



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 21, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. York Residence - 806 S. Walnut Ave.
- B. Alexander Residence - 115 S. Pine Ave.
- C. Budget FY2016

IV. REPORTS

V. OLD BUSINESS

- A. Alexander Residence - 115 S. Pine Ave.
- B. O'Brien Residence - 903 E. Crabtree Dr.

VI. NEW BUSINESS

- A. Brazzale/Balga Residence - 905 S. Evergreen Ave.
- B. Hertel Residence - 1441 N. Douglas Ave.
- C. Karsten Residence - 1216 E. Mayfair Rd.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: York Residence - 806 S. Walnut Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 8/10/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 8/10/15 - York	Minutes
Findings 8/1015 - York	Minutes

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ZONING BOARD

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

OF APPEALS

RE: YORK RESIDENCE - 806 S. WALNUT AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 10th day of August, 2015, at the hour of 7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chair
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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ACTING CHAIR DIVITO: Good evening. We'll kick off the Zoning Board of Appeals meeting this evening. Let's start with the agenda and there's one item as the other item as the other item has been pulled back. We'll do a roll call.

MR. MACH: Mr. Petrillo.

(No response.)

MR. MACH: Mr. Divito.

ACTING CHAIR DIVITO: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

ACTING CHAIR DIVITO: Okay. Let's do the pledge of allegiance facing that general direction.

(Pledge of allegiance.)

ACTING CHAIR DIVITO: We'll begin with the approval of minutes. Did everybody have a chance to look over the previous month's minutes? Any modification, changes? None heard. With that, do I hear, actually all in favor of approving?

(Chorus of ayes.)

ACTING CHAIR DIVITO: Opposed?

(No response.)

ACTING CHAIR DIVITO: All right. There is nothing under reports or old business. So, new business, we have the York Residence. Have you had a chance to sign in?

MR. YORK: No. I have not.

ACTING CHAIR DIVITO: All right. If you don't mind, just take a second and sign in.

MR. YORK: Okay.

ACTING CHAIR DIVITO: It's a full house tonight, so it will take a while. So, relatively informal, but if you don't mind after you're done, state your name and address.

MR. YORK: Chris York, 806 South Walnut Avenue, Arlington Heights.

ACTING CHAIR DIVITO: If you don't mind, raise your right hand.

(Witness sworn.)

ACTING CHAIR DIVITO: Very good. Okay, so, I don't have my other notes. Derek, do you have a copy of those? I'm sorry. So, for today's hearing, we have four members on the Board tonight. It's a seven-person Board with four people present, you need all four to

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approve in order for the motion to pass. So, I just wanted to give you that heads up in case you wanted to take the option of moving on to next month.

All right. So, let's see. Your testimony this evening just needs to be able to sustain hardship, provide a unique situation, and show that with the changes that you're requesting, it will not alter in any character or way the neighborhood. So, with that, I'll turn it over to you and I'll let you present your case.

MR. YORK: Okay. So, there's two pieces to the request. The first is on the south side of the property where the addition is actually proposed where the existing garage structure is currently in the setback that's requested. So, in order to not be in the setback, the seven-foot extension that would take the addition back even with the back of the house would have to have an inset which I think aesthetically would look, you know, poor, trying to keep it in context with the rest of the house design. I don't know, you know, construction-wise what it would do to the builder to have to, you know, make those changes. It would probably change some of the structural supports for the second floor to do that.

What were the other things I need to discuss? I'm sorry.

ACTING CHAIR DIVITO: The hardship, whether or not you can receive a reasonable return if you're not granted, the unique situation of the request, and then how it would not alter the character of the --

MR. YORK: Okay. I mean I think if it wasn't granted, the house would probably look strange and, therefore, would kind of alter the appearance of the home. In a resell situation, I think it would again be a detriment to trying to sell where you had a foot jog-in if you will for that section of the home that I would assume would also have to extend to the second floor. So, it probably would end up costing more in framing and, on the resell would also cost, you know, where I couldn't sell the house as much because it was a strange design, it wasn't, you know, what people would think be a standard where it would just extend straight back from where the existing wall is.

MR. SIAVELIS: So, when you say extending straight back from the existing wall, you're also talking about or referring to extending upward from the existing garage wall, correct?

MR. YORK: That's correct, yes. The same wall would extend straight up on the second floor.

MR. SIAVELIS: You carry the line.

MR. YORK: You carry the line straight up the second floor, yes, sir.

MR. SIAVELIS: Okay, and you're not going out any farther from that line other than maybe the eave and gutter?

MR. YORK: Right, the eave with the gutter would overhang

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that slightly, yes.

ACTING CHAIR DIVITO: This is already existing on the existing structure?

MR. YORK: Correct.

MR. SIAVELIS: Derek, so he only needs six-tenths of a variance, of a foot of a variance here and he's basically only here because of the second problem with the air conditioner, right?

MR. MACH: For building up, straight up and then setting it back. The petitioner is also bumping out in the back. He's extending the line of the house towards the rear property line.

MR. YORK: Right.

MR. SIAVELIS: Okay, I didn't see that in the drawings, so my fault. Okay, but he's taking the existing nonconforming without going off from there.

MR. MACH: Yes.

MR. YORK: Correct. Yes, it's not going any farther into the setback on that side of the house, correct.

MR. SIAVELIS: Okay, got it.

MR. SCHWINGBECK: You're just taking away that little balcony up there, and it looks like the eave is going to stay even with the eave down below?

MR. YORK: Yes, sir.

ACTING CHAIR DIVITO: All right. Then talk about the air conditioner?

MR. YORK: Okay. So, right now the air conditioning condenser unit is located where the extended footprint will be. Additionally, I don't know if, Derek, I don't know if you included the landscape plans but there's, in addition to the actual home itself, the backyard is not finished at all. So, there's landscape plans just to extend the patio pavers in the back of the house. So, in talking through with the builder and the landscape guy, it's obvious it's going to take several weeks to build the foundation and so on and so forth for the house extension, and then the landscape paver foundation can't start until that's done because they'd be in each other's way.

So, the most efficient way to do it, the very first thing they would do is move that AC unit to where it's proposed which is basically from the street view is hidden by the chimney that kind of sticks out there and get all that set so that during construction, I'm still living there, I would have air conditioning. Otherwise, it would be weeks with no air conditioning because they would have to do the, you know, the construction of the house and then the construction of the pavers and then figure out where to put the AC unit at that point and then run the power and the cable up there, or cable the tube up to the blower unit in the attic.

So, that's why it made, after talking it through with

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everybody involved, it made the most sense to do it that way. That way we move it once and it's done and, you know, it's maybe part of a day that we're without air conditioning in the property. It is, although it's next to the neighbors on the north side, that side of their property is their garage. It's not, you know, their living quarters, so I don't believe the noise would be, you know, of any significance to them because they've got the garage kind of insulating their hearing that.

ACTING CHAIR DIVITO: Have you spoken with the neighbors?

MR. YORK: I have not spoken with them directly. They did ask my sister about it and said they would think about whether it really bothered them or not, and if it did they would come tonight. So, I haven't heard anything else from them and I assume that, since they didn't come, that they didn't feel like it was that big a deal.

MR. SIAVELIS: Did you have a signage up in your yard?

MR. YORK: Yes, sir.

MR. SIAVELIS: Showing this, advertising this meeting today?

MR. YORK: Yes, sir.

MR. SIAVELIS: Who lives in that house?

MR. YORK: Next-door neighbor?

MR. SIAVELIS: No, your house. This house, 806.

MR. YORK: Yes. So, my sister stays with me right now. She's trying to get back on her feet and get her own place, but for right now she stays with me.

MR. SIAVELIS: Okay, and that's your permanent residence?

MR. YORK: Yes, sir.

MR. SIAVELIS: So, two adults.

MR. YORK: Yes, sir.

MR. SIAVELIS: Any children?

MR. YORK: No.

ACTING CHAIR DIVITO: I know it's not depicted in the drawings but does everyone care as to where the air conditioning would be as suggested here?

MR. SCHWINGBECK: On the north side of the house by the chimney.

ACTING CHAIR DIVITO: Yes.

MR. SCHWINGBECK: Chris, when you, when we're looking at that one picture of your neighbor's house where the garage is on his south side of this property --

MR. YORK: Correct, yes, sir.

MR. SCHWINGBECK: Like your home, what is behind his garage? That I didn't notice when I looked at it.

MR. YORK: So, behind his garage is, there's a, it's kind of similar to what I plan on doing. They have a walkway from the back of their garage that kind of wraps around to the back of the house. Where

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their air conditioning unit, I don't know if you can see, yes, that's kind of hard to see. Their air conditioning unit is in a similar spot to where mine is. So, my walkway currently runs from the back of my garage just out a little bit and then comes around the front, and right at the corner of the walkway and the corner of the house is where the air conditioning unit is. On theirs, their walkway wraps toward the back of the house, and their air conditioning unit is kind of in the crook, the corner of the walkway there on the back corner of their house. Then they have a little --

MR. SCHWINGBECK: Do they have a family room or anything of that kind on that side?

MR. YORK: They have a paver patio, and then on their far north side of their house is a screened-in porch like I have a screened-in porch on the north corner of my house currently. So, similar kind of layout as far as the two homes.

ACTING CHAIR DIVITO: Are you going to put some vegetation for screening purposes?

MR. YORK: So, there are already, right now there is, I'm just trying to see it. So, right now there is a hedgerow that starts probably right about there and goes straight back between our yards. So, it's right up to the back of where their garage is, so they have a walkway that comes down their garage, beside their garage, and the hedgerow starts right at the end of the walkway and goes down between, down our property line.

But I could certainly, you know, with the AC unit there, there is still room to walk. I mean I could put some type of little fence jut out around it or something. But where it will be is, you know, there's a hedgerow that starts right in there already and it's about five-and-a-half feet tall, maybe six feet tall already.

MR. SELBKA: Can you explain the added cost of additional coolant lines? You note that in your petition. Could you sort of go through, are those, is that additional cost from simply having the temporary hookup or is it --

MR. YORK: Yes, so, you know, it's basically there, it's the labor because they're having to jockey it around. We don't just move it once and run power and coolant lines, we've got to do it more than one time, at least twice. So, there's additional cost of labor and materials if I have to go that way.

MR. SELBKA: How much is the additional cost?

MR. YORK: I don't know exactly. I didn't get a quote for that. I just, in talking it through with the builder, you know, up front, before I realized that it was going to be, you know, a challenge, that there would be a variance request, he had just said, you know, if we have to do it that way, then there's going to be additional cost. He just hadn't quoted it yet.

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MR. SELBKA: Did he give you a ballpark?

MR. YORK: Not really. I mean he said, you know, it could be \$1,000, it could be \$1,500, you know, I just don't know.

MR. SIAVELIS: Derek, did we receive any correspondence or did the Village receive any correspondence from the neighbor?

MR. MACH: We haven't. I did receive a phone call inquiring about the project from a neighbor. I explained that if she had any concerns, to put something in writing and/or attend the meeting. She didn't indicate either way.

MR. SIAVELIS: Opposition or in favor of?

ACTING CHAIR DIVITO: Do you guys have any other questions for the Petitioner?

MR. SIAVELIS: Actually, how large is that unit? Is it, let me back up. Is it the existing unit that's going to be repositioned?

MR. YORK: Yes, sir.

MR. SIAVELIS: How large is that unit?

MR. YORK: The condenser unit for the AC?

MR. SIAVELIS: Yes, yes.

MR. YORK: I want to say it's probably about 20 inches, maybe 22 inches square, and about maybe two feet high, something like that.

MR. SIAVELIS: Two feet high?

MR. YORK: Yes.

ACTING CHAIR DIVITO: How old?

MR. YORK: How old?

ACTING CHAIR DIVITO: Yes, and the only reason why I'm asking is the serviceability of, you know, the noise factor --

MR. YORK: I think it's 2000 and, what did he tell me, 2008 maybe, 2010, because I was concerned about, when I was doing this project, should I budget for a new AC unit because I'm adding space and can handle it. I had, you know, the AC contractor came out and checked everything out and said you've got another, good another five years at least out of this unit and it's sized appropriately to handle up to 2,000 square feet. With the addition, I'll only be at like 18 and change, something like that. So, he didn't recommend that I needed to change it.

MR. SIAVELIS: When did you acquire this property?

MR. YORK: Two years ago on February, so 2013, February.

MR. SIAVELIS: Okay, and you're currently in residence, right?

MR. YORK: Yes, sir.

MR. SCHWINGBECK: Is there any distances that we have to worry about because of the window there?

MR. MACH: Building did review it and made no comment on this so I don't believe so.

MR. SCHWINGBECK: Engineering will have a chance to work with

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that when it goes for --

MR. MACH: For permit, yes. If it had to be shifted east or west.

MR. SIAVELIS: Because there is a minimum distance --

MR. SCHWINGBECK: Isn't it like five feet from a window?

MR. SIAVELIS: And a door.

MR. MACH: Yes.

MR. SIAVELIS: It may not be that same five feet, but there's definitely minimum distance as to the door as well as --

MR. MACH: For generators. I'm not sure about air conditioning units since that would be a building code requirement.

ACTING CHAIR DIVITO: Generators because they have the output.

MR. SCHWINGBECK: Maybe you're right.

MR. SIAVELIS: So, that's an engineering issue though --

MR. MACH: Yes.

ACTING CHAIR DIVITO: Okay. With no other questions for the Petitioner, we can close it down for Board questions or Board review.

MR. SIAVELIS: So, I guess I'll start. So, as to the first variance on the six-tenths of a foot and it going up from the existing nonconforming south wall of the garage, I don't see an issue at all. That's reasonable, it's a necessity. Given the scope of the construction project, I think it has a minimal if any effect on the neighbors. Quite frankly, we've been approving variances like that for a very long time.

ACTING CHAIR DIVITO: Right.

MR. SIAVELIS: As to the second variance, placing the air conditioning unit on the north side of the house along the north property line there, adjacent to that neighbor at 802, yes, 802, I am a little bit concerned about that. I don't, I question whether there's a real hardship there. I don't think a temporary hookup is a hardship. Having endured it myself, it's not that expensive and I don't think it fits the criteria perfectly.

Nonetheless, there is signage up. Petitioner has not indicated that he's received any negative feedback from the neighbor, especially the neighbor directly implicated, and there is nobody here in attendance. So, in my eyes, that tips just slightly in favor of the Petitioner. The situation may be different for me and maybe other Board members if we had a resident testifying and opposing it. But absent that, I could vote for approval.

ACTING CHAIR DIVITO: Yes, I would agree that, especially in the fact that, or I'll take special note of the fact that it's a garage versus living quarters.

MR. SIAVELIS: Right, and there are existing mature shrubs.

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ACTING CHAIR DIVITO: Right, so --

MR. SELBKA: We do have an estimate of about \$1,500 that, you know, I don't know if that's accurate or not, but it's all we have in the record. For me, I think that would count as a hardship. \$1,500 is a lot of money to me and so I would, I do think that's a hardship. We don't have any evidence that it would change the character of the community at all because of the fact that it's next to a garage. Therefore, I would vote for both variances.

ACTING CHAIR DIVITO: With that, is there a motion to approve?

MR. SIAVELIS: So, yes, I'll move to approve both variances.

MR. SELBKA: Second.

ACTING CHAIR DIVITO: All right. Derek?

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

ACTING CHAIR DIVITO: Yes. All right, you're approved. Congratulations.

MR. YORK: All right, awesome. Thank you.

ACTING CHAIR DIVITO: Thank you.

MR. YORK: I really appreciate it. So, you will send me a letter or something formally? How does that work so I have a record?

MR. MACH: We'll do the approved minutes and findings after the next meeting you're approved, so it will be about a month. But could you -- with the Design Review.

MR. YORK: The Design Review, yes, okay.

MR. MACH: Okay.

MR. YORK: Great. Thank you so much. Have a good evening.

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 10, 2015

PETITIONER: York Residence

ADDRESS OF PROPERTY: 806 S. Walnut Ave.

VARIATION: 5.1-3.6, 5.4, 6.6-5 (Required Minimum Yards, Table of Required Minimum Yards, Permitted Obstructions)

A 0.6' variance from Chapter 28, Section 5.1-3.6 & Section 5.4, to allow an addition with a side yard setback of 4.4' from the south property line, instead of the minimum 5.0' and an additional 1.3' for the eave; and a 4.0' variance from Chapter 28, Section 6.6-5, to allow an air conditioning unit in the required side yard setback with a setback of 1.0' from the north property line instead of the minimum required 5.0'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the existing home is non-conforming and is encroaching 0.6 feet into the required side yard setback and that they are proposing a second story addition above the existing non-conforming footprint. The petitioner explained that they are also proposing an addition in the rear of the home that would align with the existing home. The petitioner testified that they are proposing to relocate the existing air conditioning unit and place it in the required side yard setback. The petitioner testified that the air conditioner will be fully screened with landscaping.

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. Selbka. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 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, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Alexander Residence - 115 S. Pine Ave.

Department: Planning & Community Development

Approval of minutes from 8/10/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 8/10/15 - Alexander	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ALEXANDER RESIDENCE - 115 S. PINE AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois on
the 10th day of August, 2015, at the hour of 7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chair
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

ACTING CHAIR DIVITO: All right. One last piece of business to take note of is the budget.

MR. MACH: Or motion to continue the --

ACTING CHAIR DIVITO: I'm sorry. There is one other Petitioner that has requested or asked to continue. So, motion to continue the Alexander Residence petition?

MR. SELBKA: Motion made.

MR. SCHWINGBECK: Second.

ACTING CHAIR DIVITO: All right. Do we do roll call or could we --

MR. MACH: That's fine, for all in favor.

ACTING CHAIR DIVITO: All in favor of that motion?

(Chorus of ayes.)

ACTING CHAIR DIVITO: Any opposed?

(No response.)

ACTING CHAIR DIVITO: Motion passed.



Item: Budget FY2016

Department: Planning & Community Development

Approval of minutes from 8/10/15 hearing.

ATTACHMENTS:

Description	Type
Budget 2016	Minutes

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ZONING BOARD

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

OF APPEALS

RE: BUDGET FY2016

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 10th day of August, 2015, at the hour of 7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chair
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

ACTING CHAIR DIVITO: Budget?

MR. MACH: The Zoning Board has a draft budget of \$2,200, which is consistent with prior years. I mean the process would be for the Zoning Board to make a motion approving or recommending to the Village Board to consider the budget request as submitted by Zoning Board.

ACTING CHAIR DIVITO: If there's any surplus budget -- see, this is why I can't hold this chair.

MR. SIAVELIS: Can I ask a question? On the first column there, it's actually the second column, the 2014-15, the actual, so is that showing the actual spend in the budget calendar year?

MR. MACH: It is, yes.

MR. SIAVELIS: As of present meeting, current meeting, that amount is \$1,094?

MR. MACH: Correct, yes.

MR. SIAVELIS: Okay, and the budget amount is \$2,000?

MR. MACH: It is, yes.

MR. SIAVELIS: So, according to the Chairman's theory here, we should have about \$900 up for a party if we keep control of costs.

ACTING CHAIR DIVITO: I think part of that is due to the lack of members, right?

MR. MACH: Yes. The Zoning Board has been short.

ACTING CHAIR DIVITO: So, if we take a couple of more members out --

MR. SELBKA: We've got four --

ACTING CHAIR DIVITO: True.

MR. SIAVELIS: Don't we need one driver?

ACTING CHAIR DIVITO: All right. So, all in favor of the proposed budget for 2016?

(Chorus of ayes.)

ACTING CHAIR DIVITO: Opposed?

(No response.)

ACTING CHAIR DIVITO: It passes. With that, is there a motion for adjournment?

MR. SIAVELIS: I move.

MR. SCHWINGBECK: Second.

ACTING CHAIR DIVITO: All in favor?

(Chorus of ayes.)

ACTING CHAIR DIVITO: All right, thanks.

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

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, ROBERT LUTZOW, depose and
say that I am a direct record court reporter
doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings
and that the foregoing is a true and correct
transcript to the best of my knowledge and
ability.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2015.

NOTARY PUBLIC



Item: Alexander Residence - 115 S. Pine Ave.

Department: Planning & Community Development

REQUEST

A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 49.4-ft. wide, 6,521 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 21, 2015
Date Prepared: September 16, 2015
Project Title: Alexander Residence
Address: 115 S. Pine Ave.

Background Information

Petition Number: ZBA #15-016
Petitioner: Amias Turman - Airoom
Address: 6825 N. Lincoln Ave.
Lincolnwood, IL 60712
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner proposes an addition to an existing two story single-family structure. The proposal is before the Zoning Board of Appeals because of the substandard lot width. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District which is 70 feet in width and 8,750 square feet in area. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 49.4 feet wide and 6,521 SF, which does not meet the absolute minimum lot width of 50 feet. Therefore, the petitioner requests a variation to make this a buildable lot.

- **A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 49.4-ft. wide, 6,521 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/25/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/25/15	
3. Letter that was Mailed	✓	8/25/15	
4. Photographs of Sign on Property	✓	8/25/15	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL

for
Zoning Board of Appeals Review

Project Name: Alexander Residence

Project Address: 115 S. Pine Ave.

ZBA #: 15-016

ZBA Hearing Date: August 10, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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: July 22, 2015

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 49.4-ft. wide, 6,521 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING

Please review, comment, and return to me no later than Friday, July 31, 2015.

THE OUTCOME OF THE ZBA REVIEW.

-S. HAUTZINGER, DESIGN PLANNER

ZBA# 15-016

115 S Pine Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: July 22, 2015

Completed – July 24, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 49.4 ft wide, 6,251 sq ft lot to be buildable, where 70 ft wide, 8,750 sq ft is required.

NOTE: The existing home is non-conforming, and the proposed addition does not increase the non-conformity.

The Engineering Department has no objection to this variance, HOWEVER; AN ESCAPE WINDOW DETAIL IS SHOWN BUT THE LOCATION WAS NOT INDICATED ON THE SITE PLAN. THIS ESCAPE WINDOW WELL WOULD HAVE TO MEET CURRENT SETBACK REQUIREMENTS.

RECEIVED

JUL 28 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

August 3, 2015

To: Derek Mach, Zoning Board of Appeals Liason

From: Deb Pierce, Building Services

RE: ZBA #: 15-016 – Alexander Residence, 115 S Pine Ave

Building Department Comment(s):

No comment

RECEIVED

AUG - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner **AMIAS TURMAN, AIROOM**

being the agent for the owner of the property commonly known as:

115 South Pine Avenue

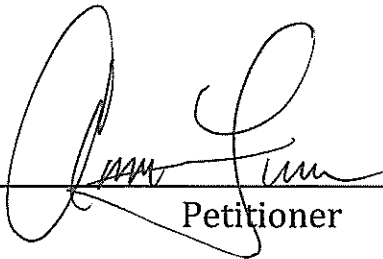
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.4a, Chapter 28, of the Arlington Heights Zoning Ordinance, in order to: **reduce the minimum lot width from 50 feet to 49.4 feet.**

I hereby state that the following hardship would exist if the variation were not granted: **The existing parcel and single family residence would remain non-conforming because the parcel does not meet the minimum lot width requirement.**

I hereby state that the following unique circumstances exist: **The property located at 115 South Pine Avenue is a lot that measures 49.4 feet by 132 feet. The majority of parcels on the block are non-conforming. The current ordinance was passed after the parcels were recorded making it economically impossible to bring these parcels into conformity.**

I hereby state that the variation, if granted, will not alter the essential character of the locality because: **The existing non-conforming parcel has existed for more than 50 years and the variation would not alter the essential character of the neighborhood.**

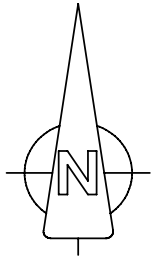
Signed: _____



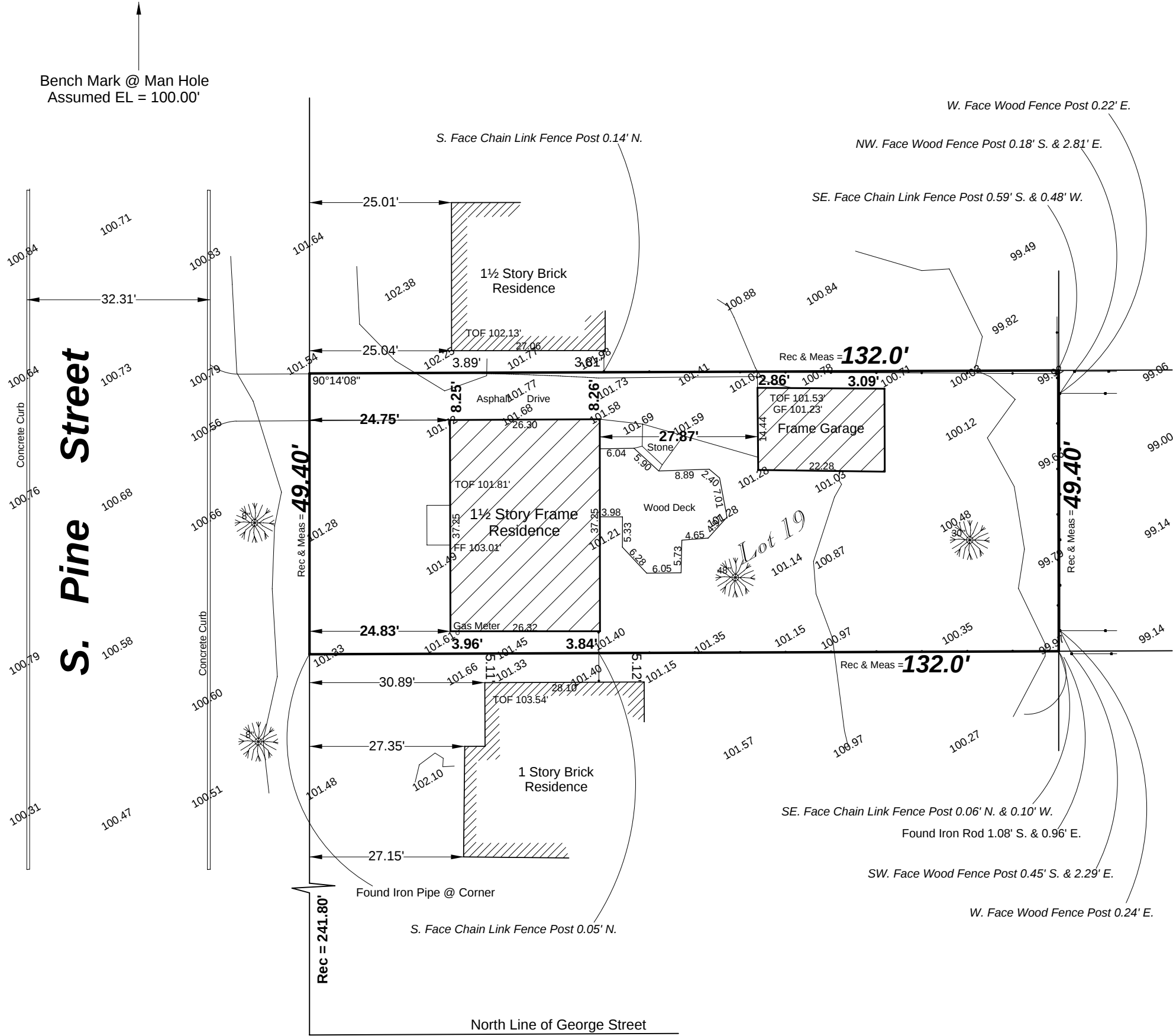
Petitioner

Date: _____

7-8-2015



Bench Mark @ Man Hole
Assumed EL = 100.00'



Boundary & Topographic Survey

Central Survey, LLC 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713
Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 775-2071

Legal Description

Lot 19 in Margaret L. Harris Subdivision of part of the South 540.43 feet of the North 640.53 feet of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois as Document Number 240234

Commonly Known as: 115 S. Pine Ave., Arlington Heights, Illinois

Area of Land Described: 6,520 Sq. Ft.

Legend	North
N.	=
S.	=
E.	=
W.	=
(TYP)	=
Rec	=
Meas	=
St.	=
Ave.	=

NOTE: Property corners were NOT staked per customer. Possible not all improvements shown due to snow cover.

Scale: 1 Inch equals 20 Feet

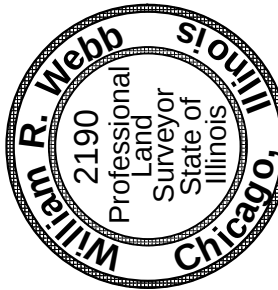
Ordered By: Airoom

Order Number: 115D

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Decimal/Inch Conversions
0.01' = 1/8"
0.02' = 1/4"
0.03' = 3/8"
0.04' = 1/2"
0.05' = 5/8"
0.06' = 3/4"
0.07' = 7/8"
0.08' = 1"
0.17' = 2"
0.25' = 3"
0.33' = 4"
0.42' = 5"
0.50' = 6"
0.58' = 7"
0.67' = 8"
0.75' = 9"
0.83' = 10"
0.92' = 11"
1.00' = 12"

State of Illinois)
County of Cook) (S.S.)



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

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on March 4, 2015 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. This professional service also conforms to the Illinois minimum standards for topographic surveys. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 4th day of March 2015

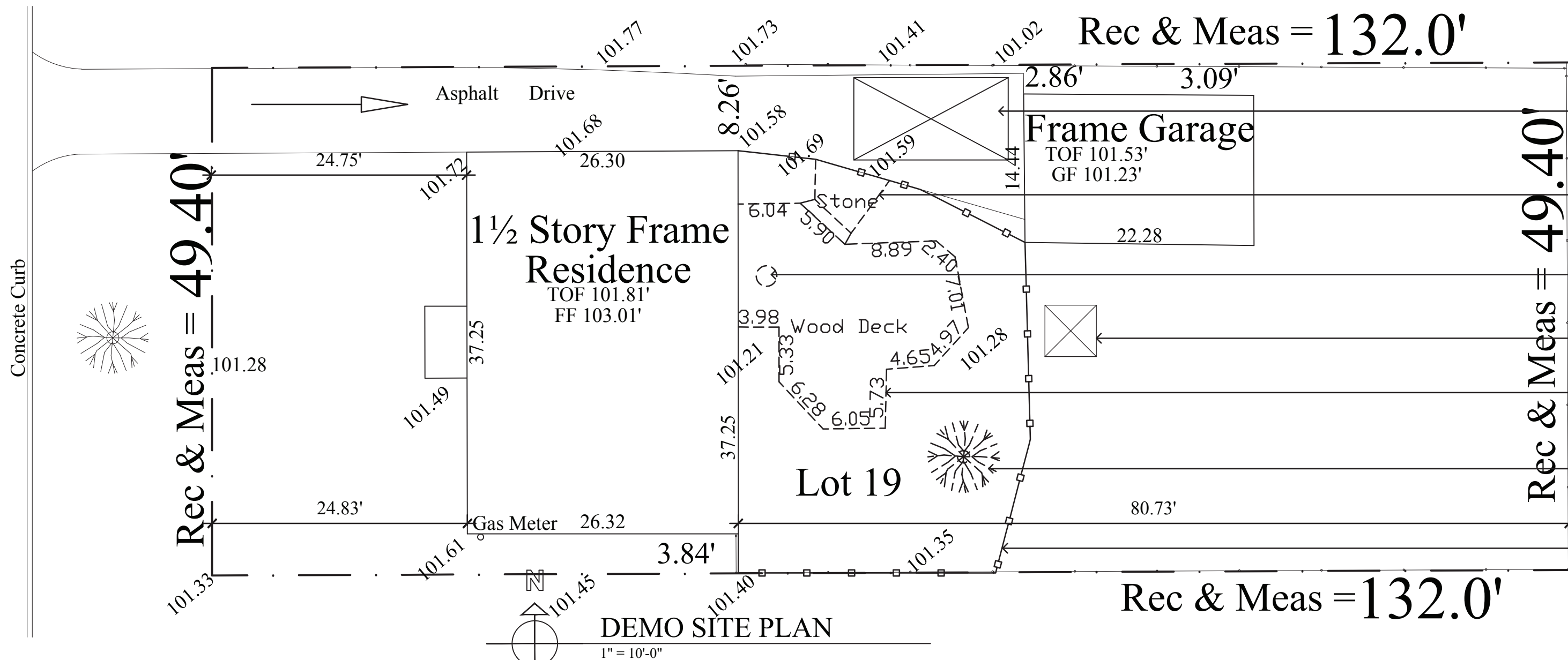
William R. Webb

William R. Webb P.L.S. #2190 (exp.11/30/2016) Professional Design Firm Land Surveying LLC (#184-004113)

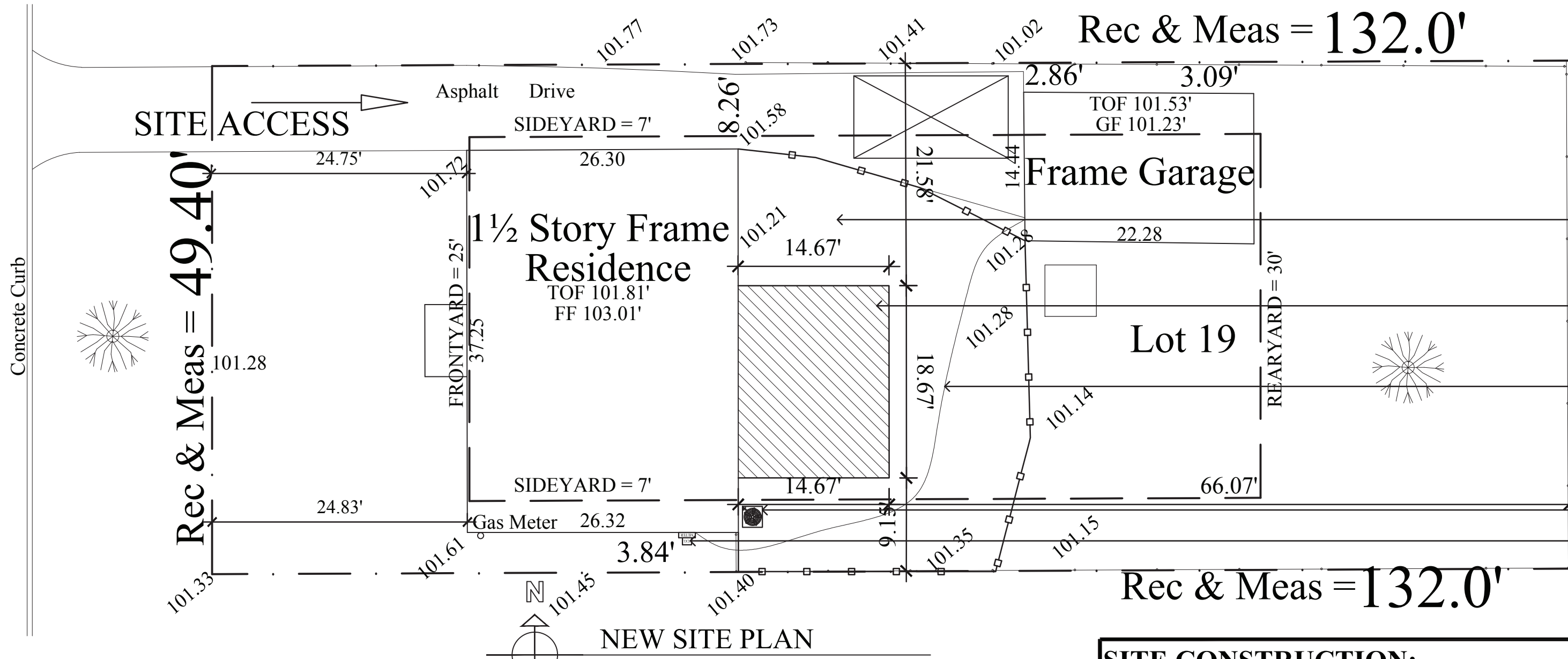
A CUSTOM 2-STORY ADDITION W/ FULL BASEMENT FOR THE ALEXANDER RESIDENCE

S. PINE AVE.

S. PINE AVE.



- PLACE DUMPSTER ON DRIVEWAY (PROTECT DRIVEWAY W/ PLYWOOD)
- REMOVE EX STONE PAVERS & SAVE FOR H.O.
- BY-PASSING EX CATCH BASIN IS B/O. AIROOM TO HAUL AWAY EX CATCH BASIN
- PROVIDE TEMP SANITARY FACILITY, MINIMUM 10'-0" FROM PROPERTY LINE
- REMOVE EX WD DECK & SAVE FOR H.O. IF POSSIBLE. AIROOM CAN NOT GUARANTEE AGAINST DAMAGES TO EX WD DECK.
- H.O. IS RESPONSIBLE FOR REMOVING TREE PRIOR TO CONSTRUCTION
- INSTALL CONSTRUCTION & SILT FENCING PRIOR TO CONSTRUCTION



- H.O. IS RESPONSIBLE FOR REINSTALLING SAVED PAVERS & WD DECK AFTER COMPLETION OF CONSTRUCTION
- NEW 2-STORY ADDITION W/ FULL BASEMENT
- RE-ROUTE EX UNDERGROUND ELECTRICAL FEED TO EX GARAGE AROUND NEW ADDITION
- LOCATION OF NEW A/C UNIT
- H.O. IS RESPONSIBLE FOR INSTALLING NEW 200 AMP UNDERGROUND ELECTRICAL METER

RENOVATION, REPAIR, & PAINTING PROGRAM RULE

- THE PORTIONS OF THIS HOME BEING REMODELED WERE CONSTRUCTED AFTER 1 JANUARY 1978. FULL EPA RRP CONTAINMENT PROCEDURES DOES NOT NEED TO BE FOLLOWED.

ZONING AND BUILDING CODE INFORMATION

ZONING:	R3	REQUIRED:	EXISTING:	PROPOSED:
BUILDING CODE:	2009 INTERNATIONAL RESIDENTIAL CODE	LOT AREA:	6,521 SQ FT.	1,694 SQ FT.
MECHANICAL CODE:	2009 INTERNATIONAL MECHANICAL CODE	LOT COVERAGE:	4,239 SQ FT.	2,177 SQ FT.
PLUMBING CODE:	2014 STATE OF ILLINOIS PLUMBING CODE	IMPERVIOUS LOT COVERAGE:	3,587 SQ FT.	2,451 SQ FT.
ELECTRICAL CODE:	2005 NATIONAL ELECTRIC CODE	FRONT YARD SETBACK:	25 FT.	24.75 FT.
ACCESSIBILITY CODE:	1997 STATE OF ILLINOIS ACCESSIBILITY CODE	REAR YARD SETBACK:	30 FT.	80.73 FT.
FIRE CODE:	2009 INTERNATIONAL FIRE CODE	SIDEYARD SETBACK:	7 FT.	3.84 FT.
ENERGY CODE:	2012 INTERNATIONAL ENERGY CODE	STRUCTURE HEIGHT:	25 FT.	21.96 FT.
		F.A.R.:	2,934 SQ FT.	1,564 SQ FT.

SCOPE OF WORK:

- DEMO EX WOOD DECK & EXCAVATE FOR NEW ADDITION.
- REMODEL & RELOCATE EX KITCHEN ON 1ST FLOOR.
- BUILD NEW 2-STORY ADDITION W/ A FULL BASEMENT, FAMILY ROOM & MASTER SUITE.

2012 INTERNATIONAL ENERGY CODE:

LINE ITEM:	REQUIRED:	PROPOSED:	NOTES:
WINDOWS:	32	N/A	FENESTRATION U FACTOR.
	55		SKYLIGHT U FACTOR.
	NR		GLAZED FENESTRATION SHGC.
CEILING/ATTIC:	R-49		CAN BE REDUCED TO R-38 IF INSULATION EXTENDS CONTINUOUS ALL THE WAY OVER THE TOP PLATES.
WALLS:	R-20 OR R-13 + 5		WOOD FRAMED WALLS W/ R-20 OR R-13 INTERIOR W/ R-5 CONTINUOUS EXTERIOR.
FLOORS:	R-30		AT PERIMETER ONLY.
BASEMENT WALLS:	R-15 OR R-19		R-15 IF CONTINUOUS OR R-19 IF IN WALL CAVITY.
SLAB ON GRADE:	R-10		R-10 INSULATION TO 24" BELOW 1/2"DN. WALL.
CRAWLSPACE:	R-15 OR R-19		R-15 IF CONTINUOUS OR R-19 IF IN WALL CAVITY.
SUNROOM:	R-13 WALLS & R-24 CEILING		COMMON WALL TO HOUSE MUST COMPLY WITH FULL REQUIREMENTS.
HEATING EQUIP:	NEW/EXISTING	SEER #:	
COOLING EQUIP:	NEW/EXISTING		
WATER HEATER:	NEW/EXISTING		
DUCTWORK:	R-8 OR R-6		INSULATED TO MIN. R-8 IN ATTIC SPACE INSULATED TO MIN. R-6 IN OTHER AREAS.

SITE CONSTRUCTION:

- SITE ACCESS THROUGH DRIVEWAY. PROTECT EX ASPHALT DRIVEWAY DURING CONSTRUCTION.
- AIROOM TO PROVIDE TEMPORARY SANITARY FACILITY FOR WORKERS DURING CONSTRUCTION. MIN. 10'-0" FROM NEIGHBORING LOTS.
- AIROOM TO PROVIDE DUMPSTER TO REMOVE DEBRIS UPON COMPLETION OF CONSTRUCTION. PLACE DUMPSTER ON DRIVEWAY, IN FRONT OF GARAGE.
- AIROOM TO INSTALL SILT FENCING PRIOR TO CONSTRUCTION, AS REQUIRED BY VILLAGE.
- AIROOM TO INSTALL CONSTRUCTION FENCING PRIOR TO CONSTRUCTION, AS REQUIRED BY VILLAGE.
- AIROOM TO INSTALL TREE FENCING PRIOR TO CONSTRUCTION, AS REQUIRED BY VILLAGE.

2009 IRC DESIGN LOADS:

LITE ITEM:	LL:	DL:	TOTAL LOAD:
ATTIC W/O STORAGE	10 PSF	10 PSF	20 PSF
ATTIC W/ STORAGE	20 PSF	10 PSF	30 PSF
DECKS	40 PSF		40 PSF
FIRE ESCAPES	40 PSF	10 PSF	50 PSF
GUARDRAILS	200 PSF		200 PSF
HANDRAILS	200 PSF		200 PSF
BALLUSTERS	50 PSF		50 PSF
GARAGE	50 PSF		50 PSF
HABITABLE SPACE	40 PSF	10 PSF	50 PSF
SLEEPING ROOMS	30 PSF	10 PSF	40 PSF
STAIRS	40 PSF	10 PSF	50 PSF

CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES OF VILLAGE OF ARLINGTON HEIGHTS, IL.

LICENSE NO:

ARCHITECT NAME:

EXPIRATION DATE:



ENERGY COMPLIANT STATEMENT:

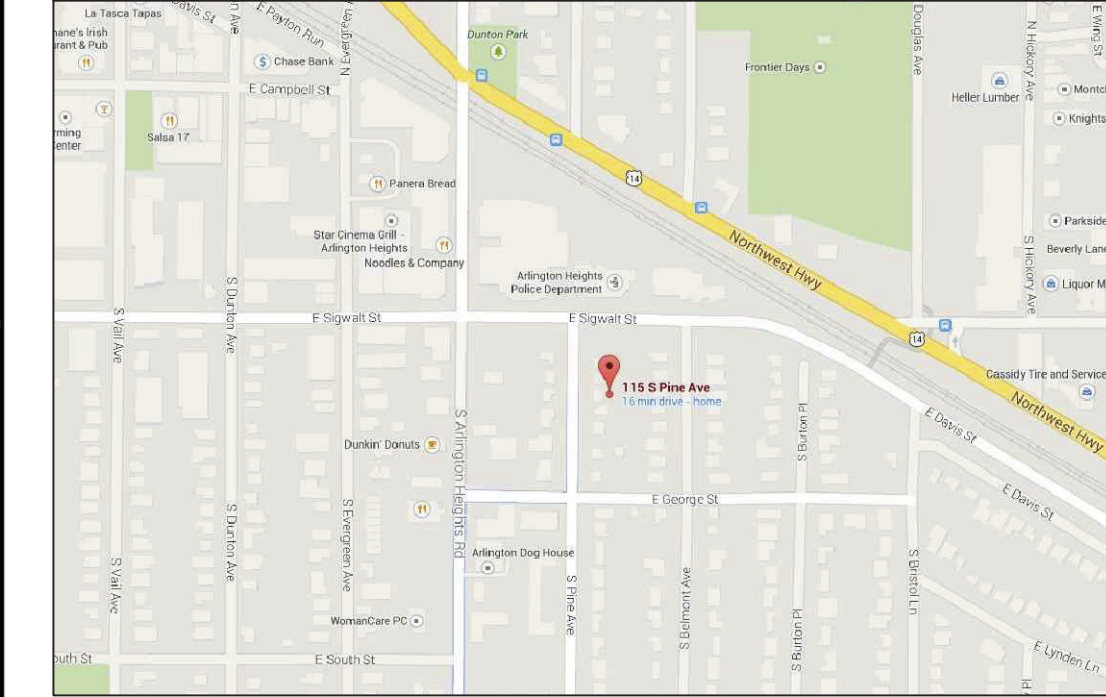
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 115 S. PINE, ARLINGTON HEIGHTS, IL

FULLY COMPLY WITH THE REQUIREMENTS OF THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AS EFFECTIVE JANUARY 1, 2013.

SIGNED: _____ DATE: _____

ARCHITECT LICENSE NO.:

LOCATION MAP



ABBREVIATIONS

A.C.A.P.	AS CLOSE AS POSSIBLE	ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT
ALLOW.	ALLOWANCE	ELEV.	ELEVATION	O.C.	ON CENTER
A.F.F.	ABOVE FINISHED FLOOR	E.Q.	EQUAL	OPG.	OPENING
BM.	BEAM	E.P.	EJECTOR PIT/PUMP	+/-	PLUS OR MINUS
B.	BOTTOM (OF)	EX.	EXISTING	REQ.	REQUIRED
BRDG.	BRIDGING	F./FIN.	FACE OF FINISH	R.R.	ROUGH RAFTER
B.O.	BY OTHERS	FIXT.	FIXTURE	R.O.	ROUGH OPENING
CAB.	CABINET	F.J.	FLOOR JOIST	STD.	STANDARD
CI.	CAST IRON	FDN.	FOUNDATION	S.F.	SQUARE FEET
C.J.	CEILING JOINT	F.P.	FROST PROOF	S.P.	SUMP PIT/PUMP
CLG.	CEILING	GALV.	GALVANIZED	THR.	THRESHOLD
C.L.	CENTER LINE	GYP. BD.	GYP. BOARD	T.	TYPICAL
C.T.	CERAMIC TILE	H.B.	HOSE BIB	UN.O.	UNLESS NOTED OTHERWISE
C.O.	CLEAN OUT	HDWD.	HARDWOOD	V.C.T.	VINYL COMPOSITION TILE
C.W.	COLD WATER	H.O.	HOME OWNER	VERT.	VERTICAL
COL.	COLONIAL	HVAC	HEATING, VENTILATING	V.F.	VERIFY IN FIELD
CONC.	CONCRETE	INSUL.	INSULATION	V.T.R.	VENT THROUGH ROOF
C.M.U.	CONCRETE MASONRY UNIT	HORZ.	HORIZONTAL	W.S.C.T.	WAINSCOT
C.F.M.	CUBIC FEET PER MINUTE	INSUL.	INSULATION	W.H.	WATER HEATER
DIM.	DIMENSION	LAV.	LAVATORY	W.	WITH
DN.	DOWN	LOC.	LOCATION	W/O	WITHOUT
D.S.	DOWN SPOUT	MAX.	MAXIMUM	WD.	WOOD
DWG.	DRAWING	MIN.	MINIMUM	W.S.	WATER SERVICE
		MTL.	METAL		

SYMBOL LEGEND

	EX. WALL TO REMAIN		INTERIOR ELEVATION
	EX. WALL TO BE REMOVED		SECTION DETAIL
	NEW STUD WALL		DETAIL
	NEW METAL STUD WALL		ELEVATION TAGS
	NEW VENEER WALL		
	NEW FOUNDATION WALL		
	NEW EXTERIOR SIDING		
	NEW EXTERIOR BRICK		
	NEW SHINGLES		
	EX. DOOR TO REMAIN		EX. WDW TO REMAIN
	EX. DOOR TO BE REMOVED		EX. WDW TO BE REMOVED
	NEW DOOR & DOOR TAG		NEW WINDOW & WINDOW TAG
	REFERENCE POINT		ALIGN (FLOORS/WALLS)

SHEET LEGEND

SHEET #	CAD LAYOUT	DESCRIPTION
1	1A	SITE PLAN - GENERAL CODES
2	1B	SCHEDULES
3	2A	BASEMENT PLANS
4	2B	EX/DEMO FIRST FLOOR PLAN
5	2C	NEW FIRST FLOOR PLAN
6	2D	SECOND FLOOR PLANS
7	2E	ROOF PLANS
8	2F	FRAMING PLANS
9	3A	SECTION & NOTES
10	4A	ELEVATIONS
11	4B	ELEVATIONS
12	5A	BATH DETAILS & SCHEDULES
13	6A	KITCHEN DETAILS
14	7A	BSMT MEP PLAN & MEP SCHEDULE
15	7B	1ST FLOOR & 2ND FLOOR MECHANICAL PLANS
16	7C	1ST FLOOR & 2ND FLOOR ELECTRICAL PLANS
17	7D	WEATHER-A-ZATION
18	7E	JAMES HARDIE DETAILS

PROJECT TEAM

ROLE	TEAM MEMBER
MEASURE TEAM (ECD)	KIM EVERS
CONSTRUCTION DOCUMENTS DESIGNER	HARON SAADEH
KITCHEN BATH DESIGNER	GINA BON
PRE-CONSTRUCTION CONFERENCE (K&B)	JORGE ESCOBAR OR NICOLE JANES
ESTIMATING	TODD SUMMERVILLE/ JIM ARNOTT
ESTIMATING	TOMMY RIFKIN
PRODUCTION MANAGER	DAN CARLMAN
SUPERINTENDENT	STEPHEN MEADOR

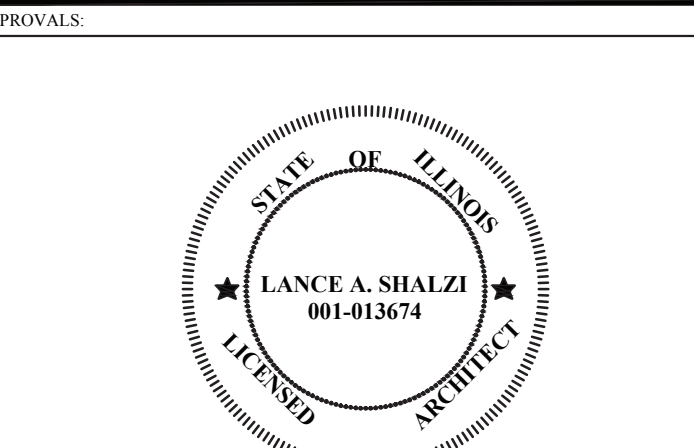
AIROOM
ARCHITECTS & BUILDERS
SINCE 1958
Airoom Architects Corp.
6825 N. Lincoln Avenue
Lincolnwood, Illinois 60712
Phone: (847) 763-1100 Fax: (847) 679-0446
Website: www.airoom.com
Email: info@airoom.com

ISSUES & REVISIONS:	
ISSUE DATES	DESCRIPTION
2/24/2015	EXISTING CONDITIONS (ECD)
-/-/-/-	ISSUED FOR PERMIT
-/-/-/-	- PERMIT REVISION #1
-/-/-/-	- PERMIT REVISION #2
4/15/2015	ISSUED FOR PCC
-/-/-/-	ISSUED FOR READY
-/-/-/-	ISSUED FOR CONSTRUCTION

THESE DRAWINGS AND THE CONSTRUCTION SPECIFICATION GUIDE ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF AIROOM ARCHITECTS CORP. PREPARED AND DEVELOPED SOLELY FOR THE EXCLUSIVE USE OF AIROOM ARCHITECTS CORP. IN CONJUNCTION WITH THE SALES CONTRACT BETWEEN AIROOM ARCHITECTS CORP. AND BUYERS.

USE OF THESE PLANS AND THE CONCEPTS CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN PERMISSION OF AIROOM ARCHITECTS CORP. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A SUBCONTRACTOR OF AIROOM, LLC.

UNTIL THESE PLANS ARE APPROVED BY THE BUYERS, CONSTRUCTION CANNOT BE SCHEDULED, AND MATERIALS CANNOT BE ORDERED. THESE ARCHITECTURAL PLANS, PREPARED BY AIROOM ARCHITECTS CORP. ARE HEREBY FINALLY APPROVED AND AGREED UPON BY BOTH THE BUYERS AND AIROOM ARCHITECTS CORP. BUYER UNDERSTANDS AND ACKNOWLEDGES THAT ANY ITEM NOT INCLUDED IN THE CONTRACT SPECIFICATIONS OR SHOWN IN THESE PLANS IS NOT INCLUDED IN THE CONTRACT.



PLACE APPROPRIATE STAMP HERE.
THE BUYERS, HAVE EXAMINED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION GUIDE.
THE BUYERS, UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS CONTAINED WITHIN THE AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED.

BUYER _____ DATE _____

BUYER _____ DATE _____

AIROOM REPRESENTATIVE _____ DATE _____

PROJECT INFORMATION:

ALEXANDER
JUSTIN & MARIN

115 S. PINE AVE.
ARLINGTON HEIGHTS, IL
60005

HOME:
CELL:

PROJECT CONTACT: MICHAEL ABBE

PROJECT MANAGER: MARV WARNER

PROJECT ARCHITECT: LANCE A. SHALZI

PROJECT DEVELOPMENT MANAGER/PROJ: DOUG KLEE

PROJECT NO:

140191

SHEET TITLE:

SITE PLAN
-GENERAL CODES

SHEET & FILE INFO:

CAD LAYOUT: RText (RText)

CAD FILE NAME: JTEXT1 (JTEXT1)

AD REFERENCE: C72895 - L64252

COPYRIGHT 2014 AIROOM ARCHITECTS CORP. (5/10/14)

1
OF
18

AIRROOM

ARCHITECTS & BUILDERS

SINCE 1958

Airoom Architects Corp.

6825 N. Lincoln Avenue

Lincolnwood, Illinois 60712

Phone: (847) 763-1100 Fax: (847) 679-0446

Website: www.airoom.com

Email: info@airoom.com

ISSUES & REVISIONS :	
ISSUE DATES	DESCRIPTION
2/24/2015	EXISTING CONDITIONS (ECD)
--/--/--	ISSUED FOR PERMIT
--/--/--	- PERMIT REVISION #1
--/--/--	- PERMIT REVISION #2
4/15/2015	ISSUED FOR PCC
--/--/--	ISSUED FOR READY
--/--/--	ISSUED FOR CONSTRUCTION

THESE DRAWINGS AND THE CONSTRUCTION SPECIFICATION GUIDE ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF AIROOM ARCHITECTS CORP. PREPARED AND DEVELOPED SOLELY FOR THE EXCLUSIVE USE OF AIROOM ARCHITECTS CORP. IN CONJUNCTION WITH THE SALES CONTRACT BETWEEN AIROOM ARCHITECTS CORP. AND BUYERS.

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APPROVALS:

STATE OF ILLINOIS

LANCE A. SHALZI

001-013674

ARCHITECT

PLACE APPROPRIATE STAMP HERE.

I/WE, THE BUYERS, HAVE EXAMINED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION GUIDE.

I/WE, THE BUYERS, UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS CONTAINED WITHIN THE AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED.

BUYER	DATE
BUYER	DATE
AIROOM REPRESENTATIVE	DATE

PROJECT INFORMATION:

ALEXANDER
JUSTIN & MARIN

115 S. PINE AVE.
ARLINGTON HEIGHTS, IL
60005

HOME:
CELL:

PROJECT CONTACT: MICHAEL ABBE

PROJECT MANAGER:
MARV WARNER

PROJECT ARCHITECT:
LANCE A. SHALZI

PROJECT DEVELOPMENT MANAGER (PDM):
DOUG KLEE

PROJECT NO.:

140191

SHEET TITLE:

ELEVATIONS

SHEET & FILE INFO:

CAD LAYOUT
RText (RText)

CAD FILE NAME
RTEXT (RTEXT)

AUT REFERENCE
C72895 - 1.64252

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10

OF 18

1 DEMO EAST ELEVATION
1/4"=1'

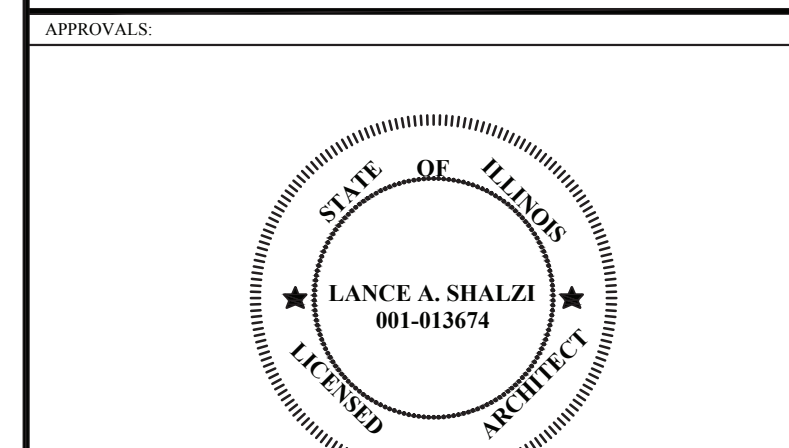
2 NEW EAST ELEVATION
1/4"=1'

ISSUES & REVISIONS :	
ISSUE DATES	DESCRIPTION
2/24/2015	EXISTING CONDITIONS (ECD)
--/--/--	ISSUED FOR PERMIT
--/--/--	- PERMIT REVISION #1
--/--/--	- PERMIT REVISION #2
4/15/2015	ISSUED FOR PCC
--/--/--	ISSUED FOR READY
--/--/--	ISSUED FOR CONSTRUCTION

THESE DRAWINGS AND THE CONSTRUCTION SPECIFICATION GUIDE ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF AIROOM ARCHITECTS CORP. PREPARED AND DEVELOPED SOLELY FOR THE EXCLUSIVE USE OF AIROOM ARCHITECTS CORP. IN CONJUNCTION WITH THE SALES CONTRACT BETWEEN AIROOM ARCHITECTS CORP. AND BUYERS.

USE OF THESE PLANS AND THE CONCEPTS CONTAINED THEREIN WITHOUT THE PRIOR WRITTEN PERMISSION OF AIROOM ARCHITECTS CORP. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM AIROOM ARCHITECTS CORP. AIROOM ARCHITECTS CORP. IS A SUBCONTRACTOR OF AIROOM,LLC.

UNTIL THESE PLANS ARE APPROVED BY THE BUYERS, CONSTRUCTION CANNOT BE SCHEDULED, AND MATERIALS CANNOT BE ORDERED. THESE ARCHITECTURAL PLANS, PREPARED BY AIROOM ARCHITECTS CORP. ARE HEREBY FINALLY APPROVED AND AGREED UPON BY BOTH THE BUYERS AND AIROOM ARCHITECTS CORP. BUYER UNDERSTANDS AND ACKNOWLEDGES THAT ANY ITEM NOT INCLUDED IN THE CONTRACT SPECIFICATIONS OR SHOWN IN THESE PLANS IS NOT INCLUDED IN THE CONTRACT.



PLACE APPROPRIATE STAMP HERE:

I/WE, THE BUYER(S), HAVE EXAMINED THE AIROOM ARCHITECTS CORP. DOCUMENTS AND AIROOM ARCHITECTS CORP. CONSTRUCTION SPECIFICATION GUIDE.

I/WE, THE BUYER(S), UNDERSTAND AND AGREE TO THE TERMS, CONDITIONS AND SELECTIONS CONTAINED WITHIN THE AIROOM ARCHITECTS CORP. DOCUMENTS AND APPROVE THE CORRECTIONS NOTED.

BUYER	DATE
BUYER	DATE
AIROOM REPRESENTATIVE	DATE

PROJECT INFORMATION:

**ALEXANDER
JUSTIN & MARIN**

115 S. PINE AVE.
ARLINGTON HEIGHTS, IL
60005

HOME:
CELL:

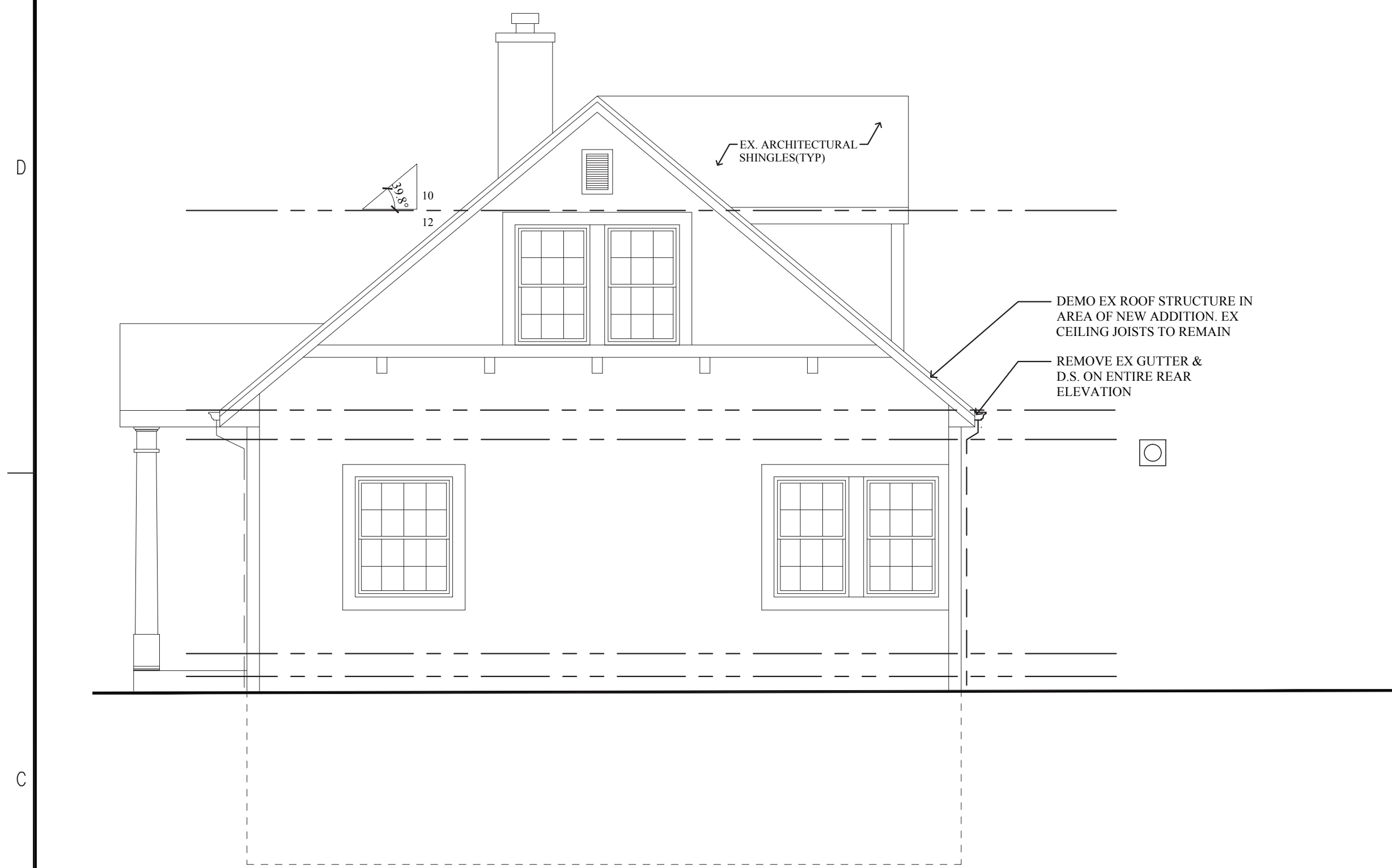
PROJECT CONTACT: MICHAEL ABBE
PROJECT MANAGER: **MARV WARNER**
PROJECT ARCHITECT: **LANCE A. SHALZI**
PROJECT DEVELOPMENT MANAGER (PDM): **DOUG KLEE**

PROJECT NO :
140191

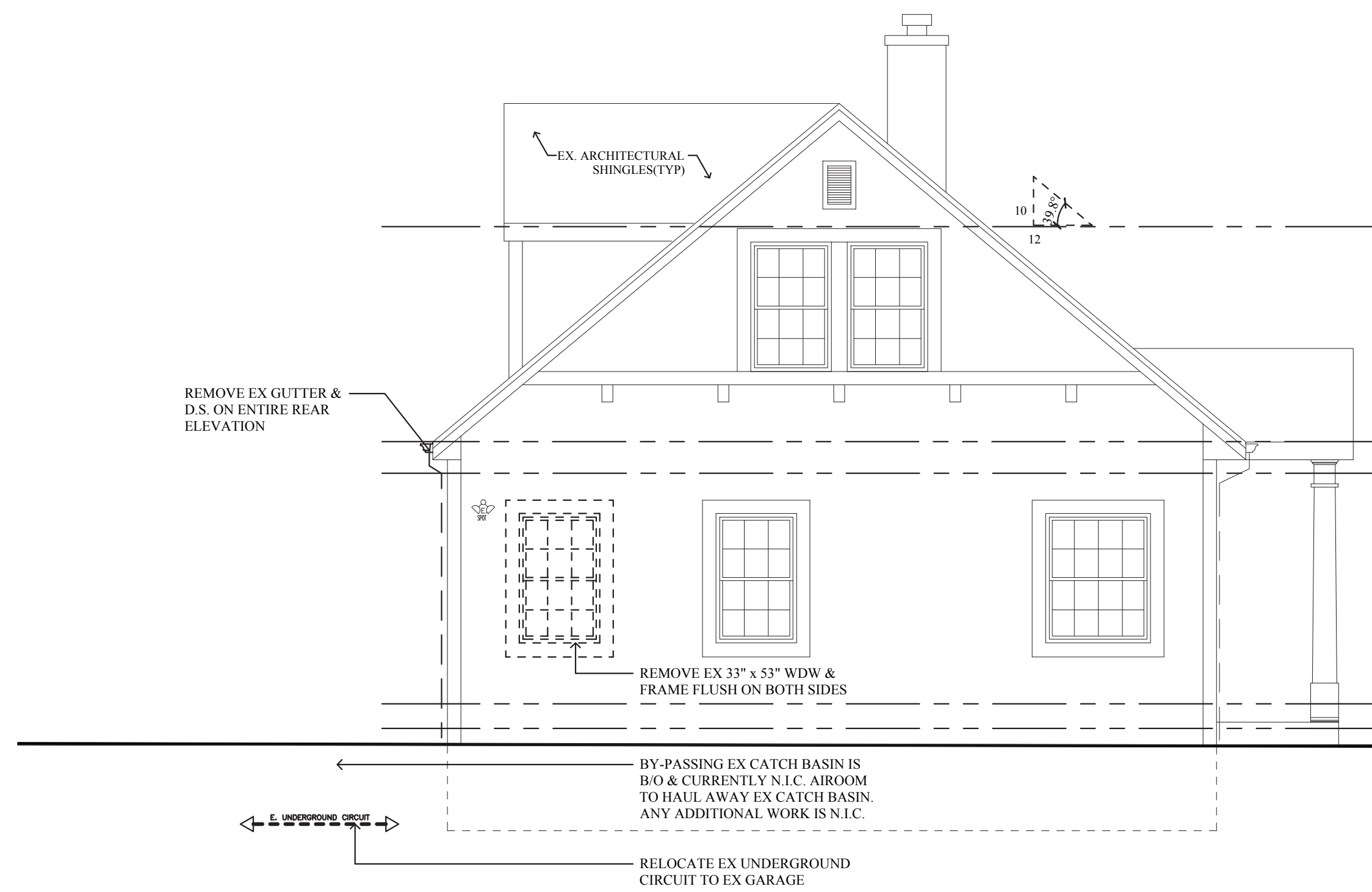
SHEET TITLE :
ELEVATIONS

SHEET & FILE INFO :	
CAD LAYOUT	RText (RText)
CAD FILE NAME	(RTEXT) (RTEXT)
AUT REFERENCE	C72895 - L64252
COPYRIGHT 2014 AIROOM ARCHITECTS CORP. (5/10/14)	

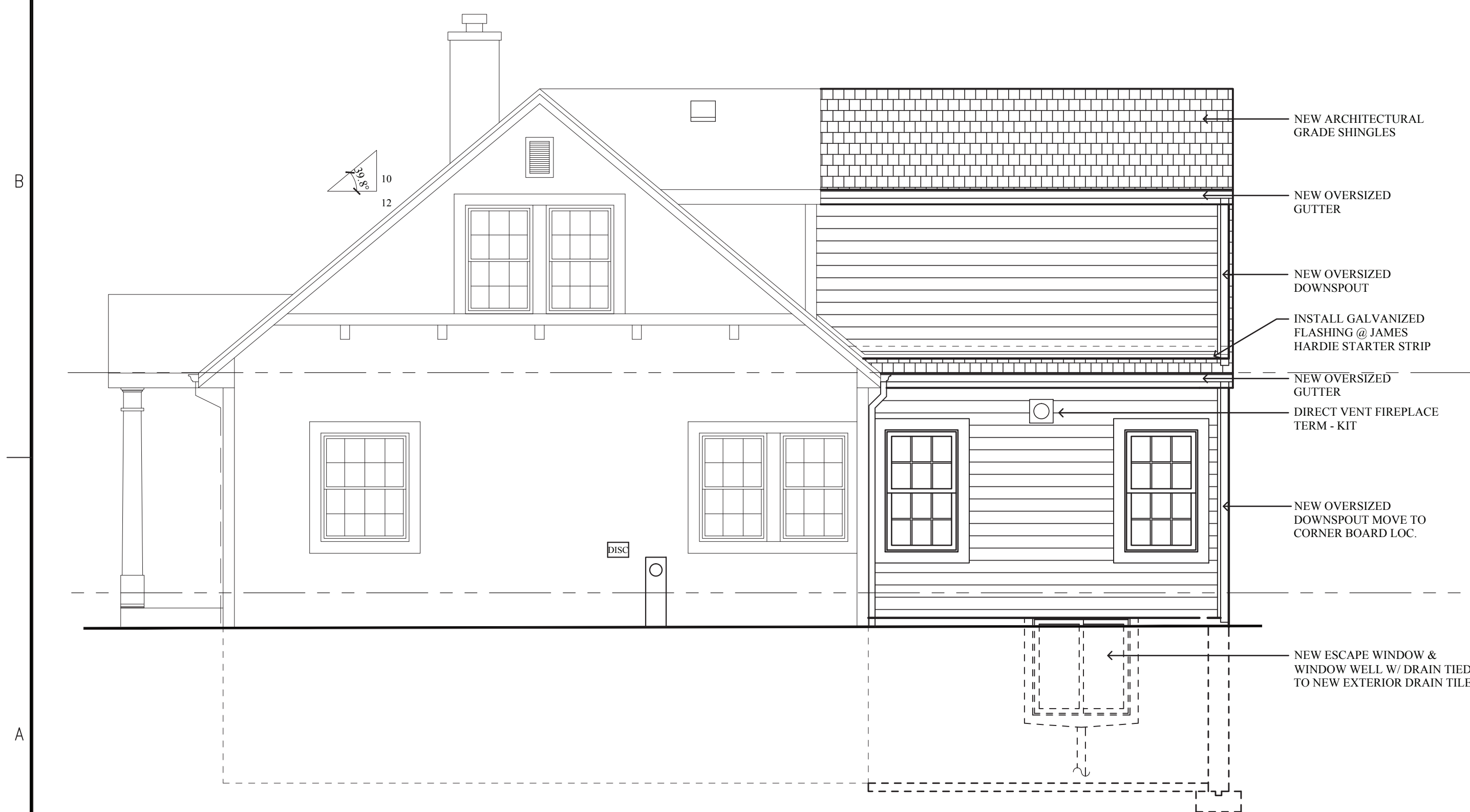
11
OF **18**



1 DEMO SOUTH ELEVATION
1/4"=1'



3 DEMO NORTH ELEVATION
1/4"=1'



2 NEW SOUTH ELEVATION
1/4"=1'



4 NEW NORTH ELEVATION
1/4"=1'



Item: O'Brien Residence - 903 E. Crabtree Dr.

Department: Planning & Community Development

REQUEST

A 413 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,400 square feet instead of the maximum allowed 3,938 square feet.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings
Neighbor Support

Type

Board or Commission Report
Correspondence
Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 21, 2015
Date Prepared: September 16, 2015
Project Title: O'Brien Residence
Address: 903 E.Crabtree Dr.

Background Information

Petition Number: ZBA #15-013
Petitioner: Linda O'Brien
Address: 903 E. Crabtree Dr.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

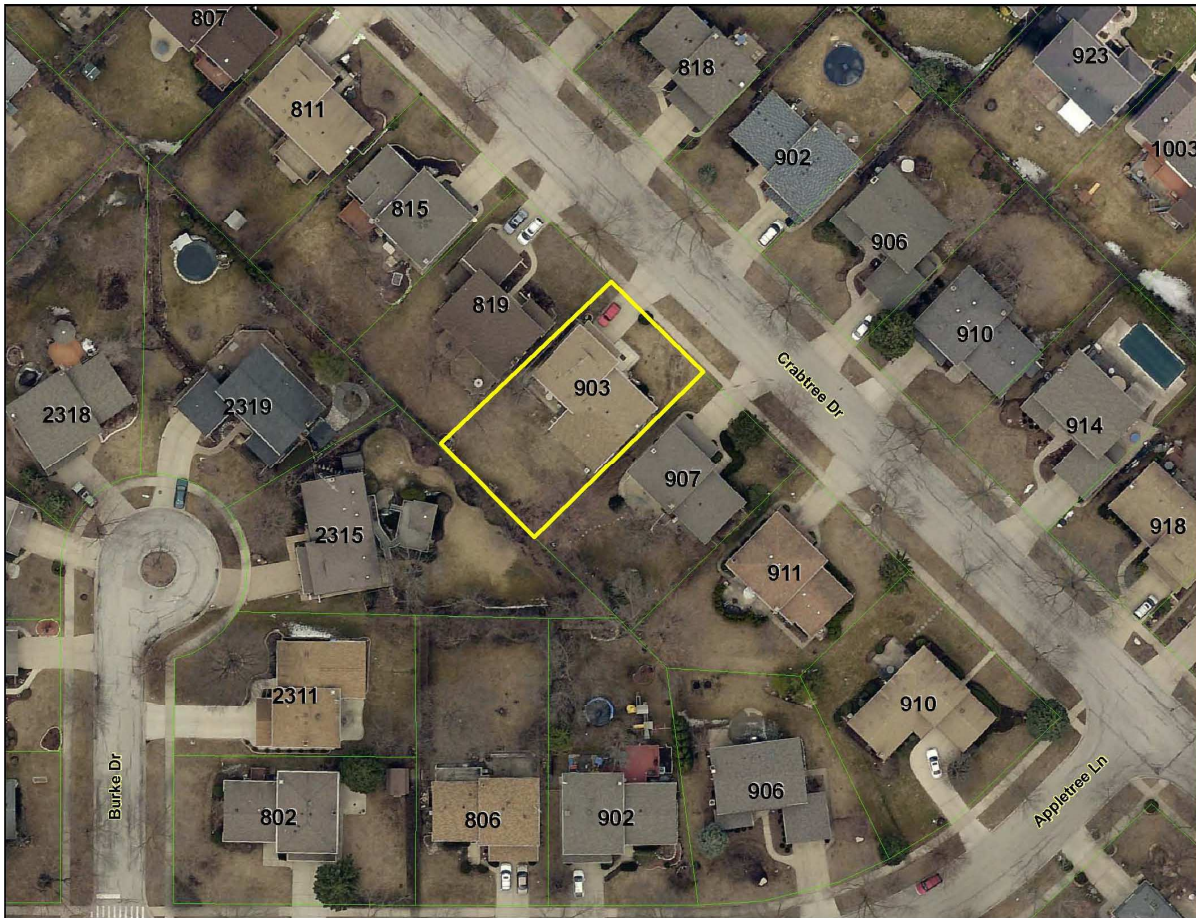
The petitioner is proposing a rear yard addition to an existing split level home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,750 square feet and the expanded residence will have 4,351 square feet. This project does require a zoning variation to allow a Floor Area Ratio (FAR) of 4,351 sf, where 3,938 sf is the maximum allowed. This project was reviewed by the Zoning Board of Appeals on July 13, 2015, at which time the variation request was continued to allow the petitioner time to study alternatives to the proposed design and the Zoning Board of Appeals recommended that the petitioner have their architect present. At the July 13 ZBA meeting the petitioner was requesting a 462 square foot variance for the Floor Area Ratio. The petitioner has modified the design and requests the following variation:

- **A 413 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,351 square feet instead of the maximum allowed 3,938 square feet.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/3/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/3/15	
3. Letter that was Mailed	✓	9/3/15	
4. Photographs of Sign on Property	✓	9/3/15	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL

COMMUNITY DEVELOPMENT DEPARTMENT

Project Name: O'Brien Residence

Project Address: 903 E. Crabtree Dr.

ZBA #: 15-013

ZBA Hearing Date: September 21, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 1, 2015

- A 413 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,400 square feet instead of the maximum allowed 3,938 square feet.

Attached are the Petitioner's:

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

Comments: THE DESIGN OF THE PROPOSED ADDITION WAS FORMALLY APPROVED BY THE DESIGN COMMISSION ON 9-8-15, WITH A REQUIREMENT

Please review, comment, and return to me no later than Thursday, September 10, 2015.

THAT THE PAINT COLOR FOR THE SIDING ON THE ADDITION AND THE EXISTING HOME BE THE SAME YELLOW COLOR TO MATCH THE HOME AT 802 E. CRABTREE.

-S. HAUZINGER, DESIGN PLANNER

ZBA# 15-013

903 E Crabtree Dr - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: September 1, 2015

Completed – September 2, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 413 sq ft variance to allow a floor to area ratio of 4,400 sq ft instead of the maximum allowed 3,936 sq ft.

The proposed addition is in the vicinity of an existing patio, and the impervious area of the property would not be greatly altered.

The proposed variance is for floor to area ratio, the Engineering Department has no comment on the proposed variance.

RECEIVED

SEP - 2 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

September 4, 2015

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #15-013 - 903 E Crabtree Drive

Building Department Comment(s):

No objections to the variance.

RECEIVED

SEP - 4 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner, Linda O'Brien, being the owner of the property commonly known as 903 E. Crabtree Drive, Arlington Heights, IL 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.7, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a two story addition over existing patio area. The footprint of the proposed construction is approximately 206.545 square feet. Total proposed living area is 413.09 square feet over allowed living space.

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

Phase I of our construction project was completed in 2012. We employed a different architect for Phase II who discovered that the previous Architect had made mathematical errors while calculating the floor/area ratio.

We relied, to our detriment, on the assertions of our former architect, who stated that we had ample space left to complete Phase II of the project. At this juncture, with Phase I construction completed, we have no recourse to alter the original plans and we are now unable to proceed with Phase II of our project without variation approval. We have already invested a significant amount of capital relating to both phases of the project.

The objective of the proposed construction of Phase Two is to remedy various issues, namely:

- Resolve water seepage issues.
- Ensure a more solid and impermeable foundation.
- The present garage space does not adequately house our vehicles.
- We wish to avoid parking overnight in the driveway.
- Provides for additional necessary storage space.
- We require an additional bedroom on the upper level to accommodate the members of our family.

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

The proposed construction:

- a) Would neither alter the front façade nor the existing elevation.
- b) Would not encroach property on either side of the existing structure.
- c) Would be strictly at the back area of the home, building over the rear patio area.
- d) Would extend back approximate to the back of the home adjacent.
- e) Will not affect any trees.
- f) Will not infringe upon any vistas or impair any source of light to surrounding properties. Next door neighbor has no windows overlooking proposed addition.
- g) Will not in any way decrease the value of the properties of the neighborhood.
- h) Will not alter the character nor style of the existing home nor the surrounding area.
- i) Will extend back approximately similar to the house next door.
- j) Will not increase impermeability of site. The addition shall be in place of the existing concrete patio.
- k) Does not exceed Building Lot Coverage allowance and is 420.17 square feet under this allowance.

Signed: Linda O'Brien

Petitioner

Date: 08-27-15

RECEIVED

SEP 03 2015

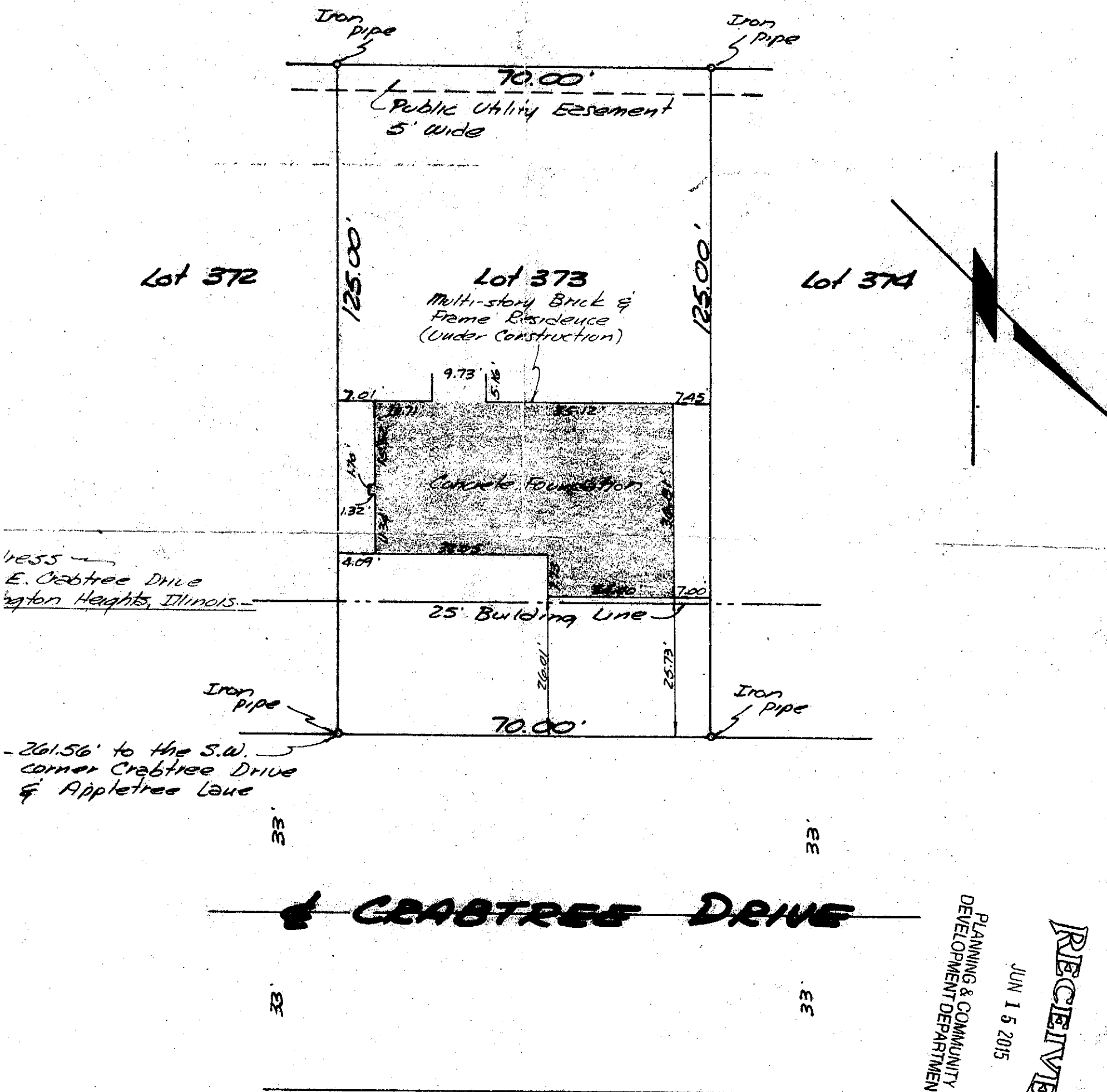
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

R. E. FREDERICK & ASSOCIATES
LAND SURVEYORS

960 EAST NORTHWEST HIGHWAY

MOUNT PROSPECT, ILLINOIS 60057

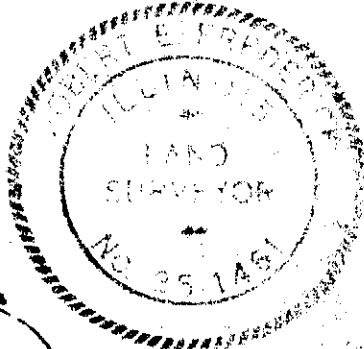
LOT 373 IN IVY HILL SUBDIVISION, UNIT No. 6, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.



Scale: 1" = 20'
COMPARE ALL POINTS BEFORE
DRAWING BY SAME AND AT
REPORT ANY DIFFERENCE.

STRUCTURE LOCATED - July 22, 1967 -

Robert E. Frederick
ILLINOIS REGISTERED LAND SURVEYOR



STATE OF ILLINOIS }
COUNTY OF COOK } SS:

I, ROBERT E. FREDERICK, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

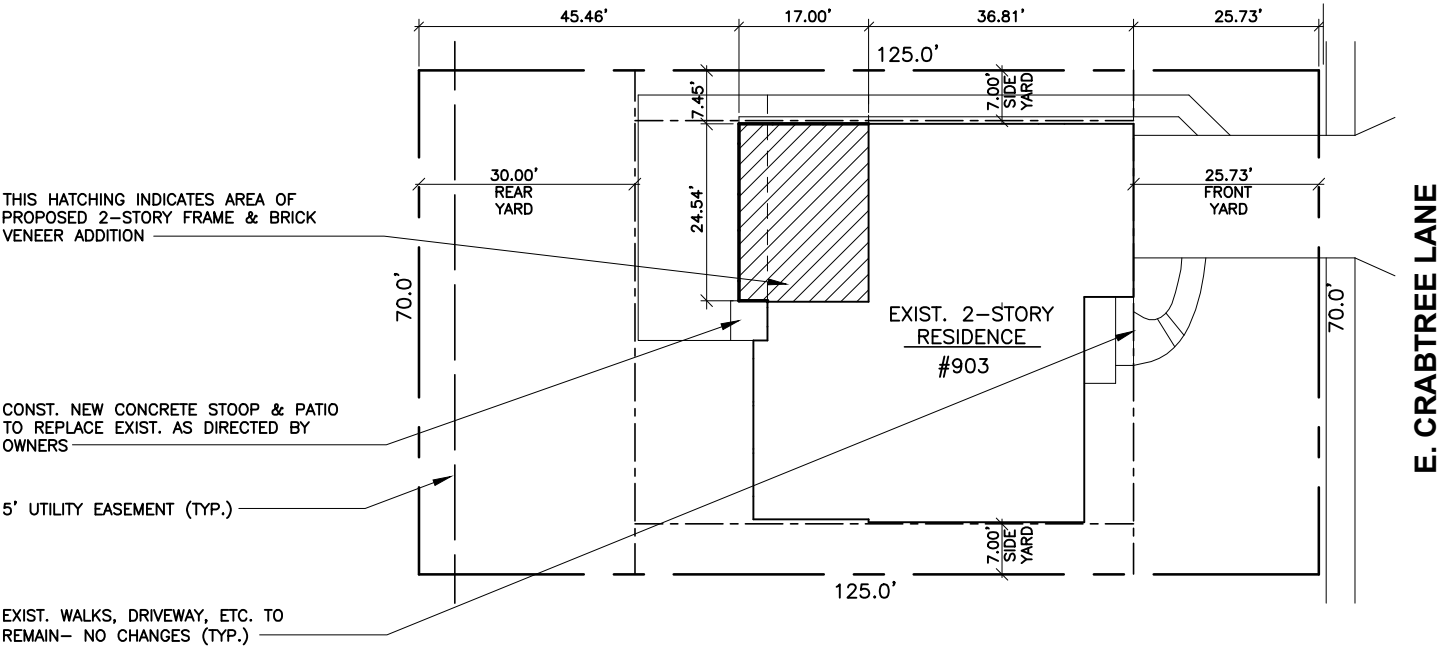
MOUNT PROSPECT, ILLINOIS - July 18, 1966 -

Robert E. Frederick
ILLINOIS REGISTERED LAND SURVEYOR - NO. 251461
WISCONSIN NO. 2-808. PENNSYLVANIA NO. 1200-E

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

JUN 15 2015

RECEIVED



SITE PLAN

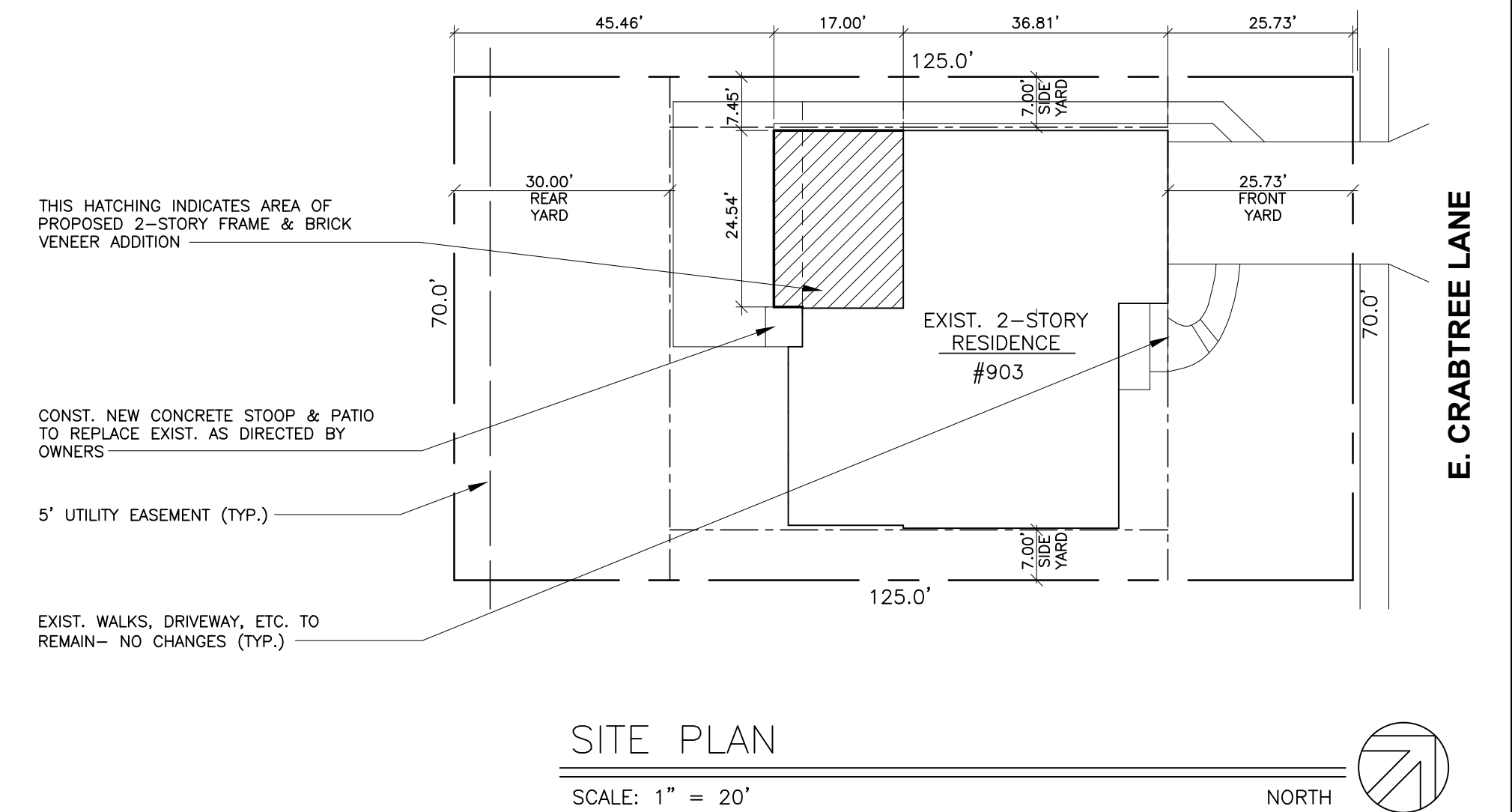
SCALE: 1" = 20'

NORTH



O' BRIEN
RESIDENCE

903 E. CRABTREE DRIVE
ARLINGTON HEIGHTS, ILLINOIS



SITE ENGINEERING NOTES

All existing grades shall remain unchanged by construction.

All surface drainage shall be directed to the front (or corner side) and rear of the site.

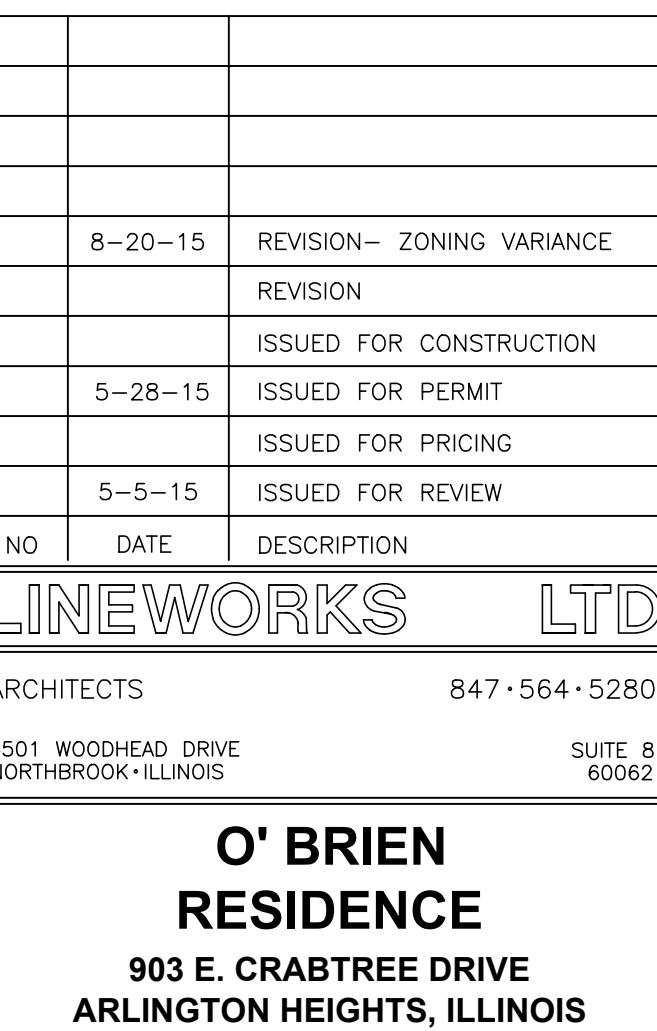
Building Construction Type: V-B.

Footings shown are designed for an assumed minimum safe soil bearing pressure of 3000 PSF. Contractor shall notify architect and owner immediately if soil test report or site conditions indicate this minimum condition is not met.

Contractor shall verify dimensions on plans. Adjust as required to obtain proper alignment of new construction with existing walls, window openings, etc., or as directed by owners.

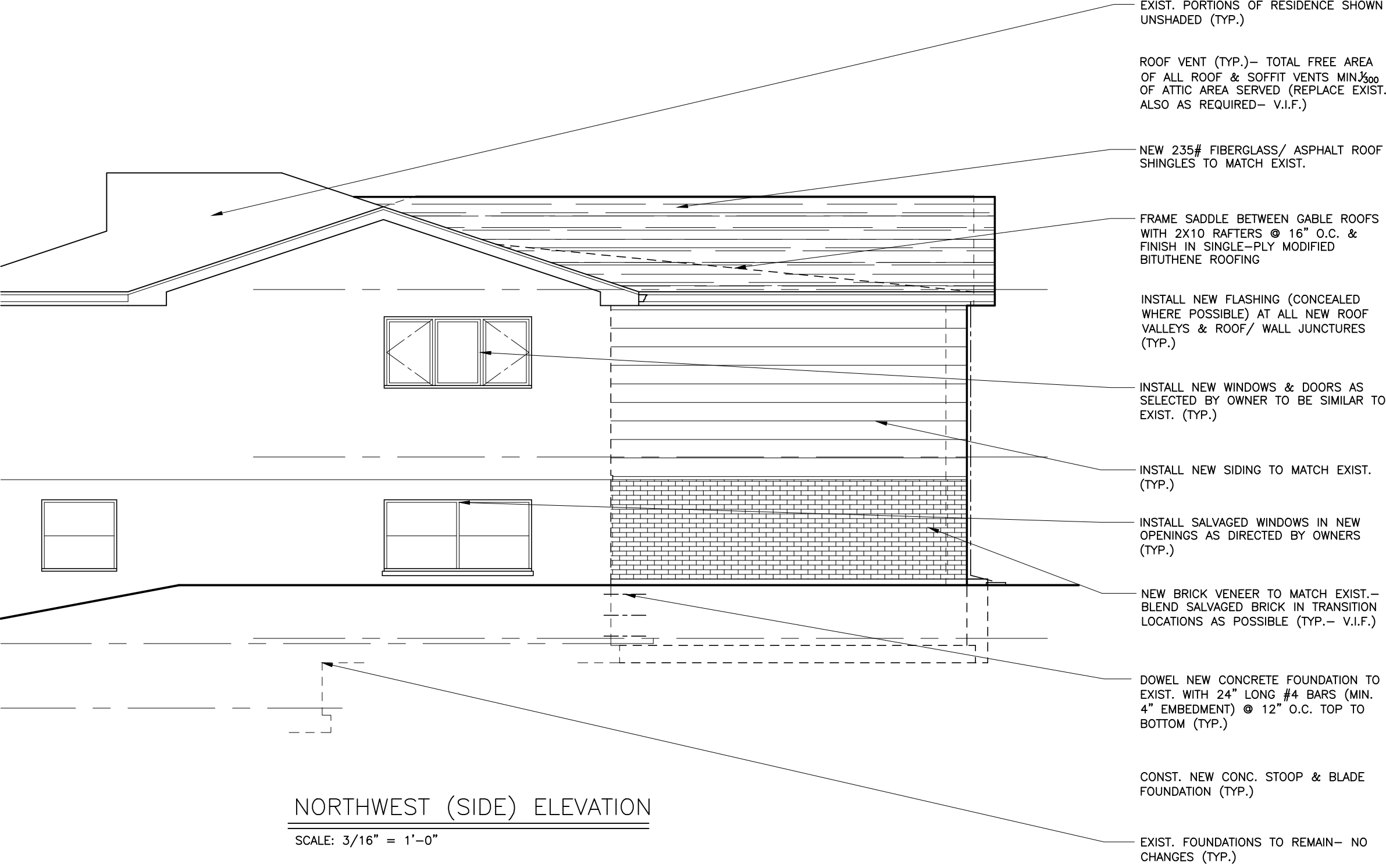
Minimum clear headroom at stairs shall be 6'-8" from a line through the edge of the treads to a line parallel taken at the obstruction.

All glass used in hazardous locations, including shower door & enclosure and Bathroom windows shall be tempered or other approved safety glazing.



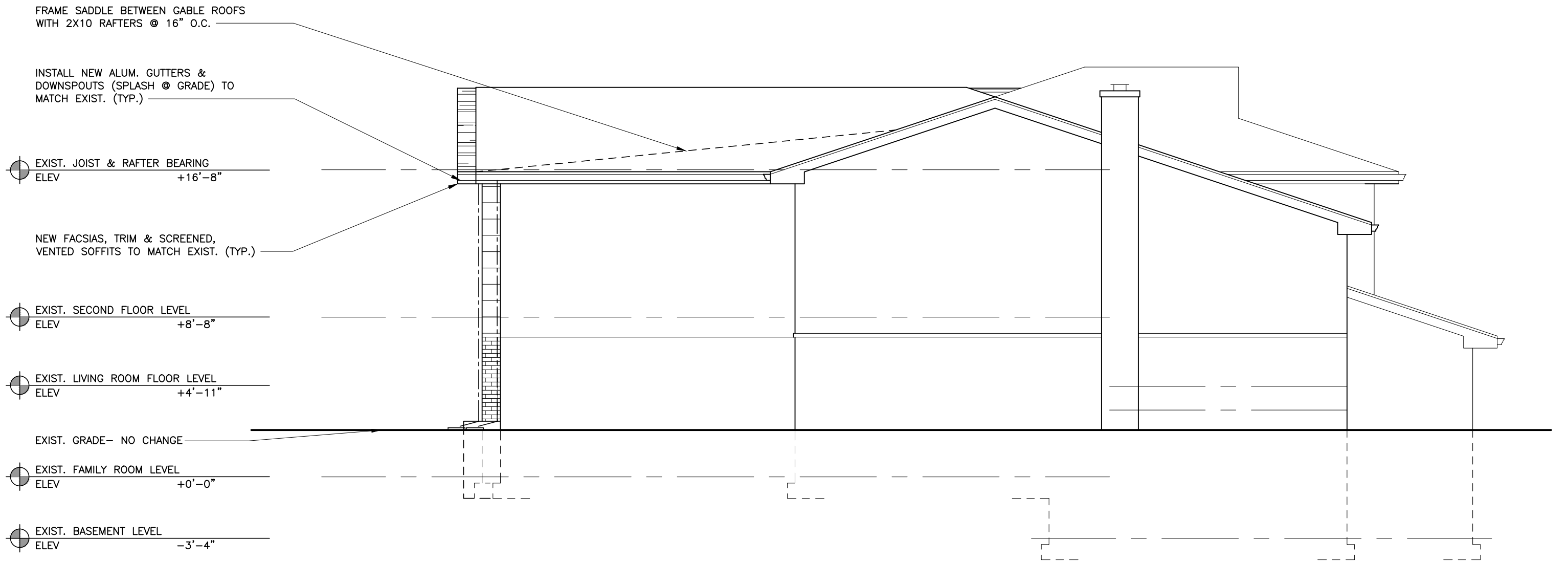
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PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

DRAWN	PROJECT 15033	A.1
CHECKED	SHEET 1 OF 4	



NORTHWEST (SIDE) ELEVATION

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



SOUTHEAST (SIDE) ELEVATION

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

**O' BRIEN
RESIDENCE**

903 E. CRABTREE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

EXIST. PORTIONS OF RESIDENCE SHOWN
UNSHADED (TYP.)

ROOF VENT (TYP.)— TOTAL FREE AREA
OF ALL ROOF & SOFFIT VENTS MIN $\frac{1}{300}$
OF ATTIC AREA SERVED (REPLACE EXIST.
ALSO AS REQUIRED— V.I.F.)

NEW 235# FIBERGLASS/ ASPHALT ROOF
SHINGLES TO MATCH EXIST.

FRAME SADDLE BETWEEN GABLE ROOFS
WITH 2X10 RAFTERS @ 16" O.C. &
FINISH IN SINGLE-PLY MODIFIED
BITUTHENE ROOFING

INSTALL NEW FLASHING (CONCEALED
WHERE POSSIBLE) AT ALL NEW ROOF
VALLEYS & ROOF/ WALL JUNCTURES
(TYP.)

INSTALL NEW WINDOWS & DOORS AS
SELECTED BY OWNER TO BE SIMILAR TO
EXIST. (TYP.)

INSTALL NEW SIDING TO MATCH EXIST.
(TYP.)

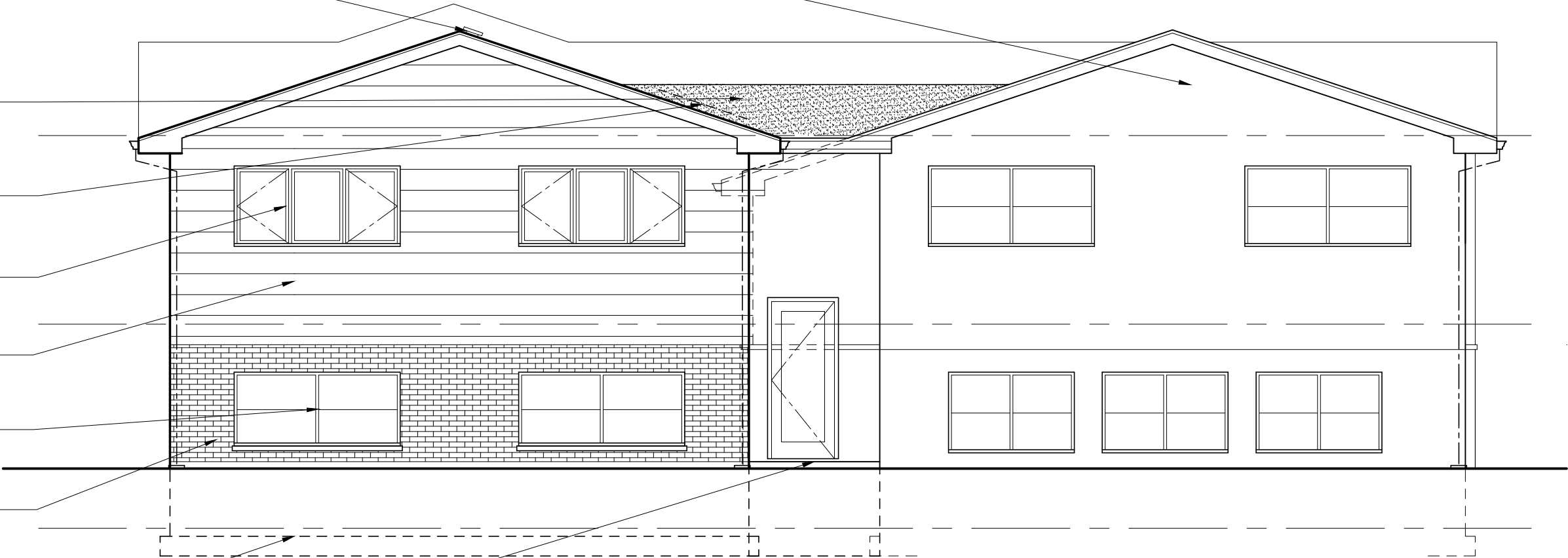
INSTALL SALVAGED WINDOWS IN NEW
OPENINGS AS DIRECTED BY OWNERS
(TYP.)

NEW BRICK VENEER TO MATCH EXIST.—
BLEND SALVAGED BRICK IN TRANSITION
LOCATIONS AS POSSIBLE (TYP.— V.I.F.)

DOWEL NEW CONCRETE FOUNDATION TO
EXIST. WITH 24" LONG #4 BARS (MIN.
4" EMBEDMENT) @ 12" O.C. TOP TO
BOTTOM (TYP.)

CONST. NEW CONC. STOOP & BLADE
FOUNDATION (TYP.)

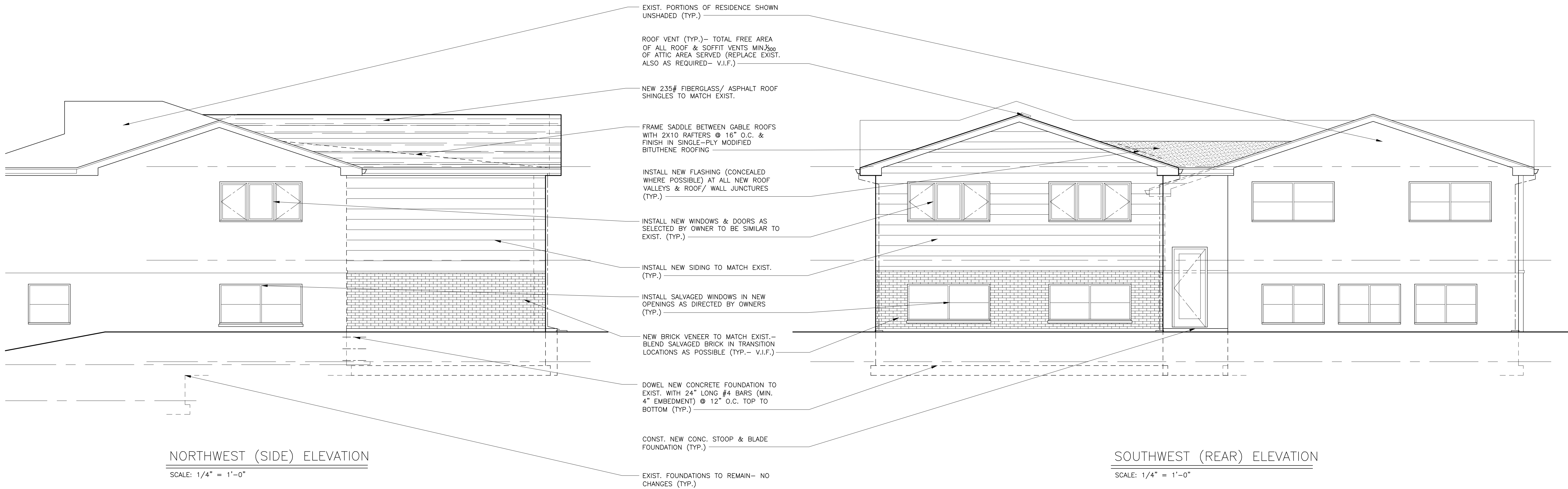
EXIST. FOUNDATIONS TO REMAIN— NO
CHANGES (TYP.)



SOUTHWEST (REAR) ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$

**O' BRIEN
RESIDENCE**
903 E. CRABTREE DRIVE
ARLINGTON HEIGHTS, ILLINOIS



NORTHWEST (SIDE) ELEVATION

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

SOUTHWEST (REAR) ELEVATION

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

FRAME SADDLE BETWEEN GABLE ROOFS
WITH 2X10 RAFTERS @ 16" O.C.

INSTALL NEW ALUM. GUTTERS &
DOWNSPOUTS (SPLASH @ GRADE) TO
MATCH EXIST. (TYP.)

EXIST. JOIST & RAFTER BEARING
ELEV +16'-8"

NEW FACSIAS, TRIM & SCREENED,
VENTED SOFFITS TO MATCH EXIST. (TYP.)

EXIST. SECOND FLOOR LEVEL
ELEV +8'-8"

EXIST. LIVING ROOM FLOOR LEVEL
ELEV +4'-11"

EXIST. GRADE— NO CHANGE

EXIST. FAMILY ROOM LEVEL
ELEV +0'-0"

EXIST. BASEMENT LEVEL
ELEV -3'-4"

SOUTHEAST (SIDE) ELEVATION

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

8-20-15	REVISION— ZONING VARIANCE	
	REVISION	
	ISSUED FOR CONSTRUCTION	
5-28-15	ISSUED FOR PERMIT	
	ISSUED FOR PRICING	
5-5-15	ISSUED FOR REVIEW	
NO	DATE	DESCRIPTION
LINEWORKS LTD		
ARCHITECTS		847-564-5280
3501 WOODHEAD DRIVE NORTHBROOK, ILLINOIS		SUITE 8 60062
O' BRIEN RESIDENCE 903 E. CRABTREE DRIVE ARLINGTON HEIGHTS, ILLINOIS		

PROPOSED REMODELING

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PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

DRAWN	PROJECT	A.3
	15033	
CHECKED	SHEET	
	3 OF 4	

Mach, Derek

From: [REDACTED] on behalf of Ken Stroble [REDACTED]
Sent: Saturday, August 22, 2015 3:11 PM
To: Mach, Derek
Subject: In Support of the Variance Request for the O'Brien Residence

Hello -

As a resident of the Ivy Hill subdivision living at [REDACTED], I am writing to support the variance request of the O'Briens for 903 E. Crabtree Dr.

Our house is the same basic design and floor plan as the O'Brien house and I cannot see how granting this variance request to add additional living space in the rear would cause any harm to the character of the neighborhood.

Thank you for your attention.

Sincerely,

Ken Stroble

Mach, Derek

From: Cheryl Arden [REDACTED]
Sent: Wednesday, September 02, 2015 9:33 AM
To: Mach, Derek
Cc: [REDACTED]
Subject: 903 Crabtree variance

To Zoning Board of Appeals:

We Cheryl and Alan Arden homeowners at:
[REDACTED] Arlington Heights, IL.

Do support the 400 sq. ft. Addition Variance for the back of the property at:
903 E. Crabtree Lane,
Arlington Heights, IL.

Thank you,
Cheryl Arden

Mach, Derek

From: Christine Arapidis [REDACTED]
Sent: Friday, August 28, 2015 4:42 PM
To: Mach, Derek
Subject: Variance Request of the O'Brien Residence-903 E. Crabtree - SUPPORT

Dear Mr. Mach,

I had the pleasure of speaking to Linda O'Brien regarding her concern about her addition. I have lived in the wonderful Ivy Hill community for about 18 years and have watched it grow and change. So many homes have been enhanced, thus making this area even more popular for families to purchase homes and raise their children. Linda mentioned her reasons for wanting to add on to her home and in my opinion, if she would like to do so, I support her 100%. Again, this can only add to the value of our neighborhood and assist the O'Briens for their reasons of wanting/needing an addition in the first place.

Sincerely,

Christine Arapidis

Mach, Derek

From: [REDACTED]
Sent: Thursday, September 03, 2015 7:20 PM
To: Mach, Derek
Subject: Variance Request of the O'Brien residence

Hello Mr. Mach,

I am writing to voice my support for the O'Brien's variance request at
903 E. Crabtree Dr.

I am a 20 year residence of Arlington Heights and have lived at my current address of [REDACTED] for 18 of those years. I think that the O'Brien's request will have a positive impact for them personally as well as for the neighborhood in general. Whenever neighbors improve their residence to increase their home's value it has a positive downstream effect on all of us in the area.

I think their variance request is reasonable.

Regards,

Ronald Mousseau
[REDACTED]
[REDACTED]
[REDACTED]

Mach, Derek

From: Sharon Lialios [REDACTED]
Sent: Monday, August 31, 2015 4:09 PM
To: Mach, Derek
Subject: Variance request of the o'brien residence

Dear mr Mach

I am writing to you in support of the O'Brien family. We used to live in that model home and when our family grew to more children than the 3 bedrooms on the upper level I knew I would never want one of my children downstairs and not on the same level as the rest of the family. It does not seem like they are asking to go out much more than they already have.

I hope you will allow them to make their home they way they want it to be.

Sharon and Jim Lialios
[REDACTED]

Sent from my iPhone



Item: Brazzale/Balga Residence - 905 S. Evergreen Ave.

Department: Planning & Community Development

REQUEST

1. A 1.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet from the north property line instead of the minimum 7.0 feet and an additional 2.0 feet for the eave.
2. A 1.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet from the south property line instead of the minimum 7.0 feet and an additional 2.0 feet for the eave.
3. A 5.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 22.7 feet from the west property line instead of the minimum 28.4 feet.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings
Neighbor Support

Type

Board or Commission Report
Correspondence
Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 21, 2015
Date Prepared: September 16, 2015
Project Title: Brazzale/Balga Residence
Address: 905 S. Evergreen Ave.

Background Information

Petition Number: ZBA #15-017
Petitioner: Keith Ginnodo
Address: 33 N. Hickory Ave.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

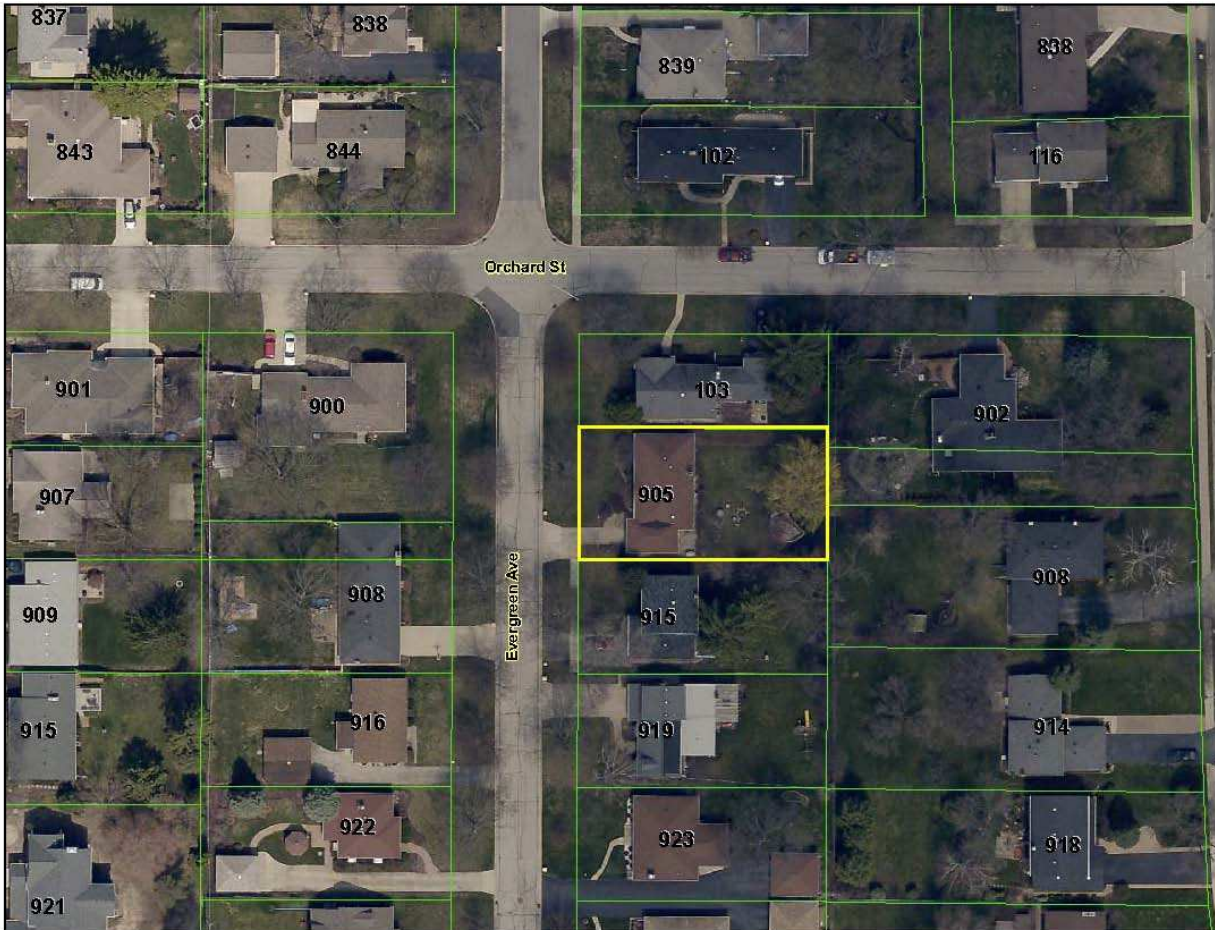
The petitioner is proposing a small rear yard addition and a new expanded roof form. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,240 square feet and the expanded residence will have approximately 1,307 square feet. This project does require zoning variations to allow side yard setbacks of 5.9 feet, where 7 feet is required, and to allow a 22.7 foot front yard setback, where 28.4 feet is required. Therefore the petitioner requests the following variations:

- A 1.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet from the north property line instead of the minimum 7.0 feet and an additional 2.0 feet for the eave.
- A 1.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet from the south property line instead of the minimum 7.0 feet and an additional 2.0 feet for the eave.
- A 5.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 22.7 feet from the west property line instead of the minimum 28.4 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/3/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/3/15	
3. Letter that was Mailed	✓	9/3/15	
4. Photographs of Sign on Property	✓	9/3/15	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL

Zoning Board of Appeals Review

Project Name: Brazzale/Balga Residence

Project Address: 905 S. Evergreen Ave.

ZBA #: 15-017

ZBA Hearing Date: September 21, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 1, 2015

- A 1.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet from the north property line instead of the minimum 7.0 feet and an additional 2.0 feet for the eave.
- A 1.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet from the south property line instead of the minimum 7.0 feet and an additional 2.0 feet for the eave.
- A 5.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 22.7 feet from the west property line instead of the minimum 28.4 feet.

Attached are the Petitioner's:

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

Comments: THE DESIGN OF THE PROPOSED ADDITIONS WAS FORMALLY
APPROVED BY THE DESIGN COMMISSION ON 7-8-15, WITH REQUIREMENTS TO
USE "YELLOW GROUND" AS THE BRICK PAINT COLOR, REDUCE THE MAIN ROOF
PITCH TO MATCH THE ARCHITECTURAL MODEL, AND THAT THE T.P.O. ROOFING
INSTALLATION BE CLEAN AND CRISP. - STEVE HAUTZINGER, DESIGN PLANNER

ZBA# 15-017

905 S Evergreen - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: September 1, 2015

Completed – September 2, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 1.1 ft variance to allow an addition with a side yard setback of 5.9 ft from the north property line instead of the minimum 7 ft, and an additional 2 ft for the eave;

A 1.1 ft variance to allow an addition with a side yard setback of 5.9 ft from the south property line instead of the minimum 7 ft, and an additional 2 ft for the eave; and

A 5.7 ft variance to allow covered front porch with a front yard setback of 22.7 ft from the west property line instead of the minimum 28.4 ft.

NOTE: The existing home is non-conforming, and the proposed variances will not increase the non-conformity.

The Engineering Department has no objection to the proposed variances.

RECEIVED

SEP - 2 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

September 4, 2015

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #15-017 – 905 S Evergreen Ave

Building Department Comment(s):

The eaves and exterior wall may be required to be 1-hour rated if the separation distance to the adjacent house is less than 3 feet.

RECEIVED

SEP - 4 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 28, 2015

PETITION

905 South Evergreen Avenue, Arlington Heights, Illinois 60005

NOW COMES the Petitioner Tiana Brazzale and Paul Balga being the owner of the property commonly known as: 905 South Evergreen Avenue, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.6 (Required Minimum Yards) in order to build a roof that has 24" eaves that encroach into the required side yards by 18.5" and the established front yard by 27" and an attached front trellis that encroaches 46" into the established front yard.

I hereby state that the following hardship would exist if the variation were not granted: The existing home and eaves do not conform to the setback requirements on the front and two side yards. It would not be possible for the new eaves to comply, since the building walls do not comply. The new eaves fall in the same relative projection as the existing eaves.

I hereby state that the following unique circumstances exist: The new roof has the same relative eave projections as the existing non-conforming roof. The front trellis is attached to the house to create sunshield from the western light in the Living room and the front stoop and porch. If the trellis were detached it would be a permitted obstruction in the front yard. It is attached to minimize the obstruction at the patio.

I hereby state that the variation, if granted, will not alter the essential character of the locality. The new roof is in scale in the block and nearby homes that are often 1 ½ or 2 stories.

Signed: (petitioner) Tiana D. Brazzale Paul Balga date: 7/29/2015 7/29/2015

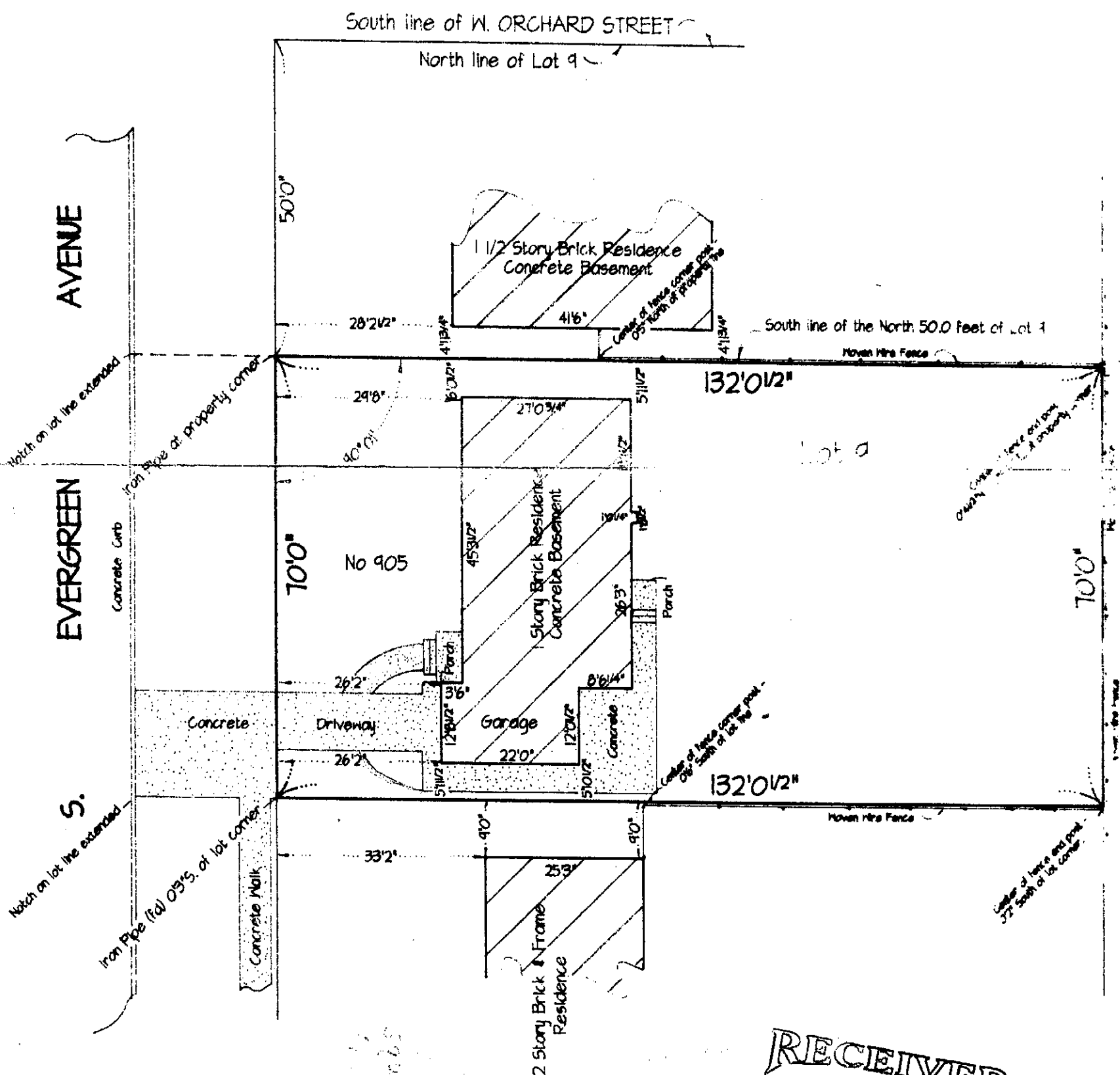
RECEIVED

JUL 31 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

GEORGE D. HARKER & ASSOCIATES
REGISTERED LAND SURVEYORS

Lot 9 (except the North 50.0 feet thereof) in R. A. Cepek's ARLINGTON HIGHLANDS, a subdivision of parts of Sections 4 and 9, Township 41 North, Range 11 East of the 3rd Principal Meridian and parts of Sections 31 and 32, Township 42 North, Range 11 East of the 3rd Principal Meridian, in Cook County, Illinois.



RECEIVED

JUL 31 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SCALE: 1 inch equals 20 feet

No. 930188

Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check Legal Description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

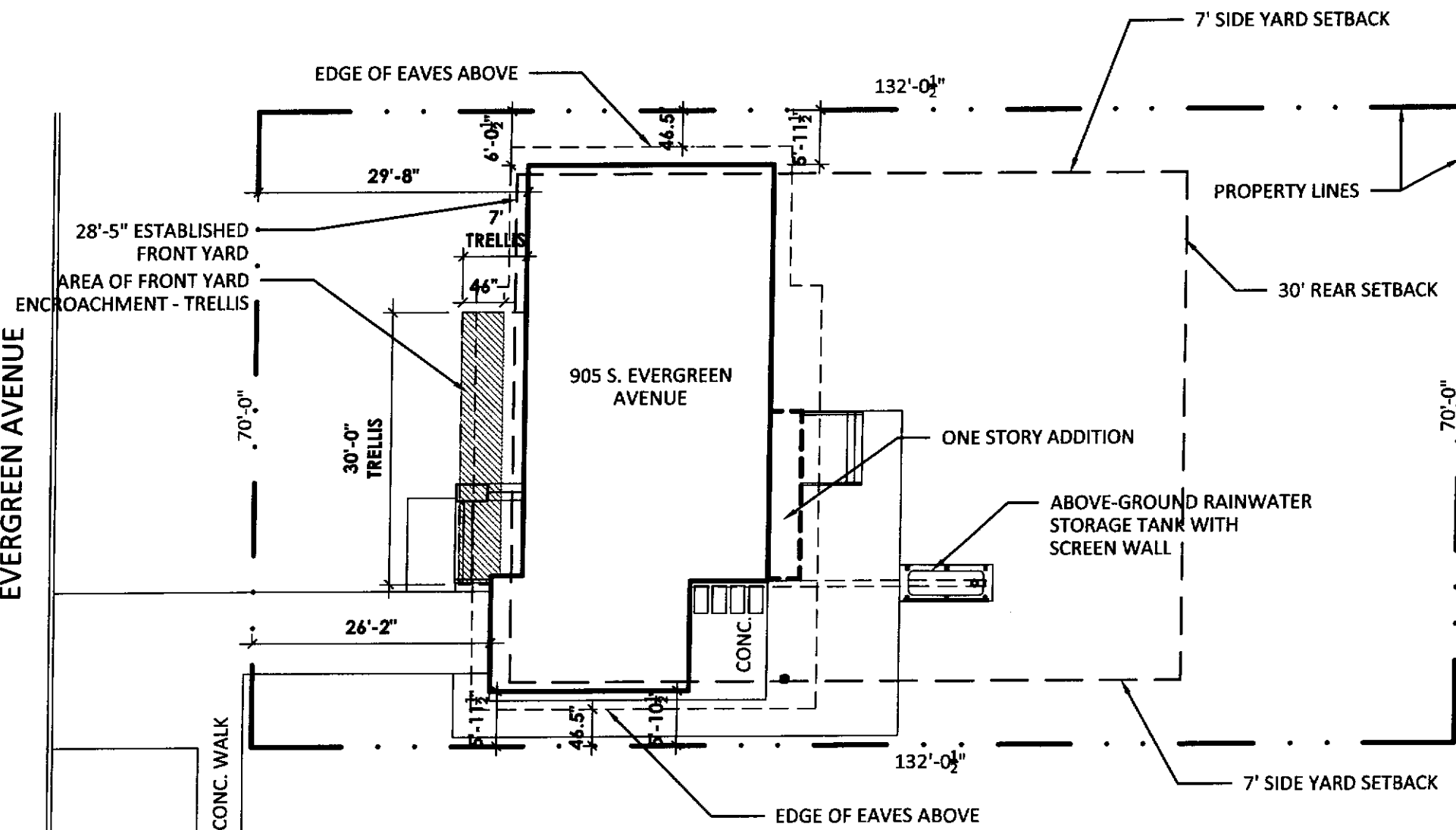
State of Illinois } ss.
County of Cook }

GEORGE D. MARKER & ASSOCIATES hereby certify that this plan has been made under its direction, by a Registered Professional Surveyor, of the property described hereon and that the plan shown on drawn is a correct representation of said survey.

Park Ridge, Ill. Dated this 1 day of June.

GEORGE D. HARKER & ASSOCIATES

EVERGREEN AVENUE



FRONT YARD SETBACKS

ADDRESS	SETBACK
103 E. ORCHARD	28'-1"
905 S. EVERGREEN	26'-2"
915 S. EVERGREEN	26'-3"
919 S. EVERGREEN	25'-1"
923 S. EVERGREEN	30'-1"
927 S. EVERGREEN	30'
931 S. EVERGREEN	30'-2"
935 S. EVERGREEN	30'
939 S. EVERGREEN	30'-4"
TOTAL:	256'-2"

231' / 9 HOUSES = 28'-5"

ESTABLISHED FRONT YARD SET BACK = 28'-5"

RECEIVED

JUL 31 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1 PROPOSED SITE PLAN
1/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004
A0
ZBA
07.27.15

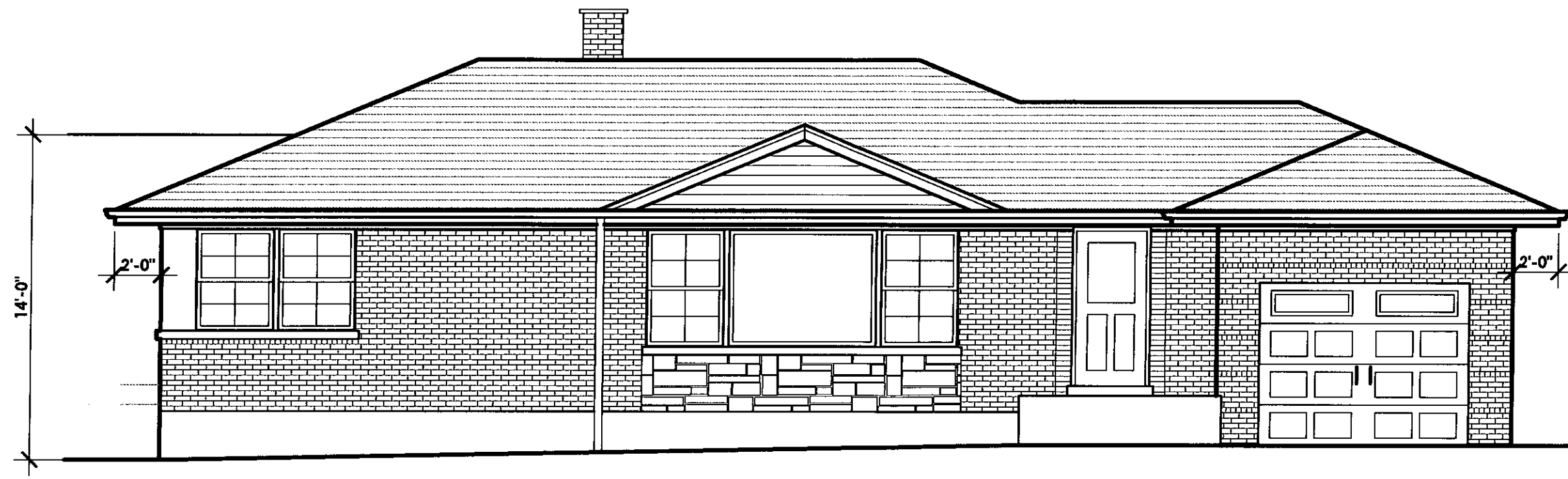
BRAZZALE - BALGA

905 S. EVERGREEN AVENUE, ARLINGTON HEIGHTS, IL 60005



BRAZZALE - BALGA
905 S. EVERGREEN AVENUE, ARLINGTON HEIGHTS, IL 60005

EX4



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



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



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

1 1/2 1/4



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

BRAZZALE - BALGA
905 S. EVERGREEN AVENUE, ARLINGTON HEIGHTS, IL 60005



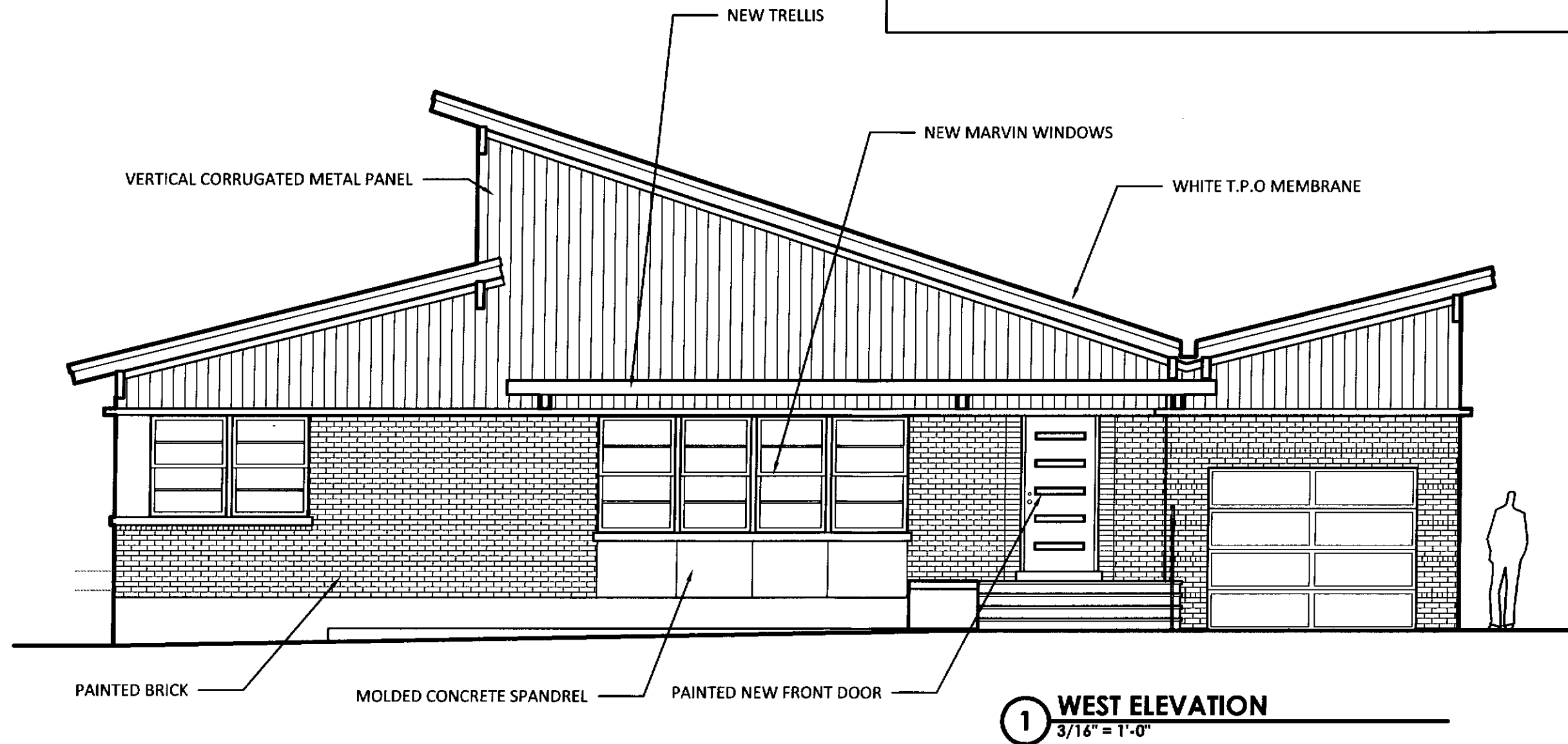
KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

EX6

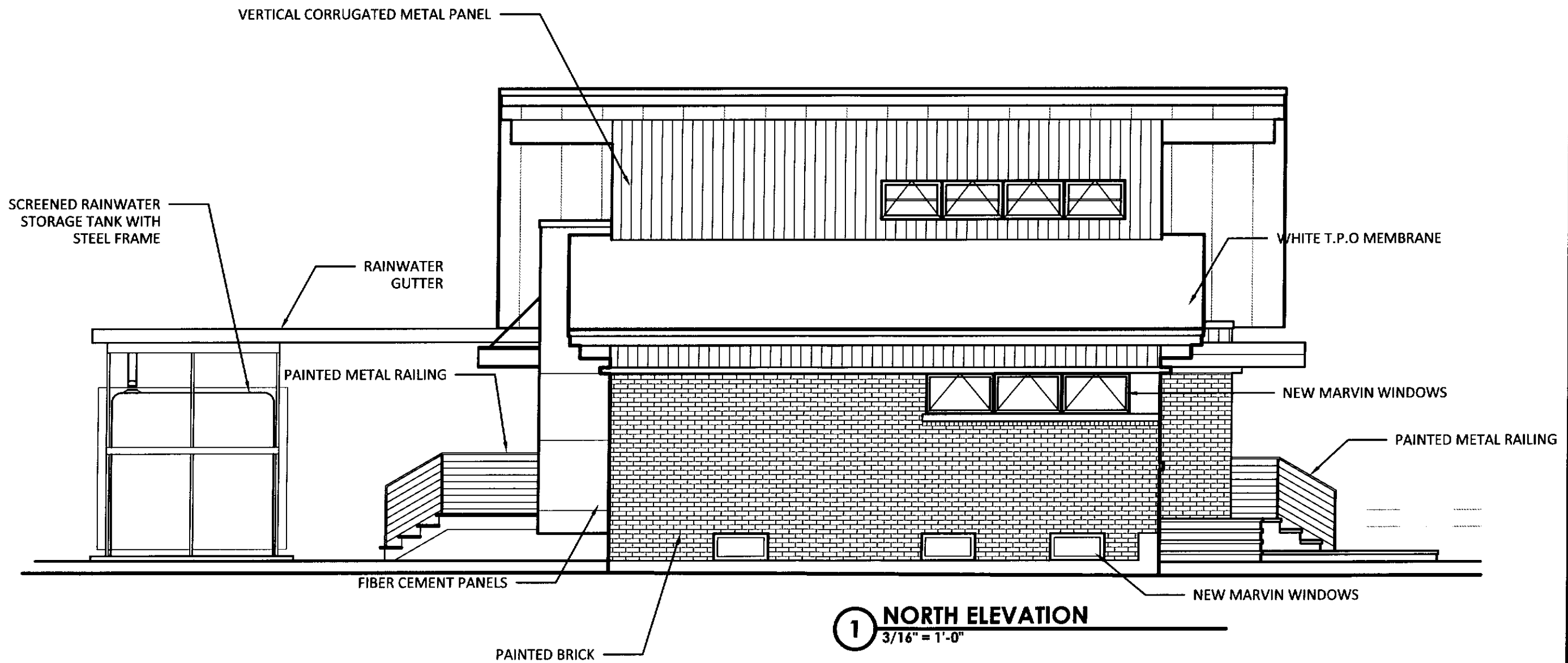
07.27.15

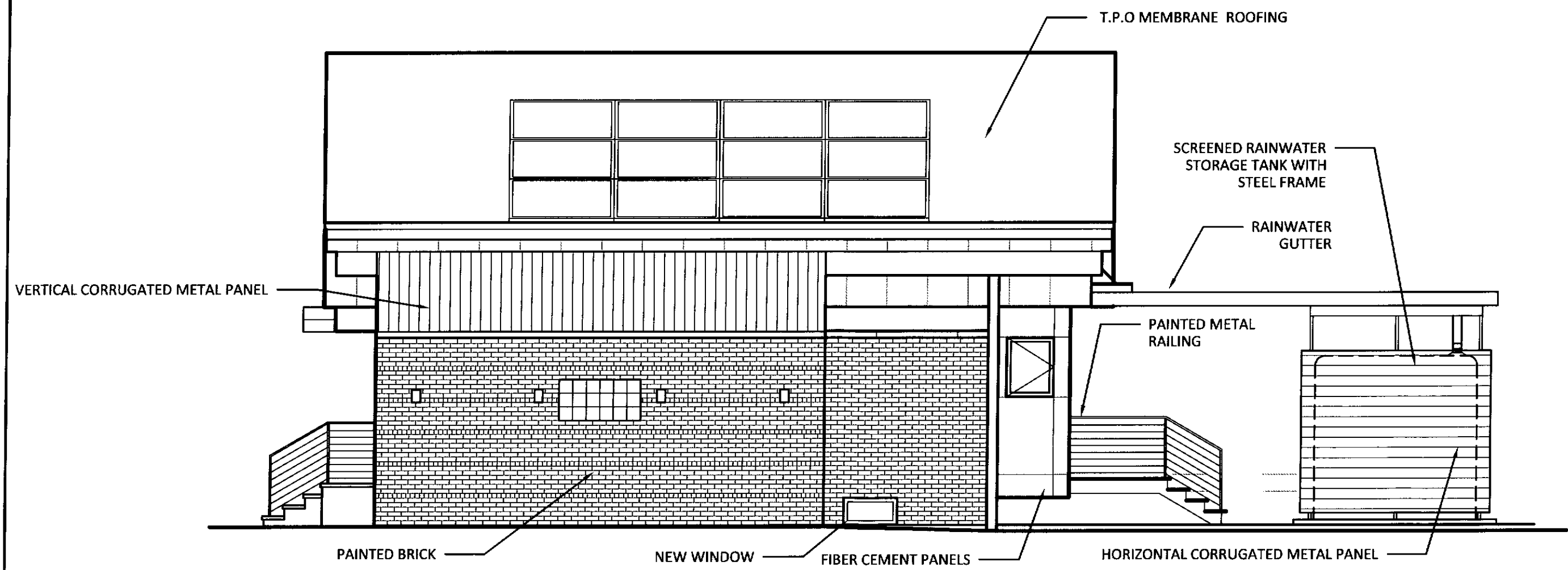
MATERIAL LIST

Siding:	Vertical corrugated metal panels - Weathered zinc or zinc
Panels:	James Hardie Panels - Iron Gray, Night Gray or Deep Ocean
Brick:	Painted - yellow ground
Windows:	Marvin (or similar) Dark bronze or ebony
Gutters:	Prefinished aluminum - Midnight bronze or weathered zinc
Roofing:	T.P.O. membrane - white
Front door:	Painted new door
Stone spandrel:	Molded concrete - Natural concrete color
Railing:	Painted metal - Dark bronze or ebony



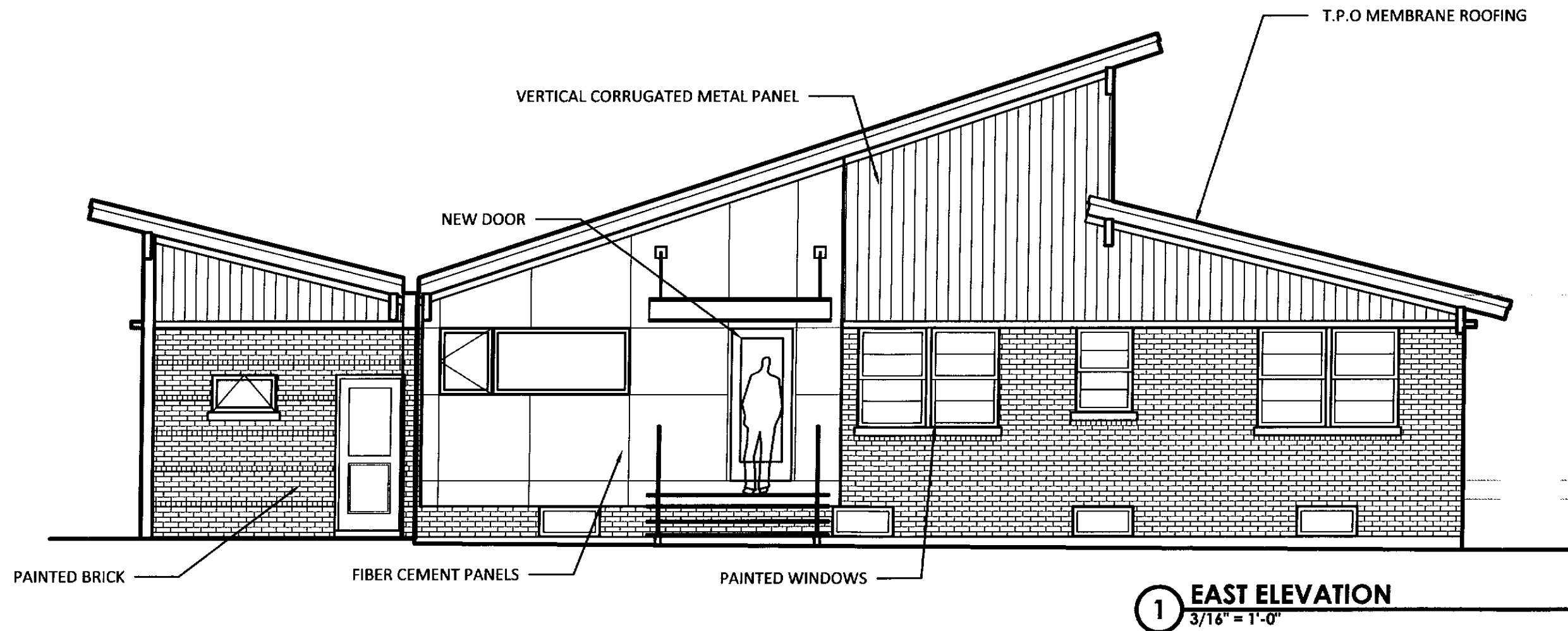
1 1/2 1/4





1 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

1 1/2 1/4



KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004
07.27.15



BRAZZALE - BALGA
905 S. EVERGREEN AVENUE, ARLINGTON HEIGHTS, IL 60005

A6

September 8, 2015

Rob Cotner

[REDACTED]
Arlington Heights, IL 60005

Dear Village of Arlington Heights Zoning Board of Appeals,

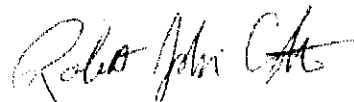
I am writing in full support for the proposed variance for the improvements at 905 S Evergreen.

I am legal owner of the property directly across the street at [REDACTED] My view from my living room picture window is of the residence at 905 S Evergreen. I believe the proposed design and improvements to the home would be aesthetically pleasing. Mr Balga and Ms Brazzale have shared their proposed design plan with me and I would welcome the property improvement on the block. I appreciate the effort to improve the home's appearance as well as the consideration of the environmental impact.

In addition, I believe the front trellis would add depth and texture, significantly improve the appearance of the home.

Thank you for your consideration of my comments.

Regards,


Rob Cotner

Tuesday, September 08, 2015

To the Arlington Heights Design Board:

As a resident of Arlington Heights and a neighbor of 905 S Evergreen, I have reviewed and support the remodel that is proposed at this address.

Name	Address	Signature
Donald A. Bursey	[REDACTED]	[REDACTED]
Clay Walker	[REDACTED]	Clay Walker
ROGER NESS	[REDACTED]	R Ness



Item: Hertel Residence - 1441 N. Douglas Ave.

Department: Planning & Community Development

REQUEST

A 2.4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an attached garage with a side yard setback of 4.2 feet from the south property line instead of the minimum 6.6 feet and an additional 2.0 feet for the eave.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 21, 2015
Date Prepared: September 16, 2015
Project Title: Hertel Residence
Address: 1441 N. Douglas Ave.

Background Information

Petition Number: ZBA #15-020
Petitioner: Scott Hertel
Address: 1441 N. Douglas Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

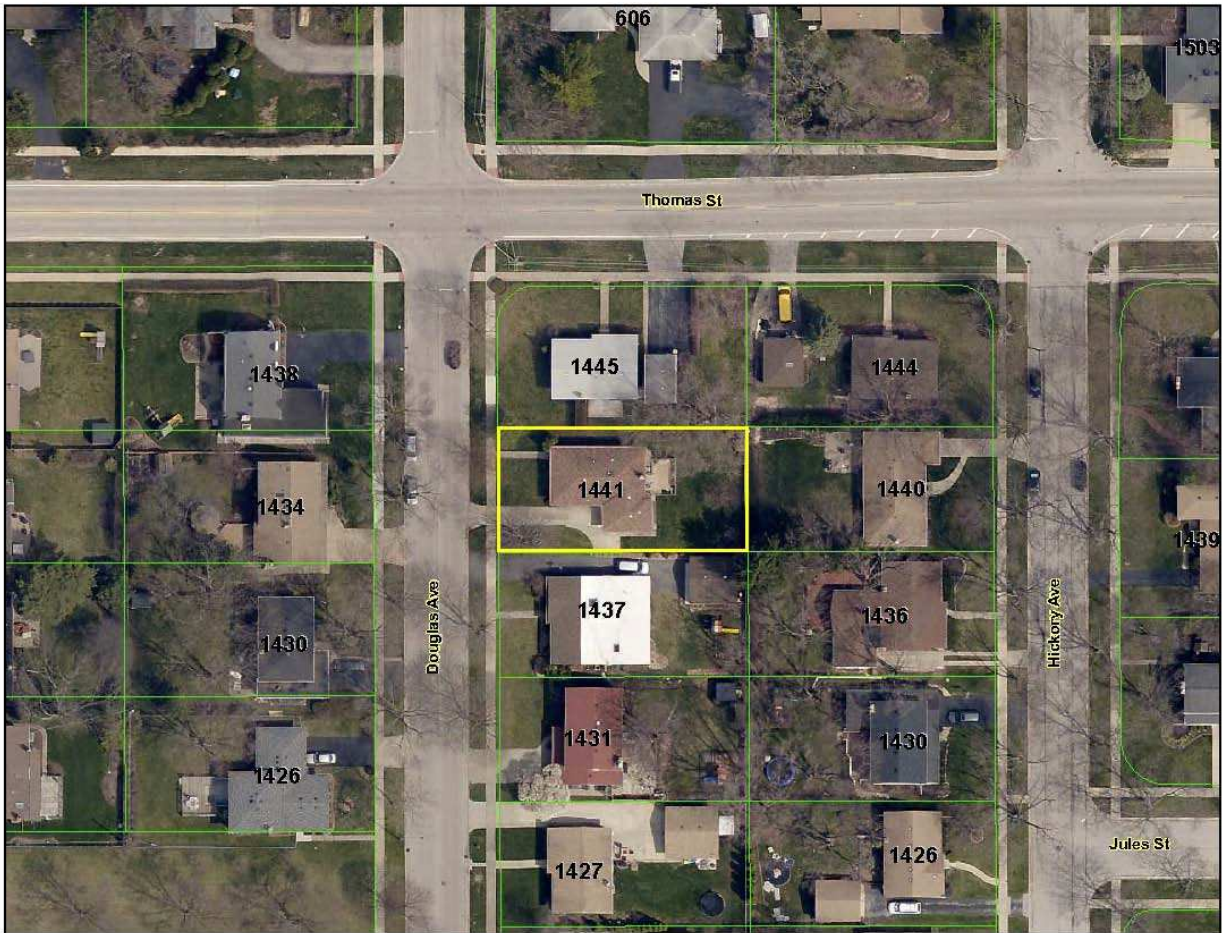
The petitioner is proposing to add a two car front load attached garage in front of the existing one car garage. The subject site is zoned R-3, One Family Dwelling District. The proposed addition requires a zoning variation to allow a side yard setback of 4.2 feet, where 6.6 feet is required. Therefore, the petitioner requires the following variation:

- **A 2.4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an attached garage with a side yard setback of 4.2 feet from the south property line instead of the minimum 6.6 feet and an additional 2.0 feet for the eave.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/4/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/4/15	
3. Letter that was Mailed	✓	9/4/15	
4. Photographs of Sign on Property	✓	9/4/15	

Photograph of Existing Structure



ZBA# 15-020

1441 N Douglas - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: September 1, 2015

Completed – September 2, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 1.6 ft variance to allow an attached garage with a side yard setback of 5 ft from the south property line instead of the minimum 6.6 ft and an additional 2 ft for the eave.

The Engineering Department has no objection to the proposed variance.

RECEIVED

SEP - 2 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL

Project Name: Hertel Residence

Project Address: 1441 N. Douglas Ave.

ZBA #: 15-020

ZBA Hearing Date: September 21, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 1, 2015

- A 1.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an attached garage with a side yard setback of 5.0 feet from the south property line instead of the minimum 6.6 feet and an additional 2.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION IS REQUIRED FOR THE PROPOSED ADDITION. THE ADDITION APPEARS TO BLEND WELL

Please review, comment, and return to me no later than Thursday, September 10, 2015.

WITH THE EXISTING HOUSE, AND THERE ARE OTHER TWO-CAR FRONT LOADING GARAGES ON THIS BLOCK.

- STEVE HAUTZINGER, DESIGN PLANNER

September 4, 2015

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #15-020 – 1441 N Douglas Ave

Building Department Comment(s):

No objection to the variance.

RECEIVED

SEP - 4 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOW COMES the Petitioner Scott D Hertel

being the owner of the property commonly known as: 1441 N Douglas Avenue, Arl. Hts. IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-36, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Extend a new attached garage 21" past the standard 10% (6'7") side yard setback for an R-3 Zoned area. This will result in a side yard setback of 4'10" on the south side of the property.

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

A variance would be sought to reduce the interior garage width from 21' to 19'2" in order to comply with the zoning regulations, which limits the ability to enter and exit the vehicles inside the garage. If not accepted, the next option would be to pave over the side yard and build the garage in the back yard, adding 1700 sq ft of impervious cover to the project and cutting down a tree.

I hereby state that the following unique circumstances exist:

The design with an encroachment on the side yard setback adds significant appeal and open space in comparison to the standard process of building a garage in the back yard.

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

The encroachment is next to the neighbor's driveway, leaving a total of 20' in-between buildings, where many homes on the block come within approximately 10' of each other. Furthermore, plantings on the side are much more appealing than 10' of blacktop.

Signed:



Date:

Sept 4, 2015



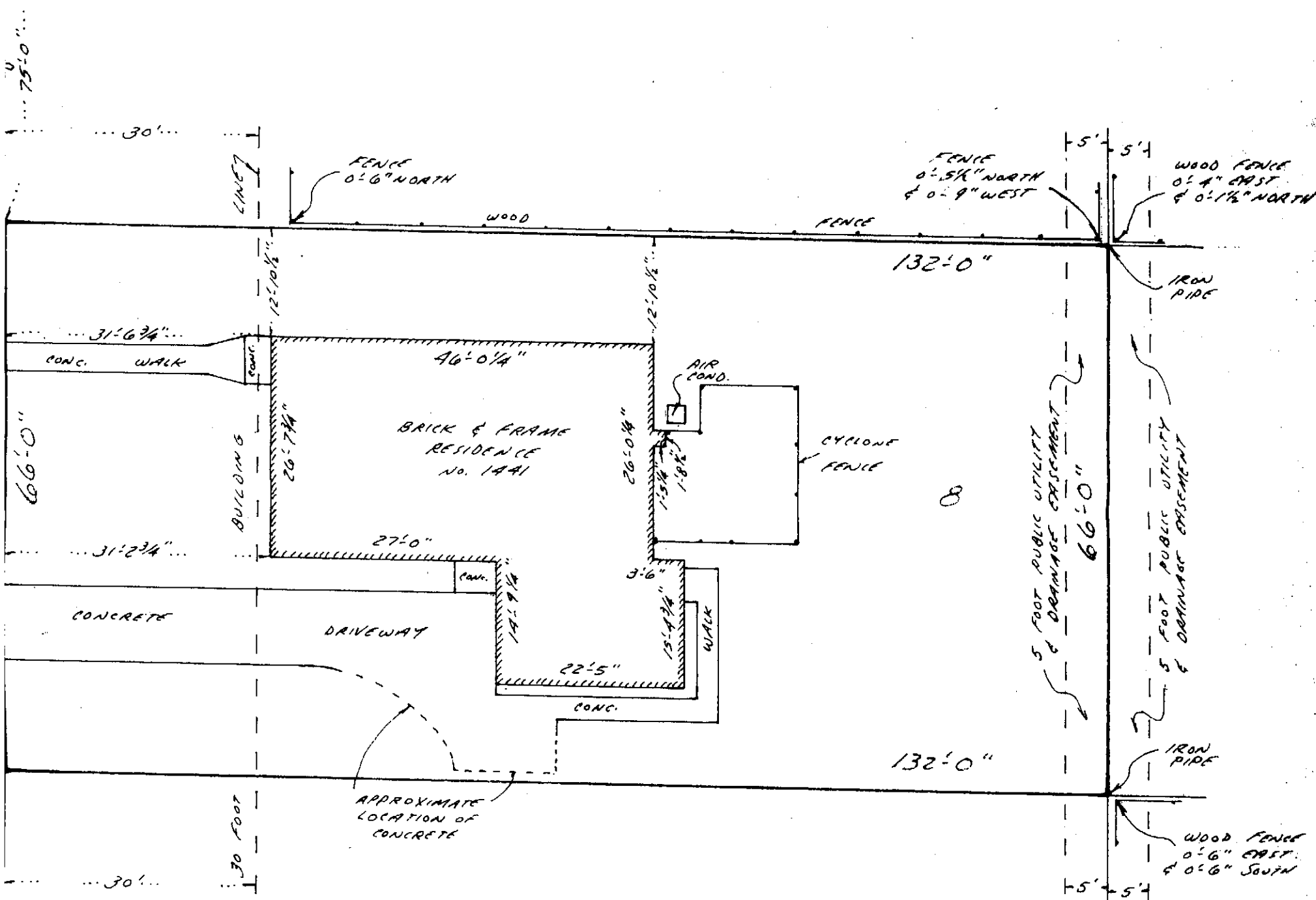
of

Lot 8 in Block 1 in Minneci Hickory Meadows, being a Subdivision of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 6, 1956, as Document Number 1654817.

301 N. Wille Street
Mt. Prospect, IL 60056

(847) 255-3512

SOUTH LINE OF E. THOMAS STREET &

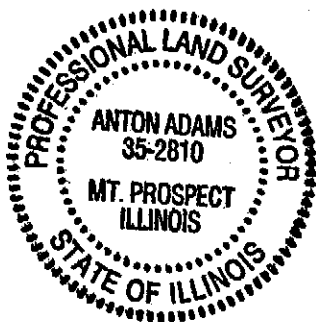


Note: Due to snow cover all walks
driveways & patios may not
be shown.

AUG 28 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PAGE: 49



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

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.

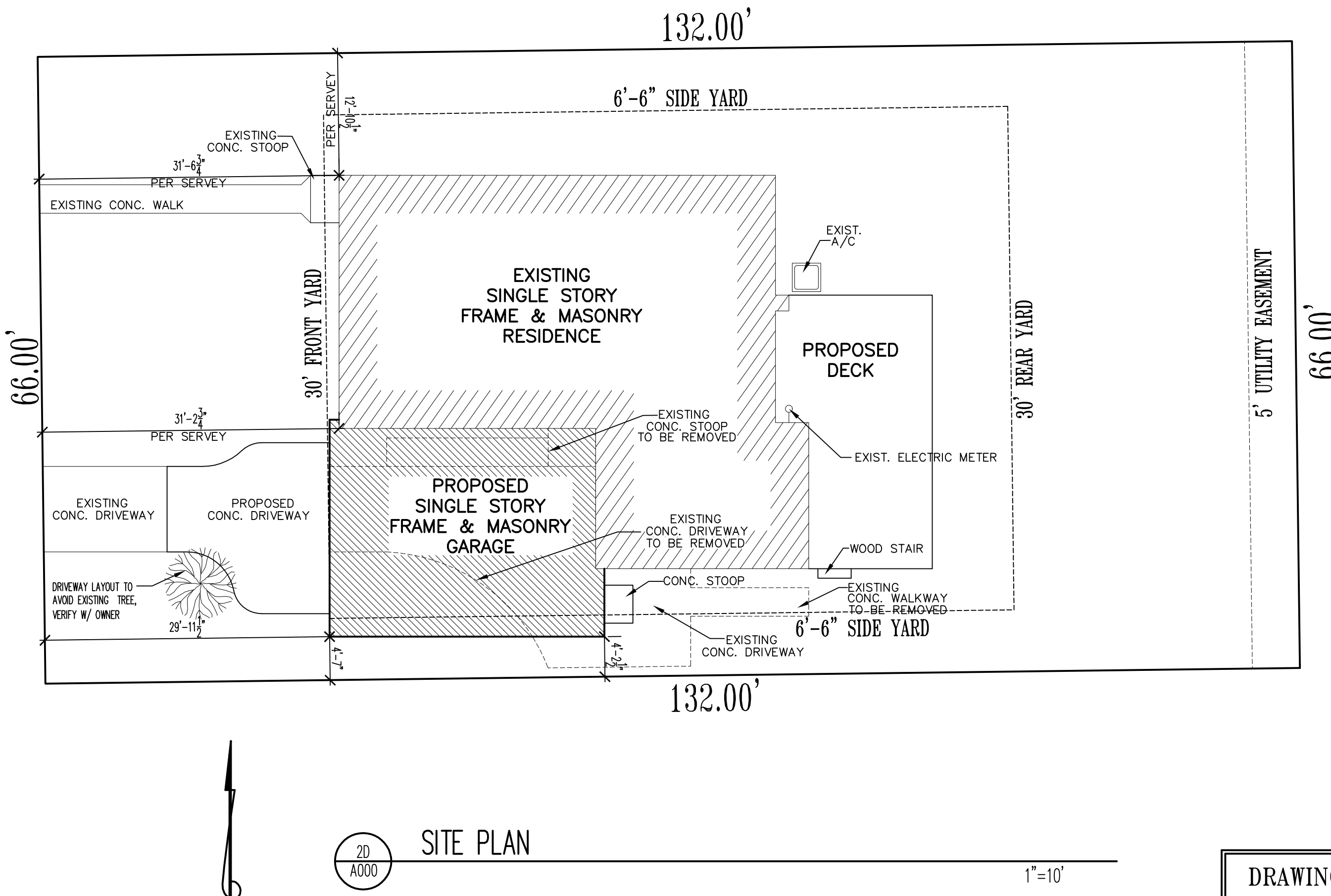
MOUNT PROSPECT, ILLINOIS. FEBRUARY 6 AM 2015

*it with deed or title policy. Compare all
ort any differences at once. Building lines
s they appear on the recorded plat of
le policy or Zoning ordinances. Distances
, scaling.*

HERTEL RESIDENCE

1441 NORTH DOUGLESS AVENUE

ARLINGTON HEIGHTS, IL



IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	8,712 S.F.
ZONING DISTRICT	R-3
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	4,356.0 S.F.
PROPOSED IMPERVIOUS	2,629.9 S.F.
BUILDING LOT COV.	30.3%
DRIVEWAY	364.6 S.F.
FRONT WALKWAY	86.6 S.F.
TOTAL	3,081.1 S.F.
PROPOSED IMPERVIOUS	0.35 OR 35% ✓

BUILDING LOT COVERAGE	
AREA OF LOT	8,712 S.F.
ZONING DISTRICT	R-3
MAXIMUM LOT COVERAGE	35%
ALLOWABLE LOT COVERAGE	3,049.2 S.F.
PROPOSED LOT COVERAGE	2,629.9 S.F.
PROPOSED LOT COVERAGE	0.30 OR 30% ✓

DRAWING INDEX

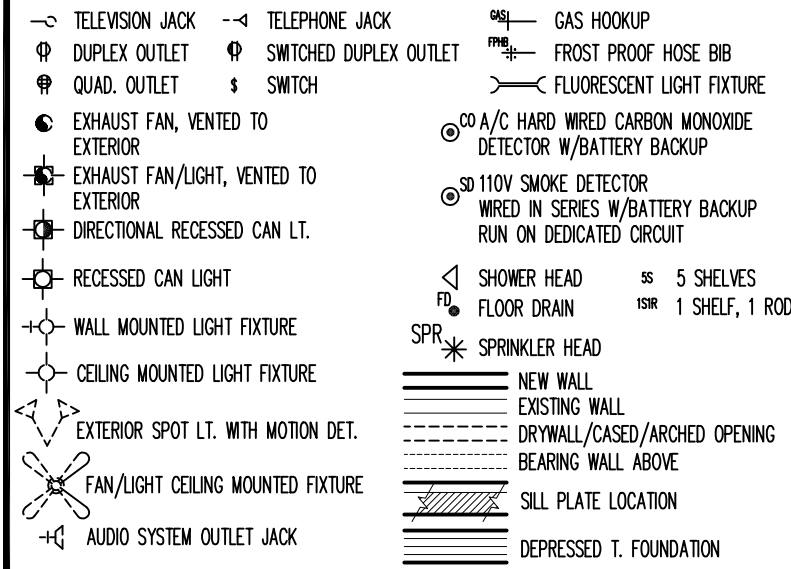
- A000 SITE PLAN,
DRAWING INDEX,
GENERAL NOTES
- A100 DEMOLITION PLAN,
FOUNDATION PLAN
- A101 FLOOR PLAN
- A200 FRONT ELEVATION,
REAR ELEVATION
- A201 LEFT SIDE ELEVATION,
RIGHT SIDE ELEVATION
- A300 ROOF PLAN & STRUCTURAL NOTES,
WALL SECTION,
FOUNDATION SECTIONS,
CONSTRUCTION SPECIFICATIONS,
EXTERIOR DECK DETAILS

ARCHITECT'S CERTIFICATION

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

001-018291 11/16
Cert. No. Exp. Date

SYMBOLS:



NOTE TO CONTRACTORS

ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION" FIGURE(1) IECC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.

AS SPECIFIED BY THE CODE, OPTION 1, WAVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESHECK".

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2012 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

CODE CONFORMANCE

- THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:
- INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
 - INTERNATIONAL FIRE CODE, 2009 EDITION
 - INTERNATIONAL MECHANICAL CODE, 2009 EDITION
 - INTERNATIONAL FUEL GAS CODE, 2009 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION
 - NATIONAL ELECTRICAL CODE, 2005 EDITION
 - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
 - ILLINOIS PLUMBING CODE, 2014 EDITION
 - CITY OF ARLINGTON HEIGHTS AMENDMENTS

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- ALL RECESSED LUMINAIRES SHALL BE R-5 RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SHCO OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION.
- ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4.

DESIGN LOADING VALUES

ROOF 30 PSF LIVE LOAD
CEILING 20 PSF LIVE LOAD
FLOOR 60 PSF LIVE FOR EXTERIOR BALCONY
40 PSF LIVE FOR FLOORS, DECKS, STAIRS

WALLS 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-20 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
SOIL 3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS.
- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS).
- ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS).
- VERIFY THICKNESS OF ALL FOUNDATION WALLS TO COINCIDE WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME).
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" WITH 1/2" INSUL SHEATHING.
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTERIOR CONDITIONS.
- FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW SPAN SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINMENT.
- CONTRACTORS SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. CONTACT ARCHITECT IF LESS THAN 3000 PSF.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.

WINDOW NOTES:

- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- WALKOUT BASEMENT ONLY TOP OF WALKOUT WINDOWS 6'-8" A.F.F. OR TO MATCH EXISTING TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING.
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES.
- EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
- PROVIDE 2X12 ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
- VERIFY ALL EXISTING HEADERS WHICH BEARING WALL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2X12 X 12 UNLESS OTHERWISE NOTED).
- NEW WINDOW STYLE AND TYPE TO MATCH EXISTING, UNLESS OTHERWISE NOTED.
- WHEN PROVIDING A NEW DOOR, PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS.

STRUCTURAL NOTES:

- DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS 4-1/2" (2x4 WITH 1" SHEATHING)
- ALL EXTERIOR BRICK WALLS 8-1/2" (2x4 W/ 1" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR WALLS 8" (2x6 W/ 1/2" SHEATHING)
- ALL EXTERIOR BRICK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- PROVIDE 5/32-1/2x16/16" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9" WIDE WITH BRICK ABOVE.
- PROVIDE 5/8x14/12" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BRICK ABOVE.
- PROVIDE 7/8x13/8" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2" OF BRICK ABOVE.
- PROVIDE 9/8x16/16" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2" OF BRICK ABOVE.
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
- STEEL FLUTCH PLATE BEAMS TO BE CONNECTED WITH 1/2" BOLTS W/OT O.C. AND (2) BRACE END
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FR #2 STANDARD)
- ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE NEW FR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FR #2 STANDARD)
- THE DIAMETER OF HOLES BORED INTO SOLID SHIM MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- M = (2X12 X 4 IN INTERIOR PARTITIONS W/DRL. JST. BELOW UNLESS OTHERWISE NOTED
- POINT LOAD FROM ABOVE W/DRL. JST. BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 16'-0" TALL TO BE 2 X 6 OR 2 X 8 W/OT O.C. STUD WALLS
- ADD 2 X HORIZONTAL BLOOMING SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOOMING AND TO STUDS.
- MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
- FREEBOARDING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES IN STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL RINGS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREPLACES AT CEILINGS AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES

- STAIRS SHALL HAVE MAXIMUM 7-3/4" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
- GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- PROVIDE A MINIMUM OF 6'-8" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEEL POST

ELECTRICAL NOTES

- WHEN REMODELING OR ADDING A KITCHEN, ALL OUTLETS MAXIMUM 40" O.C. AND GFI
- WHEN REMODELING OR ADDING A LAUNDRY ROOM, ALL OUTLETS WITHIN 7' OF SINK TO BE GFI
- WHEN REMODELING OR ADDING A GARAGE, ALL OUTLETS IN GARAGE TO BE GFI
- MAXIMUM OF 12'-0" BETWEEN TYPICAL NEW OR REMODELED ROOM OUTLETS U. O. N.
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY NEW OR REMODELED HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- ALL NEW ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN NEW CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR WOODEN AS REQ'D TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
- WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR A NEW DWELLING ON EACH LEVEL AND WITHIN 15'-0" OF EACH BEDROOM AS ACCORDING TO LOCAL CODE. (SEE PLANS)
- ALL OUTLETS SHALL BE ARC-FAULT PROTECTED
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- PROVIDE 3/4" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL NEW GAS APPLIANCES AND FIREPLACES
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2 X 6 STUDS.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
 - ABOVE GROUND WASTE - SCHEDULE 40 PVC, 120 SERIES
 - BELOW GROUND WASTE - S01 40 PVC OR CAST IRON
 - ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
 - BELOW GROUND WATER - TYPE L COPPER
- COLORLED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- UNDERGROUND SANITARY SHALL BE AT 4" MIN.

HVAC NOTES

- HVAC CONTRACTOR TO VERIFY EXISTING HVAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D
- HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD
- WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

FINISHES

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

NOTES:

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

HERTEL RESIDENCE
1441 N. DOUGLASS AVE.
ARLINGTON HEIGHTS, IL 60004

SITE PLAN
GENERAL NOTES
DRAWING INDEX

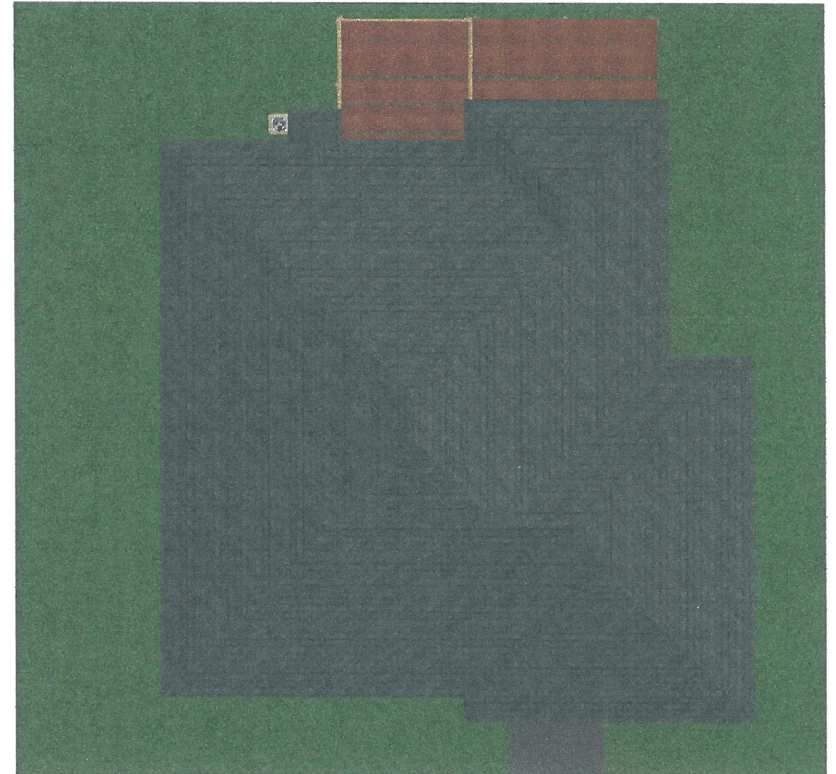
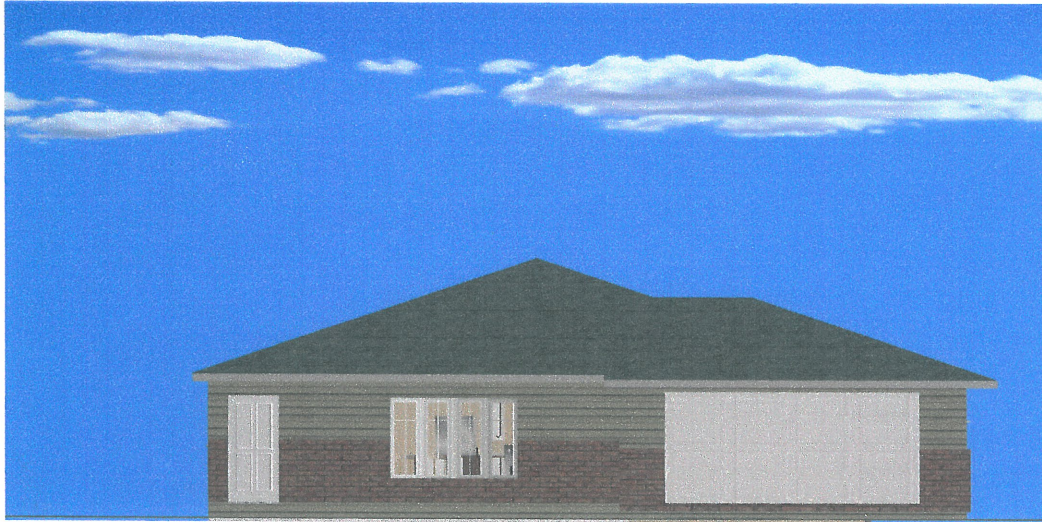
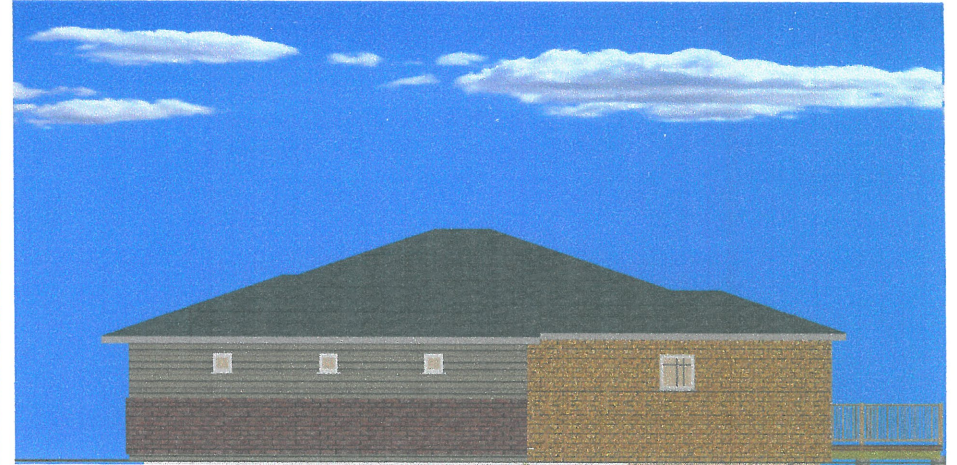
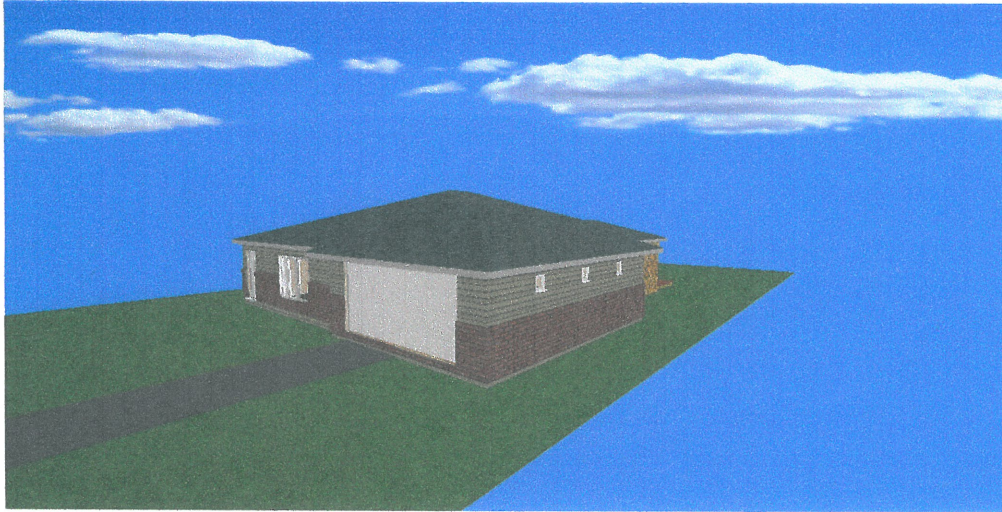
Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

Job Number:
15178

Sheet Number:
A000

File Name: A-15178000

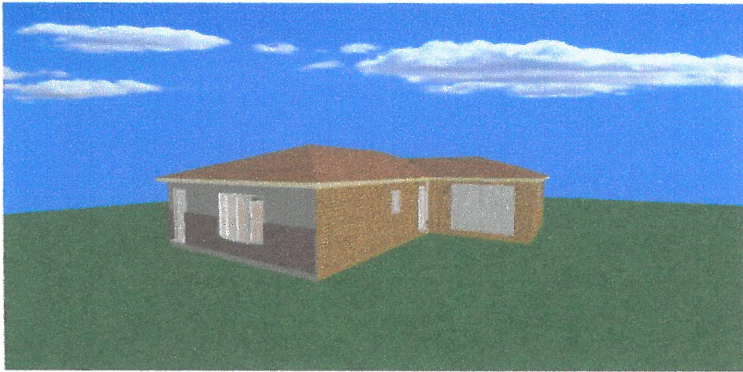


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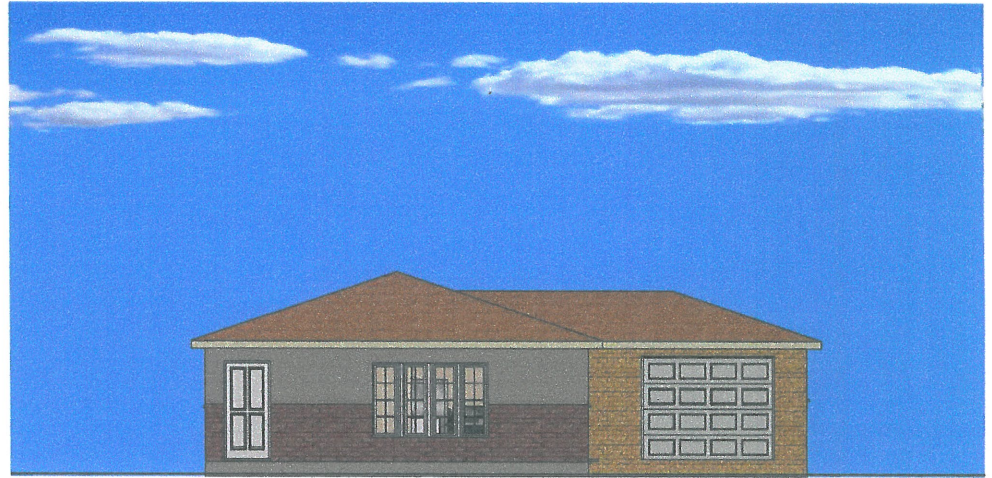
AUG 28 2015

PROPOSED

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Roof: ~~GA~~ timberline weatherwood
 Siding: Master camwood (~~brick~~) (painted)
 Siding-

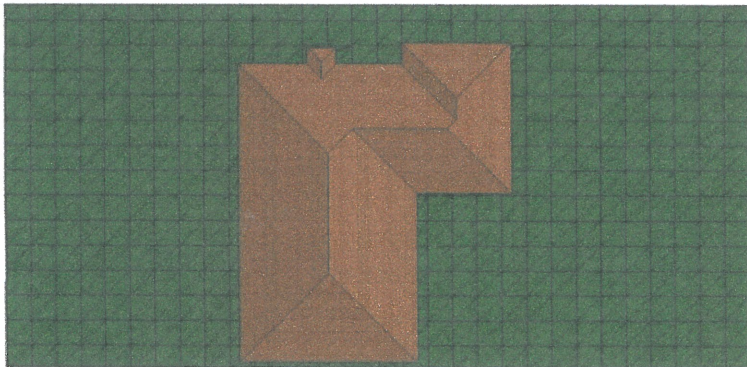


4/12 roof

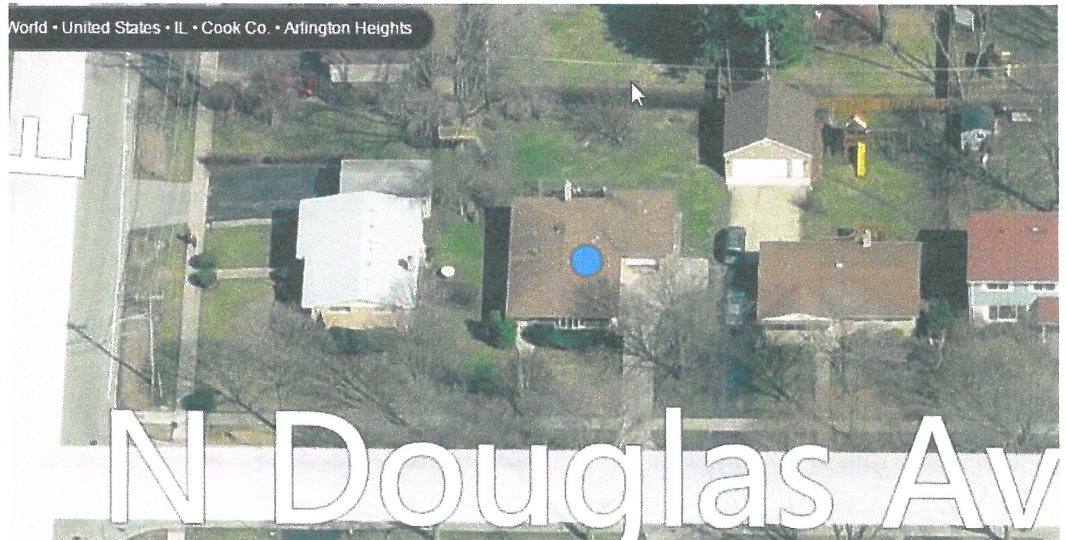
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AUG 28 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT



Existing





Item: Karsten Residence - 1216 E. Mayfair Rd.

Department: Planning & Community Development

REQUEST

1. A 3.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a rear yard setback of 26.5 feet from the north property line instead of the minimum 30.0 feet and an additional 2.0 feet for the eave.
2. A 0.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a side yard setback of 4.9 feet from the east property line instead of the minimum 5.0 feet.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 21, 2015
Date Prepared: September 16, 2015
Project Title: Karsten Residence
Address: 1216 E. Mayfair Rd.

Background Information

Petition Number: ZBA #15-018
Petitioner: Jereme Smith
Address: 507 W. Marion St.
Prospect Heights, IL 60070
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing to add a second floor addition above the existing attached garage on the rear of an existing split level home. The proposed addition requires zoning variations to allow a rear yard setback of 26.5 feet, where 30 feet is required, and to allow a 4.9 foot side setback, where 5 feet is required. Therefore, the petitioner requires the following variations:

- A 3.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a rear yard setback of 26.5 feet from the north property line instead of the minimum 30.0 feet and an additional 2.0 feet for the eave.
- A 0.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a side yard setback of 4.9 feet from the east property line instead of the minimum 5.0 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/4/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/4/15	
3. Letter that was Mailed	✓	9/4/15	
4. Photographs of Sign on Property	✓	9/4/15	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL

Project Name: Karsten Residence

Project Address: 1216 E. Mayfair Rd.

ZBA #: 15-018

ZBA Hearing Date: September 21, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 1, 2015

- A 6.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a rear yard setback of 23.5 feet from the north property line instead of the minimum 30.0 feet.

Attached are the Petitioner's:

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

Comments: THE DESIGN OF THE PROPOSED ADDITION WAS REVIEWED BY THE DESIGN COMMISSION ON 9-8-15 AT WHICH TIME IT WAS

Please review, comment, and return to me no later than Thursday, September 10, 2015.

DETERMINED THAT THE PROPOSED DESIGN WAS NOT IN CONTEXT WITH THE EXISTING TUDOR HOUSE AND NEIGHBORHOOD. THE PETITION WAS CONTINUED FOR DESIGN COMMISSION RE-REVIEW ON 9-29-15 TO ALLOW TIME FOR THE DESIGN TO BE REVISED.

-STEVE HAUZINGER, DESIGN PLANNER

ZBA# 15-018

1216 E Mayfair Rd - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: September 1, 2015

Completed – September 2, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 6.5 ft variance to allow a second story addition with a rear yard setback of 23.5 ft from the north property line instead of the minimum 30 ft.

The proposed second story addition is over an existing garage, with only a slight increase to the impervious area of the existing home due to the proposed eaves.

The Engineering Department has no comment to the proposed variance.

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SEP - 2 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

September 4, 2015

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #15-018 – 1216 E Mayfair Rd

Building Department Comment(s):

No objection to the variance.

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SEP - 4 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOW COMES the Petitioner, Jereme Smith(Architect) & Katie and Chris Karsten

being the owner of the property commonly known as: 1216 E. Mayfield Rd. Arlington Heights, IL, 60004.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation for Section 5.1 – 3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Build a rear addition over the existing garage. We are proposing a 3'-6" overhang to the north as part of the new addition. The zoning required set-back is 30'-0". Our new proposed set-back for the addition would be 26'-6", while the existing garage would remain at 30'-0".

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

Extra square footage & bedrooms are needed for this family of 5. Currently there are only 3 small bedrooms.

I hereby state that the following unique circumstances exist:

If not allowed to do the addition w/ proposed overhang, the 2 new bedrooms would be extremely small & not adequate for a teenager's bedroom & master bedroom.

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

The addition & overhang push to the north. The addition will not be seen from the street side & both neighbors have trees blocking the view of the addition overhang. In general, the addition is on the north side of the lot, which is the rear facing façade. This is also the private side of the lot, which does not interfere with cohesiveness of the street side vernacular; nor the neighbors' backyard experience. The neighbor to the east has a large garage/shed in the back of their yard & the neighbor to the west has a very large double lot home. We think our request is reasonable & fitting w/ the Tudor style existing home & neighboring homes.

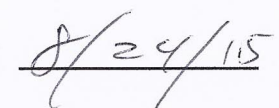
The overhang also corresponds with an existing paved patio at the rear of the garage. This acts as a nice covering for this area in reference to shade &/or rain.

Signed: _____



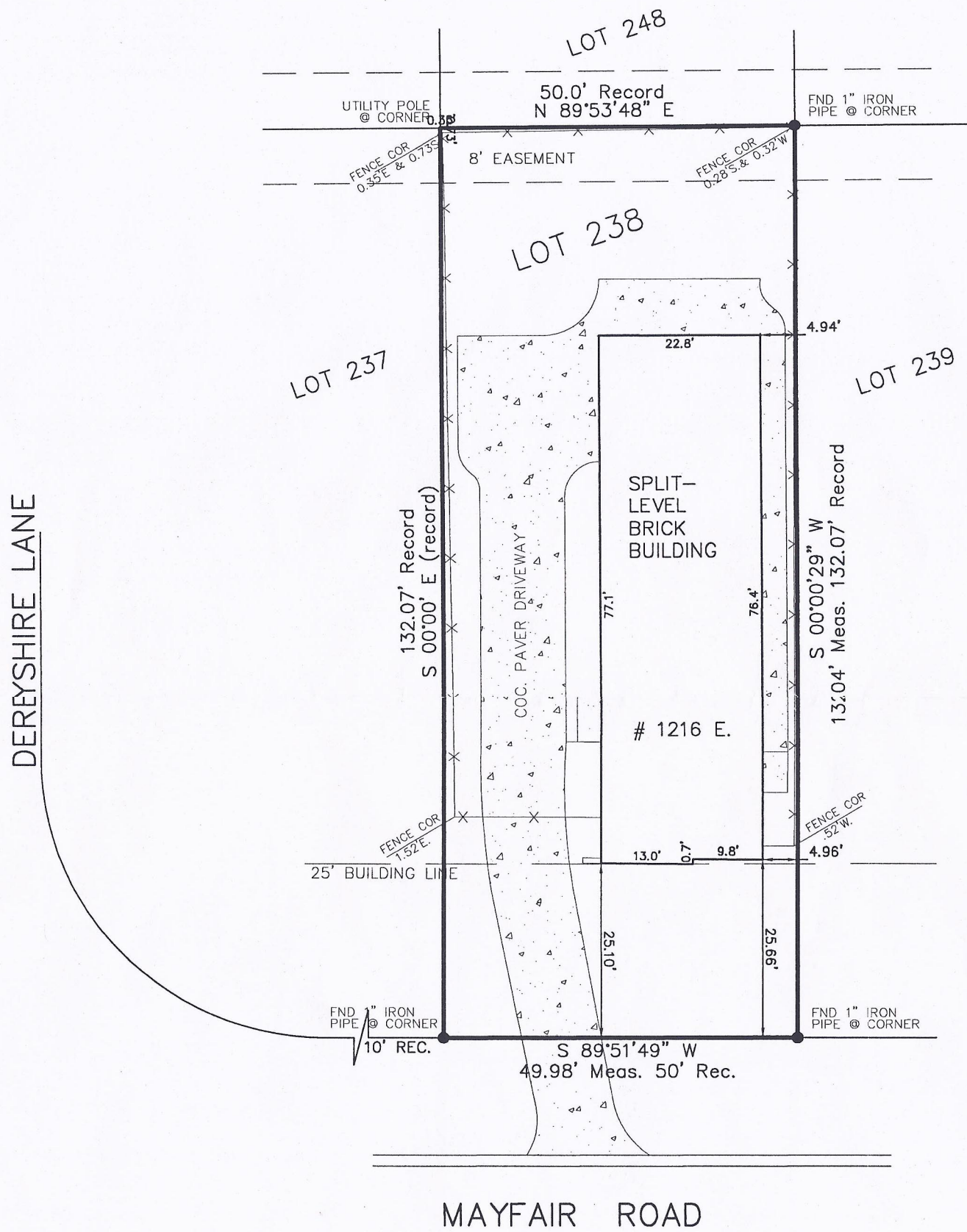
Petitioner

Date: _____



Plat of Survey

LEGAL DESCRIPTION: LOT 238 IN STONEGATE, BEING A RESUBDIVISION OF H. ROY BERRY COMPANY'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, LYING NORTHEAST OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- Set IP
- Fnd IP
- Fnd "X"
- FENCE
- Concrete
- Wood Deck
- Brick

STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

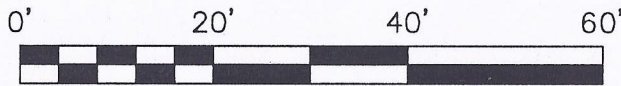
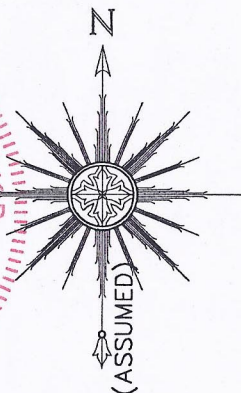
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRANCH ON THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

11-30-16
C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OR RED STAMP.



5/5/15 - CORRECTED STREET NAME

LUCO CONSTRUCTION CO.

PROFESSIONAL DESIGN FIRM NO. 184.004829

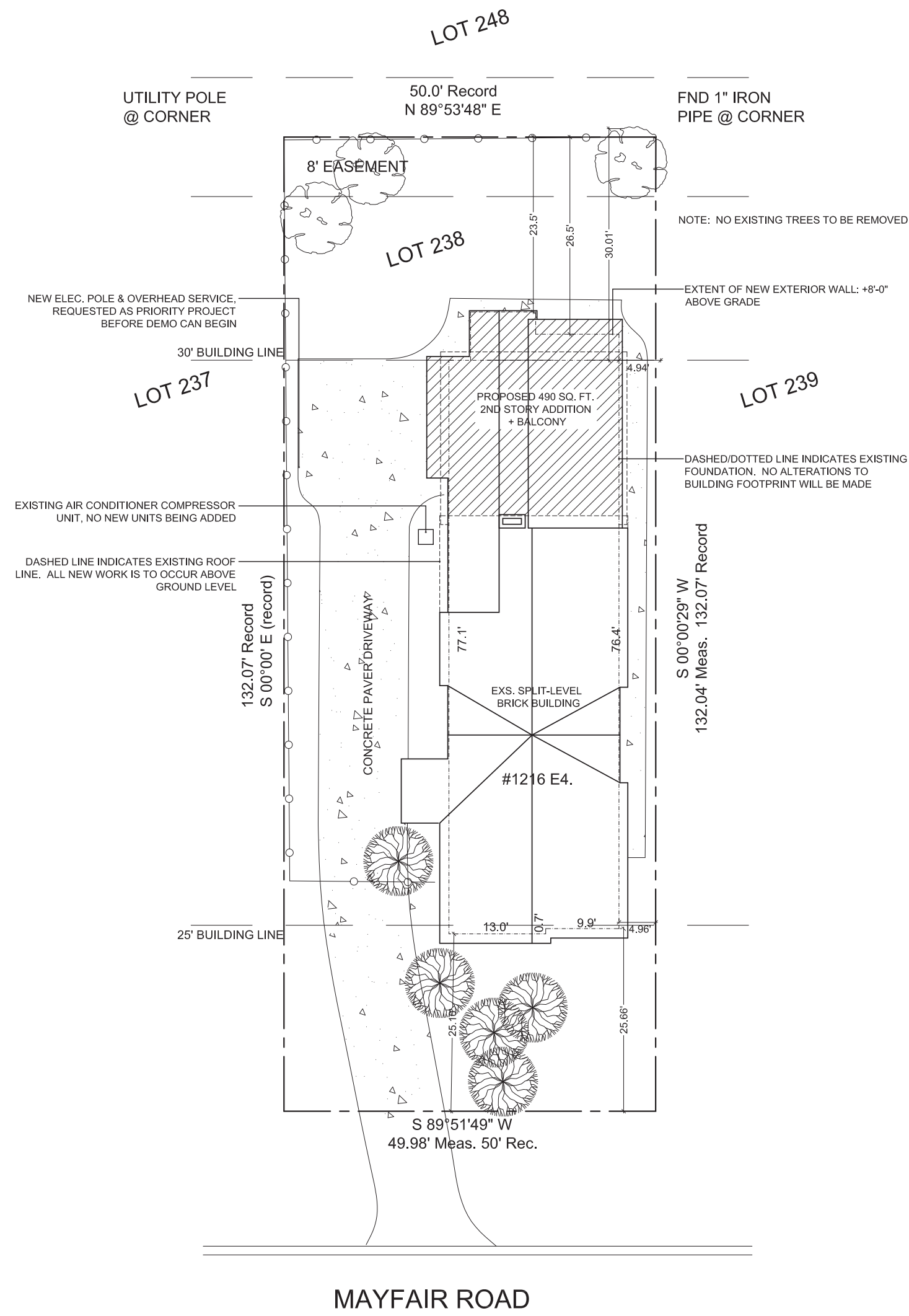
CLIENT NAME: CLARK
54 Lou Avenue
Crystal Lake, IL 60014
815.526.3974
815.526.3984 fax

CLIENT REFERENCE: PETERSON
FIELD WORK COMPLETED: 4/22/15
SURVEY COMPLETED: 4/29/15
DRAWN BY: JAC
PROJECT NO. 15-36142

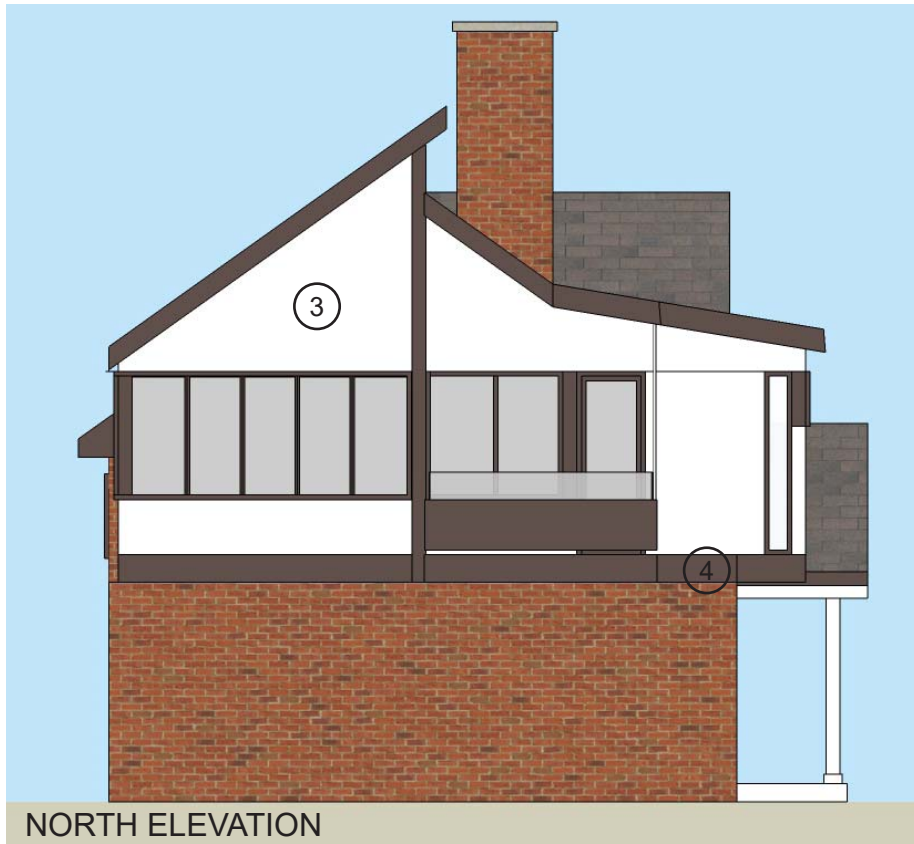
I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

SHEET INDEX:

- A-G: COVER PAGE & MATERIALS STUDY
- A1.1: EXISTING PLANS
- A1.2: PROPOSED PLANS
- A2.1: ELEVATIONS
- A2.2: ELEVATIONS & PHOTOGRAPHIC COMPARISON



1 SITE PLAN
Scale: 1/16" = 1'
N
0' 4' 8' 16' 32'



NORTH ELEVATION



NW PERSPECTIVE



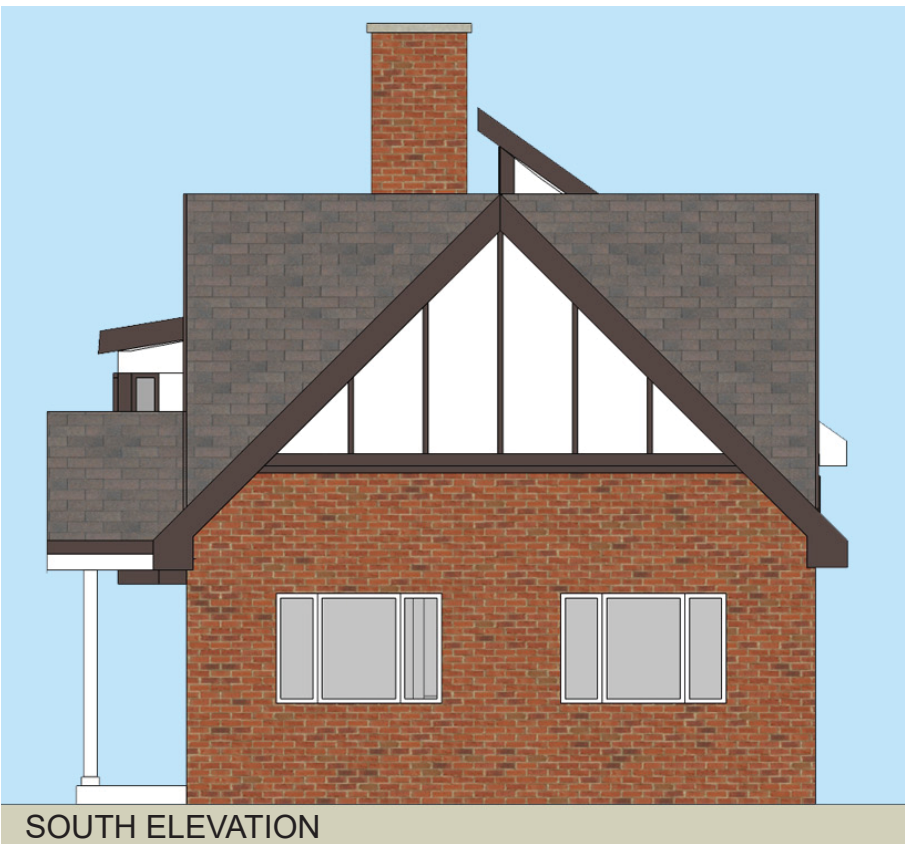
WEST ELEVATION



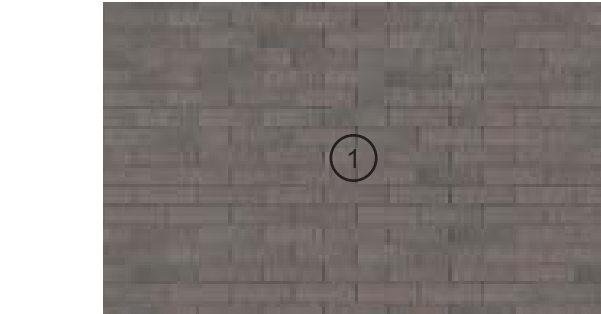
EAST ELEVATION



NE PERSPECTIVE



SOUTH ELEVATION



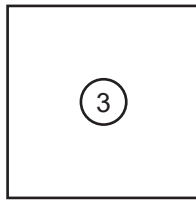
Shingles to match existing house



HardiePanel® Vertical Siding
SELECT CEDARMILL or SIERRA 8



TUDOR BROWN



WHITE



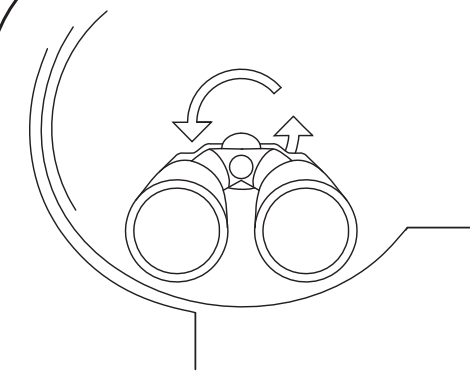
1/4 HardieTrim® NT3™ Boards Smooth



TUDOR BROWN



STREET SIDE PERSPECTIVE ELEVATION



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1489
info@designinsightinc.com

DRAFTERS

WORKUS STUDIO LLC

JESSE HAAS
RYAN SARROS

P.O. BOX 471285
CHICAGO, IL 60647
(217) 621-4882
(708) 466-6811
workus.studio@gmail.com

CONTRACTOR

CONSTRUCTION PEOPLE CORP.

JOHN ANIOL

8700 SUNSET RD.
NILES, IL 60714
(773) 416-3333
aniolek1@gmail.com

CLIENT

KATIE & CHRIS KARSTEN

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004
(847) 507-9024
katie.j.hastie@gmail.com

PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

1 DESIGN COMMISSION REVIEW

SHEET INFO

COVER PAGE & MATERIAL STUDY

DRAWN BY: JJH
ISSUE DATE: 8.26.15
REVISION DATE: 8.28.15

AG

I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

SHEET INDEX:

A-G: COVER PAGE
A1.1: PLANS
A2.1: ELEVATIONS
A2.2: ELEVATIONS

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CITY OF CHICAGO BUILDING CODES AND ORDINANCES.

CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT AND HIS AGENTS AGAINST LOSS, DAMAGES, LIABILITY, OR ANY EXPENSE ARISING IN ANY MANNER FROM THE WRONGFUL OR NEGLIGENT ACTS OF THE CONTRACTOR, THE SUBCONTRACTORS, OR THEIR RESPECTIVE EMPLOYEES AND AGENTS. INCLUDED SHALL BE THE LATEST ILLINOIS SCAFFOLDING ACT.

ALL TRADES SHALL BE COORDINATED WITH EACH OTHER AND FULLY INFORMED AND AWARE OF THE WORK OF OTHERS.

DO NOT SCALE DRAWINGS. SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE PROJECT MANAGER BEFORE PROCEEDING.

LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.

FRAMING DIMENSIONS IN PLAN ARE TO FACE OF WALL FINISH AND MASONRY. MASONRY DIMENSIONS IN PLAN ACTUAL UNLESS NOTED OTHERWISE.

SITE SHALL BE KEPT CLEAN AND FREE OF EXCESS

DEBRIS, TO BE KEPT IN A SAFE CONDITION, AND SHALL BE BARRICADED AS NECESSARY TO PREVENT TRESPASSING. EACH SUBCONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE AT THE END OF EACH DAY OF ITS OWN DEBRIS, MATERIALS, TRASH AND TOOLS.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR THE IMMEDIATE INSTALLATION OF PROTECTIVE MATERIALS AND SUPPLIES INSTALLED BY THEIR WORKMEN.

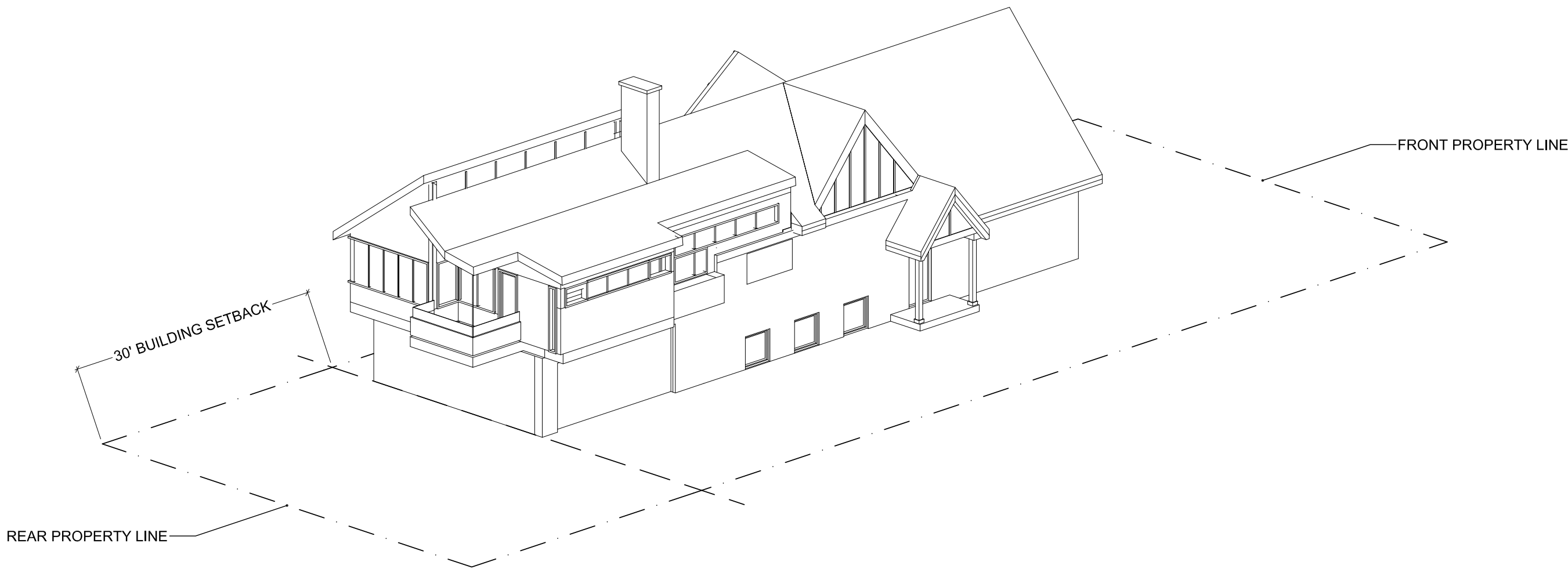
ALL SUBCONTRACTORS ARE RESPONSIBLE FOR THE REPLACEMENT OF PROTECTIVE MATERIALS INSTALLED BY OTHERS IF REMOVED BY THEIR WORKMEN.

INTERIOR FINISH NOTES:

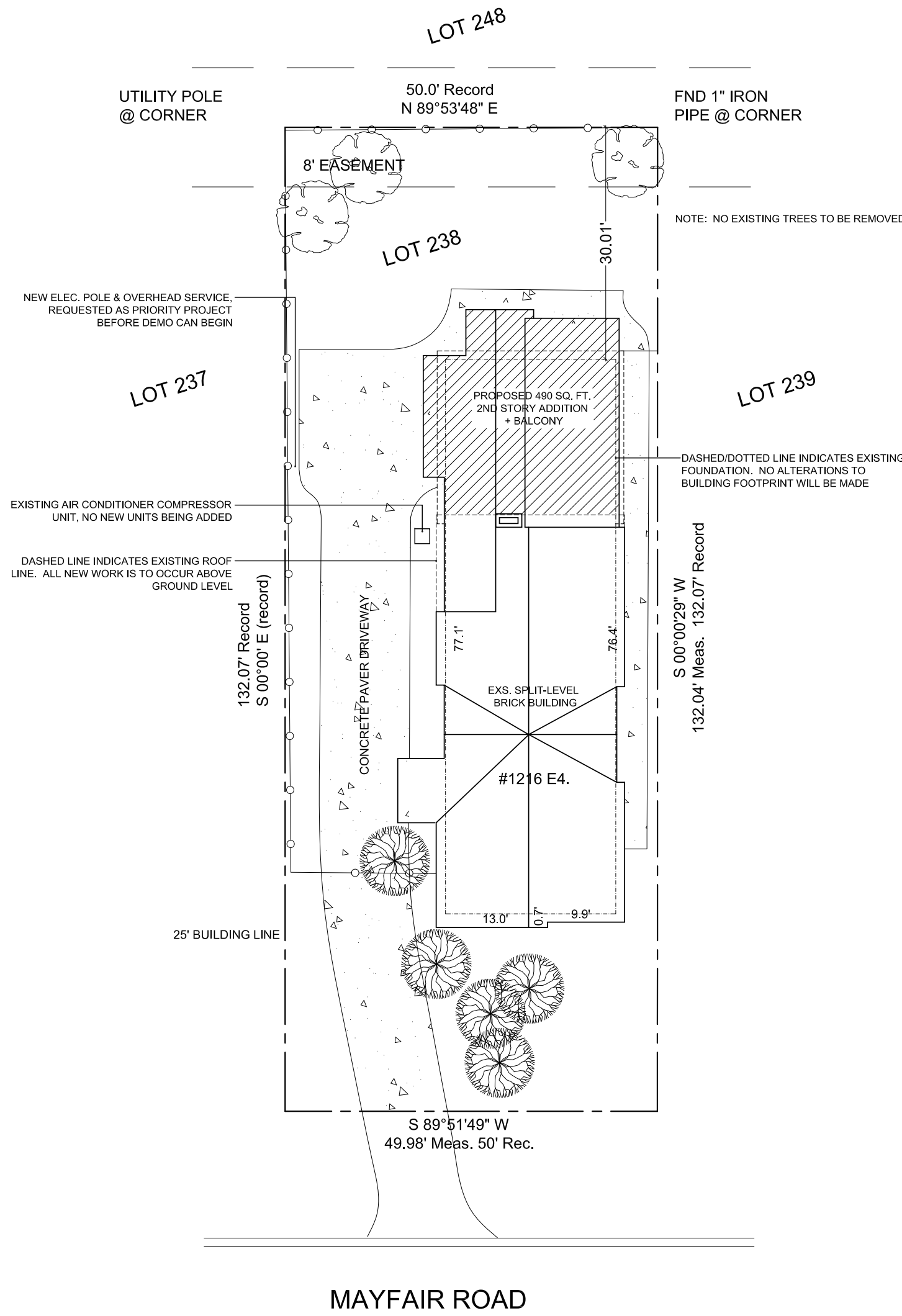
ALL INTERIOR WALL AND CEILING FINISHES TO MEET CLASS 1, 0-25 FLAME-SPREAD RATING. ALL FLOOR COVERINGS SHALL HAVE A FLAME-SPREAD RATING OF 75 OR BETTER.

INTERIOR WALL FINISH SHALL BE 5/8" TYPE 'C' GYPSUM BOARD, GLUED AND SCREWED TO STUDS, TAPED AND SANDED. 5/8" GREEN BOARD SHALL BE INSTALLED IN ALL BATHROOMS. 5/8" DUROCK BACKER BOARD SHALL BE INSTALLED AT ALL FLOOR AND WALL TILE LOCATIONS, AND SHALL BE FASTENED WITH TEFLON SCREWS. NO TAPING COMPOUND SHALL BE PLACED ONTO DUROCK. SUBCONTRACTOR SHALL FAMILIARIZE HIMSELF WITH LOCATIONS TO BE TILED.

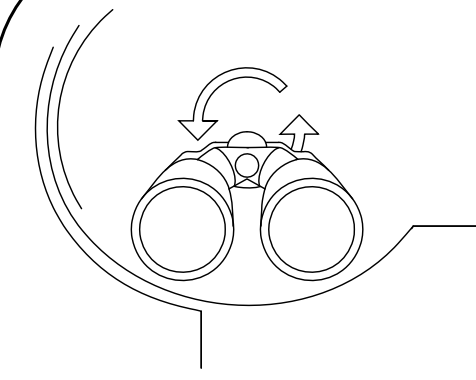
ALL DOOR, SKYLIGHT, AND SHOWER DOOR GLAZING SHALL BE TEMPERED.



2 SETBACK DIAGRAM
Scale: N.T.S.



1 SITE PLAN
Scale: 1/16" = 1'



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 308-1488
info@designlightinc.com

DRAFTERS

WORKUS STUDIO LLC

JESSE HAAS
RYAN SARROS

P.O. BOX 471285
CHICAGO, IL 60647
(217) 621-4882
(708) 466-6811
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JOHN ANIOL

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KATIE & CHRIS KARSTEN

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katie.j.hastie@gmail.com

PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

1 ZONING REVIEW SET

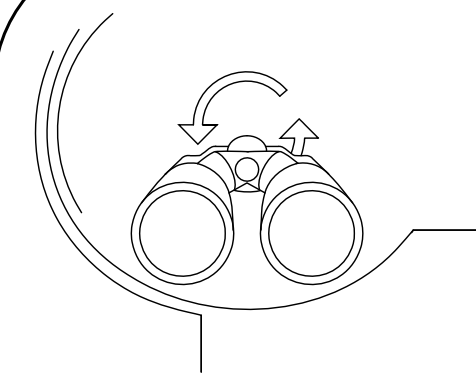
SHEET INFO

PLANS

DRAWN BY: JH
ISSUE DATE: 8.22.15
REVISION DATE: 8.22.15

AG

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JEREME SMITH, AIA

507 W. MARION ST.
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JOHN ANIOL

8700 SUNSET RD.
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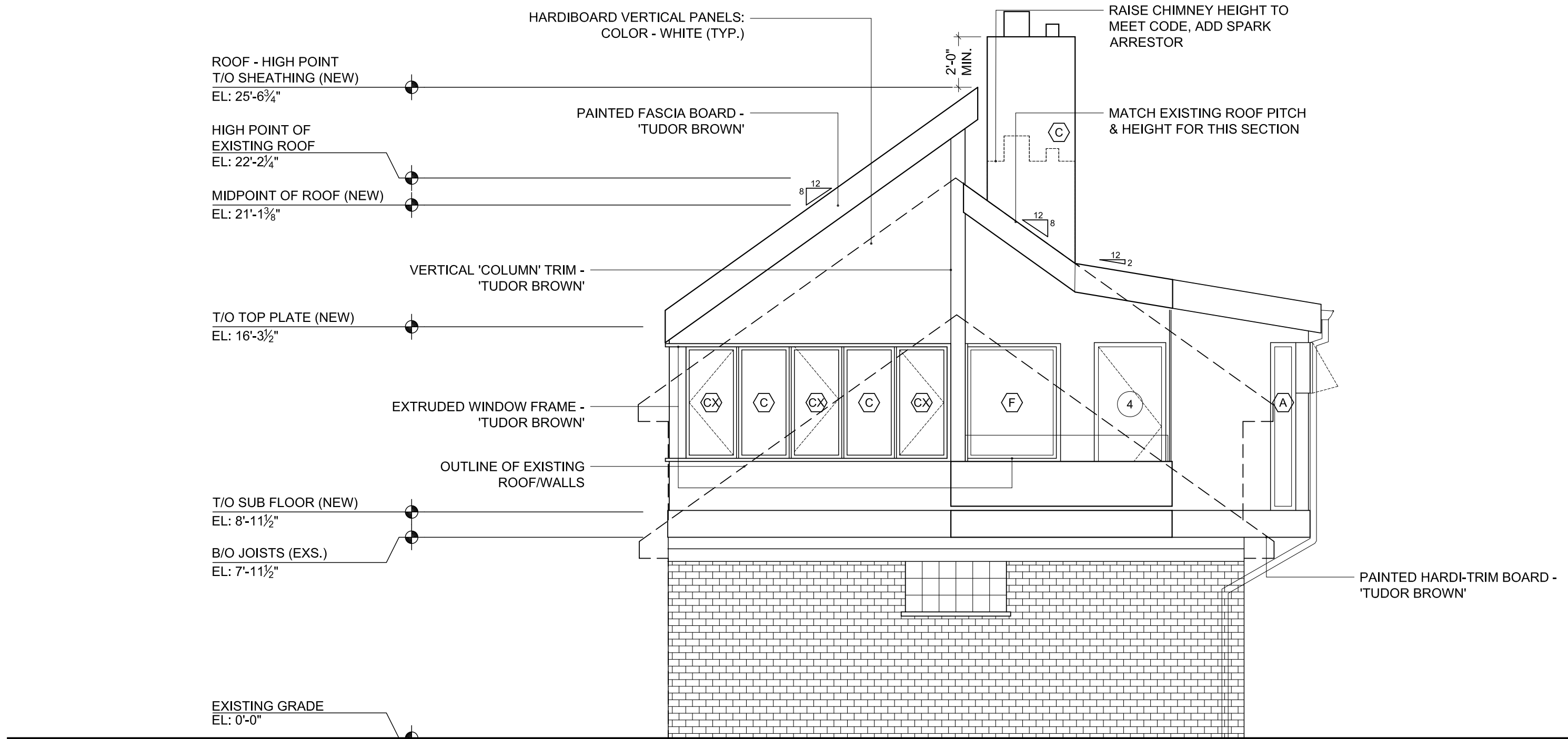
1 ZONING REVIEW SET

SHEET INFO

PLANS

DRAWN BY: JHJ
ISSUE DATE: 8.22.15
REVISION DATE: 8.22.15

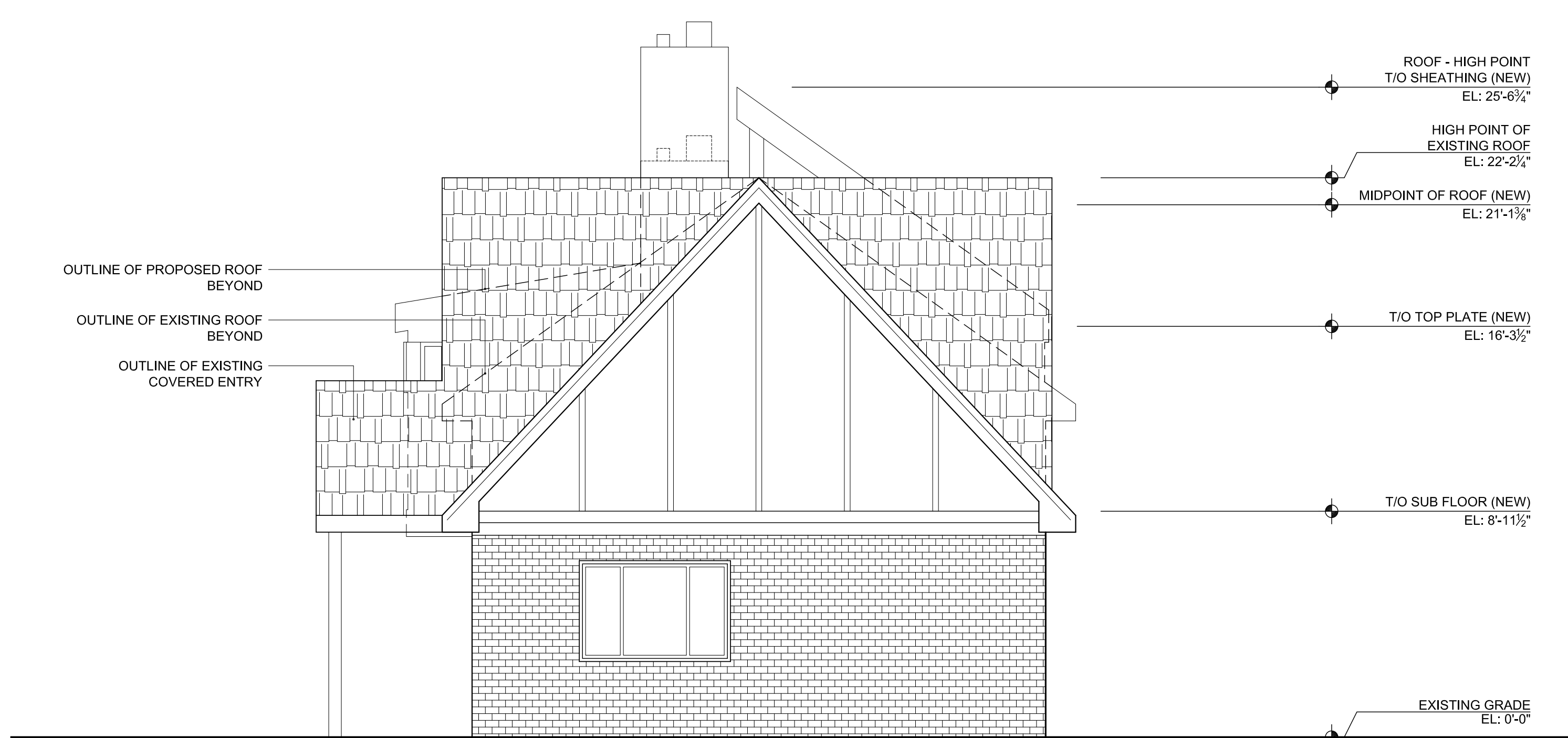
A2.1



2 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'

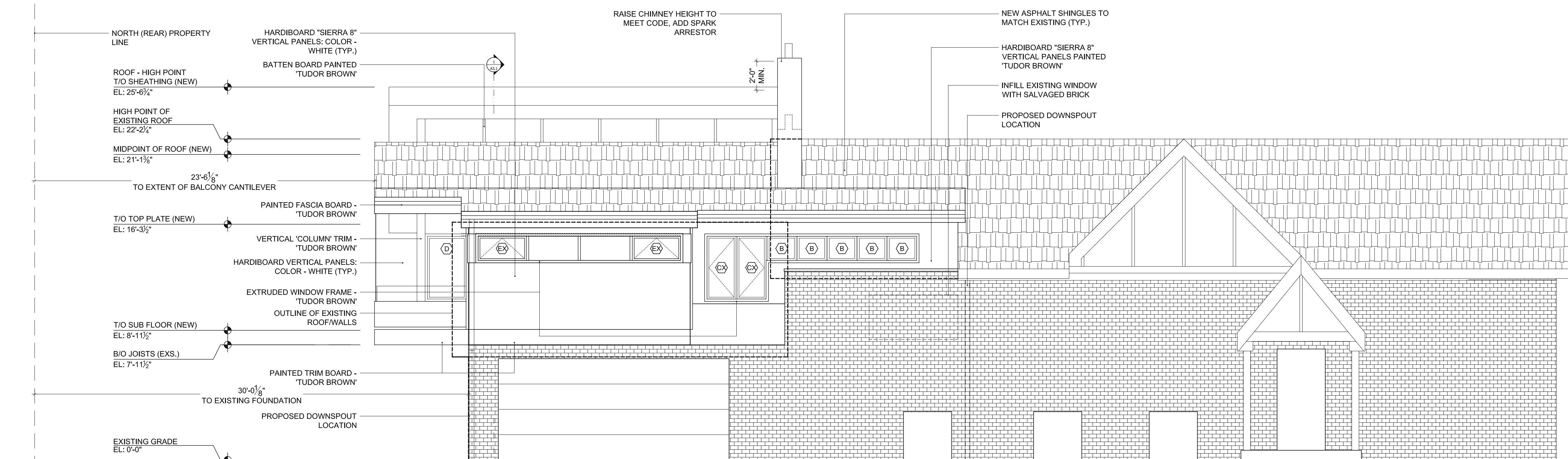
0' 1' 2' 4' 8'



3 PROPOSED SOUTH (STREET SIDE) ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'

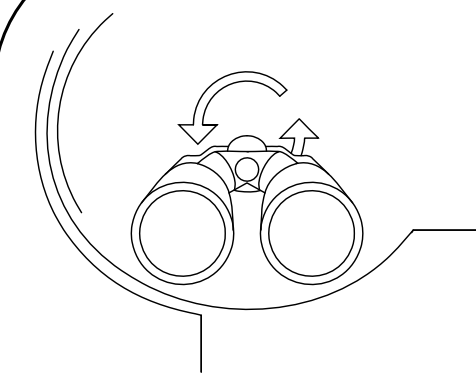


1 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'

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ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 208.1488
info@designlightinc.com

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WORKUS STUDIO LLC

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RYAN SARROS

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LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

1 ZONING REVIEW SET

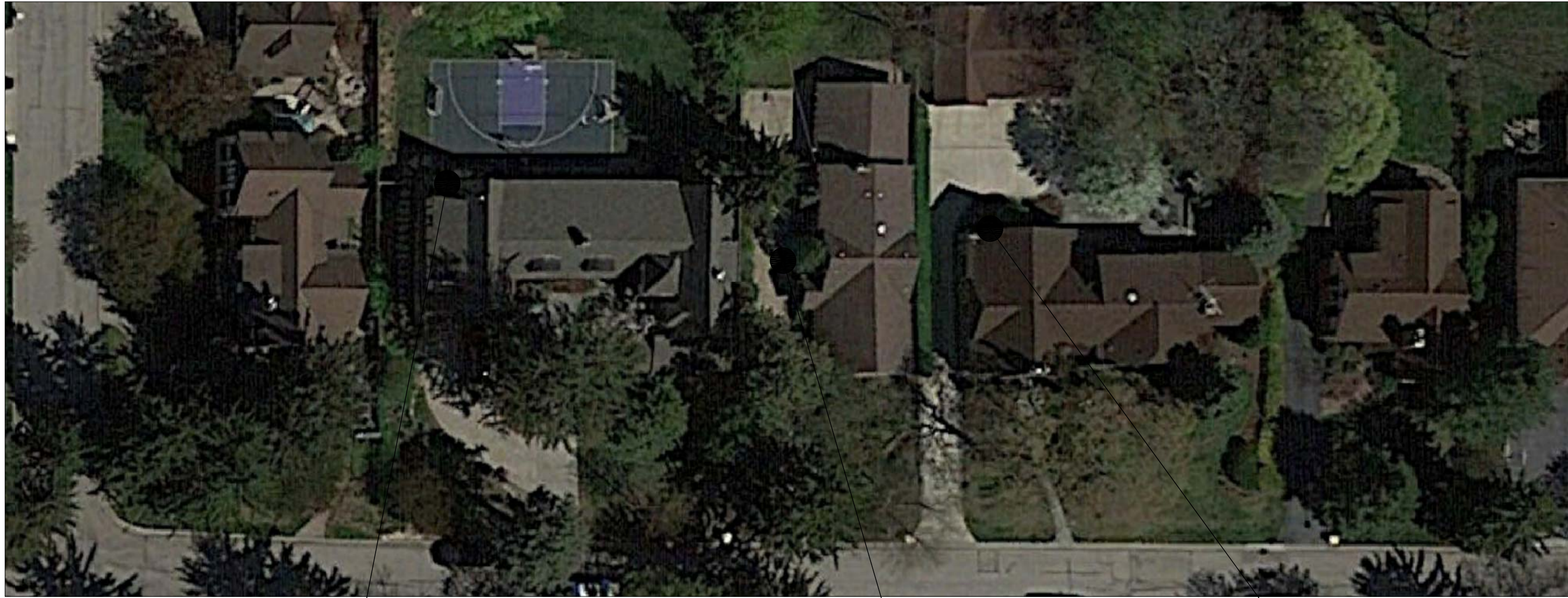
SHEET INFO

PLANS

DRAWN BY: JJH
ISSUE DATE: 8.22.15
REVISION DATE: 8.22.15

A2.2

LOCATION MAP



1212 MAYFAIR RD



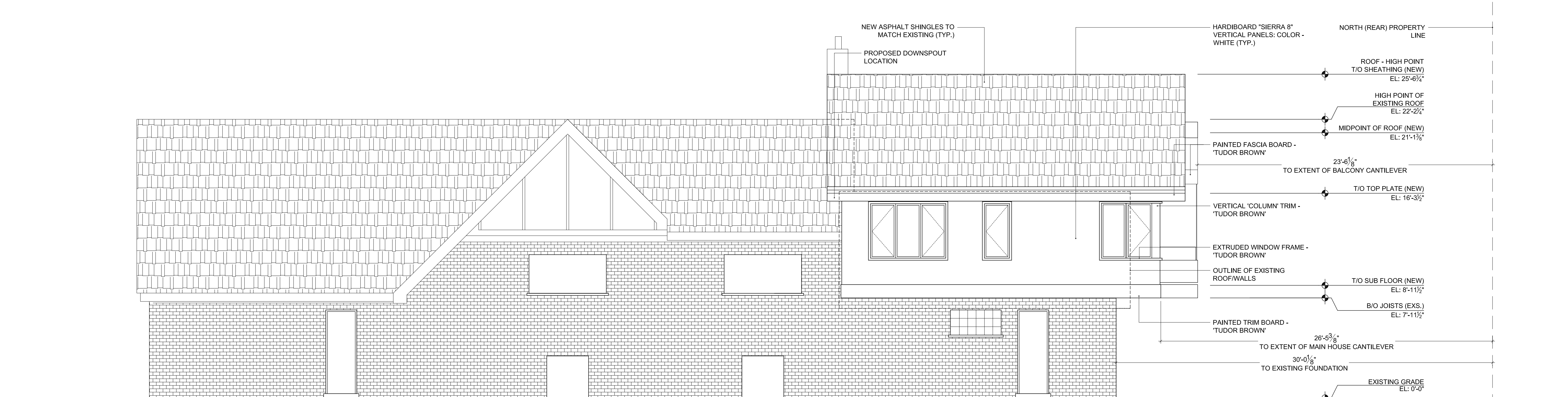
1216 MAYFAIR RD (SUBJECT PROPERTY)



1218 MAYFAIR RD



2 PHOTOGRAPHIC COMPARISON



1 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'

