



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 15, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 24 N. Rammer Ave. - 9/9/19
- B. 511 W. Wing St. - Minutes 9/9/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 631 N. Drury Ln. - ZBA#19-026
- B. 1219 E. Woodford Pl. - ZBA#19-028
- C. 607 E. Davis St. - ZBA#19-029
- D. 307 W. Park Pl. - ZBA#19-030

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
10/15/2019**

Item: 24 N. Rammer Ave. - 9/9/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
24 N. Rammer Ave - Minutes 9/9/19	Minutes
24 N. Rammer Ave. - Findings 9/9/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 24 NORTH RAMMER AVENUE - ZBA #19-025

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 9th day of September, 2019 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
JOSEPH GEISEL
PETER SIAVELIS
BENJAMIN JAFFE
JEFFREY LANAGHAN

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'd like to call to order the Zoning Board of Appeals meeting for September 9th, 2019. Derek, would you proceed with the roll call?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

CHAIRMAN DIVITO: All right. If you would all stand and join me in the Pledge of Allegiance?

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: All right, next order of business is the approval of minutes from last month's meeting. Has everyone had an opportunity to review? Has there been, do we have any errors or omissions that need to be mentioned?

COMMISSIONER GEISEL: One minor correction. So, 2525, what's the address?

CHAIRMAN DIVITO: South Clearbrook?

COMMISSIONER GEISEL: Clearbrook, very minor correction in the, what is it? So, there is a reference to the red and white, as opposed to the right-of-way.

CHAIRMAN DIVITO: So, in the findings or the minutes?

COMMISSIONER GEISEL: That is in the motion for approval. So, very, very minor. I've actually made a copy; I'll give that to you. That's all I got.

CHAIRMAN DIVITO: That might be actually the first error that we've caught in a while. So, what is the motion then for that one?

COMMISSIONER GEISEL: I'll take it back then. So, the motion was to approve the petition subject to Petitioner's best efforts to secure approval for landscaping in the right-of-way, not the red and white.

CHAIRMAN DIVITO: Okay, is there a second?

COMMISSIONER SIAVELIS: I'll second.

CHAIRMAN DIVITO: Do we need a roll call or can this just be --

MR. MACH: You can approve.

CHAIRMAN DIVITO: All right, so all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right. So, back to the overall minutes. Are there any other errors or omissions that need to be cited? Is there a motion to approve?

COMMISSIONER DRAKE: So moved.

COMMISSIONER GEISEL: Second.

CHAIRMAN DIVITO: All in favor of approving?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right. Moving on to new business, so before you get started, you do have mostly, let's see, we have six members are here, so it does take four affirmative votes. For the sake of the petitioners, I am going to read off the four elements necessary for us to establish and grant a variance:

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 variance is in harmony with the spirit and the intent of this chapter; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

A variance shall only be permitted if the evidence, in the judgment of the Board, sustains all four conditions.

So, with that, I'd like to -- hold on. The first new order is 24 North Rammer.

MR. FLUBACKER: Good evening.

CHAIRMAN DIVITO: Name and address for the record?

MR. FLUBACKER: Bob Flubacker with Robert Flubacker Architects, 1835 Rohlwing Road in Rolling Meadows.

(Witness sworn.)

MR. FLUBACKER: This zoning case is regarding a pretty substantial revision to an existing home. The north side of the existing house currently encroaches over to the setback line on the north side of the property. We are adding to the rear of the house and we want to keep the existing wall line extended back. In essence, we're moving a family room that's behind the garage, behind the new laundry room and mudroom but not an entirely new room behind it. That's a long-winded explanation; I apologize. My client has a set of cabinets that are on the north side of that room that we want to move to the new room. So, the reason for following the wall is so we have a continuous wall all the way across the north wall of the family room.

In addition, we are taking off face brick that's currently on that north wall. If you look on the plan on Sheet A-1, there's a section where the existing wall ends and the new wall begins, which is where the word "Align" is on the floor plan. From that word to the right, we're taking off brick for about 14 feet or so, and then lining up with the stud wall that was remaining after we take the brick off. So, we're doing everything we can to keep how much that encroachment into the side yard extends.

COMMISSIONER SIAVELIS: Hey, Bob, real quick. Did you say Sheet A-1? Because we don't have --

COMMISSIONER GEISEL: The floor plans are generally omitted from our

plans that are submitted. So, we don't have that.

MR. FLUBACKER: Oh, I'm sorry.

COMMISSIONER SIAVELIS: We have the site plan, A-0.

COMMISSIONER GEISEL: We have a site plan.

MR. FLUBACKER: I don't know if you can see it. It's --

COMMISSIONER SIAVELIS: And we have A-3. A-0 and A-3. But the concept is understood.

MR. FLUBACKER: Yes, so we're taking off face brick to push the wall back five inches from the current encroachment. In fact, the amount we remove, the square footage of encroachment that we remove taking off that brick is equal to the square footage of encroachment we're adding on the north so that it's a net wash of side yard encroachment, and of a lesser degree than what it current is.

The second issue is the overhang. We need a, because we're over the setback, we need a request for additional setback for the overhang or to match the overhangs on the rest of the house.

COMMISSIONER LANAGHAN: So, just so I understand, the garage, you're leaving the face brick on the garage if I'm looking at the plan correctly?

MR. FLUBACKER: Yes, we're actually siding over that brick.

COMMISSIONER LANAGHAN: Got you, okay.

MR. FLUBACKER: And the reason we're doing that rather than taking that brick off as well is I wanted to create a design element on that side with a gable that gives a little more character to that side than there currently is.

COMMISSIONER JAFFE: Have you shared the plans with any of the neighbors?

MR. FLUBACKER: That neighbor, have you talked to them?

MS. CARRATO: She knows about it --

MR. FLUBACKER: She asked if we needed her to attend the meeting, and I didn't think so. But yes.

COMMISSIONER JAFFE: So, the one neighbor, there was no feedback one way or the other?

MS. CARRATO: I've talked to --

CHAIRMAN DIVITO: Ma'am, come up please.

MS. CARRATO: Sorry.

MR. FLUBACKER: This is Karen Carrato, the owner.

MS. CARRATO: I talked to the neighbor --

CHAIRMAN DIVITO: Name and address for the record? Sorry, I have to swear you in.

MS. CARRATO: That's all right. Karen Carrato, 24 North Rammer Avenue.
(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. CARRATO: I talked to the neighbor on the north and the south, and they're all good with it.

COMMISSIONER JAFFE: Thank you.

CHAIRMAN DIVITO: Quick question while you're up here. How long have you lived in the residence?

MS. CARRATO: I think 24 years.

COMMISSIONER SIAVELIS: Do you have anything else, Bob, you wanted to --

MR. FLUBACKER: No, that's it.

CHAIRMAN DIVITO: Any other questions from the Board members for the Petitioner? All right, anyone else from the audience that wishes to speak on this petition? None being heard, we'll close it down to Board discussion.

COMMISSIONER GEISEL: To the extent that they're trying to match the existing elevation offset by the removal of some of the existing face brick to again minimize the intrusion, it makes sense to have that alignment for the elevation, and I would support the request.

COMMISSIONER SIAVELIS: Agreed.

CHAIRMAN DIVITO: A quick note. Engineering didn't have any comments, or had no objection to the variance as requested, and they did also cite the removal of the brick veneer. All right, is there a motion?

COMMISSIONER DRAKE: I move approval of the petition.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations, your petition has been approved.

MS. CARRATO: Thank you.

CHAIRMAN DIVITO: You don't need to stick around.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:10 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 9, 2019

PETITIONER: Carrato Residence
ADDRESS OF PROPERTY: 24 N. Rammer Ave.
VARIATION: 5.1-3.2b

A 0.6' variance to allow a home with a 6.7' side yard setback where code requires a minimum setback of 7.3' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the north side of the existing house currently encroaches into the required side yard setback. The petitioner testified that they are adding to the rear of the home and proposing to keep the addition in line with the existing home.

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

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

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

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
10/15/2019**

Item: 511 W. Wing St. - 9/9/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
511 W. Wing St. - Minutes 9/9/19	Minutes
511 W. Wing St. - Findings 9/9/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 511 WEST WING STREET - ZBA #19-027

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 9th day of September, 2019 at the hour of
7:10 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
JOSEPH GEISEL
PETER SIAVELIS
BENJAMIN JAFFE
JEFFREY LANAGHAN

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, next petition is 511 West Wing Street. You're still under oath.

MR. HOLLAND: Good evening, Bob Holland.

CHAIRMAN DIVITO: Name and address?

MR. HOLLAND: 511 West Wing Street, Arlington Heights.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. HOLLAND: I'm the Applicant and owner of the house, my wife and I. Just giving you a real brief context to the purpose of the project and I'll let Bob Flubacker relay to you all the details, et cetera.

Essentially, what we're doing is an addition to accommodate, hopefully after, my mother-in-law is moving in with us who has an advanced form of muscular dystrophy. So, we're trying to make the home accessible with a first floor master living area for her, and then ultimately, it's a genetic condition, so my sister-in-law will eventually kind of take that spot. We're trying to build this out for kind of a multi-generational approach here to stay in the house for a long time.

So, essentially, what we're trying to do is take the current first floor living area and bedroom, transform that into a living and bedroom area for my mother-in-law, with the addition then being the new living area for myself, my wife, our two kids. We have a five and a three-year-old who will school here in town. Then we're putting our bedroom then above that. So, that's basically the concept of what we're trying to do. Again, I'll let Bob give you the details. Thank you.

MR. FLUBACKER: All right, so this project, there's three variations being requested. The first is a variation on the front setback. So, as you can see in the rendering that I passed out, we are adding a front porch on the front of the house. We're actually tearing down part of an existing, I believe historically it's an enclosed old front porch. We're tearing down part of it to build the porch, and then we're adding to it. If you have the plans, the area that we're not tearing down on the front is an actual living space for the mother-in-law, and it has a door that goes directly out to that porch. So, the slightly larger area of the porch on the left side of the front of the house is kind of her outdoor living space on the front porch.

The second and third variations are controversial in my mind, and I'll go through a little bit of a discussion on it. One is for lot coverage, that we exceed the minimum percentage to the lot coverage. The second is for impervious surface exceeding the allowed area of impervious surface.

The controversial part of these is this is a first for me in the 30 years that I've been working in the Village, that a raised, elevated, unenclosed front porch has been counted in lot coverage. We have never added an area of unenclosed front porches in lot coverage at all. We happen to have about 650 square feet of covered but unenclosed porches on the project, both on the front, and then there's also a covered back porch off the rear of the house. Again, all four are covered exterior usable space, handicap accessible. On the current existing garage, there is a strange covered, kind of a carport on the side of the garage which is another 183 square feet.

So, all together, there's 800 and something square feet of covered, unenclosed porch that's being counted towards lot coverage. It's a strange thing. I have

looked through the zoning ordinance and I can't understand the basis of that in the law. They talk about what a building is, the definition of a building, and it says a space that's substantially enclosed by walls and windows and blah-blah-blah. When you go to the FAR calculations, it specifically says to count only enclosed porches. So, these porches are not counted for FAR. So, I don't understand how this thing gets brought into lot coverage. Additionally, you know, if it's the fact that it's covered a roof, should we now extend the calculation to the most extreme edges of the eaves and we can count that as well? So, that's kind of my discussion about lot coverage.

Impervious surface, it's the same thing. On the rendering, you can see we kind of accented the fact that there will be open ground below these porches. The surface, the floor surface of the porch will more than likely be spaced boards, so any rain that does happen to fall on there can go to the ground below. So, I have difficulty calling that impervious surface also. It goes back to the same comment that if it's just an area that's under a roof, our impervious surface should now go out to the edge of the eaves rather than just to the building walls.

Additionally, one of the existing situations that kind of creates a hardship is again that garage. There is that covered carport to the east side of the garage, and there's a parking space kind of as you come past the house and the driveway and turn left, there's some pavement area there that is used for parking. We want to keep that there so that we can park a vehicle, get a person out of a car in a wheelchair, and then we are adding a wheelchair ramp in the back that goes up to a third covered porch which is at the rear door to basically be under cover from where we get on the ramp all the way to the inside of the house. So, because of the ramp, that extra parking space, the area that's next to the garage, we have a lot of impervious surface that we start off with, and then I'm of mixed mind on whether the porches should be counted.

The project, now let me back up a little bit and say what the project is. As Bob mentioned, we're converting the living space in the house currently to more living space for an in-law suite or a first floor master suite for more handicap accessibility to the rest of the house, and then adding a kitchen and a great room in the back for the family. So, the preponderance of this, between the garage in the back, the long drive to the back, the extra sport next to the garage, the pavement for parking in the back, and the fact that it's a first floor master bedroom, the footprint of the whole project is larger than code would say. We do have a lot of porch but that is primarily the outside living space for a handicap person, so we didn't want to give them no flexibility on the type of living space.

With that, I'll be happy to answer any questions you might have.

COMMISSIONER JAFFE: So, thank you for the context, it helps because, you know, my attention was focused on the impervious coverage and square lot of the property. As you were going through the plans, knowing that this was going to be an issue, were there any other alternatives or modifications that you thought about or worked with the owner to try and potentially minimize the ask of the variance? Because in both of these, the square foot coverage I think is about 10 percent over, and the impervious coverage is about 13.5 percent. So, these aren't small variances, they are somewhat significant. So, I'm just trying to understand, were there any other options that were discussed or scenario?

MR. FLUBACKER: There were. One was to eliminate that extra carport on the side of the garage, which is cutting off the roof, and kind of rebuilding that side of the garage. That will eliminate, I think it's 180 or 185, something like that, square feet of both lot coverage as well as impervious surface. We could also modify that parking area in the back but, you know, I hesitate to do that because it really alters the ability to park and get somebody onto a ramp.

The reason we chose not to do the garage is that's the one thing that's been there for, you know, whatever, 50-60 years. It's not a new garage of any stretch. But that is an option.

COMMISSIONER JAFFE: Okay, thank you.

COMMISSIONER SIAVELIS: What would that do if you played through that option, Bob, to your lot coverage and your impervious surface coverage, if you made that alteration in the garage or to the garage?

MR. FLUBACKER: The area that's to the side of the garage that's in the calculation, I think it's on the worksheet, too, that you may have, is 183 square feet. The overage on the lot coverage is 331.

COMMISSIONER SIAVELIS: So, it's still 200 over approximately?

MR. FLUBACKER: About 150 over. The impervious is 592 over, so that would make that about 400 over.

COMMISSIONER GEISEL: Is there any new surface area where pervious material could be utilized in lieu of impervious?

MR. FLUBACKER: The porches. We intend to have, you know --

COMMISSIONER GEISEL: So, for example, concrete, could brick pavers be used in some areas of the patio in lieu of?

MR. FLUBACKER: I'm sure, again that pavement in the back is existing, and the driveways in all that is existing.

COMMISSIONER GEISEL: That's all existing.

MR. FLUBACKER: So, there really is no significant paving that we're adding.

COMMISSIONER GEISEL: Okay, that's --

MR. FLUBACKER: The ramp would be difficult to do in pavers.

COMMISSIONER GEISEL: No, not that, I wasn't going there. I was just looking at some of the, you know, so you're really not adding concrete per se.

MR. FLUBACKER: Right, right.

COMMISSIONER GEISEL: You're not --

MR. FLUBACKER: It's more building and whether or not the porch counts as impervious or not.

COMMISSIONER DRAKE: Bob?

MR. FLUBACKER: Yes, sir?

COMMISSIONER DRAKE: Are there any issues right now with water retention as it relates to --

MR. FLUBACKER: Petitioner or neighbors?

COMMISSIONER DRAKE: Yes, any kind of pooling?

MR. FLUBACKER: None that I'm aware of.

MR. HOLLAND: None. I talked to both neighbors on the east and west

side as well.

COMMISSIONER SIAVELIS: So, if I'm hearing you right or I heard you right and interpreted what you were saying, Bob, you are taking issue with the way lot coverage was calculated and the impervious coverage was calculated based upon that?

MR. FLUBACKER: Correct, correct.

COMMISSIONER SIAVELIS: And you're right, you're before this Board often shall we say?

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: Okay, if your interpretation is correct, and I'd be curious to hear from Derek what his thoughts are if he has any in regards to Bob's comments, do you need, which of these variances do you still need and what's the extent of that need if your interpretation is correct?

MR. FLUBACKER: The only variation we would require is the front variation to exceed the established front setback.

COMMISSIONER SIAVELIS: And it still would be a 7.5 foot variance, right?

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: Okay, so variance one, under your interpretation, would stand. Variances two and three that are set forth in our papers and in your paper or the Petitioner's paper would drop off?

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: So, Derek, do you have, what are your comments or thoughts in regards to Mr. Flubacker's view?

MR. MACH: I just would like to share the definition of building lot coverage. It's the area of the zoning lot occupied by the principal building or buildings and accessory buildings. We've always included covered porches as part of that calculation; open air porches we do not include as part of building lot coverage. But anything with a roof, since my involvement, we've always included as part of that calculation.

COMMISSIONER SIAVELIS: Because it has a roof, then it's factored into the lot coverage calculation, is that what you're saying?

MR. MACH: Correct, and it's part of the principal building, the porch.

MR. FLUBACKER: Which, if I may expand on that, that would then go to the argument do you include eaves? You know, if one house has a one-foot overhang and another house has a four-foot overhang, the impact, you know, in "lot coverage" is different between those two houses. But in either case, does that count?

Let me read one more thing. Here is the definition of a building in the zoning ordinance. It says any structure with substantial walls and roof securely affixed to the land and entirely separated at all sides from any other structure by space or by walls, blah-blah-blah. But it specifically says substantial walls and roof.

COMMISSIONER SIAVELIS: You have a roof but you don't have walls, is that your argument?

MR. FLUBACKER: Yes, I mean, I guess unless you're going to count the railing as a wall, but you know, that could be on a deck as well and you wouldn't call that a wall on a deck.

COMMISSIONER JAFFE: Does the property have overhead sewers, drain tiles, or is it all gravity-fed in the basement, do you know?

MR. FLUBACKER: I don't know the answer to that. Do you have --

MR. HOLLAND: Say that again?

COMMISSIONER JAFFE: Do you have a flood control system in your basement? Do you have overhead sewers? Do you have a drain tile and sump pit?

MR. HOLLAND: We have a sump pit and that's it.

MR. FLUBACKER: We will have new, we're adding a new basement so that will have drain tile and a sump pit.

COMMISSIONER JAFFE: Okay.

MR. FLUBACKER: I'm sure, you know, we're not far enough in the process, but I'm sure we'll be, if it's not going to be sewer, at least making sure it meets today's standards or the line or whatever.

COMMISSIONER JAFFE: Right, just trying to, again the scenario this out. I know the property to your, is it your west, is it a shared driveway?

MR. HOLLAND: Correct.

COMMISSIONER JAFFE: Right, so trying to --

MR. HOLLAND: It's adjoining so, in essence, shared. Their side and our side, it's right on top of each other.

COMMISSIONER JAFFE: There's no grass in the middle?

MR. HOLLAND: Correct, it's pavement all the way through. Right.

COMMISSIONER SIAVELIS: So, why don't you talk to us a little bit more about the necessity of these porches? As to your mother-in-law, right? Can you provide some explanation and testimony as to why you think these porches are necessary?

MR. HOLLAND: Sure. Short of, so she has, you know, a desire to get outside. Short of going back through the house and down the back into the driveway, going out to the front porch, we're going to have a separate doorway for her out of her living area onto that front porch. So, if she can get through that door, then she can maneuver without even going through the house, out the main back door and down the ramp. We're trying to give her some, you know, kind of independence on that front to be able to do it herself.

COMMISSIONER SIAVELIS: So she can move out to the front to the street as well as the back.

MR. HOLLAND: And just get outside literally. But all of the above, being able to go out front and kind of participate in what's going on, you know, as the kids go to the front and side yards, and still in touch with the majority of the yard and be --

COMMISSIONER LANAGHAN: So, is that this area over here is where she's going to be coming out of? And I'm pointing, but it's --

MR. HOLLAND: Yes, that's where --

COMMISSIONER LANAGHAN: Yes, I was trying to figure out what this area was here.

MR. HOLLAND: That's exactly right.

COMMISSIONER SIAVELIS: Your lot's 60, 60-wide, right?

MR. HOLLAND: I believe so, yes.

COMMISSIONER SIAVELIS: So, you're not on the smaller 50-foot wide lot.

MR. HOLLAND: There's still quite a bit of room east towards the other lot line of the house.

MR. FLUBACKER: And we pushed the addition back. We actually studied a whole bunch of different options. One, having a new two-car garage where that grid space is in the front, and then adding behind that. It really destroys the kind of historic character of this house, so we tried to push the addition farther back and activated that side yard as a, you know, more of kind of enclosed private outdoor space in the front.

COMMISSIONER SIAVELIS: And you -- I'm sorry, go ahead, Bob.

MR. FLUBACKER: And just minimize the impact on the street of the change.

COMMISSIONER SIAVELIS: And you're contemplating your mother-in-law being outside on that front porch like watching the kids when they're --

MR. HOLLAND: Absolutely. Absolutely.

CHAIRMAN DIVITO: Any other questions for the Petitioner? If there's anyone else in the audience who wishes to speak on this petition, come on up. Swear through the same swearing in process. Have you had the chance to sign in?

MR. MEERSMAN: Yes, sir.

CHAIRMAN DIVITO: All right. Name and address for the record?

MR. MEERSMAN: My name is Donald Meersman, 420 West Wing.
(Witness sworn.)

MR. MEERSMAN: Please approve my neighbor's request. I'm across the street, down here. It's dry as a bone. I talked to the other neighbors. There doesn't seem to be any kind of drainage problems. They're putting in giant sewers, all of the neighborhood, we all know about that.

He's doing it for his family. He's committed to the neighborhood. Please approve his request. That would be an improvement to the neighborhood and a benefit to the community.

CHAIRMAN DIVITO: How long have you been in the neighborhood?

MR. MEERSMAN: Forty years, and counting. Please approve this request.

CHAIRMAN DIVITO: Okay, thank you. Anyone else who wish to speak?
Name and address please.

MR. LAMKIN: Eric Lamkin, 501 West Wing.
(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. LAMKIN: We live two doors east. So, just personally, we think this would be a welcome addition to have that done that way. We understand and completely agree even without the situation that the choices that they're making make sense and would look beautiful. So, we're completely for it.

As far as water drainage goes, I highly doubt that will ever be an issue. Our house has a lower basement than most of the rest of our neighbors, and I think we take on most of the water. We've yet to ever have a water issue in our backyard as we pump out. I mean, we have a basement that's four feet lower than our other basement. So, I mean, I always joke that we lower the water table for everybody else, and honestly, we have no water in our backyard even after the heaviest of rains.

So, I don't think any of the changes they're going to make are going to affect any of that either. So, we're fully supportive of it, I hope you guys vote yes.

Thank you.

CHAIRMAN DIVITO: I think there's only one left.

MRS. LAMKIN: Hi, Heather Lamkin, 501 West Wing Street.

(Witness sworn.)

MRS. LAMKIN: As my husband has said, we fully support their decision and what they're doing. We appreciate their family. They have been great neighbors. They have been great additions to the neighborhood. So, we'd love to have them be able to maintain their home they lived in in 20 years and continue to be great neighbors. Thank you.

CHAIRMAN DIVITO: Thank you.

MRS. LAMKIN: We've been there 12 years.

CHAIRMAN DIVITO: Thank you. All right, I think we exhausted the audience, so we'll close it down to Board discussion.

COMMISSIONER SIAVELIS: Yes, I can go first. I think that, frankly, this petition is one of the reasons why we're here as a Board, right? When we looked at this, when I looked at the papers first, I was like, wow, these are pretty significant reaches on the variances. But Petitioner and his architect did a really good job explaining to us the needs, okay, of the Petitioner. They're extremely unique circumstances, and they're noble reasons for doing so. So, I think, and then we have the neighborhood support.

To me, I think this is a resounding yes. I'm in support of all three variances.

COMMISSIONER GEISEL: I would agree. They're big asks, but given the fact that there's, you know, not additional, you know, patio, driveway, et cetera, being added to the project that would otherwise have impact, and the demonstrated need, I would support the request.

CHAIRMAN DIVITO: I mean, this, Bob always does a great job of doing this, but he hit every single one of the elements necessary to do any type of petition of this sort.

COMMISSIONER LANAGHAN: Yes, I'd agree. You know, I applaud you for trying to keep your family together. I think it's a great reason. I, like the rest of the Board it sounds like, had serious reservations coming into this. But having kind of heard the reasons behind it, and I tend to agree with Bob on the covered porch concepts, but it doesn't give any water problems, so I think it's good.

CHAIRMAN DIVITO: So, with all that, is there a motion?

COMMISSIONER SIAVELIS: I'll move.

COMMISSIONER JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

COMMISSIONER SIAVELIS: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congrats.

MR. FLUBACKER: Thank you very much.

MR. HOLLAND: Thank you.

CHAIRMAN DIVITO: All right. That was the last two business agenda items. Is there a motion to adjourn?

MR. MACH: Just everyone should have received a memo from the Village Manager regarding boards and commissions.

COMMISSIONER SIAVELIS: You want to do this on the record? As part of it?

MR. MACH: Well, sure. I just want to make sure you all received it. If you have any comments, please let us know.

CHAIRMAN DIVITO: I have received it. So, is there a motion to adjourn?

COMMISSIONER DRAKE: So moved.

COMMISSIONER GEISEL: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:35 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 9, 2019

PETITIONER: Holland/D'Agosta Residence

ADDRESS OF PROPERTY: 511 W. Wing St.

VARIATION: 5.3-3.2, 5.1-3.4a, 5.1-3.4b

A 7.5' variance to allow an addition with a front yard setback of 14.7' from the north property line instead of the minimum 22.2' and an additional 1.0' for the eave; A 331 sf variation to allow building lot coverage of 3,380 sf where 3,049 sf is the maximum allowed by code; A 592 sf variation to allow impervious surface coverage of 4,494 sf where a maximum coverage of 4,356 sf is allowed by code.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The homeowner explained that they are proposing an addition to accommodate a family member with health issues. The petitioner explained that they are seeking a variance for the front yard setback, building lot coverage and impervious surface coverage.

The petitioner testified that there is a large amount of covered porch and that it is the outdoor living space for a family member with special needs. The petitioner also testified that they do not agree with Staffs interpretation of the code with respect to building lot coverage. The petitioner explained that per the definition of building lot coverage and per the definition of a building, the covered open-air porches should not be included in the calculations. The Zoning Board reviewed the definitions as part of the zoning code for building lot coverage and the definition of a building. The petitioner testified that the porches do not have walls therefore; it is not part of building lot coverage. Staff explained that the porch is part of the principal building; therefore, it is included as part of the calculation for building lot coverage.

The petitioner explained that in addition to the building lot coverage variation, they are seeking a variance for impervious surface coverage. The petitioner explained that the existing detached garage is located in the corner of the lot, which adds to the overall impervious surface coverage since it increases the amount of driveway required. The petitioner also, testified that the floor surface of the porch will more than likely be spaced boards, so any rain that does happen to fall into the covered porch; the rain can go to the ground below.

The petitioner testified that they are also seeking a variance for the front yard setback. The petitioner explained that they are expanding the porch across the front of the home but they are not decreasing the existing front yard setback.

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

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

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

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
10/15/2019**

Item: 631 N. Drury Ln. - ZBA#19-026

Department: Planning & Community Development

REQUEST

A 6.2 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 23.7 feet from the west property line instead of the minimum 29.9 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2019
Date Prepared: October 8, 2019
Project Title: Baker/Myers Residence
Address: 631 N. Drury Ln.

Background Information

Petition Number: ZBA #19-026
Petitioner: Michael Kollman / Wexler/Kollman
Address: 16595 Easton Ave.
Prairie View, IL 60069

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

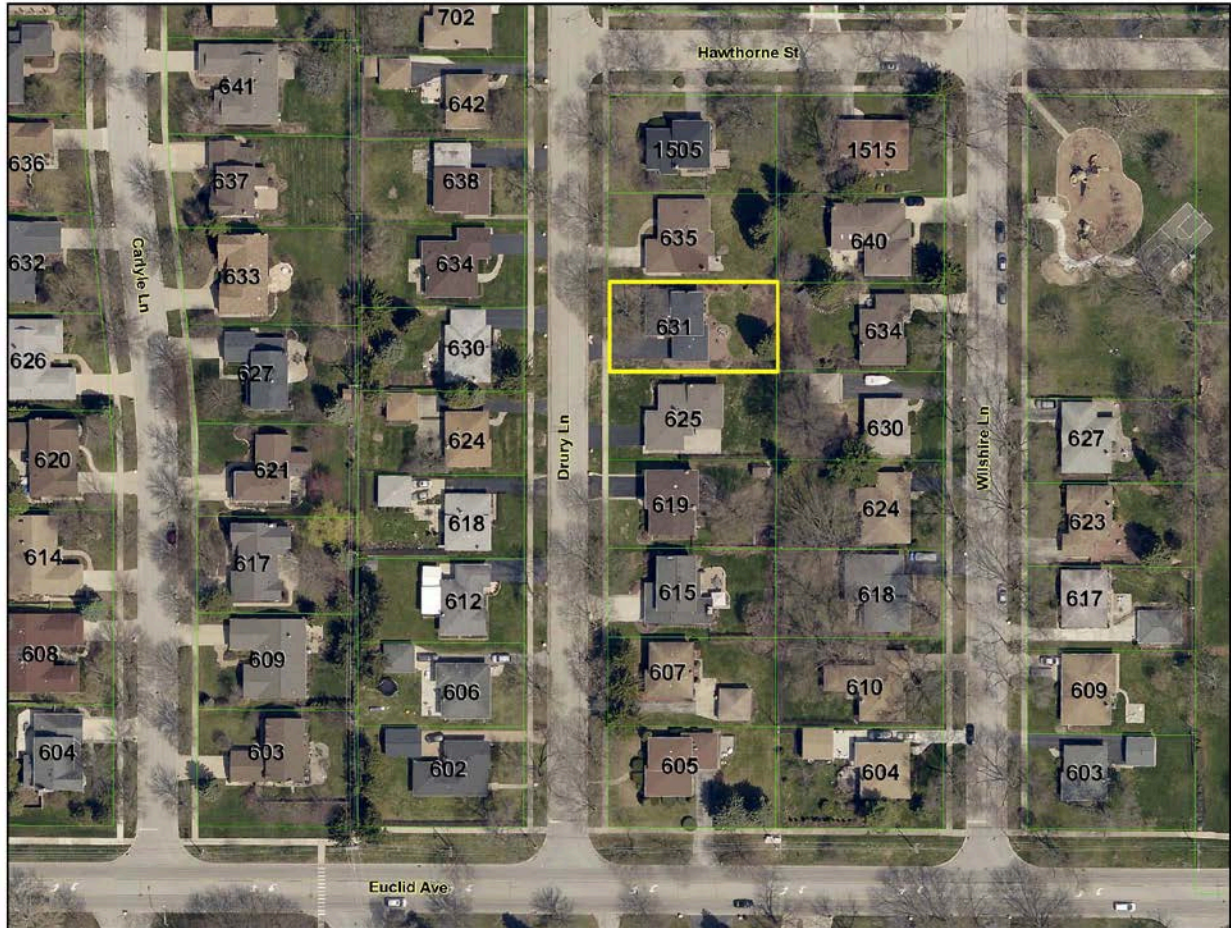
The petitioner is proposing a second floor addition to an existing split-level house, and a new full front porch. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 9,233 square feet and the proposed residence with the addition will be approximately 2,730 square feet. The proposed full front porch encroaches 6.2 feet into the required front yard setback. Therefore, the petitioner requests the following variation:

- A 6.2 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 23.7 feet from the west property line instead of the minimum 29.9 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.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/16/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/16/19	
3. Letter that was Mailed	✓	9/16/19	
4. Photographs of Sign on Property	✓	9/27/19	

Photographs of Existing Structure



ZBA# 19-026
631 N Drury Lane- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagonis, P.E. Village Engineer

RECEIVED
AUG 28 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Application Date: August 8, 2019
Received by Planning: August 9, 2019
Transmitted to Engineering: August 20, 2019
Completed: August 28, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 6.2 foot variance from Chapter 28, Section 5.1-3.2 (required Minimum Yards) to allow an addition with a front yard setback of 23.7 feet from the west property line instead of the minimum 29.9 feet from an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION on the proposed variances for setback.

NOTE: The new porch appears to be very close to the existing tree and is not marked for removal. Consideration should be made to protect the trunk and root system.

Briget Schwab 8/28/19



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Baker/Myers Residence

Project Address: 631 N Drury Ln

ZBA #: 19-026

Date: August 26, 2019

Derek:

I have reviewed the request for a 6.2 foot variance to allow an addition with a front yard setback of 23.7 feet from the west property line instead of the minimum 29.9 feet and an additional 1.0 foot for the eave, and do not have any comments.

RECEIVED
AUG 26 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Baker/Myers Residence

Project Address: 631 N. Drury Lane

ZBA #: 19-026

ZBA Hearing Date: September 9th, 2019

To: Mike Pagonis, Village Engineer
Steven Touloumis, 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: August 20, 2019

- A 6.2 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 23.7 feet from the west property line instead of the minimum 29.9 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: THIS PROJECT RECEIVED DESIGN COMMISSION
APPROVAL ON 9-24-19. SEE ATTACHED MEETING MINUTES
- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than August 28, 2019.

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 24, 2019

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Scott Seyer
Jonathan Kubow

Members Absent: Kirsten Kingsley
Ted Eckhardt

Also Present: Peter McGovern, T.P. Carpentry for 1614 N. Chestnut Ave.
Steve Gawlik, S.G. Architects for 1614 N. Chestnut Ave.
Paul Florczak, Forma, Inc. Architects, for Orthodontic Experts
Katherine Sainz, Project Manager for Orthodontic Experts
Robert Flubacker, Robert Flubacker Architects for 511 W. Wing St.
Bob Holland, Owner of 511 W. Wing St.
Mike Kollman, Smart Haus for 631 N. Drury Ln.
Mike Baker & Amy Myers, Owners of 631 N. Drury Ln.
Robert Flubacker, Robert Flubacker Architects for 24 N. Rammer Ave.
Stephanie Greco, Fairfield Homes for 914 N. Beverly Ln.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 10, 2019

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 10, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that issues with water and drainage are not under the purview of this Design Commission and should be directed to the Engineering Department. Mr. Hautzinger added that with only 3 of the 5 commissioners here tonight, a favorable vote from all 3 commissioners is required for a project to be approved.

ITEM 4. SINGLE-FAMILY ADDITION REVIEW**DC#19-052 – 631 N. Drury Ln.**

Mike Kollman, representing *Smart Haus*, and Mike Baker & Amy Myers, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a second floor addition to an existing split-level house, and a new full front porch. The proposed full front porch encroaches 6.2 feet into the required front setback, so a zoning variation is required, which is currently scheduled for review by the Zoning Board of Appeals on October 15, 2019.

This house is located on a street with a mix of single-story, split-level, and two-story mid-century era homes. The proposed second floor addition fits well with the existing house and the scale of the neighborhood. The existing hipped roofs are being changed to side-to-side gable roofs to accommodate south facing roof-mounted solar panels. The proposed full front porch is not common in this neighborhood, but if the Zoning Board of Appeals approves the zoning variation, then Staff does not object to the appearance. If the Zoning Board of Appeals does not approve the variation, then the petitioner intends to build a code-compliant entry portico, which is allowed to encroach into the required front setback up to a maximum size of 5 feet deep by 10 feet wide. Staff recommends approval of the proposed design as submitted.

Mr. Kollman stated that the homeowners have lived in this home for 19 years and they are planning to stay because they love the neighborhood and want to upgrade and expand the existing home. They want to maintain the character of the existing home, while giving the family the space they need to expand, and the Single-Family Design Guidelines were used as a reference when designing the addition. They intend the home to be very energy efficient and are working with the USGBC, hoping the home will be the first LEED certified home in Arlington Heights. Hipped roofs were looked at, but would not work with the amount of roof space needed to accommodate the solar panels, and the verticality of the home was broken up with horizontal elements. The existing entrance to the home is on the north side elevation, which is not very functional or useful, and the new front entrance and porch will be on the front elevation and be welcoming to the street and allow the homeowners to feel more connected to the neighborhood.

Chair Fitzgerald asked if there was any public comment on the project and there was no response.

Commissioner Seyer liked the design of the addition and he liked the front porch, but he needed clarification on the use of the garage roof, which was jumping out at him. He is yet to see a garage roof as a terrace be successfully used, designed, and maintained, and he did not understand why there is a need for what looks like a party deck. Mr. Kollman said the garage roof will actually be a green roof deck that will capture rain water that comes off the roof and be used to irrigate plants. It would not be seen from the street because of the horizontal railing/screen element around it. Commissioner Seyer understood. He also asked about the siding color, which appeared to look like a yellow post-it note on the sample board. Mr. Kollman confirmed that the sample board is the actual color of the siding, which is called 'Weston Flax'. Commissioner Seyer said he was interested to hear what the other commissioners think about the color, because he felt the color jumped out as a buttery yellow that did not feel nearly as successful as the current siding color. He also said that the scale of the home is nicely proportioned and he was in favor of the front porch as shown tonight, although a gutter would probably be needed, which is not shown.

Commissioner Kubow asked if Option 3 represented the existing siding color, which appears more beige than yellow, and Mr. Kollman replied that they played around with different colors for the siding, and the homeowners ultimately chose the Weston Flax color. Commissioner Kubow commended the petitioner for designing a home that is LEED certified with a green roof, and he acknowledged the difficulties with adding onto a tri-level home. He liked the home as designed, and he preferred the bigger front porch that can be used; however, if the variation is denied by the ZBA, he preferred Option 3, because although Option 2 was nice, it was a little too high for the home and for the neighbors. His only comment was about the siding color; he felt the petitioner should strongly consider trying to match the existing siding color that was warmer than the proposed yellow color.

Chair Fitzgerald said that he liked the yellow siding color being proposed because it is cheery with an earthy tone that picks up on a color in the brick, and it would look spectacular with green plants up against it. He felt the proposed addition design was spectacular on a very difficult home like this. He felt the home needed 2 entrances as proposed, and that the home looked better with the full front porch. He preferred the larger porch because it is on the front of the home and takes precedence over the side entrance; however, in Option 1, he suggested removing the bump-out in the middle of it, making the porch cleaner and simpler, and he liked the higher porch roof in Option 2 only because it gives a little more attention to it than the side entrance. Chair Fitzgerald also questioned the large size of the circular window at the top of the front elevation, and Commissioner Seyer agreed and suggested reducing the size of the window 10 to 15%, because something was needed in that space but the circular window appears large in the rendering. Commissioner Kubow agreed.

With regards to the siding color, Commissioner Seyer agreed that color is subjective, and although the yellow did not work for him, the homeowners did like the color and there are no neighbors here tonight opposing it. He could support the proposed color if the other commissioners were okay with it. Commissioner Kubow pointed out the various types of siding colors and color palettes of the surrounding homes, and although he preferred a warmer siding color, he was fine with the color being proposed. He was also okay with the front porch as proposed in Option 1, and he agreed with the previous suggestion to remove the center bump-out that was unnecessary. Commissioner Seyer agreed as well; he liked the larger front porch in Option 1, but felt the bump-out was unnecessary.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 631 N. DRURY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 7/24/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO STUDY THE CIRCULAR WINDOW AT THE TOP OF THE FRONT ELEVATION, POSSIBLY REDUCING THE SIZE OF IT.
2. A PREFERENCE FOR THE LARGER FRONT PORCH DESIGN, WITH CODE COMPLIANT GUTTERS ADDED, AND A REQUIREMENT TO REMOVE THE MIDDLE BUMP-OUT IF THAT FRONT PORCH DESIGN IS APPROVED BY THE ZBA.
3. OPTION 2 AND OPTION 3 FOR THE FRONT PORCH ARE ALSO ACCEPTABLE, IF THE ZBA DOES NOT APPROVE THE VARIATION FOR THE OPTION 1 PORCH DESIGN.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

NARRATIVE & PETITION

August 8, 2019

Re: Variance Request for Open Front Porch Addition
631 N Drury Lane, Arlington Heights, Illinois

The property owner is requesting zoning approval to allow the addition of an open front porch to their existing home, originally built in 1963. The porch will be designed to enhance the front of the home as well as the adjacent neighborhood and provide dedicated entry space. The owners hope to remodel the home in a very sustainable way while honoring the original mid-century aesthetic. (see photos below)



The Current R3 zoning requires a 25 foot front yard setback however the average on the block is 29.9 feet and we are requesting a reduction to 23.7 feet. All other zoning requirements will be met.

We are requesting this variation to allow us to enhance the appearance of the home and adjacent streetscape and to provide defined front entry space. The exteriors are designed to complement the surrounding architecture in both scale and detail and The open porch addition will be the “smile” on the front of the home to welcome visitors and and contribute to the feeling of neighborhood by interaction with pedestrians. See rendering above.

The proposed improvements meets all other Bulk, Space and Yard regulations required by the Zoning Ordinance.

STANDARDS

The following Standards for Granting of Zoning Variations and our responses as they apply to this specific request:

1. Cannot Yield a Reasonable Return **Response:** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot a reasonable return from improvements sought, commonly enjoyed by owners of other lots subject to the same provisions by restricting the ability to modify the functional appearance of the home
2. Unique Circumstances **Response:** The subject property is unique in that the home was designed without a front facing entry. Lively street presence was undesirable at the time the home was constructed. This is no longer the case as the trend in neighborhood planning is to connect the home to activities on the street.
3. Not Self-Created **Response:** The request for the variance is due to the design of the original home and subsequent lack of entry identity. In the In order to accommodate a modest 6.5' wide open entry porch a 6.2' variation is requested.
4. Will Not Alter the Essential Character of the Locality **Response:** The variations will not negatively alter the essential character of the locality:
 - a. Will not alter the essential character of the locality. **Response:** The proposed entry porch addition is designed to respect the scale of the existing neighborhood while adding an open outdoor space to encourage interaction with neighbors. We feel this addition will enhance the character of the locality.
The variations would not result in a use or development on the subject lot that:
 - b. Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development or value of property or improvements permitted in the vicinity. **Response:** This improvement will add value to the neighborhood, thus increasing taxable value of the land and building within the Village.
 - c. An adequate supply of light and air to the adjacent property will not be impaired. **Response:** The proximity of the addition to the adjacent property complies with the required building setbacks and the addition will not cast shadows on the adjacent lots..
 - d. The congestion in the public streets will not increase. **Response:** This project will not increase congestion in public streets once completed.
 - e. The hazard from fire and other damages will not be increased. **Response:** The construction of the addition will not increase hazard from fire or other damages.
 - f. The variations if granted, would not unduly tax public utilities and facilities in the area, or would not endanger public health or safety.





GRAPHIC SCALE



(IN FEET)
1 Inch = 10 Ft.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N.Tripp Ave., Lincolnwood, Illinois 60712
Tel.(847) 675-3000 Fax (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

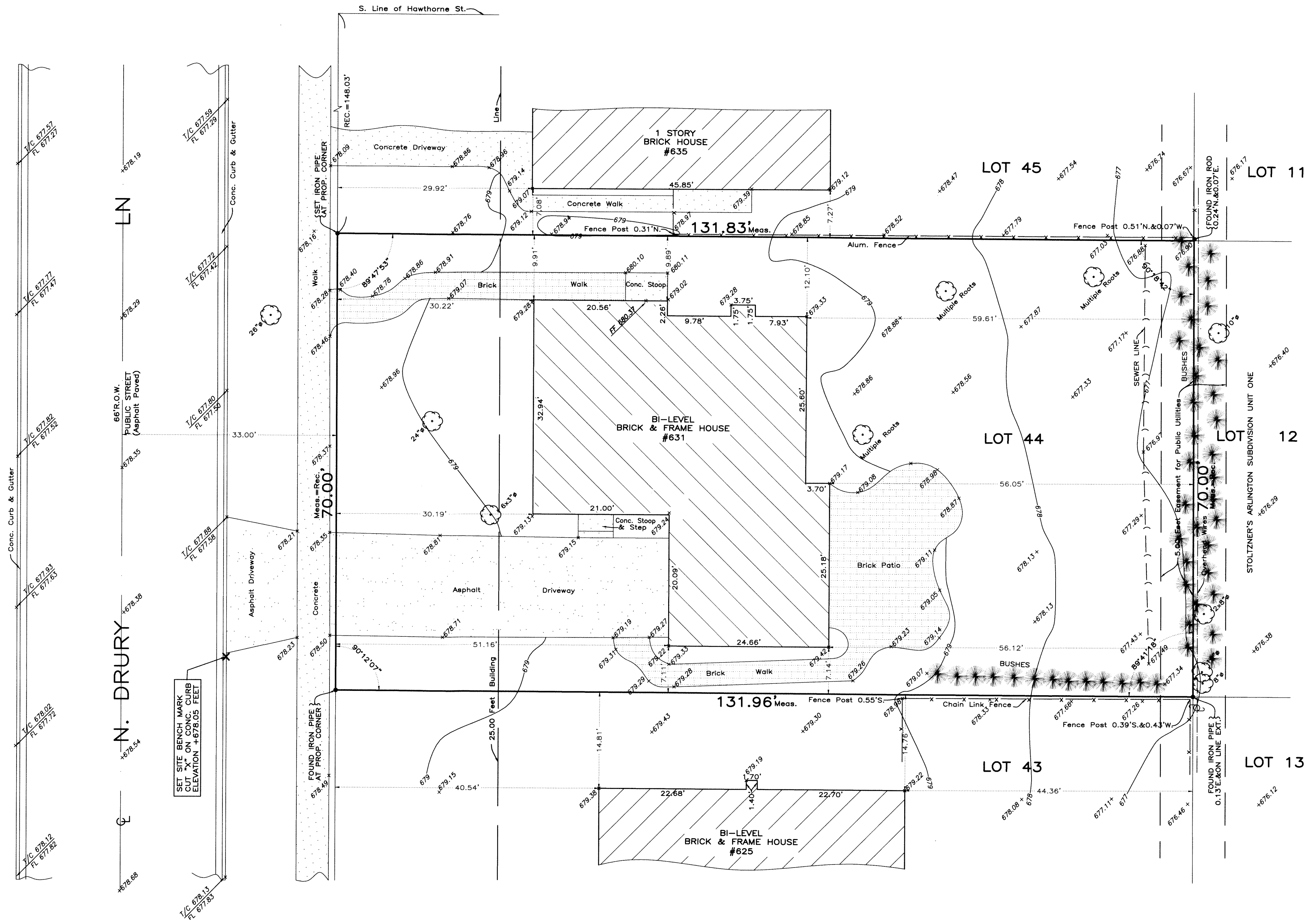
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 44 IN STOLTZNER'S ARLINGTON SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 9,233 SQ.FT. = 0.211 ACRE.

COMMONLY KNOWN AS: 631 NORTH DRURY LANE, ARLINGTON HEIGHTS, ILLINOIS.



LEGEND:

- UTILITY POLE
- TREE
- T/C - TOP OF CURB ELEVATION
- FL - FLOW LINE ELEVATION
- FF - FINISH FLOOR ELEVATION
- SPOT ELEVATION
- CONTOUR

NOTE:
-UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVABLE PHYSICAL EVIDENCE ON THE SURFACE AND MARKINGS BY UTILITY COMPANIES.

-ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO U.S.C. AND G.S. DATUM BENCHMARK LOCATED ON THE NORTHWEST CORNER OF INTERSECTION NORTH DRAVYDEN AVENUE AND EAST EUCLID AVENUE, VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, ELEVATION +678.82 FEET (NAVD 88)

NOTE: COPY OF CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 19-95247

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: May 22, 2019.

ORDERED BY: MICHAEL BAKER

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

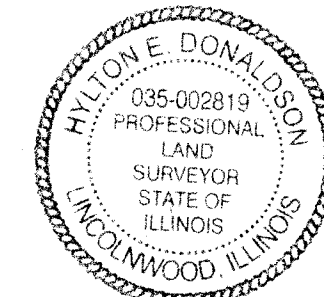
State of Illinois ss.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: May 28, 2019.

Hilton E. Donaldson

IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.
Drawn by: J.V.



Baker + Myers
631 N. Drury Lane
Arlington Heights, IL

INDEX TO DRAWINGS

- A1 SITE PLAN
- A2 FLOOR PLANS
- A3 ELEVATIONS
- A4 ROOF PLAN

EXISTING ELEVATIONS
ELEVATION STUDY

GENERAL CONDITIONS

The General Conditions shall be AIA Document A-205
"THE GENERAL CONDITIONS OF THE CONTRACT FOR
CONSTRUCTION OF A SMALL PROJECT" dated 2007 and
shall be included as a part of the Contract Documents.

Contractor shall maintain insurance coverage
throughout the term of the Project in accordance with
the aforementioned General Conditions and the
following minimum amounts:

1. Workman's Compensation: As required by governing
laws.

2. Comprehensive General Liability and
Indemnification (including auto)
\$500,000.00 (each occurrence)
\$1,000,000.00 (aggregate)

3. Auto Insurance
\$1,000,000.00 (aggregate)

4. Property Damage
\$1,000,000.00 (each occurrence)
\$1,000,000.00 (aggregate)

ALL CONSTRUCTION SHALL CONFORM
TO THE FOLLOWING CODES:

- 2009 INTERNATIONAL RESIDENTIAL CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- 2009 INTERNATIONAL FUEL GAS CODE
- 2009 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- THE 2014 ILLINOIS PLUMBING CODE
- THE 2011 NATIONAL ELECTRICAL CODE
- THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE

ARCHITECT'S CERTIFICATION

I hereby certify that these plans were drawn by me or under
my direct supervision and to the best of my knowledge and
belief conform to all applicable codes and ordinances of the
Village of Arlington Heights, Illinois.

Michael S. Kollman, Licensed Architect, Illinois No. 001-11653

SITE AND ZONING DATA	
CLASSIFICATION ZONE - R3 LOT AREA - 9,233 SQ. FT. FRONT YARD - 29.9' *AVERAGE* SIDE YARD - 7' REAR YARD - 30'	
MAX HEIGHT - 25' 2.5 STORIES MAX ACCESSORY BLDG. HEIGHT - 15' MAX BLD'G COVERAGE - 35% = 3230 SQ. FT. MAX LOT COVERAGE - 50% = 4614 SQ. FT. MAX FLOOR AREA = 3938 + 193 = 4131 SQ. FT.	
PROPOSED BLD'G COVERAGE - 22.2% = 2054 SQ. FT. PROPOSED LOT COVERAGE - 41.5% = 3828 SQ. FT. PROPOSED FLOOR AREA = 2624 SQ. FT.	
SEE CIVIL ENGINEERING C-2 FOR CALCULATIONS	
BUILDING DATA	
631 N DRURY LANE	1846 SQ. FT.
BASEMENT GROSS FLOOR AREA	645 SQ. FT.
FIRST FLOOR GROSS AREA	693 SQ. FT.
UPPER FLOOR GROSS AREA	646 SQ. FT.
GARAGE GROSS AREA	506 SQ. FT.
PROPOSED 2ND FLOOR ADDITION	640 SQ. FT.
TOTAL PROPOSED FLOOR AREA	2730 SQ. FT.
EXISTING IMPERVIOUS AREAS	3327 SQ. FT.
DRIVEWAY	816 SQ. FT.
FRONT WALK	210 SQ. FT.
REAR PATIO	448 SQ. FT.
BUILDING COVERAGE	1846 SQ. FT.
PROPOSED ADDITIONS	
NEW DECK	200 SQ. FT.
GARDEN SHED	120 SQ. FT.
FRONT PORCH	201 SQ. FT.
PROPOSED BLDG. LOT COVERAGE	2367 SQ. FT.
PROPOSED IMPERVIOUS LOT COVERAGE	3828 SQ. FT.

GENERAL NOTES

CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED AND MARKED PRIOR
TO EXCAVATIONS. CONTACT J.U.L.I.E. @ 1-800-633-0123 AT
LEAST 48 HOURS PRIOR TO START OF WORK.

ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE EXCEPT AS
REQUIRED FOR BACKFILLING OF EXCAVATIONS.

SITE EXCAVATIONS TO BE PROTECTED FROM EROSION AS REQ'D.
ALL PLANTS, TREES AND SHRUBS THAT ARE TO REMAIN SHALL BE
PROTECTED FROM CONSTRUCTION TRAFFIC.

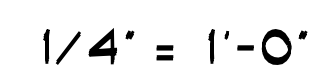
SITE TO BE FINAL GRADED AS REQUIRED TO PROVIDE PROPER
DRAINAGE AWAY FROM BUILDING.

PROTECT ALL TREES WITHIN THE VICINITY OF THE
CONSTRUCTION AREA WITH TEMPORARY FENCES TO PREVENT DAMAGE
TO TREES AND ROOT SYSTEMS. FENCES SHALL BE PLACED AT THE
TREE'S DRIP LINE TO PREVENT EQUIPMENT AND MATERIALS FROM
DISTURBING THE TREE'S ROOT SYSTEM.

DO NOT STOCKPILE ANY MATERIAL AROUND BASE OF TREES.

OWNER TO PROVIDE LANDSCAPING, WALKS AND SITE RESTORATION.





LOWER WALL CONSTRUCTION

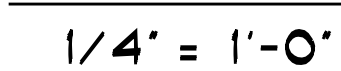
LP SMARTSIDE SMOOTH LAP SIDING 6" REVEAL
1" EXTRUDED POLYSTYRENE INSULATION
SEAL ALL JOINTS WITH TYP
TYVEK INFILTRATION BARRIER
1X FURRING AROUND ALL DOORS/WINDOWS

FIBER CEMENT CASING AND TRIM

LOWER LEVEL CEILING

ROOFING NOTES:

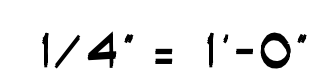
330# AR ASPHALT SHINGLES
15 LB. FELT PAPER
5/8" CDX FIR PLYWOOD
MIN. R-60 CELLULOSE INSULATION
2 X 4 ROOF TRUSSES @ 24'
ATTIC INSULATION R-60



WINDOW NOTES:

ALL WINDOWS SHALL BE CLAD ALUMINUM
W/SCREENS IN STANDARD COLOR.
PROVIDE 7/8" SIMULATED DIVIDED LITES
W/SPACER BARS AS SHOWN.

GABLE END WALL CONSTRUCTION:
FIBER CEMENT BOARD AND BATTEN
SIDING AND TRIM W/FACTORY APPLIED FINISH



DECK FENCEWALL NOTES:
ALTERNATING 4' AND 6'
HORIZONTAL FIBER CEMENT
TRIM SPACED 3/4' APART

DECK FENCEWALL SYSTEM

PORCH ROOF NOTES:

~~STANDING SEAM 24 GA. — — —~~
~~STEEL ROOFING-ZINC METALLIC~~
~~W/KYNAR 500 FINISH~~

$$1/4' = 1'-0'$$

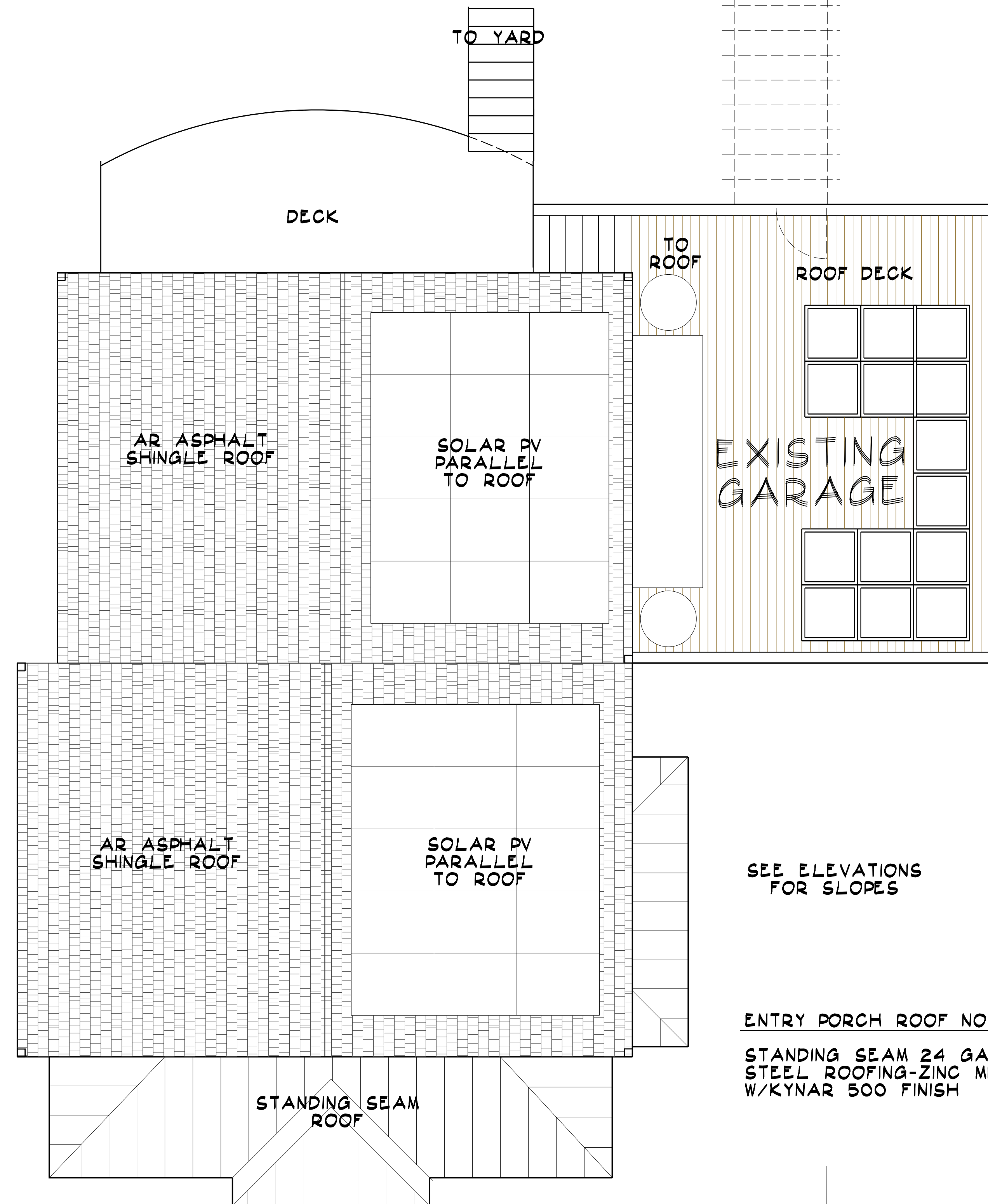
ROOF MOUNTED PV ARRAY NOTES:

GRID-TIED PHOTOVOLTAIC ARRAY
STRUCTURAL ALUMINUM FLUSH MOUNTED
RACKING SYSTEM ATTACHED TO ROOF FRAMING

4.27 kw PV ARRAY

DECK FENCEWALL SYSTEM

ALL ROOF RUNOFF
TO BE DIRECTED TO
ON-SITE RAIN GARDENS
OR INTO CISTERNS



ROOF CONSTRUCTION:

330# AR ASPHALT SHINGLES
15 LB. FELT PAPER

GUTTER AND DOWNSPOUT NOTES:

PREFINISHED K STYLE GUTTERS AND 3 X 4 DS
TIE DOWNSPOUTS INTO SITE DRAINAGE SYSTEM

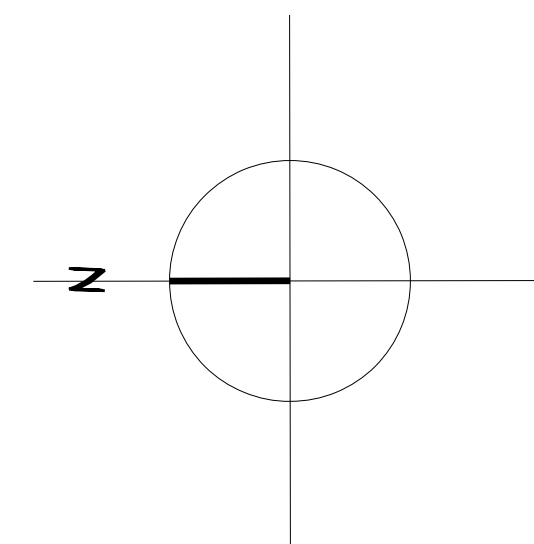
SEE ELEVATIONS
FOR SLOPES

ENTRY PORCH ROOF NOTES:

STANDING SEAM 24 GA.
STEEL ROOFING-ZINC METALLIC
W/KYNAR 500 FINISH

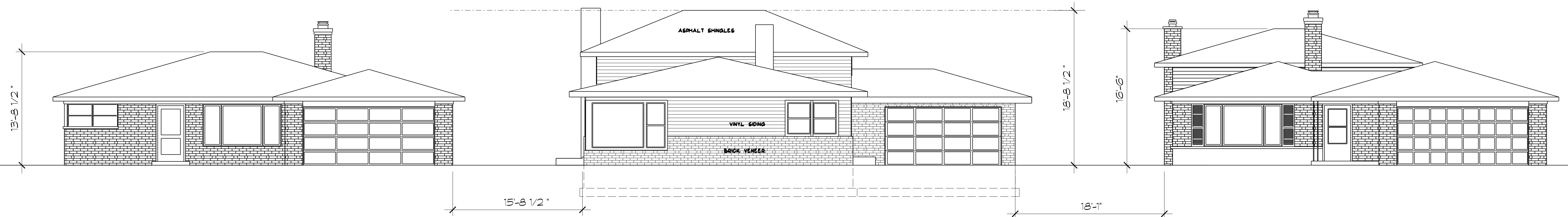
PROPOSED ROOF PLAN

1/4" = 1'-0"





PROPOSED 631 NORTH DRURY LANE



EXISTING 631 NORTH DRURY LANE



Zoning Board of Appeals 10/15/2019

Item: 1219 E. Woodford Pl. - ZBA#19-028

Department: Planning & Community Development

REQUEST

A 593 square-foot variation from Chapter 28, Section 5.1-3.3 (Maximum Floor Area Ratio) to allow a home with a floor area of 4,993 square feet where 4,400 square feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2019
Date Prepared: October 9, 2019
Project Title: Graham Residence
Address: 1219 E. Woodford Pl.

Background Information

Petition Number: ZBA #19-028
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1835 Rohlwing Rd. Suite B
Rolling Meadows IL 60008

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

The petitioner is proposing an addition to the existing two story house. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 9,905 square feet and the proposed residence with the addition will be approximately 4,993 square feet where 4,400 square feet is permitted. Therefore, the petitioner requests the following variation:

- A 593 square-foot variation from Chapter 28, Section 5.1-3.3 (Maximum Floor Area Ratio) to allow a home with a floor area of 4,993 square feet where 4,400 square feet is allowed.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/26/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/26/19	
3. Letter that was Mailed	✓	9/26/19	
4. Photographs of Sign on Property	✓	9/26/19	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Graham Residence

Project Address: 1219 E Woodford Place

ZBA #: 19-028

Date: August 26, 2019

Derek:

I have reviewed the request for a 593 square-foot variance to allow a home with a floor area of 4,993 square feet where 4,400 square feet is allowed, and do not have any comments.

RECEIVED

AUG 26 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 19-028
1219 E Woodford Pl - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

RECEIVED
AUG 28 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

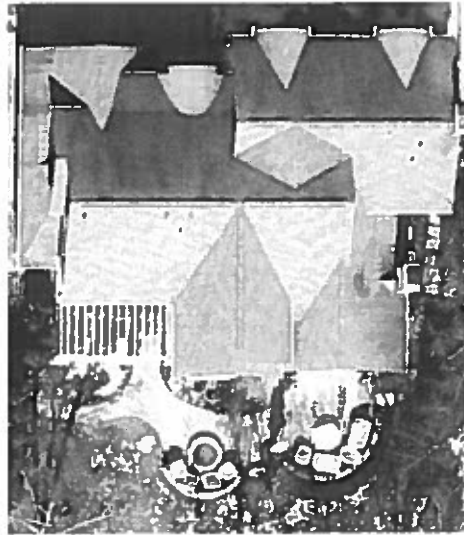
Application Date: August 5, 2019
Received by Planning: August 9, 2019
Transmitted to Engineering: August 20, 2019
Completed: August 28, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 593 square-foot variation from Chapter 28, Section 5.1-3.3 (Maximum Floor Area Ratio) to allow a home with floor area of 4,993 square feet where 4,400 square feet is allowed.

The Engineering Division has NO COMMENT on the proposed variances for maximum floor area.

NOTE: The site plan does not show the full existing patio, it is only represented as a square patio on the east side of the house. However, the plat of survey depicts a larger patio that extends the full width of the yard. Engineering is not clear if the additional area was included in the permeable surface calculations. Assuming the area was not included, Engineering is estimating an additional 350 SQ FT which would still be compliant with the permeable surface requirements.



Briget Schwab 8/28/19

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Graham Residence

Project Address: 1219 E. Woodford Place

ZBA #: 19-028

ZBA Hearing Date: September 9th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, 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: August 20, 2019

- A 593 square-foot variation from Chapter 28, Section 5.1-3.3 (Maximum Floor Area Ratio) to allow a home with a floor area of 4,993 square feet where 4,400 square feet is allowed

Attached are the Petitioner's:

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

Comments: SMALL REAR YARD ADDITION. NO COMMENTS.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than August 28, 2019.

PETITION

NOW COMES the Petitioner, **Andrew Graham**, being the owner of the property commonly known as: **1219 E. Woodford Pl.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.3 Maximum Floor Area Ratio (R-3)**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a one-story masonry addition of a 151 s.f., resulting in a total floor area ratio (FAR) of 4,993 s.f., which is 593 s.f. over the allowed FAR of 4,400 s.f..

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

Due to a reduction in the allowable FAR from the Zoning Ordinance changes, a significant overage currently exists. The ability of the Owner to make minor increases in size was eliminated by that change.

I hereby state that the following unique circumstances exist:

The property was developed when the Zoning Ordinance allowed a 50% FAR. Approximately 225 s.f. of existing area is attributed to the space above 14 feet in the Great Room which is area below the roof line. The ceiling line in the Great Room was arbitrary and if lowered to below 14 feet would eliminate 225 s.f. of floor area without any change to the massing of the house. Additionally, there is an attached pergola, to be removed, of generally the same mass/scale/location of the proposed building addition.

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

Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding neighborhood while also lending a uniqueness to the property.

Signed: _____

Petitioner

Date: _____

8/5/19



SCALE 1 inch = 15 FEET

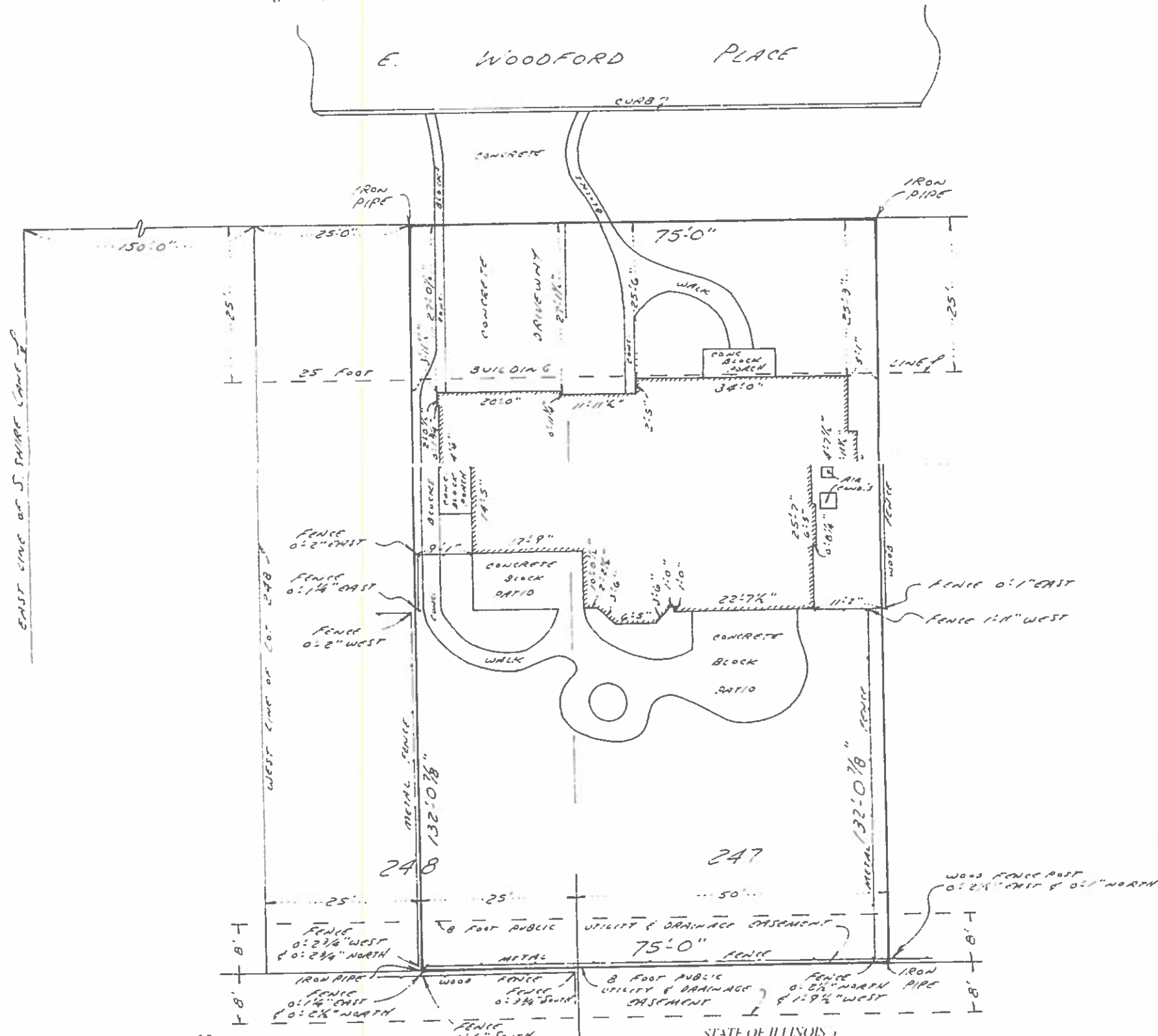
PLAT OF SURVEY



ANTON ADAMS
Illinois Professional Land Surveyor

301 N. Wille Street
Mt. Prospect, IL 60056
(815) 255-1512

Lot 247 and the East 1/2 of Lot 248 in "Stonegate", being a Resubdivision of H. Roy Berry Co.'s East Moreland, being a Subdivision of part of the West 1/2 of the Northwest 1/4 of Section 33, and that part of the East 1/2 of the Northeast 1/4 of Section 32, lying Northeasterly of the Chicago and Northwestern Railroad Company, all in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



ORDER NUMBER: 47643
FIELD BOOK: 42-11-108 PAGE 147
ORDERED BY: HAAS & HAAS

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



STATE OF ILLINOIS
COUNTY OF COOK

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

MOUNT PROSPECT, ILLINOIS, OCTOBER 1, A.D. 2013

Anton Adams
Illinois Professional Land Surveyor
License #35-2810 expires 11/14

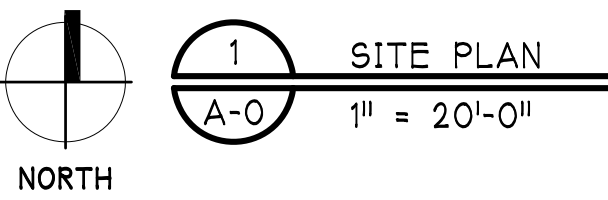
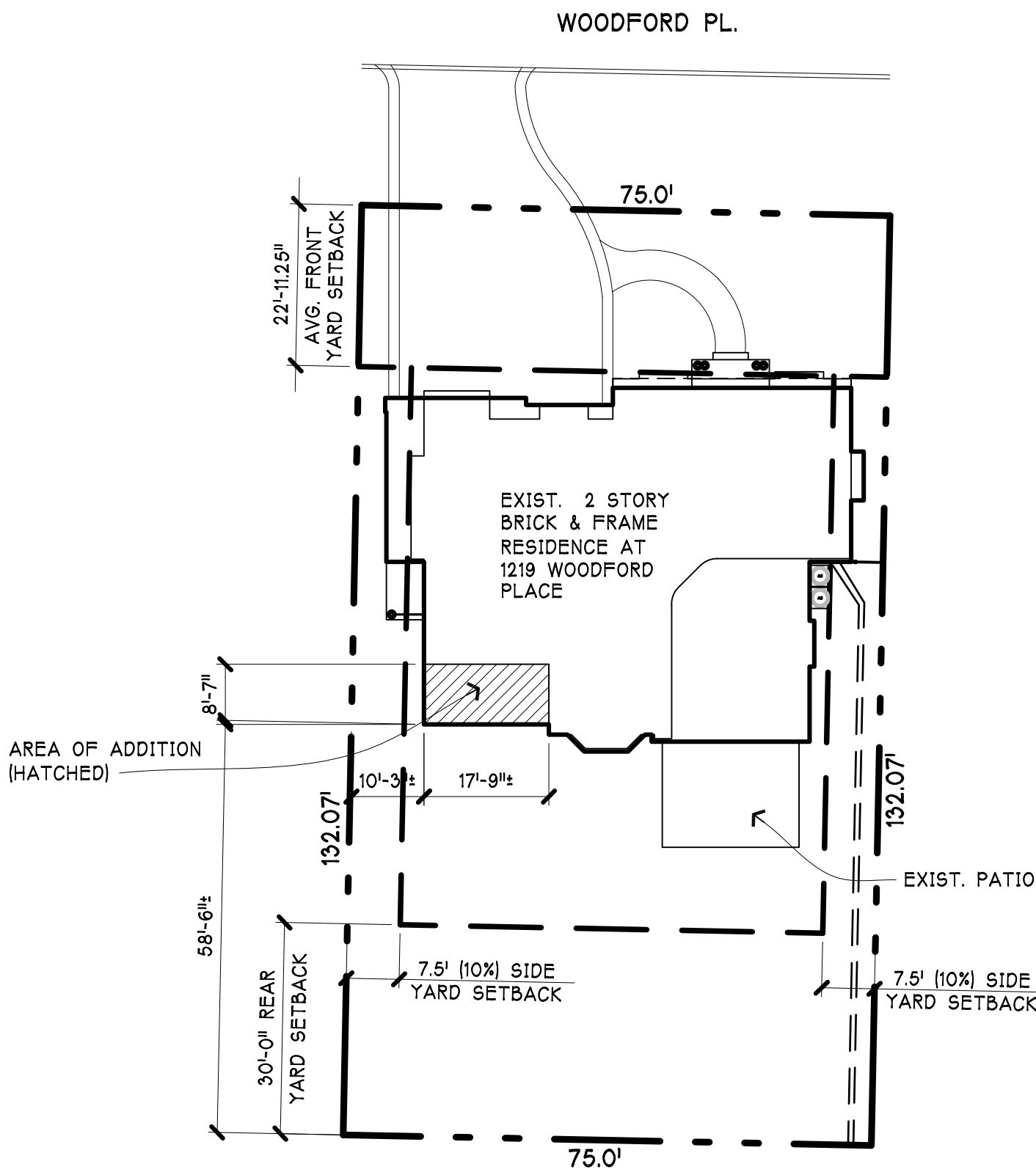
ALTERATIONS AND ADDITIONS FOR

THE GRAHAM RESIDENCE

1219 WOODFORD PL.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

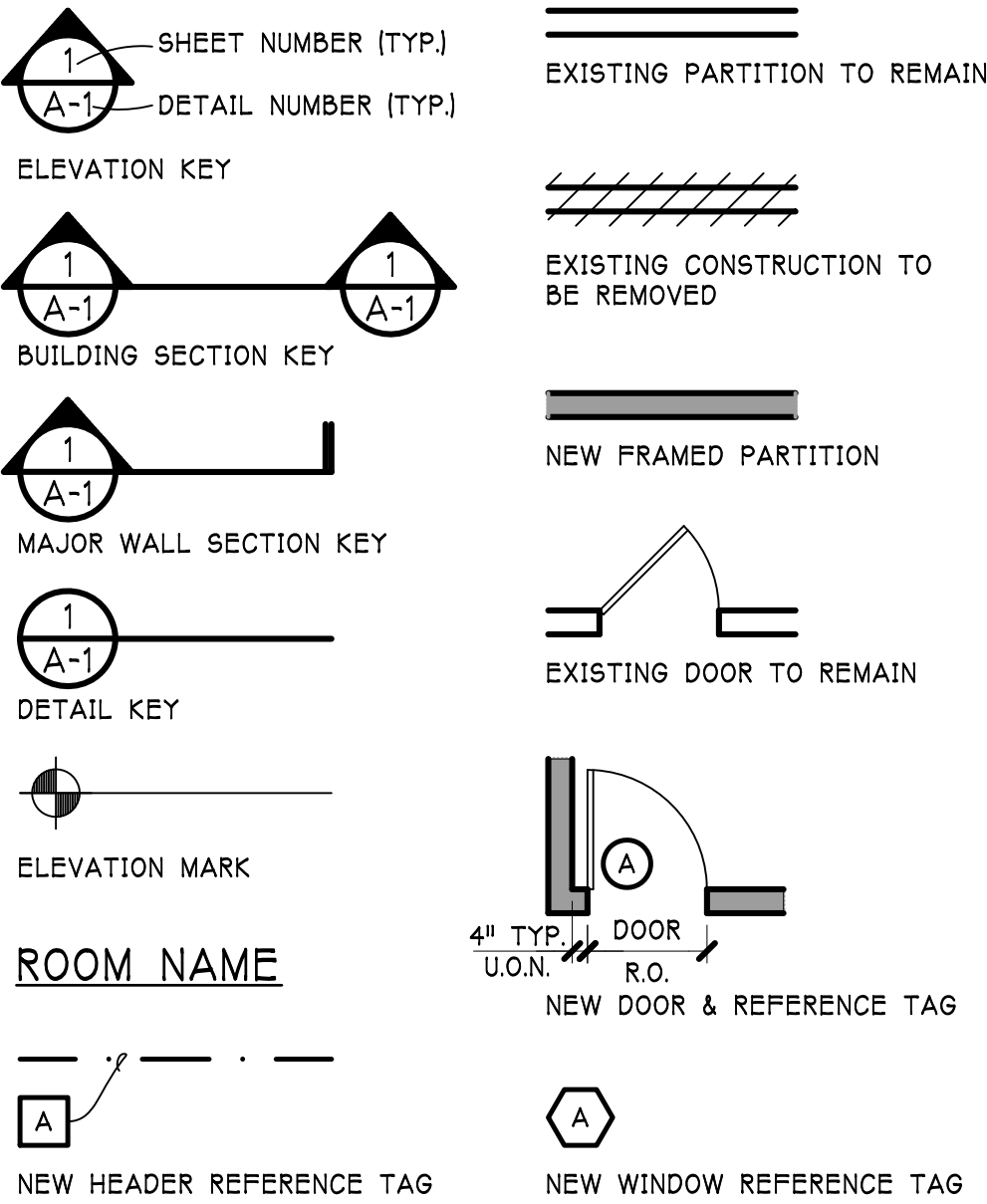
SITE PLAN LEGEND:



ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILDING	GA.	GALV.	REINF.	REINFORCE
B.O.	BY OWNER	GA.	GALV.	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYP.SUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	SIM.	SIMILAR
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CLG.	CEILING	H.W.	HOT WATER	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	L.	LINEN	STL.	STEEL
CONC.	CONCRETE	LAM.	LAMINATE	STOR.	STORAGE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LLV	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL	LAMINATED VENEER LUMBER	T/	TOP OF
C.W.	COLD WATER	L.V.	LONG VERTICAL	T.&B.	TOP & BOTTOM
D.	DRYER	L.V.	LONG VERTICAL	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	L.V.	LONG VERTICAL	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	L.V.	LONG VERTICAL	T.M.E.	TO MATCH EXIST.
DIAMETER		L.V.	LONG VERTICAL	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	L.V.	LONG VERTICAL	T.V.	TELEVISION
DISP.	DISPOSAL	L.V.	LONG VERTICAL	TYP.	TYPICAL
DIV.	DIVISION	L.V.	LONG VERTICAL	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	L.V.	LONG VERTICAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	L.V.	LONG VERTICAL	VERT.	VERTICAL
D.W.	DISHWASHER	L.V.	LONG VERTICAL	V.T.R.	VENT THRU ROOF
EA.	EACH	L.V.	LONG VERTICAL	W.	WITH
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	L.V.	LONG VERTICAL	W.	WASHER
ELECT.	ELECTRICAL	L.V.	LONG VERTICAL	W.C.	WATER CLOSET
ELEV.	ELEVATION	L.V.	LONG VERTICAL	WD.	WOOD
EP	EJECTOR PIT/SUMP	L.V.	LONG VERTICAL	WDW.	WINDOW
EQ.	EQUAL	L.V.	LONG VERTICAL	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	L.V.	LONG VERTICAL	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	L.V.	LONG VERTICAL	W/O	WITHOUT
E.W.	EACH WAY	L.V.	LONG VERTICAL	WT.	WEIGHT
EXIST.	EXISTING	L.V.	LONG VERTICAL	W.W.F.	WELDED WIRE FABRIC

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), w/ STATE OF ILLINOIS AMENDMENTS
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING: R-3 RESIDENTIAL

LOT AREA: 9,905 s.f.

BUILDING AREAS:

EXIST. FIRST FLOOR	2,043 s.f.
PROPOSED FIRST FLOOR ADDITION	151 s.f.
EXIST. ATTACHED GARAGE	755 s.f.
EXIST. SECOND FLOOR	2,219 s.f.
7 FOOT VOLUME ABOVE GREAT ROOM	225 s.f.
TOTAL FLOOR AREA	5,393 s.f.

FAR ALLOWED 4,400 s.f.

FAR PROPOSED 4,993 s.f.

LOT COVERAGE ALLOWED 35% 3,467 s.f.

LOT COVERAGE PROPOSED 2,949 s.f.

IMPERVIOUS SURFACE COVERAGE ALLOWED 50% 4,952 s.f.

IMPERVIOUS SURFACE COVERAGE PROPOSED 4,286 s.f.

LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	PARTIAL EXTERIOR ELEVATIONS

ADDITIONS AND ALTERATIONS FOR

THE GRAHAM RESIDENCE

1219 WOODFORD PL.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
8/5/19	ZBA

© 2019 R.F.A. LTD.
Project Number 19006

A-0

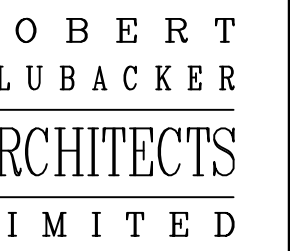


1 PARTIAL SOUTH ELEVATION
A-3 1/4" = 1'-0"



2 PARTIAL WEST ELEVATION
A-3 1/4" = 1'-0"

Date	Description
8/5/19	ZBA



35-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

IL Design Firm
#184.001489

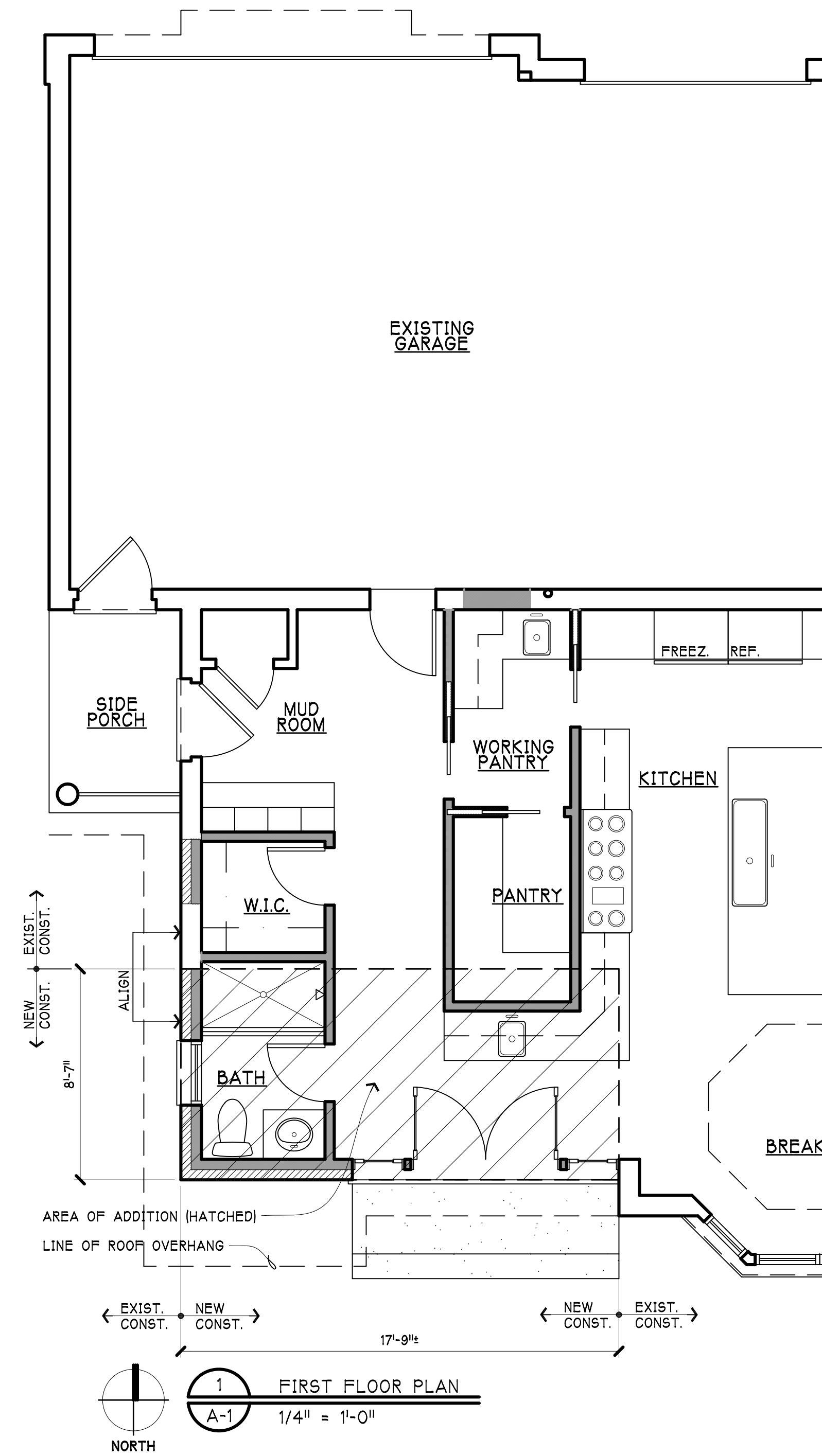
THE GRAHAM RESIDENCE
1219 WOODFORD PL.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

2019 R.F.A. LTD.

Project Number	19006
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A-1





Zoning Board of Appeals 10/15/2019

Item: 607 E. Davis St. - ZBA#19-029

Department: Planning & Community Development

REQUEST

1. A 3.2 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards – Side Yards), to allow a side yard setback of 3.1 feet where 6.3 feet is required.
2. A 7.4 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards –Front Yards), to allow a front yard setback of 21.6 feet where 29 feet is required.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2019
Date Prepared: October 8, 2019
Project Title: Ericksen Residence
Address: 607 E. Davis St.

Background Information

Petition Number: ZBA #19-029
Petitioner: Mike Ericksen
Address: 607 E. Davis St.
Arlington Heights, IL 60005

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

Requested Action/Background Information

The petitioner is proposing a complete renovation and expansion of an existing two-story house, including an enlarged attached garage, a two-story addition, and a new front porch. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 8,125 square feet and the proposed residence with the addition will be approximately 3,440 square feet. The addition results in a side yard setback of 3.1 feet where 6.3 feet is required, and a front yard setback of 21.6 feet where 29 feet is required. Therefore, the petitioner requests the following variations:

- A 3.2 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards – Side Yards), to allow a side yard setback of 3.1 feet where 6.3 feet is required.
- A 7.4 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards –Front Yards), to allow a front yard setback of 21.6 feet where 29 feet is required.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/24/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/24/19	
3. Letter that was Mailed	✓	9/24/19	
4. Photographs of Sign on Property	✓	9/24/19	

Photographs of Existing Structure



ZBA# 19-029

607 E Davis Street- ZBA

Rev. Eng: Briget Schwab, P.E.

cc: Mike Pagonis, P.E. Village Engineer

Application Date: August 8, 2019

Received by Planning: September 16, 2019

Transmitted to Engineering: August 24, 2019

Received by Engineering: September 25, 2019

Completed: September 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 3.2 foot variance from Chapter 28, Section 5.1-3.2b (required Minimum Yards – Side Yards) to allow an addition with a side yard setback of 3.1 feet where 6.3 feet is required.

A 7.4 foot variance from Chapter 28, Section 5.1-3.2a (required Minimum Yards – Front yards), to allow a front yard setback of 21.6 where 29 feet is required.

The Engineering Division has NO OBJECTION on the proposed variances for setback.

NOTE: The east side of the addition requiring the side yard variance is for a garage and no window wells will be needed.

RECEIVED

SEP 26 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison
From: Deb Pierce, Building & Life Safety Department
Project Name: Ericksen Residence
Project Address: 607 E Davis St.
ZBA #: 19-029
Date: October 4, 2019

RECEIVED
OCT 07 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the requests for the following variances:

- A 3.2 foot variance to allow a side yard setback of 3.1 feet where 6.3 feet is required;

and do not approve the request based on the following comment:

1. The minimum interior width of the garage is required to be at least 21 feet. This will reduce the side yard setback to 2.1 feet instead of the requested 3.1 and will require the west wall of the garage to have a fire-resistance rating of 1-hour with exposure from both the inside and outside wall. The projection of the garage overhang, the dimensions of which were not provided, would not be permitted at less than 2 feet from the property line. 2009 IRC – Table R302.1
- A 7.4 foot variance to allow a front yard setback of 21.6 feet where 29 feet is required.

I have no objection to the variance for the front yard setback.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Ericksen Residence

Project Address: 607 E. Davis St.

ZBA #: 19-029

ZBA Hearing Date: October 15th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 24, 2019

- A 3.2 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards – Side Yards), to allow a side yard setback of 3.1 feet where 6.3 feet is required.
- A 7.4 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards –Front Yards), to allow a front yard setback of 21.6 feet where 29 feet is required.

Attached are the Petitioner's:

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

Comments: THIS PROJECT IS SCHEDULED FOR DESIGN
COMMISSION REVIEW ON 10-10-19. SEE ATTACHED
STAFF REPORT. - S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than October 4, 2019.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ericksen Residence
Project Address: 607 E. Davis Street
Prepared By: Steve Hautzinger

Date Prepared: October 2, 2019

PETITION INFORMATION:

DC Number: 19-083
Petitioner Name: Thomas Budzik
Petitioner Address: Thomas Architects
2800 S. River Road, Suite 105
Des Plaines, IL 60018
Meeting Date: October 10, 2019

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing a complete renovation and expansion of an existing two-story house, including an enlarged attached garage, a two-story addition, and a new front porch. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 8,125 square feet and the proposed residence with addition will be approximately 3,440 square feet. This project is currently scheduled for review by the Zoning Board of Appeals on October 15, 2019 for the following zoning variations:

- A 3.2 foot variation, to allow a side yard setback of 3.1 feet where 6.3 feet is required.
- A 7.4 foot variation, to allow a front yard setback of 21.6 feet where 29 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 29 feet Side: 6.25 feet Side: 6.25 feet Rear: 30 feet	Front: 21.6 feet Side: 3.1 feet Side: 10 feet Rear: 56 feet
Building Height	25 feet to the midpoint	23 feet to the midpoint
FAR	3,656 SF	3,440 SF
Building Lot Coverage	2,843 SF	2,174 SF
Impervious Surface Coverage Total	4,062 SF	2,962 SF

The subject house is located on a street with similarly scaled two-story houses with attached front load garages. The overall scale of the proposed two-story design fits well with the context in this location. However, the Design Commission should evaluate the composition of the proposed front elevation, which lacks balance and rhythm. Specifically, the "L" shaped garage wall and the single second-story gable bump-out look out of balance. Consider the following revisions to improve the composition:

1. Extend the first floor roof eave above the garage door across the garage wall terminating into the entry porch gable to create a visual break between the first and second floor, thereby eliminating the "L" shaped wall.
2. Add another second-story gable bump-out window to add rhythm to the design and to fill in the blank wall area on the upper left of the front elevation. Re-space the porch columns to align with the bump-outs above.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design for the proposed addition at 607 E. Davis Street. This recommendation is based on the architectural plans dated 8/12/19 and received 9/11/19, and the following:

1. Extend the first floor roof eave above the garage door across the garage wall terminating into the entry porch gable to create a visual break between the first and second floor, thereby eliminating the "L" shaped wall.
2. Add another second-story gable bump-out window to add rhythm to the design and to fill in the blank wall area on the upper left of the front elevation. Re-space the porch columns to align with the bump-outs above.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
4. Compliance with all Federal, State, and Village codes, regulations and policies.



October 2, 2019

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-083

PETITION

NOW COMES the Petitioner, Mike Ericksen

Being the owner of the property commonly known as: 607 E Davis St. Arlington Heights, IL

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 5.1-3.2 and 6.6-5, Chapter 28, of the Arlington Heights Municipal Code, in order to:

reduce the side yard setback from 6.25 feet to 3.07 feet to build a side and rear addition to an existing home. Also to seek a variance to allow a front porch that is 29' wide in the front yard in lieu of the allowed 10' width per Table 6.6-5.1

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 surrounding buildings are all single family homes of approximately the same time period, style and massing. There are several homes which have had similar additions. Several also have covered front porticos. The design of the addition is in keeping with the predominant style on the block.

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 unique circumstances of this property are based on the location of the home on the property and size of the existing attached garage. The home has a generous setback on the east side property line. If the home were shifted to the east, there would be sufficient room for a garage addition.

Strict adherence to the zoning ordinance would not allow for a 2-car attached garage to be placed on the property without very significant alterations to the existing structure as there is only 17'-5" from the west face of the home to the west side setback.

I hereby state that the proposed variation is in harmony with the spirit and intent of this chapter:

The proposed variation will allow for the continued use of an existing home within the village in lieu of tearing down the home or other solutions that are not optimal for the neighborhood. There are a number of homes on the block which appear to have made the same request to reduce the side setback in order to allow for the construction of a 2 car garage.

Front porches are encouraged in the zoning ordinance and as part of the Design Commission review. In this instance, allowing the porch to extend the full length of the home helps to give the home a more unified aesthetic appearance.

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

The reduction in the west side setback is limited to the 1st floor only and is the minimum necessary for a functional 2-car garage. The proposed interior dimension of the garage is 20'-0". There is a proposed 2nd floor on the addition, but this is set back to comply with the west side setback.

The front porch extends along the front face of the existing home and encroaches only 3.36' into the front setback in order to allow for a functional space below.

Signed: Michael Zichner
Petitioner

Date: 8/19/19

NORTH

PLAT OF SURVEY

MARCHESE SURVEYING, INC.

RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane
Bartlett, Illinois 60103

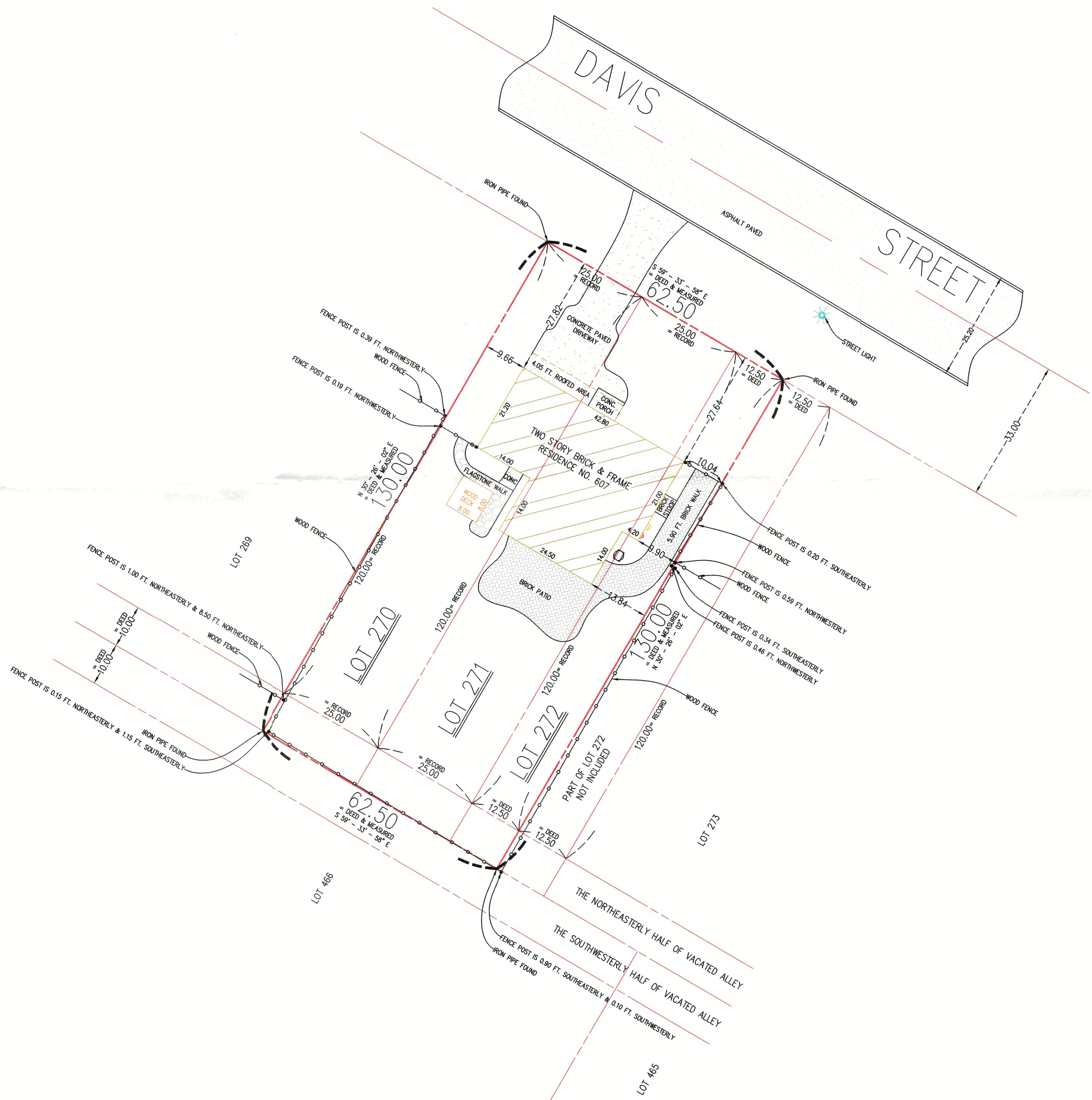
Phone: (630) 830-1570
Fax: (630) 830-1844

E-Mail: marchesesurveying@gmail.com

PROPERTY DESCRIPTION

LOTS 270, 271 AND THE NORTHWESTERLY HALF OF LOT 272 AND THE NORTHEASTERLY HALF OF VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING SAID LOTS 270, 271 AND THE NORTHWESTERLY HALF OF LOT 272 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1929 AS DOCUMENT NUMBER 440137 IN BOOK 24 OF PLATS, PAGE 36, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 607 EAST DAVIS STREET IN ARLINGTON HEIGHTS, ILLINOIS.
CONTAINING 8,125.00 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.



SCALE: ONE INCH = FIFTEEN FEET
ORDER NO.: 18-19103
ORDERED BY: MR. DENNIS J.G. HENNESSY
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER
RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR CONTRACT,
DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT DRAWN HEREON IS
A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY LINE SURVEY.

DATED AT BARTLETT, SEPTEMBER 2, 2018

Rocco J. Marchese

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2018

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT
WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.



NOT VALID UNLESS SEAL IS IN RED INK.



DRAWN BY: R.J.M.
CHECK BY: R.J.M.

PROJECT DATA

PROJECT LOCATION: 607 E DAVIS ST. ARLINGTON HEIGHTS, IL
ZONING DISTRICT: R-3
LOT AREA: 8,125 SF
PIN: 03-32-211-039-0000
MAX BLDG COVERAGE: 2,843 SF (35%)
PROPOSED BLDG COVERAGE: 2,010 SF

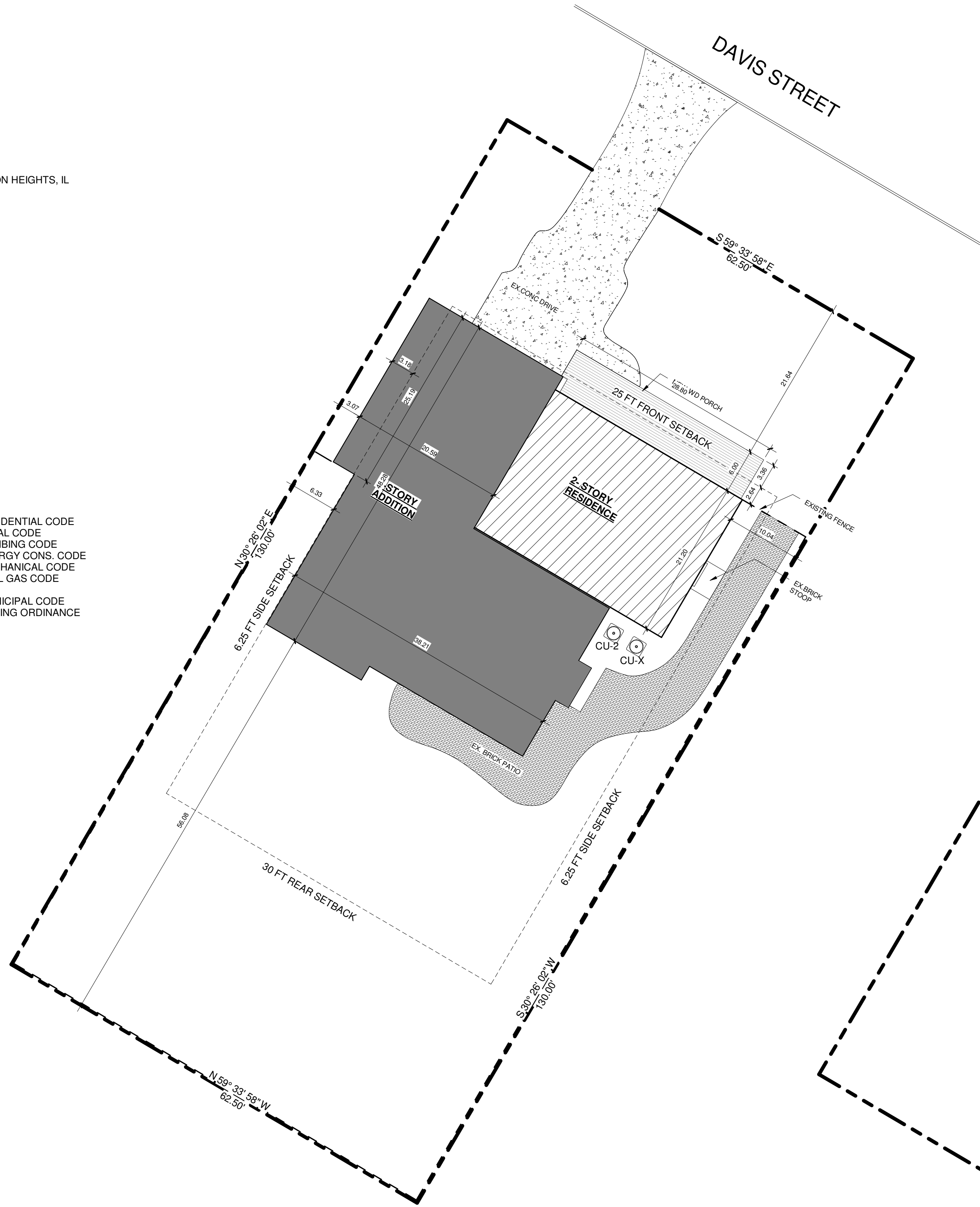
MAX IMPERVIOUS SURFACE: 4,062 SF (50%)
BUILDING FOOTPRINT: 610 SF
ADDITION: 1,400 SF
FRONT PORCH: 171 SF
DRIVEWAY / WALK: 380 SF
PATIO: 431 SF
TOTAL PROP. IMPERVIOUS: 2,962 SF

MAX BUILDING SIZE: 3,656 SF (45%)
ACTUAL BUILDING SIZE:
1ST FLOOR: 2,010 SF
2ND FLOOR: 1,430 SF
TOTAL BUILDING SIZE: 3,440 SF

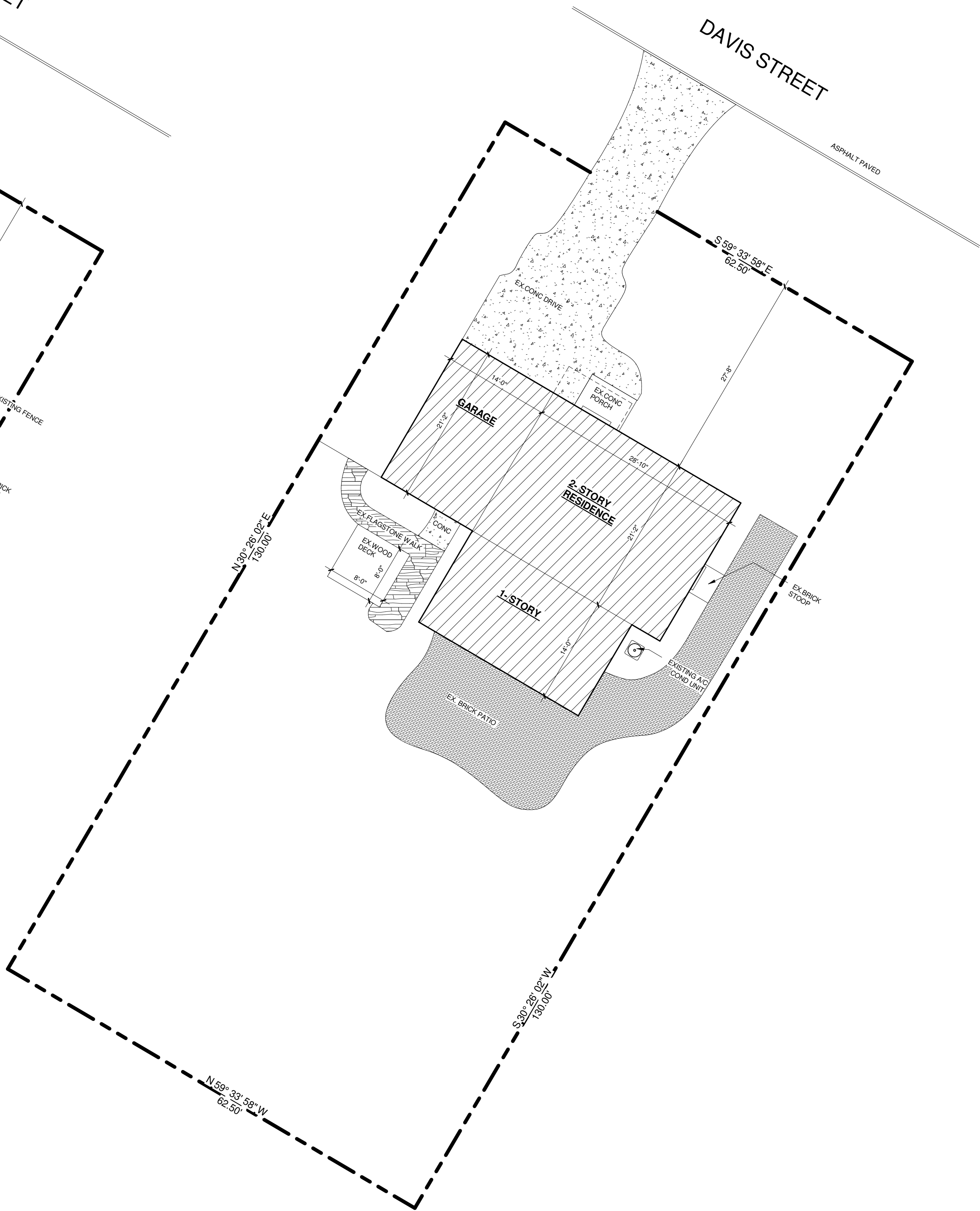
MAX BUILDING HEIGHT: 25 FEET
PROP. BUILDING HEIGHT: 22.8 FEET

APPLICABLE BUILDING CODES:

2009 INTERNATIONAL RESIDENTIAL CODE
2005 NATIONAL ELECTRICAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2015 INTERNATIONAL ENERGY CONS. CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
ALL AS AMENDED
ARLINGTON HEIGHTS MUNICIPAL CODE
ARLINGTON HEIGHTS ZONING ORDINANCE



② SITE PLAN
1" = 10'-0"



① SITE PLAN
1" = 10'-0"

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

Project Name and Address

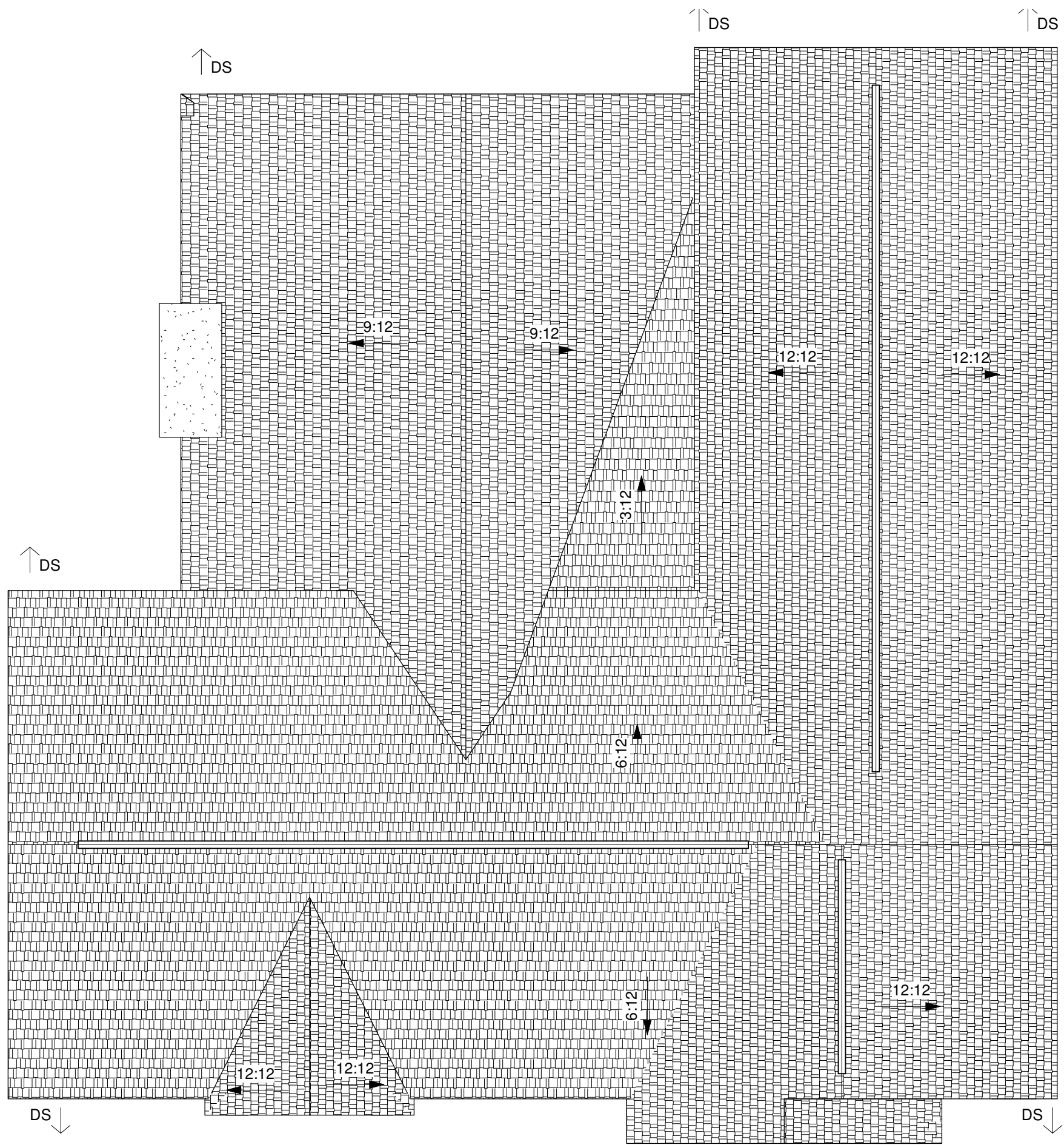
ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL

607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Project No. 18132

Description SITE PLAN

Sheet DC-1



④ ROOF - PROPOSED
3/16" = 1'-0"

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

Project Name and Address

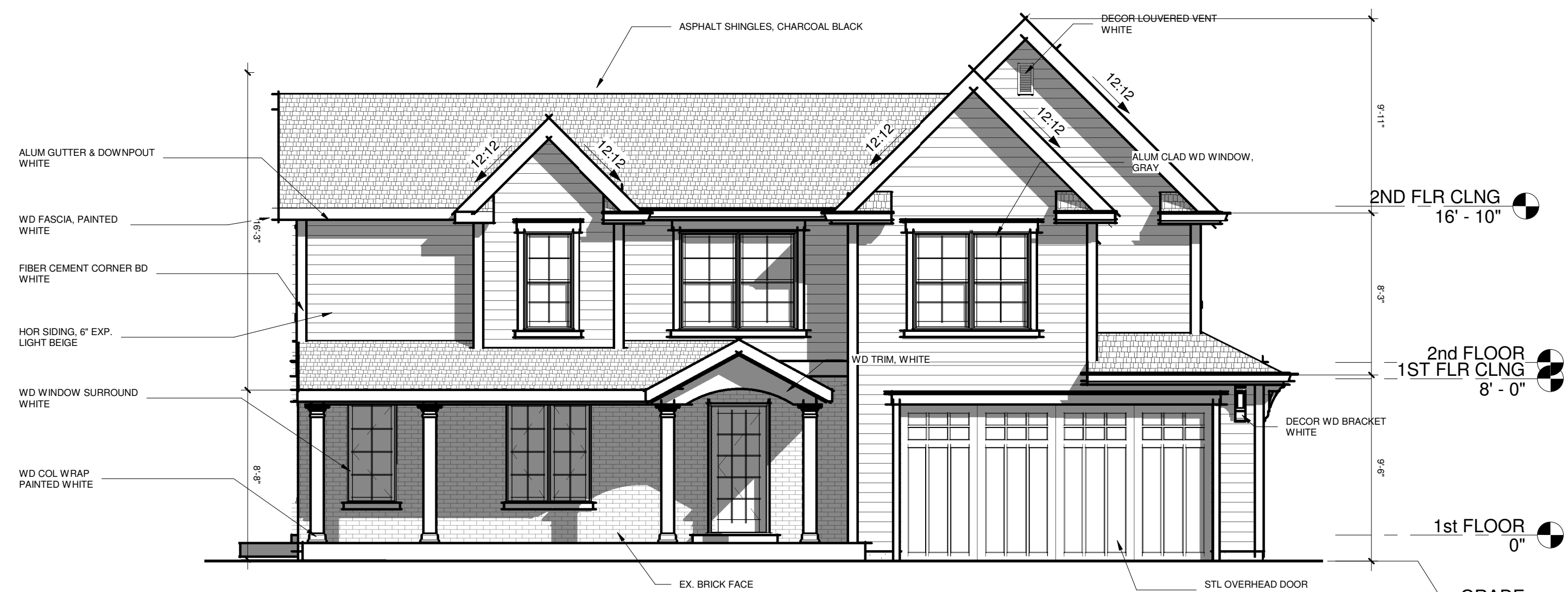
ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL

607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Project No.	18132
Description	FLOOR PLANS
Sheet	DC-2

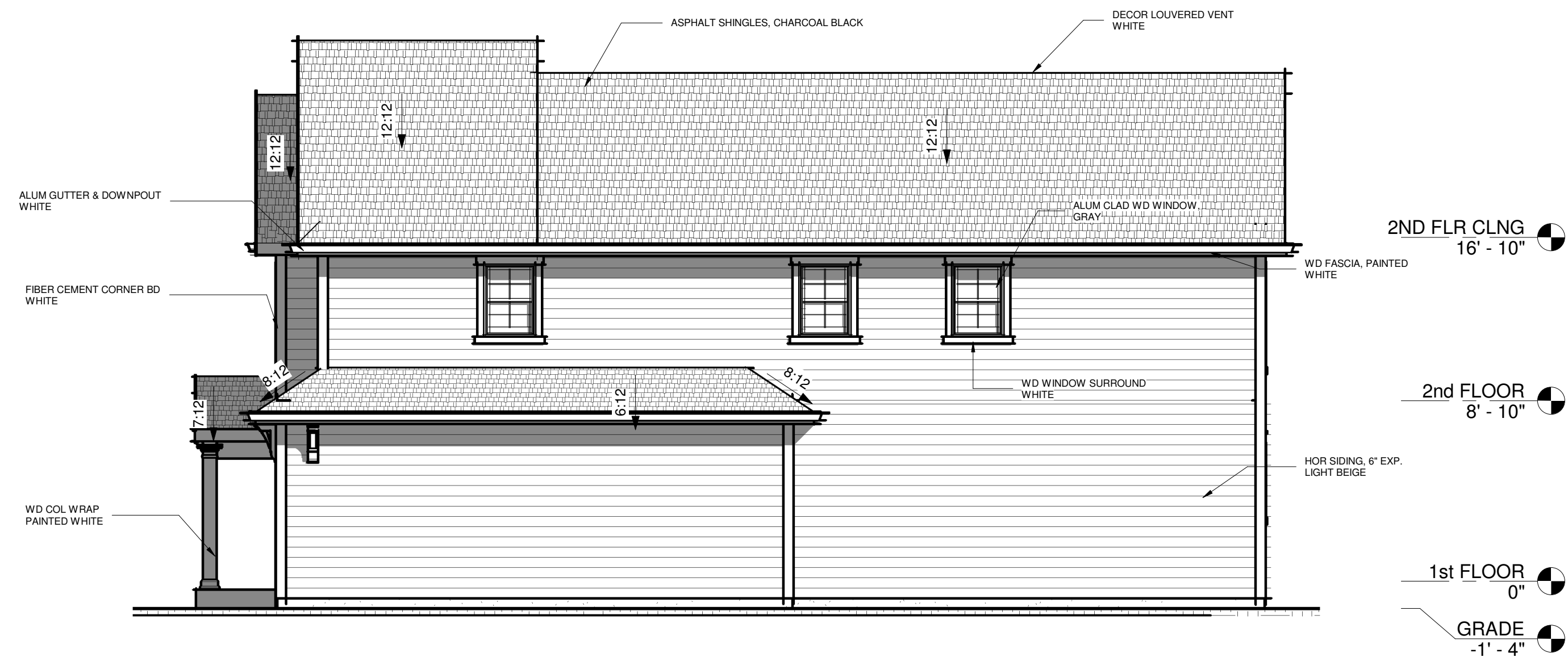


② WEST ELEVATION PRE
3/16" = 1'-0"



① FRONT ELEVATION PRE
3/16" = 1'-0"

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER / MATERIAL	COLOR
ROOFING	GAF, ASPHALT SHINGLES	MISSION BROWN
FASCIA, SOFFIT, GUTTER, DOWNSPOUT	ALUMINUM	WHITE
SIDING - HOR. LAP	JAMES HARDIE HOR LAP - 6" EXPOSURE	NAVAJO BEIGE
SIDING - TRIM	LP SMARTSIDE, ENG. WOOD FLAT TRIM	WHITE
CORNER BOARD	JAMES HARDIE	WHITE
WINDOW - ALUM CLAD WD DOUBLE HUNG	PELLA	GRAY
COLUMN WRAP	LP SMARTSIDE, ENG. WOOD FLAT TRIM	WHITE



⑤ EAST ELEVATION PRE
3/16" = 1'-0"



④ REAR ELEVATION PRE
3/16" = 1'-0"

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL
607 E DAVIS ST
ARLINGTON HEIGHTS, IL

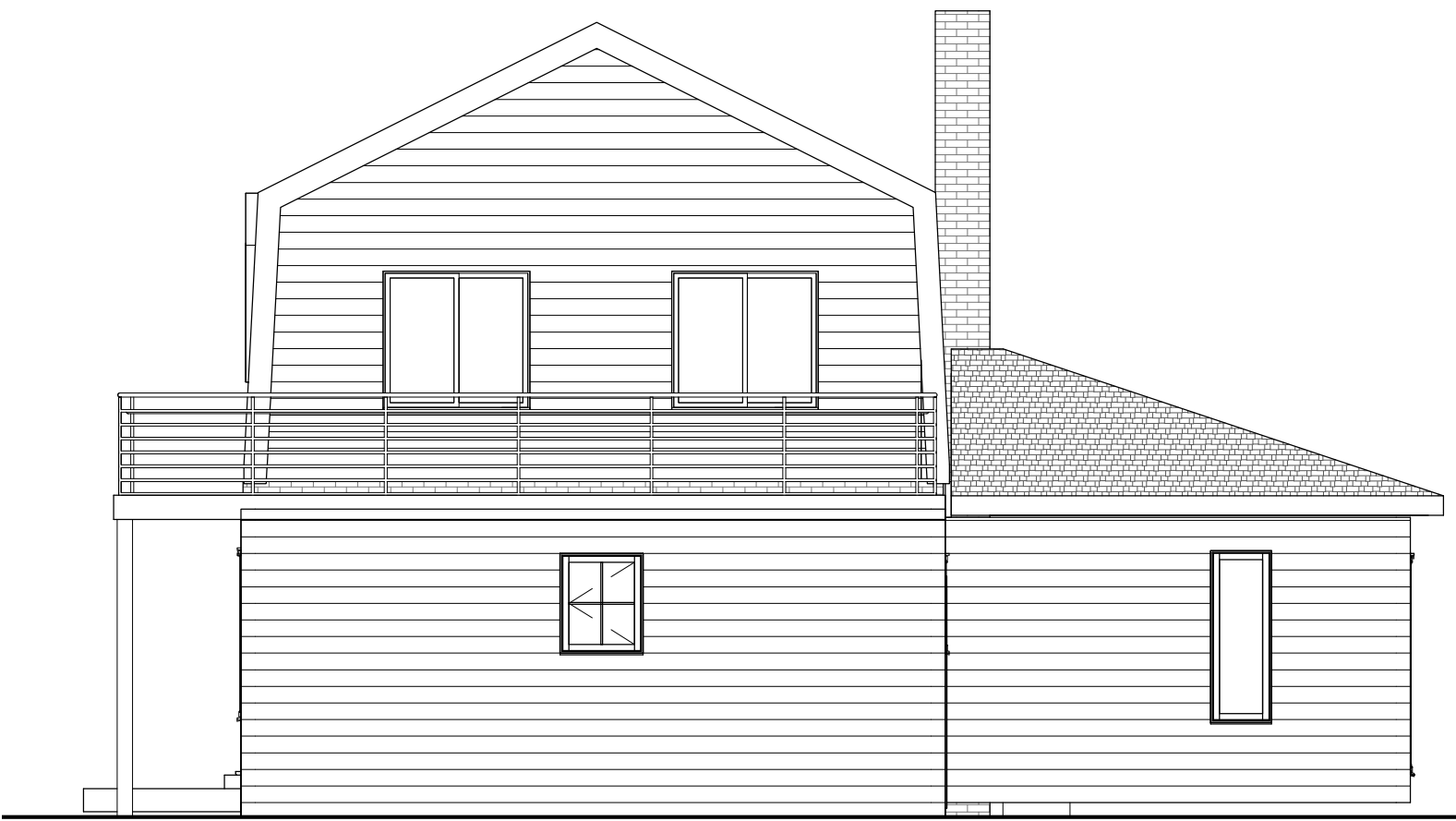
Project No. 18132

Description ELEVATIONS

Sheet DC-3



2 FRONT ELEVATION - EXISTING
3/16" = 1'-0"



1 EAST ELEVATION - EXISTING
3/16" = 1'-0"



4 WEST ELEVATION - EXISTING
3/16" = 1'-0"



3 REAR ELEVATION - EXISTING
3/16" = 1'-0"

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

Project Name and Address

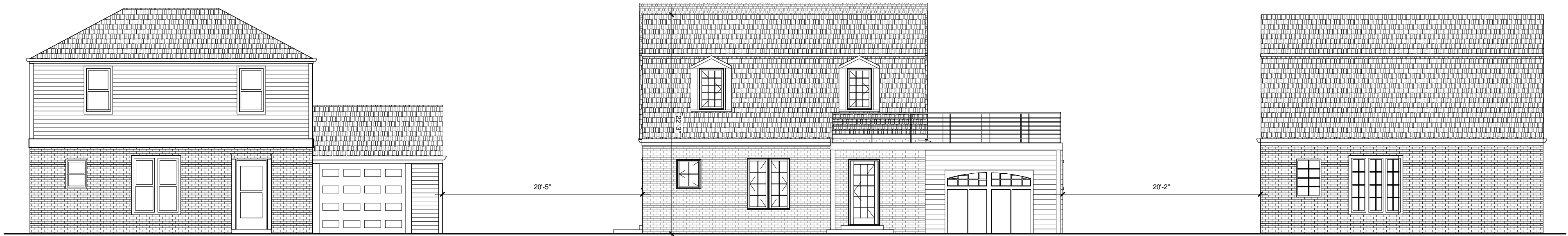
ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL

607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Project No. 18132

Description EXISTING PLANS

Sheet DC-4



① CONTEXT ELEV - EXISTING
1/8" = 1'-0"



② CONTEXT ELEV - PROPOSED
1/8" = 1'-0"



PROPERTY TO LEFT - 3
619 E DAVIS ST



PROPERTY TO LEFT - 2
615 E DAVIS ST



PROPERTY TO LEFT - 1
611 E DAVIS ST



SUBJECT PROPERTY
607 E DAVIS ST



PROPERTY TO RIGHT - 1
227 S BRISTOL LN

S BRISTOL LN



PROPERTY TO RIGHT - 2
230 S BRISTOL LN

E DAVIS ST

E DAVIS ST

No.	Description	Date
1	ISSUE FOR DESIGN COMMISSION & VARIANCE	8/12/19

Project Name and Address

ERICKSEN RESIDENCE
ADDITION / INTERIOR
REMODEL

607 E DAVIS ST
ARLINGTON HEIGHTS, IL

Project No.	18132
Description	CONTEXT ELEV



**Zoning Board of Appeals
10/15/2019**

Item: 307 W. Park Pl. - ZBA#19-030

Department: Planning & Community Development

REQUEST

A 257 square-foot variation from Chapter 28, Section 5.1-7.4 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,757 square-feet where a maximum coverage of 3,500 is allowed by code.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2019
Date Prepared: October 8, 2019
Project Title: Fischer Residence
Address: 307 W. Park Pl.

Background Information

Petition Number: ZBA #19-030
Petitioner: Rebecca Depa / Milieu Design LLC
Address: 48 E. Hintz Rd.
Wheeling, IL 60090

Existing Zoning: R-7 – Residential Multiple-Family Dwelling District

Requested Action/Background Information

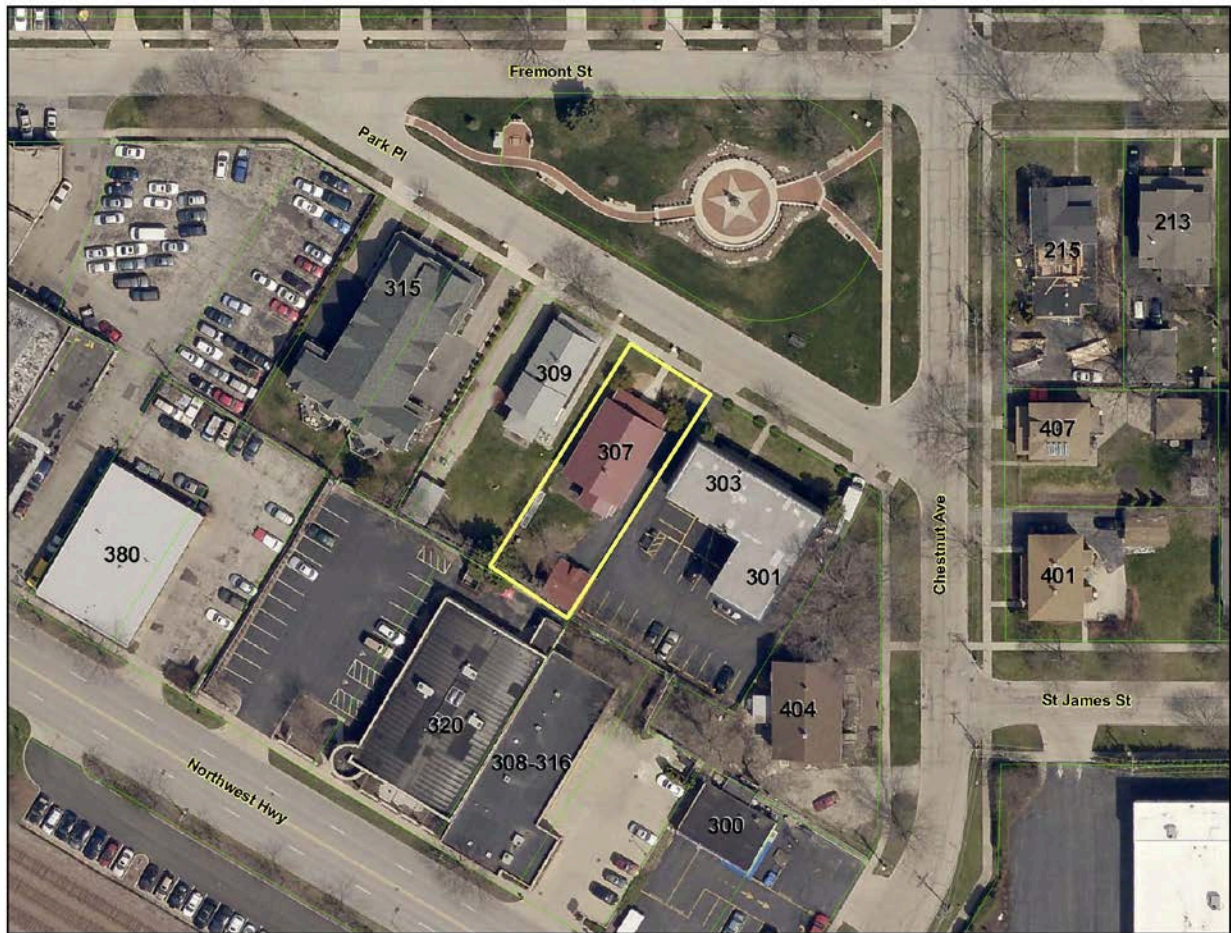
The subject site is zoned R-7, Multiple Family Dwelling District. The property has a total land area of 7,000 square feet. The petitioner is proposing a patio and walkway in the rear yard. The proposed patio and walkway is approximately 500 square feet. As proposed, the patio and walkway would result in 3,757 square feet of impervious surface coverage where 3,500 square feet is allowed. Therefore, the petitioner requests the following variation:

- A 257 square-foot variation from Chapter 28, Section 5.1-7.4 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,757 square-feet where a maximum coverage of 3,500 is allowed by code.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/27/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/27/19	
3. Letter that was Mailed	✓	9/27/19	
4. Photographs of Sign on Property	✓	9/27/19	

Photographs of Existing Structure



ZBA# 19-030
307 W Park Place - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagonos, P.E. Village Engineer

BL

Application Date: September 11, 2019
Received by Planning: September 13, 2019
Transmitted to Engineering: September 24, 2019
Received by Engineering: September 25, 2019
Completed: September 25, 2019

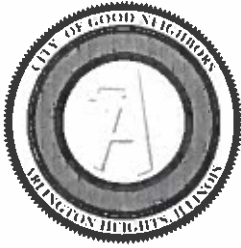
The proposed ZBA application indicates that the petitioner is seeking:

A 257 square-foot variation from Chapter 28, Section 5.1-7.4 (Maximum Impervious Surface Coverage) to allow impervious surface cover of 3,757 square-feet where a maximum coverage of 3,500 is allowed by code.

NOTE: The petitioner is proposing the use of permeable slate chip for the new paved area.

The Engineering Division is typically not in favor of a proposed variance for impervious surface coverage, however; the petitioner is proposing a permeable slate chip for the paved area. Therefore, the Engineering Division has **NO OBJECTION** to the proposed variance for impervious surface coverage, but it is conditional on the proposed paved area being completed with a permeable material.

RECEIVED
SEP 26 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Fischer Residence

Project Address: 307 W Park Place

ZBA #: 19-030

Date: October 4, 2019

Derek:

I have reviewed the requests for the following variance:

- A 257 square-foot variance to allow impervious surface coverage of 3,757 square-feet where a maximum of 3,500 is allowed by code.

I have no objection to the variance.

RECEIVED
OCT 07 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Fischer Residence

Project Address: 307 W. Park Place

ZBA #: 19-030

ZBA Hearing Date: October 15th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, 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: September 24, 2019

- A 257 square-foot variation from Chapter 28, Section 5.1-7.4 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,757 square-feet where a maximum coverage of 3,500 is allowed by code.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

-S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than October 4, 2019.

Fischer Petition Letter

Now comes the petitioner Jeremy Fischer, being the owner of the property commonly known as: 307 W. Park Place, Arlington Heights. He appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from Section 5.1-7.4A Chapter 28, of Arlington Heights municipal code, in order to add additional hardscape coverage to property beyond the typical 50% coverage.

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 variations were granted: The patio/hardscape space will add value to the property/ community, and be aligned with the architectural integrity of the home. The area is based in permeable media and will allow water to filter through, aligning with current zoning of nearby properties. The paved space is proposed with a completely pervious base to allow water to flow as it does currently.

I hereby state that the plight of the owner is due to unique circumstances, in which the lot size does not accommodate any outdoor hardscape space other than a driveway. The property size is limiting, and the homeowner needs additional useable space.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter. The area is modest and tasteful. It will be an appropriate size in harmony with this chapter's intent.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property. In order to have any suitably sized/comfortable outdoor living space, the homeowner will need a variance.

Signature: Jeremy Fischer
Date: 9/12/19

PLAT OF SURVEY MARCHESE SURVEYING, INC.

RESIDENTIAL - COMMERCIAL SURVEYS

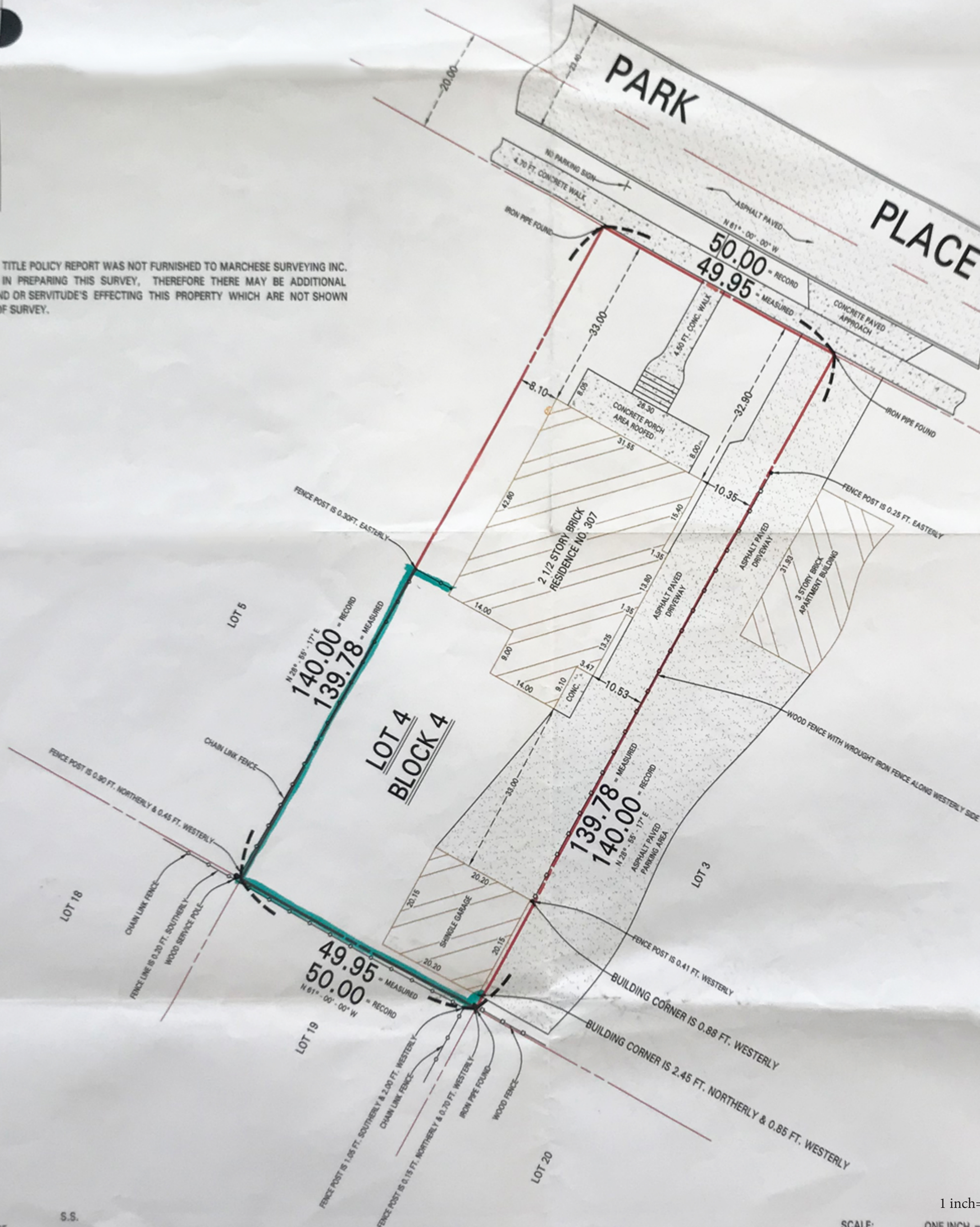
PROPERTY DESCRIPTION

LOT 4 IN BLOCK 4 IN ATKINS ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1878 AS DOCUMENT NUMBER 190070, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 307 WEST PARK PLACE IN ARLINGTON HEIGHTS, ILLINOIS.

NORTH

A PRELIMINARY TITLE POLICY REPORT WAS NOT FURNISHED TO MARCHESE SURVEYING INC. FOR OUR USE IN PREPARING THIS SURVEY, THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND OR SERVITUDE'S EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS PLAT OF SURVEY.



STATE OF ILLINOIS
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT BARTLETT, OCTOBER 18, 2012

Rocco J. Marchese

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2012



NOT VALID UNLESS SEAL IS IN RED INK.

1 inch=30 feet

SCALE: ONE INCH = FIFTEEN FEET

ORDER NO: 12-16733

ORDERED BY: MR. JOHN J. PLACEK
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

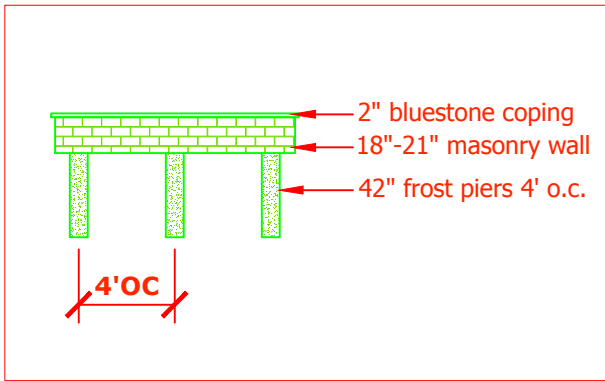
DRAWN BY: R.J.M.
CHECKED BY: R.J.M.



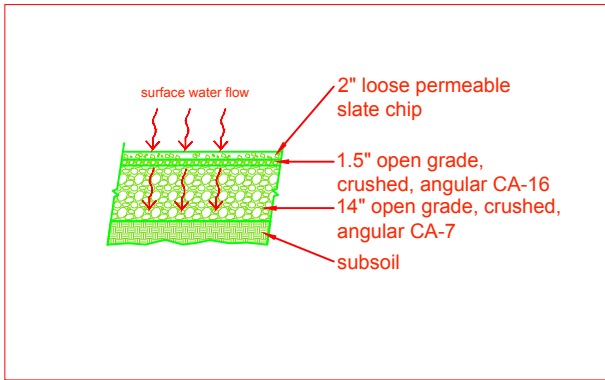
48 E. Hintz Road, Wheeling, Illinois 60090
Ph.847.465.1165

PROJECT:

Fischer
Residence
307 W. Park Place
Arlington Heights, Illinois



Masonry Wall Detail 1/8"=1'-0"



Permeable Paving Detail 1/4"=1'-0"

SHEET TITLE:

Site Plan

ISSUE DATE:
September, 2019

REVISIONS:

SCALE:
1/16"=1'-0"



NORTH

