



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 12, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 825 W. University Dr. - 8/8/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 931 N. Vail Ave. - ZBA#22-017
- B. 10 N. Pine Ave. - ZBA#22-018
- C. 2315 N. Arlington Heights Rd. - ZBA#22-019
- D. 318 N. Lincoln Ln. - ZBA#22-020
- E. 1400 W. Thomas St. - ZBA#22-021

VII. OTHER BUSINESS

- A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



**Zoning Board of Appeals
9/12/2022**

Item: 825 W. University Dr. - 8/8/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
825 W University Dr - 8/8/22 Findings	Minutes
825 W. University Dr. - 8/8/22 - Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 8, 2022

PETITIONER: 825, 835, 845, 855, 865 W. University Dr.

ADDRESS OF PROPERTY 825, 835, 845, 855, 865 W. University Dr.

VARIATION: 6.13-3b (Location of Fences-Side & Rear Yards)
10.4 (Schedule of Parking Requirements)

A 2.5' variation to allow an 8.5' tall fence along the rear property line where a 6' tall fence is permitted; and an 18-space variation to allow provision of 112 parking spaces where 130 spaces are required by code.

The petitioner's representative testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner's representative explained that they are proposing an 8.5 foot tall fence in order to screen the subject property's service and trash area from adjacent residences. The petitioner's representative testified that the proposed fence matches the height of the older existing fence built on the neighboring commercial property, and explained that the project is in keeping with the character of the neighborhood. The petitioner's representative noted that adequate parking is provided on site, and that the new trash area is needed to support larger dumpsters needed for the flooring business.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Lanaghan. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 to grant the variance.

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 825 WEST UNIVERSITY DRIVE - ZBA #22-016 (continued from 7/11/22)

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 8th day of August, 2022 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
JOSEPH GEISEL
BENJAMIN JAFFE
JEFFREY LANAGHAN
JOSEPH SELBKA
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Assistant Planner

CHAIRPERSON SIAVELIS: Okay, we're going to call the meeting to order at this point. Welcome, everyone, to the Village of Arlington Heights Zoning Board of Appeals meeting. Today is August 8th, 2022.

Let's do roll, Derek, or Jake, I'm sorry.

MR. SCHMIDT: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes, here.

MR. SCHMIDT: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. SCHMIDT: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: All right, next item of business is the Pledge of Allegiance. The flag is located back there.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Okay, next item, approval of the minutes from last month's meeting. Has everybody had a chance to review the draft minutes? Any edits, comments or proposed revisions?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, is there a motion to approve the minutes?

COMMISSIONER SELBKA: So moved.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER DRAKE: Second.

CHAIRPERSON SIAVELIS: Okay, we can do voice vote, right?

MR. SCHMIDT: Yes.

CHAIRPERSON SIAVELIS: That's what I thought. All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: All right, hearing none, motion carries. Minutes are approved.

Okay, we have an item of old business on the schedule today and no substantive new business items. We do have the budget as an ancillary matter, but we're only going to have this substantive matter for this old business. Nonetheless, there are some hearing procedures that I need to go over and be remiss if I didn't mention.

So, first procedural item is that if there are less than six members present, there is an option for the petitioner to continue the meeting. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance, okay. Because there are more than six members here, that option is

essentially null and void, but keep in mind, it does take four affirmative votes to approve a variance.

If you are denied on a particular variance, the petitioner cannot re-apply for an entire year on that variance sought, the subject matter of that variance sought.

We are going to have a Staff presentation on the, I guess we're going to do it again, right? We'll do it again for the, we typically have a Staff presentation of the merits and provide an overview of the variance sought but we've done that already. I guess we could do it again but in a more summary format.

MR. SCHMIDT: Yes, I can touch on anything the Board wants to re-cover; otherwise, I'll just update as to the changes, of which there are none.

CHAIRPERSON SIAVELIS: Okay, so we'll ask you for, because there's no new matters, right, only old business, we'll ask you for a summary of the variance and project overview, keeping in mind of course that we went through it for a protracted time period last meeting, right, 45 minutes plus, maybe 50 minutes.

Okay, there are four elements -- Jeff, do you have anything?

COMMISSIONER LANAGHAN: No, I'm good.

CHAIRPERSON SIAVELIS: Okay, there are four elements necessary to establish in order for the Board to be able to grant a variance:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Village's Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

A variance is permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions, each of these four elements. Please keep in mind that it is not the Board's responsibility to pull the testimony out from the petitioners in regards to these elements. You need to come prepared and speak to each of these elements. Of course we'll ask questions during your presentation, but ultimately, the responsibility and the burden lies with the petitioner to establish each and every one of those four. Failure to establish those four can lead to a denial of the variance and often have.

So, with that in mind, we can swear in the Petitioner, okay, who I noticed will be different than the gentleman who spoke on this same petition last month. Then we'll go to the Staff overview, and then we'll ask you to commence with your petition, or your presentation, excuse me.

Okay, so have you signed in by the way?

MR. BELOVICZ: Yes.

CHAIRPERSON SIAVELIS: Okay, ma'am, are you going to speak as well?

MRS. BELOVICZ: No.

CHAIRPERSON SIAVELIS: No, okay. So, can you come to the podium please?

MR. BELOVICZ: Absolutely.

CHAIRPERSON SIAVELIS: All right, can you identify yourself?

MR. BELOVICZ: Yes, my name is Robert Belovicz. I'm the CEO and president of GS Floor Design which houses in one of the units at University Commons.

CHAIRPERSON SIAVELIS: Okay, please raise your right hand.
(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Staff presentation.

MR. SCHMIDT: On July 11th, the Petitioner for 825 West University Drive was heard. In lieu of in-person attendance, the Petitioner elected to delegate an employee of a business located within the subject property as a representative. However, the Zoning Board of Appeals believed the Petitioner should be present and moved to continue this petition to the August 8th meeting which is today.

There are no changes to the proposal as discussed at the July 11th meeting. Two variations are requested, the first being a 2.5-foot variation from Chapter 28, Section 6.13-3b, *Location of Fences in Side and Rear Yards*, to allow an 8.5-foot tall fence along the rear property line where a six-foot tall fence is permitted. A partial 8.5-foot tall fence was already constructed without a permit to screen a trash area. Then the second variation requested is an 18-space variation from Chapter 28, Section 10.4, *Schedule of Parking Requirements*, to allow provision of 112 parking spaces where 130 are required by code. This deficit was increased due to the installation of the aforementioned trash area which removed several parking spaces in the rear of the property.

CHAIRPERSON SIAVELIS: Anything further, Jake?

MR. SCHMIDT: That's all.

CHAIRPERSON SIAVELIS: Okay, so you have the floor.

MR. BELOVICZ: Okay. Well, first, I want to apologize. I had something urgent come up last time, and by no means did we want to make you guys carry over the meeting. So, I want to apologize that we weren't in attendance, so I want to start off with that.

The two variations that we're looking for are the fence height, which is just going to be identical to the height of the fence that's next to us right now. So, if you look at the Pool Company, it's going to be the exact same fence, just carrying it all the way down. I personally walked and talked to every single neighbor behind me and got all of their approvals. There was no concerns. I asked them specifically just to make sure that we were, you know, keeping up with them.

The second thing is the parking spaces. A couple of years ago, we actually increased our parking lot size in the front and we put in many more spaces than we would ever need. We've never really changed anything. We've always had dumpsters on the parking spaces. The only thing I did was I consolidated everything down. We have three big dumpsters and a compactor. I consolidated the three dumpsters to one corner, and that's when I put up the screening.

So, again, that would be my fault. I didn't realize I needed a permit because I only put up a couple of panels to screen the dumpsters and I poured a small, well, small concrete pad in conjunction to the whole parking lot. We know that we're going to pave in the next year or two, and the last time we paved we pulled permits for everything. We've never not pulled permits, but we poured in concrete just underneath the dumpster area so that we wouldn't ruin the asphalt over there when we moved everything

down.

Again, before I put the screening up, I went to the two neighbors that it directly affected, and they wanted the screening. They didn't want us just to put these dumpsters up even though we're surrounded by trees. If you go to our backyard, I mean, it's complete brush all the way down.

I'd also like to say that we've been there for over 25 years. I have been involved since 2007 and to the best of my knowledge we've never had any complaints. We've always been good neighbors. Not to say that we won't have trash that blows in the backyard, but routinely I go back and I talk to all the neighbors behind us. I think that being a business owner isn't just about owning a business but it's keeping in tune with everybody that's around you. I think it's a testament for the 25 years that we really haven't had any complaints for what we do.

So, those are the two variances. We did a parking lot study, and on the parking lot study we showed that we need less than 50 percent of the spaces at our peak. That was our peak, and I was able to do that by going through video footage. I just randomly picked the six days or eight days, whatever we had to, and I looked at the entire day and stopped it and counted cars, but we've never used more than half the spaces that are there.

In the pictures that you'll see, again, just trying to be good neighbors, for the longest time we had open-top dumpsters and we had a problem where the garbage would fly everywhere. It would just, they would go flying everywhere when we had good windstorms. So, those are actually dumpsters. They look like storage units, but if you look they're physical dumpsters that I had them weld tops on top of so that the garbage would stop blowing away. We then open them from this side, or we put a second hitch on them, so normally in a dumpster you can't open the door the way you drop it off, but we built it so you can drop it off in the back corner.

Then you'll see our fence back there, and then you'll see the fence next to it. So, on the left-hand side of the bottom picture, that's actually the Pool Company fence and we're mirroring their height. We're identical to the height that they are in.

I also drove by every property line down the street, and very, very few of them actually have fences. Also, I think we built the nicest looking, that's what our fence is going to be, we're going to mirror that all the way down. We left no gapping. We did overlapping so it will never, ever gap, you'll never be able to see through it.

The reason for the height variation, I just don't think the neighbors are going to want to look at the back of my building or dumpsters or trucks or anything that we have back there. So, that's really the only reason for the height variation.

CHAIRPERSON SIAVELIS: Okay, so I have a couple of questions real quick here.

MR. BELOVICZ: Yes, sir.

CHAIRPERSON SIAVELIS: These papers and variances sought are filed and signed off on by somebody different than you.

MR. BELOVICZ: Yes, I can explain that.

CHAIRPERSON SIAVELIS: Yes, okay, so let me just lay a little bit of groundwork there and then you can explain it.

MR. BELOVICZ: Okay.

CHAIRPERSON SIAVELIS: So, the Petitioner is formally identified as Tom

Waitzman, okay, and it looks like he is associated with University Commons Condo Association.

MR. BELOVICZ: Yes.

CHAIRPERSON SIAVELIS: Okay, so Robert, explain your relationship, you know, the relationship between Tom and you, and then you and University Commons Condo or your business so we understand whether you really have standing to speak on as to all the members of this association.

MR. BELOVICZ: So, University Commons Condominium Association has five units, or has five buildings within our units. Up until recently, my business partner owned four of the five units. We sold it, and I think this all started transpiring when we were running the condo association. So, I sort of ran with it.

The easy answer would be, and it's going to sound silly, I could have walked away and I told Jake this when we talked, I said truthfully, it's not my problem anymore, we don't own the building anymore, but we still sort of manage it. I have somebody on site that takes care of the building, so we're still heavily involved in it. But I sold the building to, I sold Tom's unit to Tom, I sold our two units to an investor that we're renting from, and then I sold the end unit to Factory Motor Parts.

So, my involvement was, and I actually drew this up originally, this has always been mine, so Tom and I did all the paperwork. I actually filled out all the paperwork. I put him as the lead person because he is the president of the board. We didn't anticipate, just so you know, Tom came down with COVID. He's on the tail end of it but we felt like it was not in the public's best interest to just to bring him into this meeting. I'm actually more versed at it than he is, so I did all that.

CHAIRPERSON SIAVELIS: So, is it fair to consider you to be like the project manager?

MR. BELOVICZ: I would say yes. Yes, I'm in charge of the, I still am heavily involved in the building. I don't do well walking away from anything, and especially something I started. So, I feel like I started it, I need to see it to the finish line.

CHAIRPERSON SIAVELIS: And are you there at this building basically everyday?

MR. BELOVICZ: Everyday, yes. I'm there every single day. I house in, I've got two of the units that we rent back. So, single-handedly, we have the biggest square footage in the building.

CHAIRPERSON SIAVELIS: And the business you operate in those two units is?

MR. BELOVICZ: GS Floor Design, and we've been there for, I would say over 30 years, but I can safely say over 25 years.

CHAIRPERSON SIAVELIS: What's your title there?

MR. BELOVICZ: I'm CEO and president. I'm also a partner in the business.

CHAIRPERSON SIAVELIS: And you're the one who prepared the parking study; is that correct?

MR. BELOVICZ: Yes, I did it myself.

CHAIRPERSON SIAVELIS: You didn't have an independent third party prepare that?

MR. BELOVICZ: I did not. I was not asked to, and we have video footage if anybody ever wants to see it. I have cameras all around the building. All I had to do was,

I literally went through them and I stopped and then I counted cars. We never have more than 50 percent of the spaces full. I mean, I've --

CHAIRPERSON SIAVELIS: You're saying that's during the course of the year?

MR. BELOVICZ: I did six days, but we'll never ever have them filled. Again, even at my height of business when I was completely staffed, we never used all of our spaces. We're down to a minimal staff. The only staff I have left in my building is warehouse. So, at one point I had, out of my 70 or 80 employees, I had probably 50 working in that building. I'm down to eight in my side of the building, and Tom doesn't have that many. Factory Motor Parts only has five. The electrician next to me only has like five employees.

So, we just, we'll never, we don't park on the street. We used to park every once in a while if we had like a training event. That would probably be the only time we would need to park somewhere else, and even then we stopped doing that. We made a deal with the bowling alley. We'd put everybody at the bowling alley and we'd shuttle people back and forth for training events.

CHAIRPERSON SIAVELIS: How often do you, and do you still run training events?

MR. BELOVICZ: No, with COVID, COVID changed the whole world. So, we don't, and my employees now live all over the world. So, I've got them in Arizona, I've got them in Florida, I've got them in Tennessee. I don't ever anticipate bringing them back to the building.

CHAIRPERSON SIAVELIS: So, I think just kind of perusing the parking study, I think the highest number of cars that were in the parking lot was what, like mid 60's, maybe 65, something like that.

MR. BELOVICZ: And that was an anomaly. If you looked, the rest of the time it was less, and I literally took it random. I just picked six days, and again I have video footage so it was really easy to count the cars.

CHAIRPERSON SIAVELIS: So, based on your experience, you're testifying and explained to us that you think that the mid 60 number, because there's a couple of 62's and 65's in there, or a couple of 65's, 64's, that's the range that would probably, the high side of the range throughout the entirety of the year?

MR. BELOVICZ: It would be a match, and it really has to do with Tom's business when he gets some extra cars that they're servicing, they're tinting windows, but they turn cars within a day or two, so that's the only time. We sort of work out those schedules. My team starts at 7:00 a.m. and by 3:00 p.m. we're closing the building down. Then they come in a little bit later and stay until 5:00 p.m. The electrician only has three cars so they don't take up many spaces.

CHAIRPERSON SIAVELIS: And the name of Tom's business is?

MR. BELOVICZ: Tom is DPS.

CHAIRPERSON SIAVELIS: DPS.

MR. BELOVICZ: And then the other company is Factory Motor Parts at the end, and I think they only have, they might have seven people, it's not a lot. Then the electrician is Okeh Electric and they only have I think three, three or four people that work in the building.

CHAIRPERSON SIAVELIS: And each of those businesses understand that

you're here speaking on essentially their behalf?

MR. BELOVICZ: Yes. So, I've represented the building --

CHAIRPERSON SIAVELIS: The association's behalf?

MR. BELOVICZ: Yes, I've represented the association for the last 15 years, so yes, they do.

CHAIRPERSON SIAVELIS: Any other questions?

(No response.)

CHAIRPERSON SIAVELIS: Okay, I don't think I have any other questions.

Did any other questions, I'm going to ask Jake and Derek this, did any questions come in like from the public in view of the fact that this was held over? Nothing came in from the public at large?

MR. SCHMIDT: No, there was no additional public comment received.

CHAIRPERSON SIAVELIS: Okay.

MR. BELOVICZ: There was one question, and I'll address that, too. It really doesn't pertain to you, but I'll explain why. Just as a good neighbor, there's like a fence that's old and decrepit, and I said to the gentleman, I said look, if you want, I'll pull it out of the ground, we'll throw it away in one of my dumpsters and get rid of it, I just want you to sign something saying it's okay to pull it out of the ground. I know he was at the last meeting and questioned why I wanted him to sign something. I'll go back and re-explain that to him. Just it was a service I offered, the fence looks terrible and it's falling down. I said let me just rip it out for you. Again, trying to be a good neighbor.

CHAIRPERSON SIAVELIS: I think we recall that guy.

MR. BELOVICZ: Yes, he's a very nice gentleman. But yes, so we're just, again, there was no need for me to do that, it just it looks bad and he won't need it anymore if --

CHAIRPERSON SIAVELIS: And there was going to be a gap between, say if his fence stays upright, right, there'll be a gap between his existing fence and the new fence you propose?

MR. BELOVICZ: I don't think so. So, the problem is there's no consistency. If you go down our property line, some of the fences come right to the property line, some of them are offset. We're going to try to hug as close to the property line as we can. So, I don't remember with his fence but his is like tipping over. I talked to his neighbor who knew the people that put the fence in and they did it as a temporary thing to sell the house, and you can tell they didn't do it right. They didn't cement their posts and they did a poor job. So, for me it just made sense to rip it out.

CHAIRPERSON SIAVELIS: Okay, so if there are no other questions from Board members?

COMMISSIONER SELBKA: One quick question.

CHAIRPERSON SIAVELIS: Go ahead.

COMMISSIONER SELBKA: So, you see the existing fence that you placed behind the dumpsters?

MR. BELOVICZ: Yes.

COMMISSIONER SELBKA: To your point, there is a gap of perhaps 10 feet, whatever it is, between what appears to be two fences?

MR. BELOVICZ: Yes, that's not, correct. So, we're going to come back and, so if you look at the fence, so that white is the concrete slab that we cover, and you

can see the dark where the fence comes down. We're actually going to return the fence back to the property line and follow the property line straight down.

CHAIRPERSON SIAVELIS: So, is it your testimony then that the existing fence that we see near those dumpsters is inside of your property line?

MR. BELOVICZ: It's inside, it's not to the property line. So, you caught it, or not caught it but yes, you're right. So, when we built it, it wasn't ever meant to be a fence. It was literally just meant to be screening. We weren't originally going to put up a fence. We met with all the neighbors and talked about just leaving the shrubbery the way it is and everybody was in agreeance, but then everybody decided later that they want to put a fence which is fine. So, yes, we'll return back and that allows for snow and stuff on the ground.

COMMISSIONER SELBKA: Are you leaving the existing sections up and will they jibe? Or are you going to take those down and do it uniformly?

MR. BELOVICZ: We're going to leave it and do a jibe. It's just a, I don't think it's quite 10 feet. I think it's like six feet or eight feet. We'll come back.

COMMISSIONER SELBKA: So, I couldn't tell what that distance was but there was a gap there a hundred percent.

MR. BELOVICZ: Yes. We wanted to, at the time we were going to push it back further but we ran into tree roots. Again, it was never meant to be like, hey, we're running the fence all the way down. This time we'll take our time and make sure that, you know, there's no tree roots or anything like that.

COMMISSIONER SELBKA: Otherwise, it wouldn't matter if you had snow blowing operations or anything else like that necessarily --

MR. BELOVICZ: No. Well, the dumpsters used to be, so do you see where these white marks are, so we have that compactor right there, that's the blue thing under the top next to the building, and the dumpsters actually used to sit, one along the building and then two more down along the side. We actually take less parking spaces this way when we consolidate them all now. We were taking up, I don't know, 20 spaces across the board when we had two sets of dumpsters.

COMMISSIONER SELBKA: You've clarified everything.

MR. BELOVICZ: Thank you so much.

CHAIRPERSON SIAVELIS: And how long have you been working at this facility and running this facility?

MR. BELOVICZ: So, I originally started --

CHAIRPERSON SIAVELIS: You gave kind of a convoluted answer to that. I just wanted to ascertain --

MR. BELOVICZ: Okay, no, no problem. So, I physically started with the company in 2007. I was there for three years, I left for three years, and I've been back. I was vice president, I came back as president/CEO three years after that, so in, what would that be, 2010. But previous to that, since 1999, they worked for me. I used to run Home Depot for a third of the United States. So, I've been involved in this building since 1999 because they were technically under my umbrella.

CHAIRPERSON SIAVELIS: But you've been on site at this building --

MR. BELOVICZ: Since 2007 with the exception of a three-year gap.

CHAIRPERSON SIAVELIS: So, effectively 12 years?

MR. BELOVICZ: Yes. I know the building like the back of my hand. At that point, because we owned the majority of it, I have a maintenance kind of staff, we maintained it. I did all the work for the front, we redid the front. We went to the Zoning and got you the letter, sorry, we were allowed to increase our parking spaces because we didn't have parking spaces like that. They were all in a diagonal before.

Actually, I was looking at it today and we have the nicest front entrance out of anybody on University Drive, and that's all new. We ripped the whole thing out and put in all in new.

CHAIRPERSON SIAVELIS: Okay, let me ask you this. That's a significant fence run there, right?

MR. BELOVICZ: Yes.

CHAIRPERSON SIAVELIS: Sometimes we talk about cost to do the job, right? Because that's obviously a consideration and especially in a lot of residential projects.

MR. BELOVICZ: Yes.

CHAIRPERSON SIAVELIS: What is the cost estimate there for you to install that fence along that entire southern line?

MR. BELOVICZ: It would be a lot cheaper over two years ago when lumber was way down in price. I have a builder on staff, I have somebody on staff and I have people, so we'll, more than likely we'll do the labor and then we'll order the materials. I have the estimate back, I wasn't prepared for that question. I want to say, I was going to guess because I priced it out two years ago and I want to say it was \$15,000, maybe a little more for the materials, too.

It's a pretty simple fence. It's not a complicated fence. Actually, the hardest part is the posts. Once I get past the posts, I always, there's so many tree roots back there, I'm out looking for them. Once the posts are up, we'll fly through the fence itself.

CHAIRPERSON SIAVELIS: Okay. All right, if there are no other questions from the Board members, we'll move to the next phase. You can take a seat, Robert, and then we'll ask if there's any comments from the audience. I notice there are some folks in attendance. If you want to come up and speak, now is your time. If not, that's fine, we can move to the next phase after that which is deliberation of the Board members.

Okay, so there are no members of the audience who wish to speak?

MS. DAULTON: I have a question.

CHAIRPERSON SIAVELIS: Okay, so you need to come to the podium, okay.

MS. DAULTON: I have to sign in?

CHAIRPERSON SIAVELIS: You have to sign in, yes. I don't have to swear you in. Once you sign in, if you can identify yourself for the court reporter?

MS. DAULTON: Claudia Daulton. I live right behind him.

CHAIRPERSON SIAVELIS: What's your, do you mind telling us your --

MS. DAULTON: 810.

CHAIRPERSON SIAVELIS: Thank you.

MS. DAULTON: I'm the fourth house in. Now, we have an established fence which is chainlink in their parking lot spot, 10-15 feet?

MR. BELOVICZ: I'd say about, yes, that's a good guess, 10 to 12.

MS. DAULTON: When they put the fence in, right now it's a jungle back there. I'm cleaning out of my yard the garbage from behind there. They did a very nice job last year of cutting down some dead trees and stuff, but the birds drop their do --

CHAIRPERSON SIAVELIS: Yes.

MS. DAULTON: -- and we get the buckthorn and all that garbage back there. How are they going to take care of the plants that are erupting between the two fences so that we don't have to sit there at the back fence chopping away? Because our fence is not exactly on the property line.

CHAIRPERSON SIAVELIS: How far inward of your property line is that fence?

MS. DAULTON: Would you say it's two feet in? Looking at Kenny's?

CHAIRPERSON SIAVELIS: Unfortunately, at this phase there's not a back and forth tennis match here, right? Claudia addresses her comments to us. You will have an opportunity to comment on what Claudia's comments are and respond to those, but we can't have like back and forth like that.

MS. DAULTON: Looking at my neighbor to the east, I would say it's about two feet.

CHAIRPERSON SIAVELIS: Okay, so all right, let me ask the question again. So, how far inward of the property line are you, is your fence from the property line?

MS. DAULTON: I would say between a foot and two feet.

CHAIRPERSON SIAVELIS: Okay, so is your concern that there's going to be a gap essentially between the proposed fence and your chainlink fence?

MS. DAULTON: And that it's going to be a mess of plants.

CHAIRPERSON SIAVELIS: Okay, so you're in a bit of a predicament, right, because the Petitioner is entitled to put a fence up, right, inside there.

MS. DAULTON: Oh, yes.

CHAIRPERSON SIAVELIS: So, you know, we can't really constrain him and say you must clean up the gap that's actually on your side of the property line, Claudia.

MS. DAULTON: Originally, there were two rows of bushes, and the people that owned the house before us, and we've been in there almost 40 years now so the bushes have died, put their fence on the inside of the bushes so that the bushes would be behind the fence and they wouldn't have to worry about them, but --

CHAIRPERSON SIAVELIS: Okay.

MS. DAULTON: -- there were two rows of bushes.

CHAIRPERSON SIAVELIS: Okay, understood.

MS. DAULTON: So, they have all died off through neglect or whatever.

CHAIRPERSON SIAVELIS: Okay, but that channel, that gap, that's on your property, correct?

MS. DAULTON: I don't know exactly where the property line is.

CHAIRPERSON SIAVELIS: Okay, well, when you install this fence you're going to have a survey, right, and you're going to stay inside of your property line, correct?

MR. BELOVICZ: Yes.

MS. DAULTON: Oh, definitely.

CHAIRPERSON SIAVELIS: Okay, so then, effectively, if there's a gap between the new proposed fence and the chainlink fence that you've described, that gap is on your property.

MS. DAULTON: So, I could dump cement back there and it wouldn't matter?

CHAIRPERSON SIAVELIS: I'm sorry, you can?

MS. DAULTON: I can cement it down so I don't have to grab the garbage?

CHAIRPERSON SIAVELIS: Oh, that's a different issue, right? That's an issue that's not related to what's in front of this Board, right? So, we're not going to give you an advisory opinion on that.

MS. DAULTON: Yes.

CHAIRPERSON SIAVELIS: Okay, that's not going to happen.

MS. DAULTON: I'm being silly.

CHAIRPERSON SIAVELIS: I know, but that's okay. So, you know, the Petitioner talked about, you were here, you heard him when he talked about an agreement with another of your neighbor.

MS. DAULTON: Right.

CHAIRPERSON SIAVELIS: A gentleman who has an older fence that's kind of worn down and not in the best shape, right, and the Petitioner talked about removal of that and essentially wanting a release for the removal of that so he doesn't buy liability from removing that. Are you, is that something that you would entertain as well? You said your fence is what, 30 or 40 years old?

MS. DAULTON: Oh, it's probably 50 years old but it's in very good condition. It is not, you know, except where the trees have grown through it like this, it is not damaged.

CHAIRPERSON SIAVELIS: Okay, so like I said -- go ahead.

COMMISSIONER SELBKA: Just taking a quick peek, what I don't see submitted here is an actual, to your point, plat of survey. There's a geometric site plan, but you don't know if really that matches or doesn't match the actual survey. But if I recall, before his actual permit, for a construction permit, he will be required to submit a plat of survey.

MS. DAULTON: And the cable lines are all there, too.

COMMISSIONER SELBKA: But my point is he's going to be required to submit a plat of survey to get his construction permit and to ensure that he constructs the fence on his property. He will still have an ongoing responsibility to maintain whatever is legally his property. If it extends beyond the fence, he's still required to maintain it.

MS. DAULTON: Is there going to be a way for us to get back there if we need to chop stuff down?

COMMISSIONER SELBKA: I don't know, that would --

CHAIRPERSON SIAVELIS: Do you have a gate back there?

MS. DAULTON: No.

COMMISSIONER SELBKA: That would be, if you have land that extends beyond your fence, that would be up to you. It's not his issue.

MS. DAULTON: Yes, because we won't be able to get between the two fences.

COMMISSIONER SELBKA: If you want to maintain it, you'd have to put in a gate or climb that, I don't know how --

MS. DAULTON: I'm too old.

COMMISSIONER SELBKA: -- but that in itself is not a zoning issue per the Commission.

CHAIRPERSON SIAVELIS: Right, right, or investigate with the Petitioner the idea of having your fence removed, that back fence.

MS. DAULTON: No, back fence stays. It has to.

CHAIRPERSON SIAVELIS: Okay, well, then that's ultimately your decision, right? But that's your property there, right, that essentially like the other Board member was explaining, that's on you. Inside of your property, right, that's on you.

MS. DAULTON: That's going to be a pain in the butt.

CHAIRPERSON SIAVELIS: Okay, any other comments?

MS. DAULTON: No.

CHAIRPERSON SIAVELIS: Okay, Petitioner's response?

MR. BELOVICZ: So, there's two options. One is I have no problem, I know we cleaned it out last summer, right? But we can clean it out the rest of the way to make sure it's good.

MS. DAULTON: It's all back.

MR. BELOVICZ: Yes, we're going to try to, we're going to put some stuff to kill everything, too, because, look, we don't want it to grow. We want it to stop growing.

The other option would be if you wanted to return, I know you don't want to take it down because you have the metal fence down there, you could take down the metal fence and return because you have, don't you have dogs if I remember correctly? You could take down the fence and return into our fence which would be another option, which would give you another couple of feet in your backyard. You pick up another three feet in the back of your yard all the way to the fence.

But we have no problem, I'll clean it up. I'll, you know, whatever we can do to help assist with that; I have no problem with that.

CHAIRPERSON SIAVELIS: Are you saying on an ongoing basis?

MR. BELOVICZ: No, just as a one-time. The one time, we're going to clean everything out, we're going to kill everything. I've already talked to my landscape people. We're going to do all that but, you know, again you'd pick up an extra three feet, you get depth in your yard, maybe even more than three, I'm trying to remember where your fence line is. All you'd have to do is pull the metal out and then return right into our fence.

So, that would still give you a fenced-in yard, the only difference is you wouldn't have the metal fence, because you have the lower metal, and the tree, I know there were some roots we couldn't get out of there. We tried and tried and tried. They were, you know, embedded in the fence, but you could return right into ours which would still give you a complete fenced-in yard, you just wouldn't have the metal in the back.

So, I don't know if that's an option for you. We would, you know, we could even help take down segments of it. I don't know that we can take the whole thing down, and returning it would be really easy. You'd have no problem having somebody tie into our fence, if you want. If not, like I said, we'll clean up as much as we can and we're going to spray it and try to kill everything as best we can back there.

CHAIRPERSON SIAVELIS: Okay. All right, let's move on to deliberation of the Board. So, I guess I can start.

I think it was much more helpful to have Robert here today and speak to us, right, because it was a lot more efficient, a lot more comprehensive. We understand there was an issue that came up before, so you know, it kind of proved our point. The other gentleman that, you know, was here last month, he was having a tough time because it wasn't his project. He's not the manager, he doesn't know the history, right?

Nonetheless, I think you clarified a lot of the open items, a lot of the issues that were giving us concern, at least in my eyes. Maybe I'm reading into the prior meeting, but there were a lot of concerns coming out of the prior meeting. You've addressed a lot of those, and you've addressed a lot of those in my view successfully and in a manner that warrants support of both of the variances sought.

I have less concerns with the parking variance because you've been in that building, in this facility for years in an ongoing basis. We haven't heard any testimony to refute that. It's counterproductive for a business to reduce parking spaces because it's going to hurt their business. So, when they say that they don't need the spaces, that for me means they really don't need them because they're not going to, it's illogical to reduce your spaces, you know, especially if you've been in business for a long time. So, you know your customer base when it comes to your facilities.

The fence, you know, is a little bit trickier of an issue but I do appreciate your willingness to work with the neighbors to try and alleviate these concerns.

I would have liked frankly to see you have come to the Board when you put the first segment of the fence up behind the dumpsters and to avoid the jog, but we didn't hear any special concerns or complaints about the jog.

I think the quality of the fence, and you talked to this point, is high, right? It's a high quality fence. You guys did a nice job with those other panels and I don't have a reason to suspect that you won't do a similar job and build quality with the remaining length or the significant length that this is going to be running along the south edge of the property.

So, you know, with that in mind, I'm in support of both variances sought.

COMMISSIONER SELBKA: That would, I mean, an eight-foot fence is substantial; however, the industrial nature of the property, the ongoing operations back there, presumably it would be to the benefit of the residents to have increased screening for noise as well as sight. So, I would support that, too.

CHAIRPERSON SIAVELIS: Yes, and I think one other thing to mention, you know, the finished side of the fence faces the neighbors here, right?

MR. BELOVICZ: Yes. We did that on purpose.

CHAIRPERSON SIAVELIS: Right. So, I think that's a nice benefit. I mean, you're going to have a large, a tall fence in your backyard but it looks to be well constructed and it is the finished side, right? You're not seeing any runners or stringers on the neighbor's side. So, that's facing towards the business, right, the Petitioner's business side. So, I think that also alleviates some of my concerns.

When I first saw this, I was like, wow, that's a tall fence, but here is the situation, this, that and the other, and it makes sense the way it is. Frankly, the Petitioner's fence looks better than the picket fence that the Pool Company has that's kind

of aged and grayed over time. It's a higher quality look that the Petitioner has, so that's something that's readily apparent. So, those are my thoughts.

Any other Board members' thoughts?

COMMISSIONER JAFFE: No, I'll throw out that we did hear from other residents last time around who were in support of the fence. Wish you would have come before for the variance as opposed to kind of putting it up and us saying what the heck is that. But what you're doing I think makes sense and the residents are in favor of it. So, that's really, you know, important.

CHAIRPERSON SIAVELIS: Anyone else?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER DRAKE: I would move approval of this petition.

CHAIRPERSON SIAVELIS: Both variances, Tom?

COMMISSIONER DRAKE: Yes.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER JAFFE: I'll second it.

CHAIRPERSON SIAVELIS: Vote please.

MR. SCHMIDT: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. SCHMIDT: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. SCHMIDT: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variances are granted on a unanimous vote on both counts.

MR. BELOVICZ: Thank you. Thank you, all.

CHAIRPERSON SIAVELIS: Okay, now let's move on to other business.

COMMISSIONER SELBKA: Which you are not required to stay for.

CHAIRPERSON SIAVELIS: Right, you folks don't have to stay, you can leave and you won't offend us if you do leave, not one iota.

MR. BELOVICZ: Thank you, thank you.

CHAIRPERSON SIAVELIS: Okay, we have two items on other business, one is the 2023 budget.

MR. MACH: The budget presented is consistent with last year's. Procedurally, the Zoning Board has to make a motion on it, just meant for your consideration.

CHAIRPERSON SIAVELIS: Is the budget going to be presented to us just so we eyeball it at least once?

COMMISSIONER GEISEL: It's \$100, it's attached.

MR. MACH: I apologize if it wasn't included in the packet, but it's \$100.

COMMISSIONER GEISEL: That's attached.

CHAIRPERSON SIAVELIS: Oh, did I miss it? I'm sorry, I didn't scroll, I must have missed it. We have no inflationary increase, none whatsoever. Who here thinks inflation is transitory at this point?

All right, so Derek, call for just a motion on it?

MR. MACH: Please.

CHAIRPERSON SIAVELIS: Okay, is there a motion to approve the budget?

COMMISSIONER GEISEL: Motion to approve.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER JAFFE: I'll second it.

CHAIRPERSON SIAVELIS: All right, voice vote?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion to approve the budget for 2023 is granted.

COMMISSIONER JAFFE: Did we spend any money last year at all, Derek?

MR. MACH: I'm not sure of the exact number, but I know there's --

COMMISSIONER JAFFE: There's a little bit of miscellaneous, got you.

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Is there carryover? Do we have carryover?

MR. MACH: It does not; it goes back to the general fund.

CHAIRPERSON SIAVELIS: Okay, so when does the '23, is it a calendar budget or a fiscal budget?

MR. MACH: It's a calendar, January 1st.

CHAIRPERSON SIAVELIS: January 1st. So, can you tell us at the next meeting how much remains in the budget so we can allocate it properly for holiday affairs and team building activities? Morale building activities? We're not done, we still have one phase.

COMMISSIONER SELBKA: It could be an unofficial meeting.

CHAIRPERSON SIAVELIS: I would appreciate if we know how much is in the budget going forward. It's important to be fiscally responsible and good stewards.

All right, so the next item of business and the remaining item of business is the public comment section. I notice there is nobody here for the public comment, so going once, going twice, okay, no public comment. Close that up.

MR. MACH: Then I had one additional item. Thank you, Tom. The October meeting falls on Columbus Day, October 10. In the past, the Zoning Board has elected to, you know, not meet on that date, and I just wanted to put it out there that October 17th will be the following Monday. This room is available, I'll have to check everything, but I don't know if that works with the Zoning Board. I did also check on the Tuesday on the room situation, but it wasn't as good.

CHAIRPERSON SIAVELIS: So, to be clear, the alternate proposal is

Monday the 17th?

MR. MACH: Correct.

COMMISSIONER LANAGHAN: It doesn't interfere with other --

MR. MACH: No.

CHAIRPERSON SIAVELIS: Okay, let's do the 17th, Monday the 17th.

MR. MACH: At least, Ben, it didn't come up. I did some --

COMMISSIONER LANAGHAN: The date is fine. Whether we're here or we're in another --

MR. MACH: So, then we'll plan on October 17th for the October hearing, assuming we have petitions for that date.

CHAIRPERSON SIAVELIS: How are we doing on the next month?

MR. MACH: It appears that we will be having five, I'm anticipating five, but currently, three or four confirmed.

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

COMMISSIONER JAFFE: I move we adjourn.

COMMISSIONER SELBKA: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned. Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:42 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
I am a digital 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.

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2022.

NOTARY PUBLIC

DRAFT



Zoning Board of Appeals 9/12/2022

Item: 931 N. Vail Ave. - ZBA#22-017

Department: Planning & Community Development

REQUEST

–
A 6.0 foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 20.4 feet where 26.4 feet is required, and an additional 1.0 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: September 12, 2022
Date Prepared: August 31, 2022
Project Title: Lyon Residence
Address: 931 N. Vail Ave.

Background Information

Petition Number: ZBA #22-017
Petitioner: Paul A. Rogner / Par Craft Ltd.
Address: 825 E. Rand Rd, #230
Arlington Heights IL 60004

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

Requested Action/Background Information

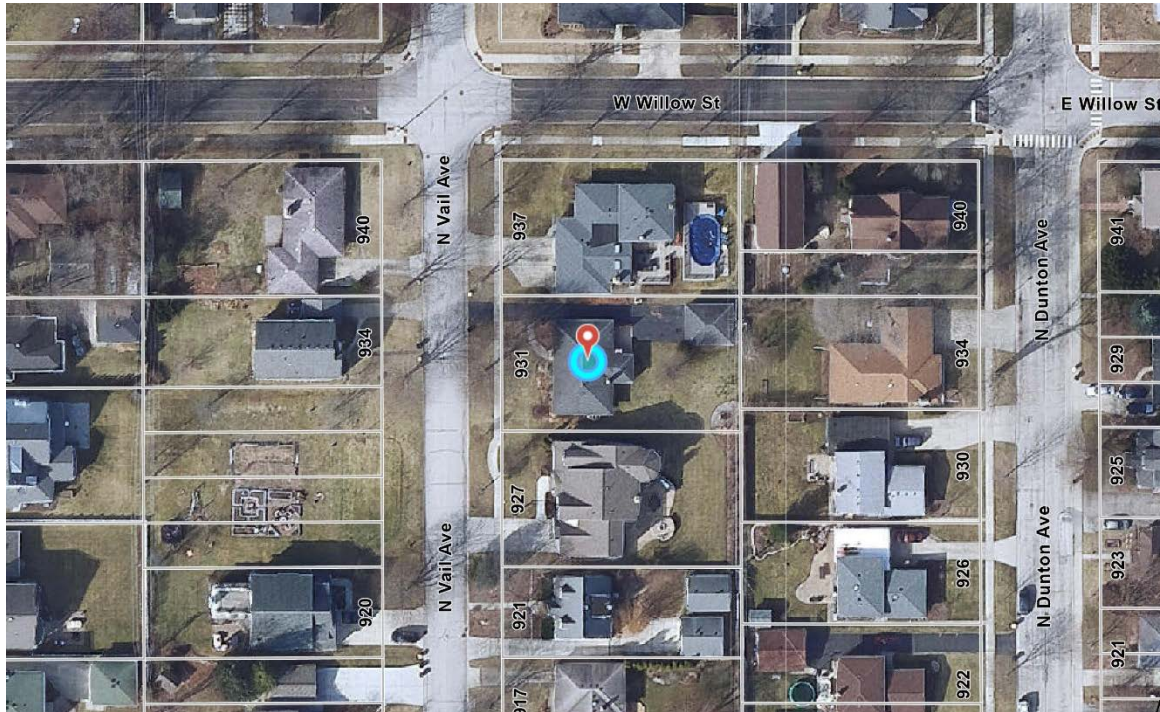
The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 9,900 square feet. The petitioner is proposing to add a front porch addition to the existing home. The proposed front porch is 8.0 feet deep by 23.8 feet in width and the proposed front yard setback is 20.4 feet; however, per code, a front yard setback of 26.4 feet is required. Therefore, the petitioner requests the following variation:

- A 6.0 foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 20.4 feet where 26.4 feet is required, 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	✓	8/12/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/12/22	
3. Letter that was Mailed	✓	8/12/22	
4. Photographs of Sign on Property	✓	8/12/22	

Photograph of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Lyon Residence

Project Address: 931 N. Vail Avenue

ZBA #: 22-017

Date: August 18, 2022

Derek:

I have reviewed the request for the following variance:

- A 6.0 foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 20.4 feet where 26.4 feet is required, and an additional 1.0 feet for the eave.

and have no comments or objections to the request.

ZBA# 22-017
931 N Vail Ave - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: August 4, 2022
Received by Planning:
Transmitted to Engineering: August 17, 2022
Completed: August 26, 2022
ZBA Meeting Date: September 12, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A 6.0 foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 20.4 feet where 26.4 feet is required, and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the variance request for Required Minimum Yards – Front Yards.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Lyon Residence

Project Address: 931 N. Vail Avenue

ZBA #: 22-017

ZBA Hearing Date: September 12, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: August 17, 2022

- A 6.0 foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 20.4 feet where 26.4 feet is required, 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 design is nicely done and is favorable for an Administrative Design approval, pending ZBA approval.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than August 26, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner Bill and Sue Lyon

being the owner of the property commonly know as: 931 N. Vail Ave.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build forward of the
front yard setback (average of block) by 4'

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): We are hoping
to make functional and aesthetic changes to the home. Most of the
homes in this area have some kind of front porch

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The existing placement
of the home on the lot in relation to the average setback of the block
necessitates the need for this variance.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____
We have carefully designed this remodel so that it will benefit the overall aesthetic
of the neighborhood. This porch includes residential character, texture and detail.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We evaluated how much of a variance would be needed
to achieve just enough of a front porch to be a comfortable depth for a
couple of chairs. Our overall depth of porch is only 6 feet, requiring the 4' variance.

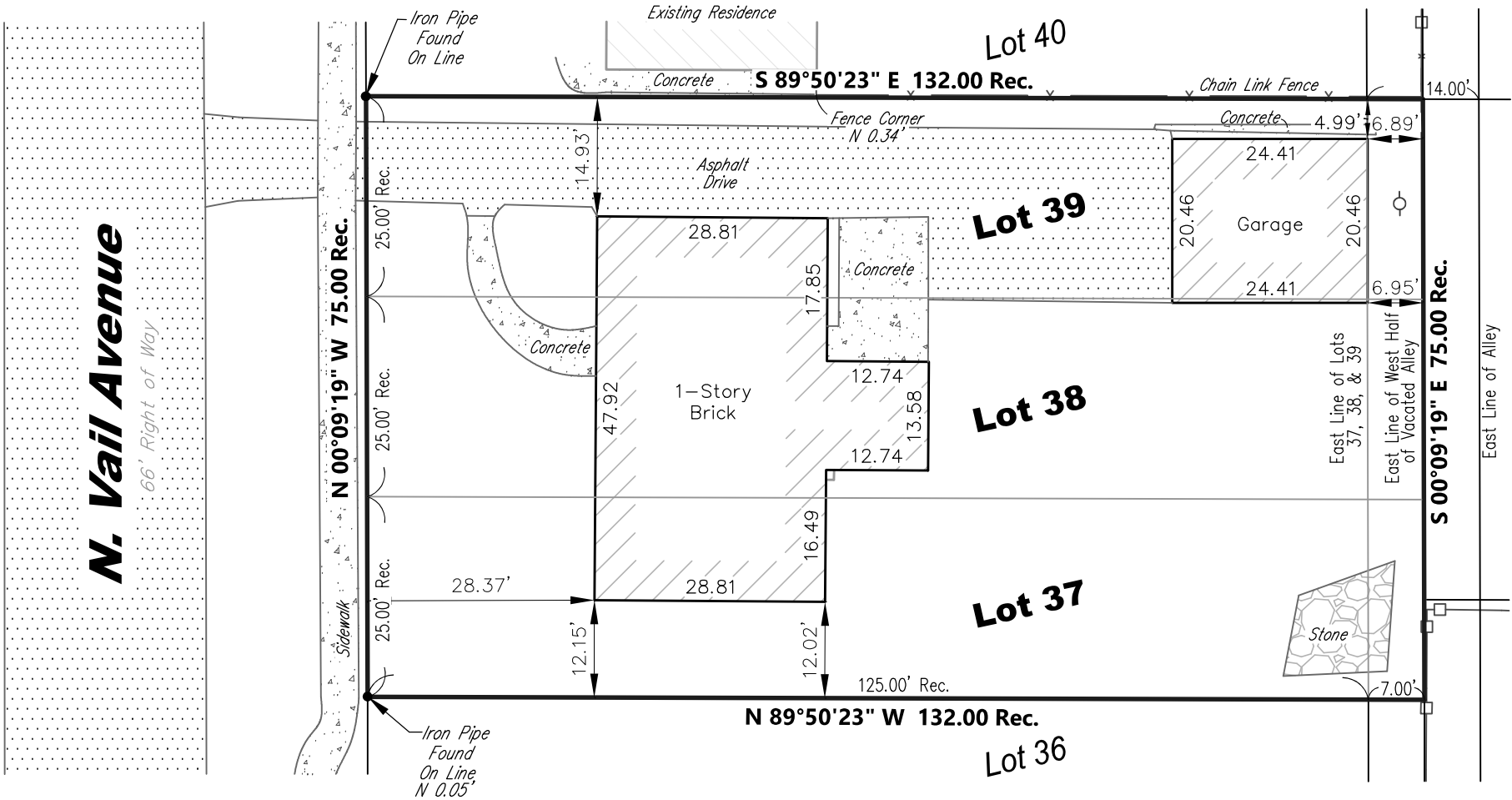
Signed: 
Petitioner

Date: 7/14/22



PLAT OF SURVEY

LOT THIRTY-SEVEN (37), LOT THIRTY-EIGHT (38), LOT THIRTY-NINE (39) AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS, IN BLOCK TWO (2) IN DUNTON AND OTHERS' SUBDIVISION OF LOTS 4, 5 AND 6 OF NORTH WEST QUARTER (1/4) OF LOTS 1, 2, 8 AND 9 OF SOUTH WEST QUARTER (1/4) OF NORTH WEST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THIS THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

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

Surveyor Notes:

- Field Work Completed on 11-30-2021
- Prepared for Paul Rogner, for Permit.
- Site Address: 931 North Vail Avenue, Arlington Heights, IL
- Pin No.: 03-29-105-049
- The easements shown hereon are provided from the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- No boundary corners were set at time of field survey of the subject property by client agreement.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
- The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
- All building dimensions and ties are to the current siding material and not to the foundation.
- Bearings are assumed.

State of Illinois)
County of Lake)

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

Given under my hand and seal this 1st day of December, A.D. 2021 in Lake Zurich, Illinois.

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

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

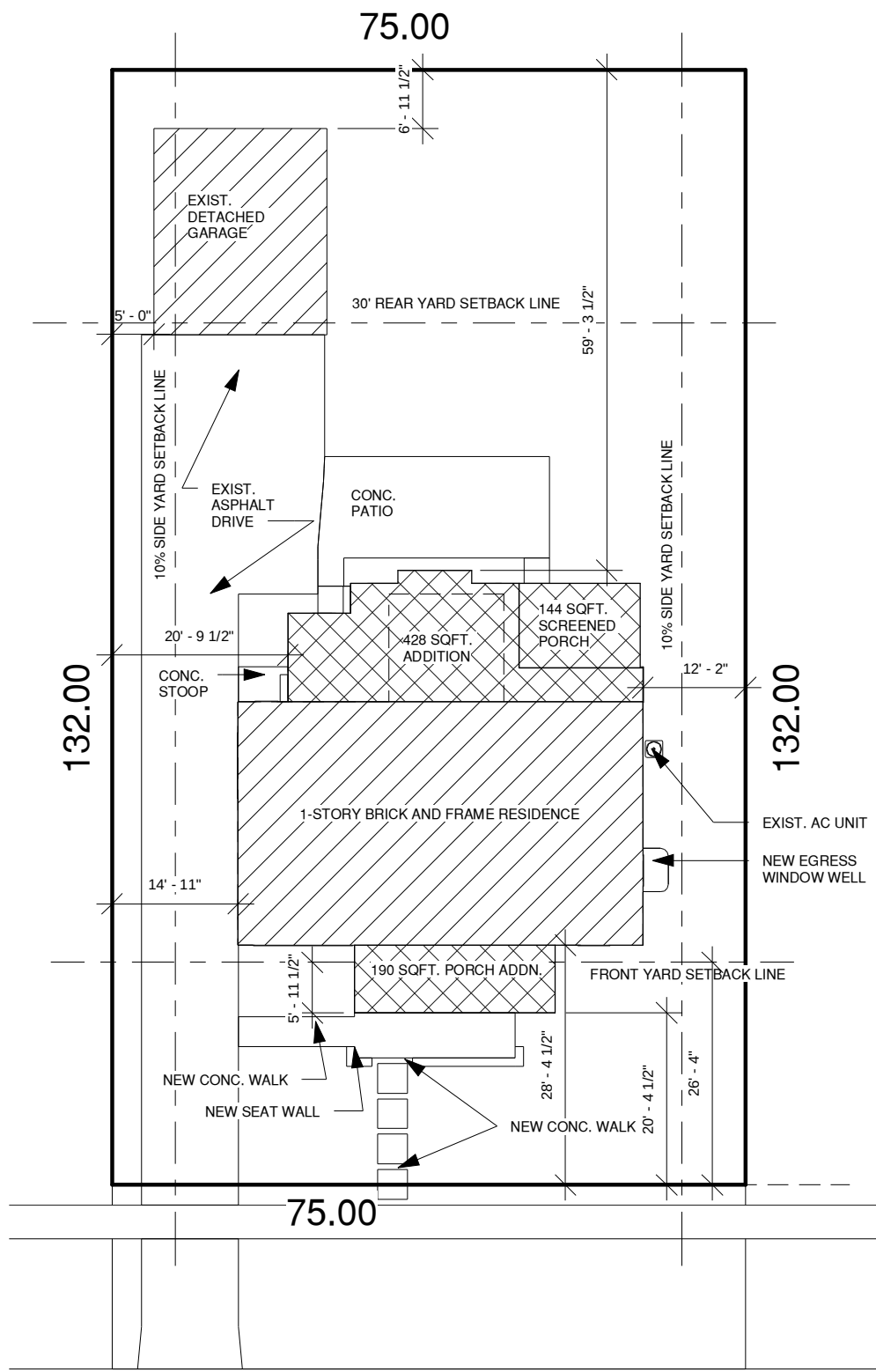
This professional service conforms to the current Illinois minimum standards for a boundary survey.

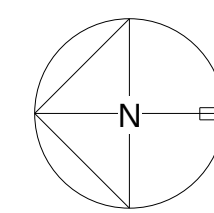
Drafted By : btk	Field Work : jd
Drawing Revisions	Date
REVISION	

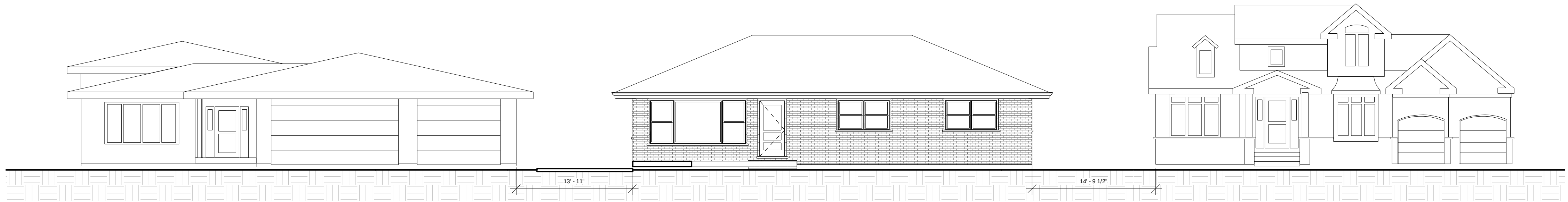
Field Work Completed: 11-30-2021	Date: 12-1-2021
Scale: 1" = 20'	Site Address:
	931 North Vail Avenue
	Arlington Heights, Illinois

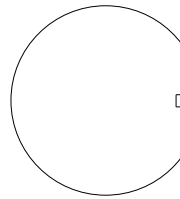
Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS212195
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY

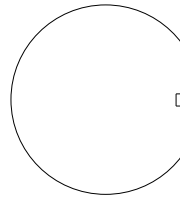


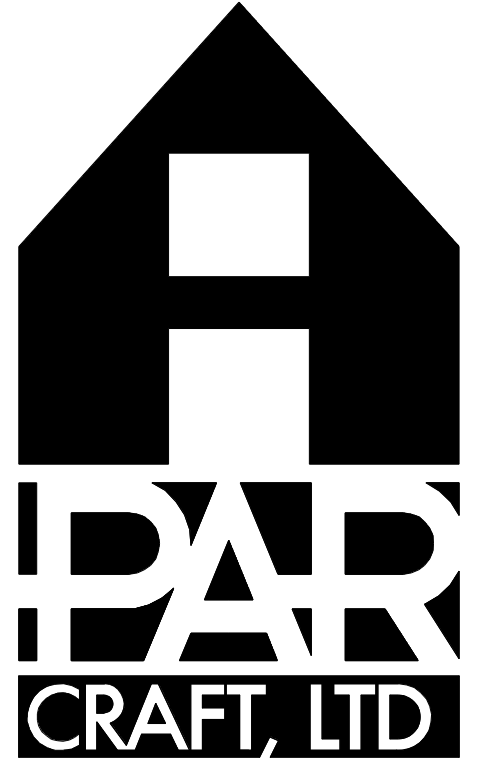
 **SITE PLAN**
SCALE: 1" = 20'-0"



 **CONTEXT ELEVATION - existing**
SCALE: 1/8" = 1'-0"



 **CONTEXT ELEVATION - proposed**
SCALE: 1/8" = 1'-0"



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

Illinois Design Firm Registration:
184.007356

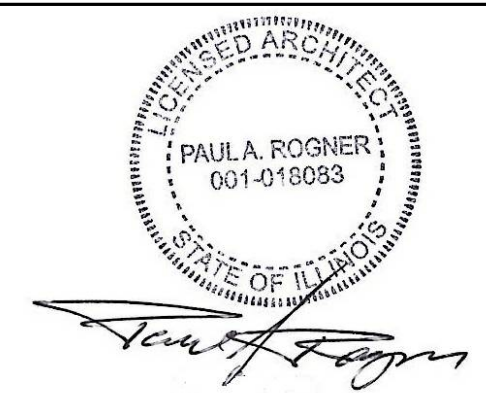
**RESIDENTIAL
REMODEL &
ADDITION FOR:**

William & Susan
Lyon

931 N. Vail Ave.
Arlington Heights, IL

ISSUE	DATE
PRELIMINARY	1/3/2022
DESIGN DEV.	6/10/2022
VARIANCE	8/4/2022
BID SET	
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR



SIGNATURE: _____
DATE: _____
EXPIRES: 11/30/22

JOB NO.: LYON

SHEET:
T1
OF:



ARCHITECTS

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BID SET	
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR


SIGNATURE: 
DATE: _____
EXPIRES: 11/30/22

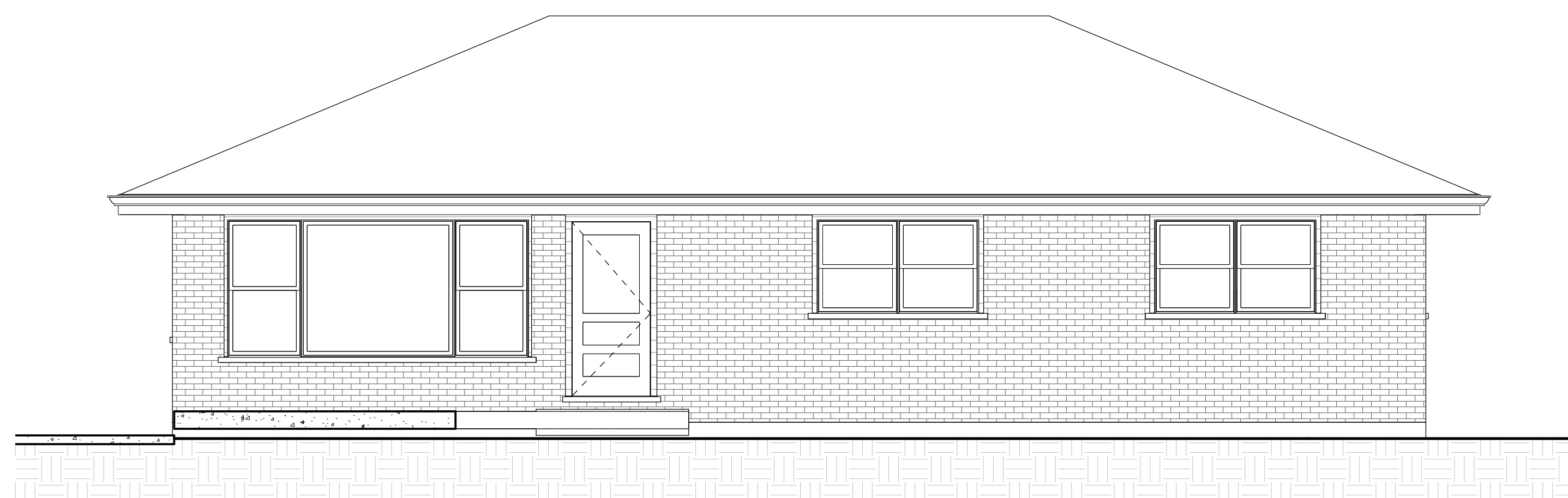
JOB NO.: LYON

SHEET:
D1
OF:



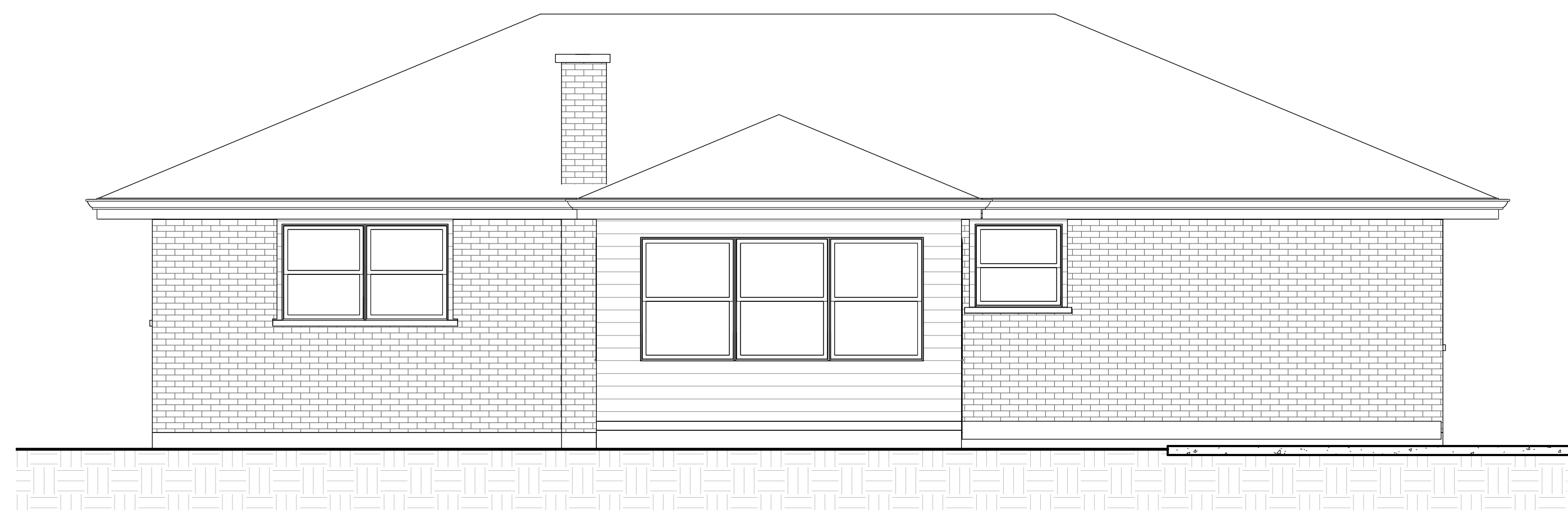
LEFT ELEVATION - existing

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



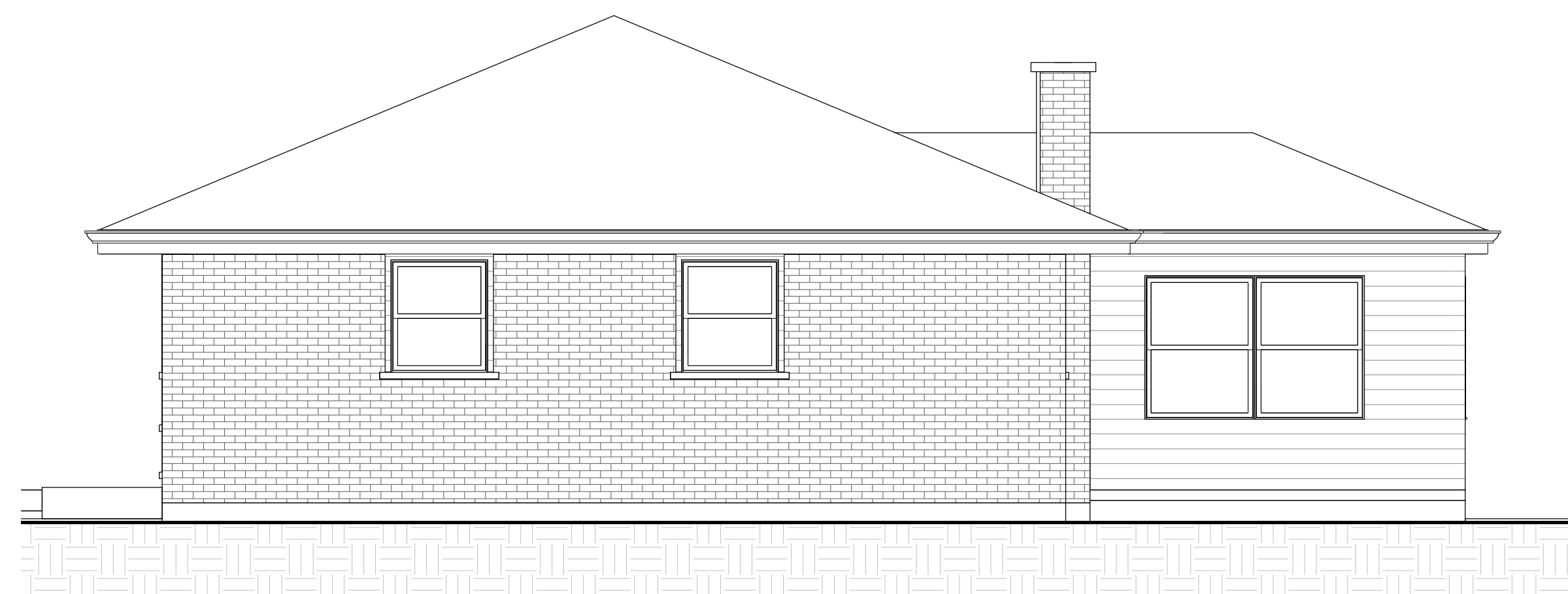
FRONT ELEVATION - existing

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



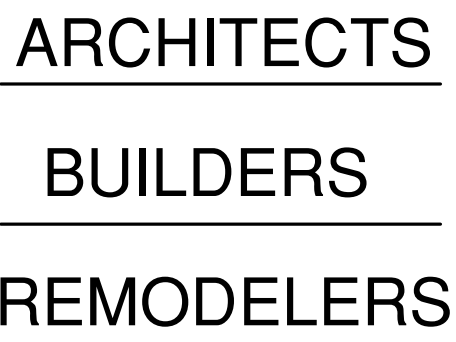
REAR ELEVATION - existing

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



RIGHT ELEVATION - existing

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



Illinois Design Firm Registration:
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RESIDENTIAL
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ADDITION FOR:

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Lyon

931 N. Vail Ave.
Arlington Heights, IL

ISSUE	DATE
PRELIMINARY	1/3/2022
DESIGN DEV.	6/10/2022
VARIANCE	8/4/2022
BID SET	
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR



SIGNATURE: _____
DATE: _____
EXPIRES: 11/30/22

JOB NO.: LYON

SHEET:

A2

OF:



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



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



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



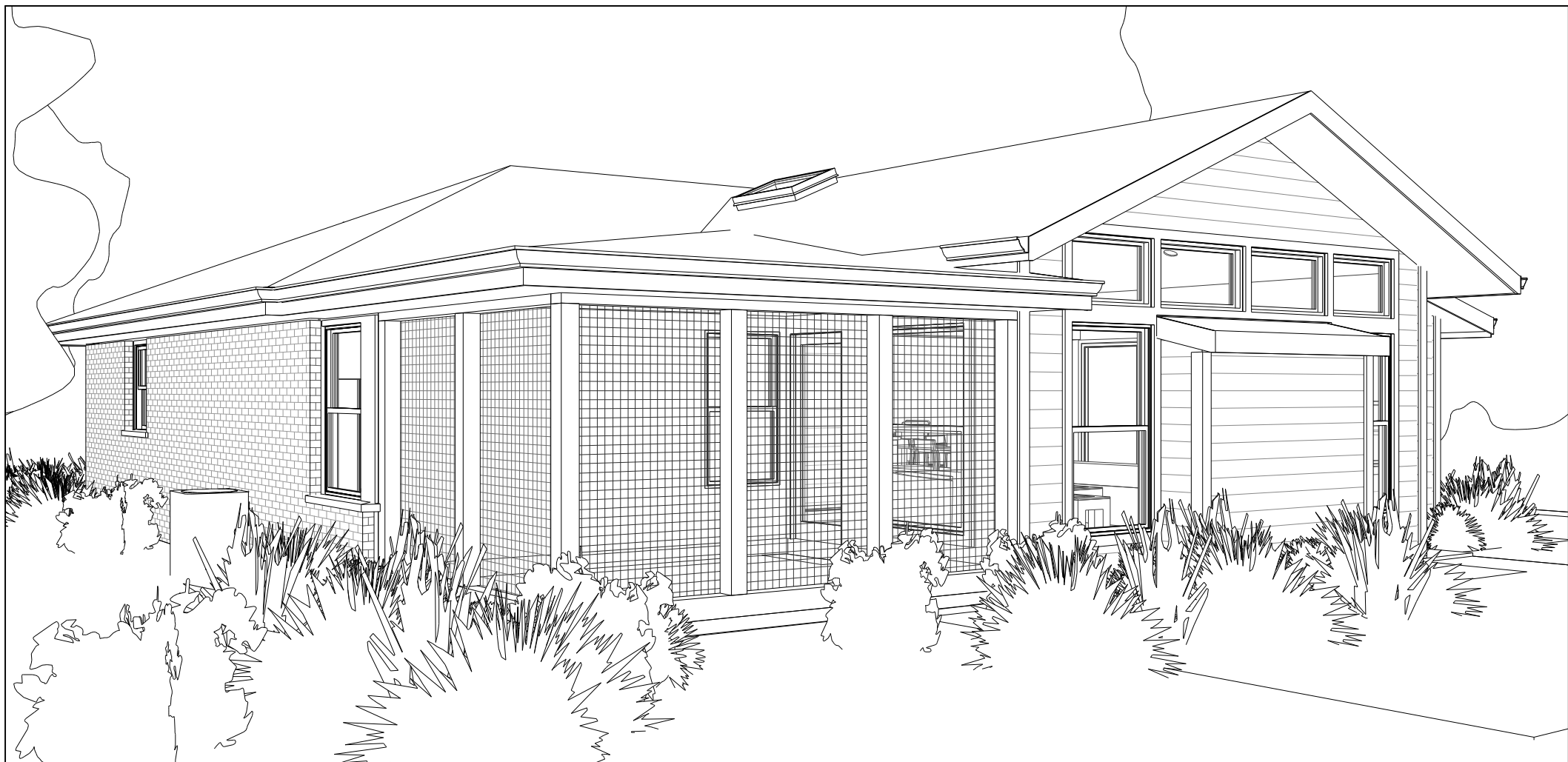
SCALE: 1/4" = 1'-0"



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



NORTHWEST VIEW



SOUTHEAST VIEW



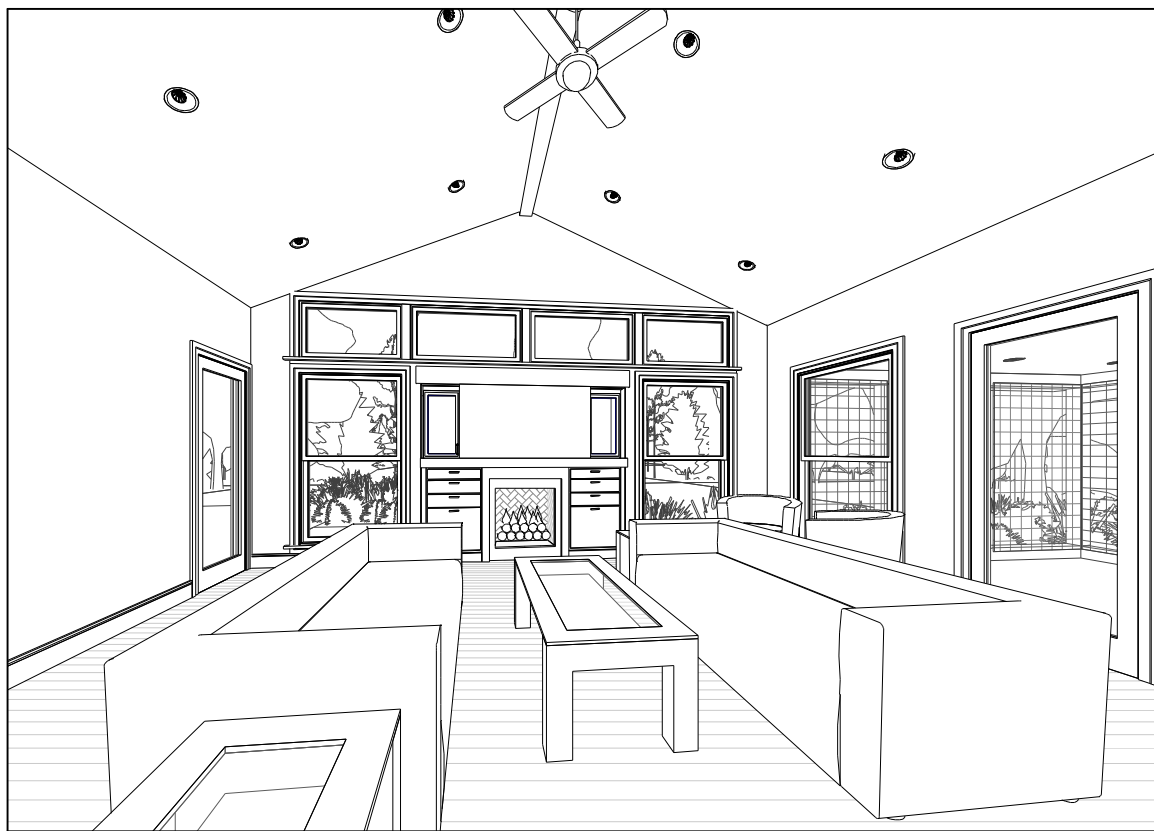
NORTHEAST VIEW



KITCHEN VIEW



DINING ROOM VIEW



FAMILY ROOM VIEW



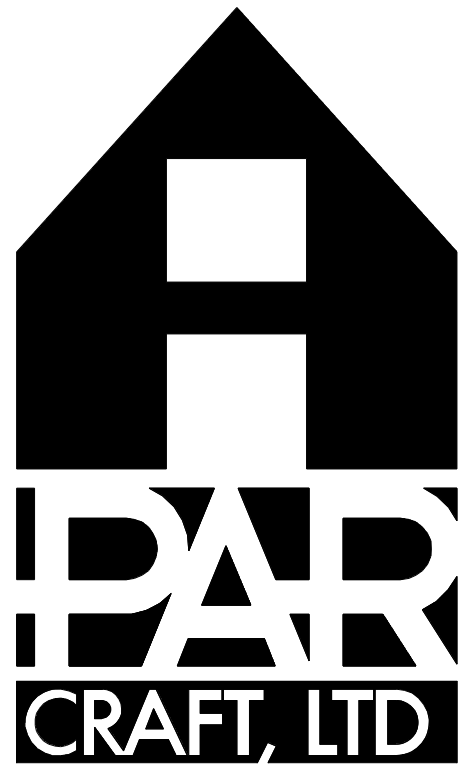
WEST VIEW



ENTRY VIEW



SOUTHWEST VIEW



ARCHITECTS

BUILDERS

REMODELERS

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Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

Illinois Design Firm Registration:
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**RESIDENTIAL
REMODEL &
ADDITION FOR:**

William & Susan
Lyon

931 N. Vail Ave.
Arlington Heights, IL

ISSUE	DATE
PRELIMINARY	1/3/2022
DESIGN DEV.	6/10/2022
VARIANCE	8/4/2022
BID SET	
PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR



SIGNATURE: _____

DATE: _____

EXPIRES: 11/30/22

JOB NO.: LYON

SHEET:

A3

OF:



NORTHWEST VIEW



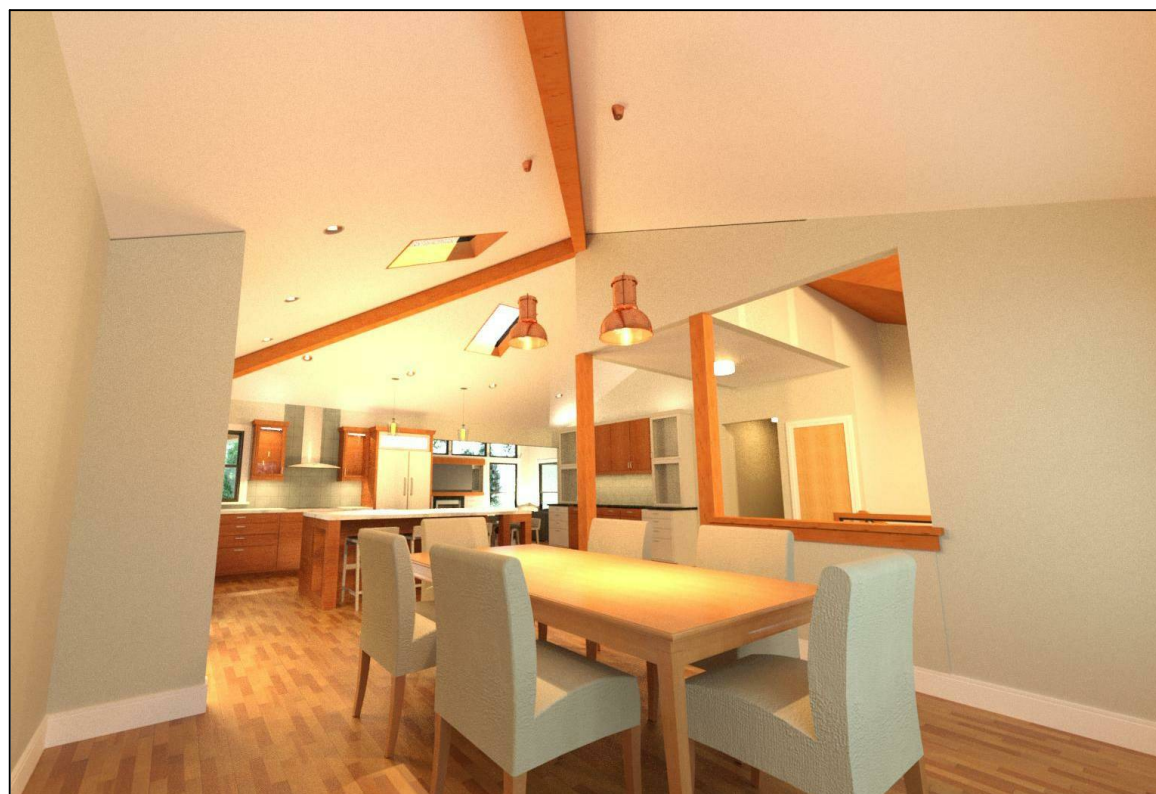
SOUTHEAST VIEW



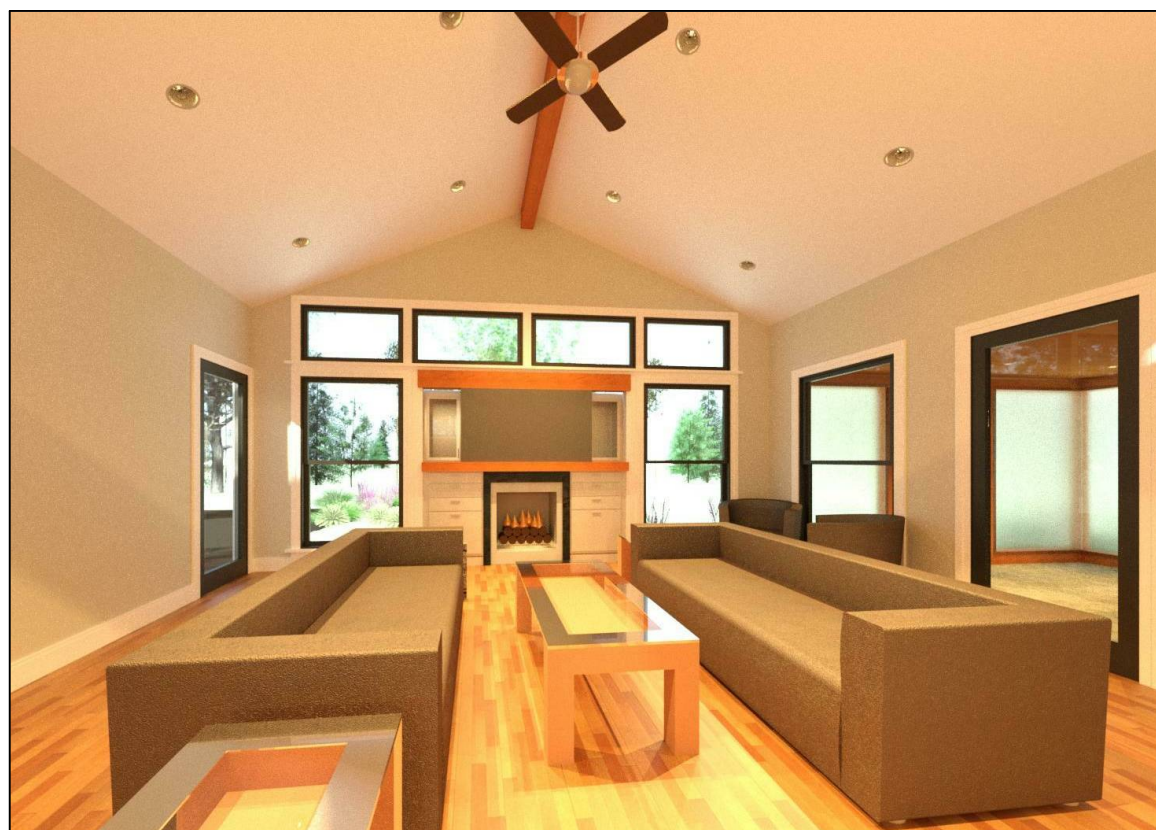
NORTHEAST VIEW



KITCHEN VIEW



DINING ROOM VIEW



FAMILY ROOM VIEW



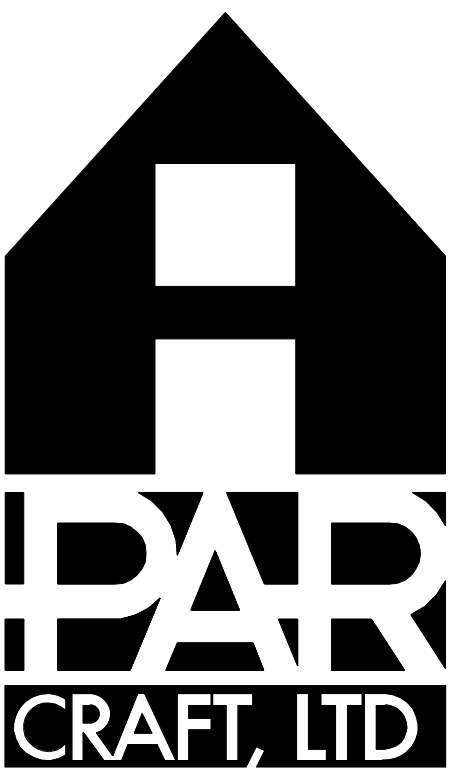
WEST VIEW



ENTRY VIEW



SOUTHWEST VIEW



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**RESIDENTIAL
REMODEL &
ADDITION FOR:**

William & Susan
Lyon

931 N. Vail Ave.
Arlington Heights, IL

ISSUE	DATE
PRELIMINARY	1/3/2022
DESIGN DEV.	6/10/2022
VARIANCE	8/4/2022
BID SET	
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

PAULA A. ROGNER
001-018083
STATE OF ILLINOIS
ARCHITECT
SIGNATURE: *Paula A. Rogner*
DATE: _____
EXPIRES: 11/30/22

JOB NO.: LYON

SHEET:
A4
OF:







[REDACTED]

From: Anne Kauff [REDACTED]
Sent: Tuesday, August 16, 2022 5:14 PM
To: Mach, Derek
Subject: Vail St renovation

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hi,

As I write you I am looking at an image of the proposed renovation to the house at 931 N. Vail. I love the new design - it is very much in keeping with the character of the neighborhood and has far more eye appeal than the house as it is now. I am an artist, interior designer and appreciate a good design when I see one. My name is Anne Kauff, and I am at [REDACTED] [REDACTED] I have known Sue and Bill Lyon for many years from our days at 1st Presbyterian church, and am delighted they are moving to our neighborhood. Sincerely, Anne Kauff



**Zoning Board of Appeals
9/12/2022**

Item: 10 N. Pine Ave. - ZBA#22-018

Department: Planning & Community Development

REQUEST

1. A variation from Chapter 28, Section 5.1-7.3 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 15,000 square feet is required.
2. A 4 foot variation from Chapter 28, Section 5.1-7.5 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 12, 2022
Date Prepared: August 31, 2022
Project Title: Summers Residence
Address: 10 N. Pine Ave.

Background Information

Petition Number: ZBA #22-018
Petitioner: Kevin Purdom / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights IL 60005

Existing Zoning: R-7 – Multiple Family Dwelling District

Requested Action/Background Information

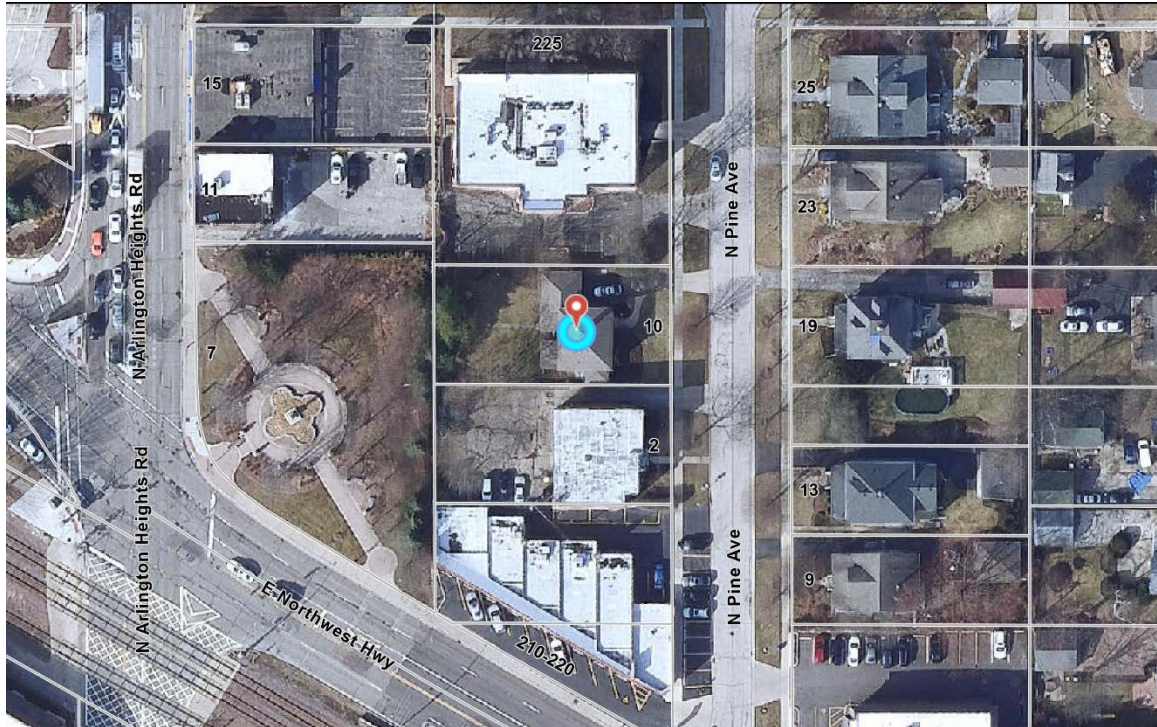
The petitioner is proposing a two-story addition to the existing single family residence. The subject site is zoned R-7, Multiple Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 2,548 square feet. The project requires approval from the Zoning Board for a variance for lot width and lot size due to the existing 66' wide lot with 8,712 square feet not meeting the minimum required 70 foot width and 8,750 square feet. The project design does comply with all other zoning requirements. The petitioner is requesting the following variations:

- A variation from Chapter 28, Section 5.1-7.3 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 15,000 square feet is required.
- A 4 foot variation from Chapter 28, Section 5.1-7.5 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/24/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/24/22	
3. Letter that was Mailed	✓	8/24/22	
4. Photographs of Sign on Property	✓	8/24/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Summers Residence

Project Address: 10 N. Pine Avenue

ZBA #: 22-018

Date: August 18, 2022

Derek:

I have reviewed the request for the following variance:

- A variation from Chapter 28, Section 5.1-7.3 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 15,000 square feet is required.
- A 4 foot variation from Chapter 28, Section 5.1-7.5 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

and have no comments or objections to the request.

ZBA# 22-018
10 N Pine Ave - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: July 15, 2022
Received by Planning:
Transmitted to Engineering: August 17, 2022
Completed: August 26, 2022
ZBA Meeting Date: September 12, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A variation from Chapter 28, Section 5.1-7.3 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 15,000 square feet is required.
- A 4-foot variation from Chapter 28, Section 5.1-7.5 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

The Engineering Division has NO OBJECTION to the variance request for Minimum Lot Size and Minimum Lot Width.

NOTE: This is an existing lot with an existing house requesting an addition.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Summers Residence

Project Address: 10 N. Pine Avenue

ZBA #: 22-018

ZBA Hearing Date: September 12, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: August 17, 2022

- A variation from Chapter 28, Section 5.1-7.3 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 15,000 square feet is required.
- A 4 foot variation from Chapter 28, Section 5.1-7.5 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

Attached are the Petitioner's:

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

Comments: A Design Commission application is required to be submitted for this project. The proposed addition is nicely designed, and is favorable for an Administrative design approval, pending ZBA approval.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than August 26, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner Kevin Purdom- JRC Design Build

being the owner of the property commonly know as: 10 N Pine Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-7.1 & 5.1-7.3

Chapter 28, of the Arlington Heights Municipal Code, in order to: build a two story rear addition to the existing house

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): the addition will be closing in an exsiting covered porch area and will not encorach on any zoning setbacks. This project is also in the rear and will not be seen from the public

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The current zoning for this lot is r-7 and the existing house as is does not meet the requirements of R-7 therefore any addition or future work will need a variance to move forward.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): All zoning regulations for R-3 and r-6 have been met and we are not asking for any significant change.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This is the minimum variance possible because any project would require a variance and we are simply adding an addiiton to the back based on the current footprint of the house.

Signed: 
Petitioner

Date: 07/15/2022

PLAT OF SURVEY

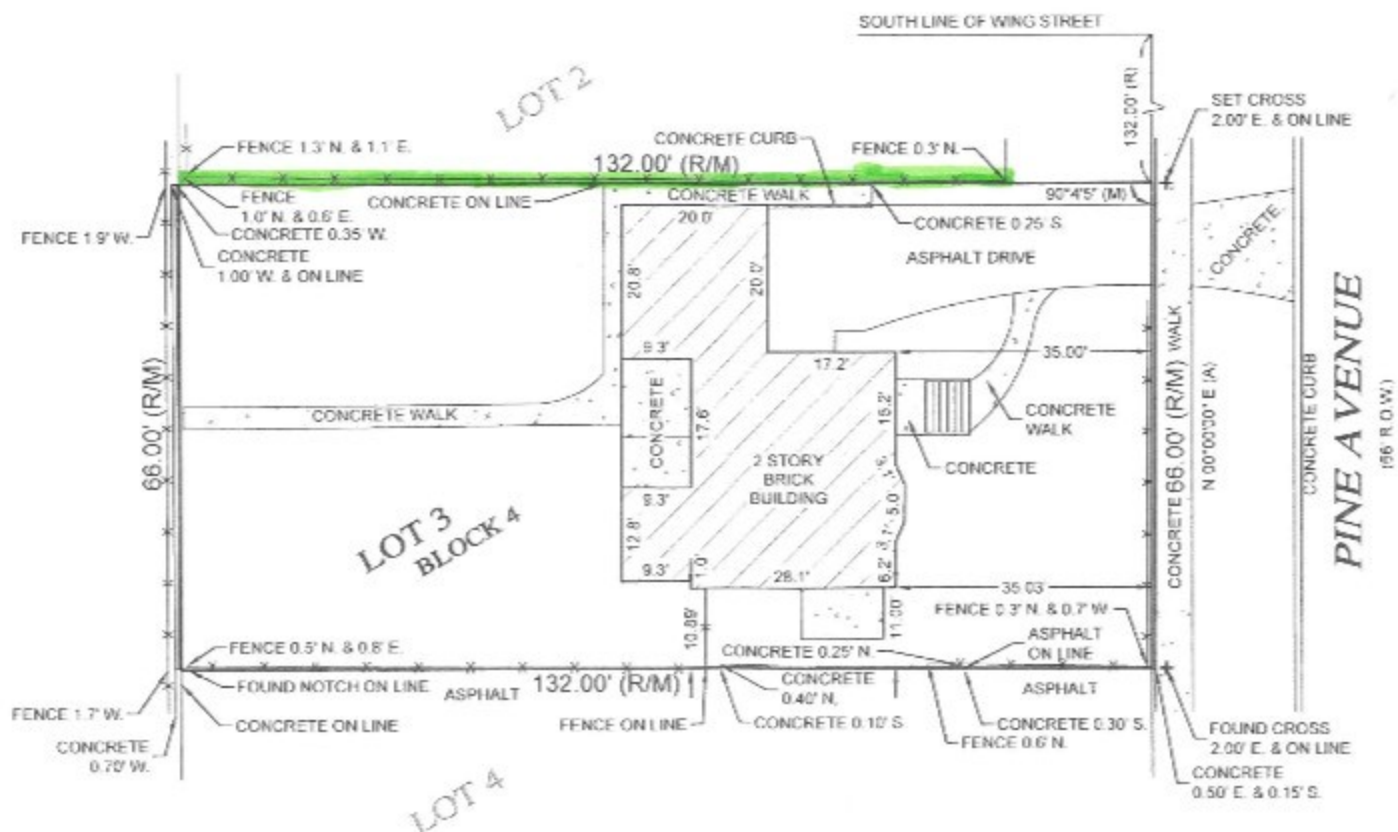
OF

LOT 3 IN BLOCK 4 IN GEORGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS, NO. 2 IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
CONTAINING 87.2 SQ. FT. OR 0.20 ACRES MORE OR LESS



RANGE OF BEARING:
WEST LINE OF N. PINE STREET AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 00°00'00" E (A)



LEGEND
A = ASSUMED
BL = BUILDING SETBACK LINE
C = CALCULATED
C.E. = CITY EASEMENT
CH = CHORD
CL = CENTERLINE
D = DED
D.E. = DRAINAGE EASEMENT
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RECORD
R.O.N. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
V.E. = VILLAGE EASEMENT
W = WEST

---X---X--- = FENCE
--- = EASEMENT LINE
--- = SETBACK LINE
--- = INTERIOR LOT LINE



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS
COUNTY OF DAUPHIN

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 25TH DAY OF APRIL, A.D., 2016, AT Lisle, ILLINOIS.

J. E. Morrison

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2517
LICENSE EXPIRATION DATE NOVEMBER 20, 2016
ILLINOIS BUSINESS REGISTRATION NO. 194-001245



NOTE:

- ALL LINES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 10 N. PINE STREET
ARLINGTON HEIGHTS, ILLINOIS

CLIENT: GUST KILIAN MOSAHO & O'CONNOR LLC

FIELDWORK DATE (DRAW) 04-23-16 (DW/WM)

DRAWN BY: LV REVISED: JON NW 16 03 0455

PROJECT DATA

PROJECT LOCATION:	10 N PINE AVE
ZONING DISTRICT:	R-3
LOT AREA:	8712 SF
PIN:	03-29-344-007-0000
MAX LOT COVERAGE:(35%)	3,049 SF
PROPOSED LOT COVERAGE:	SF
MAX FAR: .45	3,485 SF
PROPOSED FAR:	2,548 SF
MAX IMPERVIOUS COVERAGE (50%)	4,356 SF
PROPOSED IMPERVIOUS COVERAGE:	2,800 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	EXISTING TO REMAIN
LOCATION AREAS: BASEMENT FIRST FLOOR -EXISTING FIRST FLOOR - ADDITION SECOND FLOOR - EXISTING SECOND FLOOR - ADDITION GARAGE	976 SF 968 SF 367 SF 821 SF 189 SF 425 SF
TOTAL SQUARE FOOTAGE:	2,345 SF

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.

MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.

ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

SHEET INDEX - ARCHITECTURAL

A0.0	COVER SHEET	1- 06/20/2022
A1.0	SITE PLAN	1- 06/20/2022
A2.0	FOUNDATION & BASEMENT PLANS	1- 06/20/2022
A2.1	FIRST FLOOR PLAN	1- 06/20/2022
A2.2	SECOND FLOOR PLAN	1- 06/20/2022
A2.3	ROOF PLAN & STAIR DETAILS	1- 06/20/2022
A3.0	ELEVATIONS	1- 06/20/2022
A7.0	SPECIFICATIONS	1- 06/20/2022

DESIGN CRITERIA

FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	40# LL - 10# DL 40# LL - 10# DL 50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FIX STAIR	10# LL - 10# DL 20# LL - 10# DL 30# LL - 10# DL
WIND SPEED NOMINAL	115 MPH 3 SECOND GUST & 89
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")
STRUCTURAL FRAMING LUMBER BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE) GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875	

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

ADDITION TO SUMMERS RESIDENCE



EXISTING 3D RENDER



PROPOSED 3D RENDER

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.
6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.
8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.
9. AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.
10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR
11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.



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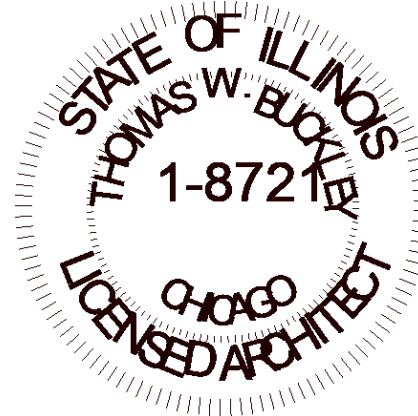
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Thomas Buckley

CERT. NO. 001.008721

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SHEET TITLE

COVER SHEET

SHEET NUMBER

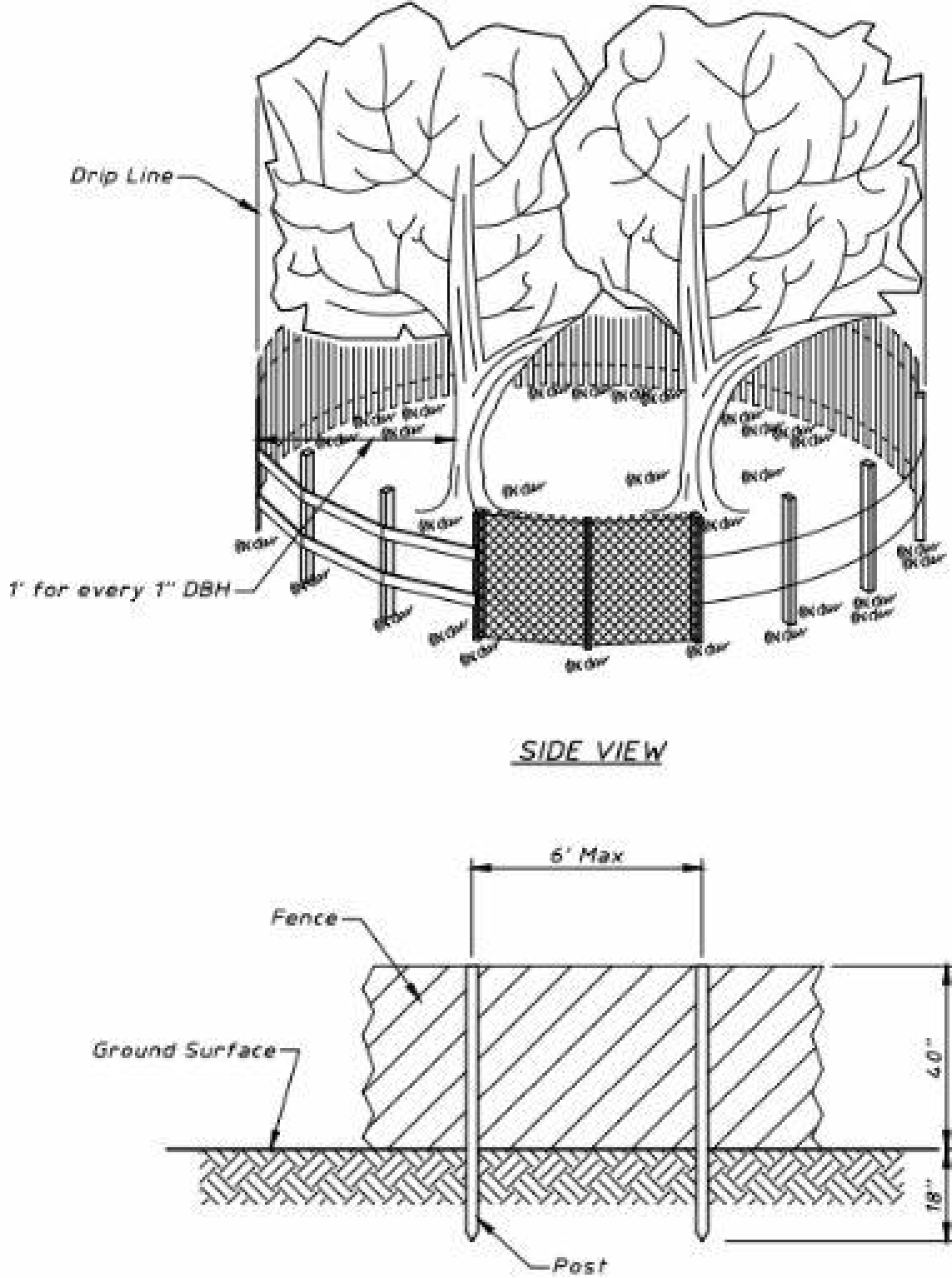
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SITE SETBACKS (R-3)		
	REQUIRED	PROPOSED
FRONTYARD	25'-0"	EX. TO REMAIN
EXTERIOR SIDEYARD	10'-0"	EX. TO REMAIN
INTERIOR SIDEYARD 10% LOT WIDTH	6'-8"	EX. TO REMAIN
REARYARD	30'-0"	EX. TO REMAIN
HEIGHT - MEAN	MAX 60'-0"	EX. TO REMAIN

SITE PLAN LEGEND & NOTES

- INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
- PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
- PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
- PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
- VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
- PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
- THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
- CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
- ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
- PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
- ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
- ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

- · — · — PROPERTY LINE
- — — — — SETBACK LINE
- — — — — EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- (— (— STORM SEWER
- < — < — SANITARY SEWER
- W — WATER SERVICE
- X — FENCE

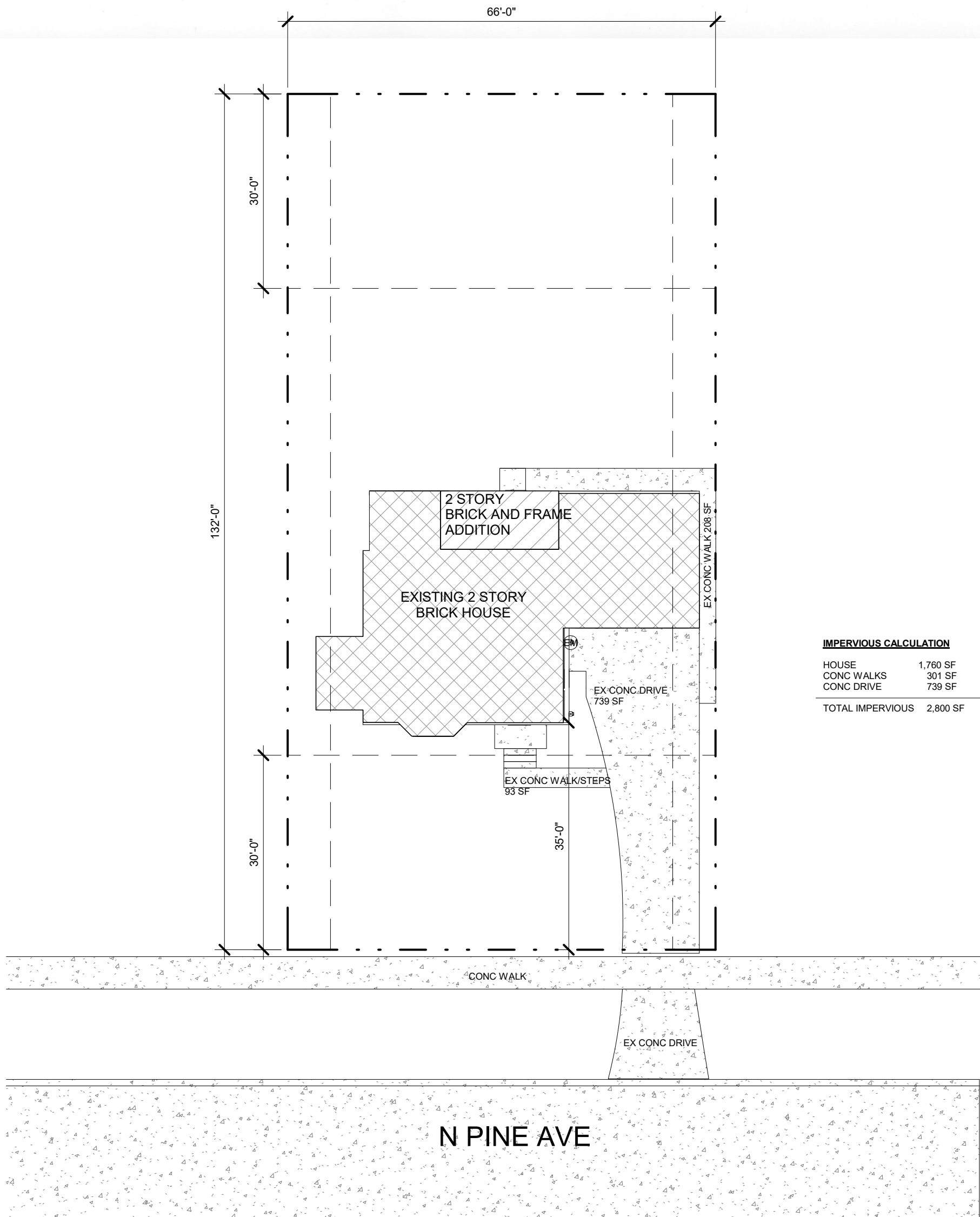
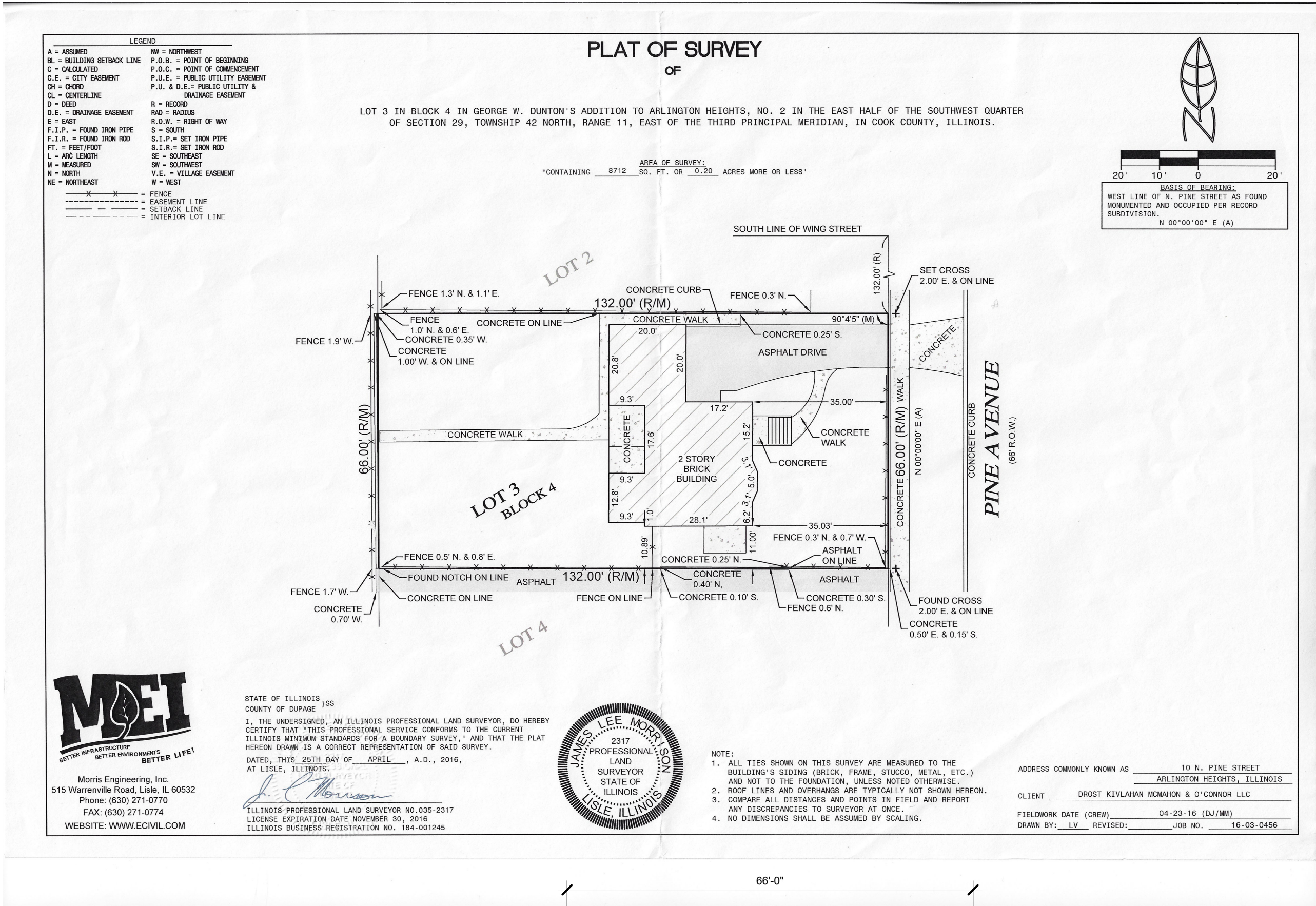


POST AND FENCE DETAIL

NOTES:

- The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
- Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
- The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING



IMPERVIOUS CALCULATION

HOUSE	1,760 SF
CONC WALKS	301 SF
CONC DRIVE	739 SF
TOTAL IMPERVIOUS	2,800 SF



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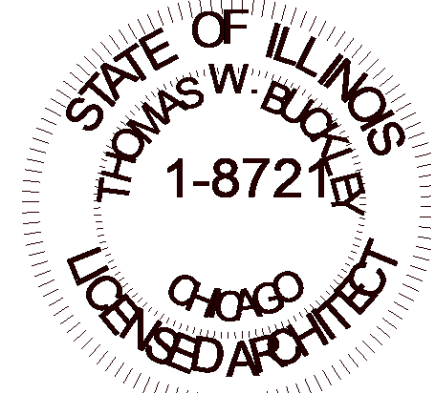
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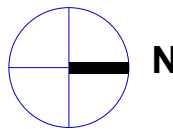
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SHEET TITLE
SITE PLAN

SHEET NUMBER

2
A1.0 SITE PLAN - PROPOSED
1/16" = 1'-0"



A1.0

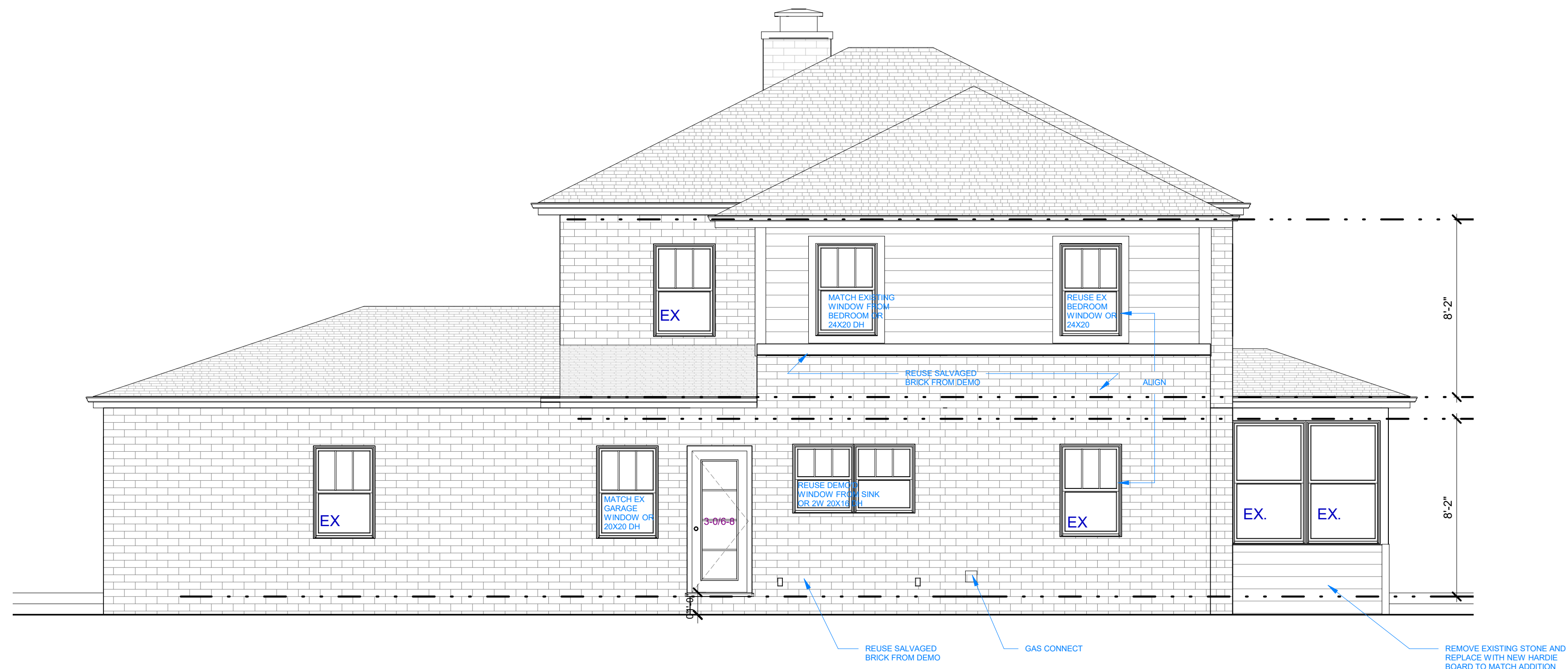
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1 WEST ELEVATION - REAR
A3.0 1/4" = 1'-0"



2 NORTH ELEVATION - SIDE
A3.0 1/4" = 1'-0"

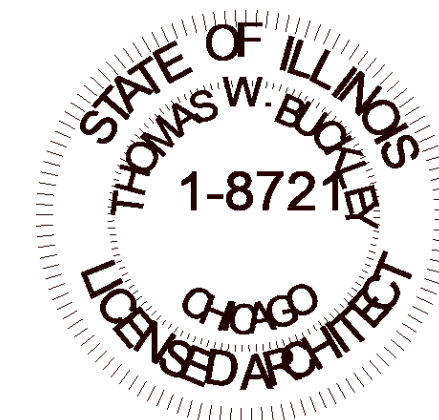


3 SOUTH ELEVATION - SIDE
A3.0 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ HARDIPLANK LAP SIDING [COLOR TBD]		TRIM AND FASCIA		WOOD TRIM [MATCH EX CLAY / PUTTY COLOR FINISH]	
SIDING (2)		EXISTING BRICK		SOFFIT AND FASCIA		WOOD - VENTED [MATCH EX CLAY / PUTTY FINISH]	
ROOFING (1)		ASPHALT SHINGLES [MATCH EX]		COLUMNS		MATCH EX.	
ROOFING (2)		STANDING SEAM METAL ROOFING [EX TO REMAIN]		GUTTERS, DOWNSPOUTS		ALUMINUM [MATCH EX.]	
DOORS		[MATCH EX]		WINDOWS		MARVIN ULTIMATE [MATCH EX GRAY]	

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
- 6.



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ELEVATIONS

SHEET NUMBER

A3.0

DIVISION 2-SITEWORK

1. CLEAR AREA OF SITE AT LOCATION OF CONSTRUCTION OF ALL EXISTING GROWTH AND VEGETATION.REMOVING DEBRIS FROM SITE. STOCKPILE TOPSOIL ON SITE WHERE APPROVED BY BUILDING INSPECTOR.
2. STAKE CORNERS OF BUILDING FOR OWNER AND ARCHITECT'S REVIEW AND APPROVAL PRIOR TO EXCAVATION. CONTRACTOR SHALL ANTICIPATE ADJUSTMENTS TO THE ORIGINAL STAKED LOCATION OF THE BUILDING
3. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT THE ELEVATIONS SHOWN ON THE DRAWINGS OR IF OVER-EXCAVATED, COMPACTED FILL SHALL BE PLACED TO THE ELEVATIONS REQUIRED FOR BEARING. A MINIMUM 3'-8" COVER FOR PROST PROTECTION SHALL BE MAINTAINED FOR EXTERIOR FOOTINGS.
4. NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING OF CONCRETE.
5. BACKFILLING MATERIALS SHALL BE CLEAN SAND FOR INSIDE FOUNDATIONS AND EXCAVATED SAND, GRAVEL OR CLAY FOR EXTERIOR OF FOUNDATIONS PLACED IN SUCCESSIVE 1' HORIZONTAL LAYERS ON OVER 8" THICK, LOOSE MEASUREMENT, WITH EACH LAYER THOROUGHLY COMPACTED AND PLACED TO AVOID DAMAGE TO THE FOUNDATION WALLS, FOOTINGS OR OTHER WORK IN PLACE.
6. BACKFILL WITH SAND OR OTHER APPROVED GRANULAR FILL IN AREAS WHERE CAST IRON AND CLAY TILE PIPES ARE TO BE INSTALLED AS WELL AS EXCAVATED AREAS WHERE SLAB ON GRADE WILL BE POURED.
7. FURNISH AND INSTALL 4" OF COMPACTED PEA GRAVEL FILL FOR ALL AREAS TO RECEIVE INTERIOR CONCRETE SLABS AND EXTERIOR CONCRETE WORK. FILL TO BE COMPACTED TO 90% OF MAXIMUM DENSITY.
8. THE SITE SHALL BE ROUGH, GRADED AND EXCESS DIRT HAULED AWAY. NO BLACK DIRT OR LANDSCAPING IS INCLUDED
9. FINAL GRADE ENTIRE AREA OF CONSTRUCTION TO 1" IN TEN (10) FEET USING TOP SOIL FROM STOCKPILE.
10. A MINIMUM PERIMETER CHAIN-LINK FENCING OF FIVE (5) FEET IN HEIGHT SHALL BE REQUIRED.

DIVISION 3 - CONCRETE

1. PROVIDE ALL CONCRETE WORK, FOR ALL TRADES REQUIRED TO COMPLETE THIS PROJECT. WORK INCLUDES, BUT IS NOT LIMITED TO, FOOTINGS, FOUNDATION WALLS, PIERS, FLOOR SLABS AND WALKS.
2. CONCRETE WORK SHALL COMPLY WITH THE LATEST VERSION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301).
3. READY-MIXED CONCRETE SHALL COMPLY WITH ASTM C 94
4. FOR PROJECT SITE MIXING, MEASURE, BATCH, AND MIX CONCRETE MATERIAL AND CONCRETE ACCORDING TO ASTM C 94. MIX CONCRETE MATERIALS IN APPROPRIATE DRUM - TYPE BATCH MACHINE MIXER.
5. ALL FOOTINGS SHALL BEAR ON MINIMUM 3000 PSF, UNDISTURBED SOIL.
6. CONCRETE USED FOR ALL EXTERIOR FLATWORK SHALL BE SIX (6) BAG PORTLAND CEMENT PER CUBIC YARD (4000 PSI) CONCRETE FOR ALL INTERIOR FLATWORK SHALL BE 5 1/2 BAG PORTLAND CEMENT PER CUBIC YARD (3500 PSI)
7. CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS AND ALL OTHER CONCRETE IN FORMS SHALL BE, FIVE (5) BAG PORTLAND CEMENT PER CUBIC YARD (3000 PSI).
8. COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS", FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS, AND AS HEREIN SPECIFIED
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS.
10. UNLESS OTHERWISE NOTED, PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCEMENT.
11. MAKE PROVISIONS IN THE FOUNDATION AND FOOTINGS FOR THE PASSAGE OF THE 4" PLASTIC AND CAST IRON DRAIN TILE WHEN POURING CONCRETE.
12. FURNISH AND INSTALL 4" DRAIN TILE AROUND THE OUTSIDE PERIMETER OF EXCAVATED LOWER LEVELS AS SHOWN. DRAIN TILE CONNECTION TO SUMP PIT SHALL BE MADE USING 4" CAST IRON PIPE.
13. FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.
14. BREAK OFF WALL TIMES BEFORE DAMP-PROOFING.
15. ON ALL EXTERIOR SURFACES OF FOUNDATION WALLS AND FOOTINGS, SPRAY ONE COAT OF "KOPERS" LIQUID ASPHALT 480 TO WITHIN SIX (6) INCHES OF THE TOP OF THE FOUNDATION WALL.
16. PROVIDE TROWEL FINISH TO MONOLITHIC SLAB SURFACES TO BE EXPOSED-TO-VIEW, AND SLAB SURFACES TO BE COVERED WITH RESILIENT FLOORING, CARPET, CERAMIC, OR QUARRY TILE. PAINT OR OTHER THIN FILM FINISH COATING SYSTEM, PROVIDE A LEVEL SURFACE PLANE SO THAT DEPRESSIONS BETWEEN HIGH SPOTS DO NOT EXCEED 1/8" UNDER A 10' STRAIGHT EDGE.
17. ALL EXTERIOR FLATWORK SHALL HAVE A MEDIUM BROOM FINISH.
18. PROVIDE SPOT SURVEY AT THE COMPLETION OF BACKFILL TO ARCHITECT AND LOCAL JURISDICTION, SHOWING ALL FOUNDATION DIMENSIONS AND DIMENSIONS OF FOUNDATION TO ALL PROPERTY LINES.

DIVISION 4 - MASONRY

1. STONE MASONRY WORK SHALL CONFIRM TO - "BUILDING CODE REQUIREMENTS FOR STONE MASONRY.
2. STONE MATERIAL ALLOWANCE PER CONSTRUCTION CONTRACT - VERIFY WITH BUILDER.
3. MORTAR SHALL BE TYPE N.
4. MASONRY TIES: GALVANIZED 20 GAUGE CORRUGATED METAL TIES. PROVIDE 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY.
5. FOR SILLS, CAPS AND SIMILAR APPLICATIONS RESULTING IN EXPOSURE OF STONE SURFACES WHICH OTHERWISE WOULD BE CONCEALED FROM VIEW, PROVIDE UNCOURED OR SOLID UNITS.
6. WALLS ARE TO BE COVERED AT THE END OF EACH DAY TO PREVENT WATER ABSORPTION. CLEAN THE AIR SPACE OF MORTAR DRIPPINGS AND OTHER DEBRIS DURING CONSTRUCTION.
7. DO NOT INSTALL MASONRY WORK TEMPERATURES FALL BELOW 40 DEGREES F.
8. UPON COMPLETION OF CONSTRUCTION, CLEAN ALL MASONRY WITH A CLEANER APPROVED BY MASONRY UNIT SUPPLIER.
9. STORE, HANDLE AND INSTALL ALL MASONRY PRODUCTS IN STRICT ADHERENCE TO SUPPLIERS INSTRUCTIONS.

DIVISION 5 - METALS

1. ALL STRUCTURAL STEEL TO BE A-36.
2. ALL STRUCTURAL STEEL BOLTS TO BE A MINIMUM OF 3/4" A-325
3. USE METAL OR OTHER APPROVED SHIMS UNDER STEEL BEAMS AND COLUMNS. WOOD SHIMS ARE NOT ALLOWED.
4. ALL STRUCTURAL STEEL TO RECEIVE ON SHOP COAT OF RUST INHIBITIVE PAINT.
5. PROVIDE 6" X 6" X 1/2" BASE PLATES UNDER ALL COLUMNS (U.O.N.)
6. ALL BEAMS TO BE BOLTED TO COLUMNS AT 2 LOCATIONS (MINIMUM)
7. PROVIDE 1/2" CAP PLATE S WITH (4) 3/4" DIAMETER BOLTS AT ALL COLUMNS.

DIVISION 6 - WOODS AND PLASTICS

1. ALL WOOD FRAMING SHALL COMPLY WITH AFPA'S "MANUAL FOR WOOD FRAME CONSTRUCTION"
2. ALL LUMBER SHALL CONFORM TO U.S. PRODUCT STANDARD PS-20 AND APPLICABLE RULES OF LUMBER GRADING AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE BOARD OF REVIEW. FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY.
3. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1 AND SHALL BE GRADE MARKED. PLYWOOD CONSTRUCTION SHALL CONFORM TO THE "PLYWOOD CONSTRUCTION GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION
4. STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" WITH AN ALLOWABLE FB = 1100 PSI EXCEPT WHERE NOTED OTHERWISE ON PLANS AND FOR MICRO-LAMS.
5. TREAT ROUGH CARPENTRY SUCH AS: WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH CONCRETE.
6. INSTALL FLOOR JOISTS W/ CROWN EDGE UP AND SUPPORT ENDS OF EACH MEMBER WITH NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL, OR 3" ON MASONRY, WHERE SUPPORTED ON WOOD MEMBERS. ATTACH BY TOE-NAILING OR USING METAL FRAMING ANCHORS, WHERE FRAMED IN WOOD SUPPORTING MEMBERS, USE LEDGERS OR METAL JOIST ANCHORS.
7. FRAME OPENINGS WITH HEADER AND TRIMMERS SUPPORTED BY METAL JOIST HANGERS.
8. DO NOT NOTCH IN MIDDLE THIRD OF JOISTS; LIMIT NOTCHES TO 1/6 DEPTH OF JOIST, 1/3 AT ENDS.
9. DO NOT BORE HOLES LARGER THAN 1/3 DEPTH OF JOIST; DO NOT LOCATE CLOSER THAN 2" FROM TOP OR BOTTOM.
10. PROVIDE SHIM BLOCKING OF 2" NOMINAL THICKNESS BY DEPTH OF JOIST AT ENDS OF JOISTS UNLESS NAILED TO HEADER OR BAND.
11. PROVIDE 1X3 CROSS BRACING WITH MAXIMUM SPACING OF 8'-0" OC
12. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.
13. PROVIDE DOUBLE JOISTS AND HEADERS AT STAIR OPENINGS.
14. NOTCH RAFTERS TO FIT EXISTING JOISTS PARALLEL TO RAFTERS FIT TO PLATE TO FIRST JOIST. NAIL TO ENDS OF RAFTERS AND TO TOP PLATE AND NAIL TO FIRST JOIST OR ANCHOR WITH FRAMING ANCHORS OR METAL STRAPS.
15. ALL EXTERIOR AND BEARING PARTITIONS SHALL HAVE STUDS AT 16" OC WITH DOUBLE 2X TOP PLATE, MINIMUM LAP 48" AND 2X X SOLE PLATE.
16. ALL INTERIOR NON-BEARING PARTITIONS SHALL HAVE STUDS @ 16" OC.
17. ALL CORNERS AND INTERSECTIONS SHALL BE NOT LESS THAN THREE OR MORE STUDS.
18. ALL BEARING WALL OPENINGS SHALL BE FRAMED WITH 2-X 12 HEADERS WITH 1/2" PLYWOOD SPACERS EXCEPT WHERE OTHERWISE NOTED.
19. ALL SUBFLOORS TO BE 3/4" T & G PLYWOOD DECKING GLUED AND NAILED AS PER SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION
20. ALL 1/2" T & G PLYWOOD UNDERLAYMENT GLUED AND NAILED UNDER ALL FLOORS TO RECEIVE CARPETING.
21. EXTERIOR WALL SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD. NAIL AT EDGES WITH 10D NAILS AT 6" O.C. AND 12" O.C. AT INTERMEDIATE STUDS.
22. ROOF SHEATHING TO BE 5/8" EXTERIOR GRADE PLYWOOD.
23. FASCIA BOARDS, RAKES RAKE TRIM BD. SHINGLE MOULD AND TRIM BOARDS TO BE CEDAR UNLESS OTHERWISE NOTED.
24. PROVIDE FIRESTOPPING AT ALL FURRING, PARTITIONS AND OUTSIDE STUD WALLS AT THE LEVEL OF EACH FLOOR OR CEILING AND AT THE JUNCTURE OF ROOF RAFTERS AND WALLS. PROVIDE ADDITIONAL FIRESTOPPING AS REQUIRED BY CODE.
25. BLOCKING SHALL BE INSTALLED WHERE NEEDED, PARTICULARLY KITCHENS, BATHS, CLOSETS, AND STAIRS.
26. ALL FINISH WOOD FLOORING, TRIM, DOORS NO JAMBS SHALL BE LEFT IN THE BUILDING FOR MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION, BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
27. ALL SURFACE DOORS TO MATCH SPECIFICATION OF FLOOR. REGISTERS SHALL BE FLUSH WITH SURROUNDING FLOORING
28. REWORK EX STAIRS: TREADS, HANDRAILS, AND NEWEL POSTS
29. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ON SIDE OF THREE OR MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. BOTH ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
30. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/2" TO 2".
31. INTERIOR WOOD TRIM SHALL BE PERPENDICULAR SPEC.
32. STAIRS TO HAVE A MINIMUM TREAD DEPTH OF 10". MEASURED NOSING TO NOSING, AND ALL TREADS IN A STAIRWAY SHALL BE EQUAL.
33. STAIRS TO HAVE A MAXIMUM UM STEP RISER HEIGHT OF 7 3/4" AND THE MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND SMALLEST RISER SHALL NOT BE GREATER THAN 3/8"
34. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR I- JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED
35. EXTERIOR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STAIR SHALL HAVE A GALVANIZED METAL TILE 16 GAUGE AND 1 1/2" WIDE FASTENED TO EACH PLATE.
36. EXTERIOR BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.

CODE NOTES:

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

M1507.3.1 SYSTEM DESIGN

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1507.3.2 SYSTEM CONTROLS

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1507.3.3 MECHANICAL VENTILATION RATE

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).

PASSIVE RADON SYSTEM NOTES:

1. PROVIDE GAS PERMEABLE SUB-FLOOR W/ .006 MIL. POLYETHYLENE GROUND COVER.
2. SEAL OPENING BETWEEN THE HOUSE AND SOIL
3. VENT PIPE TO BE 3" SCHEDULE 40 PVC PIPE AND FITTINGS THROUGH ROOF AT LEAST 12" ABOVE HIGHEST POINT OF ROOF AND AT LEAST 10" FROM ANY WINDOWS OR OPENINGS
4. PROVIDE SPACE ALLOWANCE FOR INSTALLATION OF A FAN.
5. PROVIDE A POWER SOURCE IN CASE ACTIVATION IS REQUIRED.
6. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE PROPERLY IDENTIFIED AS SUCH
7. THE RADON PIPE SHALL HAVE A LABEL THAT READS "RADON REDUCTION SYSTEM" THE LABEL SHALL BE PLACED ON THE PIPE WHERE EXPOSED IN THE BASEMENT AND ATTIC. THE ATTIC LABEL SHALL FACE THE ATTIC ACCESS OPENING.
8. THE VAPOR BARRIER FOR THE RADON SYSTEM SHALL BE LAPPED 12 INCHES AND ALL SEAMS SHALL BE SEALED WITH COMPATIBLE GLUES.

R319.1: SITE NUMBERS

THE ADDRESS NUMBER SHALL BE 6 INCHES IN HEIGHT, ON A CONTRASTING BACKGROUND, AND INSTALLED ON OR OVER THE PRIMARY ENTRANCE OF THE DWELLING.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. EXTERIOR WALLS SHALL HAVE R-21 BATT INSULATION WITH 6 MIL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
2. LIVING UNITS WITH UNHEATED AREAS ABOVE SHALL HAVE R-49 INSULATION WITH PROTECTIVE BAFFLES AT EA VES TO ALLOW FOR AIR FLOW AND HAVE AN INTEGRAL VAPOR BARRIER, INSTALLED TOWARDS THE INTERIOR.
3. PROVIDE SOUND ATTENUATION BLANKETS AT ALL WASTE LINES AT FLOOR AND WALL CAVITIES. PROVIDE SOFT CLOSED-CELL FOAM OR DENSE GLASS FIBER FLEECES NOMINALLY 1" LONG AND 1/2" THICK BETWEEN UN-INSULATED PIPES AND HANGERS THERE SHOULD BE NO DIRECT CONNECT BETWEEN THE PLUMBING AND STUDS OR DRYWALL.
4. CANTILEVERED PROJECTIONS SHALL HAVE R-30 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
5. DOOR AND WINDOW SHIM SPACES SHALL BE FULLY STUFFED OR FOAMED WITH INSULATION
6. ALL BAND SILLS SHALL BE INSULATED WITH R-19 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
7. ALL SKYLIGHTS SHALL BE FLASH ED WITH APPROPRIATE FLASHING PROVIDED BY MANUFACTURER AND INSTALLED IN ACCORDANCE WITH MANUFACTURER 'S INSTRUCTIONS
8. CAULK ALL JOINTS BETWEEN SIDING AND CORNER BOARDS, SOFFITS, BRICK MOLDS, WOOD TRIM AND SILLS. CAULK ALL INTERSECTIONS BETWEEN COUNTER TOPS AND WALLS, BATHTUBS, SHOWER BASES, TILE AND TOPS OF ALL PAINTED BASEBOARDS.
9. FLASH AT HEAD OF ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH GALVANIZED SHEET METAL DRIP CAPS DRIP CAP NAILING FIN INTEGRAL WITH WINDOWS IS ACCEPTABLE
10. GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM AND HAVE A MINIMUM PITCH OF 1/16" PER FOOT (COLOR PER OWNER)
11. INSTALL RIDGE VENTS IN ACCORDANCE WITH MANUFACTURER 'S RECOMMENDATIONS FOR INSTALLATION ON AN ASPHALT SHINGLE ROOF
12. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH NATIONAL ASSOCIATION RECOMMENDATIONS
13. ASPHALT ROOF SHINGLES-OR -OWENS CORNING OAKRIDGE ARCHITECTURAL PREMIUM, VERIFY COLOR W/ OWNER
14. FELT UNDERLAYMENT SHALL BE 15LB 36" WIDE
15. PROVIDE WATERPROOF UNDERLAYMENT UNDER SHINGLES AT ALL ROOF EDGES TO 2" FROM INTERIOR WALL AND VALLEYS.
16. ALL HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3.
17. EXTERIOR WALLS SHALL HAVE CONTINUOUS AIR BARRIER, INCLUDING BATHTUBS.
18. THE VAPOR BARRIER SEAMS SHALL BE SEALED WITH COMPATIBLE GLUE.

DIVISION 8 - DOORS AND WINDOWS

1. WINDOWS TO BE AS MANUFACTURED
 - A. GLASS: 5/8" INSULATING LOW 'E' FOR WINDOWS
 - B. 3/4" TEMPERED INSULATION LOW 'E' EXTERIOR DOORS.
 - C. EXTERIOR FRAMES: CLAD (COLOR TO BE SELECTED BY OWNER FROM STANDARD LINE)
 - D. 24" OPERABLE WINDOWS. FRAME FINISH (MATCH EX. VERIFY W/OWNER)
2. GENERAL TYPES AND APPROXIMATE QUANTITIES OF DOOR HARDWARE WOULD BE ANTICIPATED BY THE CONTRACTOR TO HELP ESTIMATE INSTALLATION AND OTHER WORK. IN ADDITION TO LOCK SETS, ANTICIPATE 3 HINGES AND A WALL MOUNTED STOP PER EACH SWINGING DOOR. COORDINATE HARDWARE MOUNTING LOCATIONS WITH OWNER.
3. FACTORY FIT DOORS TO SUIT FRAME-OPENING SIZES INDICATED ON THE DRAWINGS. PROVIDE 1/8" CLEARANCE AT HEADS, JAMBS, AND BETWEEN PAIRS OF DOORS. PROVIDE 1/2" CLEARANCE FROM BOTTOM OF DECORATIVE FLOOR FINISH, WHERE THRESHOLD OCCURS. PROVIDE 3/8" FROM BOTTOM OF DOOR TO TOP OF THRESHOLD. BEVEL DOORS 1/8" IN 2 INCHES AT LOCK AND HINGE EDGES.
4. PROVIDE APPROVED SAFETY GLAZING AT HAZARDOUS LOCATIONS OR WHERE CODE REQUIRES
5. PROVIDE THE FOLLOWING DOORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS:
 - A. FRONT DOOR;
 - B. INTERIOR DOORS;
6. COORDINATE INSTALLATION OF WINDOWS AND DOORS WITH OWNERS SECURITY CONSULTANT AS REQ'D

DIVISION 9 - FINISHES

1. ALL WALLS TO BE 5/8" GYPSUM BOARD (GLUED AND SCREWED TYPICAL AND SCREWED ONLY AT WALLS W/ VISQUEEN VAPOR RETARDER.
2. ALL CEILINGS TO BE 5/8" GYPSUM BOARD (MATCH EXISTING IN AREAS TO BE PATCHED) GLUED AND SCREWED TYPICAL.
3. WHERE GAS FURNACE IS CONFINED IN A CLOSET OR UTILITY ROOM, 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILING.
4. PROVIDE GREEN BOARD ON ALL WET AREAS AND "DUROCK" AT SIDES OF SHOWER AND TUB ENCLOSURES TO RECEIVE TILE
5. FLOOR FINISHED TO BE AS NOTED ON PLANS.
6. PROVIDE TILE WHERE INDICATED ON THE DRAWINGS. PROVIDE TILE INSTALLATION MATERIALS COMPLYING WITH ANSI STANDARDS REFERENCED IN "SETTING MATERIAL" AND "GROUTING MATERIAL" ARTICLES. ALL CERAMIC TILE TO BE INSTALLED IN THINSET. INSTALL CERAMIC TILE IN ACCORDANCE WITH TCA'S HANDBOOK FOR CERAMIC TILE INSTALLATION" RECOMMENDATIONS FOR THE INSTALLATION REQUIRED.
7. PROVIDE 3/4" THICK X 2 1/4" WIDE, SOLID, CLEAR, PLAIN SAWN WOOD STRIP FLOORING TO MATCH EXISTING, WHERE INDICATED ON THE PLANS FOR WOOD. PROVIDE 15# FELT AS A VAPOR BARRIER. DIRECTION AS SOWN ON PLANS. INSTALL, SAND AND FINISH IN ACCORDANCE WITH FLOORING MANUFACTURER ASSOC. INC REVIEW STAIN COLOR W/ OWNER. PROVIDE TRANSITION STRIP IN SAME SPECIES AND GRADE AS WOOD FLOORING WHERE WOOD FLOORING ABOVE DISSIMILAR FLOORING MATERIAL. PROVIDE WOOD GRILLES WHERE HVAC SUPPLIES ARE LOCATED IN FLOORS RECEIVING WOOD AND TO BE FLUSH WITH FINISHED FLOOR.
8. ALL DRYWALL SURFACES AND PAINTED WOODWORK TO RECEIVE ONE (1) COAT OF PRIMER, TWO (2) FINISH LATEX PAINT COATS.
9. STAINED WOODWORK TO RECEIVE ONE (1) COAT STAIN AND TWO (2) COATS VARNISH WITH STEEL WOOL BETWEEN COATS.
10. ALL EXTERIOR CEDAR TRIM AND SIDING TO RECEIVE ONE COAT OF SEMI-TRANSPARENT STAIN/MACHINE APPLIED (FOUR SIDES BACK-PRIMED) AND ONE COAT FINISH APPLIED. CUT TRIM TO LENGTH AND PRIME CUT ENDS. VERIFY COLOR TO MATCH EX. AND PROVIDE SAMPLE TO OWNER FOR APPROVAL.

DIVISION 15 - MECHANICAL

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE THE DESIGN AND INSTALLATION OF HEATING, COOLING, AND VENTILATING SYSTEMS, INCLUDING BUT NOT LIMITED TO HEATING PLANT DISTRIBUTION, AIR CONDITIONING SYSTEM, HUMIDIFICATION, TEMPERATURE (PROGRAMMABLE THERMOSTATS) AND HUMIDIFICATION CONTROLS.
2. ELECTRONIC AIR CLEANERS, EXHAUST FANS, GAS FIRED EQUIPMENT FLUES AND APPLIANCE VENTS.
3. ENTIRE SYSTEM SHALL CONFORM TO APPLICABLE ASHRAE AND SMACNA STANDARDS. CONTRACTOR SHALL CALCULATE HEAT LOSS AND GAIN, SIZE ALL DUCTS AND EQUIPMENT TO GUARENTEE SYSTEM WILL HEAT HOUSE TO 74 DEGREE AT -15 DEGREE TEMPERATURE WITHIN 15 M.P.H. WINDS AND COOL HOUSE TO 74 DEGREE F AT 95 DEGREE OUTSIDE TEMPERATURE.
4. CONTRACTOR TO PROVIDE THE NUMBER, MANUF. AND EFFICIENCY OF FURNACES, A/C COMPRESSOR AND ASSOC. EQUIPMENT REQ'D TO MEET THE MECHANICAL HEATING AND COOLING SPECIFICATIONS AT TIME OF BID SUBMITTAL.
5. IF PORTION OF HVAC SYSTEM IS LOCATED OUTSIDE THE BUILDING ENVELOPE, ALL DUCTS, AIR HANDLERS, FILTER BOZES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. DUCT TIGHTNESS SHALL BE VERIFIED BY A THIRD PARTY BY EITHER:
 - A. POST CONSTRUCTION LEAK TEST PROVING THAT LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8CFM PER 100 SF OF CONDITIONED FLOOR AREA OR TOTAL LEAKAGE OF LESS THAN 12 CFM PER 100 SF OF CONDITIONED FLOOR AREA HWNE TESTED AT .1" WATER GRADIENT.
 - B. ROUGH IN LEAK TEST PROVING THAT LEAKAGE SHALL BE LESS THAN 6CFM PER 100 SF OF CONDITIONED FLOOR AREA INCLUDING THE AIR HANDLER OR 4 CFM PER 100 SF OF CONDITINED FLOOR AREA WHEN TESTED AT .1" WATER GRADIENT.

6. MECHANICAL CONTRACTOR TO REVIEW LAYOUT OF SUPPLY AND RETURN GRILLES WITH ARCHITECT AND OWNER IN FIELD PRIOR TO INSTALLATION.
7. PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS IN ACCORDANCE WITH NFPA 54. INSTALL LOUVERED DOOR OR 2 TRANSFER GRILLS (MIN 100 SQ. IN. EA) WITHIN 12 OF FLOOR AND CEILING
8. ALL SUPPLY REGISTERS TO BE 4" X 10" UNLESS NOTED OTHERWISE. ALL SUPPLY REGISTERS IN WOOD FLOORS TO MATCH SPECIFICATION OF FLOOR, AND TO BE FLUSH WITH WOOD FLOORS
9. ALL SUPPLY, RETURN AND EXHAUST DUCT OPENINGS SHALL BE COVERED WITH SCREENING DURING CONSTRUCTION
10. JOINTS AND SEAMS OF SUPPLY AND RETURN DUCTS TO BE SECURED PROPERLY AND SUBSTANTIALLY AIRTIGHT.
11. ALL SHEETS METAL DUCT SYSTEMS TO HAVE SUFFICIENT IN-LINE DAMPERS FOR BALANCING PURPOSES
12. TYPE 'B' FLUES TO BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND MANUFACTURER'S INSTRUCTIONS.
13. CHIMNEY OR VENT CONNECTORS SHALL HAVE A RISE OF AT LEAST 1/4" TO THE FOOT OF RUN AND BE SECURELY SUPPORTED.
14. ALL GAS LINES TO GAS APPLIANCES SHALL BE RUN BY PLUMBING CONTRACTOR AND PROVIDED WITH A SHUT-OFF VALVE AT THE APPLANCE
15. HEATING CONTRACTOR TO RUN ALL CONDENSATE LINES TO FLOOR DRAIN.
16. SEWER PIPE TO PENETRATE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC PIPE TO EXTEND TO VIRGIN SOIL ON THE EXTERIOR AND 6" CLEAN OUT WITHIN 5'-0" OF FOUNDATION. ALL MISSION COUPLINGS SHALL BE THE NON-SHEAR TYPES
17. PLASTIC (PVC) PIPING FOR WASTE AND VENT AND COPPER WATER SUPPLY PIPING SHALL CONFORM TO LATEST ASTM SPECIFICATIONS FOR RESIDENTIAL USE.
18. ABOVE GROUND POTABLE WATER PIPING SHALL BE TYPE L COPPER AND UNDERGROUND POTABLE WATER PIPING SHALL BE TYPE K COPPER.
19. PROVIDE CLEARANCE AT EVERY CHANGE OF DIRECTION AND IN ANY RUN WITH A BEND GREATER THAN 45 DEGREES.
20. PROVIDE 12" AIR CHAMBERS AT EACH HOT AND COLD WATER LINE AT EVERY FIXTURE. AIR CHAMBERS IN A RISER SHALL BE 24"
21. THE FOOTING DRAIN SHALL BE COVERED WITH A MINIMUM OF SIX (6) INCHES OF WASHED GRAVEL. (SIZES ONE INCH TO THRE FOURTH INCH) TO A POINT NOT LESS THAN THREE(3) INCHES ABOVE THE TOP OF THE FOOTING AND COVERED WITH RESIN PAPER.
22. STACK TEST IS REQUIRED ON ALL WASTE AND VENT PIPING AT THE TIME OF THE ROUGH AND UNDERGROUND INSPECTIONS.
23. 75 PSI AIR TEST OR WATER PRESSURE REQ'D ON WATER PIPING AT TIME OF ROUGH INSPECTION
24. 25 PSI AIR TEST REQ'D ON ALL GAS PIPING AT THE TIME OF THE ROUGH.
25. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET THE ILLINOIS PLUMBING CODE AND LOCAL ORDINANCES.
26. FLOOR DRAIN TRAPS AND DRAINS, INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL NOT BE LESS THAN FOUR (4) INCHES IN DIAMETER.
27. MIN. TRAP SIZE FOR TUBS, WHIRLPOOL, OR SOAKING TUB SHALL BE 2"
28. A 3" FULL SIZE STACK IS REQ'D FOR ALL WATER CLOSETS UNLESS REVENTED BACK TO MAIN FULL SIZE STACK WITHIN TWENTY FEET.
29. ALL FLOOR DRAIN TRAPS SHALL BE VENTED A MINIMUM OF 2".
30. ALL RETURN GAS SHALL BE DUCTED: USE OF WALL CAVITY FOR RETURIN AIR PROHIBITED.
31. ALL EXHAUST FANS SHALL RUN TO EXTERIOR AIR, VENTING TO WITHIN ONE(1) FOOT OF ROOF VENT WITH TRAP IS NOT PERMITTED.
32. DRYER TO BE VENTED DIRECTLY TO EXTERIOR AND PROVIDED WITH BACK DRAFT DAMPER.
33. ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.
34. HVAC SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT.
35. NEW FURNACE ROOM TO HAVE FLOOR DRAIN AND SINGLE SPRINKLER HEAD IF REQ'D BY LOCAL CODE.

DIVISION 16 - ELECTRICAL

1. ELECTRIC PANEL AMPERAGE SHALL BE NOTED ON MEP FLOOR PLANS.
2. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHER PROOF.
3. ALL WP RECEPTACLES SHALL BE WEATHER-PROOF AND HAVE GROUND FAULT INTERRUPTER.
4. ALL INTERIOR RECEPTACLES SHALL BE OF THE GROUNDED TYPE.
5. ALL OUTLETS DESIGNATED TO BE GFI ARE TO BE U.L. LISTED GFI OUTLETS, NOT STANDARD OUTLETS CONNECTED TO A GFI CIRCUIT. GFI CIRCUITS MAY ONLY BE USED FOR THOSE THOSE DIRECT-WIRED APPLIANCES AND FIXTURES THAT REQUIRE GFI PROTECTION.
6. VERIFY MOUNTING HEIGHT OF ELECTRICAL DEVICES AT WALLS IN FIELD WITH OWNER AND ARCHITECT. COORDINATE LOCATIONS OF ALL ELECTRICAL DEVICES, INCLUDING RECESSED LIGHT FIXTURES, WITH OWNER AND ARCHITECT IN FIELD PRIOR TO INSTALLATION OF CONDUIT.
7. ALL DIRECTLY CONNECTED HVAC AND KITCHEN APPLIANCES TO BE DIRECT WIRED BY ELECTRICIAN.
8. CONTRACTOR SHALL VERIFY POWER REQUIREMENTS FOR ALL APPLIANCES IN FIELD PRIOR TO WIRING.
9. ALL RECESSED ELECTRICAL FIXTURES SHALL BE LOCATED A MINIMUM OF 2" FROM ANY SURROUNDING WOOD.
10. RECESSED FIXTURES INSTALLED IN INSULATED CEILINGS TO BE "IC" TYPE.
11. EXERCISE CARE WITH CONDUIT AND ELECTRIC BOX WHEN SWITCHES OR RECEPTACLES ARE AT POCKET DOOR LOCATIONS TO INSURE DOOR DOES NOT SCRAPE AGAINST CONDUIT OR ELECTRIC BOX.
12. AT LEAST 90% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHT FITURES MUST BE HIGH EFFICIENCY BULBS
13. ALL TELEPHONE WIRING SHALL BE "HOME-RUN". ALL WIRING SHALL BE CATEGORY 5/ TWISTED PAIR.
14. CLOSET INCANDESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF TWELVE (12") INCHES AWAY FROM THE NEAREST POINT OF STORAGE. RECESSED INCANDESCENT, RECESSED FLOURESCENT AND SURFACE MOUNTED FLOURESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF SIX (6) INCHES AWAY FROM THE NEAREST POINT OF STORAGE. LIGHT FIXTURES IN CLOSETS MUST HAVE A COMPLETELY ENCLOSED LAMP.
15. ELECTRICAL DEVICES SUCH AS RECEPTCLES, SWITCHES AND JACKS SHALL BE VERIFIED WITH OWNER.
16. EXHAUST FANLIGHTS SHALL BE BROAN OR EQUAL . VERIFY W/ OWNER.
17. PROVIDE SMOKE DETECTORS PER CODE. ALL DETECTORS TO BE INTERCONNECTED.
18. RECESSED CAN LIGHT FIXTURES AT DAMP LOCATIONS SHALL BE WATERPROOF (VERIFY STYLE W/ OWNER)
19. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY ROOM, DINING ROOM, LIVING ROOM, LIBRARY, DEN, SUNROOM, GREAT ROOM, CLOSET, HALLWAY OR SIMILAR ARE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTOR LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
20. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.
21. ALL RECEPTABLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146
22. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL LINE IS MORE THAN TWENTY-FOUR (24) INCHES FROM A RECEPTABLE OUTLET. COUNTERTOPS TWELVE INCHES (12") OR LARGER REQUIRE A RECEPTACLE.
23. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410-4.
24. INSTALL WALL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. (ARTICLE 210.52(A)(1))
25. TAMPER RESISTANT RECEPTACLES ARE REQUIRED.
26. ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS.



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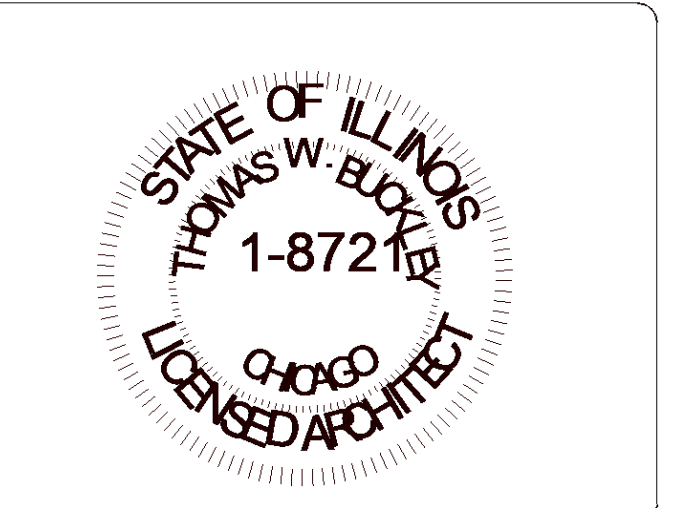
ADDITION TO
SUMMERS RESIDENCE
10 N PINE AVE
ARLINGTON HEIGHTS, IL

DATE

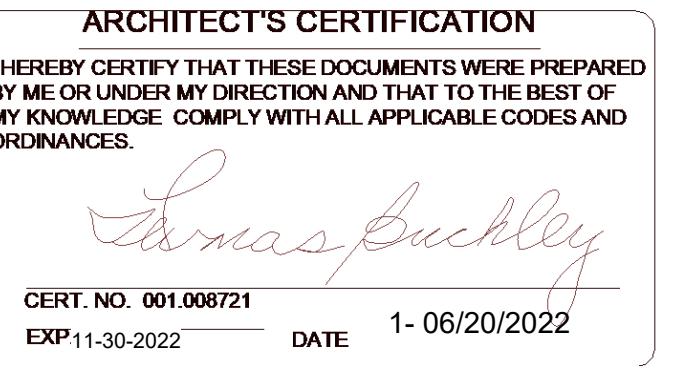
1- 06/20/2022

ISSUE DATE

1- 06/20/2022 1 - PERMIT



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tom@thomasbuckleyarchitect.com



SHEET TITLE
SPECIFICATIONS

SHEET NUMBER

A7.0



**Zoning Board of Appeals
9/12/2022**

Item: 2315 N. Arlington Heights Rd. - ZBA#22-019

Department: Planning & Community Development

REQUEST

1. A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.
2. A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.
3. A 525 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed.
4. An 8.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 30.0 feet where a maximum width of 22 feet is permitted.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 12, 2022
Date Prepared: August 30, 2021
Project Title: John Residence
Address: 2315 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #22-019
Petitioner: Sam John
Address: 1347 S. Highland Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 21,526 square feet. The home was recently constructed and as part of the project the petitioner submitted a permit for the driveway; however, the driveway that was installed is not consistent with the approved permit plans. The overall impervious surface coverage exceeds the allowable fifty percent coverage per code.

In addition, the petitioner previously submitted for a height variance for a five foot high fence in the front yard. The petitioner appeared in front of the Zoning Board on December 13, 2021 at which time the Board asked that the petitioner return with additional information. Meanwhile, a fence permit was approved for the code compliant portion of the fence located in the rear and side yard. The petitioner proceeded to install the five foot high fence in the front yard along the north and south property line and is proposing that the five foot fence continue along Arlington Heights Road along the west property line. If the Zoning Board is supportive of the fence variation, it is recommended that the fence placement be adjusted or tapered near the driveway in order to address the variance pertaining to the sightlines. The petitioner is requesting the following variations:

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.
- A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.
- A 525 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed.
- An 8.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 30.0 feet where a maximum width of 22 feet is permitted.

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	✓	8/25/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/25/22	
3. Letter that was Mailed	✓	8/25/22	
4. Photographs of Sign on Property	✓	8/25/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Greco Residence

Project Address: 2315 N. Arlington Heights Road

ZBA #: 22-019

Date: August 18, 2022

Derek:

I have reviewed the request for the following variance:

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.
- A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.
- A 525 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed.
- A 8.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 30.0 feet where a maximum width of 22 feet is permitted.

and have no comments or objections to the request.

ZBA# 22-019
2315 N Arlington Heights - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date:
Received by Planning: July 20, 2022
Transmitted to Engineering: August 17, 2022
Completed: August 26, 2022
ZBA Meeting Date: September 12, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence. A 4-foot variation from Chapter 28, Section 5.1-7.5 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.
- 525 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed.
- A 8.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 30.0 feet where a maximum width of 22 feet is permitted.

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

The Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. Petitioner stated that he used impervious bricks to compensate for storage, but there were no inspections scheduled to verify that the installed brick was actually impervious and installed with an adequate stone subbase to allow for compensatory storage. In addition, the proposed plans indicated a smaller asphalt driveway and no addendum was submitted.

The Engineering Division has NO OBJECTION to the variance request for Parking in Yards – Driveway Width.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Greco Residence

Project Address: 2315 N. Arlington Heights Road

ZBA #: 22-019

ZBA Hearing Date: September 12, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: August 17, 2022

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.
- A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.
- A 525 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed.
- A 8.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 30.0 feet where a maximum width of 22 feet is permitted.

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 August 26, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner

Sam Joe John

being the owner of the property commonly known as: 2315 N. Arlington Heights Rd.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3a.

Chapter 28, of the Arlington Heights Municipal Code, in order to: install a fence along the

frontage of the property

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

Properties across street have fences (different zoning district). Similar to having a landscape "fence" like neighbors.

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

owner has autistic child, safety concerns with busy road

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

Variance requested for safety concerns

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Minimum fence height for safety across frontage.

Signed:

[Signature]
Petitioner

Date: 7/27/2022

RECEIVED

JUL 28 2022

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

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

PETITION

NOW COMES the Petitioner Sam Joe John

being the owner of the property commonly known as: 2315 N. Arlington Heights Rd.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 51-0.5

Chapter 28, of the Arlington Heights Municipal Code, in order to: be allowed over the max impervious limit for the lot

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Very large lot is only minimally over the limit for impervious.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Enlarged driveway for turnaround put lot over limit.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Enlarged driveway put lot over the limit, requesting variation in conjunction with driveway width variation for vehicular safety.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Lot is minimally over the limit with enlarged driveway as big as needed. Driveway was built as permeable pavers instead of concrete to accommodate additional stormwater, at owners expense.

Signed: [Signature]
Petitioner

RECEIVED

JUL 28 2022

Date: 7/27/2022

PLANNING & ZONING
DEVELOPMENT DEPARTMENT

PETITION

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

PETITION

NOW COMES the Petitioner Sam Joe John

being the owner of the property commonly known as: 2315 N. Arlington Heights Rd

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.2-11.1

Chapter 28, of the Arlington Heights Municipal Code, in order to: request approval of large driveway width for turnaround.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Driveway at property line is less than 22' max, widens for turnaround. House to South has driveway wider than 22' for whole length.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Wide driveway is needed for turnaround as it's very difficult to back out onto busy street.

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

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Driveway width exceeded maximum to allow reasonable space for vehicle turnaround

Signed: Sam Joe John

Petitioner

RECEIVED

Date: 7/27/2022

JUL 28 2022

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



PLAT OF SURVEY

OF

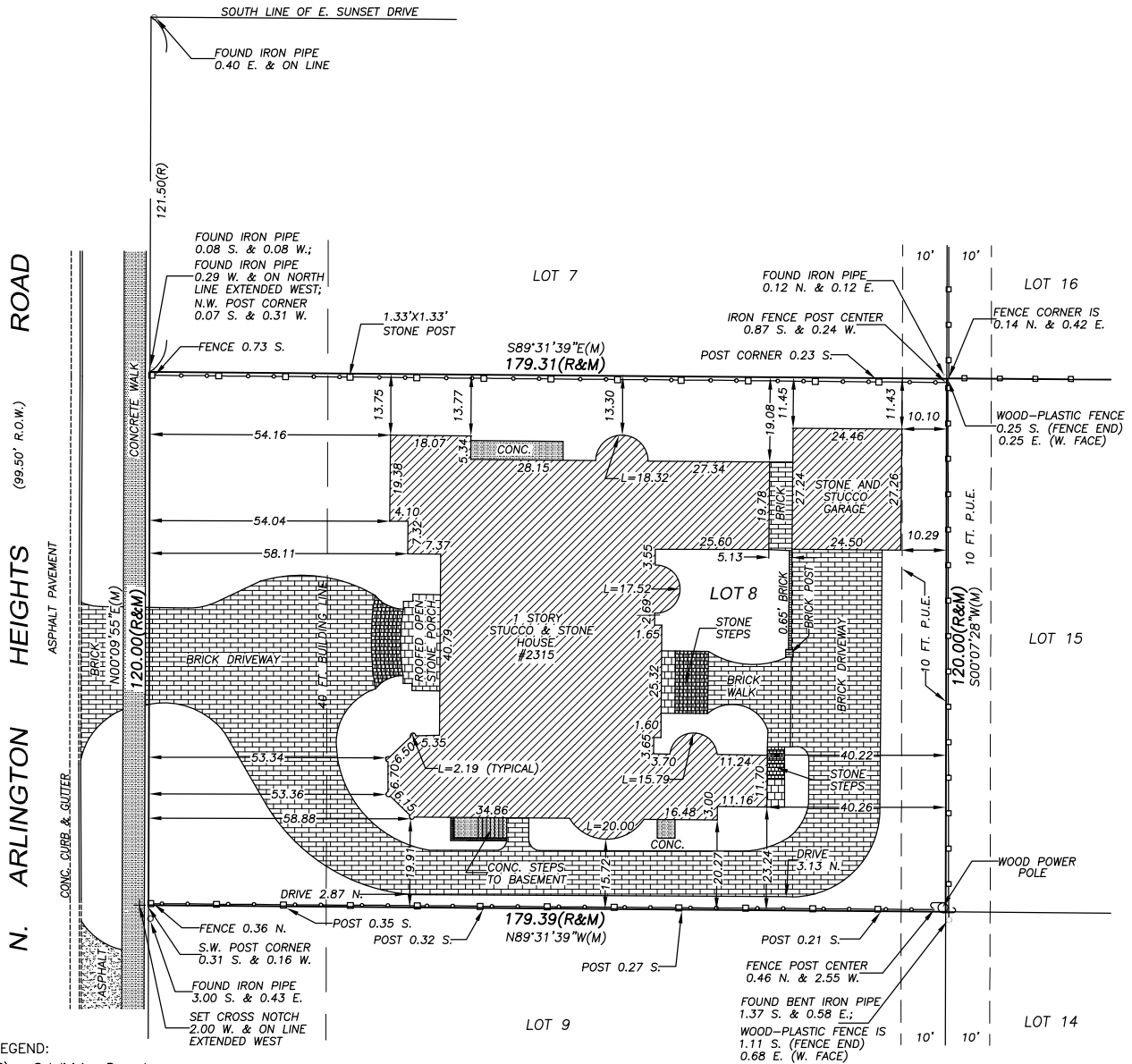
LOT EIGHT (8) IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-17-105-002-0000

TOTAL LAND AREA: 21,522 SQ.FT.

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

SCALE: 1 INCH = 25 FEET



LEGEND:

(R) = Subdivision Record

(M) = Measured

(D) = Deed

N. = North

S. = South

W. = West

E. = East

NW'ly = Northwesterly

NE'ly = Northeasterly

SW'ly = Southwesterly

SE'ly = Southeasterly

Conc. = Concrete

Wood-Plastic Composite Fence

Iron Fence

P.U.E. = Public Utility Easement

ORDER NO.: 18-181-1

ORDERED BY: JOE JOHN

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:

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

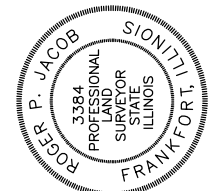
STATE OF ILLINOIS
COUNTY OF COOK SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: JULY 26, 2022

DATED THIS 27th DAY OF JULY, 2018.

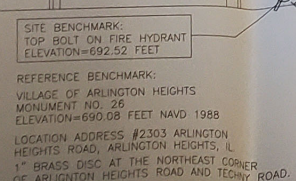
BY: *Roger P. Jacob*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3384
LICENSE EXPIRES 11/30/2022



SHEET TITLE
SITEPLAN

SHEET NUMBER

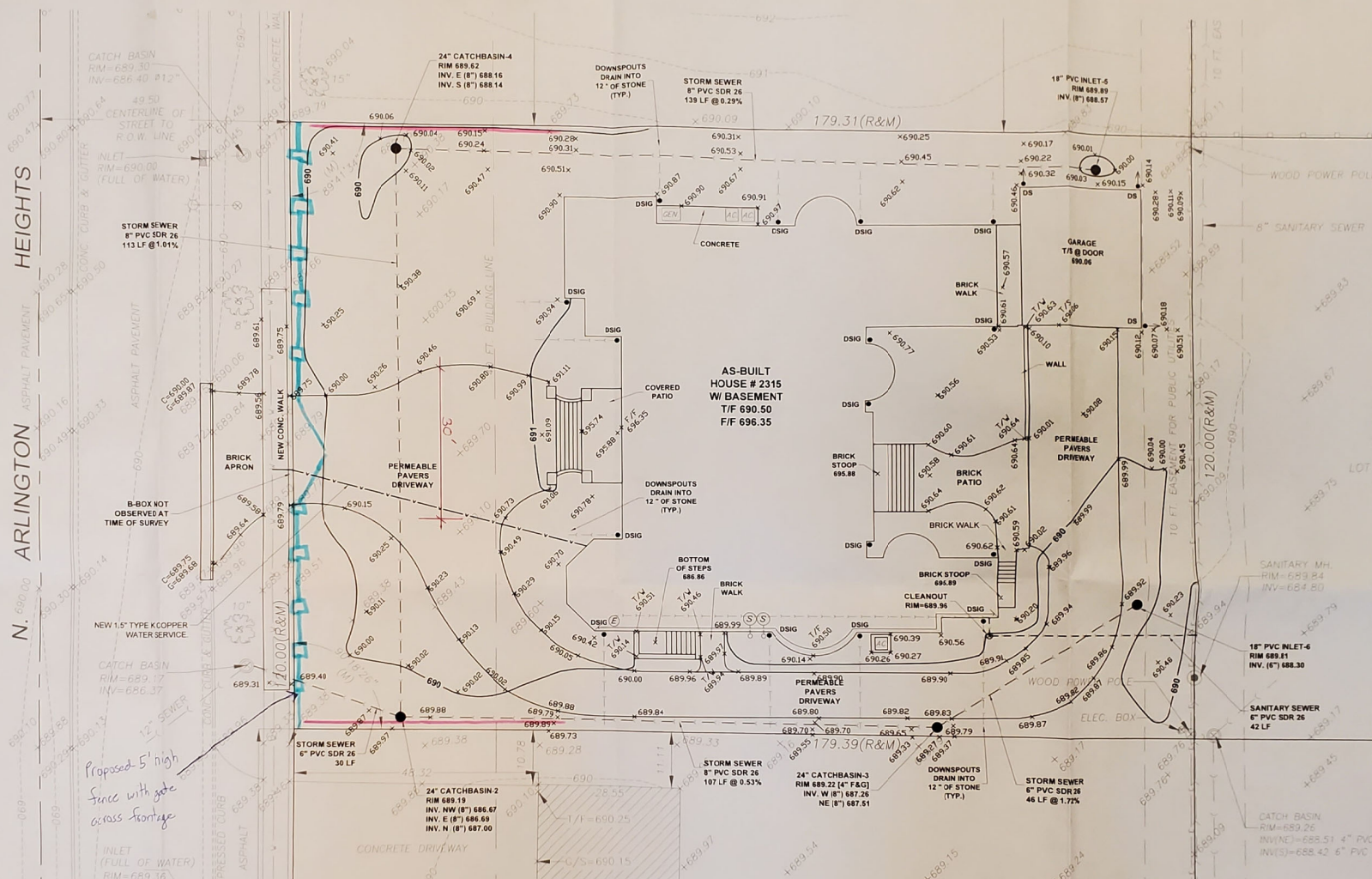
2 OF 12



SITEPLAN

SCALE 1/8" = 1'-0"

APPROVED PERMIT PLAN



AC. CONC. PAD 71 S.F.
WALK 9' 30" S.F.
GARAGE 875 S.F.
WALL 18 S.F.
STOOP 8' 108 S.F.
STOOP & STAIR 32 S.F.
PERMEABLE PAVED DRIVEWAY 4131 S. 1st AVE.
AC. CONC.
BRICK WALK
STAIR WELL 22 S.F.
FRONT YARD DRIVEWAY 700 S.F.
HOUSE 6008 S.F.
PATIO 318 S.F.
PORCH & STAIRS 239 S.F.

2315 N. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS			
LOT SIZE		21822 SF	
	EXISTING IMPERVIOUS AREA ENTIRE LOT (s.f.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (s.f.)	AS-BUILT IMPERVIOUS AREA (s.f.)
HOUSE AND GARAGE	0	6135	6135
DRIVEWAY	477	3373	4151
WALKWAYS, STEPS, WALLS	0	587	582
PATIOS, PORCH	0	485	565
WINDOW WELLS & A/C PADS	0	80	85
TOTALS	477	10620	11288
% OF LOT	2.22%	49.34%	52.45%
INCREASE IN IMPERVIOUS		10398 SF	

LOCATION OF UNDERGROUND UTILITIES WHERE NOT
SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN
FROM RECORDS NORMALLY CONSIDERED RELIABLE.
NO RESPONSIBILITY FOR THEIR ACCURACY IS
ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL JULIE @

LOCATIONS OF EXISTING UTILITY SERVICES
ARE BASED ON VISUAL OBSERVATIONS.
CONTRACTOR MUST CONFIRM LOCATION AND
CONDITION OF ALL UTILITY SERVICES TO REMAIN.

DATE OF SURVEY JAN. 10, 2022

THE PROJECT AS BUILT REASONABLY CONFORMS TO THE DRAWINGS THAT WERE SUBMITTED AS PART OF THE PERMITTING PROCESS. ITEMS THAT DIFFER FROM THE APPROVED PLAN MEET THE ORIGINAL DESIGN INTENT.

ENGINEER

2-18-22
DATE



PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	16 SEPTEMBER 72	AS BUILT SURVEY		3-9-2002
NORIELA				
NORIELA				
TECHNICAL	16 MAY 2002			

BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

AS-BUILT GRADING & UTILITY PLAN
AS-BUILT SINGLE FAMILY RESIDENCE
2315 N. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60004

COPYRIGHT
THIS DRAWING SHALL NOT BE REPRODUCED,
REPRODUCED, MODIFIED OR SOLD SEPARATELY
WHOLLY OR IN PART, WITHOUT PERMISSION
AUTHORIZED IN WRITING BY THE ENGINEER

PROJECT NO. 213

BASE FILE:

SHEET FILE:

ISSUE DATE FEB. 1, 2011

SCALE 1"=1'-0"

SHEET NUMBER
AB

HEIGHTS

ARLINGTON

N. 690.00

690.00

690.00

690.00

690.00

690.00

690.00

690.00

690.00

CATCH BASIN
RIM=689.30
INV=686.40 12"

STORM SEWER
8" PVC SDR 26
113 LF @ 1.01%

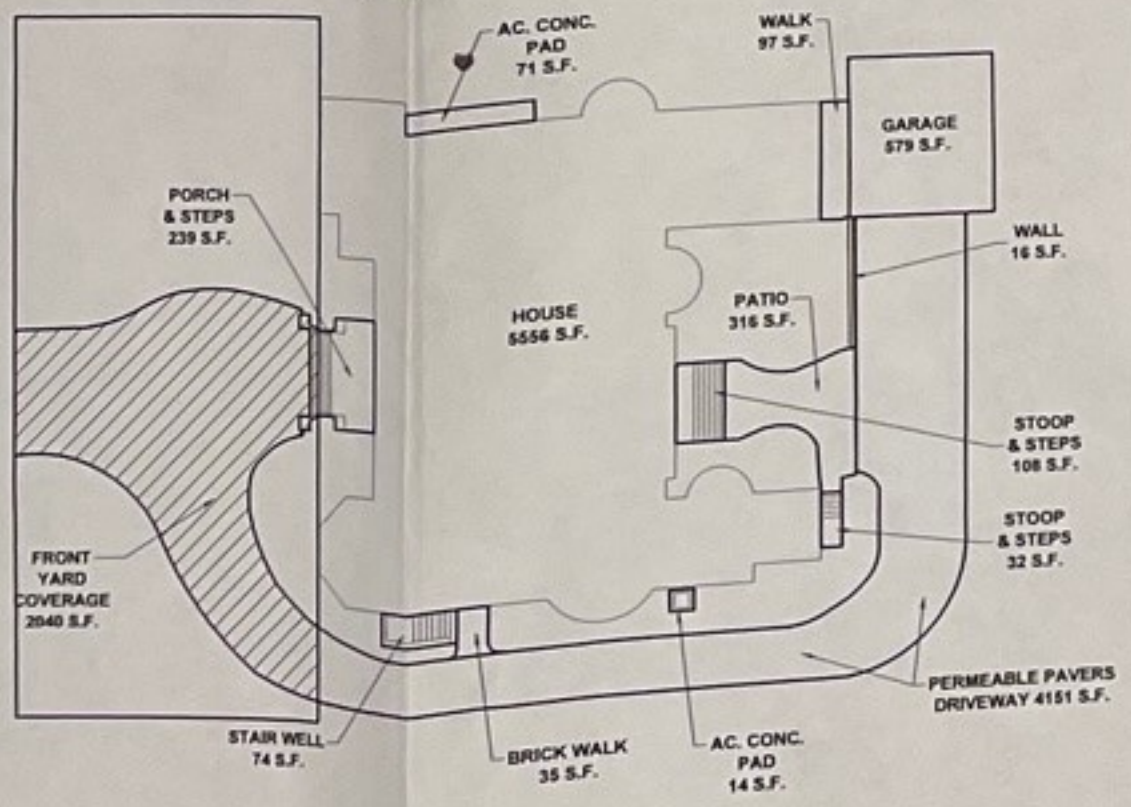
NEW 1.5" TYPE K COPPER
WATER SERVICE

CATCH BASIN
RIM=689.17
INV=686.37

Proposed 5' high
fence with gate
across frontage

INLET
(FULL OF WATER)
RIM=689.36

AS-BUILT IMPERVIOUS AREAS



2315 N. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS

	LOT SIZE:	21522 SF	
	EXISTING IMPERVIOUS AREA ENTIRE LOT (s.f.)	PROPOSED IMPERVIOUS AREA ENTIRE LOT (s.f.)	AS-BUILT IMPERVIOUS AREA (s.f.)
HOUSE AND GARAGE DRIVEWAY	0	6135	6135
WALKS, STOOPS, STEPS, WALL PATIOS, PORCH WINDOW WELLS & A/C PADS	477	3373	4151
TOTALS	0	587	362
	0	465	555
	0	60	85
	477	10620	11288
% OF LOT	2.22%	49.34%	52.45%
INCREASE IN IMPERVIOUS		10398 SF	

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

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

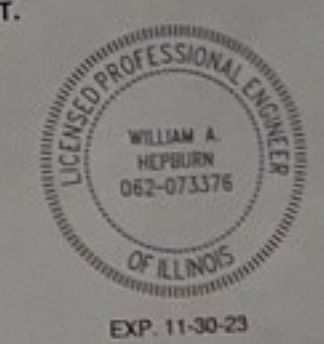
LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

DATE OF SURVEY JAN. 10, 2022

THE PROJECT AS BUILT REASONABLY CONFORMS TO THE DRAWINGS THAT WERE SUBMITTED AS PART OF THE PERMITTING PROCESS. ITEMS THAT DIFFER FROM THE APPROVED PLAN MEET THE ORIGINAL DESIGN INTENT.

ENGINEER

DATE 2-18-22



EXP. 11-30-23

BCI

BONO CONSULTING, INC.
CIVIL ENGINEERS
1011 BLISSIE HIGHWAY
PARK RIDGE, IL 60068
PH: (847) 833-3300
FAX: (847) 833-3303
bono@bonoconsulting.com

AS-BUILT GRADING & UTILITY PLAN
AS-BUILT SINGLE FAMILY RESIDENCE
2315 N. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60004

PROJECT NO.	21590
BASE FILE	
SHEET FILE	
ISSUE DATE	FEB. 1, 2022
SCALE	1"=10'
SHEET NUMBER	AB







**Zoning Board of Appeals
9/12/2022**

Item: 318 N. Lincoln Ln. - ZBA#22-020

Department: Planning & Community Development

REQUEST

—
A 5.2 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 24.8 feet instead of the required 30.0 feet and an additional 1.0 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: September 12, 2022
Date Prepared: August 30, 2022
Project Title: Stengren Residence
Address: 318 N. Lincoln Lane

Background Information

Petition Number: ZBA #22-020
Petitioner: Jereme Smith
Address: 305 E. Clarendon Street
Prospect Heights, IL 60070

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

Requested Action/Background Information

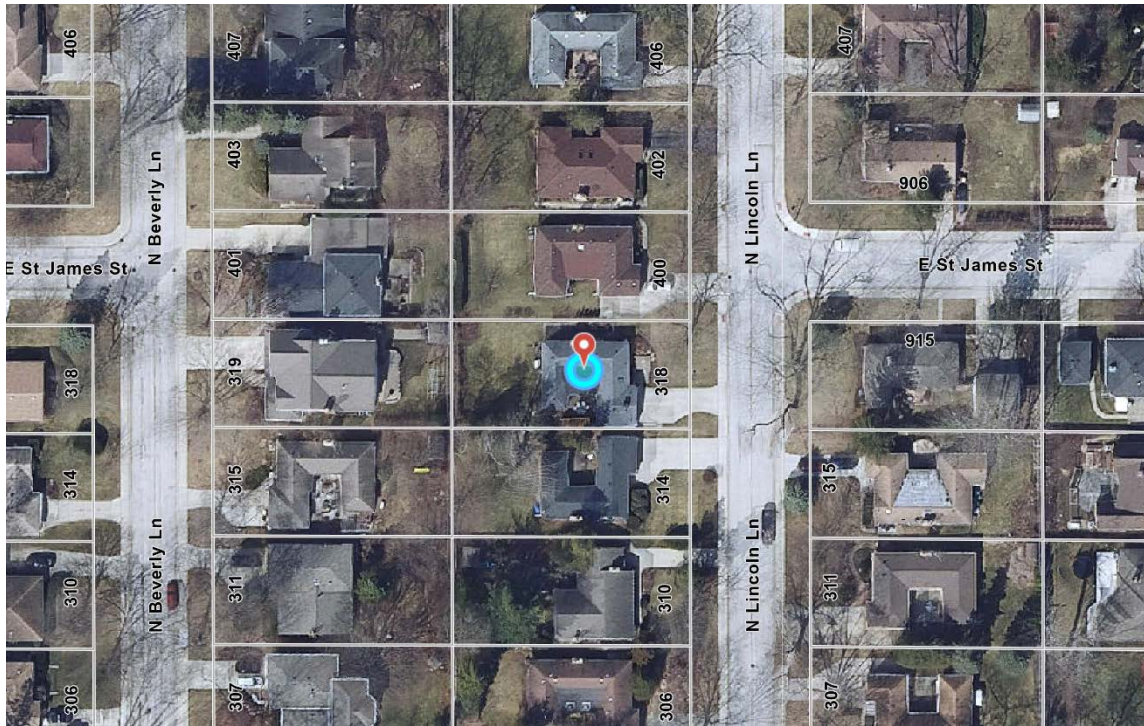
The subject property is zoned R-3, One-Family Dwelling District and includes a single-family home, that is approximately 2,015 square feet. The property has a total land area of 7,912 square-feet and a lot width of 60 feet. The petitioner is proposing a one story addition in the rear of the home that is approximately 569 square feet. However, this would result in a rear yard setback of 24.8 feet where 30.0 feet is required. Therefore, the petitioner requests the following variation:

- A 5.2 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 24.8 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

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	✓	8/25/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/25/22	
3. Letter that was Mailed	✓	8/25/22	
4. Photographs of Sign on Property	✓	8/25/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Stengren Residence

Project Address: 318 N. Lincoln Lane

ZBA #: 22-020

Date: August 18, 2022

Derek:

I have reviewed the request for the following variance:

- A 5.2 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 24.8 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

and have no comments or objections to the request.

ZBA# 22-020
318 N Lincoln Ln - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: August 10, 2022
Received by Planning:
Transmitted to Engineering: August 17, 2022
Completed: August 26, 2022
ZBA Meeting Date: September 12, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 5.2 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 24.8 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the variance request for Required Minimum Yards

NOTE: Due to the size of the addition, an existing and proposed topographical survey will be required as part of the permit submittals.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Stengren Residence

Project Address: 318 N. Lincoln Lane

ZBA #: 22-020

ZBA Hearing Date: September 12, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: August 17, 2022

- A 5.2 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 24.8 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: A Design Commission application is not required since the proposed addition is a small single-story addition in the rear yard.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than August 26, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner _____

being the owner of the property commonly know as: _____

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

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

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

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

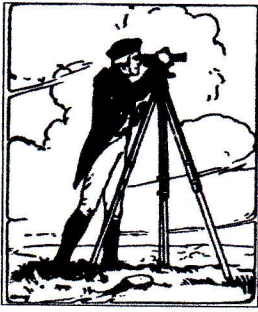
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____

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

Signed: _____

Petitioner

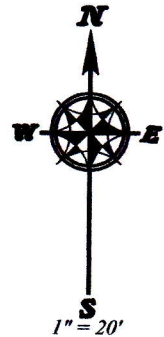
Date: _____



MURRY AND MOODY, LTD.

Land Surveyors

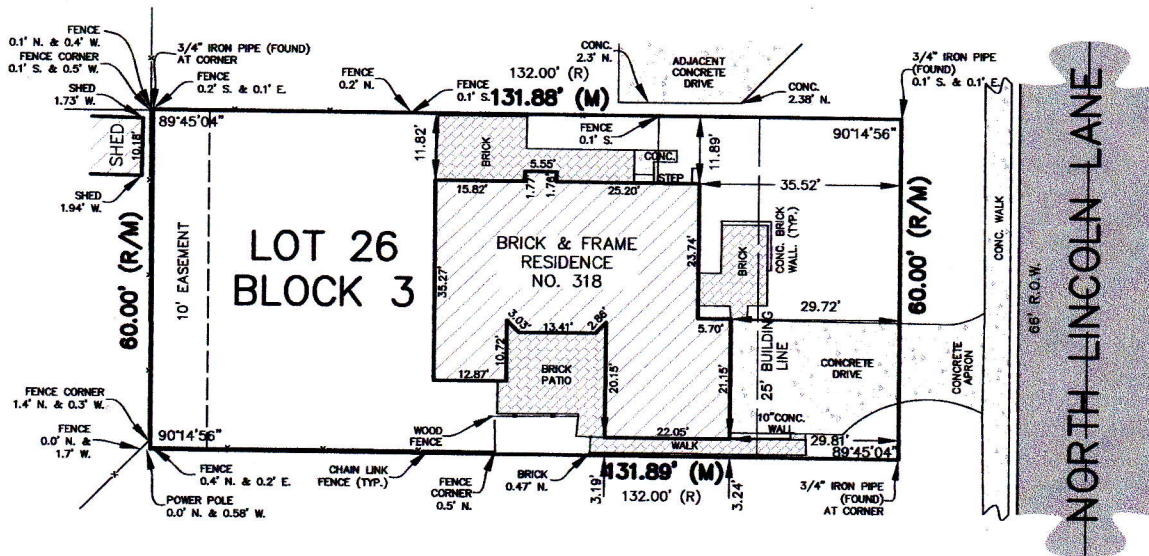
Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960



PLAT OF SURVEY OF

LOT 26 IN BLOCK 3 IN EASTWOOD, A SUBDIVISION OF THE EAST 3/4 OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 7,912.58 ± S.F. / 0.182 ACRE



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: 22-1210

Survey Made For: Susan & Tom Stengren

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: June 23, 2022

Palatine, Illinois: June 24, 2022

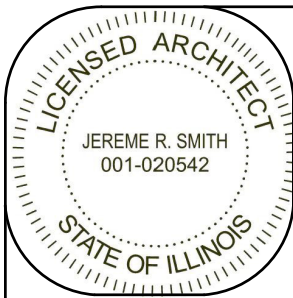
Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2022

Project Number: 22121000

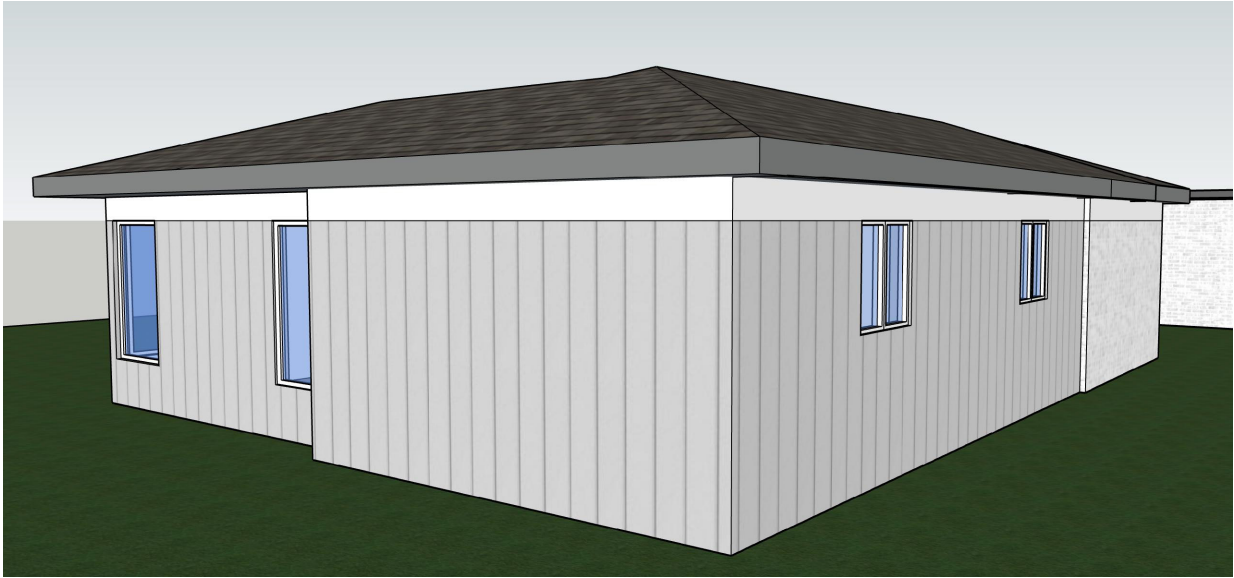
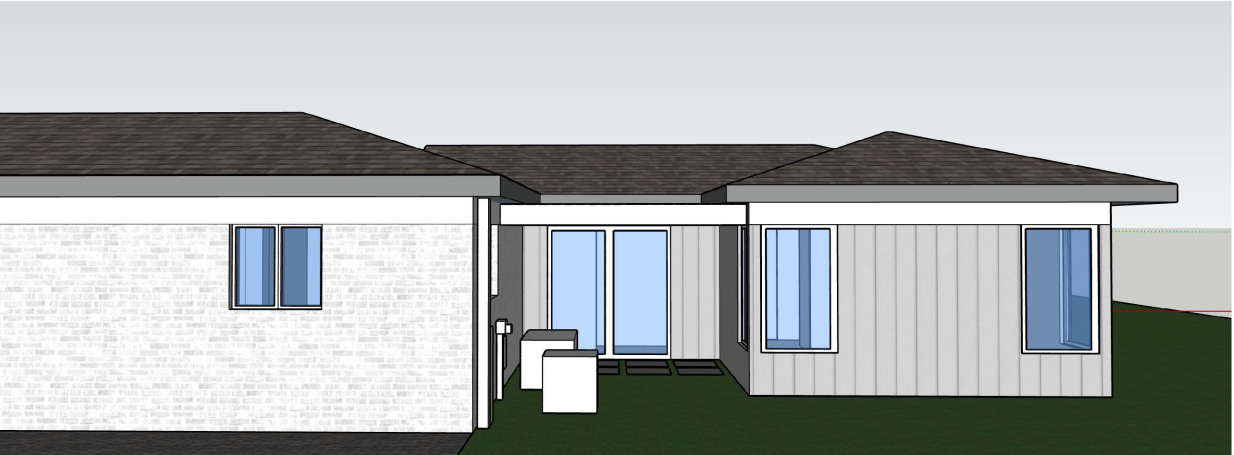
Field Book: 117L71

Drawing File: 22121000.dwg





I, Jereme Smith, license #001-020542; expiring 11-30-22 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



3D VIEWS FOR
REFERENCE ONLY

2 3D EXTERIOR VIEWS
NOT SCALE

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 1995 CABO ONE AND TWO FAMILY DWELLING CODE, 1999 BOCA NATIONAL FIRE PROTECTION CODE, 2005 NEC, 2006 IMC, AND THE CURRENT VERSION OF THE ILLINOIS STATE PLUMBING CODE, AS WELL AS THE VILLAGE OF RIVERWOODS MUNICIPAL CODE & ORDINANCES INCLUDING ANY AND ALL AMENDMENTS. 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 DESIGNER 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.
- ALL TRADES SHALL BE COORDINATED WITH EACH OTHER AND FULLY INFORMED AND AWARE OF THE WORK OF OTHERS.
- SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR
- LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
- INSULATION INSTALLER SHALL PROVIDE A CERTIFICATE LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED .
- ALL INTERIOR AND EXTERIOR GLAZING IN BATHROOMS, THE BOTTOM EDGE OF WHICH IS LESS THAN 56" ABOVE THE FLOOR LEVEL SHALL BE PROVIDED WITH SAFETY GLAZING AS PER ARS 36-1631
- SEE SURVEY DATED JUNE 24, 2022 FOR ADDITIONAL SITE INFO

BUILDING HEIGHT:

EXISTING ROOF: 9'-3"
NEW ROOF: 9'-8"

SHEET INDEX:

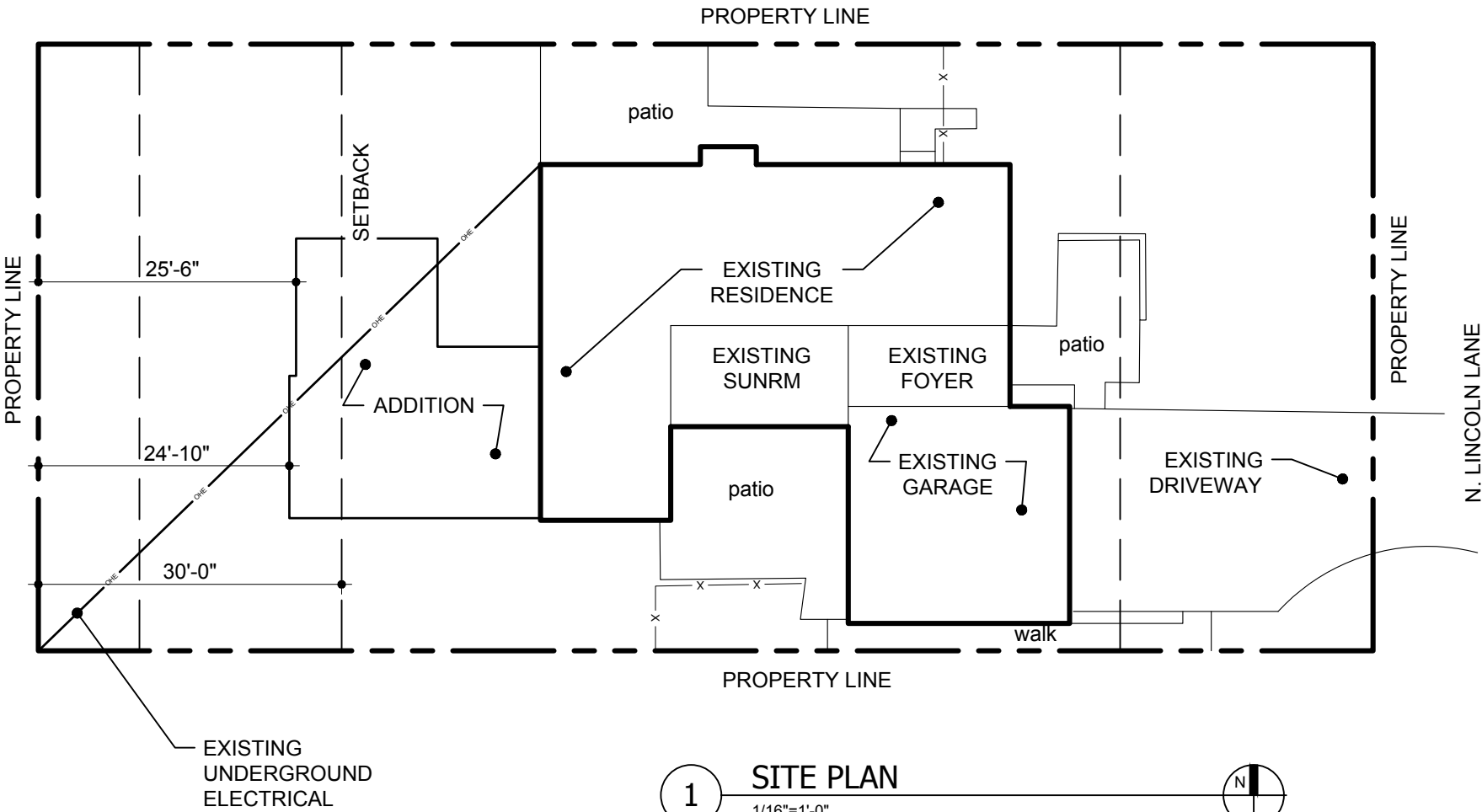
- A0.0: SITE PLAN / TITLE SHEET
A0.1: DEMOLITION PLAN
A1.0: FOUNDATION PLAN
A1.1: FLOOR PLAN
A1.2: REFLECTED CEILING PLAN
A1.3: ROOF PLAN
A2.0: EXTERIOR ELEVATIONS
A3.0: INTERIOR ELEVATIONS
A4.0: BUILDING SECTIONS

SQUARE FOOTAGES:

EXISTING HOME AND SUNROOM:	1302 SF
GARAGE:	470 SF
ADDITION:	569 SF
TOTAL:	2,341 SF

SITE COVERAGE:

SITE SF: 7,912 SF
HOUSE SF: 2,341 SF
PAVING SF: 1,443 SF
F.A.R: 29.6%



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

DII ARCHITECTURE



www.diiarchitecture.com

JEREME SMITH, AIA

305 E. Clarendon St.
Prospect Heights, IL 60070
(773) 209.1488
info@diiarchitecture.com

PROJECT

SUSAN AND TOM STENGREN
318 NORTH LINCOLN LANE
ARLINGTON HEIGHTS, IL 60004

DRAWING DESCRIPTION

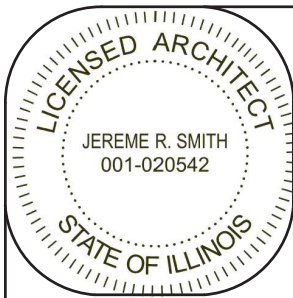
TITLE SHEET

SCALE: AS NOTED

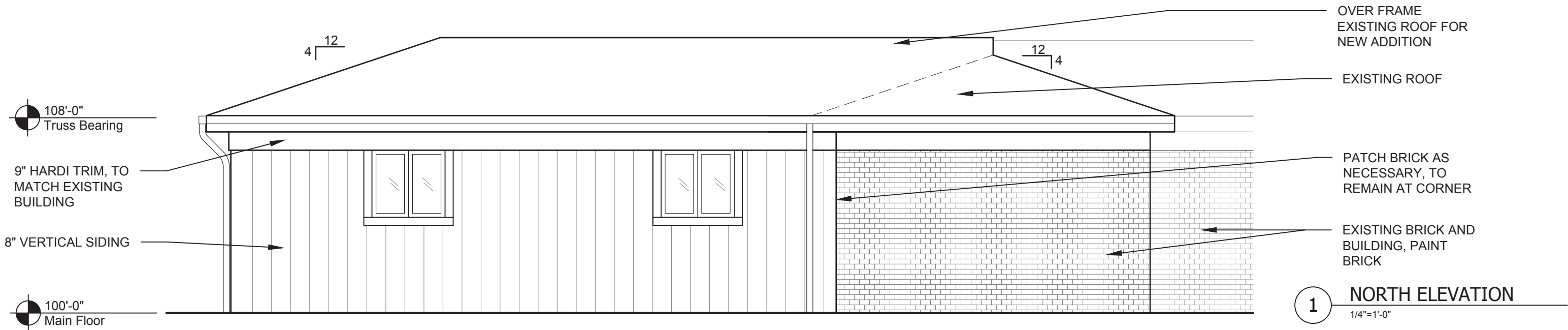
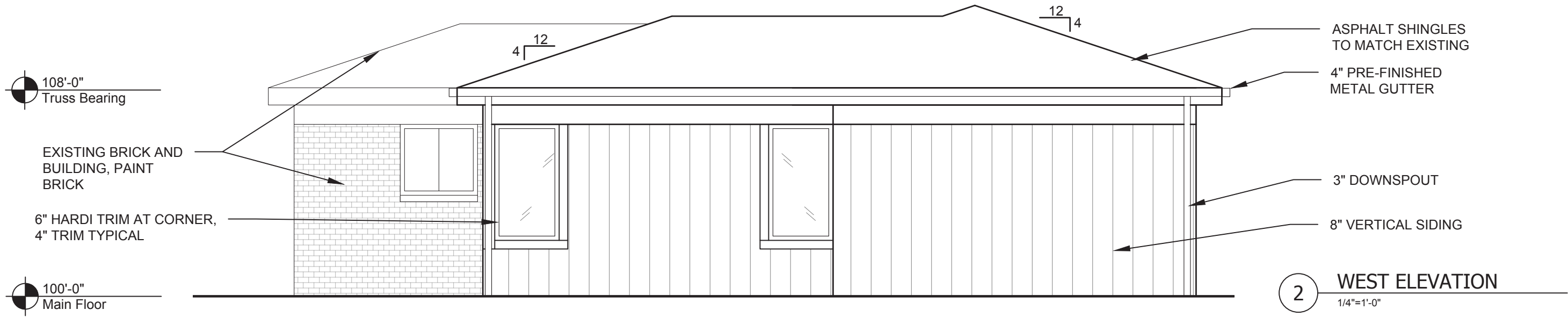
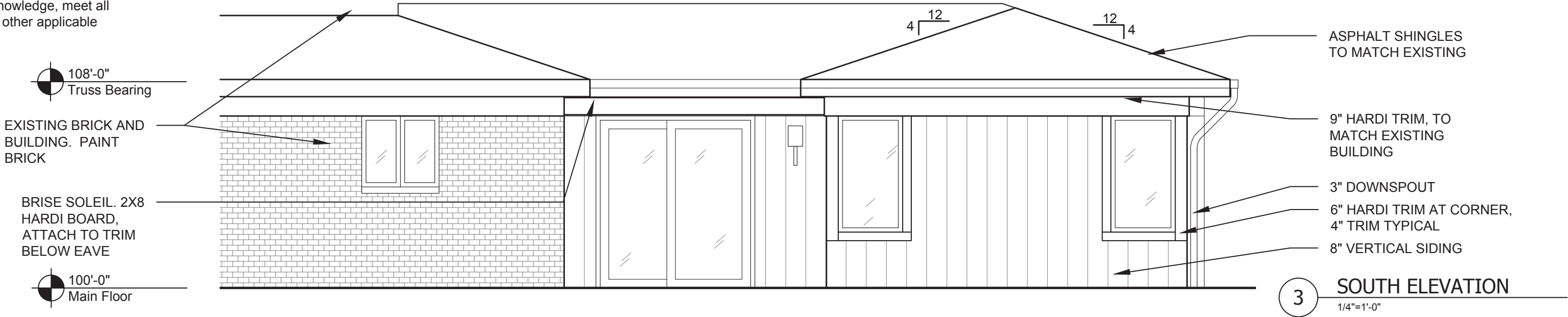
ISSUED
2022.07.25
DRAWN BY:
MN+J

A0.0

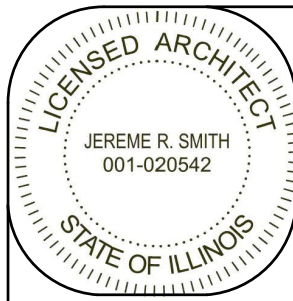
1	07.25.22	PERMIT SET
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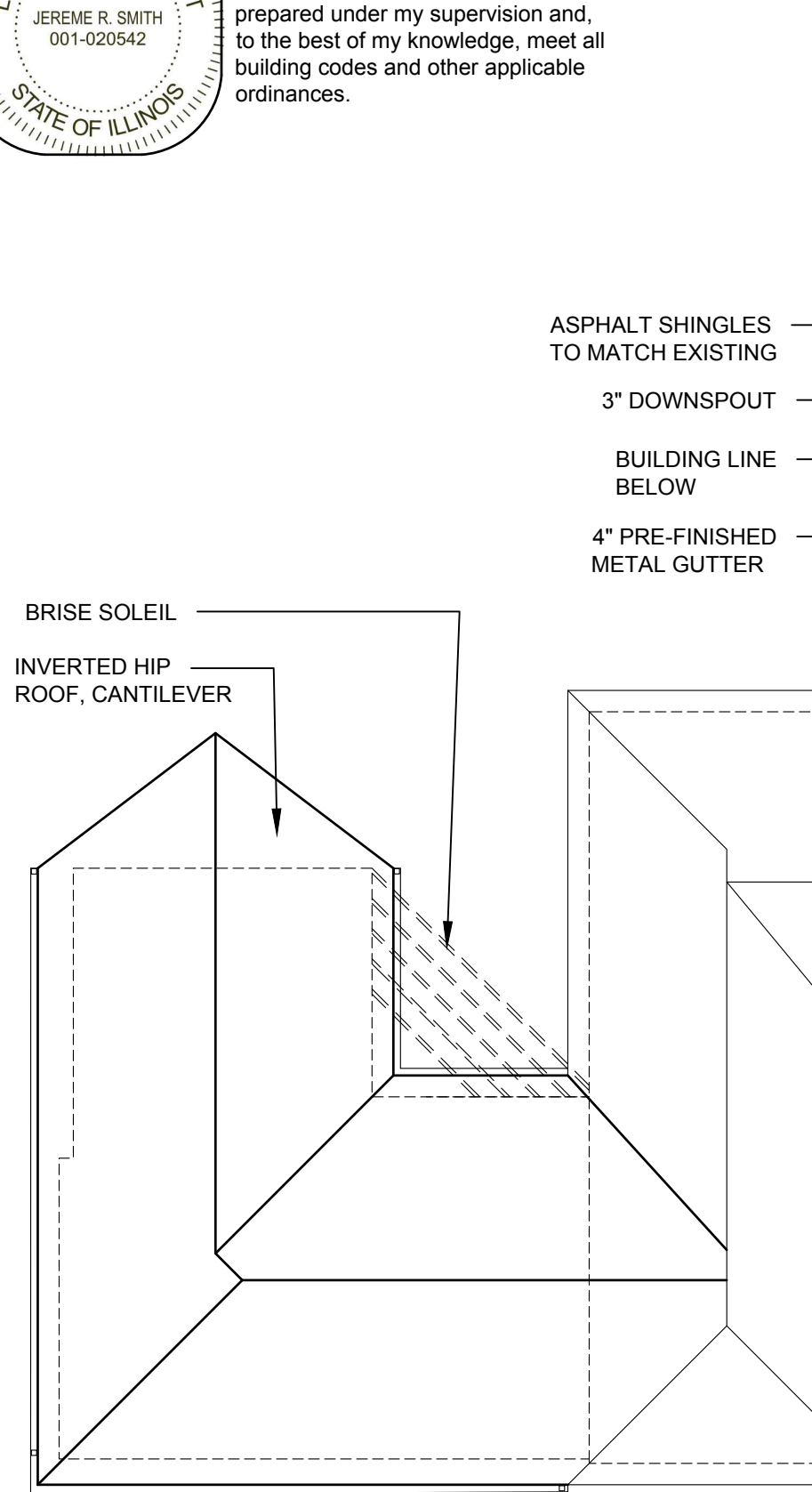
I, Jereme Smith, license #001-020542; expiring 11-30-22 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



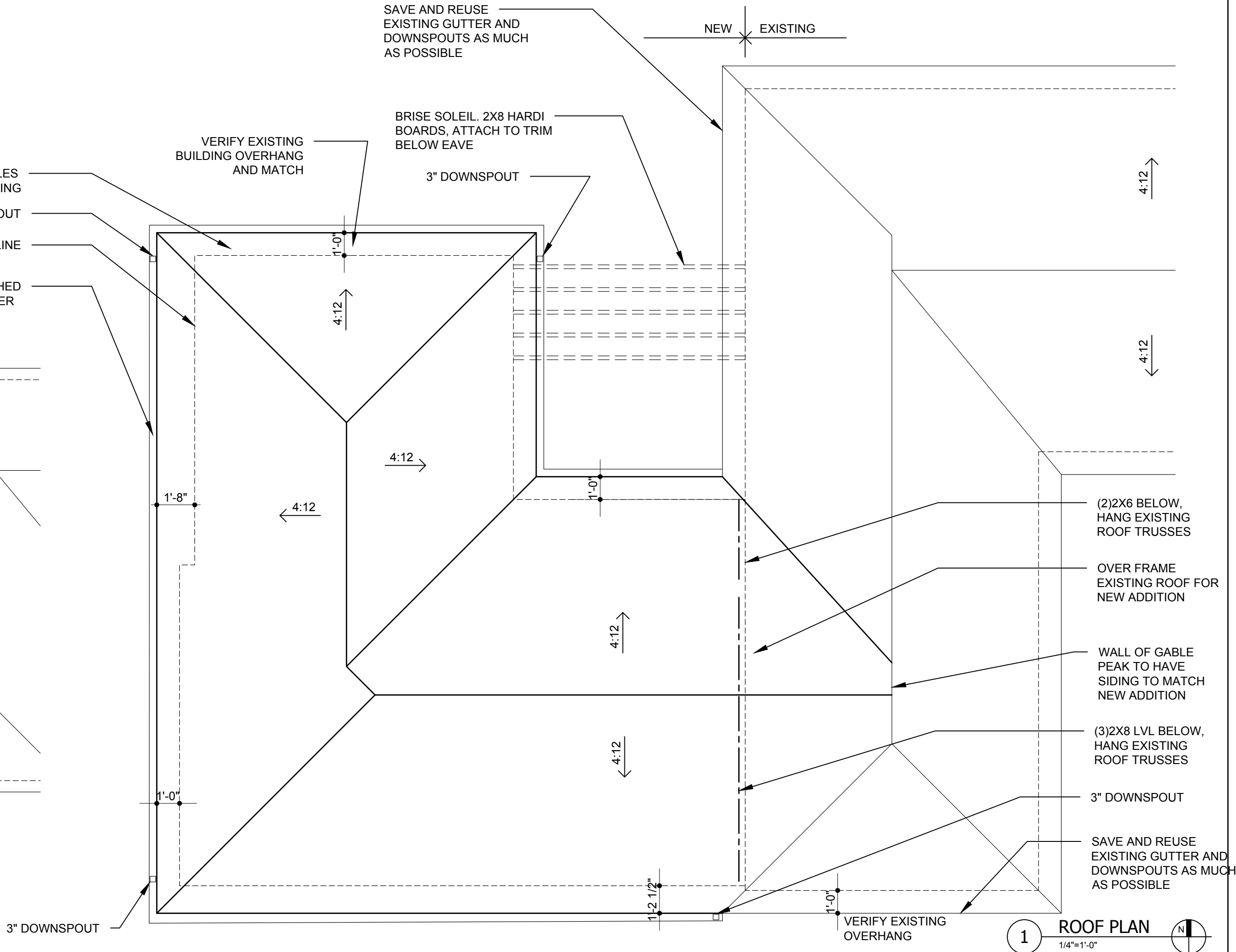
DII ARCHITECTURE		PROJECT	DRAWING DESCRIPTION					
 www.diiarchitecture.com	JEREME SMITH, AIA 305 E. Clarendon St. Prospect Heights, IL 60070 (773) 209.1488 info@diiarchitecture.com	SUSAN AND TOM STENGREN 318 NORTH LINCOLN LANE ARLINGTON HEIGHTS, IL 60004	EXTERIOR ELEVATIONS SCALE: AS NOTED	ISSUED 2022.07.25 DRAWN BY: MN+J	A2.0			
						1	07.25.22	PERMIT SET



I, Jereme Smith, license #001-020542; expiring 11-30-22 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

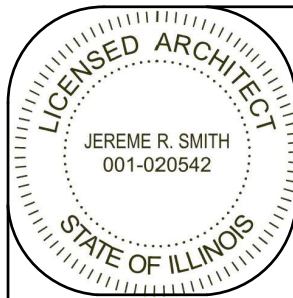


2 ROOF ALT PLAN
1/8"=1'-0"

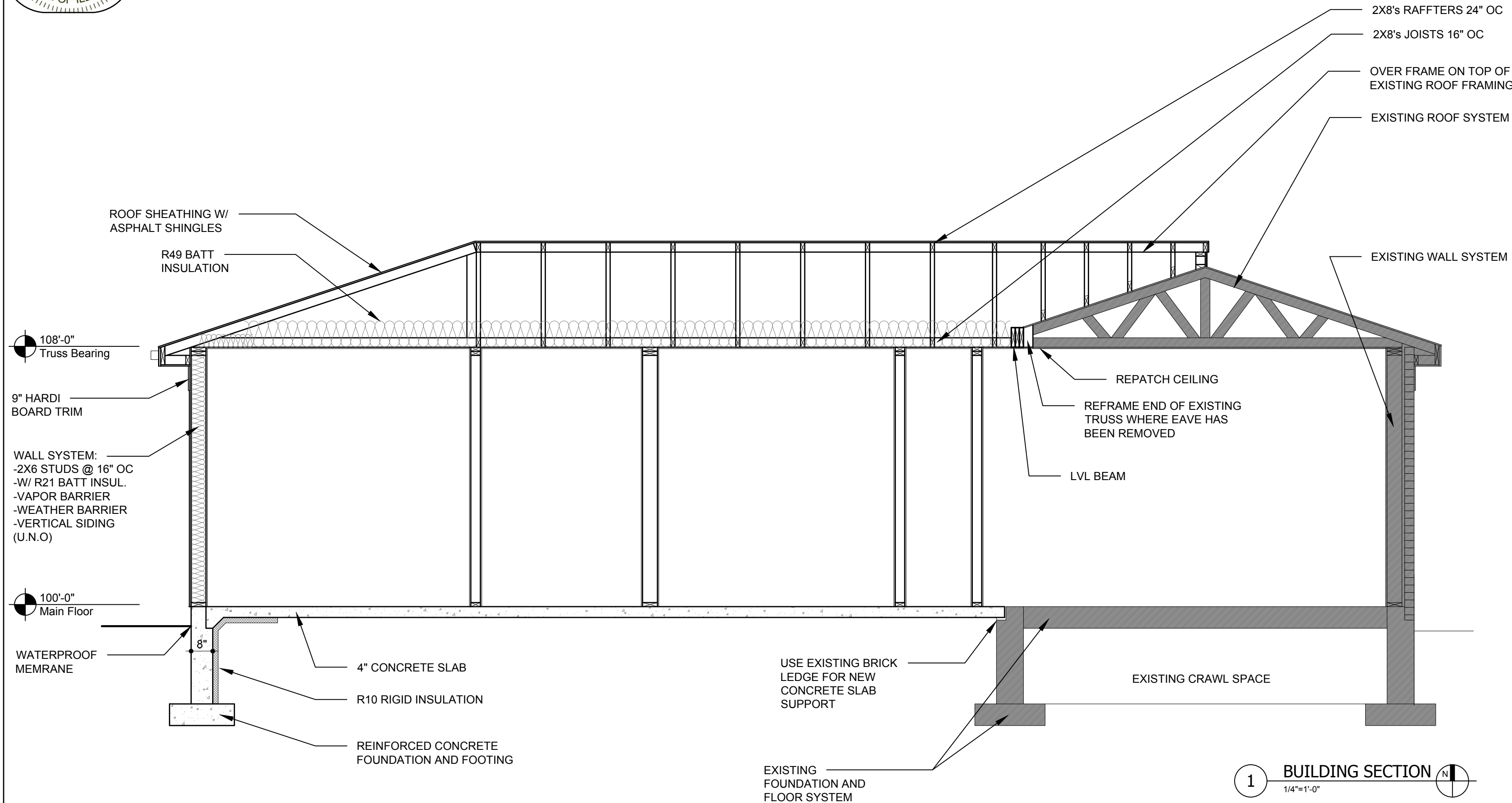


1 ROOF PLAN
1/4"=1'-0"

DII ARCHITECTURE  www.diiarchitecture.com	JEREME SMITH, AIA 305 E. Clarendon St. Prospect Heights, IL 60070 (773) 209.1488 info@diiarchitecture.com	PROJECT	DRAWING DESCRIPTION		ISSUED 2022.07.25	A1.3			
		SUSAN AND TOM STENGREN 318 NORTH LINCOLN LANE ARLINGTON HEIGHTS, IL 60004	ROOF PLAN SCALE: AS NOTED		DRAWN BY: MN+J				
							1	07.25.22	PERMIT SET



I, Jereme Smith, license #001-020542; expiring 11-30-22 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



1 BUILDING SECTION
1/4"=1'-0"

DII ARCHITECTURE  www.diiarchitecture.com	JEREME SMITH, AIA 305 E. Clarendon St. Prospect Heights, IL 60070 (773) 209.1488 info@diiarchitecture.com	PROJECT	DRAWING DESCRIPTION						
		SUSAN AND TOM STENGREN 318 NORTH LINCOLN LANE ARLINGTON HEIGHTS, IL 60004	BUILDING SECTION SCALE: AS NOTED	ISSUED 2022.07.25	A4.0				
				DRAWN BY: MN+J					
				1		07.25.22	PERMIT SET		



**Zoning Board of Appeals
9/12/2022**

Item: 1400 W. Thomas St. - ZBA#22-021

Department: Planning & Community Development

REQUEST

A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 9.2 feet instead of the required 10.0 feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

8/1 ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 12, 2022
Date Prepared: August 30, 2022
Project Title: JKJ Properties
Address: 1400 W. Thomas Street

Background Information

Petition Number: ZBA #22-021
Petitioner: Jim Cochrane
Address: 1275 E. Davis Street
Arlington Heights IL 60005

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

Requested Action/Background Information

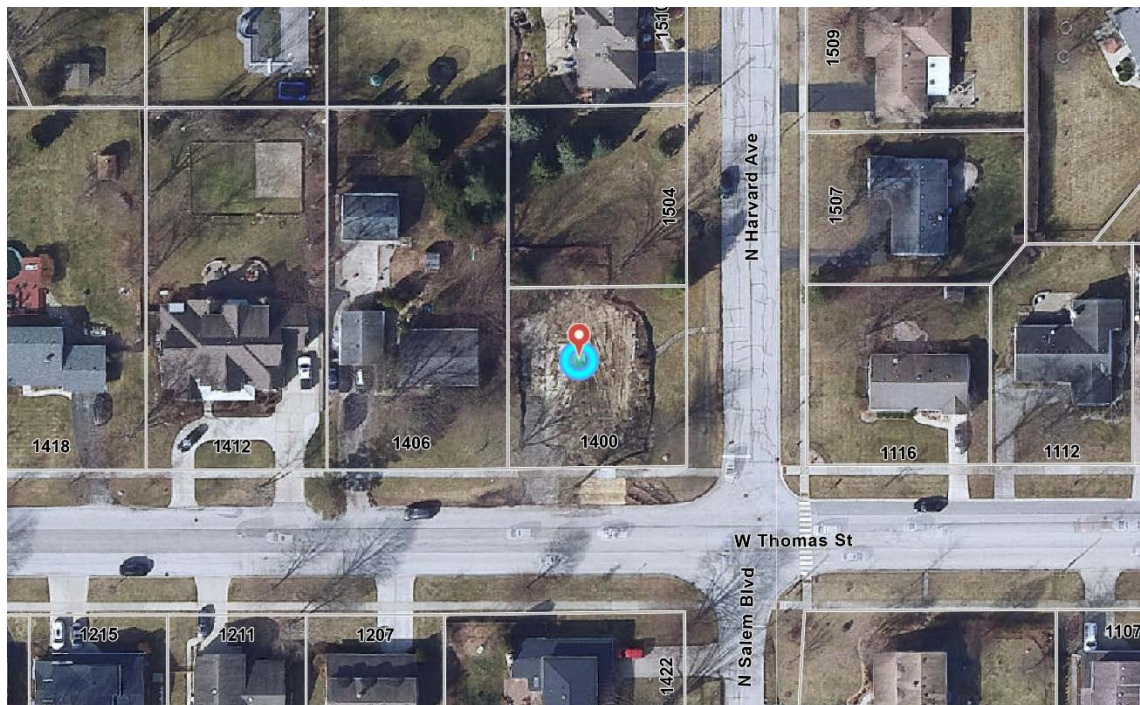
The subject property is located at the northwest corner of Thomas Street and Harvard Avenue. The lot is 100 feet wide by 103.7 feet deep (10,370 square feet or 0.24 acres). The petitioner is constructing a new home and as part of the construction, the footing along the north property line (interior side yard) was poured 9.2 feet from the side property line where 10.0 feet is required. Therefore, the petitioner is requesting the following variation:

- A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 9.2 feet instead of the required 10.0 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	✓	8/24/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/24/22	
3. Letter that was Mailed	✓	8/24/22	
4. Photographs of Sign on Property	✓	8/24/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: JKJ Properties

Project Address: 1400 W. Thomas Street

ZBA #: 22-021

Date: August 24, 2022

Derek:

I have reviewed the request for the following variance:

- A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 9.2 feet instead of the required 10.0 feet.

and have no comments or objections to the request.

ZBA# 22-021

1400 W Thomas St - ZBA

Rev. Eng: Mike Pagones, P.E., Village Engineer

cc: Briget Schwab, P.E.

Application Date: August 22, 2022

Received by Planning:

Transmitted to Engineering: August 17, 2022

Completed: August 26, 2022

ZBA Meeting Date: September 12, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 9.2 feet instead of the required 10.0 feet.

The Engineering Division has NO OBJECTION to the variance request for Required Minimum Yards

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: JKJ Properties

Project Address: 1400 W. Thomas Street

ZBA #: 22-021

ZBA Hearing Date: September 12, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: August 24, 2022

- A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 9.2 feet instead of the required 10.0 feet.

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 August 30, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner JRC Design Build

being the owner of the property commonly know as: 1400 W Thomas St

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.3

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build t 9'-3" side yard setback where 10-0 is required

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): All other zoning and code related design elements are met besides this variance

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The unique circumstances that exist are that this new build was originally designed to meet all zoning setbacks but when contractor poured concrete they were off by 9" and this was caught by engineer during a spot survey of the lot next door.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): All other zoning guidelines are being followed and this variance is only being requested as the foundation has already been accidentally poured in a nonconforming way.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This is the minimum variance possible as no further encroachment will be involved from this as built mistake.

Signed: 
Petitioner

Date: 08/22/2022

576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016
TEL. 847-795-0301 FAX. 847-795-0302
WWW.HENRIKSENSURVEY.COM
OF

COMMONLY KNOWN AS: 1400 W. THOMAS STREET
ARLINGTON HEIGHTS, IL



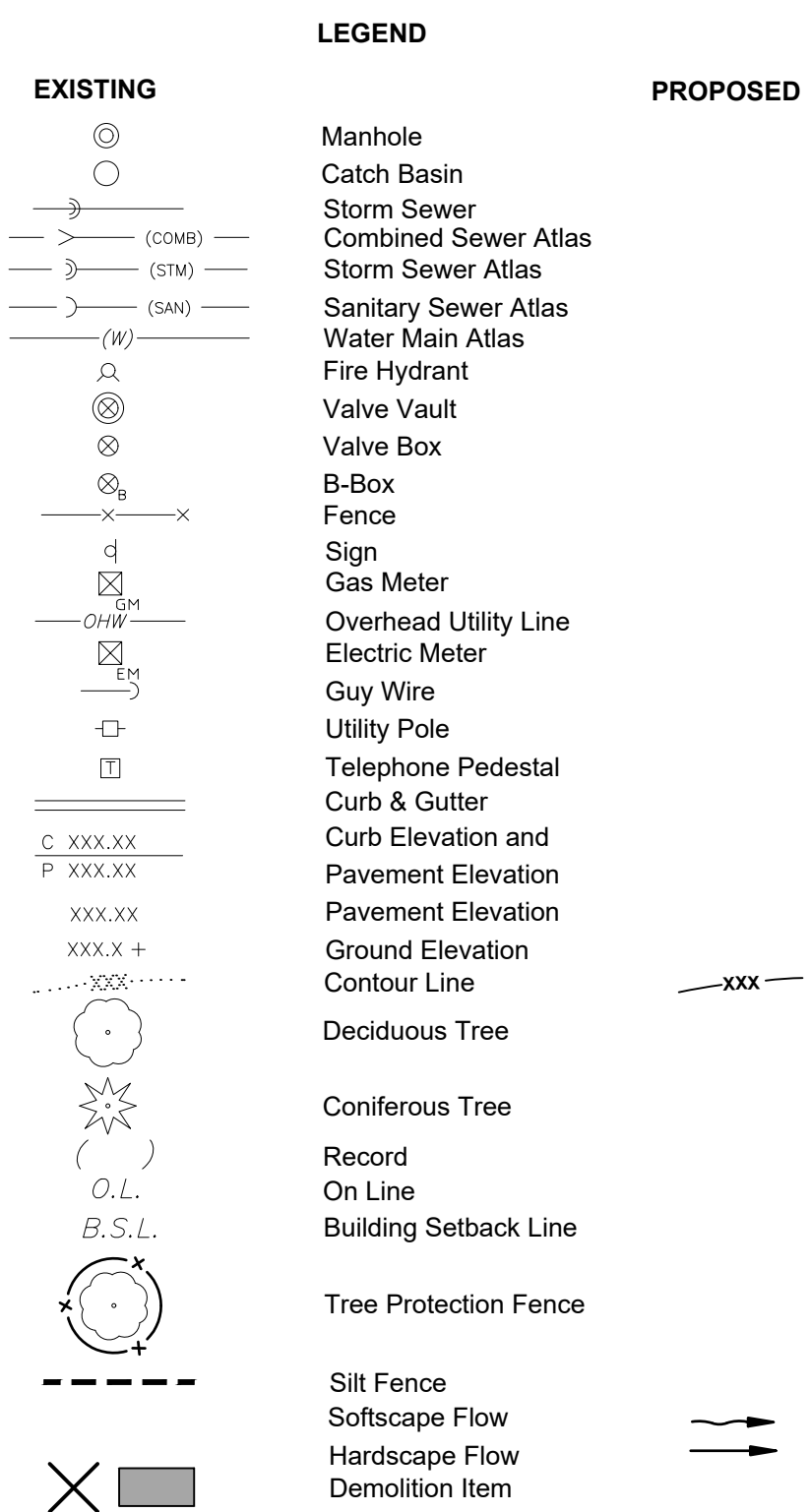
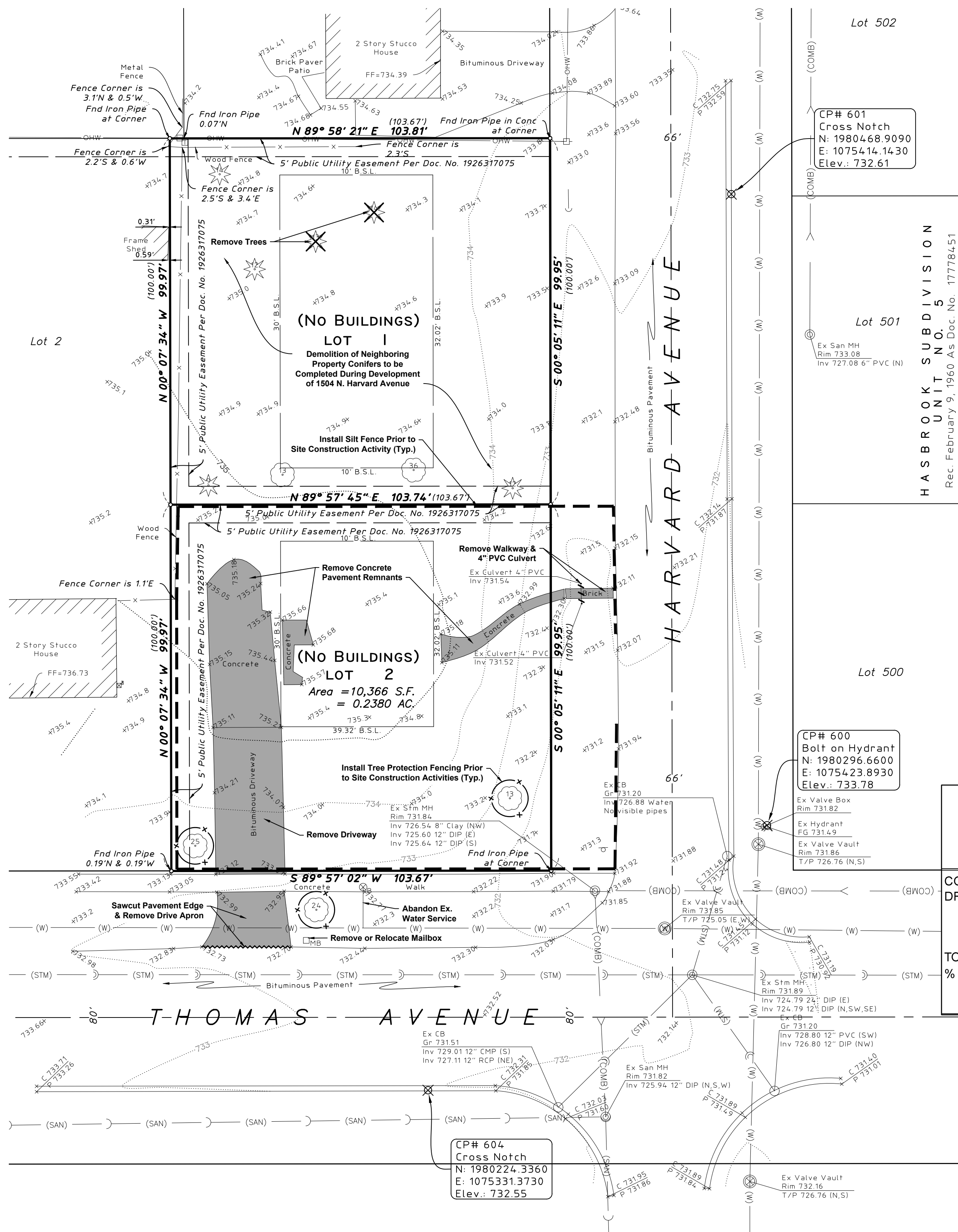
W. SALLEM

HERVARD AVE

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.



EXISTING CONDITIONS & DEMOLITION PLAN

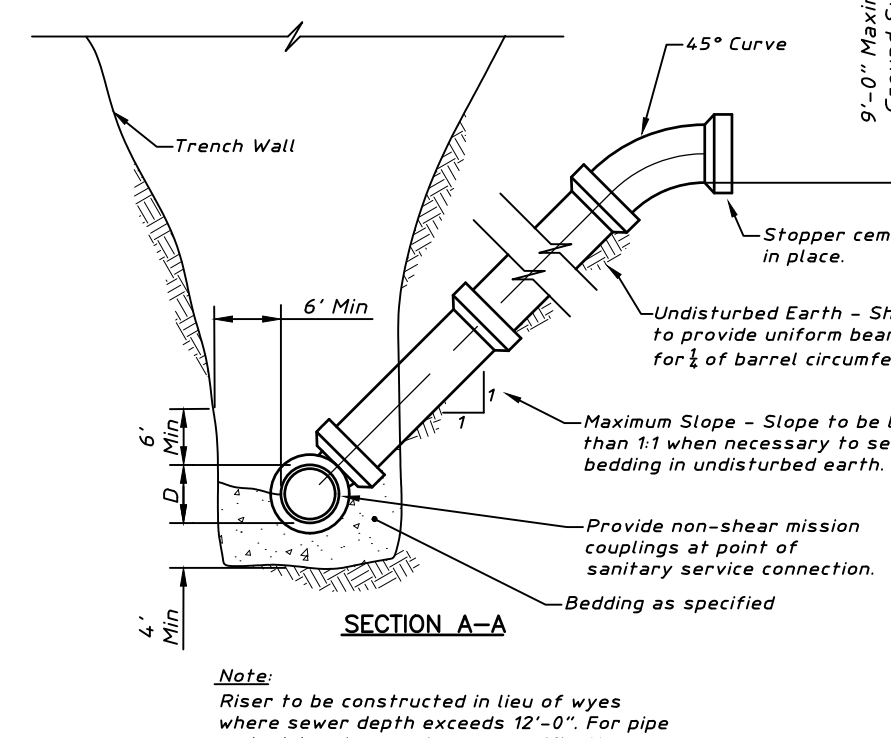
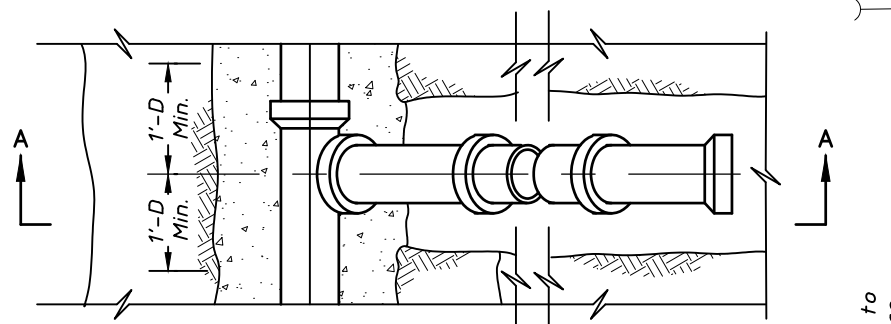
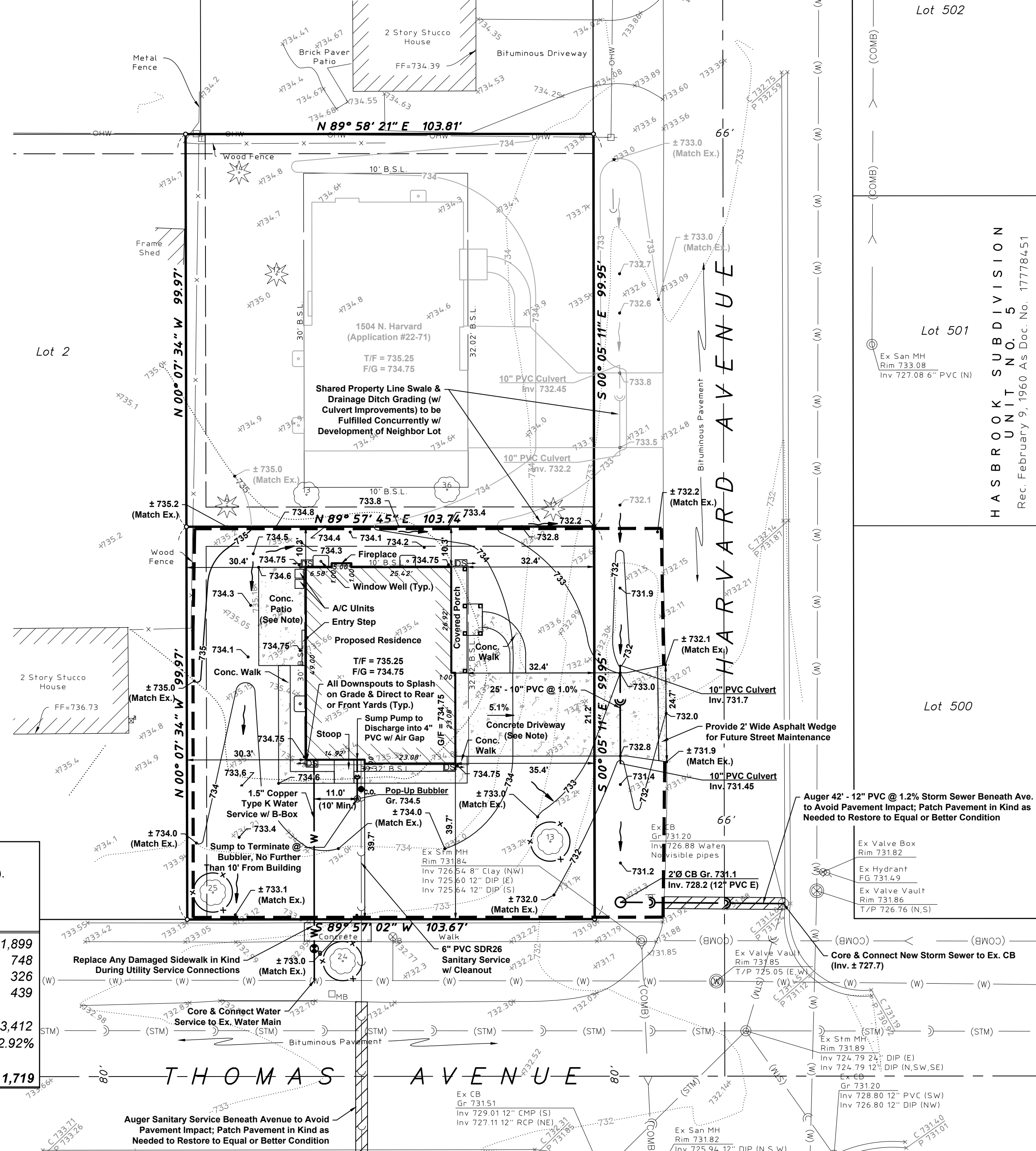


Driveway & Apron Note:
Concrete driveway shall be 4" thick (at minimum) over 2.5" thick (at minimum) compacted CA-6 subbase. Concrete driveway in the public right-of-way shall be 6" thick (at minimum) over 2.5" thick (at minimum) compacted CA-6 subbase. No woven wire mesh may be used in the public right-of-way.

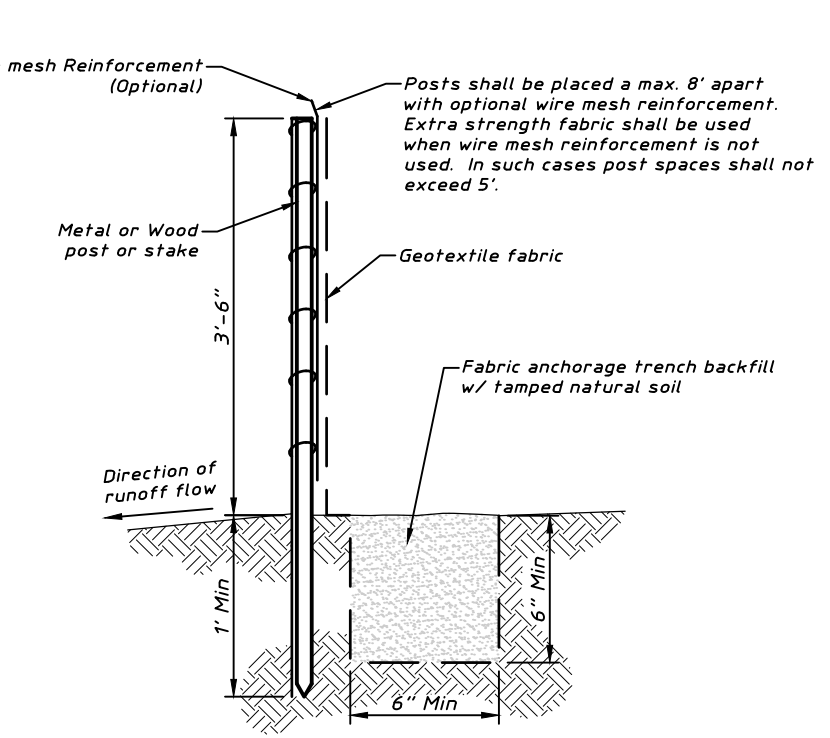
Sidewalk Note:
Replaced sidewalk through driveway shall be 6" Portland Cement Concrete (PCC) over 2.5" thick (at minimum) compacted CA-6 subbase. Replaced sidewalk outside of driveway may be 4" PCC over 2.5" thick (at minimum) compacted CA-6 subbase.

Patio & Concrete Hardscape Note:
Concrete hardscapes shall be 4" PCC over 2.5" thick (at minimum) compacted CA-6 subbase.

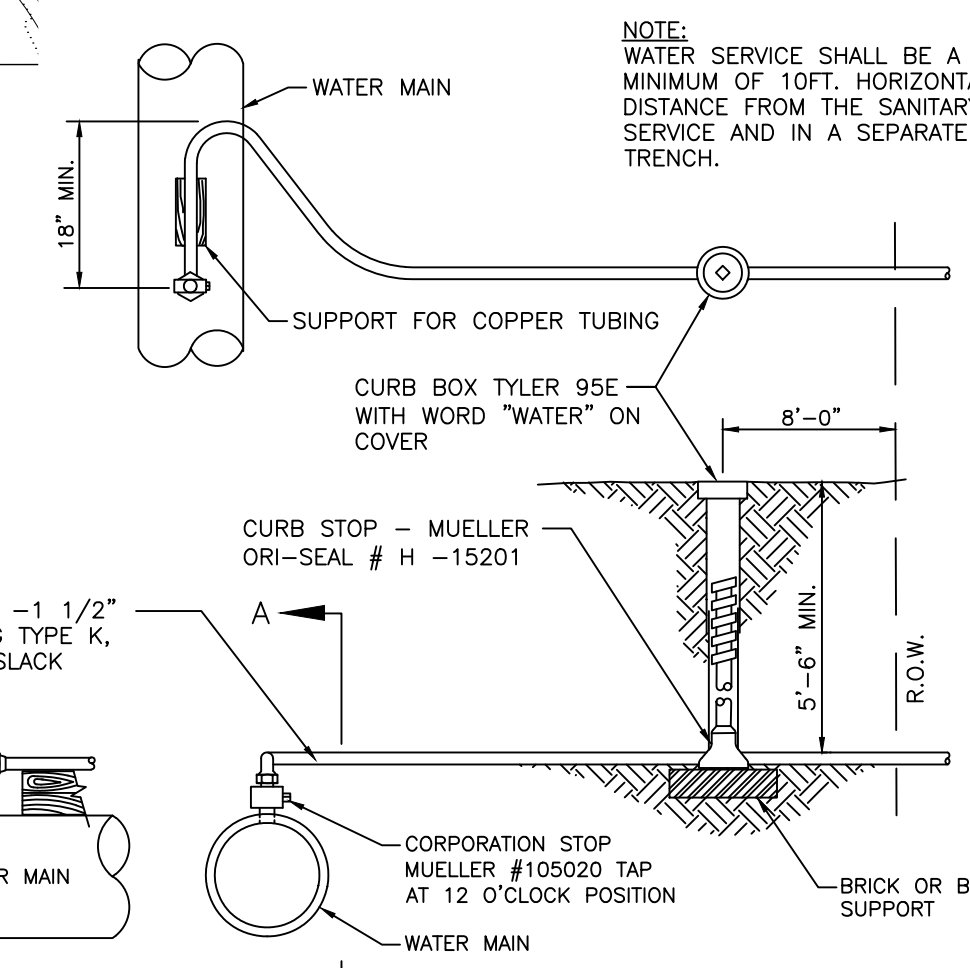
IMPERVIOUS COVERAGE CALCULATIONS			
Note: All areas shown below represent square footage (SF).			
LOT AREA =	EXISTING	PROPOSED	
CONC. REMNANTS...	960	HOUSE & GARAGE...	1,899
DRIVEWAY...	733	DRIVEWAY...	748
		WALKWAYS & STOOP...	326
		PORCH & PATIO...	439
TOTAL IMPERVIOUS	1,693	TOTAL IMPERVIOUS	3,412
% IMPERVIOUS	16.33%	% IMPERVIOUS	32.92%
		NET INCREASE	1,719



SANITARY SERVICE
TYPICAL RISER DETAIL

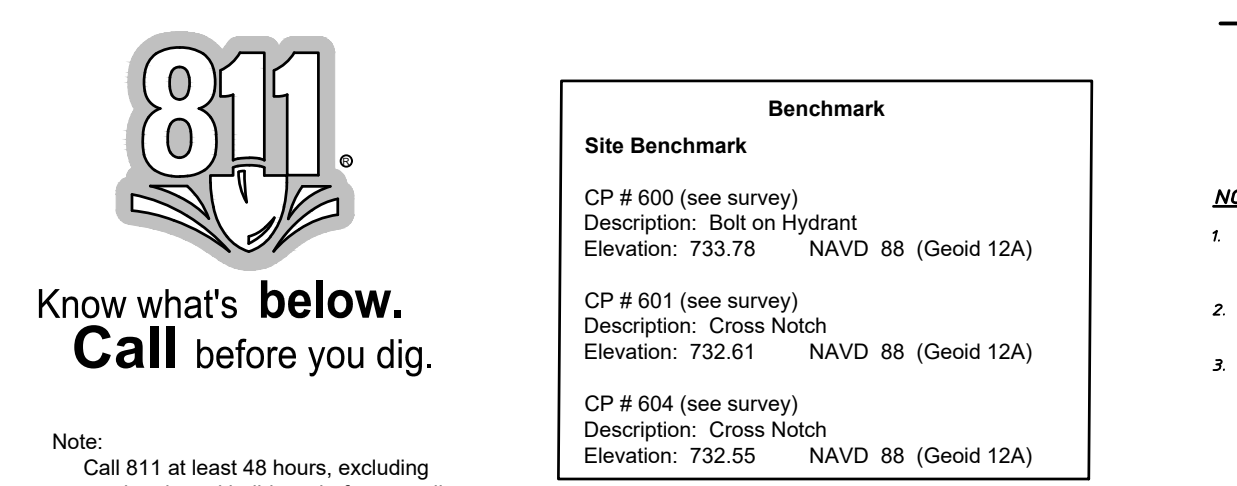


SILT FENCE



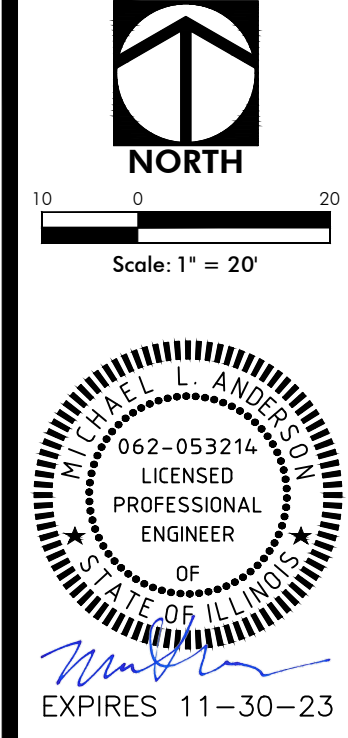
TYPICAL 1 1/2" DOMESTIC WATER SERVICE

LEGAL DESCRIPTION
LOT 2 IN HARVARD THOMAS RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2019 AS DOCUMENT NO. 1928317075, BEING A SUBDIVISION OF LOT 1 IN LYNNWOOD SUBDIVISION UNIT NO. TWO, ALL IN THE EAST HALF OF THE WEST HALF OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



TREE PROTECTION - FENCING

SITE IMPROVEMENT PLAN



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60193 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003142
www.haegerengineering.com

SITE IMPROVEMENT PLAN
LOT 2
1400 W. THOMAS STREET
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: M.L.A.
Engineer: K.P.N.
Date: 11/22/2021
Project No: 21199
Sheet: 1

PROJECT DATA

PROJECT LOCATION:	1400 THOMAS
ZONING DISTRICT:	R-E
LOT AREA:	10,375 SF
PIN:	03-19-107-017-0000
MAX LOT COVERAGE:(30%)	3112 SF
PROPOSED LOT COVERAGE:	1869 SF
MAX FAR: 3062 + [(10375-8750) X 0.26]	3484 SF
PROPOSED FAR:	3371 SF
MAX IMPERVIOUS COVERAGE (50%)	5187 SF
PROPOSED IMPERVIOUS COVERAGE:	3,405 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	24'-8"
LOCATION AREAS:	
FIRST FLOOR	1331 SF
SECOND FLOOR	1902 SF
GARAGE	538 SF
TOTAL SQUARE FOOTAGE:	3233 SF

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.

MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.

ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

ENERGY CODE COMPLIANCE NOTES

1.
ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
2.
ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
3.
ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
4.
ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

DESIGN CRITERIA

FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	40# LL - 10# DL 40# LL - 10# DL 50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FIX STAIR	10# LL - 10# DL 20# LL - 10# DL 30# LL - 10# DL
WIND SPEED NOMINAL	115 MPH 3 SECOND GUST & 89
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

NEW SINGLE FAMILY HOME



1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: JIMJRCDB@GMAIL.COM
C 2020 COPYRIGHT. ALL RIGHTS RESERVED

NEW SINGLE FAMILY RESIDENCE

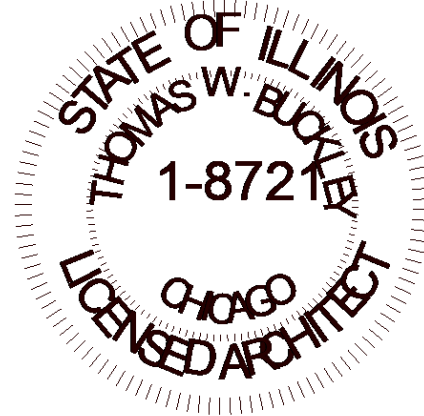
1400 W THOMAS STREET
ARLINGTON HEIGHTS, IL

DATE

1 - 02/14/2022

ISSUE DATE

1 - 02/14/2022 2 - PERMIT COMMENTS
1- 01/11/2022 1 - PERMIT



THOMAS
BUCKLEY
ARCHITECT

5145 Wedge Ct E
Bradenton, FL 34203
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Thomas Buckley

CERT. NO. 001.006721
EXP 11-30-2022 DATE 1 - 02/14/2022

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER 15 OF VILLAGE CODE.	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND- BORNE DEBRIS ZONE		WTHRNG	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD TO HEAVY	-4	YES	NOV 8 - 2000	2000	47.6

SHEET INDEX - ARCHITECTURAL

A0.0	COVER SHEET	1 - 02/14/2022
A1.0	SITE PLAN	4 - 08/10/2022
A2.0	FOUNDATION & BASEMENT PLANS	4 - 08/10/2022
A2.1	FIRST FLOOR PLAN	1 - 02/14/2022
A2.2	SECOND FLOOR PLAN	1 - 02/14/2022
A2.3	ROOF PLAN & STAIR DETAILS	1 - 02/14/2022
A3.0	ELEVATIONS	1 - 02/14/2022
A3.1	ELEVATIONS	1 - 02/14/2022
A6.0	WALL SECTIONS, DETAILS, & NOTES	3 - 02/22/2022
A7.0	SPECIFICATIONS	1 - 02/14/2022
MEP1.0	FIRST & SECOND FLOOR MEP & STRUCTURE PLANS	1 - 02/14/2022
MEP2.0	MEP DIAGRAMS AND DETAILS	4 - 08/10/2022

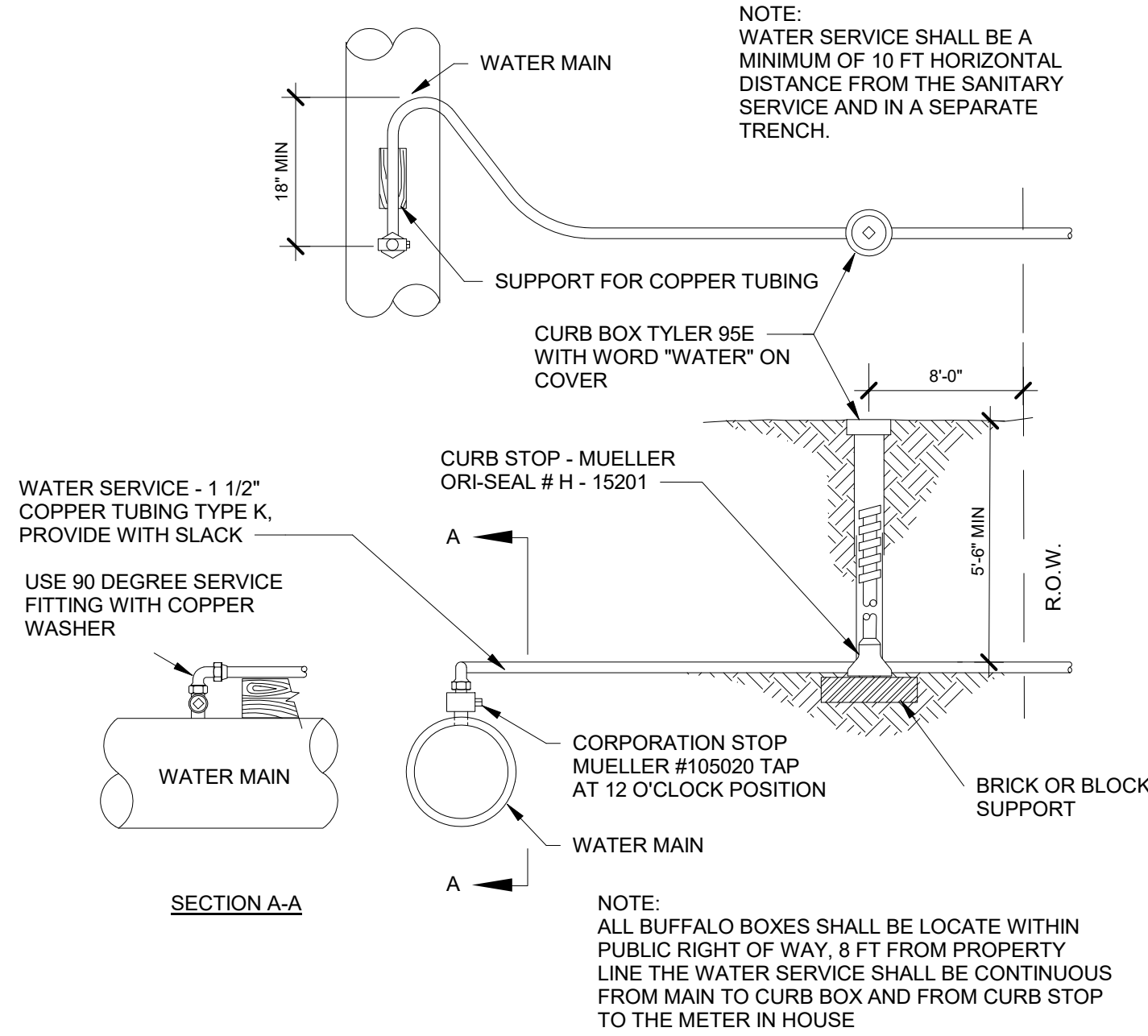
SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

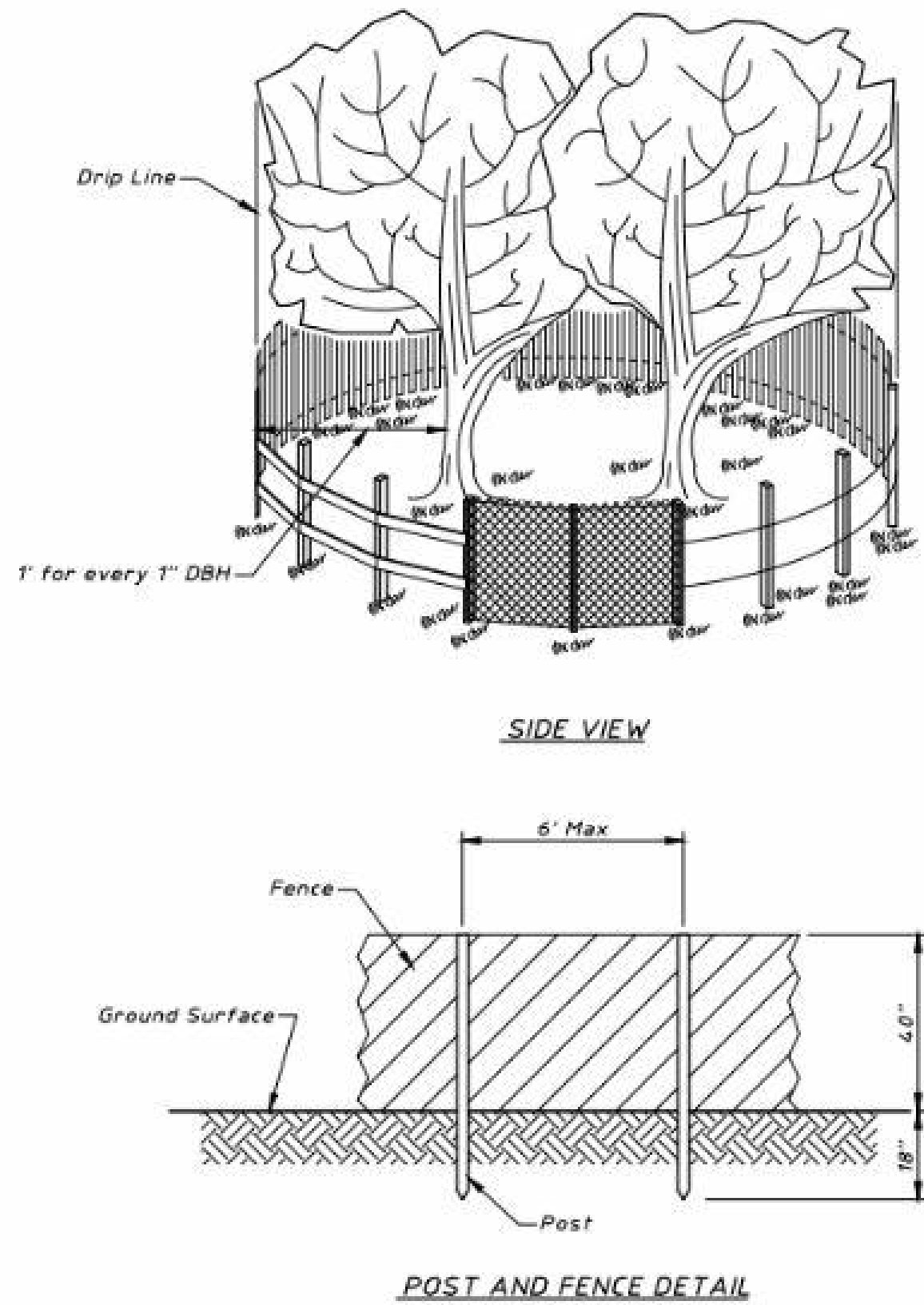
SITE SETBACKS (R-E)

	REQUIRED	PROPOSED
FRONTYARD	32'-0"	35'-6"
INTERIOR SIDEYARD 10% LOT WIDTH	10'-0"	10'-0"
EXTERIOR SIDEYARD	40'-0"	40'-0"
REARYARD	30'-0"	30'-2"
HEIGHT - MEAN	MAX 25'-0"	24'-8"



TYPICAL 1 1/2" WATER SERVICE

NOT TO SCALE

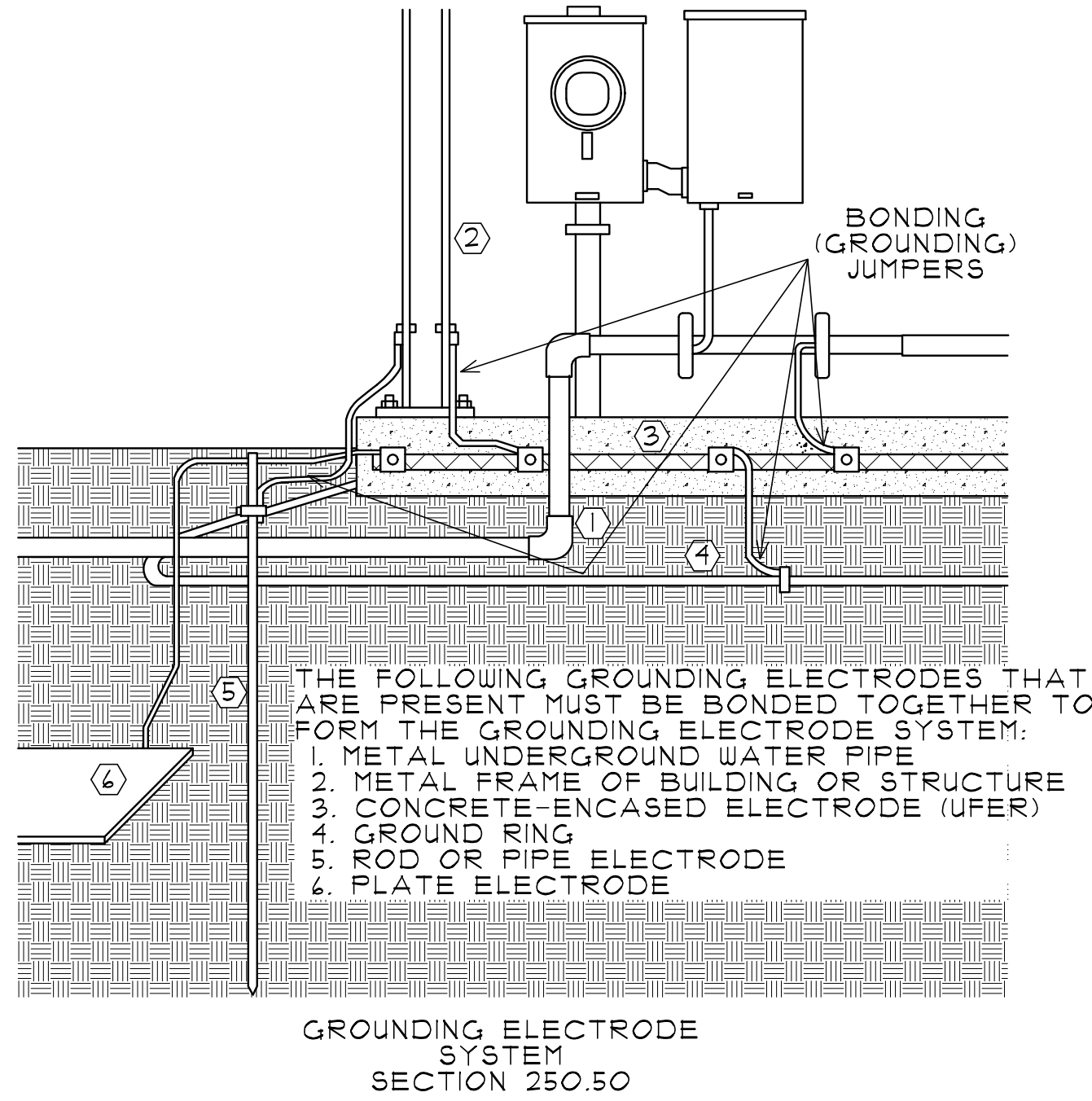


NOTES:

- The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
- Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
- The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

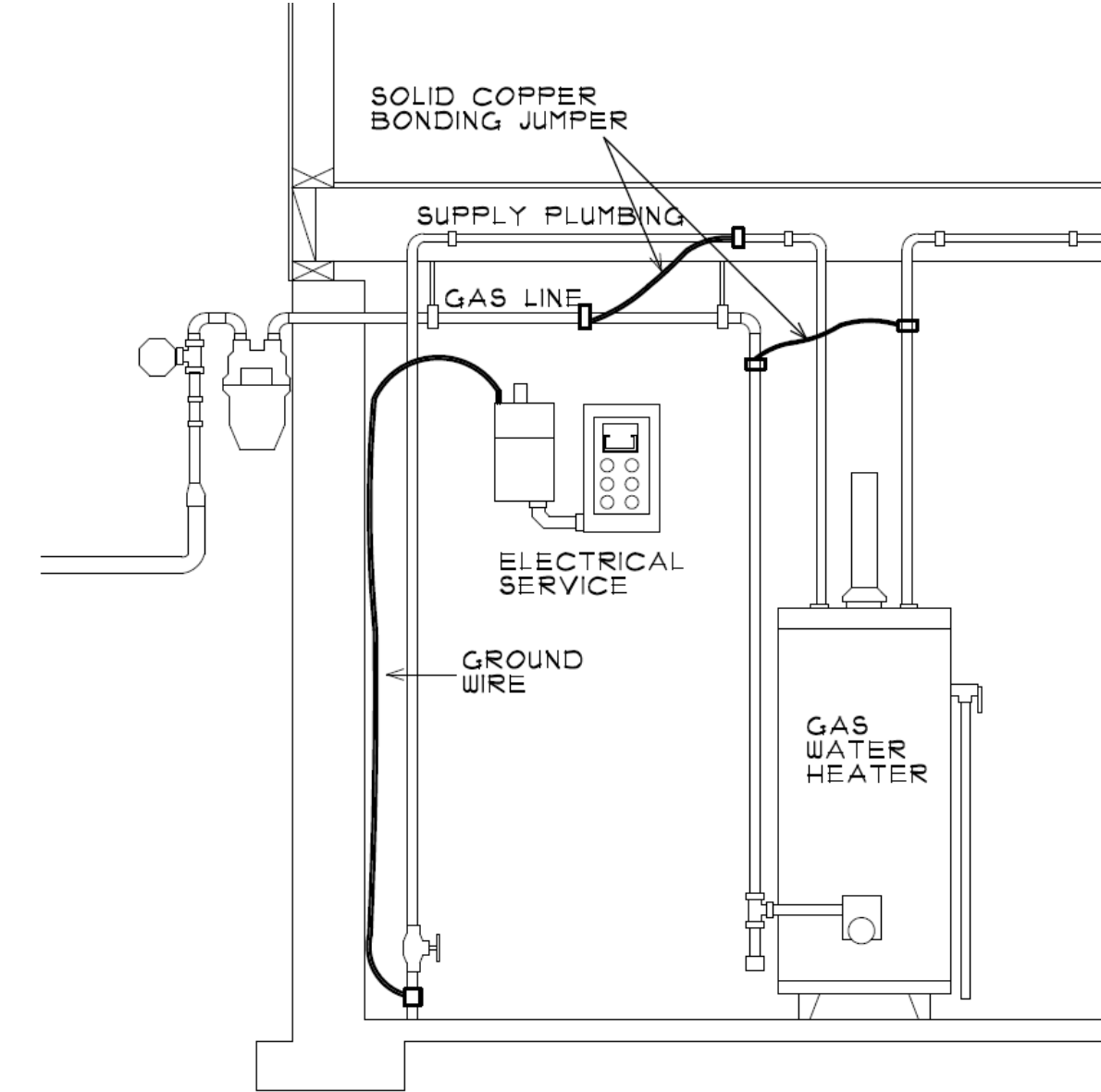
TREE PROTECTION - FENCING

NOT TO SCALE



SERVICE GROUNDING & BONDING

NOT TO SCALE



GAS LINE

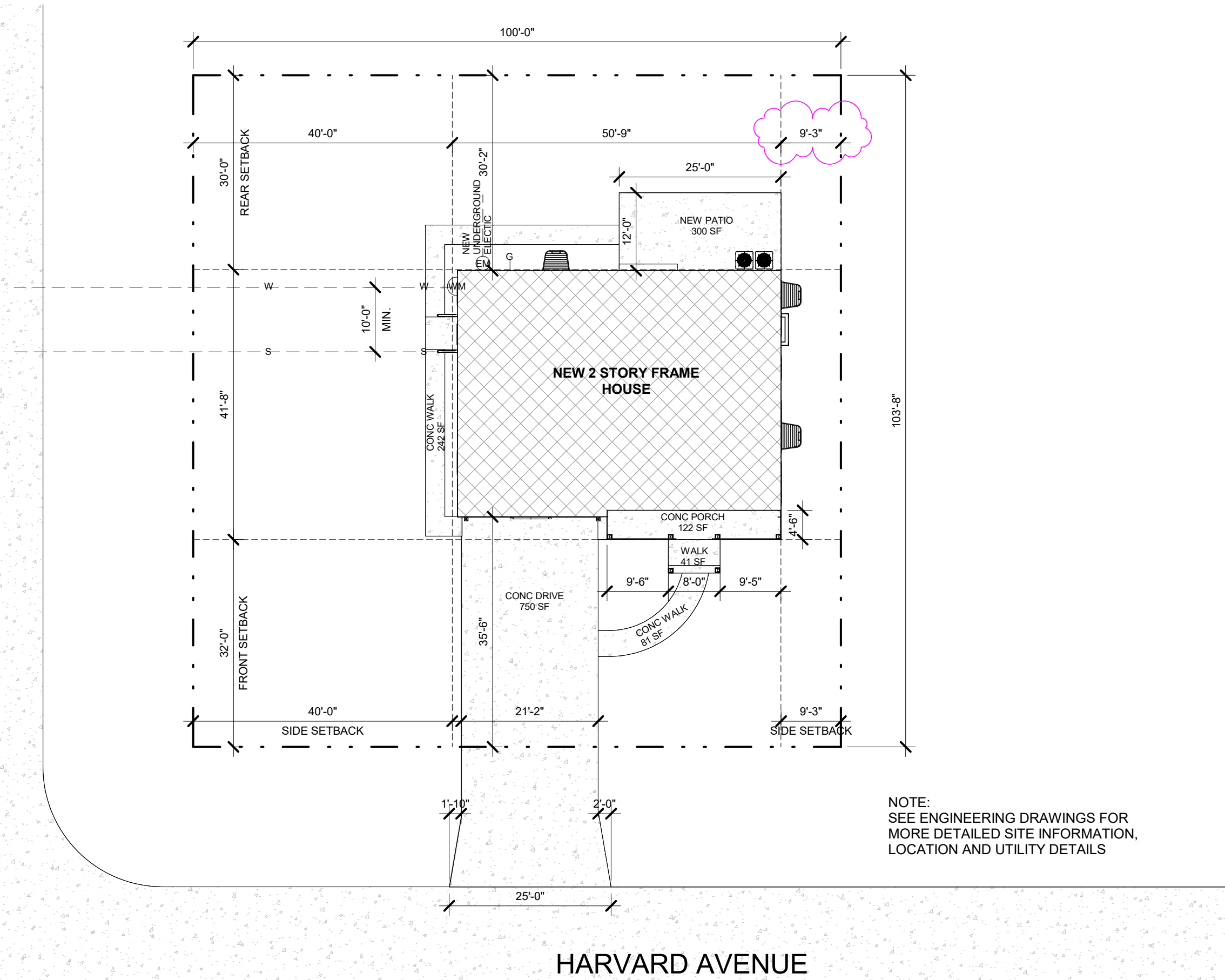
NOT TO SCALE

SITE PLAN LEGEND & NOTES

- INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
- VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
- PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
- PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
- PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
- VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
- PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
- THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
- CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
- ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
- PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
- ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
- ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

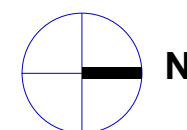
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- (— (— STORM SEWER
- <— <— SANITARY SEWER
- W — WATER SERVICE
- X — FENCE

W THOMAS STREET



1 SITE PLAN - PROPOSED

A1.0 1/16" = 1'-0"



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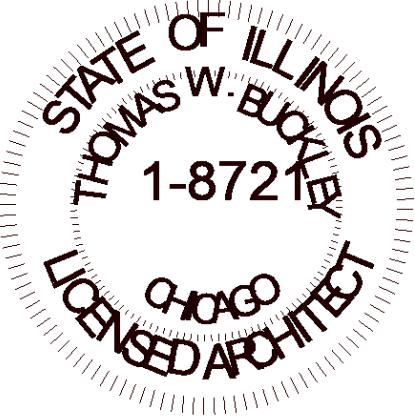
1400 W THOMAS STREET
ARLINGTON HEIGHTS, IL

DATE

4 - 08/10/2022

ISSUE DATE

1 - 02/14/2022 2 - PERMIT COMMENTS
1 - 01/11/2022 1 - PERMIT
4 - 08/10/2022 4 - REVISION



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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Thomas Buckley

CERT. NO. 001.006721

EXP 11-30-2022 DATE 4 - 08/10/2022

SHEET TITLE
SITE PLAN

SHEET NUMBER

A1.0



1 EAST ELEVATION - FRONT
A3.0 1/4" = 1'-0"

2 NORTH ELEVATION - SIDE
A3.0 1/4" = 1'-0"

ELEVATION MATERIALS						
LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION
SIDING (1)		HORIZ HARDIPLANK LAP SIDING [AGED PEWTER]	JAMES HARDIE	TRIM AND FASCIA		TRIM [ARCTIC WHITE]
SIDING (2)		VERTICAL BOARD & BATTEN [AGED PEWTER]		SOFFIT AND FASCIA		ALUMINUM - VENTED [ARCTIC WHITE]
ROOFING (1)		ASPHALT SHINGLES [ONYX BLACK]	OWENS CORNING	COLUMNS		WHITE
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]
DOORS		[WHITE]		WINDOWS		FIBERGLASS [BLACK]

- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30



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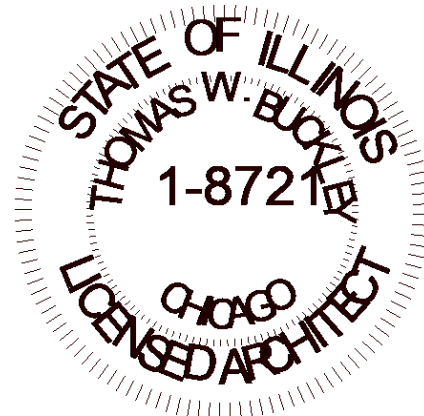
NEW SINGLE FAMILY
RESIDENCE
1400 W THOMAS STREET
ARLINGTON HEIGHTS, IL

DATE

1 - 02/14/2022

ISSUE DATE

1 - 02/14/2022 2 - PERMIT COMMENTS
1- 01/11/2022 1 - PERMIT



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CERT. NO. 001.006721

EXP11-30-2022

DATE 1 - 02/14/2022

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.0



1 SOUTH ELEVATION - SIDE
A3.1 1/4" = 1'-0"

2 WEST ELEVATION - BACK
A3.1 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ HARDPLANK LAP SIDING [AGED PEWTER]	JAMES HARDIE	TRIM AND FASCIA		TRIM [ARCTIC WHITE]	JAMES HARDIE
SIDING (2)		VERTICAL BOARD & BATTEN [AGED PEWTER]		SOFFIT AND FASCIA		ALUMINUM - VENTED [ARCTIC WHITE]	JAMES HARDIE
ROOFING (1)		ASPHALT SHINGLES [ONYX BLACK]	OWENS CORNING	COLUMNS		WHITE	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
DOORS		[WHITE]		WINDOWS		FIBERGLASS [BLACK]	

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS. A MINIMUM CLEAR WIDTH OF 20" A MINIMUM CLEAR HEIGHT OF 24" A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30



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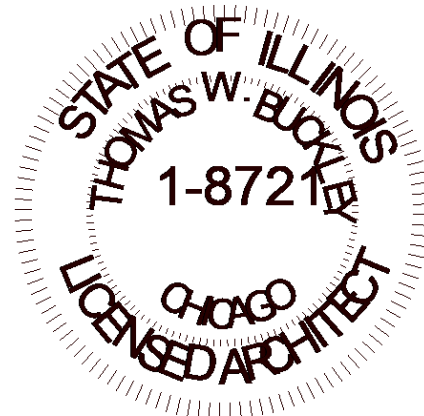
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DATE

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ISSUE DATE

1 - 02/14/2022 2 - PERMIT COMMENTS
1- 01/11/2022 1 - PERMIT



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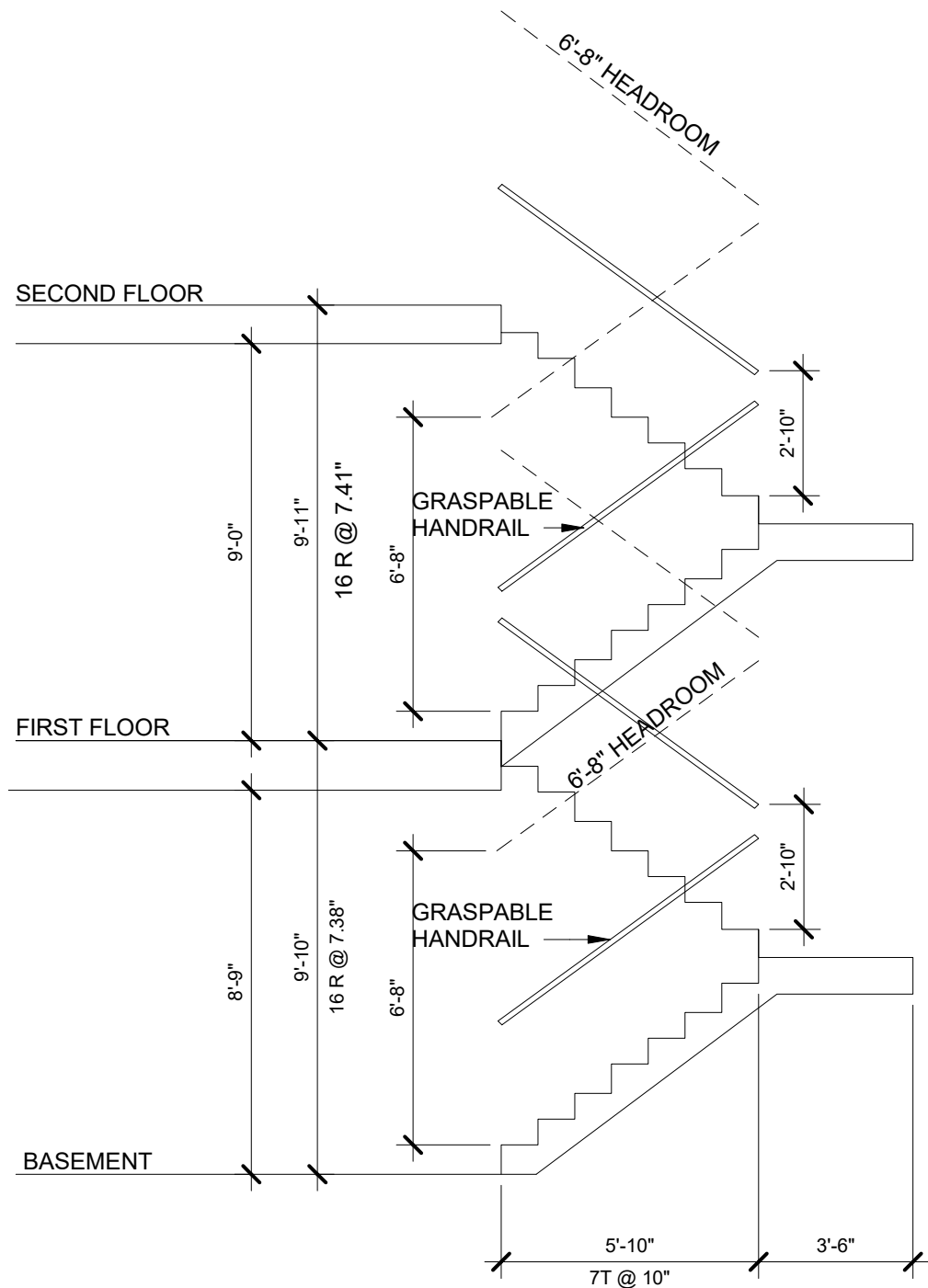
Thomas Buckley

CERT. NO. 001.006721
EXP 11-30-2022 DATE 1 - 02/14/2022

SHEET TITLE
ELEVATIONS

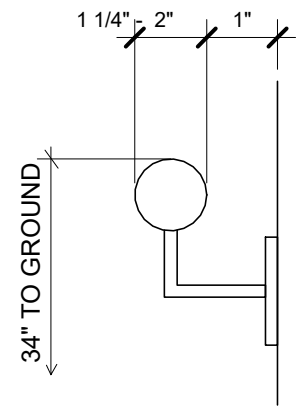
SHEET NUMBER

A3.1



ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS SHALL BE PROTECTED WITH MINIMUM 5/8" GYPSUM BOARD ON THE ENCLOSED SIDE.

MAXIMUM RISER HEIGHT TO BE 7 3/4"
MINIMUM TREAD LENGHT TO BE 10"

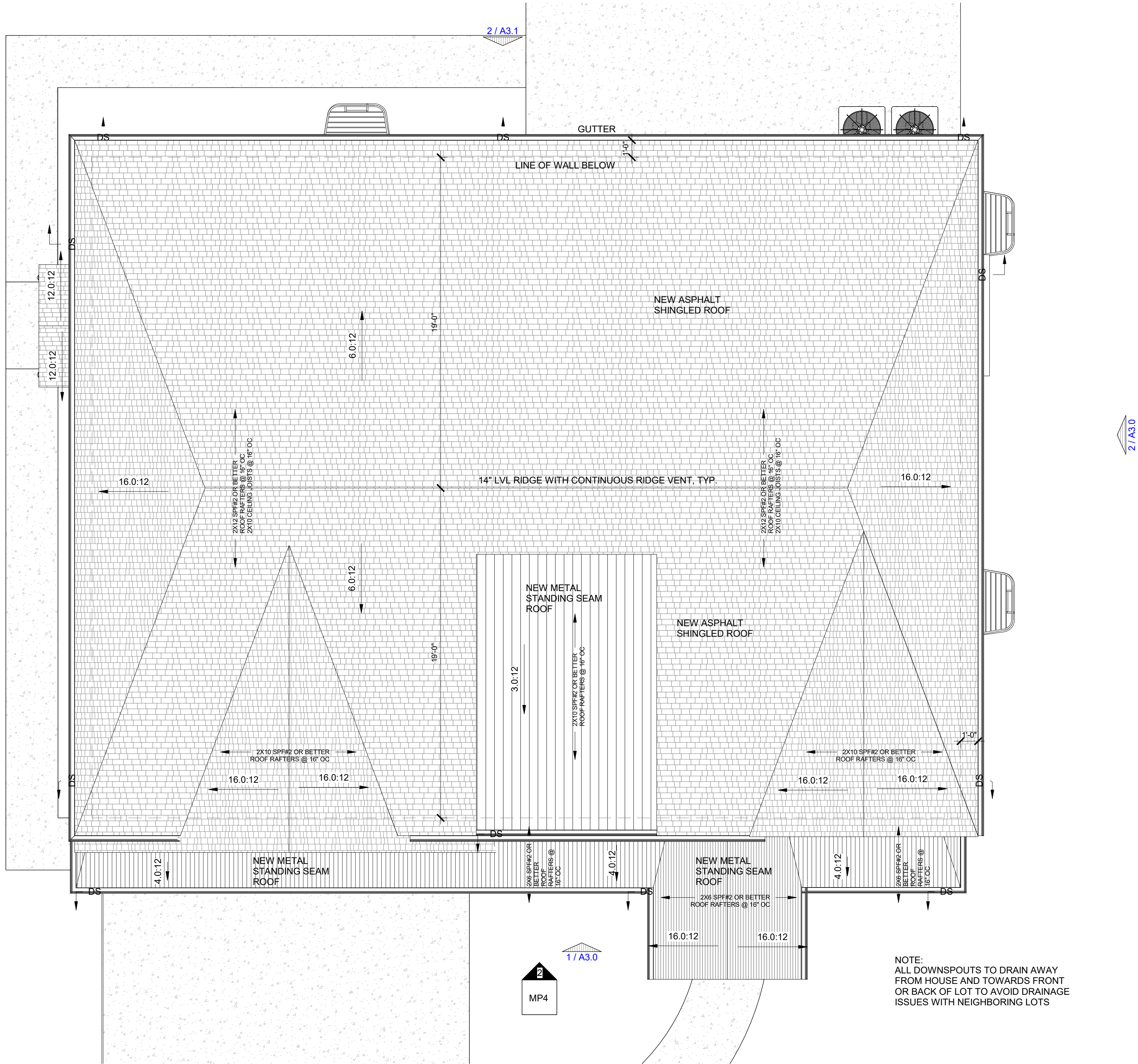


1
A2.3 STAIR SECTION
1/4" = 1'-0"

2
A2.3 HANDRAIL DETAIL
3" = 1'-0"

SPACING	SPECIES/GRADE	2 X 4	2 X 6	2 X 8	2 X 10	2 X 12	2 X 4	2 X 6	2 X 8	2 X 10	2 X 12
16	Douglas fir-larch SS	9-1	14-4	18-10	24-1	Note b	9-1	14-0	17-8	21-7	25-1
	Douglas fir-larch #1	8-9	12-9	16-2	19-9	22-10	7-10	11-5	14-5	17-8	20-5
	Douglas fir-larch #2	8-3	12-1	15-4	18-9	21-8	7-5	10-10	13-8	16-9	19-5
	Douglas fir-larch #3	6-4	9-3	11-8	14-3	16-7	5-8	8-3	10-6	12-9	14-10
	Hem-fir SS	8-7	13-6	17-10	22-9	Note b	8-7	13-6	17-1	20-10	24-2
	Hem-fir #1	8-5	12-7	15-11	19-6	22-7	7-8	11-3	14-3	17-5	20-2
	Hem-fir #2	8-0	11-9	14-11	18-2	21-1	7-2	10-6	13-4	16-3	18-10
	Hem-fir #3	6-2	9-0	11-5	13-11	16-2	5-6	8-1	10-3	12-6	14-6
	Southern pine SS	8-11	14-1	18-6	23-8	Note b	8-11	14-1	18-5	1-11	25-11
	Southern pine #1	8-7	13-0	16-6	19-3	22-10	7-10	11-7	14-9	17-3	20-5
	Southern pine #2	7-6	11-2	14-2	16-10	19-10	6-8	10-0	12-8	15-1	17-9
	Southern pine #3	5-9	8-6	10-8	13-0	15-4	5-2	7-7	9-7	11-7	13-9
	Spruce-pine-fir SS	8-5	13-3	17-5	22-1	25-7	8-5	12-9	16-2	19-9	22-10
	Spruce-pine-fir #1	8-2	11-11	15-1	18-5	21-5	7-3	10-8	13-6	16-6	19-2
	Spruce-pine-fir #2	8-2	11-11	15-1	18-5	21-5	7-3	10-8	13-6	16-6	19-2
	Spruce-pine-fir #3	6-2	9-0	11-5	13-11	16-2	5-6	8-1	10-3	12-6	14-6

ROOF RAFTER SPACING, SIZING, AND TYPE - IRC 2018 R802.4.1.(3)



NOTE:
ALL DOWNSPOUTS TO DRAIN AWAY FROM HOUSE AND TOWARDS FRONT OR BACK OF LOT TO AVOID DRAINAGE ISSUES WITH NEIGHBORING LOTS

3
A2.3 ROOF PLAN
1/4" = 1'-0"

R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1). AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUIDLING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

STAIR NOTES

THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

HANDRAIL TO BE 34" MIN. ABOVE TOP OF NOSINGG W/ BALUSTERS SPACED CLEAR OPENING LESS THAN 4".

ALL REQ'D HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS W/ 2 OR MORE RISERS & THE ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.

HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" - 2" OR A NONCIRCULAR CROSS SECTION W/ PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" & A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4", PROVIDE MIN. 1/8" RADIUS EDGES.

THE MINIMUM TREAD WIDTH IS TO BE NO LESS THAN 10" NOSING TO NOSING & THE MAXIMUM RISER HEIGHT NO MORE THAN 7 3/4" TO TOP OF NOSING.

PROVIDE NOSING NO LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" THE GREATEST NOSING PROJECTION BY MORE THAN 3/8".

PROVIDE MIN. 6'-8" CLEAR HEADROOM.

STAIRS W/ A TREAD DEPTH UNDER 11" PROVIDE NOSING NO LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" THE GREATEST NOSING PROJECTIONG BY MORE THAN 3/8".

RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN THIRTY DEGREES (30) FROM THE VERTICAL.



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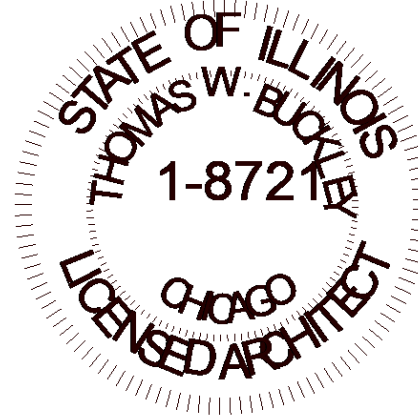
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Thomas Buckley

CERT. NO. 001.006721

EXP 11-30-2022 DATE 1 - 02/14/2022

SHEET TITLE

ROOF PLAN & STAIR DETAILS

SHEET NUMBER

A2.3



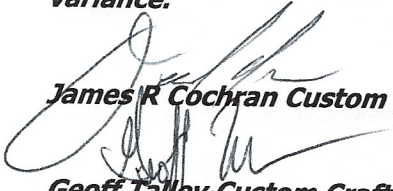
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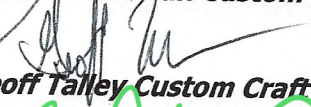
"Letter of approval for the variance required at 1400 W Thomas"

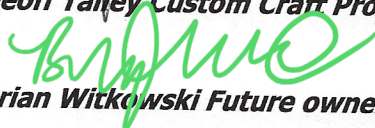
August 26, 2022

To the Arlington Heights Zoning department:

We are asking for a variance due to the discrepancies in our plan and confusion from the engineer's plan. Custom craft properties are the owners of 1400 W Thomas and 1504 N Harvard, there is a buyer for 1504 N Harvard and he has been informed and approves of the variance.


James R Cochran Custom Craft Properties


Geoff Talley Custom Craft Properties


Brian Witkowski Future owner of 1504 N Harvard