC STORAGE) =	20 PSF
DWELLING UNITS (EXCEPT SLEEPING ROOMS) =	40 PSF
SLEEPING ROOMS =	30 PSF
STAIRS =	40 PSF
PARTITIONS OR WALLS (INTERIOR), HORIZONTALLY =	5 PSF

RAFTER SCHEDULE

A	2 x 12 @ 16" O.C. (HEM-FIR (N)) MAX SPAN OF 22'-3"
B	2 x 12 @ 12" O.C. (HEM-FIR (N)) MAX SPAN OF 25'-9"
C	2 x 10 @ 16" O.C. (S.P.F. #2) MAX SPAN OF 18'-5"
D	2 x 10 @ 12" O.C. (S.P.F. #2) MAX SPAN OF 21'-4"
E	2 x 8 @ 16" O.C. (S.P.F. #2) MAX SPAN OF 15'-1"
F	2 x 8 @ 12" O.C. (S.P.F. #2) MAX SPAN OF 17'-5"
G	2 x 6 @ 16" O.C. (S.P.F. #2) MAX SPAN OF 11'-11"
H	2 x 6 @ 12" O.C. (S.P.F. #2) MAX SPAN OF 13'-9"

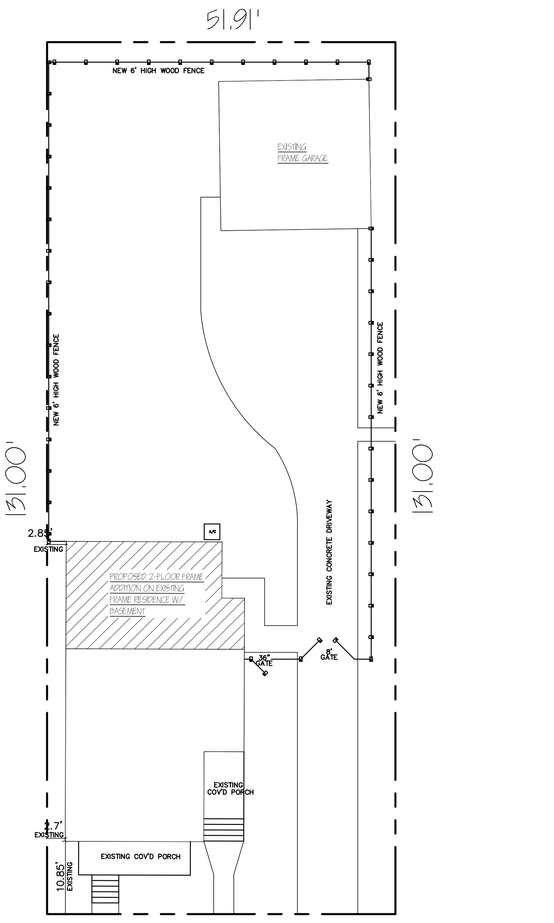
NOTE:
1. ALL FLASHING SHALL COMPLY WITH SMACNA RECOMMENDATIONS FOR FLASHING
2. CONTRACTOR SHALL LOCATE AND INSTALL GUTTERS AND DOWNSPOUTS AS REQUIRED
3. INSTALL ICE AND WATER SHIELD 2'-0" FROM INTERIOR OF WALL TO GUTTER
4. FLASHING AT ALL ROOF VALLEYS
5. ANY RAFTER SPANS OVER 15' SHALL BE 2x10'S OR PURLIN WALL SHALL BE BUILT TO SUPPORT RAFTERS
6. PROVIDE COLLAR TIES FOR ROOF RAFTERS @ 48" O.C.
7. VENTILATION OPENING SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH $\frac{1}{8}$" MIN. TO $\frac{1}{4}$" MAX OPENINGS



REAR ELEVATION

1/4" = 1'-0"

2,133 SQ/FT



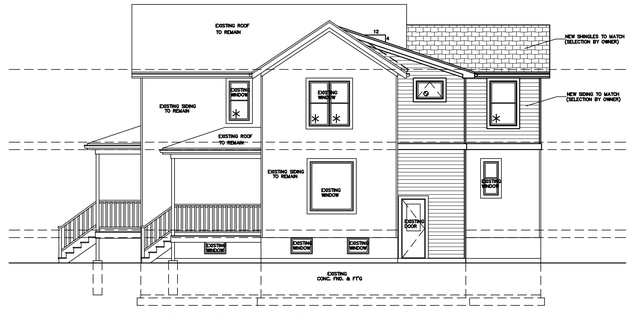
113 S. DUNTON AVE.

PROPOSED SITE PLAN

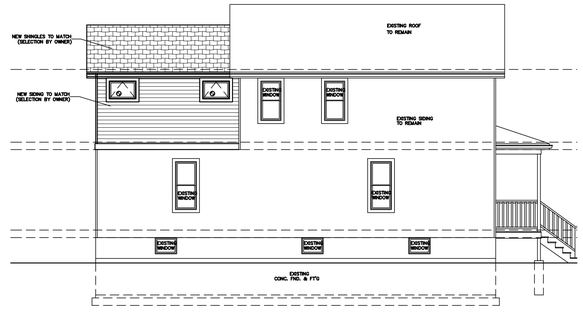
3/32" = 1'-0"



FRONT ELEVATION 1/8" = 1'-0"



RIGHT SIDE ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION 1/4" = 1'-0"

IJM ARCHITECTS
608 Hillgrove Ave
Western Springs, IL. 60558
f: 708-469-7674
p: 708-404-4451

PROJECT

A-0.0	COVER
A-1.0	ELEVATIONS & SITE PLAN
A-2.0	BASEMENT PLAN
A-2.1	1ST FL PLAN & DETAILS
A-2.2	2ND FL PLAN & NOTES
A-2.3	AS-BUILT PLANS
A-2.4	DEMO PLANS
A-3.0	PLUMBING & SECTIONS
E-1.0	ELECTRICAL
M-1.0	MECHANICAL

2nd Floor Rear Addition
& Interior Renovation
113 South Dunton Ave.
Arlington Heights, IL, 60005

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

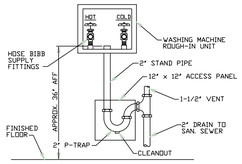
EXP DATE: 11/30/22

ISSUE

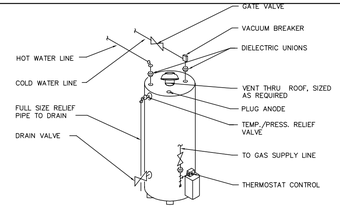
DATE
7.29.2021

JOB #
21146

SHEET
A-1.0

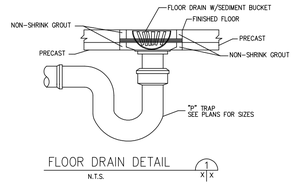


WASHING MACHINE HOOK-UP DETAIL
N.T.S.



NOTE: FOR CAPACITY SEE WATER HEATER SCHEDULE

WATER HEATER DETAIL
N.T.S.



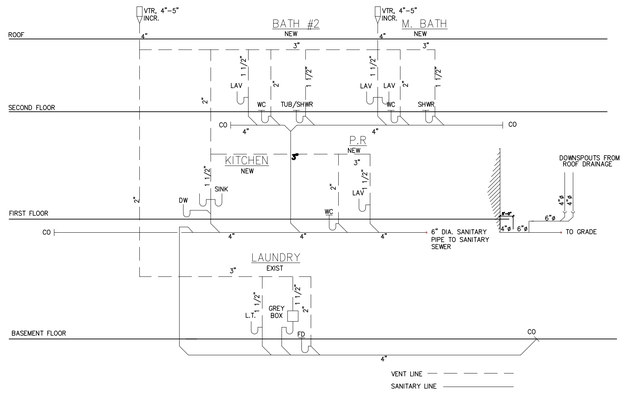
FLOOR DRAIN DETAIL
N.T.S.

PLUMBING FIXTURE SCHEDULE

LOCATION	FIXTURE	MFR.	QUANTITY		FINISH	REMARKS
BATH	LAVATORY	BRIGGS	4	6510	WHITE	
	FAUCET	MOEN	4	4621	CHROME	FIT WITH AERATOR RESTRICTING FLOW TO 1.8 GPM
	TOILET	KOHLER	3	K-3519-0	N/A	1.1 GPF DUAL FLUSH
	SHOWER HE	MOEN	2	WATER HILL	CHROME	FIT WITH AERATOR RESTRICTING FLOW TO 2.5 GPM
	VALVE	MOEN	1	2353	CHROME	
	SHOWER	NATIONAL	1		WHITE	54" FIBER GLASS
KITCHEN	SINK	DAYTON	1	DSE 23322	WHITE	
	FAUCET	MOEN	1	4621	CHROME	FIT WITH AERATOR RESTRICTING FLOW TO 2.0 GPM
	ICE MAKER	FEED	1	FIXTURE	COPPER	OPTIONAL
LAUNDRY	GREY BOX	GUY GREY	1		GRAY	PLASTIC
YARD	3/4 HYD	J.R.SMITH	2	5511	BRONZE	NON-FREEZE

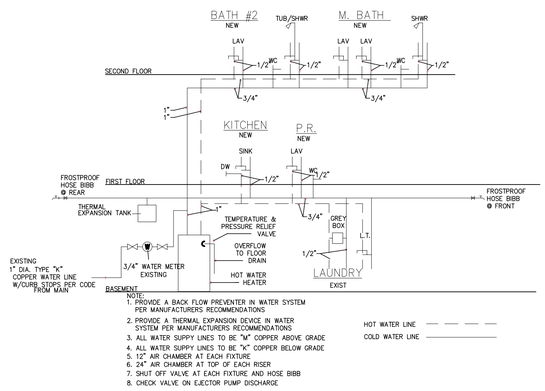
WATER SUPPLY FIXTURE UNIT CALCULATION

FIXTURE	NUMBER	FIXTURE UNITS	TOTAL
WATER CLOSET	3	3	9
LAVATORY	4	1	4
BATHTUB	1	2	2
SHOWER STALL	1	2	2
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	3	3
DISHWASHER	1	1	1
CLOTHES WASHER	1	2	2
TOTAL FIXTURE UNITS			25
WATER SERVICE SIZE = EXISTING 3/4" METER & EXISTING 1" LINE			



WASTE & VENT DIAGRAM
NO SCALE

NOTE:
1. SERVICE WEIGHTCAST IRON BELOW GRADE
2. GRADE P.V.C. PIPING TO BE SCHEDULE 40
3. ALL PLUMBING TO CONFORM w/ CITY CODES



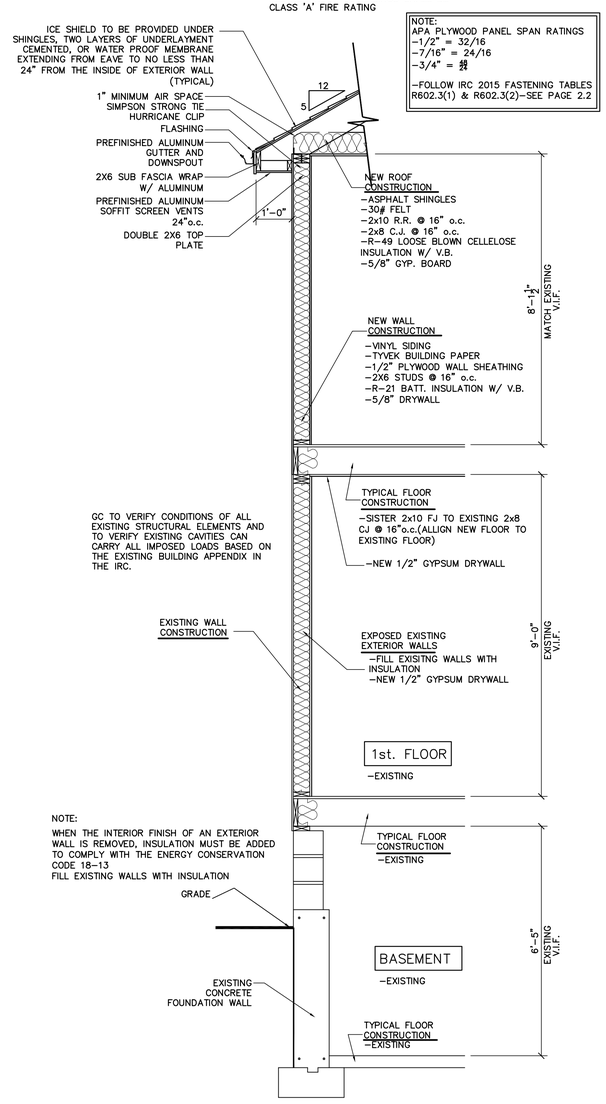
NOTE:
1. PROVIDE A BACK FLOW PREVENTER IN WATER SYSTEM PER MANUFACTURERS RECOMMENDATIONS
2. PROVIDE A THERMAL EXPANSION DEVICE IN WATER SYSTEM PER MANUFACTURERS RECOMMENDATIONS
3. ALL WATER SUPPY LINES TO BE "M" COPPER ABOVE GRADE
4. ALL WATER SUPPY LINES TO BE "K" COPPER BELOW GRADE
5. 12" AIR CHAMBER AT EACH FIXTURE
6. 24" AIR CHAMBER AT TOP OF EACH RISER
7. SHUT OFF VALVE AT EACH FIXTURE AND HOSE BIBB
8. CHECK VALVE ON EJECTOR PUMP DISCHARGE

WATER SUPPLY DIAGRAM
NO SCALE

ALL GLAZED DOORS, AND ANY GLAZED PANEL MORE THAN 18" IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHEREIN THE SILL OF THE GLAZED PANEL IS LESS THAN 24" ABOVE THE FLOOR SHALL BE GLAZED WITH SAFETY GLAZING MATERIAL. GLAZED DOORS SHALL INCLUDE, AMOUNG OTHERS, AS FOLLOWS: SLIDING GLASS DOORS, STORM DOORS SHOWER DOORS AND BATHTUB ENCLOSURES.

ALL NEW ROOF COVERSINGS SHALL BE CLASS 'A' FIRE RATING

NOTE:
APA PLYWOOD PANEL SPAN RATINGS
-1/2" = 32/16
-7/16" = 24/16
-3/4" = ##
-FOLLOW IRC 2015 FASTENING TABLES R602.3(1) & R602.3(2)-SEE PAGE 2.2



GC TO VERIFY CONDITIONS OF ALL EXISTING STRUCTURAL ELEMENTS AND TO VERIFY EXISTING CAVITIES CAN CARRY ALL IMPOSED LOADS BASED ON THE EXISTING BUILDING APPENDIX IN THE IRC.

NOTE:
WHEN THE INTERIOR FINISH OF AN EXTERIOR WALL IS REMOVED, INSULATION MUST BE ADDED TO COMPLY WITH THE ENERGY CONSERVATION CODE 18-1.3
FILL EXISTING WALLS WITH INSULATION

WALL SECTION @ REAR ADDITION 1/2" = 1'-0"

IJM ARCHITECTS
608 Hillgrove Ave
Western Springs, IL.
60558
f:
708-469-7674
p:
708-404-4451

PROJECT

A-0.0	COVER
A-1.0	ELEVATIONS & SITE PLAN
A-2.0	BASEMENT PLAN
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2nd Floor Rear Addition
& Interior Renovation
113 South Dunton Ave.
Arlington Heights, IL 60005

SEAL:

LICENSED ARCHITECT
IAN JAMES
Mc DONNELL
001-020866
STATE OF ILLINOIS

EXP DATE: 11/30/2022

ISSUE

DATE
7.29.2021

JOB #
21146

SHEET
A-3.0

© 2021

Zoning Board of Appeals
11/8/2021

Item: 2315 N. Arlington Heights Rd. - ZBA#21-039

Department: Planning & Community Development

REQUEST

• A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.

• A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 8, 2021
Date Prepared: November 3, 2021
Project Title: John Residence
Address: 2315 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #21-039
Petitioner: Jose Luna
Address: 5009 W. Lake St.
Melrose Park, IL 60160

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

Requested Action/Background Information

The petitioner is proposing a five-foot tall open fence in the front yard along Arlington Heights Road. However, fences in front yards are only permitted to be a maximum of three feet tall. If the Zoning Board supports the variance request, it is recommended that the fence be located outside of the 12-foot vision triangle where the driveway meets the sidewalk. Pursuant to Chapter 28, Section 6.13-3b, the fence may not exceed a height of three feet within 12 feet of the driveway. In addition, the petitioner must submit an addendum for the driveway permit since the site plan that the petitioner has provided for the fence has not been approved. Also, the site plan appears to exceed the allowable impervious surface coverage and must comply with code. The petitioner is requesting the following variations for the proposed fence:

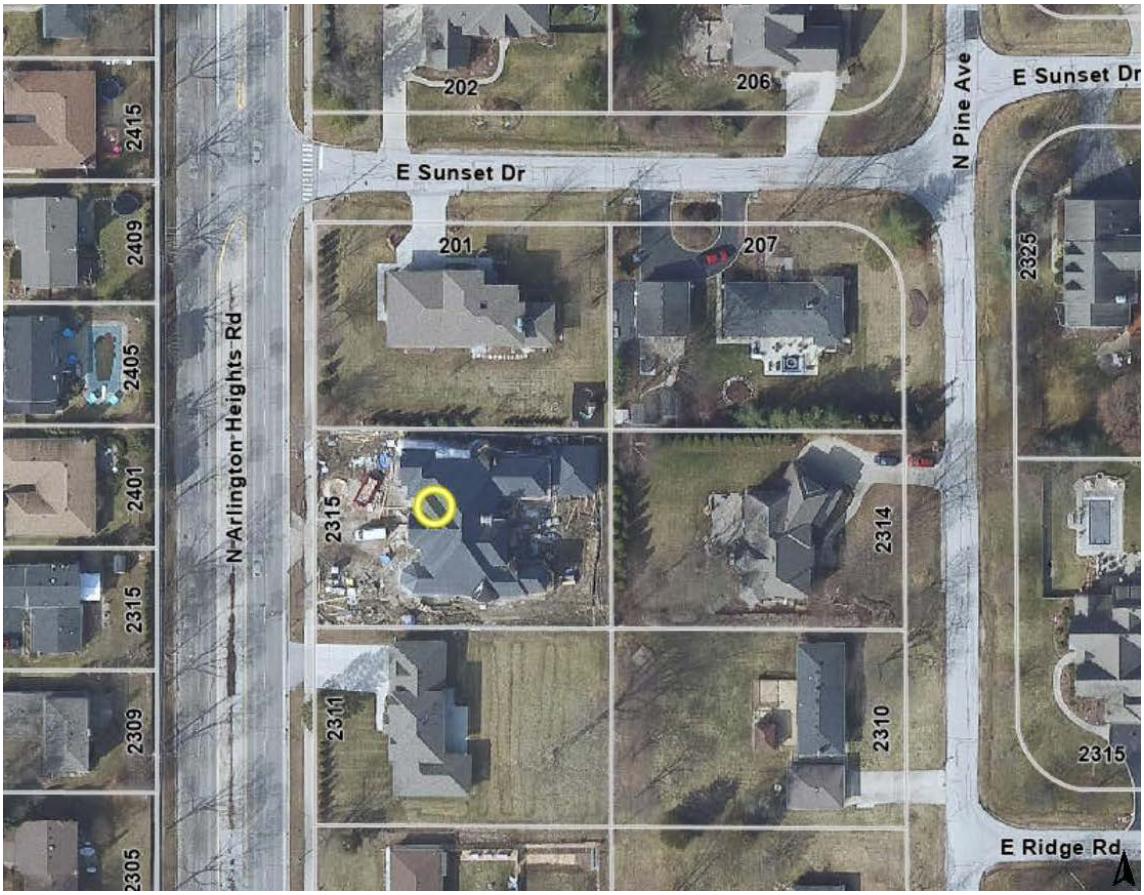
- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.
- A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.

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.

Petition – ZBA#21-039
PIN: 03-17-105-002

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/25/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/25/21	
3. Letter that was Mailed	✓	10/25/21	
4. Photographs of Sign on Property	✓	10/25/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **John Residence**

Project Address: **2315 N. Arlington Heights Road**

ZBA #: **21-039**

Date: **October 21, 2021**

Derek:

I have reviewed the request for the following variance:

- A 2-foot variation from Chapter 28, Section 6.13-3c to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.

and do not have any objection to the request.

ZBA# 21-039
2315 N Arlington Heights Rd - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: October 16, 2021
Received by Planning:
Transmitted to Engineering: October 21, 2021
Completed: October 28, 2021
ZBA Meeting Date: November 8, 2021

The proposed ZBA application indicates that the petitioner is seeking:

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.

The Engineering Division is NOT IN FAVOR to the proposed variance request for allowing a 5-foot tall fence where code allows a 3-foot tall fence. The location must comply with the twelve-foot vision triangle from the right-of-way line. In addition, a standard vehicle is 15-16ft long and the space from the roadway to the gate would not provide a proper queuing area for a vehicle to wait while the gate opens. This would leave a vehicle partially on Arlington Heights Rd and has the potential to cause accidents.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: John Residence

Project Address: 2315 N. Arlington Heights Road

ZBA #: 21-039

ZBA Hearing Date: November 8, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: October 21, 2021

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.

Attached are the Petitioner's:

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

Comments: No comments.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 29, 2021.

PETITION

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

PETITION

NOW COMES the Petitioner Joe John

being the owner of the property commonly know 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: build a 5ft high fence around the perimeter

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): Has not been granted because we have an autistic 15 year old child

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 _____ Date October 16, 2021

Petitioner

PLAT OF TOPOGRAPHY

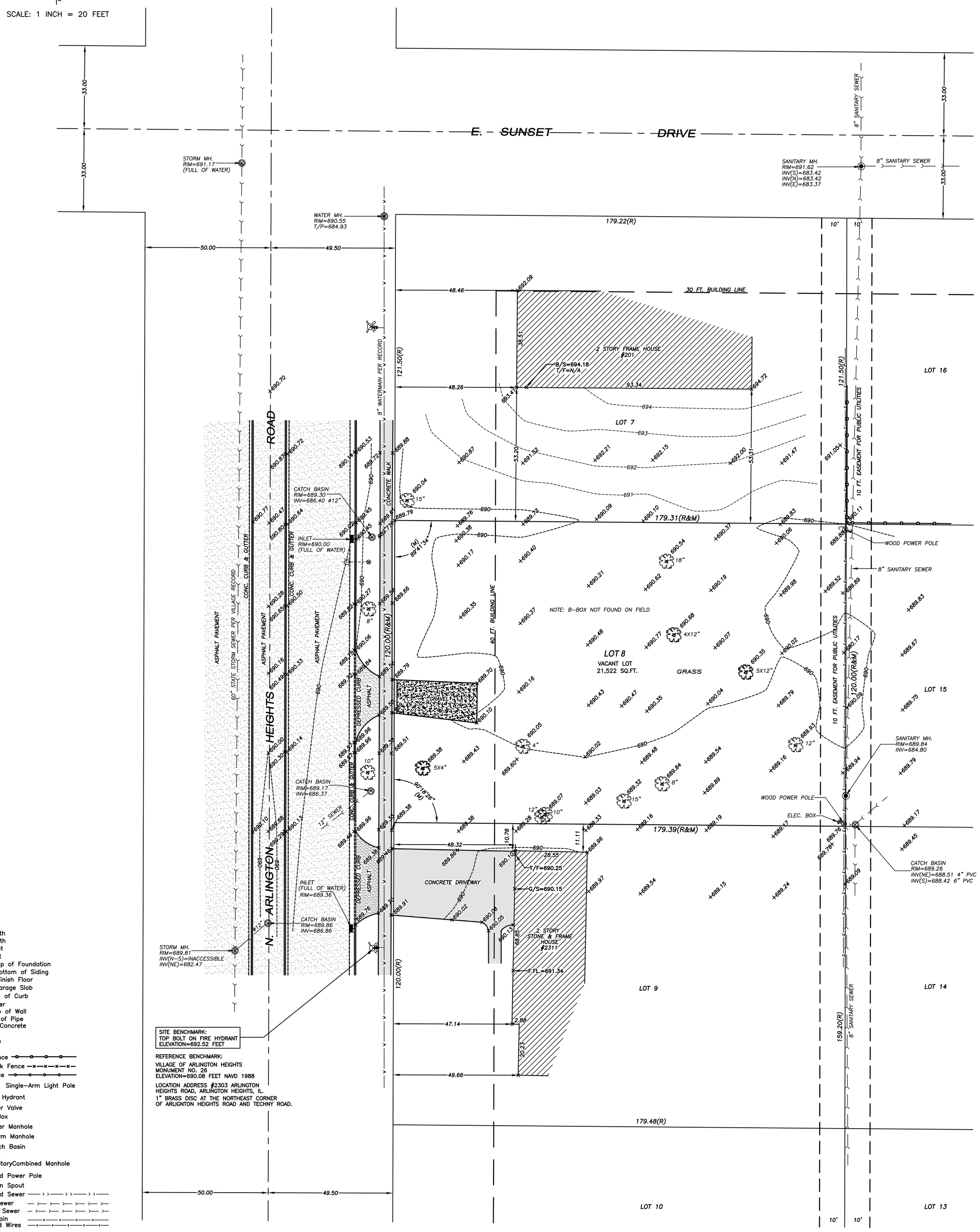
OF

LOT EIGHT (8) IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-17-105-002-0000 *TOTAL LAND AREA: 21,522 SQ.FT.*

COMMONLY KNOWN AS: 2315 N. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004

SCALE: 1 INCH = 20 FEET



LEGEND:

- N. = North
- S. = South
- W. = West
- E. = East
- T/F = Top of Foundation
- B/S = Bottom of Siding
- F.FL. = Finish Floor
- G/S = Garage Slab
- TC = Top of Curb
- G = Gutter
- TW = Top of Wall
- T/P=Top of Pipe
- Conc. = Concrete
- Tree
- Wood Fence
- Chain Link Fence
- Iron Fence
- Single-Arm Light Pole
- Fire Hydrant
- Water Valve
- B-Box
- Water Manhole
- Storm Manhole
- Catch Basin
- Inlet
- SanitaryCombined Manhole
- Wood Power Pole
- Down Spout
- Combined Sewer
- Storm Sewer
- Sanitary Sewer
- Water Main
- Overhead Wires

ORDER NO.: 18-181-T

ORDERED BY: JOE JOHN

PREPARED BY:

GEODETIC SURVEY, LTD.

PROFESSIONAL DESIGN FIRM NO. 184-004394

CONSTRUCTION AND LAND SURVEYORS

200 WAUKEGAN ROAD, GLENVIEW, IL 60025

TEL. (847) 904-7690; FAX (847) 904-7691

info@gsurvey.net www.gslandsurveying.com

NOTE: Location of underground utilities where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @1-800-892-0123 BEFORE DIGGING

GENERAL NOTES:

- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

PROPOSED 5 FOOT HIGH FENCE

ASPHALT PAVEMENT

60" STATE STORM SEWER PER VILLAGE RECORD

CONC. CURB & GUTTER

ASPHALT PAVEMENT

N. ARLINGTON HEIGHTS ROAD

CONC. CURB & GUTTER

ASPHALT PAVEMENT

DEPRESSED CURB

REMOVE ASPHALT

CATCH BASIN
RIM=689.30
INV=686.40 ø12"

INLET
RIM=690.00
(FULL OF WATER)

8" WATERMAIN PER RECORD

CONCRETE WALK

690

15"

179.31(R&M)

690

53'-10½"

13'-9"

85'-9"

13'-0"

4'-9"

10'-10"

25'-0"

10'-7½"

10'-0"

WOOD POWER PLE

8" SANITARY SEWER

20'-5" (M)

89°41'34"

10'-0"

8"

120.00(R&M)

46 FT. BUILDING LINE

REMOVE 18"

DESIGN CHANGE 12-17-18

GARAGE
691 SQ. FT.

27'-8"

NOTE: B-BOX NOT FOUND ON FIELD

REAR STOOP
28 SQ. FT.

REMOVE

LOT 8
VACANT LOT
21,522 SQ.FT.

COVERED PATIO
196 SQ. FT.

SIDEWALK
278.16 SQ. FT.

REMOVE GRAVEL

STEPS AND MONUMENTS
84.24 SQ. FT.

MAIN FLOOR PLAN 5562 SQ. FT.

PASS

REMOVE 5X12"

LANDING AND STAIRS
116 SQ. FT.

DESIGN CHANGE
2-25-19

PAVER PATIO
280 SQ. FT.

SIDEWALK
28 SQ. FT.

CONC STEPS
38 SQ. FT.

NEW AC UNITS

REMOVE 12"

SANITARY MH.
RIM=689.84
INV=684.80

REMOVE 8"

REMOVE 15"

WOOD POWER POLE

ELEC. BOX

DESIGN CHANGE

179.39(R&M)

ALL WINDOW WELLS ARE REMOVED
REDESIGNED HOUSE FROM A BEASMENT TO SLAB ON GRADE

LOT AREA 21522.00	
LOT COVERAGE 30%	
ALLOWED 6456.60	
MAIN FLOOR PLAN	= 5562
GARAGE	= 691
COVERED	
FRONT PORCH	= 196
TOTAL	= 6449

FAR 30%	
ALLOWED 6456.60	
MAIN FLOOR PLAN	= 5562
GARAGE 691-400	= 191
FRONT COVERED PORCH	= 196
TOTAL	= 5949

IMPERVIOUS SURFACE COVERAGE 50%	
ALLOWED 10,761	
MAIN FLOOR PLAN	= 5562 SQ. FT.
DRIVEWAY	= 3390.16 SQ. FT.
FRONT PORCH	= 196 SQ. FT.
FRONT STEPS	= 82.24 SQ. FT.
FRONT SIDEWALK	= 332.70 SQ. FT.
STAIR TO BASEMENT	= 57.77 SQ. FT.
GARAGE	= 691 SQ. FT.
REAR SIDEWALK	= 28 SQ. FT.
REAR SIDEWALK	= 32 SQ. FT.
REAR CONC. STEPS	= 38 SQ. FT.
REAR LANDING AND STAIRS	= 116.00 SQ. FT.
REAR PAVER PATIO	= 245 SQ. FT.
TOTAL	= 10,747.87 SQ. FT.

10 FT. EASEMENT FOR PUBLIC UTILITIES

120.00(R&M)

10 FT. EASEMENT FOR PUBLIC UTILITIES

690

LOT 15

CATCH BASIN
RIM=689.26
INV(NE)=688.51 4" PVC
INV(S)=688.42 6" PVC

CATCH BASIN
RIM=689.17
INV=686.37

12" SEWER

CONC. CURB & GUTTER

DEPRESSED CURB

ASPHALT

INLET
(FULL OF WATER)
RIM=689.36

CATCH BASIN
RIM=689.86
INV=686.86

ø12"

STORM MH.
RIM=689.81
INV(N-S)=INACCESSIBLE
INV(NE)=682.47

690

28.55

T/F=690.25

G/S=690.15

CONCRETE DRIVEWAY

2 STORY
STONE & FRAME
HOUSE
#2311

68.85

SITE BENCHMARK:
TOP BOLT ON FIRE HYDRANT
ELEVATION=692.52 FEET

REFERENCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT NO. 26
ELEVATION=690.08 FEET NAVD 1988

LOCATION ADDRESS #2303 ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL.

1" BRASS DISC AT THE NORTHEAST CORNER OF ARLIGNTON HEIGHTS ROAD AND TECHNY ROAD.

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

N

PETITONER'S PROPOSED FENCE PLAN

STATE OF ILLINOIS
KENNETH
BRANDEIS
001-010670
LICENSED ARCHITECT
12-14-20
ISSUE
11-30-20
EXPIRES

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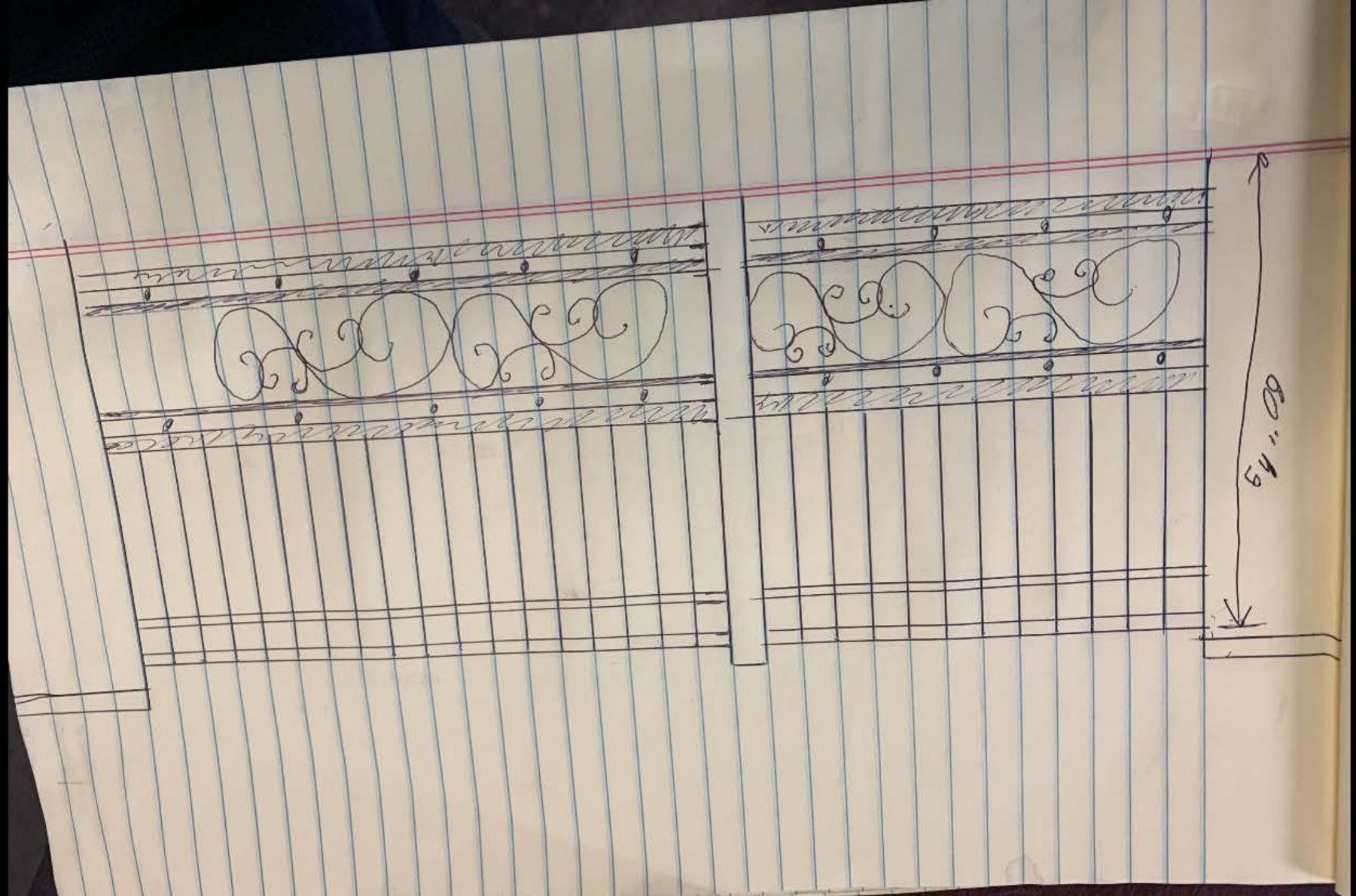
JAKL BRANDEIS ARCHITECTS LTD.
LICENSE NO. 184.001682
1930 W HAWTHORNE LANE, SUITE Q
WEST CHICAGO, ILLINOIS 60185
PH: (630) 330-7661
FAX: (630) 562-2570

NEW RESIDENCE FOR
JOE JOHN
2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL.

ISSUE	DATE
PERMIT	6-23-20
INSPECTION REPORT COMMENTS 10-12-20 AND 12-1-20 LABELED REDESIGN	12-14-20

SHEET TITLE
SITEPLAN

SHEET NUMBER
A-2
2 OF 3


80"
64

PROPOSED 5 FOOT HIGH FENCE

ASPHALT PAVEMENT

60" STATE STORM SEWER PER VILLAGE RECORD

CONC. CURB & GUTTER

ASPHALT PAVEMENT

N. ARLINGTON HEIGHTS ROAD

CATCH BASIN
RIM=689.30
INV=686.40 Ø12"

INLET
RIM=690.00
(FULL OF WATER)

CONC. CURB & GUTTER

ASPHALT PAVEMENT

DEPRESSED CURB

REMOVE ASPHALT

8" WATERMAIN PER RECORD

CONCRETE WALK

690

15"

179.31(R&M)

53'-10½"

13'-9"

85'-9"

13'-0"

4'-9"

10'-10"

25'-0"

10'-7½"

10'-0"

WOOD POWER POLE

8" SANITARY SEWER

10 FT. EASEMENT FOR PUBLIC UTILITIES

120.00(R&M)

LOT 15

REMOVE 18"

DESIGN CHANGE
12-17-18

GARAGE
691 SQ. FT.

27'-8"

10'-10"

REAR STOOP
28 SQ. FT.

4'-6"

16'-0"

4'-6"

25'-0"

39'-8½"

DESIGN CHANGE
12-17-18

REMOVE 5X12"

22'-1"

16'-0"

8'-2"

GRASS

LOT 8
VACANT LOT
21,522 SQ.FT.

MAIN FLOOR PLAN 5562 SQ.FT.

COVERED PATIO
196 SQ. FT.

SIDEWALK
278.16 SQ. FT.

STEPS AND MONUMENTS
84.24 SQ. FT.

LANDING AND STAIRS
116 SQ. FT.

DESIGN CHANGE
2-25-19

PAVER PATIO
280 SQ. FT.

17'-8"

14'-5"

SIDEWALK
28 SQ. FT.

CONC. STEPS
38 SQ. FT.

NEW AC UNITS

REMOVE 12"

SANITARY MH.
RIM=689.84
INV=684.80

REMOVE GRAVEL

12'

GATE

53'-1"

5X4"

10"

21'

CATCH BASIN
RIM=689.17
INV=686.37

12" SEWER

CONC. CURB & GUTTER

53'-2"

27'-6"

90°19'26"
(M)

19'-0"

12'-0"

10'-0"

20'-2½"

15'-10"

REMOVE 8"

39'-6"

5'-0"

REMOVE 15"

WOOD POWER POLE

ELEC. BOX

REMOVE 10"

REMOVE 12"

DESIGN CHANGE

179.39(R&M)

ALL WINDOW WELLS ARE REMOVED
REDESIGNED HOUSE FROM A BEASMENT TO SLAB ON GRADE

LOT AREA 21522.00
LOT COVERAGE 30%
ALLOWED 6456.60

MAIN FLOOR PLAN	= 5562
GARAGE	= 691
COVERED FRONT PORCH	= 196
TOTAL	= 6449

FAR 30%
ALLOWED 6456.60

MAIN FLOOR PLAN	= 5562
GARAGE 691–400	= 191
FRONT COVERED PORCH	= 196
TOTAL	= 5949

IMPERVIOUS SURFACE COVERAGE 50%
ALLOWED 10,761

MAIN FLOOR PLAN	= 5562 SQ. FT.
DRIVEWAY	= 3390.16 SQ. FT.
FRONT PORCH	= 196 SQ. FT.
FRONT STEPS	= 82.24 SQ. FT.
FRONT SIDEWALK	= 332.70 SQ. FT.
STAIR TO BASEMENT	= 57.77 SQ. FT.
GARAGE	= 691 SQ. FT.
REAR SIDEWALK	= 28 SQ. FT.
REAR SIDEWALK	= 32 SQ. FT.
REAR CONC. STEPS	= 38 SQ. FT.
REAR LANDING AND STAIRS	= 116.00 SQ. FT.
REAR PAVER PATIO	= 245 SQ. FT.
TOTAL	= 10,747.87 SQ. FT.

690

28.55

T/F=690.25

G/S=690.15

CONCRETE DRIVEWAY

2 STORY
STONE & FRAME
HOUSE
#2311

68.85

CATCH BASIN
RIM=689.26
INV(NE)=688.51 4" PVC
INV(S)=688.42 6" PVC

INLET
(FULL OF WATER)
RIM=689.36

DEPRESSED CURB

ASPHALT

CATCH BASIN
RIM=689.86
INV=686.86

Ø12"

STORM MH.
RIM=689.81
INV(N–S)=INACCESSIBLE
INV(NE)=682.47

SITE BENCHMARK:
TOP BOLT ON FIRE HYDRANT
ELEVATION=692.52 FEET

REFERENCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT NO. 26
ELEVATION=690.08 FEET NAVD 1988

LOCATION ADDRESS #2303 ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL.
1" BRASS DISC AT THE NORTHEAST CORNER OF ARLINGTON HEIGHTS ROAD AND TECHNY ROAD.

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

N

PLAN THAT ADDRESSES SIGHTLINE AND QUEUING CONCERNS

STATE OF ILLINOIS
KENNETH P. [illegible]
501-010679
LICENSED ARCHITECT
10-14-20
RENEW
11-30-22
EXPIRES

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FAX: (630) 562-2570

NEW RESIDENCE FOR
JOE JOHN
2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL.

ISSUE	DATE
PERMIT	6-23-20
INSPECTION REPORT COMMENTS 10-12-20 AND 12-1-20 LABELED REDESIGN	12-14-20

SHEET TITLE
SITEPLAN

SHEET NUMBER
A-2
2 OF 3