



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 13, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 530 S. Chestnut Ave. - 8/13/18
- B. 502 W. Kingsley Dr. - 8/13/18
- C. 702 E. Marion St. - 8/13/18
- D. 2103 E. Gregory St. - 8/13/18
- E. 2019 Budget - 8/13/18

IV. REPORTS

V. OLD BUSINESS

- A. 2103 E. Gregory St. - ZBA#18-024

VI. NEW BUSINESS

- A. 901 N. Pine Ave. - ZBA#18-026
- B. 208 W. St. James - ZBA#18-027
- C. 514 N. Chestnut Ave. - ZBA#18-028

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: 530 S. Chestnut Ave. - 8/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
530 S. Chestnut Ave. - Minutes 8/13/18	Minutes
530 S. Chestnut Ave. - Findings 8/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 530 SOUTH CHESTNUT AVENUE - ZBA# 18-021

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 Beuchner Room,
Arlington Heights, Illinois on the 13th day of August, 2018 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM SCHWINGBECK
PETER SIAVELIS
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, I'd like to call to order the Zoning Board of Appeals meeting for August 13th. First order of business is roll call.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

(No response.)

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: All right. Now, just please join us in the pledge of allegiance.

(Pledge of allegiance recited.)

CHAIRMAN DIVITO: Thank you, all. All right, has everyone had an opportunity to go through the minutes from last month's meeting?

(Yes responses.)

CHAIRMAN DIVITO: Any errors, corrections, omissions that need to be mentioned?

(No responses.)

CHAIRMAN DIVITO: Is there a motion to approve?

MR. SCHWINGBECK: Move to approve.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right. So, this is where we're going to go into the actual hearing of the petitions of the current petitioners. So, in order to facilitate this a little bit easier, I'm going to go through the three criteria that I would love for you guys to actually present to us.

We have four now, did we change something there? First and foremost, that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property. Second, that the plight of the owner is due to the unique circumstances which may include the length of time the subject property has been vacant as zoned. That the proposed variation is in harmony with the spirit and intent of this Board. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

All right, so with all that in mind, I will call for 530 South Chestnut and we will kick things off. So, the way we're going to start things off is name and address for the record.

MR. DUNNINGTON: Okay, Josh and Wendy Dunnington, 530 South Chestnut.

CHAIRMAN DIVITO: Okay, raise your right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: All right, thank you.

MR. DUNNINGTON: We are looking to replace our front stoop and the overhang with a porch that extends from where the current stoop is to the south end of the house. In order to be able to fit a swing in and everything that we want to put on it, we need a variance to make it deep enough.

MRS. DUNNINGTON: A usable porch, not just a decorative porch.

MR. DUNNINGTON: Yes.

MRS. DUNNINGTON: We feel like there's other homes in our neighborhood that have porches, so it goes with the character of the neighborhood.

CHAIRMAN DIVITO: What's the actual width of the porch coming forward?

MRS. DUNNINGTON: The proposed porch is 20. Did I get that right? It's 20 feet and 3.5 inches.

CHAIRMAN DIVITO: Then how far is it coming out forward?

MRS. DUNNINGTON: So, our house is not straight across. So, from part of like our front door, that's coming out four feet five inches. But then the south portion of our house where there's like a little indent, that's coming out eight feet and 3.75 inches. So, that is, so that's like a, you know, a straight porch across the house.

CHAIRMAN DIVITO: Yes, you're keeping that front facade the same?

MRS. DUNNINGTON: Right.

CHAIRMAN DIVITO: Okay.

MR. JAFFE: Have you spoken to any of the neighbors about your project?

MR. DUNNINGTON: Yes. Actually one came visit us and wanted to look at the plans.

MRS. DUNNINGTON: Our next-door neighbor to the south of us stopped by today to see our plans.

MR. JAFFE: And what was the reaction?

MR. DUNNINGTON: They were asking us about like if we were worried about losing light into the living room.

MRS. DUNNINGTON: Yes.

MR. DUNNINGTON: Kind of some weird questions. Their house is actually up for sale and they're retiring and have moved out. So, it was kind of a bizarre meeting between us, but it took place. Otherwise, we've had a few, we have like a Friday night happy hour every week and people were like, oh, that sounds great, it should be really neat.

Some people on our block are familiar with our old house which was 402 North Yale where we had a porch put on that we really liked. It's one of the reasons we want to do this one because it's one of the things we miss about our old house. That porch gets great compliments all the time; we're using the same builder. So, I think he's a pretty established worker here in Arlington Heights that does a good job of maintaining the character of the Village.

MR. JAFFE: Thank you.

CHAIRMAN DIVITO: Any other questions from the Board?

MR. SIAVELIS: No.

CHAIRMAN DIVITO: Okay, you guys can take a seat. We'll see if anybody from the audience wishes to speak on this one. So, at this point, is there anyone from the

audience that wishes to speak on behalf of this petition?

None being heard, we'll close it down for Board discussion. Anyone want to take the lead?

MR. SIAVELIS: Go ahead.

MR. GEISEL: Yes. No, I think it's well designed, and at four feet, I think that's actually the, tell me if I'm wrong, Derek, but four by eight is the permitted?

MR. MACH: Correct.

MR. GEISEL: So, the depth, really going back into that inset, it doesn't really extend beyond the plane that they would otherwise be entitled to come out.

MR. MACH: Right. It still is, yes.

MR. GEISEL: Yes.

MR. SIAVELIS: So, you're in support?

MR. GEISEL: Yes, I am.

CHAIRMAN DIVITO: Good comments from the Design Committee as well in support of this. So, is there a motion?

MR. GEISEL: Motion.

MR. SIAVELIS: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. All set. You do not need to wait for the rest of the meeting.

MRS. DUNNINGTON: All right, thank you.

CHAIRMAN DIVITO: Thank you.

MR. DUNNINGTON: Thanks for your time.

(Whereupon, the above-mentioned petition was adjourned at 7:07 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 13, 2018

PETITIONER: Dunnington Residence

ADDRESS OF PROPERTY: 530 S. Chestnut Ave.

VARIATION: 5.1-3.2a

A 5.2' variation to permit a front porch addition that is set back 22' from the property line where 27.2' is required, and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to replace the front stoop with a covered porch. The petitioner also explained that there are other porches within the neighborhood and the porch will not alter the character of the area. The petitioner testified that the porch is encroaching into the required front yard setback.

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

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

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

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

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

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



Item: 502 W. Kingsley Dr. - 8/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
502 W. Kingsley Dr. - Minutes 8/13/18	Minutes
502 W. Kingsley Dr. - Findings 8/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 502 WEST KINGSLEY DRIVE - ZBA# 18-023

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 Beuchner Room,
Arlington Heights, Illinois on the 13th day of August, 2018 at the hour of
7:07 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM SCHWINGBECK
PETER SIAVELIS
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Next item, 502 West Kingsley.

MS. SANDER: Hi there.

CHAIRMAN DIVITO: Have you had a chance to sign in?

MS. SANDER: I did, yes.

CHAIRMAN DIVITO: Okay, name and address for the record?

MS. SANDER: Kristin Sander, 502 West Kingsley, Arlington Heights.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MS. SANDER: Okay, we just need to replace our driveway, and the sidewalk that goes from our driveway to our backyard is kind of encroaching on my bushes. So, we'd like to expand the width of our driveway to 26 as opposed to 22, and then kind of connect that out to the sidewalk so that we can actually use that sidewalk that now kind of has bushes on it right now. Our plan is to have it be 26 feet wide but then come down to the standard 22 at the base.

CHAIRMAN DIVITO: But you're not cutting a curb or anything?

MS. SANDER: No. That would be more at the top. It seems that a lot of people in our neighborhood have done a similar thing. We have a big sign up so it has made a lot of discussion. People stop by and ask us what we're planning; everyone seems fine with it.

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

MS. SANDER: 10 years.

MR. SIAVELIS: So, according to the papers that were submitted with your petition, it looks like the driveway already connects up with the sidewalk a bit.

MS. SANDER: A bit, yes.

MR. SIAVELIS: Then you're just going to expand that connection or that interface there by about, what, four more feet?

MS. SANDER: Four more feet. The sidewalk that it connects up with has bushes, like right alongside of the house, and then it just kind of covers it up so it's hard to walk on that.

MR. SIAVELIS: That property line, I mean your lot is kind of funky shaped, it's not like a rectangle or a square.

MS. SANDER: Right. Yes.

MR. SIAVELIS: It's more like a trapezoid.

MS. SANDER: Yes.

MR. SIAVELIS: So, there's a lot of, there's a, it looks like from the drawings, again from the edge of your house to the property line right in that area is about 37 feet.

MS. SANDER: It's a big, yes, big space.

MR. SIAVELIS: So, if you expand out four more feet or so, you're still going to have 30 feet to the property line if you took it right across at that spot, right?

MS. SANDER: 30 left over, like to the grass.

MR. SIAVELIS: Yes, correct.

MS. SANDER: Right, yes. Yes, we're not really close to our neighbor's house.

MR. SIAVELIS: Right, that's what I was getting at. That was the next point.

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MS. SANDER: Yes.

MR. SIAVELIS: Did you talk with your neighbors about this and what you're doing?

MS. SANDER: Yes.

MR. SIAVELIS: Specifically that neighbor who is adjacent?

MS. SANDER: Yes.

MR. SIAVELIS: You know, where you're looking to do this, have this variance be applied?

MS. SANDER: Yes.

MR. SIAVELIS: Okay, and that neighbor supported it?

MS. SANDER: They're supportive, yes.

MR. SELBKA: Just quickly, in your petition, you said that the following hardship would exist if the variation were not granted-not applicable, and the following unique circumstances would exist-not applicable. It just, it seems like there is a hardship there. The unique circumstances, you know, would be the odd shape of the lot, that because it is a trapezoid, it is kind of an odd-shaped lot. As for the hardship, now, why exactly do you want to widen it?

MS. SANDER: So it's like, can I show you like this or over there?

MR. SELBKA: Yes.

MS. SANDER: I can show you right here. So, this is just like the bushes on the side of our house. So, now -- and then the bushes just until over the sidewalk here. So, now this is just kind of -- if we can widen this up so --

MR. SELBKA: So, the odd sort of shape is the large --

MS. SANDER: Yes, yes.

MR. SELBKA: All right, I'm fine.

CHAIRMAN DIVITO: Well, and I think the other part that maybe wasn't spelled out was the existing vegetation that exists on there.

MS. SANDER: Right, yes.

CHAIRMAN DIVITO: So, to kind of preserve that.

MS. SANDER: Yes.

MR. SIAVELIS: And the layout of that, right, the driveway plus the vegetation plus the existing sidewalk.

MR. SELBKA: And the lot shape.

MR. SIAVELIS: Plus the lot shape, yes.

CHAIRMAN DIVITO: All right, any other questions from Board members?

MR. SIAVELIS: So, let me actually, just to close the loop on what Mr. Selbka was saying there, so without this variance, is it difficult to use that sidewalk given the layout and shape?

MS. SANDER: Yes. Yes, it's hard to get to the fence and it's hard to just open up the gate and everything. Yes, it is difficult.

CHAIRMAN DIVITO: I mean those are pretty substantial, mature arborvitae of some sort, right?

MS. SANDER: Yes. Yes, if we were to cut them back, there'd be no vegetation on them anymore, cutting them too much.

CHAIRMAN DIVITO: Okay, you can take a seat. We'll see if anybody else

wants to come up and speak on this. Anyone from the audience that wishes to present on this? None being heard, we'll close it down for the Board discussion.

MR. SELBKA: I think I was a little concerned about the petition, but I think with the testimony that was given, I'm comfortable with granting the variance if there is evidence of a hardship and unique circumstances.

CHAIRMAN DIVITO: I would agree. The uniqueness of the lot lends to create a solution like this.

MR. JAFFE: Agreed.

CHAIRMAN DIVITO: Is there a motion?

MR. SCHWINGBECK: Motion to approve.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Petition is approved, so thank you.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 13, 2018

PETITIONER: Sander Residence
ADDRESS OF PROPERTY: 502 W. Kingsley Dr.
VARIATION: 10.2-11.1b

A 4.0' variance to allow a 26.0' wide driveway where the maximum width is 22'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to expand their driveway to allow for another vehicle. The petitioner testified that the lot is irregular in shape and that they will have approximately 30 feet to the side property line after the drive way is expanded.

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

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

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

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

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



Item: 702 E. Marion St. - 8/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
702 E. Marion St. - Minutes 8/13/18	Minutes
702 E. Marion St. - Findings 8/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 702 EAST MARION STREET - ZBA# 18-025

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 13th day of August, 2018 at the hour of
7:14 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM SCHWINGBECK
PETER SIAVELIS
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Moving right along, 2103 East Gregory.

(No response.)

CHAIRMAN DIVITO: Okay, we'll see if they come before the end of the meeting. 702 East Marion. Have you had a chance to sign in already?

MR. JONES: I have.

CHAIRMAN DIVITO: Excellent. Name and address for the record?

MR. JONES: Denis Jones, 702 East Marion Street.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. JONES: Okay, so, currently, we have what we think of as the front of our house; well, as it turns out, the Village calls this the side yard. So, we have a four-foot three-inch concrete slab which really isn't functional as a porch. We've tried putting chairs out there, it doesn't work. That's the front yard of our house which, not having a door, it doesn't really suit having a porch.

So, our petition is to ask for a front porch in what we consider the front yard similar to many neighbors. Some examples of neighbors, here is 902 East Marion Street, eight-foot nine-inch porch. Also on the street is a six-foot porch, we're asking for a six-foot porch, and we do consider that to be the minimum because talking with these neighbors, they really, really wish they had a seven-foot porch. So, they definitely consider six-foot to be the minimum. Here's a nice one at 703 East Marion Street. Bob, your house. Seven-foot nine inches. Here is 811 East Marion Street, nine-foot three inches. So, again, we're not looking for anything excessive.

In regards to the four review standards, we definitely believe that it will not alter the essential character of the locality. I think the photos show the porch fits that. Our plight is definitely due to a unique circumstance because we have a corner lot. For us to have a front porch, we need a variance for the setback, because of the street it is a side yard.

In addition, because most houses between our street and the next street, there's two houses and they share half of the distance between the streets. Ours, it's our house, there's another house and there's another house. So, as a result of there being three houses, we have a very narrow, small backyard. So, we don't have a huge backyard that a lot of our neighbors enjoy. So, we consider adding a front porch really essential to be able to fully use the property. Also, as other neighbors have been adding front porches over the years, to protect our property value, we don't somebody to come along and say this house can't even have a front porch.

The variation is definitely in harmony and spirit with the chapter. Again, the photos; I know there's at least 10 neighbors that have provided e-mails, two that have made phone calls to Derek. We also have somebody who is here if you wanted to question them. So, everybody thinks it's going to fit right in, and I mentioned we think six feet is the minimum. So, I welcome any questions.

MR. JAFFE: I don't have any questions.

MR. SCHWINGBECK: No.

MR. SIAVELIS: No.

CHAIRMAN DIVITO: I think this is probably one of the very straightforward

ones.

MR. SCHWINGBECK: Right, very thorough presentation.

MR. JONES: Good. Thank you.

MR. SIAVELIS: We should probably note, we have four e-mails, right, that were handed out to us at the beginning.

MR. SCHWINGBECK: In addition to the ones that we got.

MR. SIAVELIS: Right. In the packet, right. These four are all supporting as well.

CHAIRMAN DIVITO: Correct. So, with no questions from the Board, we'll see if anyone needs to come up and present on this behalf.

AUDIENCE MEMBER: Just want to be invited over. There was a happy hour earlier. We're all excited.

CHAIRMAN DIVITO: All right. So, Board discussion?

MR. SCHWINGBECK: Very straightforward. Driving around the neighborhood, there's, as the pictures showed, a lot of houses in that neighborhood have it. It really adds to the character of the house as well, and I'm in favor of it.

CHAIRMAN DIVITO: From the previous testimony, the four-foot porch is really kind of more for show than it is for practical use.

MR. SCHWINGBECK: Right.

CHAIRMAN DIVITO: All right, is there a motion?

MR. SELBKA: Motion to approve.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Went through, thank you very much.

MR. JONES: Thank you.

CHAIRMAN DIVITO: Thank you for the great showing and support.

(Whereupon, the above-mentioned petition was adjourned at 7:17 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 13, 2018

PETITIONER: Jones Residence

ADDRESS OF PROPERTY: 702 E. Marion St.

VARIATION: 5.1-3.2c

A 6' variation to permit a front porch addition with an exterior side yard setback of 24.3' where 30.3' is required, and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a porch in the exterior side yard. The petitioner explained that their front of the home is along the exterior side yard. The petitioner also explained that there are other porches within the neighborhood and the porch will not alter the character of the area. The petitioner testified that they have limited space in the rear yard; therefore, they would like to create usable space by adding a porch.

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

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

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

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

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

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



Item: 2103 E. Gregory St. - 8/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2103 E. Gregory St. - Minutes 8/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2103 EAST GREGORY STREET - ZBA# 18-024

REPORT OF PROCEEDINGS had before the Village of
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JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, two other orders of business that we need to bring up. One is the budget. Has everyone --

MR. SIAVELIS: Wait, wait, wait. You should call that Petitioner who --

CHAIRMAN DIVITO: Oh, I'm sorry.

MR. SIAVELIS: Recall them, and then if they're not here --

CHAIRMAN DIVITO: All right. Second call for 2103.

MR. MACH: Recommend a motion to continue to the September 13th meeting.

CHAIRMAN DIVITO: Yes, so since 2103 East Gregory is not here --

MR. SIAVELIS: Formally call them again so it's on the record.

CHAIRMAN DIVITO: All right. So, last call for 2103 East Gregory. Okay, Petitioner is not present, so motion to --

MR. MACH: Continue to the September 13th.

MR. SIAVELIS: You're making that motion, Chairman?

CHAIRMAN DIVITO: Yes, I'm motioning to move it to the September Zoning Board meeting.

MR. SIAVELIS: Second.

MR. MACH: Who was the first?

CHAIRMAN DIVITO: I guess I was.

MR. SIAVELIS: It's actually got to be somebody else. I'll move, to put it on the record, I'll move to continue.

MR. SELBKA: Second.

CHAIRMAN DIVITO: Thanks.

MR. MACH: All in favor?

CHAIRMAN DIVITO: All in favor for the previous motion?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

(Whereupon, the above-mentioned petition was adjourned at 7:20 p.m.)



Item: 2019 Budget - 8/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description

2019 Budget - 8/13/18

Type

Minutes

ZONING BOARD

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

OF APPEALS

RE: 2019 BUDGET

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 Beuchner Room,
Arlington Heights, Illinois on the 13th day of August, 2018 at the hour of
7:20 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM SCHWINGBECK
PETER SIAVELIS
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Has everyone had a chance to review the budget?

MR. SELBKA: Yes.

CHAIRMAN DIVITO: I was disappointed to see that we don't have, you know, ZBA polos as a line item here.

MR. JAFFE: It's coming.

CHAIRMAN DIVITO: Any edits, questions, or changes that people want to see?

MR. SIAVELIS: I'd like to see an increase in our compensation. Dramatic increase.

MR. JAFFE: My only question was what happened between, why did the compensation rise? Was that \$1,075, \$1,030, now we're at \$1,700. Were there fewer meetings?

CHAIRMAN DIVITO: No, also it's actually based on attendance.

MR. SIAVELIS: Yes, sometimes, right, folks don't attend.

MR. JAFFE: Yes, all right.

CHAIRMAN DIVITO: So, on full attendance, it would be at \$1,700.

MR. JAFFE: Got it.

MR. SIAVELIS: Hold on, let me just look at this for a second. So, the unspent money is carried over?

MR. MACH: It goes back to the general fund, yes.

MR. SIAVELIS: I think that I'm going to seek reallocation of that money to beer and burgers fund for the Board at the end of the year.

CHAIRMAN DIVITO: I mean we need some collaboration and team building sessions.

MR. SIAVELIS: Yes, right. Absolutely.

MR. SCHWINGBECK: That's what we want to call it.

CHAIRMAN DIVITO: Right.

MR. SCHWINGBECK: Team building.

CHAIRMAN DIVITO: Yes.

MR. SIAVELIS: Training.

MR. SCHWINGBECK: Training.

CHAIRMAN DIVITO: Training, yes. Conflict resolution. All right, so is there a motion to approve the 2019 budget as documented?

MR. SELBKA: Yes, motion made.

MR. SIAVELIS: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right. Last item of business is the October meeting.

MR. MACH: Correct. October 8th would be the date for the meeting which is Columbus Day. In the past, we've had challenges with a quorum on that date. If the Zoning Board wants to discuss and propose another date, whether that be the 15th or

another date?

CHAIRMAN DIVITO: How does the 15th work for everyone?

MR. JAFFE: Yes, in all likelihood, I will be out that week.

CHAIRMAN DIVITO: So, two out for sure?

MR. SELBKA: The week of the 15th or the week of the 8th?

MR. JAFFE: The week of the 15th.

CHAIRMAN DIVITO: 15th.

MR. SCHWINGBECK: The 15th, the whole week.

CHAIRMAN DIVITO: Yes. Do we look at an alternate to kind of like what we're doing in September, right, where we do it midweek? Is the 8th any better?

MR. GEISEL: Well, Monday is the 8th, I know I wouldn't be here, but if there's enough for you that want to carry on that date, great, but I would not be here.

MR. SELBKA: What about the 9th or the 10th? Can you do it on a Tuesday?

MR. GEISEL: Yes.

MR. SCHWINGBECK: That would be good, too.

MR. SELBKA: I'm good with that.

MR. SIAVELIS: Tuesday the? I'm sorry, that was Tuesday?

CHAIRMAN DIVITO: Tuesday the 9th.

MR. SELBKA: 9th.

MR. GEISEL: If that works, that's fine.

CHAIRMAN DIVITO: It sounds like we have a quorum.

MR. SIAVELIS: Yes. I think we'll be comfortable.

CHAIRMAN DIVITO: I think that would be best.

MR. MACH: So, Tuesday the 9th. Then just a reminder, the next ZBA meeting for September is the 13th. It's a Thursday. I know at least four of you responded that you can make it. So, that's three petitions.

MR. SIAVELIS: Well, four potentially. So, that's going to be on the 13th.

MR. MACH: If they show up. Yes, Thursday the 13th.

CHAIRMAN DIVITO: All right.

MR. SELBKA: I'll be at the 13th.

MR. MACH: Okay, great.

CHAIRMAN DIVITO: So, is there a motion to adjourn?

MR. SCHWINGBECK: Motion to adjourn.

MR. SIAVELIS: Second.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:24 p.m.)



Item: 2103 E. Gregory St. - ZBA#18-024

Department: Planning & Community Development

REQUEST

— A 25.5 foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow an addition with a rear yard setback of 4.5 feet where 30 feet is required and an additional 1.5 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 13, 2018
Date Prepared: August 7, 2018
Project Title: Gatewood Residence
Address: 2103 E. Gregory St.

Background Information

Petition Number: ZBA #18-024
Petitioner: James Cochran / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights, IL 60005

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

Requested Action/Background Information

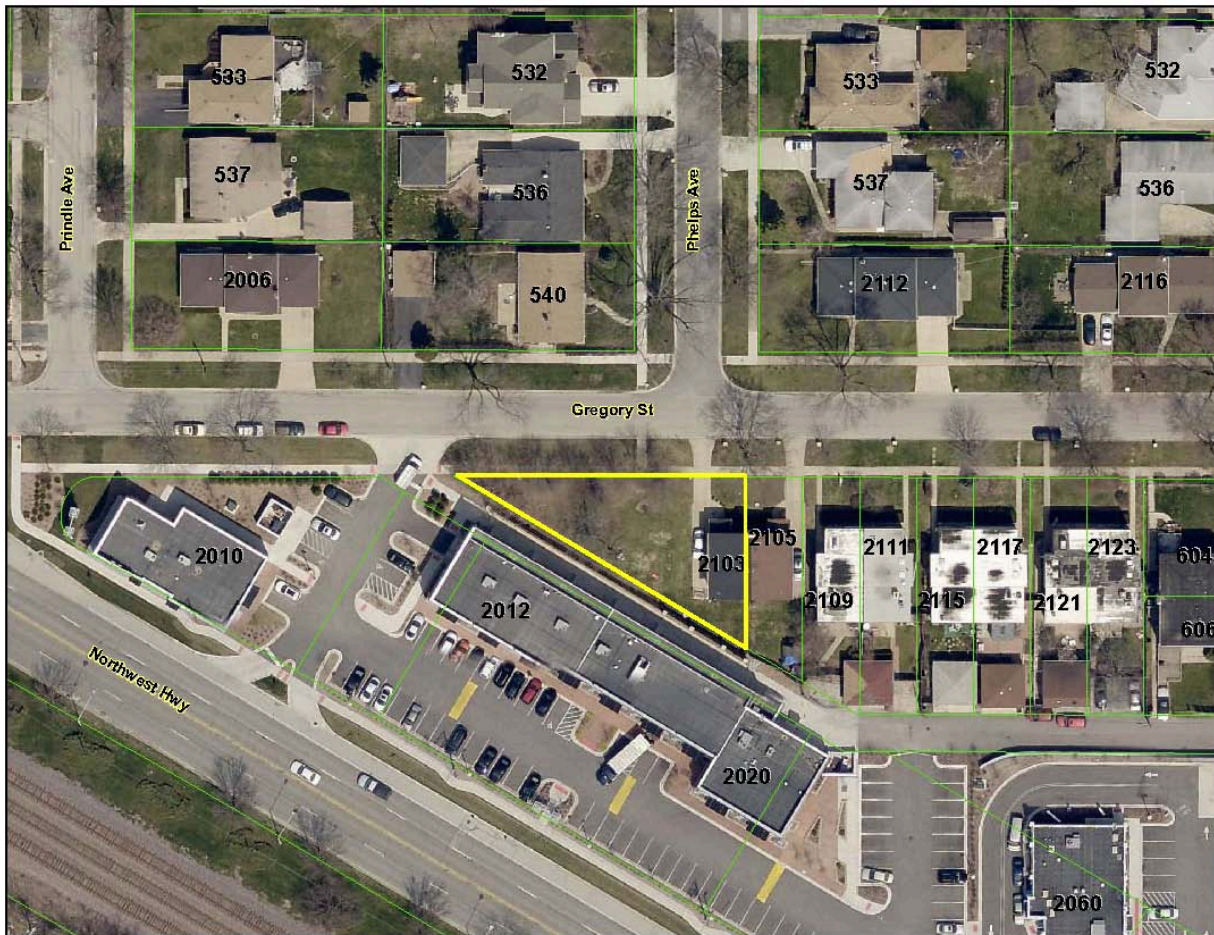
The petitioner is proposing to construct an addition which includes a two car attached garage and living space above the garage. The subject property is a duplex and is zoned R-3, One Family Dwelling District. The property has a total land area of 7,676 square feet. The proposed residence will have approximately 2,100 square feet. The proposed home is encroaching into the required rear yard setback. Therefore the petitioner requests the following variation:

- A 25.5 foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow an addition with a rear yard setback of 4.5 feet where 30 feet is required and an additional 1.5 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/24/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/24/18	
3. Letter that was Mailed	✓	7/24/18	
4. Photographs of Sign on Property	✓	7/24/18	

Photographs of Existing Structure



ZBA# 18-024
2103 E Gregory St - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: July 25, 2018
Completed: July 30, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 25.5 ft variation to allow an addition with a rear yard setback of 4.5 ft where 30 ft is required and an additional 1.5 ft for the eave.

NOTE: The existing setback on the pie shaped lot is non-conforming.

The Engineering Department has NO OBJECTION to the proposed variance.

RECEIVED

JUL 30 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Gatewood Residence

Project Address: 2103 E Gregory St

ZBA #: 18-024

Date: July 30, 2018

Derek:

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JUL 31 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

I have reviewed the request for the following variance:

- A 25.5 foot variance to allow an addition with a rear yard setback of 4.5 feet and an additional 1.5 foot for the eave, where a minimum of 30 feet is required.

I do not have any objections to the request with the following requirements:

1. The South wall of the new garage and second floor addition shall have a minimum fire-resistance rating of 1-hour based on the distance to the lot line of less than 5 feet, up to the point where the wall is 5 feet from the lot line.
2. The soffit and fascia of the South wall of the new garage and second floor addition shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet, up to the point where the soffit and fascia is 5 feet from the lot line.
3. The West wall of the new garage and second floor addition shall have a minimum fire-resistance rating of 1-hour based on the distance to the lot line of less than 5 feet, up to the point where the wall is 5 feet from the lot line.
4. The soffit and fascia of the West wall of the new garage and second floor addition shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet, up to the point where the soffit and fascia is 5 feet from the lot line.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Gatewood Residence

Project Address: 2103 E. Gregory Street

ZBA #: 18-024

ZBA Hearing Date: August 13, 2018

To: Mike Pagones, Acting Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 24, 2018

- A 25.5 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an addition with a rear yard setback of 4.5 feet where 30 feet is required and an additional 1.5 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED TO
FIT CHARACTER OF EXISTING RESIDENCE. ADMINISTRATIVE
DESIGN APPROVAL IS EXPECTED, PENDING ZBA REVIEW.

Please review, comment, and return to me no later than Thursday, August 2, 2018.

-STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioners WENDY GATEWOOD, being the owner of the property commonly known as: 2103 E. GREGORY, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.4, CHAPTER 28, of the Arlington Heights Municipal Code, In order to: ALLOW A REDUCTION TO THE MINMUM REARYARD SETBACK (South) SETBACK FROM 30' TO APPROX. 7'.

I hereby state that the following hardship would exist if the variation were not granted: Limits expansion of existing due to the odd pie shaped lot and existing home already non-conforming.

I hereby state that the following unique circumstances exist:

1) South wall of existing residence sits at approx. 17' off property line which is already non-conforming.

2) A large fence and the rear of a commercial structure is South of existing residence that would not be affected.

3) Shifting the garage forward to allowable front would still encroach rear setback at about 17'.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: it will maintain an existing setback, and blend in with the overall look and character of the home.

Signed: Wendy Gatewood Date: 7/13/18

Wendy Gatewood

RECEIVED

JUL 13 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

(66' R.O.W.)



DRAWING PATH: U:\Land Projects 3\12800-12899\12868\dwg\12868_Plat_Update041918.dwg



PROPOSED

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN IRM # 184-004196

E-MAIL: ilfo@plslisle.com

Wendy Gatewood
2103 S Gregory

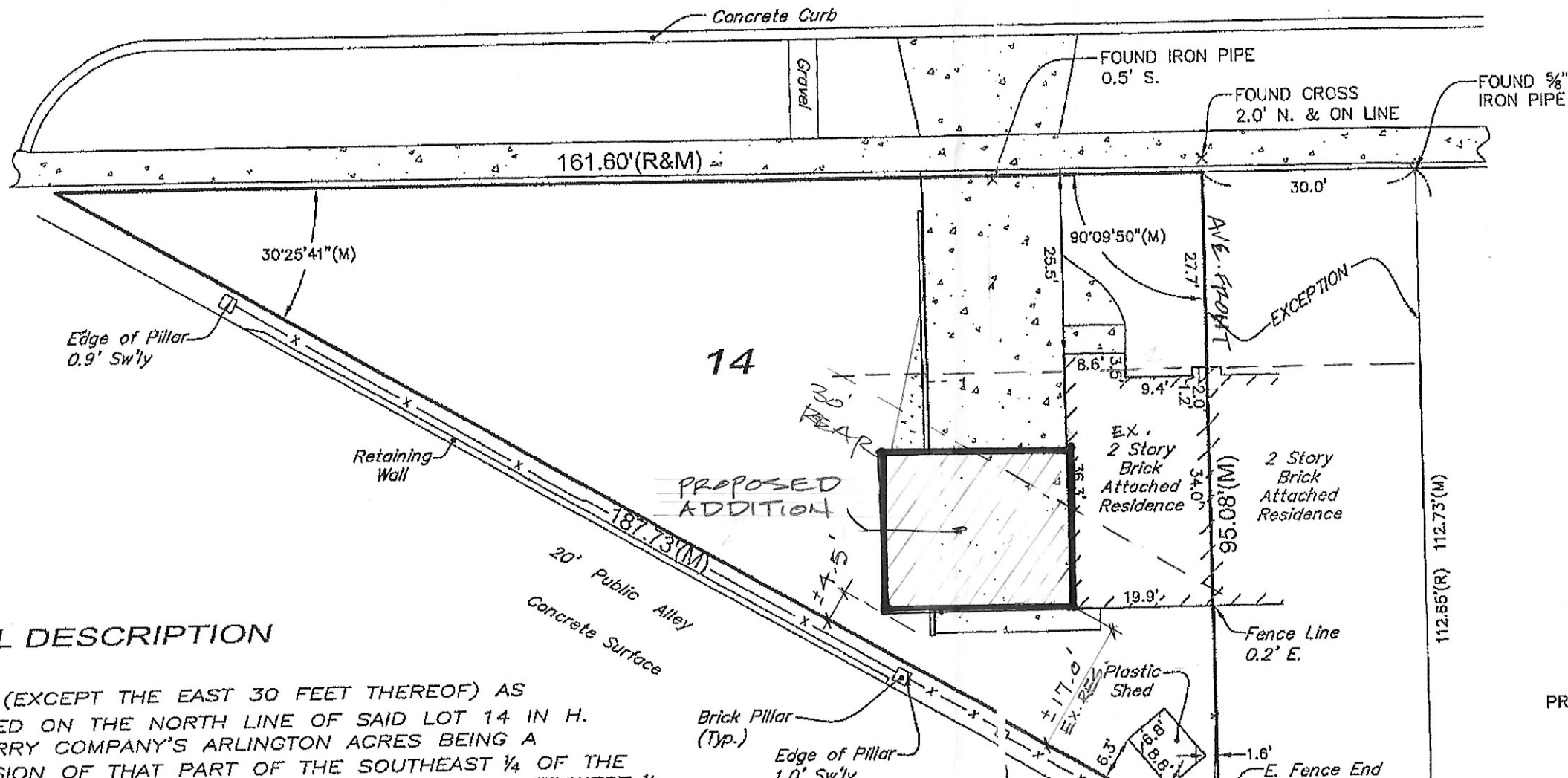
GREGORY STREET

(FAIRVIEW STREET)

(66' R.O.W.)

0 10 20
SCALE: 1" = 20'

PARCEL IN
03-33-



SYMBOL

- CON
- X-X- FEN
- (R) -- REC
- (M) -- MEA
- UT
- OHW- OVE

15

SURVEY

REFER TO YOUR DEED
AND LOCAL BUILDING
FOR IT

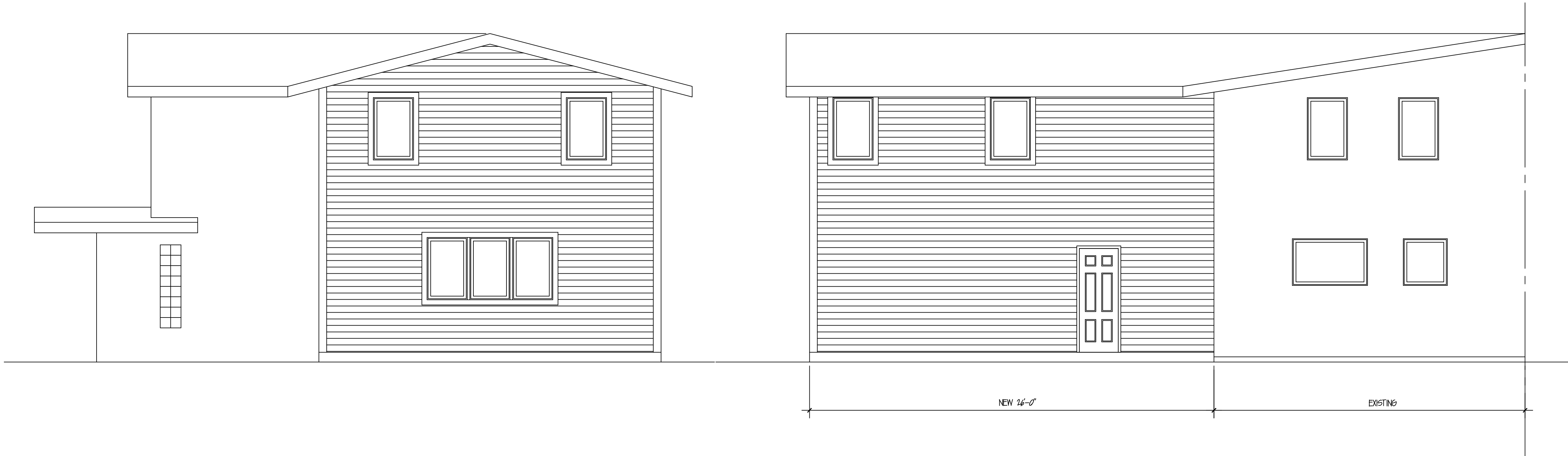
NO MEASUREMENTS ARE TO

LEGAL DESCRIPTION

LOT 14 (EXCEPT THE EAST 30 FEET THEREOF) AS
MEASURED ON THE NORTH LINE OF SAID LOT 14 IN H.
BY BERRY COMPANY'S ARLINGTON ACRES BEING A
DIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE

PROFESSIONAL LAND SURVEYING, INC. HERE
SURVEYED THE TRACT OF LAND ABOVE
HEREON DRAWN PLAT IS A CORRECT

FIELD W



3
A2
1/4" = 1'-0"

2
A2
1/4" = 1'-0"



1
A2
1/4" = 1'-0"

JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



CW Design
carole wisniewski
ARCHITECT
847-489-1703
e-mail: cwdesign@gmail.com
922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwdesign@gmail.com
DESIGN REG #184.007566-001

GARAGE/MUDROOM/MASTER
BEDROOM/BATH ADDITION FOR:
WENDY GATEWOOD
2103 E. GREGORY ST.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	07.13.18	ZBA
2		
3		
4		

© 2018 CW Design Group, Inc

PROJECT NUMBER
18007.00

EXTERIOR
ELEVATIONS
A2



Item: 901 N. Pine Ave. - ZBA#18-026

Department: Planning & Community Development

REQUEST

1. A 106 square foot variance from Chapter 28, Section 6.5-7a (Maximum Size of Accessory Structures) to allow an 826 square foot garage where 720 square feet is allowed.
2. A 0.3 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 4.7 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.
3. A 5.3 foot variance from Chapter 28, Section 10.2-11.1b and Section 10.2-11c to allow a 27.3 foot wide driveway near the property line where the maximum allowable width is 22.0 feet and a 3.0 foot variance to allow a 35.0 foot wide driveway near the garage where the maximum width allowed for a three car garage within 18.0 feet of the face of the structure is 32.0 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 13, 2018
Date Prepared: September 7, 2018
Project Title: Hedstrom Residence
Address: 901 N. Pine Ave.

Background Information

Petition Number: ZBA #18-026
Petitioner: Robert Flubacker Architects
Address: 901 N. Pine Ave.
Arlington Heights, IL 60005

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

Requested Action/Background Information

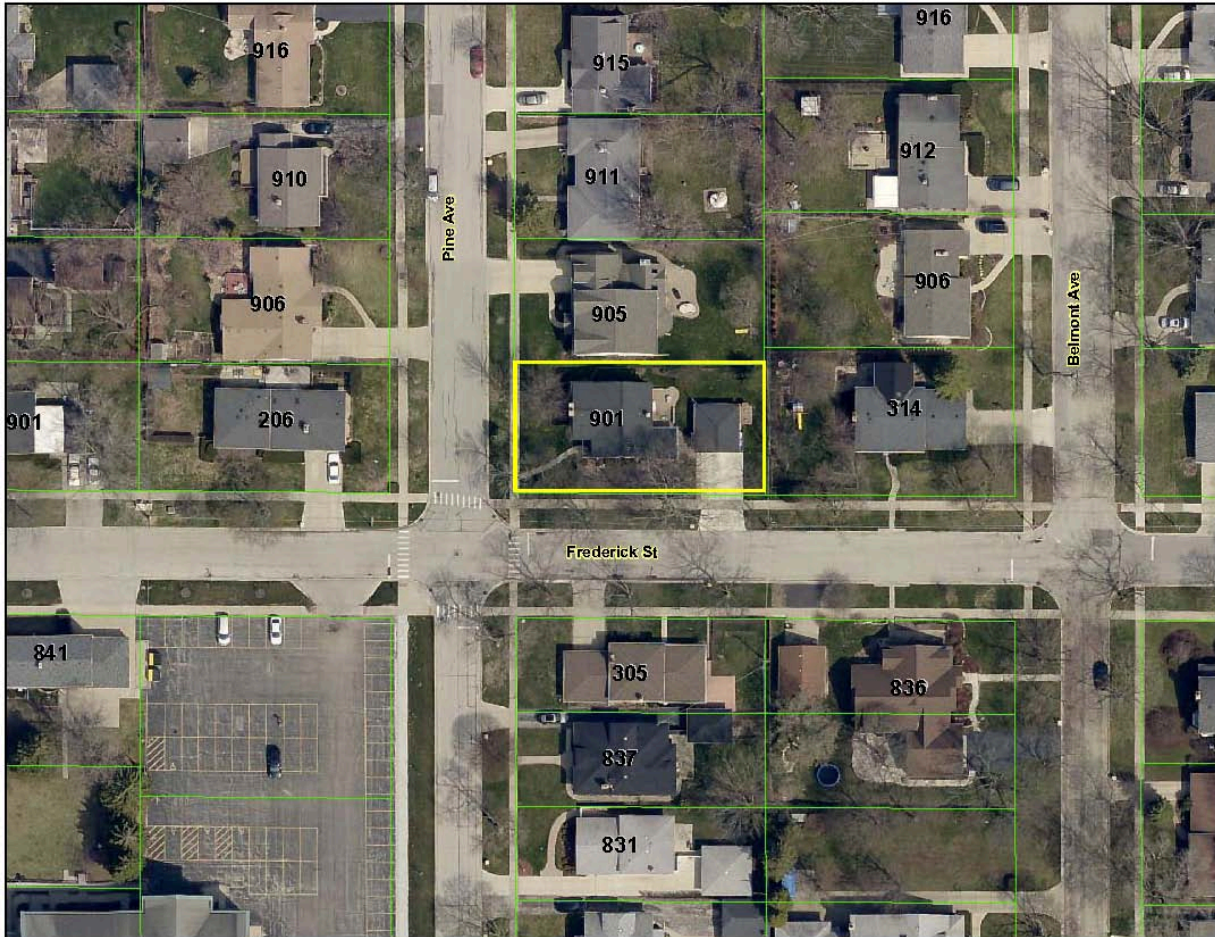
The petitioner is proposing to construct an addition to the existing two car detached garage. The garage expansion consists of an additional bay which will result in a three car garage that is 826 square feet where 720 square feet is the maximum size permitted. As part of the garage expansion the petitioner is also proposing to widen the driveway which exceeds what is allowed by code. In addition, the garage expansion will encroach into the required five foot setback along the rear property line. Therefore, the petitioner requests the following variations:

- A 106 square foot variance from Chapter 28, Section 6.5-7a (Maximum Size of Accessory Structures) to allow an 826 square foot garage where 720 square feet is allowed.
- A 0.3 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 4.7 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.
- A 5.3 foot variance from Chapter 28, Section 10.2-11.1b and Section 10.2-11c to allow a 27.3 foot wide driveway near the property line where the maximum allowable width is 22.0 feet and a 3.0 foot variance to allow a 35.0 foot wide driveway near the garage where the maximum width allowed for a three car garage within 18.0 feet of the face of the structure is 32.0 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/27/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/27/18	
3. Letter that was Mailed	✓	8/27/18	
4. Photographs of Sign on Property	✓	8/27/18	

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Hedstrom Residence

Project Address: 901 N Pine Ave

ZBA #: 18-026

Date: August 29, 2018

Derek:

I have reviewed the request for the following variances:

- A 106 square foot variance to allow an 826 square foot garage where 720 square feet is allowed.
- A 0.3 foot variance for a detached garage with a rear yard setback of 4.7 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.

I have no objection to the variances with the following requirements:

1. The east wall of the garage addition shall have a minimum fire-resistance rating of 1-hour, with exposure from both the inside and outside, based on the distance to the lot line of less than 5 feet.
2. The soffit and fascia of the east wall of the garage addition shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.

RECEIVED

AUG 30 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

ZBA# 18-026
901 N Pine Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: August 22, 2018
Completed: August 24, 2018

RECEIVED
AUG 24 2013
PLANNING
DEVELOPMENT DEPARTMENT

The proposed ZBA application indicates that the petitioner is seeking:

A 106 sq ft variance to allow an 826 sq ft garage where 720 sq ft is allowed; and a 0.3 ft variance to allow a detached garage with a rear yard setback of 4.7 ft instead of the minimum required 5 ft and an additional 1 ft for the eave.

NOTE: There are existing overhead utilities located along the rear yard line, however; a utility easement is not shown on the plat of survey.

The Engineering Department has NO OBJECTION to the proposed variance provided there are no utility conflicts along the rear yard line. The petitioner should verify that there are no utility conflicts.



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Hedstrom Residence

Project Address: 901 N. Pine Ave.

ZBA #: 18-026

RECEIVED
AUG 24 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA Hearing Date: September 13th, 2018

To: Mike Pagones, Acting Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 21st, 2018

- A 106 square foot variance from Chapter 28, Section 6.5-7a (Maximum Size of Accessory Structures) to allow an 826 square foot garage where 720 square feet is allowed.
- A 0.3 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 4.7 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: NO COMMENTS

STEVE. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, August 31st, 2018.

PETITION

NOW COMES the Petitioner **Richard and Marlene Hedstrom**, being the owner of the property commonly known as: **901 N. Pine Ave.** and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from **Section 6.5-2 & 6.5-7**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a one-car addition to an existing two-car detached masonry bearing Garage, encroaching 1'-2" (to face of gutter) into the required 5'-0" East rear yard for an Accessory Structure and being 106 sq.ft. over the allowed 720 sq.ft. maximum size for a detached Garage.

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

Since the existing two-car Garage is masonry bearing walls on all sides, compliance with the Village of Arlington Heights Building Code minimum size requirements expands the size of the building beyond Arlington Heights Zoning requirements. Without a rear yard variance, this does not allow enough width to provide the Village of Arlington Heights Building Code minimum one-car width of 12'-0" and without the maximum size variance we cannot meet the minimum one-car interior dimensions of 21'-4" by 12'-0".

I hereby state that the following unique circumstances exist:

As the proximity of the West wall of the existing Garage to the existing house is only 11'-2", the only logical location for the proposed addition is on the East side of the existing detached Garage. Since the existing Garage walls are masonry bearing construction, the proposed addition is being added to the outside of the existing wall in order to maintain this supporting wall construction. The new walls of the proposed addition are masonry veneer construction so as to maintain uniformity with the existing Garage aesthetic. The interior floor area is of the minimum Village of Arlington Heights Building Code dimensions, however the additional thickness of the masonry veneer attributes for 20 sq.ft. of the increased size, thus further increasing the total size of a garage as compared to using standard frame wall construction.

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

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

Signed: _____

Petitioner

Date: _____

8/10/18

Survey Made For: *Robert Flubacker Architects, Ltd.*
ref. Joe Sprenger

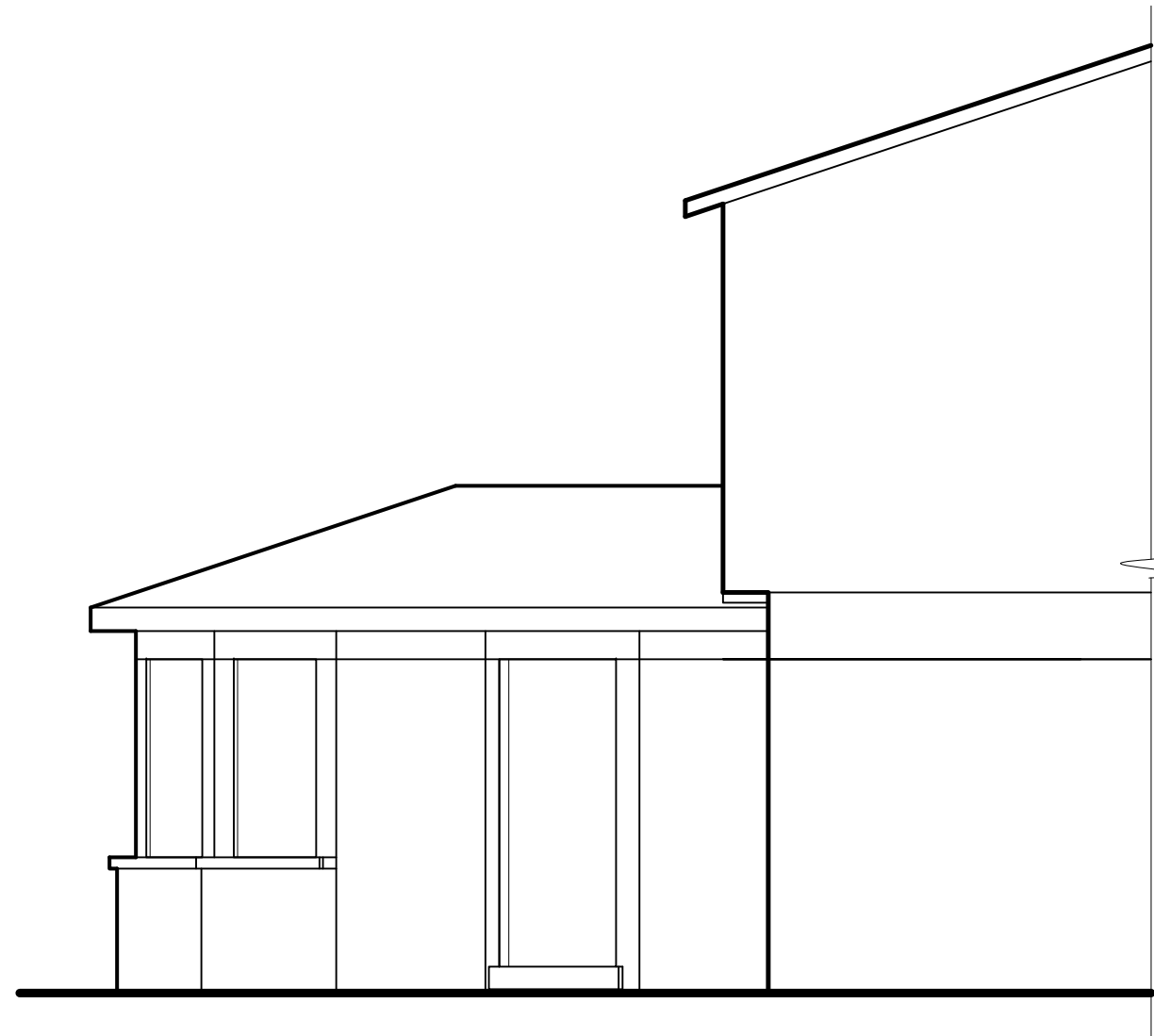
ARLINGTON HEIGHTS, ILLINOIS

EX-0

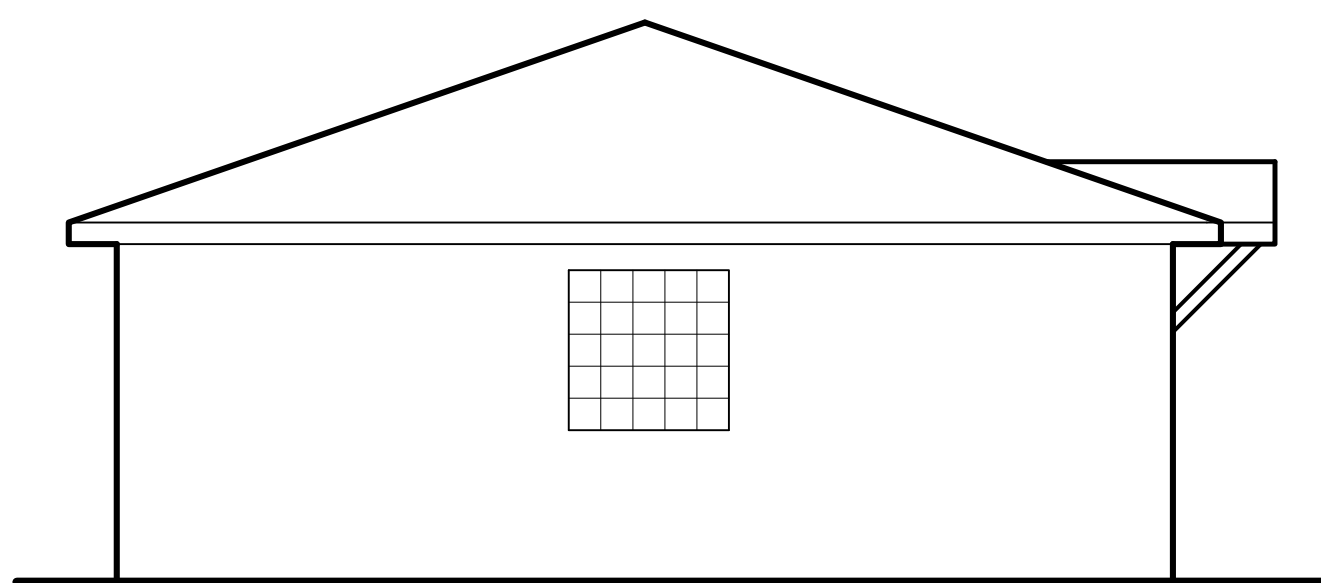
Date	Description
7.11.18	EXIST.



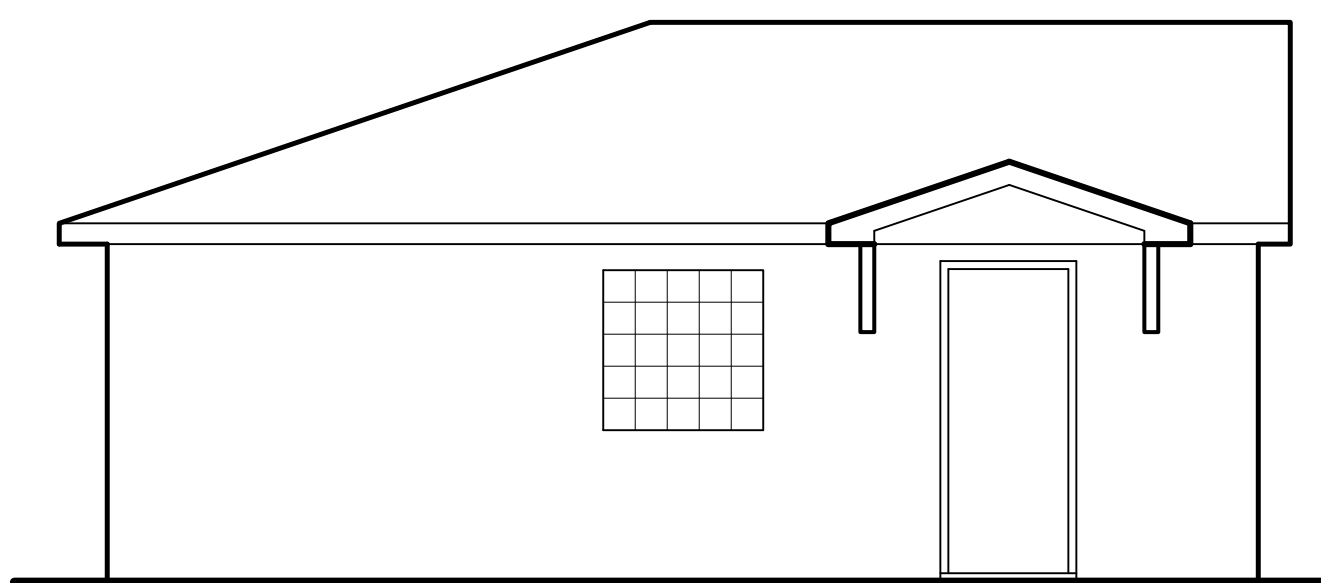
1 EXISTING EAST ELEVATION (HOUSE)
EX-3 1/4" = 1'-0"



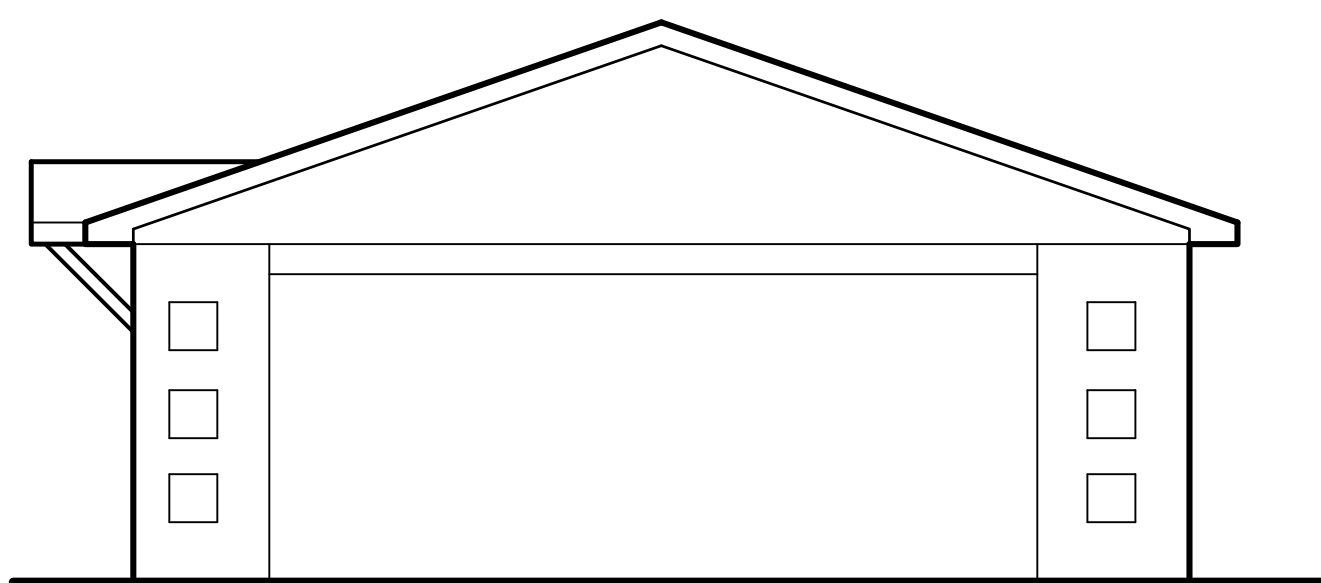
2 EXISTING PARTIAL NORTH ELEVATION (HOUSE)
EX-3 1/4" = 1'-0"



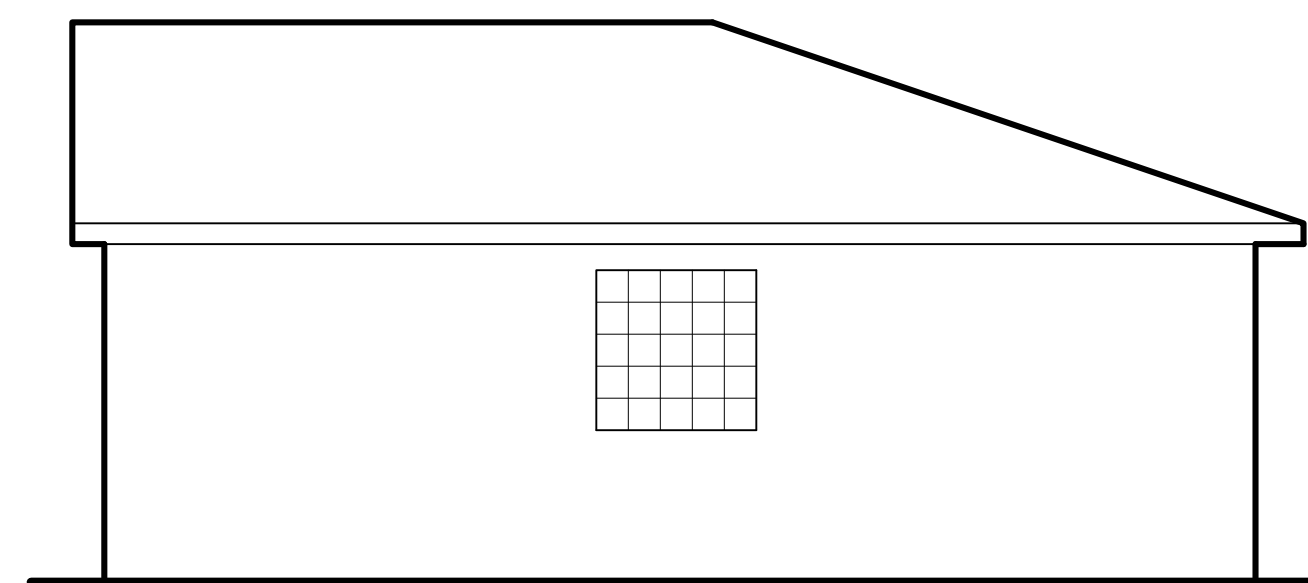
6 EXISTING NORTH ELEVATION (GARAGE)
EX-3 1/4" = 1'-0"



5 EXISTING WEST ELEVATION (GARAGE)
EX-3 1/4" = 1'-0"



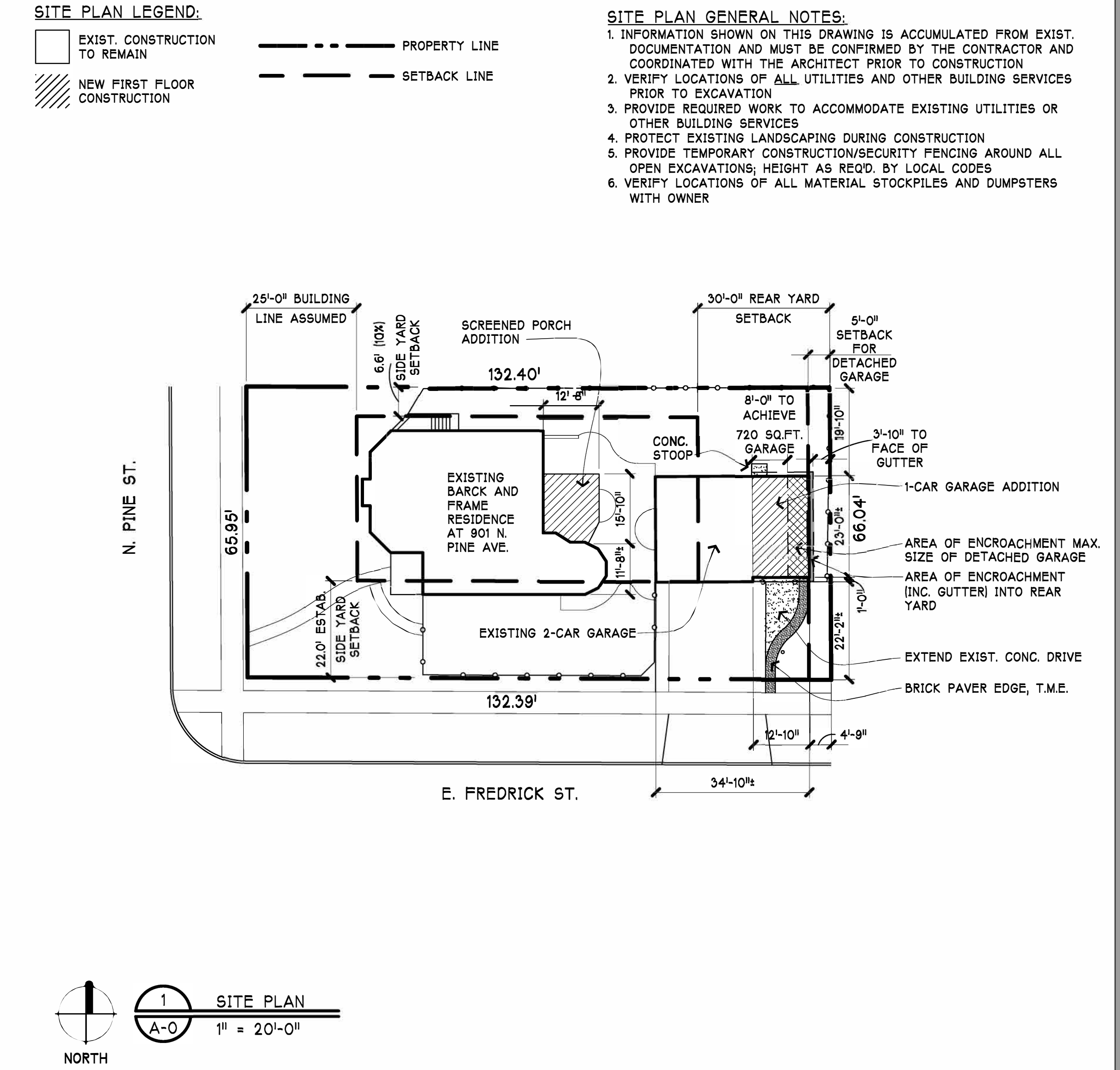
4 EXISTING SOUTH ELEVATION (GARAGE)
EX-3 1/4" = 1'-0"



3 EXISTING EAST ELEVATION (GARAGE)
EX-3 1/4" = 1'-0"

PROPOSED
ALTERATIONS AND ADDITIONS FOR
THE HEDSTROM
RESIDENCE
901 N. PINE ST.
ARLINGTON HEIGHTS, ILLINOIS

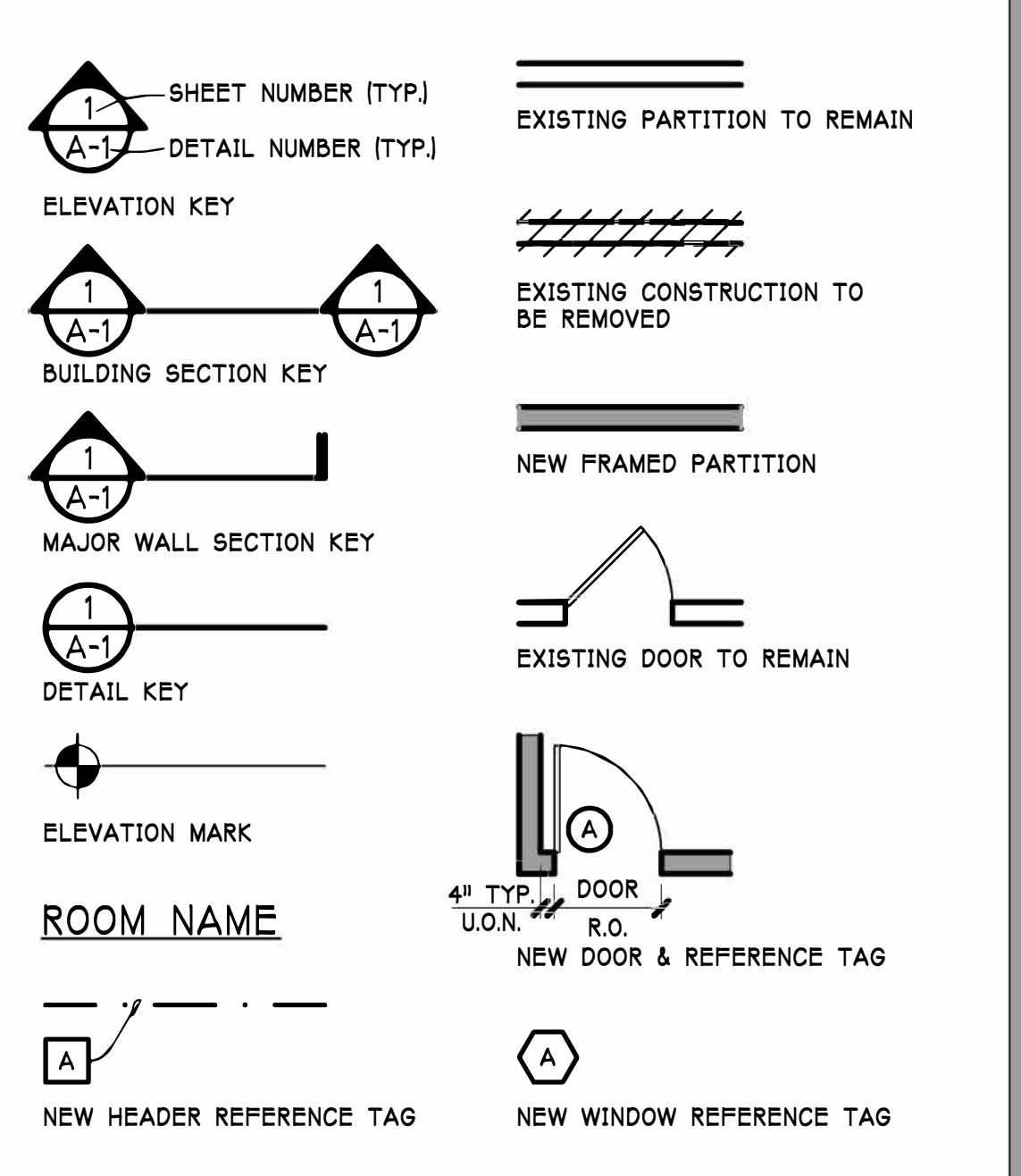
SITE PLAN



ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	P.S.L.	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
BY	BOTTOM OF	FTS.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
BLDG.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	S.C.	SOLID CORE
C.	CARPET	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	S.P.	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
C.L.G.	CEILING	H.W.	HOT WATER	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STD.	STANDARD
CO.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STL.	STEEL
COL.	COLUMN	L.	LINEN	STOR.	STORAGE
CONC.	CONCRETE	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAV.	LAVATORY	SUSP.	SUSPENDED
CONT.	CONTINUOUS	L.V.	LONG LEB VERTICAL	T/O.	TOP OF
CT.	CERAMIC TILE	LVL	LAMINATED VENEER LUMBER	T&B.	TOP & BOTTOM
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
D.	DRYER	MAX.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	TV.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
DN.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	VENT.	VENT THRU ROOF
D.W.	DISHWASHER	NFHB	NON-FREEZE HOSE BIBB	W/.	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NOMINAL	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	WD.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EP	EJECTOR PIT/SUMP	O.A.	OVER ALL	WH.	WATER HEATER
EQ.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W/O	WITHOUT
EQUIV.	EQUIVALENT	OPP.	OPPOSITE	WT.	WEIGHT
E.W.	EACH WAY	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

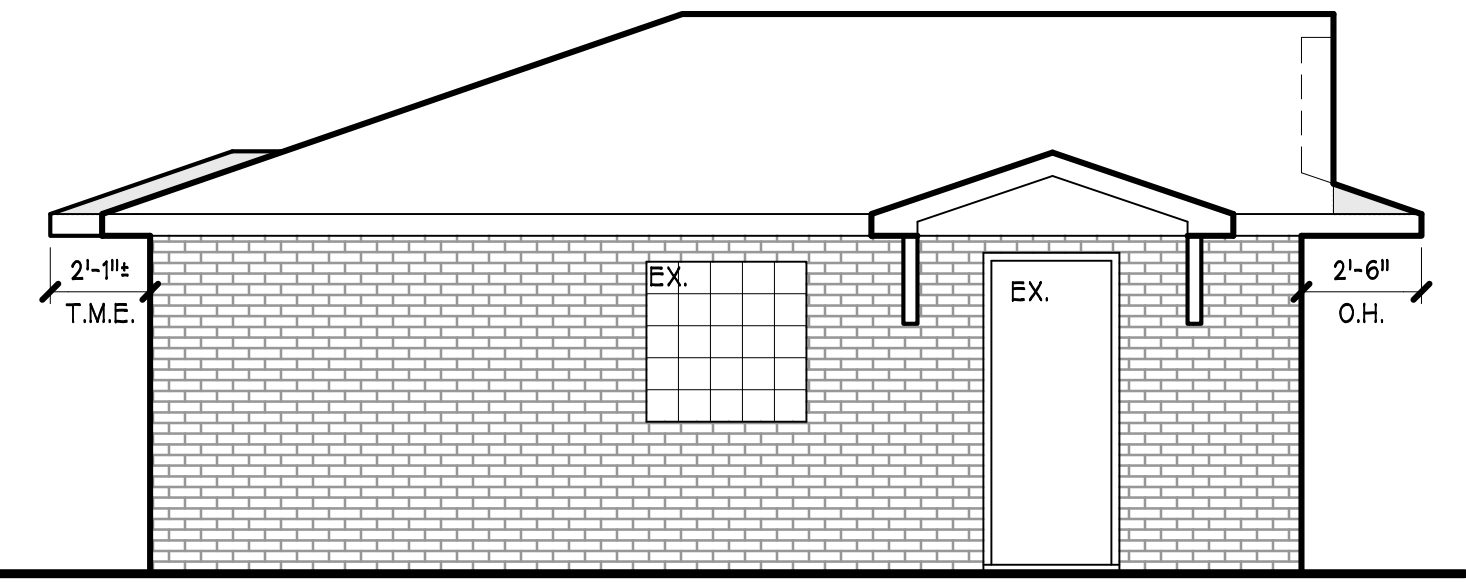
ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

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

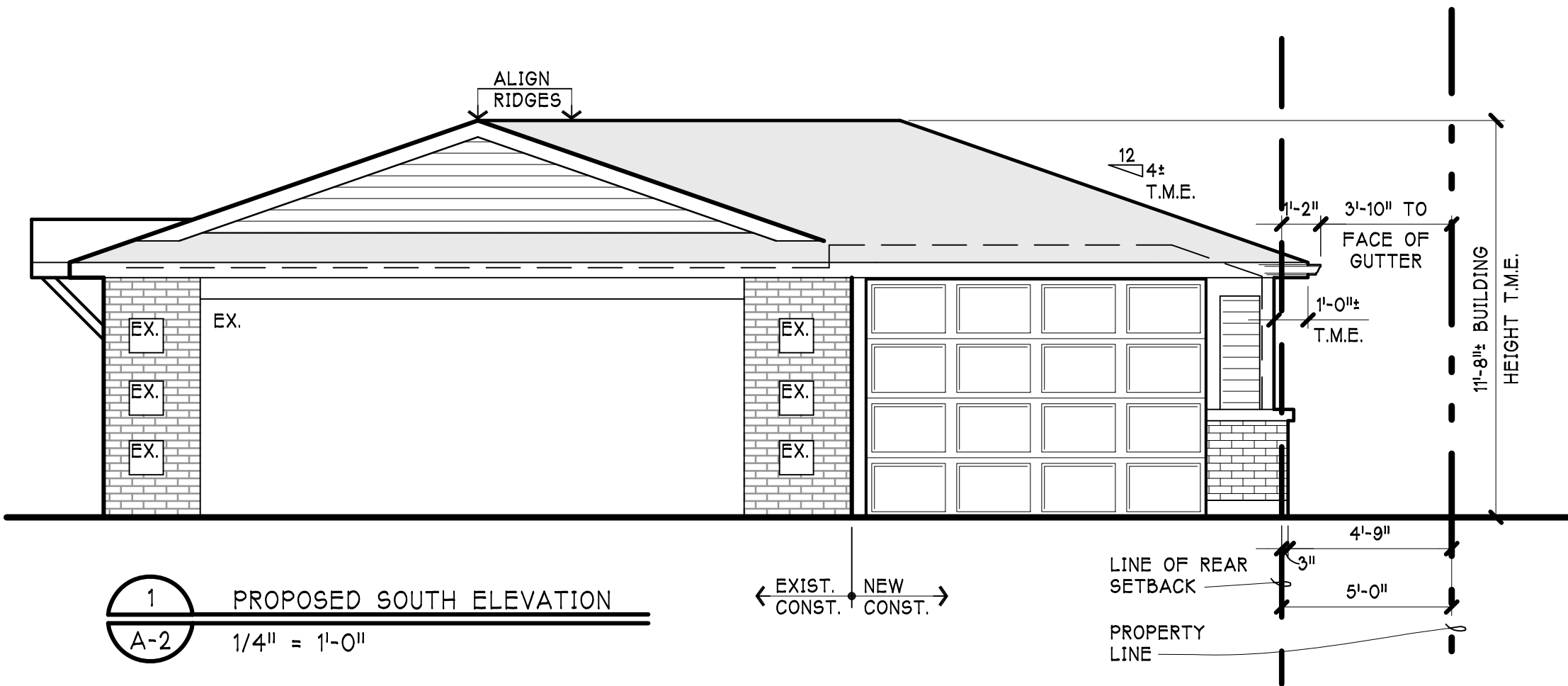
CODE REVIEW

BUILDING AREAS:	
ZONING:	R-3
LOT AREA:	8,737 SQ.FT.
EXISTING FIRST FLOOR:	1,502 SQ.FT.
NEW SCREENED PORCH ADDITION:	186 SQ.FT.
EXISTING SECOND FLOOR:	1,052 SQ.FT.
TOTAL HOUSE AREA:	2,740 SQ.FT.
EXIST. 2-CAR DETACHED GARAGE:	530 SQ.FT.
NEW 1-CAR DETACHED GARAGE:	285 SQ.FT.
TOTAL 3-CAR DETACHED GARAGE:	825 SQ.FT.

Date	Description
8/10/18	ZBA



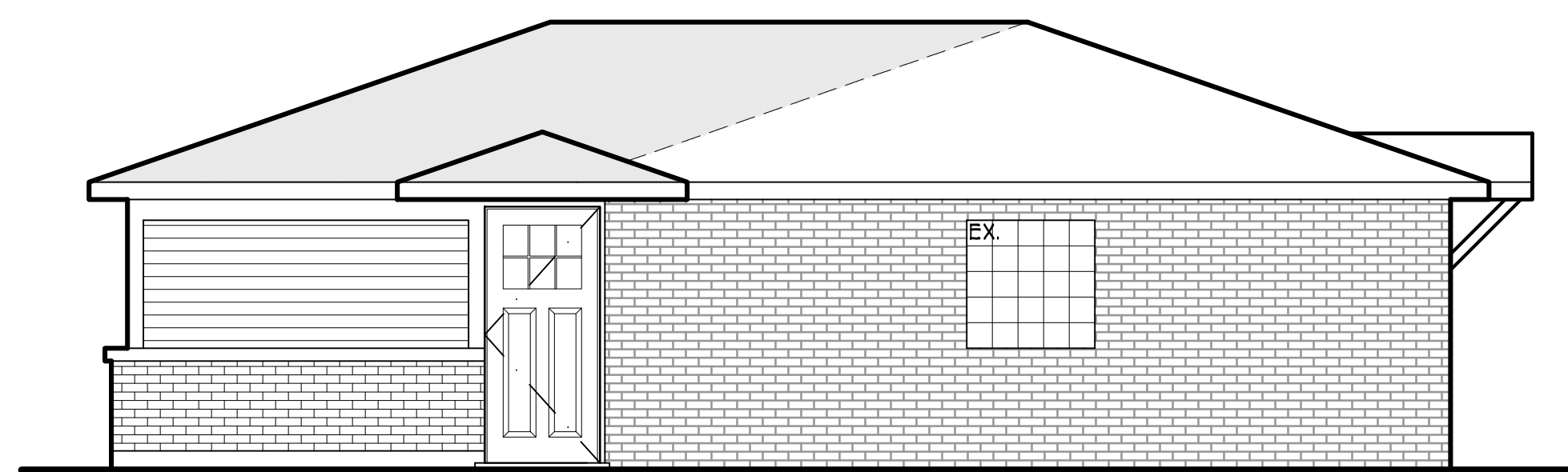
2 PROPOSED WEST ELEVATION
A-4 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A-2 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
A-2 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
A-2 1/4" = 1'-0"

Date	Description
7/26/18	PRE-ZBA
8/10/18	ZBA



Item: 208 W. St. James - ZBA#18-027

Department: Planning & Community Development

REQUEST

1. A 2.4 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow a second story addition with a side yard setback of 2.6 feet instead of the required 5 feet, and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 13, 2018
Date Prepared: September 7, 2018
Project Title: Staar Residence
Address: 208 W. St. James St.

Background Information

Petition Number: ZBA #18-027
Petitioner: Kevin Anderson
Address: email: k.j.anderson@hotmail.com

Existing Zoning: R-6 – Multiple-Family Dwelling District

Requested Action/Background Information

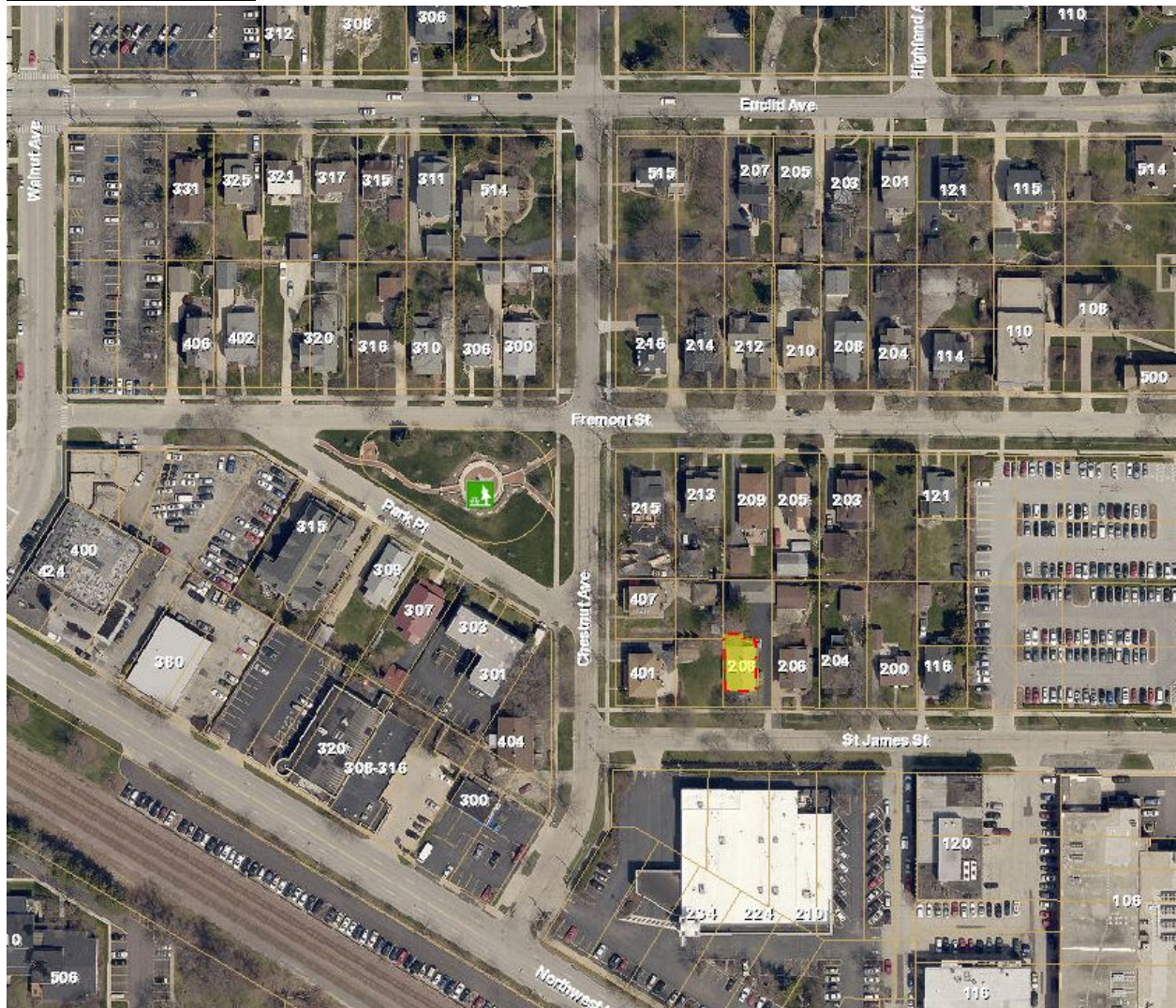
The subject property is zoned R-6, Multiple-Family Dwelling District. The owners are proposing to construct a second story addition over the footprint of their existing home. However, at the narrowest point the existing home is set back 2.6 feet from the property line, where a setback of 5 feet is required. Therefore, the petitioner requests the following variation:

- A 2.4 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow a second story addition with a side yard setback of 2.6 feet instead of the required 5 feet, and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/21/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/21/18	
3. Letter that was Mailed	✓	8/21/18	
4. Photographs of Sign on Property	✓	8/24/18	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Staar Residence

Project Address: 208 W St James St

ZBA #: 18-027

Date: August 29, 2018

Derek:

I have reviewed the request for the following variance:

- A 2.4 variance to allow a second story addition with a side yard setback of 2.6 feet instead of the required 5 feet, and an additional 1.0 feet for the eave.

Approval is not recommended based on the following issues:

1. The west wall of the 2nd floor addition shall have a minimum fire-resistance rating of 1-hour, with exposure from both the inside and outside, based on the distance to the lot line of less than 5 feet.
2. The soffit and fascia of the west wall of the 2nd floor addition shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.
3. Based on the side yard setback of less than 3 feet, the west wall is not permitted to have any openings. The egress windows for bedroom 3 need to be relocated to the north wall, and the windows in the bathrooms should be changed to skylights.
4. The minimum required square footage for a bedroom is 100 square feet. Bedroom 3 does not meet this requirement by approximately 10 square feet.

RECEIVED
AUG 30 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 18-027

208 W St James St - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: August 22, 2018

Completed: August 24, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 2.4 ft variance to allow a second story addition with a side yard setback of 2.6 ft instead of the required 5 ft, and an additional 1 ft for the cave.

NOTE: The existing setback is non-conforming, and the second story addition would not increase the non-conformity.

The Engineering Department has NO OBJECTION to the proposed variance

RECEIVED

AUG 27 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Staar Residence

Project Address: 208 W. St. James St.

ZBA #: 18-027

RECEIVED

AUG 24 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA Hearing Date: September 13th, 2018

To: Mike Pagones, Acting Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 21st, 2018

- A 2.4 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow a second story addition with a side yard setback of 2.6 feet instead of the required 5 feet, and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DONE TO
FIT THE SCALE AND CHARACTER OF THE EXISTING
HOUSE. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, August 31st, 2018.

PETITION

NOW COMES the Petitioner, Jacob & Mary Elizabeth Staar, being the owners of the property commonly known as 208 W. Saint James St. and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1 – 6.3B of Chapter 28, of the Arlington Heights Municipal Code, in order to permit a side yard setback of 2.6 feet instead of the minimum required 5 feet.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation is granted.

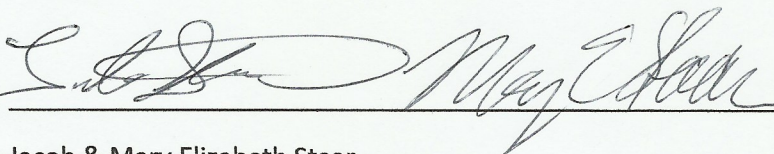
1. The existing residence currently maintains a 2.6 foot setback from the side lot line. This is for the first floor only. The request would allow the second story addition to follow the existing 1st floor setback and existing 1st floor building footprint.
2. Three of the existing residences on the north side of St. James Street have a second story addition or dormer addition.
3. Other residences on the same block of St. James Street also have side yards which do not meet the minimum 5 foot side yard setback requirement.
4. The character of the locality includes multi-tenant buildings to the west of the subject site, single family residences and a municipal parking lot to the east of the site, and multi-story commercial buildings with drive through services to the south of the site. A 2 story single-family residence would not change the character of the block either in land use or architectural aesthetics.

I hereby state that the plight of the owner is due to unique circumstances.

1. Due to the age of the property (platted in the late 1800s), the age of the structure (built in the 1920s), and the changes which have been made to the municipal zoning regulations over time; the existing circumstances create a unique situation which would not allow the addition without zoning relief.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter and all additional zoning and building regulations will be followed. I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property.

Signed: _____



Jacob & Mary Elizabeth Staar

Date: _____

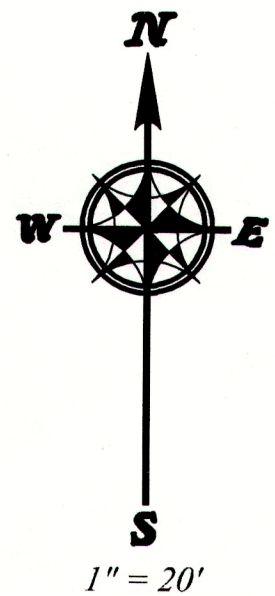
8-12-18



MURRY AND MOODY, LTD.

Land Surveyors

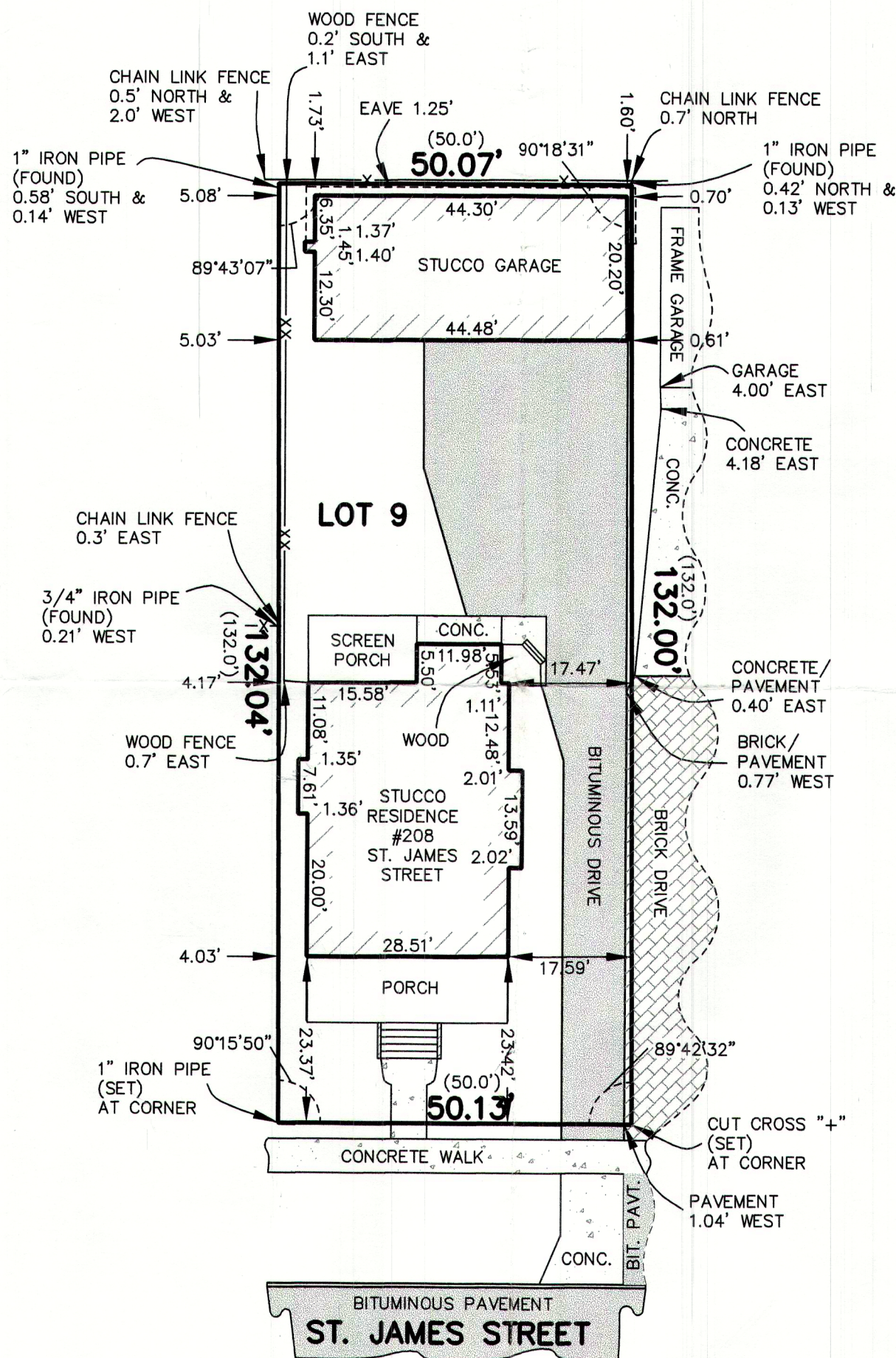
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

LOT 9 IN BLOCK 5 IN ATKINS ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4, NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1878 AS DOCUMENT NUMBER 190070 IN BOOK 14 OF PLATS, PAGE 8, IN COOK COUNTY, ILLINOIS.

AREA = 6,615 S.F. / 0.1586 ACRES



LEGEND AND NOTES

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

50.25 / N 90°00'00" E indicates measure dimension / bearing.
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

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

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

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 13-1076

Survey Made For: John W. Turner

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

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: April 19, 2013

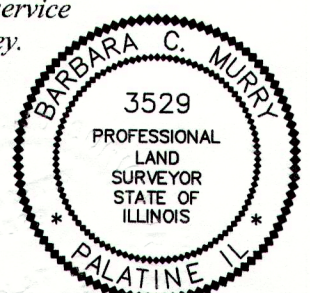
Palatine, Illinois: April 25, 2013

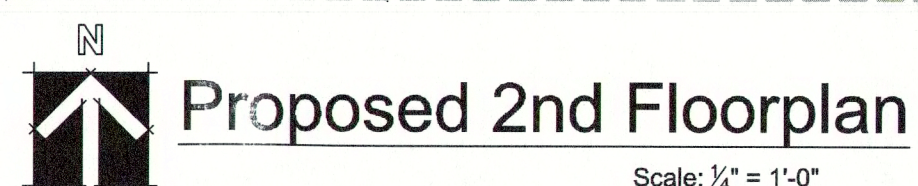
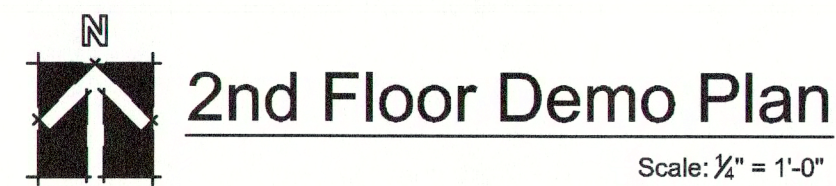
Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2014

Project Number: 13-1076

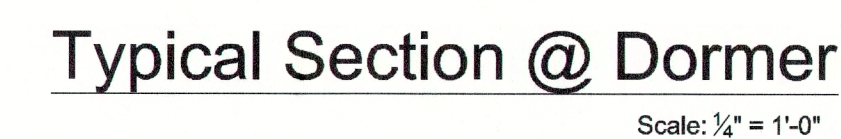
Field Book: 35L - 39

Drawing File: 13107600.dwg





 **Proposed Roof Plan**
Scale: 1/4" = 1'-0"



THREE-WAY SWITCH

FOUR-WAY SWITCH

SWITCH WITH DIMMER

CEILING MTD LED FIXTURE

WALL MTD LED FIXTURE

RECESSED LED CAN LIGHT FIXTURE

LIGHT FIXTURE WITH PULL CHAIN

TRACK LIGHT- LED STYLE

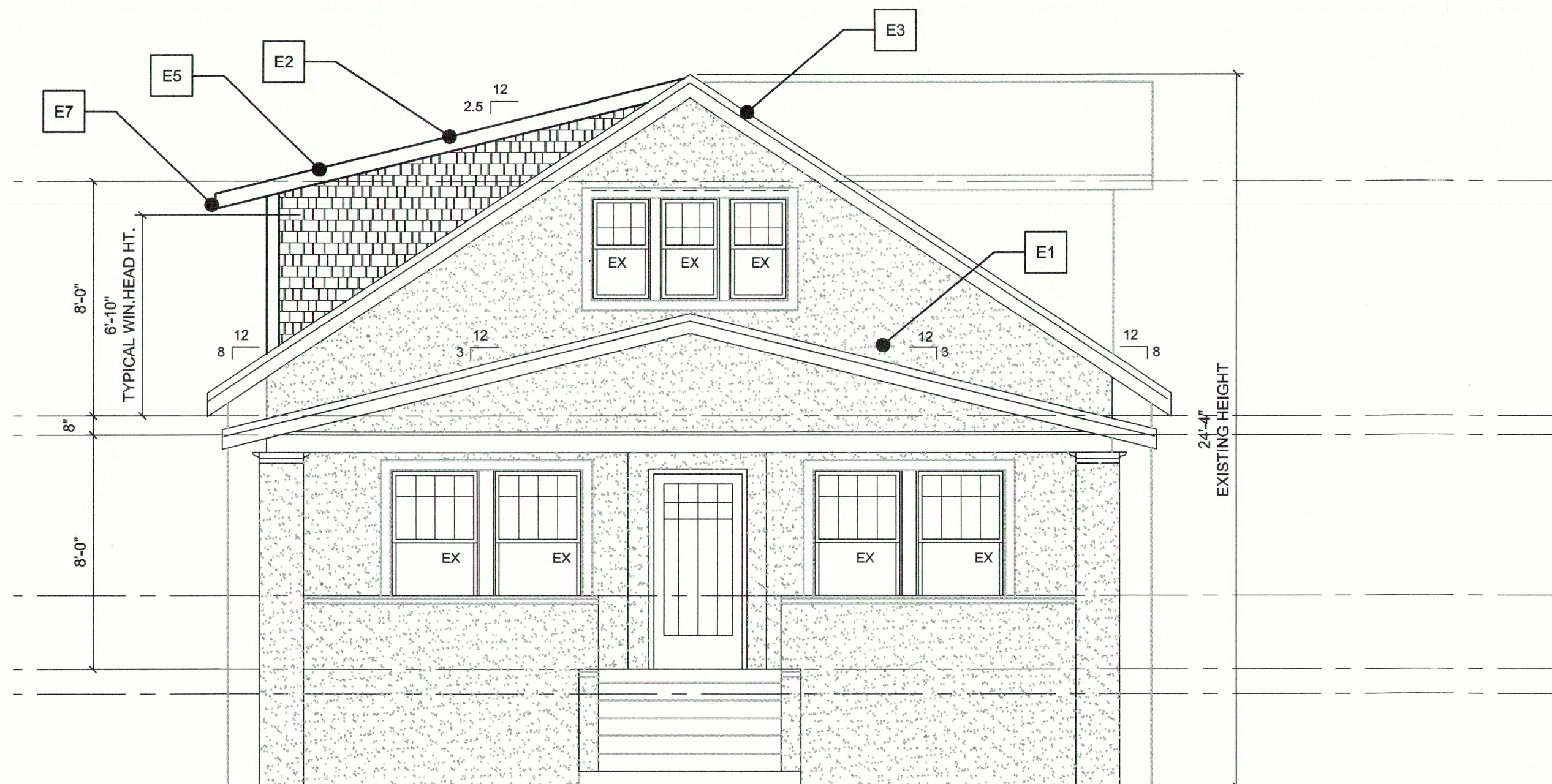
FLUORESCENT LIGHT FIXTURE

SPOT INCANDESCENT FIXTURE

CEILING FAN W/ U.L. LISTED FAN BOX

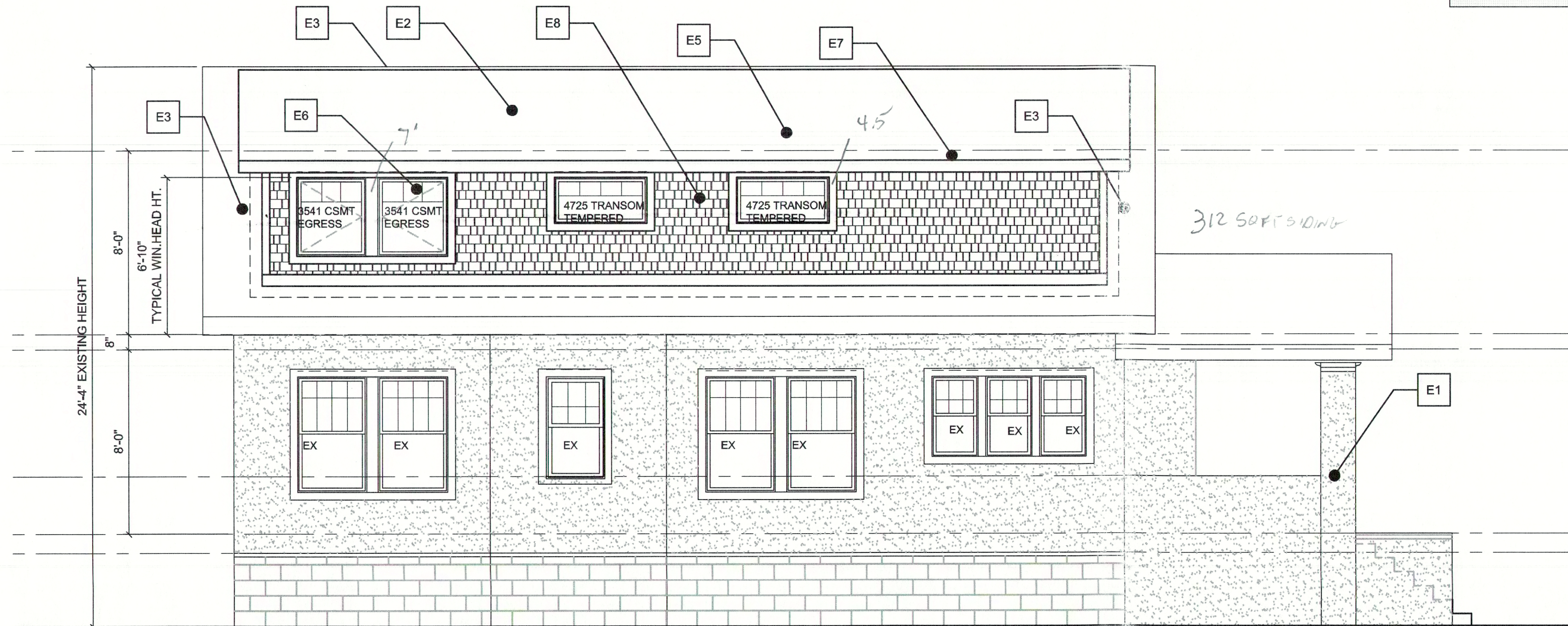
CEILING FAN WITH LED LIGHT
U.L. LISTED FAN BOX

A-2.0



Front Elevation

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



Left Elevation

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

Exhaust Ventilation

Cobra® & TruSlate® Plastic Vents (Lineal Feet)

- 14 Cobra Ridge Runner®
- 10 Cobra® Rigid Vent 3"
- 10 Cobra® Rigid Vent 3"
- 10 Cobra® Snow Country Advanced™
- 19 Cobra® Hip Vent
- 9 TruSlate® Ridge Vent

Cobra® Exhaust Vent - Mesh Rolls (Lineal Feet)

- 10 Cobra® Exhaust Vent - Hand Nail
- 12 Cobra® Exhaust Vent - Nail Gun

Master Flow® Aluminum Ridge Vent (Lineal Feet)

- 8 AR10

Master Flow® Roof Louvers (# of Vents)

- 3 RT65 Plastic Square - Top
- 5 IR61 Plastic Low - Profile
- 4 R50/RV50 Metal Utility
- 3 IR65 Plastic Slant - Back
- 3 SS8960 Metal Slant - Back
- 2 HCD144 High-Capacity Dome Vent

Master Flow® Wind Turbines (# of Vents)

- 2 12"
- 2 14"

Intake Ventilation

Cobra® Intake Vents (Lineal Feet)

- 19 Cobra® Intake®™
- 16 Cobra® Fascia Vent (Mesh Roll) 1"
- 11 Cobra® Fascia Vent (Mesh Roll) 1.5"

Master Flow® Soffit/Undereave Vents (# of Vents, except for LSVB)

- 20 LSVB Metal Continuous Soffit Vents (Lineal Feet)
- 8 EAP 4x12 Plastic Soffit Vents
- 7 EAC 16x4 Metal Soffit Vents
- 3 EAC 16x8 Metal Soffit Vents
- 3 EmberShield® Concealable Soffit Vents

Master Flow® Solar-Powered Intake Vent (# of Vents)

- 1 Solar-Powered Intake Booster™

Intake or Exhaust Ventilation

Master Flow® Metal Gable Louvers (# of Vents)

- 3 DA 12x12
- 2 DA 12x18
- 2 DA 14x24
- 1 DA 18x24
- 1 DA 24x30

MasterFlow® Plastic Gable Louvers (# of Vents)

- 10 SL 8x8
- 4 SL 12x12
- 3 SL 12x18
- 2 SL 14x24
- 2 SL 18x24

Note: Gable louvers are typically installed in pairs.

MasterFlow® Plastic Circular Louvers (# of Vents)

- 112 RISC 2"
- 53 RISC 3"
- 33 RISC 4"

STANDARD ELEVATION NOTES

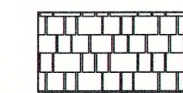
E1 TYPICAL STUCCO FINISH- EXISTING STUCCO FINISH
-EXISTING NO WORK

E2 TYPICAL ROOF CONSTRUCTION-SINGLE PLY MEMBRANE ROLLED ROOFING OVI 1/2" CDX PLYWOOD SHEATHING OVI STICK-BUILT FRAMING, W/ R-49 BLOWN-IN OR BATT INSULATION W/ 1/2" GYPSUM BOARD CEILING.

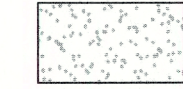
E3 ROOF VENT-TYPICAL METAL ROOF VENT-MINIMUM OF 52 SQ. IN. PER VENT. SEE SCHEDULE FOR CALCULATIONS. DUE TO LOW SLOPE DORMER PROVIDE NEW VENTS AT EAST ROOF EXPOSURE CLOSE TO RIDGE. VERIFY PROPER AMOUNT OF SOFFIT VENTING- SEE GAF PRODUCT OPTIONS LISTED

E4 CONCEALED FLASHING- PROVIDE SHEET METAL FLASHING AT ALL ROOF AND WALL CONVERGENCES. PROVIDE SOFT METAL THRU WALL FLASHING AT ALL BRICK / ROOF LOCATIONS. PROVIDE GRACE ICE AND WATER DAM AT ALL VALLEYS (CLOSED VALLEY).

E5 GRACE ICE AND WATER SHIELD- PROVIDE FULL COVERAGE ICE AND WATER SHIELD AT LOW SLOPE ROOF. MUST CONFORM TO ASTM D1970.



NEW FIBER CEMENT BOARD SHAKE



EXISTING STUCCO

METAL ROOF VENTS MIN. 52 SQ. IN./PER VENT TO BE LOCATED AS PER ROOF PLAN. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING VENTS.
TOTAL ROOF AREA = 3,276 SQ. FT./ 300 / 2 X 144 / 52 =
OF ROOF VENTS REQ. = 8 VENTS AND
416 SQ. IN. OF SOFFIT VENTING- SEE ROOF PLANS

GENERAL NOTES

- NOTE: THE OWNER SHALL SUBMIT SEALED AND SIGNED DRAWINGS BY A STATE OF ILLINOIS ARCHITECT OR STRUCTURAL ENGINEER TO THE VILLAGE/CITY FOR REVIEW AND APPROVAL.
- 3M FIRSTSTOPPING SHALL BE PROVIDE AT ALL TOP AND BOTTOM PLATES THAT ARE PENETRATED BY PIPES OR HVAC DUCT WORK. AS WELL AS BETWEEN TRANSITIONS OF VERTICAL AND HORIZONTAL SPACES.
- WINDOW SUPPLIER/ CONTRACTOR SHALL PROVIDE TEMPERED GLASS FOR GLAZING OVER 9 SQ. FT. WITHIN 18 IN. OF THE FLOOR.

ATTIC VENTILATION

- WHEN DETERMINED BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 36" ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATING AREA MAY NOT BE LESS THEN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

EMERGENCY EGRESS OPENINGS

- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTENSION DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THEN 44" ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE WIDTH SHALL BE 20". A GRADE FLOOR WINDOW MAY HAVE A NET CLEAR OPENING OF 5.5 SQ. FT.

ISSUES AND REVISIONS :

NOTE TO BUILDING DEPARTMENT:

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECT'S ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

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Proposed Home Renovation & Addition
Located at
208 W. Saint James Street
Arlington Heights, IL

BR DESIGN & ARCHITECTURE

ONE TRANS AM PLAZA DRIVE SUITE #120
OAKBROOK TERRACE IL 60181
PHONE 708-508-7281

PROJECT ARCHITECT: BG DATE: 12-27-17
DRAFTPERSON: BG SCALE: See Sheet
APPROVED: BG
PREPARED FOR: Star Residence
LOCATION: 208 W. Saint James Street
Arlington Heights, IL
JOB NUMBER:

SHEET NUMBER :

A-1.0 OF

LIVE LOADS: SHALL BE AS FOLLOWS PER IRC R301.5

EXTERIOR BALCONIES:	60PSF
DECKS:	40PSF
ATTICS WITHOUT STORAGE:	10PSF
ATTICS WITH STORAGE:	20PSF
ROOMS (OTHER THAN SLEEPING):	40PSF
SLEEPING ROOMS:	30PSF
STAIRS:	40PSF
GUARDRAILS & HANDRAILS:	20PSF

FLOOR JOIST SCHEDULE

JOIST & SPACING L/360	MAXIMUM SPAN 40#LL - 10#DL
2X8 @ 12" O.C.	13'-2"
2X8 @ 16" O.C.	12'-0"

2X10 @ 12" O.C.	16'-10"
2X10 @ 16" O.C.	15'-2"
DOUBLE EVERY OTHER JOIST	
2X10 @ 16" O.C.	16'-3"

2X12 @ 12" O.C.	20'-4"
2X12 @ 16" O.C.	17'-7"
DOUBLE EVERY OTHER JOIST	
2X12 @ 16" O.C.	18'-10"

- PROVIDE DOUBLE F.J'S BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS
- ALL F.J'S SHALL BE #2 DOMESTIC HEM-FIR OR BETTER
- PROVIDE CROSS BRIDGING @ MAX. 8'-0" O.C.

CEILING JOIST SCHEDULE

JOIST SIZE	JOIST SPACING	MAXIMUM SPAN
2X4	@16" O.C.	8'-4"
2X6	@16" O.C.	12'-8"
2X8	@16" O.C.	16'-0"
2X8	@12" O.C.	18'-8"
2X10	@16" O.C.	19'-7"
2X10	@12" O.C.	22'-7"
2X12	@16" O.C.	22'-3"
2X12	@12" O.C.	25'-10"

- CEILING ATTACHED TO RAFTERS-LIMITED STORAGE IN ATTIC 10LBS/SF
- ALL JOISTS SHALL BE MINIMUM SIZE & SPACING PER SCHEDULE ABOVE UNLESS NOTED OTHERWISE ON PLANS
- ALL C/J'S SHALL BE #2 DOMESTIC HEM-FIR OR BETTER

ROOF RAFTER SCHEDULE

JOIST SIZE	JOIST SPACING	MAXIMUM SPAN
2X6	@16" O.C.	11'-0"
2X8	@16" O.C.	14'-11"
2X8	@12" O.C.	17'-2"
2X10	@16" O.C.	18'-2"
2X10	@12" O.C.	21'-0"
2X12	@16" O.C.	21'-1"
2X12	@12" O.C.	24'-4"

- 30 LB GROUND SNOW LOAD W/ 10 LB DEAD LOAD
- ALL RAFTERS SHALL BE MINIMUM SIZE & SPACING PER SCHEDULE ABOVE UNLESS NOTED OTHERWISE ON PLANS
- ALL RAFTERS SHALL BE #2 DOMESTIC HEM-FIR OR BETTER (E=1,200,000 MINIMUM)

DESIGN LOADS

1ST FLOOR	
FLOOR JOIST	DEAD LOAD 40#/SF LIVE LOAD 10#/SF
CEILING	DEAD LOAD 20#/SF LIVE LOAD 10#/SF
ROOF	DEAD LOAD 30#/SF LIVE LOAD 15#/SF
WIND	VERTICAL SURFACES 20#/SF
FLOOR SLOPE GREATER THAN 30 DEGREE 20#/SF	
	LIFTING FORCE 20#/SF

ONE SET OF APPROVED PLANS AND SPECIFICATIONS MUST BE KEPT ON SITE OF THE BUILDING OR WORK AT ALL TIMES THAT WORK IS IN PROGRESS.

DRAIN TILE SUMP AND ROOF DRAINS TO DISCHARGE AT GRADE PER
CODE MINIMUM REQUIREMENTS FOR DISTANCE.
MIN. 4" DIA. SCHEDULE 40 PVC UNDERGROUND INSIDE
WET TEST AND/ OR STACK TEST OF NEW WASTE AND VENT PIPING
REQUIRED PURPLE PRIMER REQUIRED.
GAS PRESSURE TEST OF 20 LBS FOR 2 HOUR MINIMUM REQUIRED.

EXISTING 200 AMP SERVICE, NO UPGRADE WORK NECESSARY
ALL ELECTRICAL MUST BE IN CONDUIT.
ALL LOW VOLTAGE WIRING TO BE INSTALLED IN AN APPROVED RACEWAY
ALL GROUND FAULT CIRCUIT INTERRUPTERS MUST BE INSTALLED IN
LOCATIONS PER THE 2014 NATIONAL ELECTRIC CODE.
SMOKE DETECTORS MUST BE INSTALLED IN EACH SLEEPING ROOM, AND
OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN 15FT, AND ON
EVERY FLOOR LEVEL, CO DETECTORS SHALL BE INSTALLED OUTSIDE
EACH SLEEPING AREA WITHIN 15FT. SMOKE DETECTORS AND CO
DETECTORS SHALL BE 110 VOLT WITH BATTERY BACKUP
INTERCONNECTED.

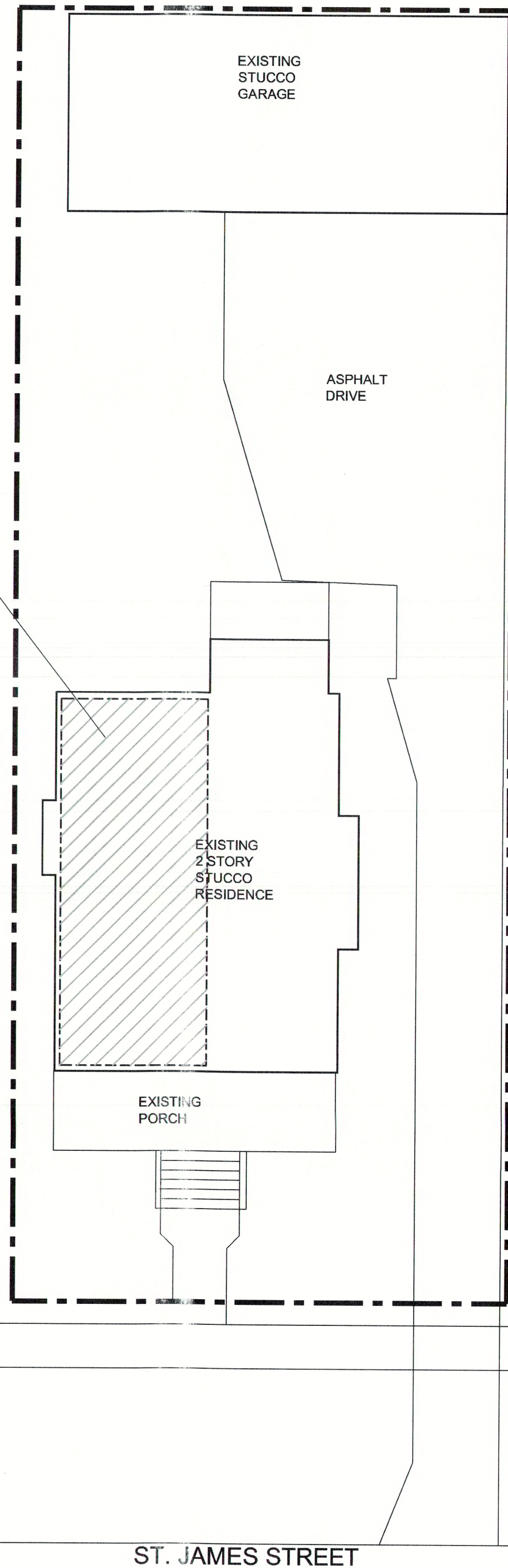
HOT AND COLD AIR RETURNS SHALL BE IN SHEET METAL, ALL JOINTS/SEAMS SEALED W/ DUCT MASTIC OR 181-A METAL DUCT TAPE. NO REGULAR DUCT TAPE ALLOWED.

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED, ANY PROPOSED DUCT WORK OUTSIDE THERMAL ENVELOPE TO BE PRESSURE TESTED. WRITTEN REPORT OF TEST RESULTS (AT ROUGH-IN OF FINAL) SHALL BE SIGNED BY THE THIRD PARTY CONDUCTING TEST AND PROVIDED TO CODE OFFICIAL.

ALL OCCUPABLE (LIVABLE) SPACES SHALL HAVE THE SAME SIZE SUPPLY AND RETURN REGISTERS.

A CENTRAL RETURN IS NOT ACCEPTABLE.

MAX. FLEXIBLE DUCT LENGTH OF 6'-0".



Proposed Renovation & Addition for Staar Residence

Located at 208 W. Saint James Street
Arlington Heights, Illinois

DWG.No.	DRAWING TITLE
---------	---------------

A-0.0	COVER SHEET/ SITE PLAN AND GENERAL NOTES
A-1.0	PROPOSED BUILDING ELEVATIONS
A-2.0	FOUNDATION PLAN, WALL DETAILS DEMO PLAN, PROPOSED 2nd FLOOR PLAN, ROOF PLAN
A-3.0	PLUMBING RISER DIAGRAMS,ELEC SCHEDULE, LIGHT/VENT SCHEDULE WALL SECTIONS, DETAILS
A-4.0	GENERAL NOTES

CODES USED	2009 International Building Code
	2009 International Residential Code
	2009 International Fire Code
	2009 International Mechanical Code
	2005 National Electrical Code
	2014 Illinois Plumbing Code
	2015 Illinois Energy Conservation Code

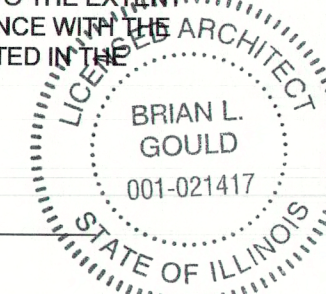
I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE FOLLOWING LAWS, ORDINANCES, AND BUILDING CODE LISTED IN THE BUILDING CODE ANALYSIS.

DATE: 1-12-18

SIGNED _____

ILLINOIS LICENSE NUMBER 501-021417

LICENSE EXPIRATION DATE: 11.30.18



DEPARTMENT:
THESE DOCUMENTS (PLANS &
SPECIFICATIONS) ARE VALID FOR PERMITS
ONLY WHEN THE ARCHITECTS ORIGINAL
SEAL AND SIGNATURE APPEARS AND IS
AFFIXED, AND UNLESS OTHERWISE
PROVIDED IN WRITING ARE INTENDED AS A
PERMIT SUBMITTAL FOR ONE (1) BUILDING
ONLY.

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Proposed Home Renovation & Addition
Located at
208 W. Saint James Street
Arlington Heights, IL



ONE TRANS AM PLAZA DRIVE SUITE #120
OAKBROOK TERRACE IL 60181
PHONE: 708-508-7281

PROJECT ARCHITECT:	DATE:
BG	12-27-17
DRAFTPERSON:	SCALE:
BG	See Sheet
APPROVED :	COMPUTER NAME
BG	

PREPARED FOR :
Staar Residence

LOCATION :
208 W. Saint James Street
Arlington Heights, IL
JOB NUMBER :

SHEET NUMBER :

A-0.0 OF



Item: 514 N. Chestnut Ave. - ZBA#18-028

Department: Planning & Community Development

REQUEST

1. A variation from Chapter 28, Section 6.5-2 and 6.6-5.1 (Table of Permitted Obstructions) to allow an accessory structure (fireplace) in the front yard where accessory structures (fireplace) are only permitted in the rear yard.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 13, 2018
Date Prepared: September 7, 2018
Project Title: Sheldon Residence
Address: 514 N. Chestnut Ave.

Background Information

Petition Number: ZBA #18-028
Petitioner: Brian Keith Marr
Address: 176 Waltonian Terrace
Fox Lake, IL 60020

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

Requested Action/Background Information

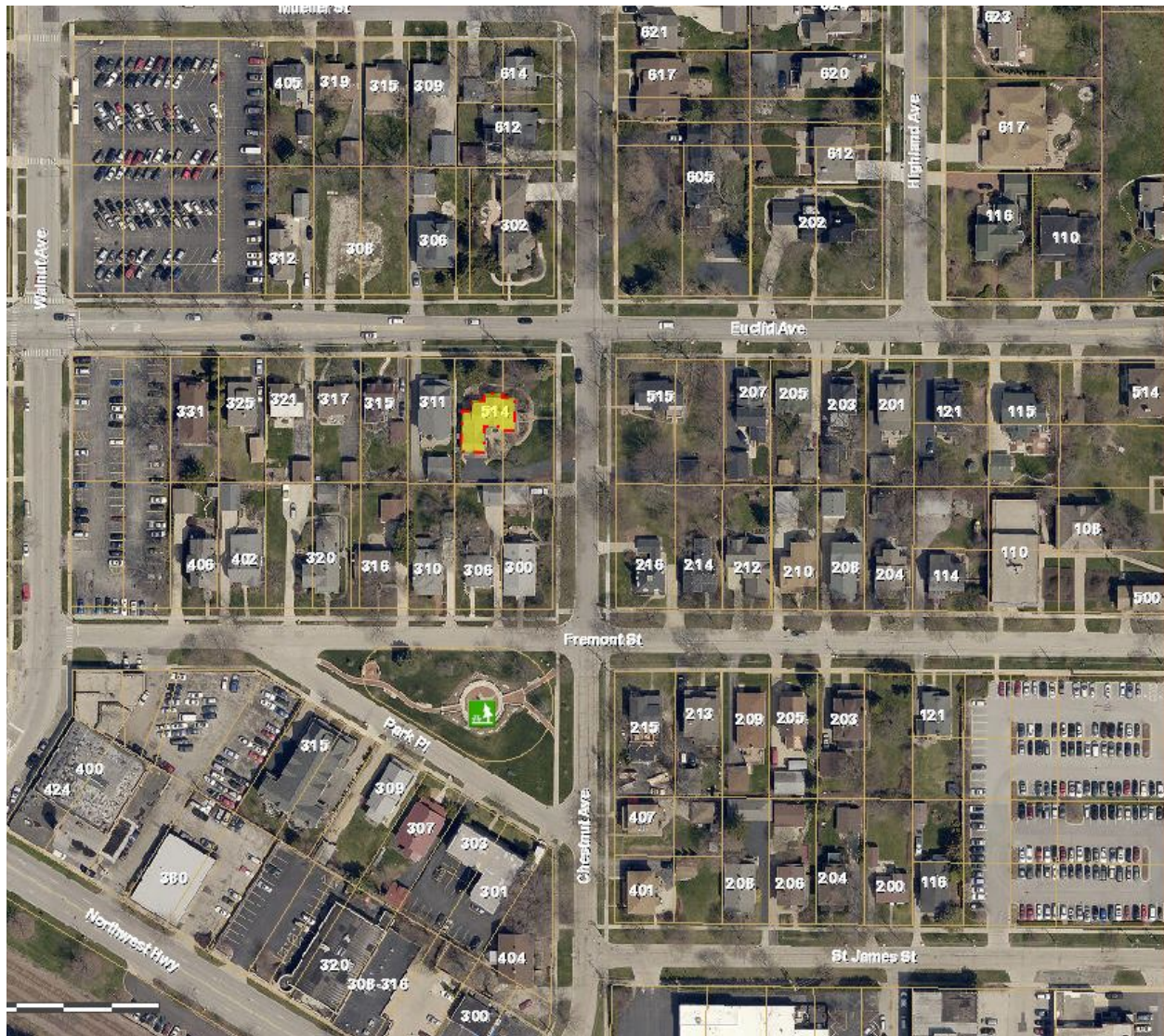
The subject property is zoned R-3, One Family Dwelling District. The petitioner is proposing to construct a 12.7 foot tall outdoor fireplace in their northern yard. However, per code, the northern yard for the subject property is the front yard, and code does not permit the proposed fireplace to be located in the front yard. Therefore, the petitioner requests the following variation:

- A variation from Chapter 28, Section 6.5-2 and 6.6-5.1 (Table of Permitted Obstructions) to allow an accessory structure (fireplace) in the front yard where accessory structures (fireplace) are only permitted in the rear yard.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	8/27/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/27/18	
3. Letter that was Mailed	✓	8/27/18	
4. Photographs of Sign on Property	✓	8/27/18	

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Sheldon Residence

Project Address: 514 N Chestnut Ave

ZBA #: 18-028

Date: August 29, 2018

Derek:

I have reviewed the request for the following variance:

- A variance to allow an accessory structure (fireplace) in the front yard where accessory structures (fireplace) are only permitted in the rear yard.

I have no objections to the request.

RECEIVED

AUG 30 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

ZBA# 18-028

514 N Chestnut Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: August 22, 2018

Completed: August 24, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow an accessory structure (fireplace) in the front yard where accessory structures are only permitted in the rear yard.

Note: The property is located at the SW corner of Chestnut & Euclid, and the perceived front yard is off of Chestnut. The proposed fireplace would be located adjacent to the existing patio.

The Engineering Department has NO OBJECTION to the proposed variance

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Sheldon Residence

Project Address: 514 N. Chestnut Ave.

ZBA #: 18-028

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AUG 24 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA Hearing Date: September 13th, 2018

To: Mike Pagones, Acting Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 21st, 2018

- A variation from Chapter 28, Section 6.5-2 and 6.6-5.1 (Table of Permitted Obstructions) to allow an accessory structure (fireplace) in the front yard where accessory structures (fireplace) are only permitted in the rear yard.

Attached are the Petitioner's:

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

Comments: NO COMMENTS

- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, August 31st, 2018.

Petition

Now comes the petitioner Walter and Chris Sheldon

being the owner of the property commonly known as: 514 N. Chestnut Avenue Arlington Heights

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-2 & 6.6-5.1 Chapter 28, of the Arlington Heights Municipal Code in order to build an Outdoor Living Space and Accessory Structure in the front yard.

I hereby state the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variations were granted:

Due to the corner lot aspect of the property, the zoned front yard is perceived as the side yard and the east side yard is perceived as the front yard.

Existing landscaping along Euclid will remain and additional plantings will be added to further screen the property on the north side.

I hereby state that the plight of the owners is due to unique circumstances: The existing rear yard has a driveway and garage. The perceived front yard is to the side yard to the east, off Chestnut. The west side yard is narrow and does not allow for outdoor expansion. The property adjacent to Euclid, in the perceived side yard is the only usable space. Dense landscaping has existed along the Euclid property line for years and would be enhanced to further screen the area.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: Unless you were told the front yard of this property was the Euclid side of the lot, you would think the Chestnut side was the front yard. This variance allows the owners to maintain the perceived front yard in keeping with the homes in this area.

Signed:  _____

Date: 8.15.18

218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

Northwest Suburbs:
Phone: 847-392-7600
Fax: 847-392-7719



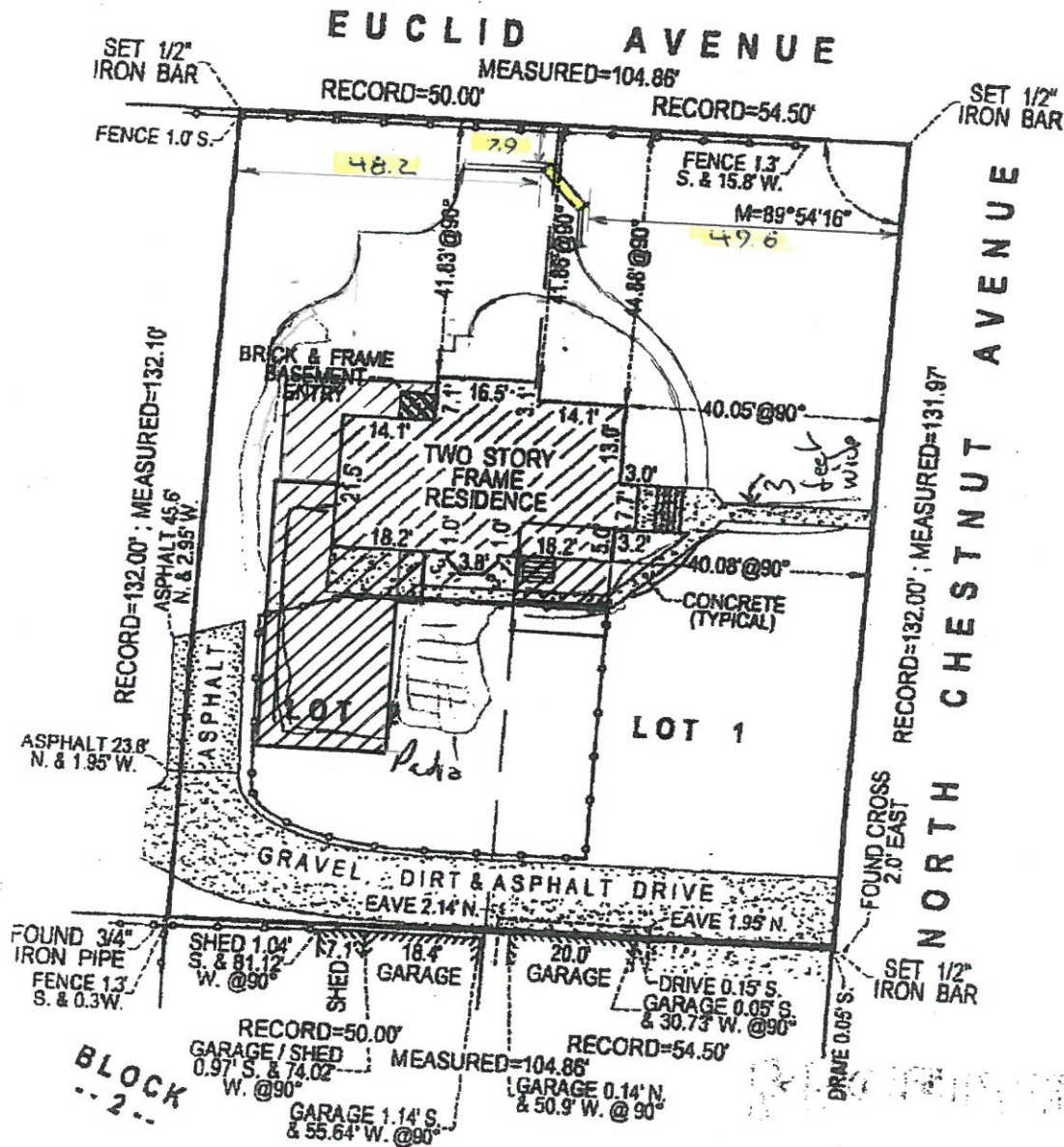
E-MAIL AND INTERNET ADDRESSES:
<http://www.mate.com> AND sales@mate.com
Illinois Professional Design Firm 184602822

9000 S. Roberts Rd
Palos Hills, IL 60461
Phone: 708-430-4100
Fax: 708-598-0600

373 S. County Farm
Wheaton, IL 60189
Phone: 630-880-3737
Fax: 630-690-3737

PLAT OF SURVEY

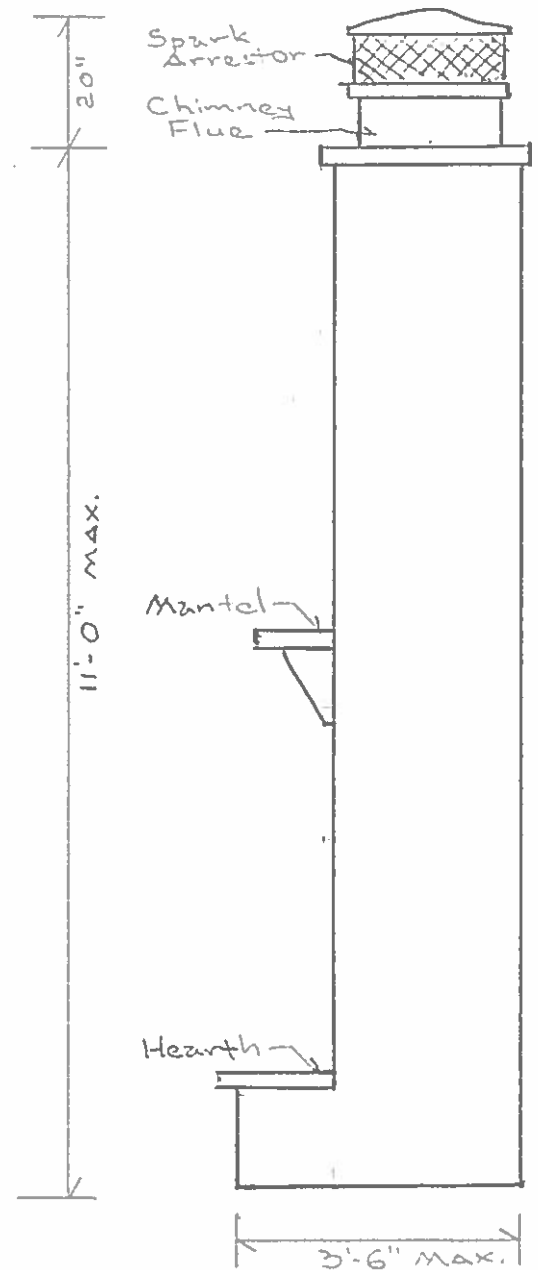
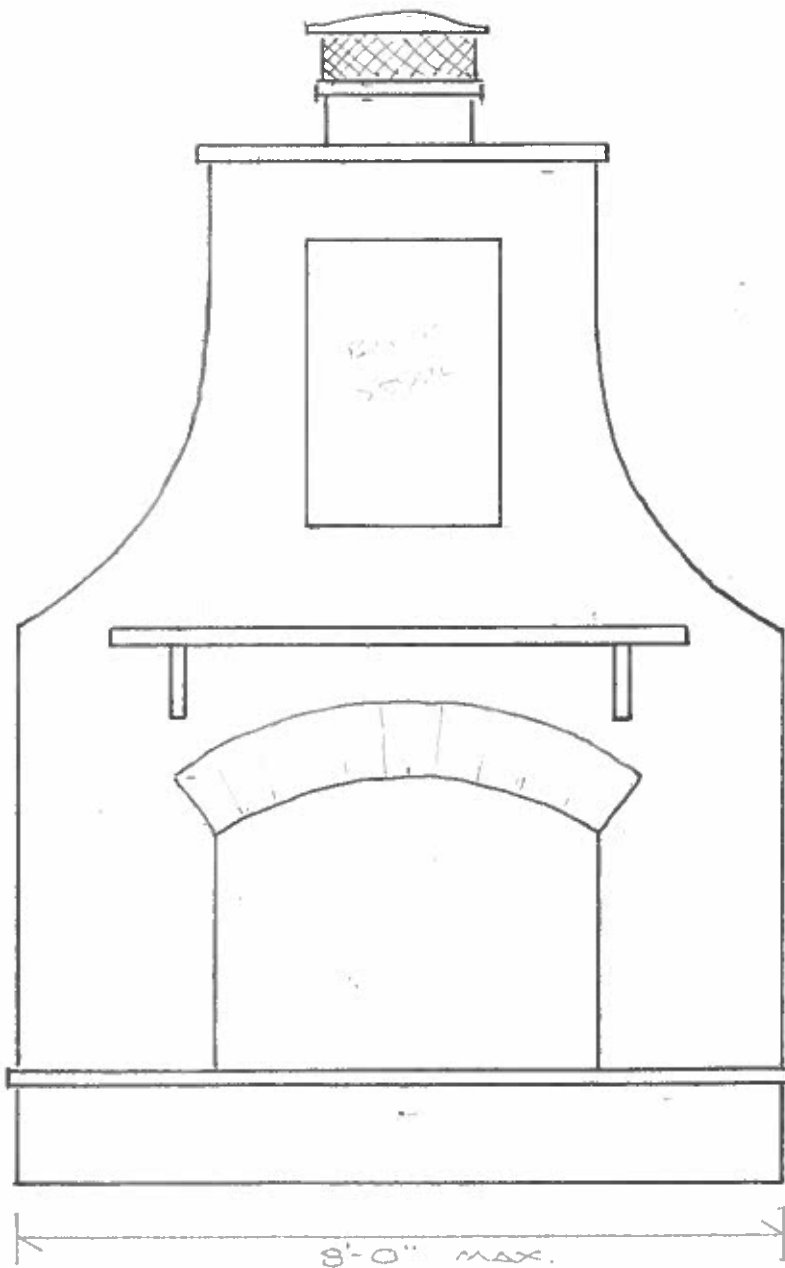
LOTS 1 AND 2 IN BLOCK 2 IN ATKINS' ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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SHELDON RESIDENCE

ARLINGTON HEIGHTS, ILLINOIS

