



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 11, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 929 S. Beverly Ln. - 8/14/17
- B. 406 W. Mueller St. - 8/14/17
- C. 716 S. Arthur Ave. - 8/14/17
- D. 526 S. Chestnut Ave. - 8/14/17
- E. 628 N. Highland Ave. - 8/14/17
- F. 402 E. Sunset Dr. - 8/14/17
- G. 1218 S. Salem Ln. - 8/14/17
- H. 1614 S. Surrey Ln. - 8/14/17
- I. 1010 N. Gibbons Ave. - 8/14/17
- J. 1000 S. Highland Ave. - 8/14/17

IV. REPORTS

V. OLD BUSINESS

- A. 716 S. Arthur Ave. - ZBA#17-037

VI. NEW BUSINESS

- A. 616 N. Arlington Heights Rd. - ZBA#17-043
- B. 602 S. Dryden Pl. - ZBA#17-044
- C. 621 N. Belmont Ave. - ZBA#17-045
- D. 1805 N. Walnut Ave. - ZBA#17-046

VII. OTHER BUSINESS

VIIIADJOURNMENT

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Item: 929 S. Beverly Ln. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
929 S. Beverly Ln. - Minutes 8/14/17	Minutes
929 S. Beverly Ln. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 929 SOUTH BEVERLY LANE - ZBA #17-029

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner
JIM MASSARELL, Engineering Department Director

CHAIRMAN DIVITO: All right. I'd like to call to order the August 14, 2017 Zoning Board of Appeals meeting. With that, Derek, would you mind calling roll call please?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Siavelis.

(No response.)

CHAIRMAN DIVITO: If you all would come and please stand? We'll do the pledge of allegiance.

(Pledge of allegiance.)

CHAIRMAN DIVITO: Thank you. All right, first order of business here this evening is just the approval of meeting minutes from last meeting. So, has everyone had an opportunity to review and look for errors and omissions? All right, is there any motion to approve?

MR. DRAKE: I'd move approval.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll move on to the actual petitions. So, for this evening, we'll be calling up one petition at a time. We're going over, during the testimony, I ask that we mark on three key elements to establish the criteria around the hardship that's presenting on tonight. First is that the property cannot yield a reasonable return without the variance request. Second, the unique nature around the situation that you're in. Then finally how your changes if they are approved will not alter the characteristics of the neighborhood.

So, with that being said, we are going to break it up a little bit this evening, and each of the Board members are going to cover a few of the items. There are two Petitioners from previous Board meetings. First one is 929 South Beverly.

MR. RITCHIE: Good evening all.

CHAIRMAN DIVITO: How are you? Have you signed in?

MR. RITCHIE: I've signed in, yes.

CHAIRMAN DIVITO: All right. Raise your right hand. Actually, name and address for the record.

MR. RITCHIE: Kyle Ritchie, 1203 West Lonnquist Boulevard, Mount Prospect. I'm here to petition for 929 South Beverly.

CHAIRMAN DIVITO: Thank you. Raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. RITCHIE: So, we're seeking a petition today to install a pool and permeable paver surfaces in the backyard of the property. I was unable to attend the last meeting but I am here tonight. I have gone through the minutes. To supplement some of the discussions that had been had before, I've provided a link to a video to Derek. Derek, if we could play the video? It's really just to illuminate the properties of permeable pavers and we'll go from there.

(Video clip started.)

MR. RITCHIE: This video is about a minute and a half, but the end of it is really taking a wheelbarrow full of water and dumping it onto permeable pavers to show how runoff does not occur, how that is absorbed into the surface that's underneath all those pavers.

(Video clip played.)

MR. RITCHIE: So, in part, we're looking to over-engineering the volume that we're going to be creating inside the permeable pavers, so the void space that's underneath. Referring to the engineer's comments when they first went through the review process, that if this petition were to be granted, that they would ask for depth of the gravel underneath the pavers to be 12 inches. We're suggesting 16 inches. So, we're over-engineering this to accommodate for the pool that here in Arlington Heights counts against the impervious surface as discussed in the meeting last time. Even though the pool itself can accept water, we are in effect creating more detention space than we are creating the need for.

So, that is really hitting home on the number three that you had referenced at the beginning of the meeting on how we are not creating runoff. We are making sure, based on the engineer's recommendations, that we are going to have the right amount of capacity for everything. I had actually, through the submittal and some of the information I provided Derek prior to the meeting, had reduced as well the overall surface that we would be creating by 10 percent. So, with all this, it's a nice property in a nice town and we're looking to do a nice development, and the only way it can happen is to make sure we're shrinking the footprint as much as possible and decreasing the impact, making sure there is none.

With that, if some of you have questions?

CHAIRMAN DIVITO: You know, just real quick on the reduction. There were a few highlighted areas within the drawings where the reductions came from. Can you just speak to those?

MR. RITCHIE: Highlighted areas where the reductions came from? So, originally, there were six feet of patio space on the three sides of the pool which

would be the right-hand side which is the eastern side. What we're looking at right now is the originally proposed on the left, and the altered version on the right. So, originally, there were six feet on the eastern and southern sides and the southwestern side of the pool. Now, we're going to be having four-foot three inches. There were also changes made to the northern part of the decking area where there are some lounge chairs laid out in between the house and the spa to make up for this 190 square feet of reduction.

CHAIRMAN DIVITO: There's one small bump-out that was included on the northeast corner? Visually, you can see it by the two lawn chairs, side by side after the lounge chairs.

MR. RITCHIE: Yes.

CHAIRMAN DIVITO: Everything else was, the perimeter was all reduced, right?

MR. RITCHIE: Correct.

CHAIRMAN DIVITO: Any other questions for the Petitioner?

MR. DRAKE: Could you speak to the hardship again? I mean could you just touch on the three hardships, not three hardships, three requirements that we have, and the hardship particularly?

MR. RITCHIE: So, the property was purchased with this type of project in mind. It is a home that they're looking to develop, invest in, and live in here. It cannot, they cannot have this without the petition being granted. So, we're trying to find the right way to do great improvements while going over the threshold. So, in terms of family lifestyle, in terms of elderly parents that will be needing exercise at the home, all these are taken into account. They came to us to do the project and it's really just it, it's about the coverage and being able to do an improvement.

CHAIRMAN DIVITO: This evening, I don't know if the rest of the Board knows this, but I asked Mr. Massarelli from the Engineering Department to actually sit in with us today just because I had some questions as it relates to the permeable pavers, just to get a little bit more clarification on the actual engineering note. So, if you'd mind just clarifying or elaborating on the opinion of the Engineering?

MR. MASSARELLI: To take it back to a number of years ago where we had a lot of development going on in town, there was no lot coverage maximum, and we had a number of drainage issues that came from that. There were a lot of homes being built and for whatever reason sports courts were a big item. There were areas that were probably 70 to 80 percent covered in impervious area and they were having some issues with flooding.

So, we discussed it with the Board and did some minor analysis and found that a 50 percent maximum would be somewhat beneficial but then also allowing development and not curtailing it to a point where it's not desirable anymore. We're trying to find a happy medium. So, that 50 percent number came through some discussions and issues that we had with the Board. The Board approved the 50 percent lot coverage and we've been obviously enforcing it since it's a code.

We have had certain issues where there may be an existing home where they want to add a 10 by 10 patio. We discuss things with homeowners prior to coming to the Zoning Board about some ways to make that work with permeable pavers and permeable surfaces. Those items we were looking at went from maybe 50 percent to let's say 52 or 53 percent lot coverage. So, we're doing incremental small increases to try to add to somebody who didn't have that ability to utilize their backyard, and we came up with a simple formula to utilize or to come up with that solution. That one foot of certain stone material that has some voids to it, it's about 30 percent void, water could then penetrate the permeable pavers, sit in that area and be controlled.

The one issue that we had then and still have now is the one difficulty, is that basically in Arlington Heights and a lot of northwest suburbs we have great clay that makes it great to build homes where it doesn't settle very much. The negative of that is that water doesn't penetrate it very well. So, that's where we're trying to balance when we see permeable pavers or permeable driveways, and what we look at, as the video showed, is that that water gets controlled and it goes underground. It doesn't disappear, it's still there.

The problem that we have is when we do have a significant rainfall and we have larger and larger areas, what we're concerned about is how does that water, since it can't penetrate into the clay very well, some of it will, what happens to that water? It's going to have to spread out and go through that surface that's on the clay. It goes from the stone into existing soils. So, what we do get concerned about is the area and how much is that going to impact the existing property as well as neighboring properties.

The one difficulty is though it's not an exact science. It is still something that's being developed and analyzed through, you know, people who are building or producing the materials, and then there is the scientific aspect of it in terms of analysis and how does it percolate through there and how does it compare to a turf. So, there's a lot of different items that are still being analyzed. But the Engineering Department's view on it is that we're still not quite sure how well it does work without some additional improvement.

There's a number of communities that do use it in terms of their alleys and some small local streets. But there's always a storm sewer as part of it because they do realize that the water is not going to penetrate into the soil. There's going to be some, but that number is the question. The magic answer is how much water can penetrate and how much doesn't. So, we take a conservative view of that and that's why we stay away from larger areas of permeable paver that are trying to compensate for areas that are going over that 50 percent.

So, our recommendation for this particular project was against it, feeling that it is too large and especially in this area where I believe the neighbor has experienced some backyard flooding already. We feel that may make it worse with this improvement. So, that's why we put together our recommendation that we did.

CHAIRMAN DIVITO: Appreciate the notes.

MR. MASSARELLI: Sure.

CHAIRMAN DIVITO: Any other Board member have questions for the Petitioner? Okay, close it down to comments from the audience.

MR. RITCHIE: Thank you.

CHAIRMAN DIVITO: Does anybody from the audience wish to speak? Have you had a chance to sign in?

MS. YOUNG: I did.

CHAIRMAN DIVITO: All right. Name and address?

MS. YOUNG: Joanne Young, 923 South Beverly.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. YOUNG: Thank you for the explanation, that was very helpful. As I was reading about pavers and pervious and permeable, it was getting onerous, so thank you.

I'm not sure where the Village Zoning Board stands on this right now, but I am not in favor of the 1,700 square-foot variance. I think it is beyond necessary and has an impact on the neighborhood that has traditionally kept open space with foliage. As far as I know, on the 900 block of South Beverly which are 800-foot wide lots, there are no pools. There's really not enough space.

If on the other hand the Village is considering passing the variance, I would like to know ahead of time what the elevation of the patio and pool is, and what the proposed drainage is for the pool which is impervious, and the remaining land beyond the permeable pavers. Where is that water going to go? When I talked to Mr. Peric in April, he indicated he was looking at drainage for the east side of the lot with a cistern with water being drained out to the street, and there wasn't anything like it on the proposal from July 10th or today's proposal.

Third, there is really no guarantee that these pavers are going to work from what I read or heard, although I have never seen them in action. But I have seen a lot of flooding in our neighborhood and I really don't want to continue that now that it's a little bit under control for my lot. Thank you.

CHAIRMAN DIVITO: A question for you before you sit.

MS. YOUNG: Yes?

CHAIRMAN DIVITO: I know the same week after the last Board meeting, there were torrential downpours.

MS. YOUNG: Yes.

CHAIRMAN DIVITO: So, did you happen to notice how the water was reacting to the wet in your yard?

MS. YOUNG: In the back corner, I do collect water there but it was more like puddles instead of before when I had the problem with 929, before the whole 15 feet east, the whole 80 feet was full of water. That didn't happen this time so I was thrilled.

CHAIRMAN DIVITO: So, the current solution is manageable?

MS. YOUNG: It appears to be, yes. It was fine the last time it rained through. I did not have a problem.

MR. SCHWINGBECK: You had indicated when you were here last that you had been flooded out many times. So, no flooding this past rain?

MS. YOUNG: Correct, and I had a flood control system put in the front yard so that is working as well. So, after several years of having a lot of water issues, the thought of going through this again is nightmarish. Thank you.

CHAIRMAN DIVITO: Thank you. Is there anyone else from the audience that wishes to speak?

All right, none being heard, we'll close it down to Board deliberation. All right, so we have heard both the neighbor as well as the owner talk about the desire to control the flooding. We've seen the current solution that is in place. The pavers, based off of the Engineering Department's review is the current technology that is coming up but it's not necessarily proven. So, we did see a reduction in size, so I appreciate the homeowner's and the organization, you know, doing the design consideration, trying to work within what we have. But I know that this one is a very sensitive topic so I'm still struggling with this one a little bit. Any other comments?

MR. SCHWINGBECK: Well, I thought after our last meeting, we were looking at 1,800 and some square feet over and we were talking about a reduction. I understand that it was a 10 percent reduction, but I really thought that it was going to come back with a dramatic reduction, maybe eliminating some of the patio between the pool and the house, eliminating the hot tub. We've got a lot of square footage still at 1,700. I mean water, there's people all throughout the neighborhood with pavers on their driveways, patios, it's still a lot of water collecting all over the neighborhood. So, the water does have to go somewhere and it was 190 square foot reduction which really wasn't a whole lot. I mean I'm concerned not only about water next door but water within the lot itself.

MR. DRAKE: I think the argument or the comments that we had from Engineering are, for me, pretty enlightening. It's probably the best explanation I've heard in the last couple of years about this issue of where the water goes and clay in the soil and all the things that go along with that. For me, that's tipping the scales on how to look at the project.

I think the fact that the homeowner and their consultant reduced the scope of the work is what we asked you to do, but I'm really bothered by the issue of what's going to happen potentially to the neighbor and, as Tom just said, what's going to happen to the resident himself. With that system, it's still got a big unknown over it.

MR. JAFFE: I guess what I would add is if this were to move forward, in some ways it would be establishing a precedent.

CHAIRMAN DIVITO: Let me stop you there just because, you know, this is your second meeting. So, the Zoning Board does not use precedent to make their decision.

MR. JAFFE: Okay.

CHAIRMAN DIVITO: So, each individual case is tried and heard on its own merits. But it's still, I mean I understand your point.

MR. JAFFE: Right.

MR. GEISEL: I was not here at the last meeting, so I guess I would have a question. Simply, was there, you know, any consideration given to a

different material which would actually be more pervious, if you will, than, you know, the paver system? I've got a Unilock paver system. What you're supposed to do is put in the sand product and every seven minutes or so you put water on it and it's basically supposed, that sand is supposed to be sort of like a concrete in between the box. That does not bode well for the acceptance of water.

CHAIRMAN DIVITO: That was the differentiation between what this blocking system is because it does not have that same blocking sand. So, that's why it still creates the porous, the area for the water to actually drain into. But then there's stone aggregate that would be, you know --

MR. GEISEL: That part I understand. I just wasn't sure if there was like even some other products that had been considered that are, you know, more designed with the intention of holding water as opposed to bricklayer system, because there are other systems there. That was it.

CHAIRMAN DIVITO: As it stands, it sounds like there's just general consensus that we are not in favor of this. So, is there an actual motion to be heard on this? I'm not trying to stop the conversation, so if you need more time, please let's keep the conversation rolling.

So, my biggest fear is, again, back to the drainage. We had a surface area reduction. We know that there may still be an issue. There is no ancillary or no other solution presented besides just taking it down deeper which as Mr. Massarelli pointed out we still are going down to the clay which is not going to allow it to be absorbed and it's just going to disperse and have to go somewhere. So, if there was another cistern that was presented to potentially capture or some other type of draining mechanism or storage, I can see that that would also help the conversation in my opinion.

MR. GEISEL: Well, to your point, a true engineering review where you actually did, you know, something to determine what the depth of their current soil is, where the clay is, you know, because that's an older part of time and you might have 20 inches of black dirt there whereas a new development, everything gets scraped down to clay, they come back with six inches of dirt and that's all you have. Something more definitive with respect to here is the size of the area, here is the cistern we've designed, it's, you know, designed to hold back this amount of water, something more specific, something that would give a greater level of comfort. But again, I wasn't here so I have a bit of a disadvantage in that regard.

CHAIRMAN DIVITO: Can I make a motion or do I need another Board member since I was --

MR. MACH: It needs to be another Board member.

MR. SCHWINGBECK: Yes, I would, I guess at this point I think they've made every effort to come to us and discuss it. So, at this juncture, I would put a motion out there that we should really vote on the petition the way it's been presented.

CHAIRMAN DIVITO: I would agree.

MR. JAFFE: Motion seconded.

CHAIRMAN DIVITO: Well, we have to --

MR. SCHWINGBECK: We have to have an actual motion.

CHAIRMAN DIVITO: What is the actual motion?

MR. SCHWINGBECK: So, the motion would be to look at this plan with the 1,700 square-foot of surface the way they've written it up, because we're really not approving or disapproving at this time.

CHAIRMAN DIVITO: Right, that's just our --

MR. SCHWINGBECK: Right.

CHAIRMAN DIVITO: So, it's still a motion to approve, and then we will just vote yes or no.

MR. SCHWINGBECK: Right.

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

MR. SCHWINGBECK: Motion to approve.

CHAIRMAN DIVITO: Ben, is that your second?

MR. JAFFE: Yes.

CHAIRMAN DIVITO: Derek, roll call.

MR. MACH: Mr. Drake.

MR. DRAKE: No.

MR. MACH: Mr. Geisel.

MR. GEISEL: No.

MR. MACH: Mr. Jaffe.

MR. JAFFE: No.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: No.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: No. So, unfortunately it did not pass. You can work through alternative designs and resubmit. This petition as it stands would have to wait for an additional year?

MR. MACH: Correct, for a year.

(Whereupon, the above-mentioned petition was adjourned at 7:29 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Peric Residence
ADDRESS OF PROPERTY: 929 S. Beverly Ln.
VARIATION: 5.1-0.08, 5.3-2

A 1,890 square foot variance to allow an increase to the impervious surface coverage for a total of 9,450 square feet where the maximum allowed is 7,650 square feet.

The petitioner explained that they are seeking a variation for impervious surface coverage for a pool and pool deck. The petitioner further explained that they are proposing pervious pavers to help alleviate any impact on the drainage. The petitioner testified that they are proposing to over-engineer the volume that would be created by providing 16 inches of gravel below the pavers. The petitioner also explained that the pool is creating additional detention space. The petitioner testified that they are not creating any runoff. The petitioner explained that per the engineer's recommendations, there will be an adequate amount of capacity. The petitioner explained that the property was purchased with the plan to install a pool and improve the property.

The Director of Engineering explained that due to the clay soils in the area, the water that penetrates the pavers into the gravel subbase does not penetrate the clay soils very well. The Director of Engineering explained that the concern is when there is a significant rainfall since the water does not dissipate. The Director of Engineer further explained that since the water cannot penetrate into the clay very well, there is the possibility that the water could impact the existing property as well as neighboring properties if there is a significant rainfall.

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

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

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

You are hereby notified that this ruling is subject to appeal to the Circuit Court of Cook County, under the Administrative Review Law. Such appeal must be filed within thirty-five (35) days of the date of receipt of this decision.

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



Item: 406 W. Mueller St. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
406 W. Mueller St. - Minutes 8/14/17	Minutes
406 W. Mueller St. - Findings 8/14/17	Minutes

ZONING BOARD

OF APPEALS

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

RE: 406 WEST MUELLER STREET - ZBA #17-020

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
7:29 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Moving on, 406 West Mueller. Good evening.

MR. HYDE: Good evening.

CHAIRMAN DIVITO: Name and address for the record please.

MR. HYDE: Brian Hyde with Greenscape Homes representing 406 West Mueller.

CHAIRMAN DIVITO: All right.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MR. HYDE: We come to this meeting, we were on the agenda for last month's meeting. It had to be postponed because some additional variances that had to be addressed that we weren't aware of at that time. We come with a house that is on a 100-foot wide lot and we're seeking some variances to be able to split the lot into two 50-foot wide parcels, to preserve the existing home on the east lot and remove the existing detached garage structure and driveway on the west lot, and then reconstruct a new detached garage and driveway on the east side of the east lot. That would be for the existing home on the east lot, and then construct a new single family home on the west lot.

The issues that bring us here are the 50 percent rule of the block, that 50 percent or more of the homes on the block have to be more than 70-foot wide to comply with the R-3 zoning district requirements. Currently, the houses on our block are exactly 50 percent including our lot which counts as one lot right now that are either less than 70 or greater than 70. We are the only 100-foot wide lot left on the block. Most of the other ones are either 50 or 75, in that range. So, we need a variance for each one of the lots to be 50 feet.

The other issue on the property is that the current house sits 2.7 feet away from what will become the new center property line of the two lots. The requirement is five feet, so we are 2.3 feet too close to the property line of the existing house.

We have through the process originally looked at maybe demolishing the house, but we really would like to save the house. It has historic character as part of the HANA district, and it has been noted in different books that was by the Art Institute as being one of the historic houses in the HANA district.

So, the house is in good condition. It's a good house and we would like to keep it. But in order to do that, because the property is under one ownership, to divide it we had to come in front of the Board with the 2.7 foot setback issue.

I can go right to the points of the variance. So, with the economic issues or the hardship of not being able to yield a reasonable return, the property value is based in the realty world as being two lots, and the value of it is there because it is two lots. So, not being able to divide it would definitely cause a dramatic economic issue with the value of the properties.

One of the other things with the hardship is that if we weren't

able to divide the lots, or if we were able to divide the lots we could actually tear the existing house down and build a new house with today's zoning regulations that would put it much closer to the house to the east which I think that house is less than two feet from the property line. Currently, our existing home is over 20 feet from the property line, so it is a nice buffer between our home and the house to the east. Like I said, if it was torn down or if somebody was able to tear it down and rebuild, it could severely impact the home to the east. So, we are trying to preserve, you know, a nice home and the character of the neighborhood and street scape.

The unique characteristics that pertain to this particular property, like I said, it is the only 100-foot wide lot on this block, so most of the other ones are narrower. The character of the neighborhood is more narrow lot based. So, that's to that point.

I guess the third one is that it will not alter the essential character of the locality. Like I said, the neighborhood is predominantly narrow lot properties. The new home next door will be one more house on the block that will fit into the character.

We have presented to the Design Commission the new home design for the west lot which has been approved. It's been submitted for permit, that's going well, and we're nearing approval of that based on tonight's meeting. We've also submitted permits for the new detached garage structure and driveway on the east lot, and that also has gone well so far.

We are saving, there's a large tree in the front of the east lot. We've actually designed our new driveway to preserve that existing tree to help keep the nature of the neighborhood and the trees in the parkways and the in the streetscape. Everything that we are proposing is within all of the current zoning requirements minus the issues obviously that bring us here, with the setbacks of the existing house which has been there from day one.

So, I guess that's it. That would bring it to questions.

CHAIRMAN DIVITO: Thank you. The utility pole in front, I mean you're going to have to squeeze between the utility pole and the tree in the front?

MR. HYDE: Yes. The utility pole is actually I think just on the neighboring property. There is a guy wire that comes down where the driveway is going to go.

CHAIRMAN DIVITO: Right.

MR. HYDE: We've actually been working with ComEd and there was actually a Comcast guy wire that's actual tie-down wires, one of each of theirs. So, we've been working with both of those utility companies to try to come with a different solution for that. We've looked at bracing back on the opposite to the east of the pole, and also to adding another pole or guy wire on our property to help extend the tie-down farther away.

MR. JAFFE: What type of feedback or response has there been from the neighbors?

MR. HYDE: I actually have only spoken to the neighbor to the west, and that was, he had called during the time of our design review. So, I went to the project with him and explained what we were doing. He didn't seem to have any, he

was more just interested in what was going on. So, I filled him in on everything and he seemed to be okay.

MR. DRAKE: Is the current resident or current owner planning on staying in that home? And is there a prospective buyer for the empty lot that you want to build on?

MR. HYDE: They'd both be under our ownership. We're doing them as speculative projects. We do have interest in actually both but everything is kind of pending on, you know, how the whole situation plays out.

MR. GEISEL: Excuse me, did you state that there would be no variances required for what would be the vacant lot?

MR. HYDE: Correct. Yes, everything is within the zoning regulations. It did, like I said, go through the design review board and Design Commission.

MR. GEISEL: Understood. I'm specifically asking about any variances.

MR. HYDE: Yes, no variances for that new home.

MR. GEISEL: Okay, so you'd be within the required setbacks and all that.

MR. HYDE: Correct. We've actually, something else, we've actually tried to push that house as far to one side to help alleviate some of the closeness of the new home and the existing home, to try to soften that a little bit. So, I'm just putting that out there.

MR. GEISEL: Yes, that's the gist of where I'm going in terms of the offset between each house.

MR. HYDE: Right. There's actually a few houses on the block that are kind of in the same scenario, like the one to the east is I think less than, it's just under two feet away from the property line. So, we're trying to help keep that rhythm.

CHAIRMAN DIVITO: When you mentioned the house to the west, sorry, I just lost my place here, that is the neighbor in the backyard basically, right?

MR. HYDE: No, to the west is to the left.

CHAIRMAN DIVITO: Sorry, okay. So, the one that is next to the green space?

MR. HYDE: Correct.

CHAIRMAN DIVITO: You did not have a chance to speak to the neighbor to the east then?

MR. HYDE: Correct.

CHAIRMAN DIVITO: Any other questions from the Board members? All right, take a seat. I'll open it up to audience questions. So, is there anybody from the audience that wishes to speak?

MS. AHERN: We're at the same house.

CHAIRMAN DIVITO: Okay, so you're both in the same address, is it?

MS. AHERN: Yes.

MS. WIGGS: Yes.

CHAIRMAN DIVITO: All right. So, name and address for the record.

MS. WIGGS: Erin Wiggs, 417 West Hawthorne Street.

MS. AHERN: Patricia Ahern, 417 West Hawthorne, and I'm a realtor.
(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MS. WIGGS: I am here just on more aesthetic purposes. I live in the northwest corner behind the open lot. Right now there is, as you could see, it's more of an open four corners in the back where there's a nice flow, where there is not a building. My concern is where will this new house go? You seem to be pushing it up to the west house, Joe's house. How far will it go back? Will it go back all the way to the easements? So, basically what myself will be looking at is just the back of the house?

CHAIRMAN DIVITO: As far as --

MS. WIGGS: I haven't seen any sketches or preliminary drawings.

CHAIRMAN DIVITO: So, for today's meeting, where the new construction is being positioned within the lot as far as rear setback is not in question. We're asking that we have a buildable lot, that two lots are buildable, and that the side yard setback between the properties is 2.5. That's what we're talking about. We're not talking about the rear setback at all.

MS. WIGGS: Okay. So, what about, so for the west side it's within code then for the building?

MR. GEISEL: That was the purpose of my prior question. He stated that if a home was constructed on what is now the vacant lot, that no variances would be required to construct that.

MS. AHERN: I thought it said differently on the printout.

MS. WIGGS: It said on the printout, yes, the printout that was on your website.

CHAIRMAN DIVITO: So, lot 13 and lot 14 are both seeking a 50-foot wide variance just to make it into a buildable lot.

MS. WIGGS: Okay, and the rest of it a one-foot easement, the 2.5?

CHAIRMAN DIVITO: Then the 2.5 from the west property line.

MS. WIGGS: Which would be right behind me.

CHAIRMAN DIVITO: The four-lot portions.

MS. WIGGS: So, that is a variance?

CHAIRMAN DIVITO: The 2.5 is between, all right, Derek, go ahead.

MR. MACH: The 2.5-foot variance is for the existing home at 406 from the new property line between the vacant lot and the existing home. So, it's a side yard setback from the edge of the existing home to the property line immediately to the west.

CHAIRMAN DIVITO: Lot 13 for clarification is the empty lot, right?

MS. WIGGS: Is it lot 13 or 14?

MR. MACH: Correct.

CHAIRMAN DIVITO: You're saying, hang on.

MR. SCHWINGBECK: Lot 13 is the empty lot.

MR. MACH: Correct.

CHAIRMAN DIVITO: Lot 13 is the empty, lot 14 is the one that's asking for the two variances. So, the existing home is the one that's asking for the

two variances.

MS. WIGGS: Okay, so there's no variances on the empty lot.

CHAIRMAN DIVITO: Just to be able to build, to be able to build upon it.

MS. WIGGS: Then where is there sketch? Is there --

MS. AHERN: It's not here tonight.

CHAIRMAN DIVITO: Right now it's --

MR. GEISEL: That's not in front of us.

CHAIRMAN DIVITO: The Petitioner stated that he was in front of the Design Committee with sketches that is going through the approval process.

MS. AHERN: Okay, so the neighbor to the west is an elderly sicker neighbor. The issues, in those four little corners, one of the other neighbors that's here that shares those corners, the current house drains all this water into that empty lot. You also stand in that empty lot and you have to go up a couple of steps to get to the current house. So, you're going to be, where is that water that drains now into that empty lot going to drain? It's already wet backyards. You put another, the engineer was already talking about you put another foundation in there, where is the water going to go?

Also, they sold that lot or they sold the existing home about \$325,000 just because there's, you know, not many starter homes in that price. So, they essentially bought the vacant for \$75,000. Typical price they're buying, I have five of the recent lots, 232, well, one was the corner one, a larger lot for 299, another lot for 250, another lot for 225. So, they're pulling this lot in for \$75,000.

Why, if they bought the house next to it where the older gentleman lives to the west, I would be more comfortable. You'd have a 70-foot wide more water to go everywhere. It's just the water from the current house is draining into that lot. I've got pictures of the drain pipe going right into that. The lots flood as the neighbor behind him would tell you already.

So, you're going to put another house in already really a wet situation. You stand and you look up to get to the lot. So, they want to build on the low lot where the water is already draining. Then the neighbors to the west are even lower than that, so even more the water is going to drain over that way.

MS. WIGGS: Even when it rains hard, I which my lot is a little higher do get puddles of water in the back corner.

MS. AHERN: In the back where that vacant lot is going to be. So, there's going to be even less chance for water to run off, people are going to flood even more. If there was more land, there would be more place for run off. You know, if they bought the house to the west and they had a 70-foot lot, fine, put up a bigger house. But these aren't tiny houses that they're building. They're huge houses on a small lot that is where the water is going on right now.

CHAIRMAN DIVITO: Just for the record, the size of the house that they're building is not in question, so we're not even evaluating the size of the house. They're just asking --

MS. AHERN: Okay, but just building on this tight lot as it is that's used for the water runoff for the house that's there right now is, you know, is why

they only effectively paid \$75,000 for the lot, whereas they paid 225 for the other lot. The neighbors around them are going to get more water.

CHAIRMAN DIVITO: So, if they actually go through with this and it actually gets approved, all of the engineering, they would have to go through the engineering process like anything else and would have to address, and I'm just saying this ahead of time, that neighbors would have the opportunity to appear between other boards as well to convey their information.

MS. AHERN: My issue is they've built, what, how many homes in Arlington Heights? 25? They've got five lots in the past, you know, six, seven months that I saw. So, there's plenty of lots where they can build. This just isn't the best one. What it is, is if the two neighbors got together and they split that down the middle, there would be a little bit more room for them. Other neighbors on the block did that, because the house just to the east of them has a shared driveway with the house to the east of that. So, you have two shared driveways. Then they're asking for a variance, you know, it's two shared driveways, a tight lot, they're asking to put a driveway right here between a pole and a tree, and then the house and then another house.

So, it does cramp up, you know, and overall --

CHAIRMAN DIVITO: Any questions? Your point is made.

MS. AHERN: Thank you.

CHAIRMAN DIVITO: Thank you. Anybody else from the audience that wishes to speak on this petition?

MS. O'SHIELDS: I just have, I am their next-door neighbor.

CHAIRMAN DIVITO: Yes, I'm sorry.

MS. O'SHIELDS: That's all right.

CHAIRMAN DIVITO: So, have you had a chance to sign in please?

MS. O'SHIELDS: No.

(Pause.)

CHAIRMAN DIVITO: All right. Can you please state your name and address?

MS. O'SHIELDS: My name is Mary E. O'Shields. I live at 405 West Hawthorne Street.

CHAIRMAN DIVITO: All right, raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. O'SHIELDS: I do live right in the lot behind to the north of the open space. I do get a lot of water already, especially, I mean even without that torrential rain that we had, then my backyard was kind of a nice swimming pool like those other people wanted. But in spite of that, when it's less rain, I have standing water in my backyard.

I was not, you know, I know you spoke to the gentleman, to Joe to the west, but I don't, I have not been contacted about the yard or any of that kind of thing. I do have concerns about more concrete, and I know that's not the issue here.

The other thing that concerns me is, you know, you say the

design is in the approval process. I've gotten notices from HANA about these hearings but not about the design hearings, and I have to say that it makes me a little discouraged thinking that if we're close to approval, then what are we doing here?

MR. GEISEL: But you did receive a letter regarding this meeting?

MS. O'SHIELDS: From this gentleman, yes, about this meeting.

MR. GEISEL: Yes, okay. That was the purpose of sending you that letter, so you could ask questions.

MS. O'SHIELDS: But not the design.

MR. GEISEL: That's a different committee.

MS. O'SHIELDS: Right, and I have not heard anything about it.

That's what I'm saying is I do know about this one, don't know anything about a design for a building that's going to be on the space right behind me potentially. So, that's all, thank you.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience that wishes to speak? All right. You had your hand up before. Did you want --

AUDIENCE MEMBER: He had answered it though.

CHAIRMAN DIVITO: Thank you. Okay, so we'll close it down to the Board discussion. Anyone want to start this one off?

MR. GEISEL: I think, you know, most of the rest of the homes, as noted on the aerial, are on 50-foot wide lots, both on Hawthorne as well as this street. 314 does not exist anymore in its current state. It was demolished and one home was placed over both lots. So, I think to the extent that there is a suggestion with 402 and 318, there is a shared driveway, that's correct. But both of those lots are 50-foot wide lots as existing. They're not 70.

So, I would much prefer, in my opinion, to see 406 saved because that's really what's at stake here. The alternative is if we say no, they are able to demolish that and construct, you know, something significantly larger over both lots and still be within code. That will be more of an alteration to the neighborhood than yet another home that's constructed on a 50-foot wide lot in light of the preponderance of homes are on 50-foot wide lots.

MS. O'SHIELDS: So --

CHAIRMAN DIVITO: Well, this actually closed down to the Board, sorry.

MS. O'SHIELDS: Oh, I'm sorry.

MR. GEISEL: Those are my thoughts.

CHAIRMAN DIVITO: I appreciate those thoughts and I'm looking at that as well. I mean there were considerations for not only the home but the tree. You know, the idea of being able to preserve the home without being able to construct what is just down the block which is that one home that sprawls both of the two lots. If you look at the stats that were provided, the measurements of each of the lots, there were only a few that actually had the 75. The rest were all 50's. So, I think you touched on both of those points.

So, being able to build on this, knowing that Engineering is going to have tight control over the building process with the grading and the

elevations of the home, yes, I am actually okay with the concessions that the Petitioner brought to mention today.

MR. DRAKE: Yes, I think the Petitioner has done a good job of satisfying our three requirements. I appreciate the comments from the neighbors and your concerns. We have to rely, as you said, on Engineering and the Plan Commission to do their job. I frankly think that an empty lot is trumped by a new house that's going to help values in the neighborhood and that's going to fit in nicely with the character of the neighborhood from what we're hearing. So, I'm in favor of it.

CHAIRMAN DIVITO: Is there a motion to approve?

MR. DRAKE: I'd move approval.

MR. GEISEL: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. So, the project is approved. You guys do not need to stay here for the remainder of this, but I do ask that you, you know, on the Village website, they have all the agendas. They have all of the dates for all the upcoming meetings. So, like this evening, there's the Committee of the entire Board, Village Board of Trustees are meeting tonight. So, as much as they don't have to necessarily tell you on everything, there's ways that you can get informed on. There will be many opportunities during the building process to continue speaking up and addressing your concerns.

MR. MACH: It should be noted that the next process would be the permit process. But if there are any concerns, you can reach out to Staff or the Department of Engineering, you know, regarding the specific projects.

MS. AHERN: But didn't they have to permit when they moved that garage around the older house that drains into that, too, right? They have to change that before selling it, the drainage for that as well as the new lot?

MR. MACH: Yes, they'll need to submit a permit for the garage as well as the new home.

MS. AHERN: The drainage will be covered then?

MR. MACH: Yes. Engineering will review, I'm not sure specifically what are the requirements, but yes, that should be addressed.

MS. AHERN: Okay.

CHAIRMAN DIVITO: All right, thank you.

MS. AHERN: Thank you.

(Whereupon, the above-mentioned petition was

adjourned at 7:56 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: 406 W. Mueller St. Residence

ADDRESS OF PROPERTY: 406 W. Mueller St.

VARIATION: 5.1-3.4, 5.1-3.5, 5.1-3.6, 5.4

Lot 13: A variance to allow a 50-foot wide, 6,987 square foot lot to be buildable, where 70-foot wide, 8,750 square feet is required by code.

Lot 14: A variance to allow a 50-foot wide, 6,987 square foot lot to be buildable, where 70-foot wide, 8,750 square feet is required by code; and a 2.5-foot variance to allow a side yard setback of 2.5-feet from the west property line instead of the minimum 5.0-feet and an additional 1-foot for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the existing zoning lot consists of two parcels. The petitioner explained that they are proposing to construct a new home on the vacant parcel (lot 13). The petitioner also explained that the existing house needs a variance for the side yard setback and a variance for lot size and width. The petitioner testified that they are proposing to remove the existing garage on the vacant parcel (lot 13) and construct a new detached garage and driveway on the east side of lot 14.

Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. There are two platted lots which were platted in 1895 and the lots lack adequate size and width to meet the lot size standards in the R-3 zoning district. The property is commonly known as 406 S. Mueller and the site is currently one zoning lot with two platted parcels that do not currently meet the minimum R-3 standards. Pursuant to the R-3 district standards, the minimum interior lot size is 70 feet in width and 8,750 square feet in area for an interior lot. As part of Chapter 28, 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. Each parcel (Lot 13 and 14) is 50.0 feet wide with a lot area of 6,987; however, there is no majority of substandard lots since three out of the six lots fronting Mueller Avenue on the same side as the subject property are substandard in lot width and substandard in lot area.

The petitioner testified that if the variance was not granted it would create a financial hardship. The petitioner also testified that the existing home on lot 14 will be preserved. The petitioner explained that the existing home on lot 14 is a nice home with historic character.

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

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

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

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

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

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



Item: 716 S. Arthur Ave. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
716 S. Arthur Ave. - Minutes 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 716 SOUTH ARTHUR AVENUE - ZBA #17-037

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
7:56 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Handing over the reins for the next one, actually no, I'm still going. So, the first new business for this evening is actually 716 South Arthur. It's similar to one of the previous ones that was presented this evening, they did not satisfy all of the requirements for this meeting, so they are going to be on a future agenda. So, if anybody is here for that one, there is nothing really to discuss on this one tonight.

MR. MACH: Chairman, the Zoning Board should do a motion specific to September 11 for a continuance on this petition.

CHAIRMAN DIVITO: Thank you, Derek. Do we need a roll call or do we need just a general yea/nay?

MR. MACH: Sure, I'll do roll call.

CHAIRMAN DIVITO: Okay. We're asking for --

MR. GEISEL: Do we need a motion?

CHAIRMAN DIVITO: Motion for a continuance.

MR. MACH: To September 11th.

MR. GEISEL: All right, motion to continue to September 11th.

MR. DRAKE: Second.

CHAIRMAN DIVITO: Okay, Derek.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Okay, now I'll hand it over.

(Whereupon, the above-mentioned petition was adjourned at 7:58 p.m.)



Item: 526 S. Chestnut Ave. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
526 S. Chestnut Ave. - Minutes 8/14/17	Minutes
526 S. Chestnut Ave. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 526 SOUTH CHESTNUT AVENUE - ZBA #17-035

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
7:58 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

MR. GEISEL: So, this will be Masters petition.

CHAIRMAN DIVITO: Now, for all the new petitions this month, actually we want to state that this is a seven-person Board. You need four affirmative votes in order for the motion to carry. So, we only have five members tonight, so that means two strikes and you're out this evening to use a baseball analogy. So, thank you.

MR. GEISEL: Have you signed in?

MS. MASTERS: Yes.

MR. GEISEL: Do you want to do the --

CHAIRMAN DIVITO: Name and address?

MS. MASTERS: Joanne Masters, 526 South Chestnut, Arlington Heights, Illinois.

(Witness sworn.)

MR. GEISEL: Okay, so briefly if you would, please describe your intended project here.

MS. MASTERS: I'm just trying to put a new garage on an existing garage pad, and I'm trying to go for a variance for one foot from my side yard and a 1.4 foot from the backyard because it's an existing pad for a 2.5 car garage which I currently have and I'm just replacing it with a new 2.5 car garage which is much needed. You can ask my neighbors, I'm not sure if they're here, but it's a very unstable garage.

MR. GEISEL: So, you wouldn't do it if it wasn't.

MS. MASTERS: Right. So, you know, the reason why I'm asking for the variance is because I have a long driveway. It's about 27-foot, and I would have to, it wouldn't line up if I had to move the entire pad over. I'd have to replace the entire pad. My contractor said the concrete pad is stable enough for a new structure. The hardship would be I wouldn't be able to afford a new pad of cement and then plus a whole new driveway, and I really need to replace the garage. It's very unsafe.

Let's see. Unique circumstance, the existing structure, and the new structure would not affect any neighbors. It will keep with the style of the neighborhood as all the garages are both in the same location of the yard as mine. There's four of our houses that are identical and all of our driveways are on, what do you call it, I guess that would be the north, right? North side of the house.

MR. GEISEL: Yes.

MS. MASTERS: They just go straight back to the garages. They were built in 1931. I think my garage was built in 1931. But I do have -- let's see. Like I just said, it wouldn't change the existing style of my home. It's just a garage, a siding garage, a white siding garage.

MR. GEISEL: Have you spoken with your neighbors about the project?

MS. MASTERS: Yes, I've spoken to the neighbor to the south of me. She's all for it because I don't have a fence. The one neighbor on my side, on my south side, I'm sorry, my north side built a fence right on his property line. We don't

necessarily communicate. When I moved in, I was a single mother with three boys and he didn't like the boys. So, he built a fence on that side, and my other neighbor, we just moved in, delightful family and they're all for it because they look right into my garage.

MR. JAFFE: They're the ones on the south?

MS. MASTERS: They're on the south side, right.

MR. GEISEL: Thank you.

MS. MASTERS: Any other questions?

MR. GEISEL: Anybody else? No. We'll close the discussion down. You may have a seat if you would please.

Anybody in the audience who would like to address this issue please? There being none, we'll move to Board discussion please.

MR. JAFFE: No concerns from me, it's very straightforward.

MR. GEISEL: I would agree. She's constructing in place with an existing structure, so there's really little to no impact. So, I think it's pretty straightforward and I would support this petition.

CHAIRMAN DIVITO: Is there a motion?

MR. GEISEL: I would make a motion, yes, to approve.

MR. JAFFE: Motion seconded.

CHAIRMAN DIVITO: Okay, Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Approved.

MS. MASTERS: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 8:02 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Masters Residence
ADDRESS OF PROPERTY: 526 S. Chestnut Ave.
VARIATION: 6.5-2

A 1-foot variance to allow a detached garage with a side yard setback of 2-feet from the north property line instead of the minimum 3-feet and an additional 1.0-foot for the eave; and a 1.4-foot variance to allow a detached garage with a rear yard setback of 3.6-feet from the west property line instead of the minimum 5.0-feet and an additional 1.0-foot for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to reconstruct their garage and they would like to utilize the existing foundation which is non-conforming. The petitioner testified that the foundation is in good condition and that reusing the existing foundation would result in a significant cost savings.

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

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

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

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

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

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



Item: 628 N. Highland Ave. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
628 N. Highland Ave. - Minutes 8/14/17	Minutes
628 N. Highland Ave. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 628 NORTH HIGHLAND AVENUE - ZBA #17-036

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
8:02 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Moving right along.

MR. SCHWINGBECK: Want me to take this one?

CHAIRMAN DIVITO: Please.

MR. SCHWINGBECK: The next property is 628 North Highland Avenue. The Petitioner is Mr. William Hamm. Have you guys had an opportunity to sign in?

MR. HAMM: Yes, we did.

MRS. HAMM: Yes.

MR. SCHWINGBECK: If you could state your name and address?

MR. HAMM: I am Will, and my wife Carolyn, Hamm, at 628 North Highland.

MR. SCHWINGBECK: If you could raise your hand?
(Witnesses sworn.)

MR. SCHWINGBECK: Thank you. Well, if you could, why don't you tell us about the project? Again, keep in mind the three points that we discussed earlier.

MR. HAMM: Yes. We want to put a roof over an existing deck. My wife will talk about the property value return aspect, and then I'll show you a few pictures and some of the evidence that we have. If you want to go ahead?

MRS. HAMM: Okay. About the property value return, we lost a shade tree in the back of our house, so this is on the backyard. So, the loss of the backyard shade tree and the problems that came with its removal has definitely affected our property value. The amenities of shade, privacy, usable backyard space, visual enhancements have all been lost. Without the ability to create a shade environment, then we have lost the use of our deck and outside comfort areas. These attributes are present in the neighboring homes and would be missing from our home. We would like to maintain this quality present, this type of quality from our neighborhood.

Our plight, the huge shade tree alongside our deck became deceased and needed to be removed. The tree provided beauty, shade, privacy, a venue for entertaining, outdoor meals, playing with grandchildren in the open air, relaxing and many more uses. With the loss of the tree, the direct west exposure creates a situation of extreme heat in the spring and summer, approximately 11:00 a.m. through dusk. We no longer can comfortably have lunch or dinners and entertain on our existing deck because of the heat factor and the glaring brightness.

In addition, by not having a covered entry to the house, the weather comes into the house, it doesn't stay out. Our backdoor comes directly into the kitchen. A buffer zone before entering the kitchen would be very helpful. We have had the maple floors refurbished many times in the kitchen because of the moisture coming in, especially in winter. Also, the heat that comes from the west comes directly into my kitchen and into our family room and makes them uncomfortable. So, that is part of our plight with the tree.

Then the character of the locality, we've lived in our home for 45 years and have honored the historic nature of our home and the historic

neighborhood. Our home is 114 years old and we're the second family to own this house. It's a given that there is work to be done from that, that we need and we want to update, repair, replace, fix, remodel all these things that preserve the quality and still add fine and charm in the process. We want to protect the value of our home and that of our wonderful neighbors, their homes, too.

Our proposed project is building on the same footprint of the old deck. The completed project will be viewed as a permanent piece as the roof would be a permanent piece of the existing house. Since there will be a permanent roof over a pillared decking, the new open covered porch would enhance our property and be more in keeping with the elegance of the properties on either side. It would, thus, provide beauty, shade, activity and privacy for our family and added beauty and privacy for our neighbors.

We've spoken to our neighbors about the project. They're fully supportive and in favor. We have letters to show the approval of our porch, petitions that they were very gracious to send.

MR. HAMM: There are 17 letters from our neighbors.

MRS. HAMM: Our backyard landscaping will reflect the removal of extra brick walkways and brick patio area, the removal of a set of porch stairs and the tree we've already talked about, and the basketball net. All of this removal will provide more permeable options. We are regrading the grassy area to serve the purpose of reabsorption in that area. This will help us in times of extreme rainfall as we've recently had.

We're supportive of the codes set by the Village to be ecologically sensitive to water and drainage. In addition, we've made use of rain barrels for conservation and diversion of rainwater. We've recently added two of them to the garage area, and that runoff is used to water a vegetable garden. We're also seeking counsel from landscape professionals concerning best practices as far as all the drainage goes. So, that's our project.

MR. HAMM: I went around and talked to all of the neighbors on our street except for Mr. Geisel. I didn't think it was appropriate to ask him for approval for tonight's meeting. But all of our neighbors support us. We have never had any problem with any kind of runoff or any kind of disturbance in that way.

We are not enlarging. It's going to be on the same footprint as the deck. The deck is already built on a concrete slab so that area is not going to be affected. We are in fact improving by reducing the impermeable surface by 153 square feet by taking out the paving bricks that are behind our home. So, in that way, we're not changing the building ratio that exists already and in fact are improving it by reducing the impermeable surface.

So, we hope that you will seek to give us permission to actually increase the value of our home by doing this covered deck. That's all we have.

MR. SCHWINGBECK: Thank you.

CHAIRMAN DIVITO: When did you actually purchase the home?

MR. HAMM: When did we what?

CHAIRMAN DIVITO: Purchase the home?

MR. HAMM: We purchased the home in 1978.

MRS. HAMM: 1972.

MR. HAMM: We moved in in '72 as renters but purchased in '78.

MRS. HAMM: Oh, that's right. Yes.

MR. HAMM: The original owners were the Stepmans who were early settlers here in Arlington Heights and then the daughter of the Stepmans was the Kirchoffs named after the street. So, we feel very close to the historic aspect, and also live in the HANA region of the neighborhood.

MR. SCHWINGBECK: Thanks.

MR. GEISEL: For clarification, I do know Mr. Hamm. However, it's not like we socialize so I did not feel a need to recuse myself from this matter. So, I'll just equivocally state that in case there was any question.

CHAIRMAN DIVITO: Any other questions?

MR. SCHWINGBECK: Is there anyone in the audience that would like to speak on this petition? Okay, then we'll close it down for Board discussion.

CHAIRMAN DIVITO: With a lack of audience present but the plethora of supporting neighbors speaks volumes. That goes a long way with making things easier for us to deliberate. The fact that we're on top of an existing slab, looking at some of the aerial as well as the Google Map type photos, I mean the house is well landscaped, you know, well cared for. So, I think if anybody is going to do a good job of retaining water to repurpose it for things like that, I think we have the right Petitioner for that.

Engineering note though does make a comment that they are not in favor of it just because the map that Mr. Massarelli mentioned earlier. But again I think the Petitioners were trying. So, this is similar, a fairly straightforward one. The Engineering comment I feel requires a little bit more conversation, but overall I think my opinion is for approval.

MR. SCHWINGBECK: Well, in going over there and looking at it, I really thought the decking material when I first saw it water could flow through there. But looking at the deck, I found out that concrete slab was under there as well. I did have an opportunity to talk to the Petitioner and the removal of all the brick patio and walkway going to the garage, to make an effort to put grass back in its place is a good thing because they do get water. There is a water issue there right now. So, I'd be in favor as well.

MR. JAFFE: I was also a neighbor in that neighborhood. I've also walked by the home. In light of how well they've kept up the home, strong members of HANA, I believe also hosted the Christmas workshop for a number of years, I have confidence that this has been well thought out and well planned and cared for. So, I'm in support.

MR. SCHWINGBECK: Do we have a motion?

MR. DRAKE: I'll move approval of the petition.

MR. JAFFE: Motion seconded.

MR. SCHWINGBECK: Thank you.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations.

MR. HAMM: Thank you very much.

(Whereupon, the above-mentioned petition was
adjourned at 8:13 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Hamm Residence
ADDRESS OF PROPERTY: 628 N. Highland Ave.
VARIATION: 5.1-3.8

A 443 square foot variance to allow for 2,893 square feet of building lot coverage, instead of the maximum 2,450 square feet; and a 1,441 square foot variance to allow for impervious surface coverage of 4,941 square feet instead of the maximum 3,500 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a new screened porch in the rear of the home. The petitioner testified that they lost a large tree due to disease and they no longer have any shade. The petitioner testified that they are reducing the overall impervious surface coverage on the lot. The petitioner presented letters of support from the neighbors.

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

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

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

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

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

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



Item: 402 E. Sunset Dr. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
402 E. Sunset Dr. - Minutes 8/14/17	Minutes
402 E. Sunset Dr. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 402 EAST SUNSET DRIVE - ZBA #17-038

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
8:13 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

MR. DRAKE: Next petition off is 402 East Sunset Drive. Hi folks, how are you? Have you had a chance to sign in?

MR. POCHYLSKI: Yes, I just signed in.

MR. DRAKE: Could you state your name and address for the record?

MR. POCHYLSKI: Yes. My name is Roman Pochylski and I am the owner of 402 East Sunset, new owner. We are trying to --

MR. DRAKE: Excuse me, could you raise your right hand?

(Witness sworn.)

MR. DRAKE: Okay, great.

MRS. POCHYLSKI: And I'm the wife.

MR. DRAKE: Are you going to speak, ma'am?

MRS. POCHYLSKI: No.

MR. DRAKE: Okay.

MR. POCHYLSKI: We are trying to do an addition on the existing house that was already built. I have two issues; one issue is with the variance of the driveway. But this is already resolved because there's 22 feet allowance and it was on the print with the architect that he put down 24, but this was already corrected. The other variance is that the house setback has to go back, but unfortunately the basement is already built and we're putting on an addition on the existing house that I had some inspectors, like building inspectors that I hired and the house is so well built that it is able to withhold, you know, to put an addition and it is a good thing to keep the basement.

The house is right now the smallest house, I don't know if, we went through the appearance committee and it was approved. But right now, the house is 1,100 square foot, it's the smallest house on the block and it's the last one that's not remodeled. It's probably still the original house on the whole block.

I did speak with some of the neighbors and they are really anxious and happy to do the project because it will grow the value of the whole neighborhood. They're very happy because right now this is a green house on the block. Of course, you know, as I said, you know, we are putting the addition on the existing house, that the basement is already there. Right now, you know, for the workers or for the professional construction to move it back, it is impossible, probably just the only way is to build a new house. But you know, with the financial issue --

MS. VALESKA: We cannot afford this, yes.

MR. POCHYLSKI: We're just trying to save that existing basement under the house.

MS. VALESKA: On the first floor.

MR. POCHYLSKI: On the first floor, yes.

MR. DRAKE: So, could you touch again on the three points? Just summarize the three requirements that we have and how you're meeting those requirements?

MR. POCHYLSKI: Okay, yes. It would improve the neighborhood with the value of the whole area. Of course it will --

CHAIRMAN DIVITO: I'll help you with this one.

MS. VALESKA: Yes.

CHAIRMAN DIVITO: To move the property back, to fit within the setback would be, it would cost --

MR. POCHYLSKI: Yes. For us as younger parents, I mean with a baby coming, yes, it will be impossible for me to accomplish this kind of a job. It will be too big of a project for me. That's why I'm trying to use some of the existing house that's already there.

MS. VALESKA: Because if you can agree, this is completely different --

CHAIRMAN DIVITO: We should just swear you in at this point. So, real quick.

MS. VALESKA: Mayas Valeska, I'm the owner of 402 East Sunset Drive.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. VALESKA: So, basically, what we are doing is, first of all, we bought this house that we would like to make addition because as my husband mentioned this is a very ugly house right now and the whole neighborhood is beautiful. So, we would like to put something that is consistent with other houses. On the other hand, if we just destroy everything and build a new one, we cannot afford it. This is why we are using what we have, we're just putting a second floor addition and this is what we would like to accomplish.

As my husband mentioned, he spoke with a few of our neighbors because we don't live there so we don't know everybody. We just bought this house in May, so it's hard, you know, to talk to everybody. But we spoke with some gentlemen and one of them is here and he was, you know, happy about what we're doing.

MR. DRAKE: And you feel that it will fit into the character of the neighborhood?

MS. VALESKA: Absolutely.

MR. POCHYLSKI: Yes, yes.

MR. DRAKE: How many family members do we have living in the house?

MS. VALESKA: Just us.

MR. DRAKE: Just two?

MS. VALESKA: No, and baby.

MR. DRAKE: And baby, okay. Any other questions from the Board members? Thank you, you can have a seat.

Is there anyone in the audience who would like to speak about this project, this petition?

MR. KONRAD: Good evening. My name is John Konrad, I live at 406 East Sunset Drive in Arlington Heights.

MR. DRAKE: Would you raise your right hand please?

(Witness sworn.)

MR. DRAKE: Great, thank you.

MR. KONRAD: Thank you, you're welcome. I've met this couple and I've lived in the present house that my family is in since 1978, and I live in a ranch. So, that is one of the older homes there, one of one other that is old there. They showed us the plan of what they wanted to do and we're all in favor of it because it will help improve the property values in the neighborhood and as far as the development of it.

It's my understanding, if I am correct, that the variance that they're really looking for is a three-foot variance to the forward of the house if that's my understanding, from the existing structure that's already there which is the basement structure that's already in that house. Because that basement structure is the entire footprint of that house except for the single-car garage.

CHAIRMAN DIVITO: Derek, just to confirm, variance once is the only one in question and that's the 9.5 foot variance?

MR. KONRAD: But that's a setback, isn't it?

MR. MACH: Regarding the front yard setback, yes.

MR. KONRAD: It's the setback, it's a new setback requirement. But basically, they are looking to put an extension to the front of the home by three-foot if that's my understanding.

MS. VALESKA: No, we won't change anything.

MR. KONRAD: But you have a small little footprint forward, right, for the garage?

MR. POCHYLSKI: Oh, for the garage.

MR. KONRAD: Regardless, it's not a concern of ours in that regard. It does fit well within the neighborhood. That would be the only question I would have.

MR. MACH: The variance requested is to the closest point of the house.

MR. KONRAD: Okay, yes. So, it's probably about a foot or thereabouts forward than where it is now, the front of it. We don't have any objection to that.

MR. DRAKE: Did you say you had also talked to some of the other neighbors there, even though they may not be here, but other neighbors that had said they were in favor?

MR. KONRAD: As far as I know, the ones that I talked to, they're in favor of it, yes, sir. The one to the east of my home is as well.

MR. DRAKE: Okay, great. Thank you.

MR. KONRAD: Thank you.

CHAIRMAN DIVITO: Thank you.

MR. DRAKE: Is there anyone else who would like to be heard?

MR. LEVATO: I just want to clarify something. I'll have to go up this time.

CHAIRMAN DIVITO: Just because this is a recorded meeting.

MR. LEVATO: Yes, that's fine.

CHAIRMAN DIVITO: So, please sign in.

MR. DRAKE: State your name, sir.

MR. LEVATO: Joe Levato, 306 East Sunset Drive, Arlington Heights, Illinois.

(Witness sworn.)

MR. DRAKE: Great, thank you.

MR. LEVATO: So, my question is I guess for the owners, is that okay?

CHAIRMAN DIVITO: Just ask and we can ask them.

MR. LEVATO: Okay, sure. So, here is my question where I'm not sure. From the existing foundation, are you looking to go out three feet or 9.5 feet? I guess that's where I was a little confused.

MR. DRAKE: The petition as I read it was 9.5 feet, that's what we have in front of us. Is that correct, Derek?

MS. VALESKA: But we are not changing the foundation of the existing house. We are just leaving it how it is, we're just going up.

CHAIRMAN DIVITO: Yes, let's look at the drawings first.

MR. LEVATO: Yes, that's my only question.

MR. POCHYLSKI: The average, all of the houses on the block, there's 18 houses, you know, the minimum is 40 feet. But then there's a couple of houses at the end of the block that are like 80 feet back or 70 feet back. So, the average from 40 to 70, let's say it's 60, right, so the minimum is 60. So, right now our house, you know, we need to take it back 60 but we already have the foundation and it was forwarded. So, we're in the limit but we, you know, as of the average we should take it back if we were building a new house. But you know, as it is already built, so it's staying on the foundation that it is built.

MR. LEVATO: Right. So, I guess the question I have --

MR. POCHYLSKI: So, nine feet is by the new zoning, we should have it back 9.5.

MR. LEVATO: So, from your existing foundation, you're just looking for that little part on the yard nine feet out? I have no issue.

MR. POCHYLSKI: No, no, no. We're not going, you know, 40 feet is the minimum --

MR. LEVATO: Then I have no issue whatsoever. I support it, thank you.

MR. MACH: Mr. Pochylski, is the front porch coming forward or is that the existing --

MR. POCHYLSKI: This is the existing steps. This here is the existing steps, yes, this is coming out but this has been --

CHAIRMAN DIVITO: Derek, can you, so we are going with the existing footprint?

MR. MACH: Yes.

CHAIRMAN DIVITO: And building off of it. So, we're not encroaching any farther forward, correct?

MR. MACH: No, correct.

CHAIRMAN DIVITO: Thank you for the clarification.

MR. DRAKE: Is there anyone else in the audience that has a

comment? With that, we'll close it down for Board discussion. I appreciate the comments from the Petitioner and the neighbors, thank you for being here.

I think it's a nice looking design. I think it will certainly add to the neighborhood. I had a chance to spend some time looking at the property over the weekend. The fact that the neighbors have come in and seem to be well informed and comfortable with the design carries a lot. There are no negative comments or stoplights from anybody, from Staff's standpoint, so it's a positive.

So, I think it's a good project that I certainly would be in favor of, hoping that the Board would support.

CHAIRMAN DIVITO: It's good that the neighbor directly next door who actually presented this evening is also one of the only one-story buildings and he spoke up in support knowing that they're not moving any farther forward, they're trying to stay within the footprint. I feel like they're doing a great job in working within their constraints.

MR. JAFFE: No concerns.

CHAIRMAN DIVITO: So, is there a motion?

MR. DRAKE: I'd move approval of the petition.

MR. GEISEL: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations.

MS. VALESKA: Thank you so much. Thank you to all the neighbors.

(Whereupon, the above-mentioned petition was adjourned at 8:30 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Pochylski Residence
ADDRESS OF PROPERTY: 402 E. Sunset Dr.
VARIATION: 5.1-0.06, 5.4, 11.2-11.1b

A 9.5-foot variance to allow an addition with a front yard setback of 40.0-feet from the south property line instead of the minimum 49.5-feet and an additional 1.0-feet for the eave; and a 2.0-foot variance to allow a 24.0-foot wide driveway where the maximum width is 22-feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a second story addition and an expansion to the garage. The petitioner testified that the existing home is encroaching into the required front yard setback. The petitioner explained that the project will be an improvement to the neighborhood and that it would be cost prohibitive to setback the addition in order to comply with code.

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

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

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

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

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

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



Item: 1218 S. Salem Ln. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1218 S. Salem Ln. - Minutes 8/14/17	Minutes
1218 S. Salem Ln. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1218 SOUTH SALEM LANE - ZBA #17-039

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
8:30 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

MR. SCHWINGBECK: The next property that we'll discuss is 1218 South Salem Lane, Petitioner James Vander Hyden. Have you guys signed in?

MR. VANDER HYDEN: Yes, I've signed in.

MR. SCHWINGBECK: Can you state your names and address?

MR. VANDER HYDEN: My name is Jim Vander Hyden. I live at 627 Ritter Drive in Batavia, Illinois.

MR. NEWELL: Brian Newell, 1218 South Salem. I am the owner of the home.

CHAIRMAN DIVITO: Can you raise your hand?

(Witnesses sworn.)

MR. SCHWINGBECK: So, again, just remembering those three points that we talked about, if you can discuss the project as well as touching on those three points?

MR. VANDER HYDEN: Yes. Our petition is to request a variance for a rear yard setback requirement so that we can do an addition to the existing house which include a breakfast room and a den. I'm actually going to address the first two points together because the argument is very similar. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone, and the plight of the owner is due to unique circumstances.

I'd like to kind of read my response to that, my written response first, and then I'll elaborate on that. The unusual design of the existing garage which pushes the house deeper into the lot than any other house in the block leaves too little space to renovate the kitchen and design a usable breakfast space and den. By limiting the ability of my client to make typical and usual improvements to their home, the resale value of their house will be reduced, and the potential return on any investment that they would make in the house would be compromised. Again, the unique characteristic is the design of the original house and the garage which is placed entirely in front of the residence. The aerial photograph Derek sent with the analysis I think shows very clearly how my client's house is pushed back about six or seven feet farther into the backyard than any of the neighbors on either side of him. Thus --

MR. NEWELL: As I'm sure most of you know in that neighborhood --

CHAIRMAN DIVITO: Did we actually swear you in?

MR. NEWELL: I did swear in.

CHAIRMAN DIVITO: Okay, sorry.

MR. NEWELL: As I said, as most of you know, probably for the home styles in the neighborhood there, we are the one home where the garage is more protruded, and so of course for the front yard setback that garage pushes everything farther back. So, that's why we're asking for the 3.5 foot variance to be able to add on to the breakfast room and den behind.

MR. VANDER HYDEN: So, if Brian's neighbors wanted to do the project that we have proposed, none of them would have to come in front of this Board, they would all be able to go straight through the permit process.

So, the third item on your criteria is that the variation if granted will not alter the essential character of the locality. If you look at the design, the drawings that were included in my package, you see that the addition is a one-story addition. It's not a two-story addition, so it's not a big facade all the way up the back of the house. It's very sensitive to the scale of the yards and the neighbors.

If you look at the zoning calculations that were also submitted with the petition, you can see that the lot coverage is nowhere near the limit that would be allowed under the zoning ordinance. The floor area ratio is nowhere near the limit that would be allowed by the zoning ordinance. So, in simple terms, it is a very modest addition. It is intended to serve specifically the needs of my clients and their desire to improve their quality of living as well as increase the value of their home.

I would also like to call your attention to letters that we have collected from neighbors. We have letters from --

MR. NEWELL: The three neighbors who actually abut up against our property.

MR. VANDER HYDEN: Right.

MR. NEWELL: Who submitted letters of support which I believe are within your packets.

MR. VANDER HYDEN: I think you have those. So, we have the neighbors on the north, the neighbors on the south, and the neighbors directly behind my client's house, all of them expressing their review of our design and their approval and blessing for the project. Brian, do you have anything else to add?

MR. NEWELL: Do you have any questions for me?

CHAIRMAN DIVITO: Full disclosure as well, I know Mr. Newell. But we are not overly social so I feel like I can actually judge fairly on this matter as well.

Have you looked at alternate designs to potentially blow out the front? Because I know that's been an option but I know that --

MR. NEWELL: We had looked at other potential options prior to discussing it with GMS, the architect, and to effectively build forward versus back. It's going to cause more, more cost and more disruption, especially considering where the stairwell to the upstairs as being, we'd have to reconfigure it. That was just not feasible.

CHAIRMAN DIVITO: Yes, with six models of homes in that neighborhood.

MR. NEWELL: Exactly.

CHAIRMAN DIVITO: I know the neighborhood well.

MR. NEWELL: Yes.

MR. SCHWINGBECK: You know, I did come out and look at it, again over the weekend. I did notice there was another house down the block, I think about two homes or so in between that was almost identical to yours.

MR. NEWELL: Yes.

MR. SCHWINGBECK: I think you answered my question. You kept talking about the unusual design of the garage. The garages all seem to be in line with one another.

MR. NEWELL: That's right.

MR. SCHWINGBECK: It's really the house that was pushed back on the property --

MR. NEWELL: That's right. So, to your point, the front setback lines are all in line.

MR. SCHWINGBECK: Right.

MR. NEWELL: Because of the footprint of our house, it pushes us farther back into the lot itself. So, by adding, you know, the proposed addition of breakfast room and den behind the house, and frankly we didn't realize this until it was brought to our attention, the 30-foot setback, and we would actually only 26.5-foot.

Just one other point to make, we do currently have, and I'm not sure if anyone's been out, but we do have a deck on the back of the house today. That actually is about the same footprint where the addition would be. So, we're actually reducing the deck space to put in the permanent structure.

MR. SCHWINGBECK: Any other questions? Is there anyone in the audience that would like to talk on this petition? Thank you, we'll close it down then to Board discussion. Seems pretty straightforward, let's put it that way.

CHAIRMAN DIVITO: Yes. I mean there are very limited options that you can do within these homes.

MR. GEISEL: Fairly moderate, modest variance request.

MR. SCHWINGBECK: Is there a motion?

MR. DRAKE: Move approval.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: Derek, call roll.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations.

MR. NEWELL: Thank you very much.

(Whereupon, the above-mentioned petition was adjourned at 8:36 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Newell Residence
ADDRESS OF PROPERTY: 1218 S. Salem Ln.
VARIATION: 5.1-3.6, 5.4

A 3.5-foot variance to allow an addition with a rear yard setback of 26.5-feet from the west property line instead of the minimum 30.0-feet and an additional 1.5-feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the layout of the home pushes the house deeper into the lot. The petitioner also explained that the proposed addition is one story and that it will not impact the character of the area. The petitioner explained that the addition will allow them to age in place in the home.

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

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

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

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

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

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



Item: 1614 S. Surrey Ln. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1614 S. Surrey Ln. - Minutes 8/14/17	Minutes
1614 S. Surrey Ln. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1614 SOUTH SURREY LANE - ZBA #17-040

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
8:36 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Mr. Jaffe, would you like to lead us through the next one?

MR. JAFFE: Sure. So, our next case is 1614 South Surrey Lane. Would the Petitioner come forward? Hi.

MS. TASSONE: Good evening. Hi.

MR. JAFFE: Could you state your name and address?

MS. TASSONE: Yes. I'm Janis Tassone, owner of 1614 South Surrey Lane.

MR. JAFFE: Could you raise your right hand?

(Witness sworn.)

MR. JAFFE: Thank you. So, yes, just maybe briefly summarize your project and talk about the three points or the standards that we have.

MS. TASSONE: I am going to be replacing the driveway, the sidewalks in the back, and then I was going to be doing the existing patio. It kind of started out that way, and then I was going to screen it in. Then it kind of morphed into the better thing to do would be to just put the addition on the back of the house. When I went to an architect, he brought to my attention that I was a little bit shy of what I could do versus, you know, what the Village would let me do.

So, it looks like I'm talking about 143 square-foot variance. There's a patio there right now, so the room would be exactly the size of the patio except it would go out a little farther, I think five or six feet. Next to it is a tree and also brick pavers. I'm going to take the tree down, take the pavers out for better drainage, and then I'm going to put in just a little deck floor there that just kind of makes you be able to walk out.

The reason I want to do this is because taking care of my 98-year-old father; I realized that I need a little more walk space in the actual house. So, by bumping the back of the house out a little bit and moving the kitchen table out, putting a door on the side, I'll have access with widening my sidewalks on the curb for wheelchairs and later on for strollers if I ever go on a walker. I'm staying, I want to grow old in place in this home. I like Arlington Heights and I want to stay in the Village. I just feel that adding this little bit of an addition on the back of the home will make it more user-friendly to grow old in place.

MR. JAFFE: The thing about the actual neighborhood itself, in looking around and talking to your neighbors, is this going to have a visual impact?

MS. TASSONE: I sent out all the letters. My neighbors to both sides of me are totally on board. Their houses are higher than mine and also set farther out. So, I'm actually not encroaching anything because I'm the little guy in the middle of everybody because I have a ranch. Then behind me is Lowe's, so they don't have any, I sent them a letter but they didn't respond.

CHAIRMAN DIVITO: It's the retention pond for Lowe's.

MS. TASSONE: Correct. I've got the retention pond over there.

MR. JAFFE: Yes, I drove past your house over the weekend. In addition to the Lowe's, you're also fenced on both sides as well. So, this addition is hardly going to be visible by the folks to your, what is that like?

MS. TASSONE: East and west. East and west it is there, yes.

MR. JAFFE: East and west.

MS. TASSONE: Yes, no, it's not. They're actually higher than me. Actually on the east side, they're even higher in elevation, and there's a little bit of a water problem with them and their water coming into my property but they've addressed it with a french drain so that's pretty much gone. I think with the addition on, instead of my patio now being flat, it will be raised up a little bit, so I will have more drainage even underneath it. So, it seems to be the better, correct way to do this. Growing old in place, it's going to give me basically a sun room to hang out in without getting eaten by the Zika virus.

MR. JAFFE: Are there questions from the other Board members? All right, we'll open it up to the audience. Is there anybody in the audience who would like to speak on this matter?

Okay, let's close it down to Board deliberation. Again, in listening to the Petitioner's summary and taking a ride past the home and evaluating what is being requested here, I don't find anything, you know, unusual or awkward with it. I think it's a pretty straightforward request and I don't see any concerns from my end.

MR. GEISEL: Agreed.

CHAIRMAN DIVITO: Yes.

MR. DRAKE: Yes.

MR. JAFFE: All right. Is there a motion to approve?

CHAIRMAN DIVITO: Motion to approve.

MR. GEISEL: Second.

CHAIRMAN DIVITO: All right. Derek, roll call please.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Thank you.

MR. JAFFE: Thank you.

CHAIRMAN DIVITO: Congratulations.

MS. TASSONE: Thank you very much.

(Whereupon, the above-mentioned petition was adjourned at 8:40 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Tassone Residence
ADDRESS OF PROPERTY: 1614 S. Surrey Ln.
VARIATION: 5.1-3.6, 5.1-3.8

A 4-foot variance to allow a rear yard setback of 26-feet from the south property line instead of the minimum 30-feet and an additional 1.0-feet for the eave; and a 147 square foot variance to allow a structure with a building lot coverage of 3,332 square feet instead of the maximum 3,185 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a one story addition in the rear of the home. The petitioner explained that the home backs up to Lowe's. The petitioner testified that the addition will allow them to age in place in the home.

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

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

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

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

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

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



Item: 1010 N. Gibbons Ave. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1010 N. Gibbons Ave. - Minutes 8/14/17	Minutes
1010 N. Gibbons Ave. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1010 NORTH GIBBONS AVENUE - ZBA #17-041

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
8:40 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

MR. JAFFE: All right. The next item on the agenda is 1010 North Gibbons.

MR. GINNODO: We're going to do some signing here.

CHAIRMAN DIVITO: Yes, please. Thank you. Thank you all for your patience.

MR. GINNODO: While they're signing, I'm Keith Ginnodo with Kingsley Ginnodo Architects, the architects for my clients here.

MR. REDY: I'm Patrick Redy at 1010 North Gibbons, Arlington.

MRS. REDY: I'm Tina Redy, 1010 North Gibbons, Arlington Heights.

CHAIRMAN DIVITO: I'll do all three at the same time if you don't mind. Right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. GEISEL: I'll finish signing in a minute. Okay, so Patrick has been in the house for 18 years and intends to remain there for a long time so that he can continue to, with Tina, enjoy their children and grandchildren in the house. The difficult circumstance that we have is that we have a split level and we're adding on in the only position that can be really put on in the house as a one-story addition right to the back, because with the half level down which we have to count for FAR, we can't add down there too easily. Upstairs, same problem anyway. So, we're doing a one-story addition across the back that remarkably is 10 square feet more than the impervious surface coverage really we're looking for. So, we're adding 620 and we're asking for 609 square feet of relief on the impervious surface.

The size of the building is well under the FAR. In fact it's almost 50 percent more we could add on in terms of FAR. In my letter, it's actually saying 3,100 square feet, it's 2,100 square feet that we're going to be at. So, we're well under the FAR. We're also 30 percent under the lot coverage.

Thirdly, the property with only 72 feet versus the required 75 for the zoning district, it's less than 132 feet deep, so we've got a couple of things pushing against us that kind of put us where we're at right now. The uniqueness of the circumstances is that it is a split level design. We don't have that many opportunities to add on there in a way that would not result in the same problem of square footage, of lot coverage. The size and shape of the room is what they need for their children and soon-to-be grandchildren to be in the house all together, sharing the holidays.

As far as the character goes, it's attached to the middle of the back of the house and pretty much won't be seen at all from the street. Patrick and Tina have talked with the neighbors, and everybody has been very supportive and encouraging for, you know, the granting of this variation.

CHAIRMAN DIVITO: Have you had a chance to speak with the neighbor at 1011 North Stratford?

MR. GINNODO: Behind you?

MRS. REDY: That's right behind us. Yes, just yesterday.

CHAIRMAN DIVITO: Is there any record of their approval or --

MRS. REDY: All he said was good luck with your addition. I spoke to him because I happened to be out there and he said, you know, good luck with your addition. I said thank you.

CHAIRMAN DIVITO: He wasn't concerned about the extra impervious surface or anything like that?

MRS. REDY: He didn't --

CHAIRMAN DIVITO: Okay, and I apologize if I'm --

MRS. REDY: He didn't, right. No, no, no.

CHAIRMAN DIVITO: The reason why I'm saying this is because the Engineering note mentions that a cartograph was done for the drainage surface, so just a historical record that's kept on the property, that it is for the drainage, so for water accumulation, right. I just got into that today. The Engineering group does have a note in here for not in favor, so I just wanted to also bring that into the conversation.

What other alternatives have you looked into?

MR. REDY: Well, we looked at reducing the size of the addition. In order to get it to comply, it would pretty much only be 10 square feet to add on. So, that's crazy. We looked at halfway, you know, what happens, and that the room becomes unusable. So, we did look at ways to do that and it's just a no project if we have to kind of do that sort of thing, it just wouldn't be worth the effort and the cost.

CHAIRMAN DIVITO: One question for clarification. In the plat survey we have, it shows the asphalt drive and the concrete drive. In the picture, it looks like the concrete is wrapping all the way around the back of the existing property. That is the case?

MR. GINNODO: Yes.

CHAIRMAN DIVITO: Is that all that concrete stain in the proposed?

MR. GINNODO: Yes, it is. There is a power pole that's in the area and that's been, you know, there's conduit for future electrical underneath that. So, to take all that out and disrupt that would be, you know, kind of a costly undertaking.

CHAIRMAN DIVITO: Okay. Just in your design, it doesn't actually call that out specifically so I was wondering.

MR. GINNODO: Yes, the concrete is stained back there. We are cutting away a little bit, still have to be able to get the vehicles in and out. The garage is set way back in the house that we still have to make that turn and all, but we're cutting off kind of an L of some of that concrete. We've got to do it anyway because of the excavation for the addition. So, you know, it could be worse but we're taking off, I don't know, some amount of concrete to kind of alleviate it.

CHAIRMAN DIVITO: Any other questions from the Board?

MR. JAFFE: No.

CHAIRMAN DIVITO: All right. Anyone in the audience that wishes to speak on this?

MR. JAFFE: All right. Looks like no one is here for that. I'll close it down for Board discussion.

CHAIRMAN DIVITO: So, I'll lead off the conversation. Looking at these homes, split levels, there's very little options when it comes to, very few

options when you actually look to expand. It doesn't look like, they are definitely in a hard situation with this, a 72-foot wide lot, extended driveway, there are very few options to make this addition work for them. So, I would just be interested in other thoughts.

MR. JAFFE: Yes, no concerns on this one.

MR. GEISEL: No concerns from me either.

CHAIRMAN DIVITO: Is there a motion?

MR. SCHWINGBECK: Motion to approve.

MR. JAFFE: Seconded.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Thank you.

MR. REDY: Thanks very much.

(Whereupon, the above-mentioned petition was adjourned at 8:49 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Reidy Residence
ADDRESS OF PROPERTY: 1010 N. Gibbons Ave.
VARIATION: 5.1-3.8

A 609 square foot variance to allow impervious surface coverage of 5,375 square feet instead of the maximum allowed 4,766 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to add a one-story addition to the rear of the residence. The petitioner testified that the home is well below the allowable FAR and building lot coverage and exceeding the impervious surface coverage. The petitioner explained that making the addition smaller to conform would result in an unusable room for its intended purpose. The petitioner testified that the home is a split level which limits the opportunities to add space.

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

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

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

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

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

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



Item: 1000 S. Highland Ave. - 8/14/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1000 S. Highland Ave. - Minutes 8/14/17	Minutes
1000 S. Highland Ave. - Findings 8/14/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1000 SOUTH HIGHLAND AVENUE - ZBA #17-042

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 14th day of August, 2017 at the hour of
8:49 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Mr. Drake, do you want to take this one on?

MR. DRAKE: Okay. The next petition and I think the last petition of the evening is 1000 South Highland.

Hello, sir, how are you?

MR. KOTH: Hello.

MR. DRAKE: Are you signed in?

MR. KOTH: I am.

MR. DRAKE: Okay, could you state your name and address please?

MR. KOTH: Paul Koth, 1000 South Highland Avenue.

(Witness sworn.)

MR. DRAKE: Great.

MR. KOTH: All right. Well, let me start with a little history on the property itself. I purchased it a year ago from the second owner. From what we were told in speaking to the owner, they've been by a few times, one of the reasons that they sold us the property even though they had a higher offer after we had already committed to our price is because they knew we'd maintain the property in its current form. We like the house because of its character, it's sort of a craftsman style property, and it is my hope to add to that craftsman detail. I've been in the trades my whole life and two previous owners were also in the trades, both cabinet makers. That was the other thing that appealed to the previous owner.

So, that being said, one of the other details that she mentioned to us because we asked at the time why they maintained the gravel driveway coming off of Central, it just seemed odd, you know, you don't see a lot of gravel driveways in Arlington. Apparently, they were told by tree experts that if they put concrete in on the Central roadside, it may kill all the large maples that run in between our property and the person to the west of us. So, that being said, you know, we obviously don't want to risk that. I mean they're very large trees and obviously an asset to the property. We always considered the entrance off of Central being a negative anyway, for safety reasons, for trash pickup, for everything. Being on Central is not obviously an optimal situation.

So, we proposed a new driveway coming in off of Highland. After the fact when we had already, you know, got the driveway process going, the other detail that I don't want to lose is the garage itself. Well, the garage is relatively small. It's got a lot of character and it matches the house, and my intent is to upgrade the garage as well. But it's really not a usable garage for parking and it's got a post right in the center that's supporting the roof inside, so you're very limited. See, at one point I was talking about possibly putting a door in from the Highland side and just leaving the two swing doors for character purposes. But whether or not I do that down the road I'm not sure, but for right now what we're looking at is adding a carport that's four or five feet off of the face of the garage, matching the profile of the garage. So, you know, I want it to not be attached but look similar in size and detail, the roofline, where the posts are and so on.

So, going to your points here, reasonable return, I mean obviously the driveway is where it is and, you know, the only place we can put the

carport is over the driveway.

To address the different variances here, the side yard structure, as it was explained to me by Derek and I think by you as well, is based on the side of the lot and technically our address is obviously Highland. Technically, it's my backyard, my house faces Central. But for size purposes, I guess you guys consider that side yard, so with regard to the side yard structure it's really behind my house within the plain of the back of my house. So, for that particular issue, you know, I understand it's more of a technicality than anything.

As far as the setback, that's just more a factor of where the existing garage is. We're just trying to maintain that line so aesthetically you don't have the garage carport not being in line.

Let's see. Plight of the owner, unique circumstances. Well, I mean the unique circumstances I think are partially the age of the house and, you know, being limited on what we can do. I mean we're putting the carport where it has to be in order to be functional with the garage existing as it is.

As far as maintaining the character, obviously that's ultimately our goal is to maintain as much character as possible. Right now, if you see the drawing of the carport itself, it's pretty basic. But that's only because my contractor is not doing the craftsman style details I am. So, those are things I'm doing after the fact, dressing up the columns, adding the craftsman details that much my front columns and my porch and so on.

We're just now starting with the exterior of the house, so there's a lot of details left to do. I just wanted him to basically handle the driveway and get the structure up the it needs to be so I can trim it up. That's pretty much it.

MR. DRAKE: Good, thank you. Had you spoken with the neighbors that are around you?

MR. KOTH: I've only been there a year, so I've spoken to the neighbor to the west of us. I have not spoken or met any other neighbors as of yet. So, we're not really exposed lot-wise to the other people to the west, and I believe I have neighbors here to the south.

MR. DRAKE: Any other questions from the Board members? Okay, thank you, sir.

MR. KOTH: Thank you.

MR. DRAKE: Be seated. Any members of the audience who would like to be heard? Last but not least.

MR. PESENKO: Yes, I'm Steve Pesenko, 1016 South Highland.
(Witness sworn.)

MR. DRAKE: Thank you.

MR. PESENKO: I guess he is my neighbor. I don't really have any opposition to anything that much except for the fact that there has been, it's been an eyesore for about four months. I'm sure he doesn't like it, I don't like it. I kind of keep my house up immaculate myself. I'm one of the few guys that doesn't have people come in and do their work.

So, I'm concerned, one, about the proximity to my property. I've got 26 arborvitaes that I planted there when we moved in. I think I know you, I

think your son went to school with my daughter. So, we've been there since 2000. So, it's taken some time to mature, and the people that owned prior to them didn't really do anything. I had my landscaper go over there and suggest some things to the two previous owners and they had that shamrock shaped floral area done and that was many years ago. We actually looked into that house for my kids when they got married, Stephanie and her husband, it just wasn't, it would have been nice to be that close to us but maybe not that nice.

MR. DRAKE: Everyone Loves Raymond, right?

MR. PESENKO: Yes, exactly. So, I mean the only opposition I have is I have to worry about drainage coming off this carport, how nice is it going to look as it's this close to my property line. When I built onto my house two years ago, I had to stay 13.3 feet from the easement, and so my property line is my hedges, okay. This thing is maybe, what is it, 2.5-3 feet? Yes, so it's really close. So, it's not, I don't think it's going to look good, that's number one.

Number two, I'm just wondering about from an engineering standpoint, is it going to cause some problems onto my property, the roots of the trees of the arbors and things like that, and my lawn and so forth. But other than that, I'm really --

MR. DRAKE: Okay, all right.

CHAIRMAN DIVITO: Thank you.

MR. DRAKE: Did you want to comment?

MRS. PESENKO: No.

MR. PESENKO: She told me what to say.

MR. DRAKE: Thank you.

CHAIRMAN DIVITO: You know, I do have one question for the Petitioner again. There is a tree near the existing garage, so is that going to remain?

MR. KOTH: A tree?

CHAIRMAN DIVITO: Directly to the east of the existing garage.

MR. KOTH: It's gone already. That was gone when we first moved in.

CHAIRMAN DIVITO: Okay.

MR. KOTH: Those are historic trees but I hate them. I have a pool and I have a lawn and any time the winds come out of the north, I'm absorbing all those silver maples. So, I actually asked the prior owners, my wife and I were willing to go halvesies, and thank God he took one tree down already. He took one tree down already, but I mean they need to be tapered. They're 70 feet tall, yes, it's ridiculous. So, I mean history is one thing, nuisance is another.

MR. DRAKE: Well, just for the record, none of the Village Staff that looks at these, we've had no objections from Engineering, from Building, from a design standpoint. I believe that you've satisfied the three requirements that we look for, especially the part about trying to maintain the character of the existing property and the respect for history. It sounds like there was not a lot of communication maybe between the two of --

MR. KOTH: No, I have not.

MR. PESENKO: I saw them one day and that was it.

MR. DRAKE: Maybe tonight can be the beginning of that because you are so close to each other. I would encourage you, as you go through this process to, you know, be a good neighbor and let them know what's going on. That's just a general comment. But I think it's a reasonable request which I would support and I appreciate the comments from the neighbors. I think that's always important to us for context, and sticking through a long meeting. Thank you.

Other comments from the Board?

MR. JAFFE: I would echo everything that you said.

MR. DRAKE: Do we have a motion?

MR. JAFFE: Motion to approve.

MR. GEISEL: I'll second.

CHAIRMAN DIVITO: Derek, roll.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Thank you for your patience.

MR. DRAKE: Thanks everybody. Good luck.

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 14, 2017

PETITIONER: Kott Residence
ADDRESS OF PROPERTY: 1000 S. Highland Ave.
VARIATION: 6.5-2

A variation to allow an accessory structure (carport) in the side yard and front yard where accessory structures are only allowed in the rear yard; and a 2.3-foot variation to allow an accessory structure (carport) with a side yard setback of 0.7-feet from the south property line, where a minimum of 3.0-feet is required and an additional 0.5-feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a carport in the side and front yard where an accessory structure would only be allowed in the rear yard. The petitioner explained that their driveway is currently off of Central Road which is very busy and they would like to install a driveway off of Highland Avenue since it would be safer. The petitioner explained that due to the placement of the existing home, a variation is required in order to install the carport.

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. Jaffe and seconded by Mr. Drake. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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



Item: 716 S. Arthur Ave. - ZBA#17-037

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 5.1-13.1(d) to allow a portion of an existing public utility vehicular use area in a B-4 zoning district be utilized for the unenclosed storage of utility equipment and materials.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 11, 2017
Date Prepared: August 28, 2017
Project Title: 716 S. Arthur Ave.
Address: 716 S. Arthur Ave.

Background Information

Petition Number: ZBA #17-037
Petitioner: Scott Saef / Sidley Austin LLP
Address: One S. Dearborn St.
Chicago, IL 60603
Existing Zoning: B-4, Limited Service District

Requested Action/Background Information

The petitioner is proposing to utilize a portion of an existing public utility vehicular use area in the B-4 zoning district for unenclosed storage of utility equipment. Therefore, the petitioner requests the following variation:

- A variation from Chapter 28, Section 5.1-13.1(d) to allow a portion of an existing public utility vehicular use area in a B-4 zoning district be utilized for the unenclosed storage of utility equipment and materials.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/28/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/28/17	
3. Letter that was Mailed	✓	7/28/17	
4. Photographs of Sign on Property	✓	7/28/17	

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 716 S Arthur Ave

Project Address: 716 S Arthur Ave

ZBA #: 17-037

Date: August 1, 2017

Derek:

I have reviewed the submitted documents and have no objection to the variance.

RECEIVED
AUG 01 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 17-037

716 S Arthur Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: July 27, 2017

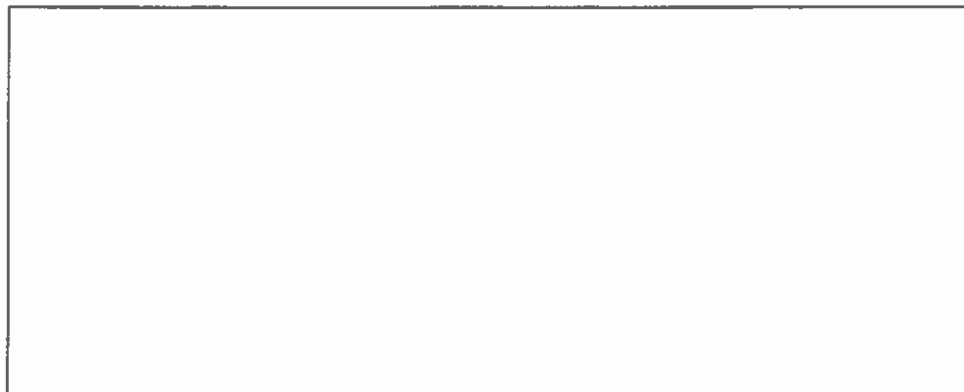
Completed: August 1, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a portion of an existing public utility vehicular use area in a B-4 zoning district to be utilized for the unenclosed storage of utility equipment and materials.

The proposed variance is in an existing paved parking lot for ComEd.

The Engineering Department has no comment to the proposed variance.



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 716 S. Arthur Ave.

Project Address: 716 S. Arthur Ave.

ZBA #: 17-037

ZBA Hearing Date: August 14th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

- A variation from Chapter 28, Section 5.1-13.1(d) to allow a portion of an existing public utility vehicular use area in a B-4 zoning district be utilized for the unenclosed storage of utility equipment and materials.

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 Wednesday, August 2nd, 2017.

PETITION FOR VARIATIONS

NOW COMES the Petitioner, **Commonwealth Edison Company** ("ComEd"), being the owner of the property commonly known as 716 South Arthur Avenue, Arlington Heights, Illinois ("Property") and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from **Sections 5.1-13.1(d) and 5.1-13.6¹** of Chapter 28 of the Arlington Heights Municipal Code (the "Zoning Regulations"), in order to:

utilize a portion of an existing public utility vehicular use area in a B-4 zoning district for unenclosed storage of utility equipment (with limited materials storage as an accessory activity).

The two variations sought would:

- allow unenclosed storage within the subject B-4 zoning district to occur within 150 feet of a residential zoning district (Section 5.1-13.1(d) otherwise requires storage undertaken within 150 feet of a residential zoning district to occur within enclosed buildings).
- reduce the required transitional rear yard from 20 feet (otherwise possibly required by Section 5.1-13.6 for storage activities only given that parking activities are a permitted obstruction in any yard) to 8 feet.

Introduction and Project Background

ComEd operates a regional "reporting center" (the "Center") straddling the eastern edge of Arlington Heights and the western portion of Mount Prospect serving one of the most populous portions of its service territory from a facility footprint which is constrained, inefficient and safety-challenged. The central purpose of the project is to shift important but infrequently-used specialized utility equipment out of the core of the Center (which is within the Village of Mount Prospect) to the southern end of a rarely-used public utility vehicular use area forming a portion of the Center across the street within the Village of Arlington Heights ("Village"). Doing so will permit ComEd to re-organize the exterior portions of the Center's core to improve maneuverability, response time and worker and vehicle safety.

ComEd established its Center at 201 N. Arthur in approximately 1960, at a time of rapid growth in the northwest suburbs. Continued rapid growth led to an expansion of the Center in approximately 1970, along with the development at that time of the subject vehicular use area in the Village. The Center today, given its history, is land-constrained but serves a large

¹ Section 5.1-13.1(e) prohibits from 10:00 p.m. to 7:00 a.m., within a "service" area and directly abutting a residential property, deliveries, loading-related activities and parking lot sweeping. The subject property as developed with the project described herein is not, per Village staff, a service area and thus this Petition assumes that Section 5.1-13.1(e) does not apply to the proposed project. If upon review of the plans attached it is determined that Section 5.1-13.1(e) is applicable to the project in that the project is defined as a "service area," then the Petition should be construed as including a request for an additional variation from Section 5.1-13.1(e) to allow loading-related activities to occur between 10:00 p.m. and 7:00 a.m. in non-routine situations involving electric utility operations.

area with over one million ComEd customers, stretching from Barrington on the northwest to the City of Chicago on the southeast and from Des Plaines on the east to Hoffman Estates on the west. The Center is a regional base for personnel from a wide variety of ComEd departments, nearly all of which focus on the reliability of the electrical grid as well as the preservation and enhancement of the electrical service needs of both commercial and residential users in this portion of ComEd's service territory.

Among others, crews based at the Center address transmission and distribution needs (such as the specialized work needed at substations), overhead line work, underground cable installments and repairs, engineering for commercial and industrial customers, inspection and careful chronicling of maintenance needs, and repairs of the company's numerous utility vehicles. The Center also acts as a centralized reporting and dispatch center during large-scale outages, such as can occur during summer thunderstorms and winter snowstorms.

The presence of the Center at the border of the Village and Mount Prospect contributes materially to ComEd's ability to undertake rapid responses to outages and other unanticipated service interruptions in these two communities.

The relatively small size of the core of the Center's property on the east side of Arthur Avenue compared with the large amounts of supplies and specialized utility vehicles needed on-site for effective handling of a wide variety of electric utility projects is constraining efficient operations and may be contributing to higher-than-desired accident rates. Four recent accidents within the Center have occurred. A significant contributor to these accidents may be the truck flow through the site (which, by necessity, generally flows from northeast to southwest to west), by which utility vehicles navigate through the equipment depot along the eastern property line of the Center to pickup equipment necessary for each job and then continue in a one-way fashion south and west to reach the Center's southernmost curb cut on Arthur Avenue.

The subject project's central purpose is to create additional space at the northern end of the Center's core property for the relocation of utility equipment away from the Center's eastern property line as much as feasible to facilitate efficient and safe utility vehicle movements. This efficiency should result in faster mobilization to job sites and in the restoration of outages.

ComEd plans to alleviate its space deficiency in the Center's core utility vehicle parking area and equipment depot (within Mount Prospect) by relocating to the southern end of the vehicular use area within the Village its sporadically used equipment used in three primary situations:

- (1) on-demand, non-routine installation and repair projects for which specialized utility equipment is needed;
- (2) emergency repairs; and
- (3) occasional inspections.

Typical equipment used for these three activities, photographic examples of which are attached as Exhibit A, is currently situated in the north-central portion of the Center's core utility vehicle parking area, close to its northern property line. As described earlier, by

relocating the specialty equipment to the southern portion of the western vehicular use area, ComEd can reconfigure the location of equipment along the eastern property line of the Center's core, thereby bolstering safety and efficiency.

The southern end of the vehicular area along the western side of Arthur Avenue is generally unused. Employee parking demand at the Center has significantly fallen off since the 1970's due to automation (for example, meter readers have been largely redeployed or have retired in light of the roll-out of "smart" metering).

ComEd plans to set aside a 21,240-square-foot area of the southern portion of the 79,249-square-foot western vehicular use area ("Vehicular Use Area") for storage of its specialty utility equipment and for storage of limited materials ("Project"). Through this Project, the number of parking spaces in the Vehicular Use Area will decrease by approximately 49 to 157. The Center will continue to offer an off-street parking supply which exceeds the required minimum number of spaces. Upon completion of the Project, the Center will offer 157 employee parking spaces where a minimum of 125 employee parking spaces are required. A site plan of the entire Vehicular Use Area is attached as Exhibit B and an enlarged site plan of the Project area is attached as Exhibit C.

The Project, once implemented, will be screened from the R-6-zoned property to the west through a combination of a tall solid fence and densely planted landscaping (primarily using evergreen plantings to maximize year-round screening). A landscape plan and related information is attached as Exhibit D. Additional new landscaping (in the form of dense hedges) will be installed in a setback area along Arthur Avenue in the area of the Project on the northern side of an existing driveway, newly providing an aesthetic softening of a portion of the front property line. The Project site has been lit for many years. For security of the specialized equipment and materials, the Project will be accompanied with new lighting which will be placed within the western landscaped buffer area and be aimed specifically away from the existing residential buildings along the western property line. A photometric plan (including specifications for the lighting fixture selected) is attached as Exhibit E. Finally, the secured entrance to the Project will be set back to the west, minimizing any impact of vehicle entry and exit on Arthur Avenue traffic flow.

Standards for Variation

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

If the variations were not granted, then the Project site can only be used for utility equipment storage if a storage building is constructed and such building is situated a minimum of 20 feet east of the rear (western) property line. The narrow 120-foot width of the Project site coupled with the otherwise-applicable setbacks would presumably necessitate development of a long narrow building which is inefficient to operate, extremely difficult in which to maneuver in light of expected tight turning radii for the specialized utility equipment which generally must be towed (thereby slowing rapid response during catastrophic outage events) and expensive to construct. These issues prevent ComEd from yielding a reasonable return from the Project site in

the absence of the granting of the requested variations. (In the case of regulated entity like ComEd, "reasonable return" should be considered as an analysis of whether ComEd is permitted to make capital investments to its Property in a manner which is "just and reasonable," the required capital investment standard applicable to a regulated public utility such as ComEd under the Illinois Public Utility Act (220 ILCS 5/9-101)). Requiring ComEd to construct a new building to house its not-often-used specialty utility equipment is grossly excessive (a rough cost estimate is in excess of \$3 million) when compared to the cost to implement the intended outdoor storage of equipment with enhanced screening and aesthetic improvements. Given the narrow width of the Vehicular Use Area and ComEd's mandate to carry out its electric utility service obligations in a cost-effective manner using its existing owned real estate whenever feasible, a strict application of the Zoning Regulations would essentially unreasonably render the Project site essentially unusable for any public utility activity other than the parking of vehicles. The existing gross oversupply of available accessory parking at the Center means that the denial of the requested variations would prevent ComEd from implementing a reasonable use of the Property for continued public utility purposes.

I hereby state that the following unique circumstances exist:

The root cause of the need for a utility equipment storage area on the Project site arises from the land-challenged footprint of the Center's core, which was adequate as of 1960 but is constrained today. The capacity constraints are negatively impacting efficiency and safety, which ultimately makes it difficult for ComEd to maintain optimum customer service for the Village and other northwest suburbs. Shifting specialty equipment to the Project site alleviates a space crunch within the Center's core.

Public utility uses are authorized at the Project site. However, the R-6 residential zoning district along the Project site's western property line, coupled with the fact that many of the pieces of equipment intended to be placed within the Project site will not be moved very often (thus possibly converting the parking of the equipment under the Zoning Regulations to a "storage" as opposed to a "parking" use) triggers the unique circumstances under which the variations are requested.

The narrow width of the Project site and the various turning movements needed to efficiently mobilize the specialized electric utility equipment make the construction of a storage building impractical and costly. The Center must continue to be situated in close proximity to electric utility customers. Thus, contributing to ComEd's unique circumstances is the need to maintain its Center in the current location, with the only option for alleviating the space insufficiency at the Center's core (on the east side of Arthur Avenue) the utilization of the Project site for outdoor storage in the least intensive manner possible with the aggressive implementation of buffering strategies (see related point below).

In fact, allowing the specialized utility equipment to be situated unenclosed within the Project site facilities ComEd's optimum and safe mobilization in time-sensitive,

unanticipated situations (such as storm-caused outages), consistent with the company's obligations under its franchise agreement with the Village.²

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

The Project site today is haphazardly screened from the residential properties to its west -- and effectively only during warmer months -- by a line of trees which may not have been planted with any kind of specific, modern screening plan in mind. By contrast, as part of the Project, an 8-foot-wide landscaped buffer zone will be developed with a specific and deliberate planting plan designed for maximum year-round screening through the liberal use of evergreens. Additional screening will be provided by a 6-foot-tall wood (solid) fence along the western property line and a newly installed hedge line along a portion of the front lot line softening the Project site's Arthur Avenue frontage. These aesthetic enhancements result in a substantial upgrade to the character of the locality and a coherent transition between the B-4 and R-6 zoning districts (the district boundary line follows the Project site's western line).

The screening plan described above will ensure that the Project does not alter the essential character of the locality. Outdoor storage activities appear already to be interspersed with accessory parking activities on various B-4-zoned properties situated on the west side of Arthur Avenue. Thus, ComEd's use of the Project site for a similar intertwining of these two activities -- but with an aggressive set of buffering and aesthetic enhancements -- continues a pre-existing land use pattern in this area. Construction of a storage building by ComEd in lieu of the outdoor storage activities planned may, in actuality, have a far greater negative impact on the locality (given that existing residential view corridors would be interrupted) than the addition of occasionally-used utility equipment and materials to the Project site.

Signed: Scott Laef, atty,
Petitioner for ComEd

Date: 7-12-17

² Section 5.1 of the franchise agreement requires ComEd to take all "reasonable and necessary" steps to assure an adequate electric supply to Village customers. Sections 7.1.1 and 7.1.2 of the franchise agreement require ComEd to maintain such local facilities as it deems adequate both for providing repair and maintenance services, and, as well, providing the Village with 24-hour emergency service in the operation by ComEd of its utility infrastructure. ComEd's carrying out of the Project as facilitated by the requested variations is consistent with the agreements memorialized by ComEd and the Village in the franchise agreement.

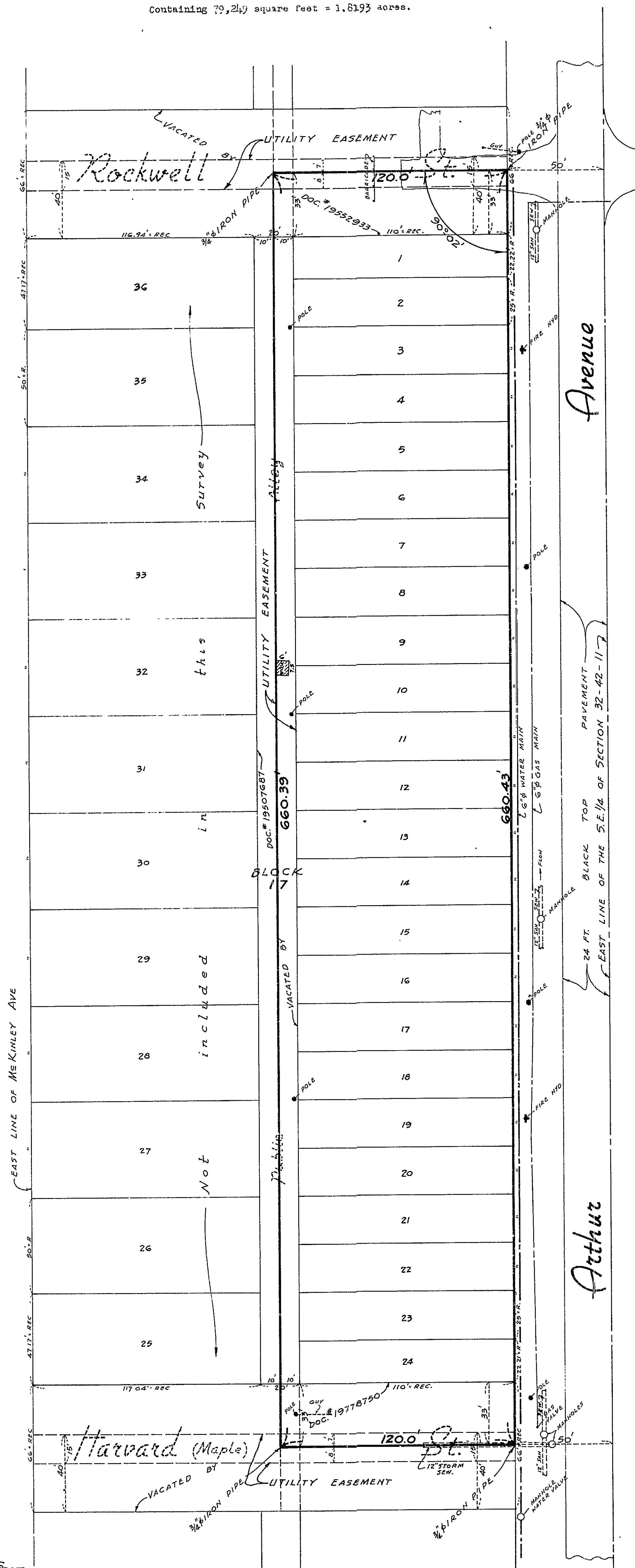
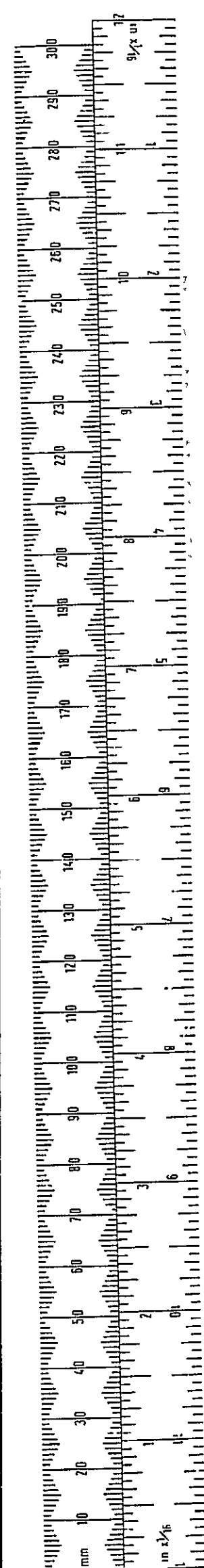
Albert C. Schmitt, Sec'y-Treas.

950 BUSSE HIGHWAY

PARK RIDGE, ILLINOIS

A vertical line with a semi-circular arc above it. The arc is labeled 'N.' at its top. The line has a break in the middle, indicated by two parallel diagonal lines.

Containing 70,249 square feet = 1.6193 acres.



Ordered by E. R. CARTER _____

Order No. 7831

Scale 1 inch = 30 Feet

Dimensions are in Feet and Decimals

REVISED NOV. 28, 1969. - STAKED, L
" MAY 7, 1970 - AREA ADDED

SEWER & WATER SIZES ARE FROM VILLAGE OF ARLINGTON HTS. RECORDS.
GAS MAIN LOCATED BY N.I.G. Co. - SIZE FROM N.I.G. Co RECORDS.

NOTICE

COMPARE POINTS WITH SURVEY BEFORE
BUILDING AND REPORT DIFFERENCE AT ONCE

FOR BUILDING LINE REFER TO YOUR DEED, CONTRACT OR ABSTRACT

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

1. ALBERT C. SCHMITT

an Illinois Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation thereof.

All dimensions are corrected to $+62^{\circ}\text{ F.}$

Park Ridge, Novembar 26, 1967.

Albert C. Schmitt
Illinois Land Surveyor

ComEd Equipment





Air Conditioner Trailer



Arrow Board



Cable Cart Self Loader



Cable Cart Self Steer



JCB Tractor



JCB Trailer



Puller Trailer



Sherman Riley



Temp Cable Cart



Utility Covered Trailer



Wire Cart



Wire Puller



Wire Trailer



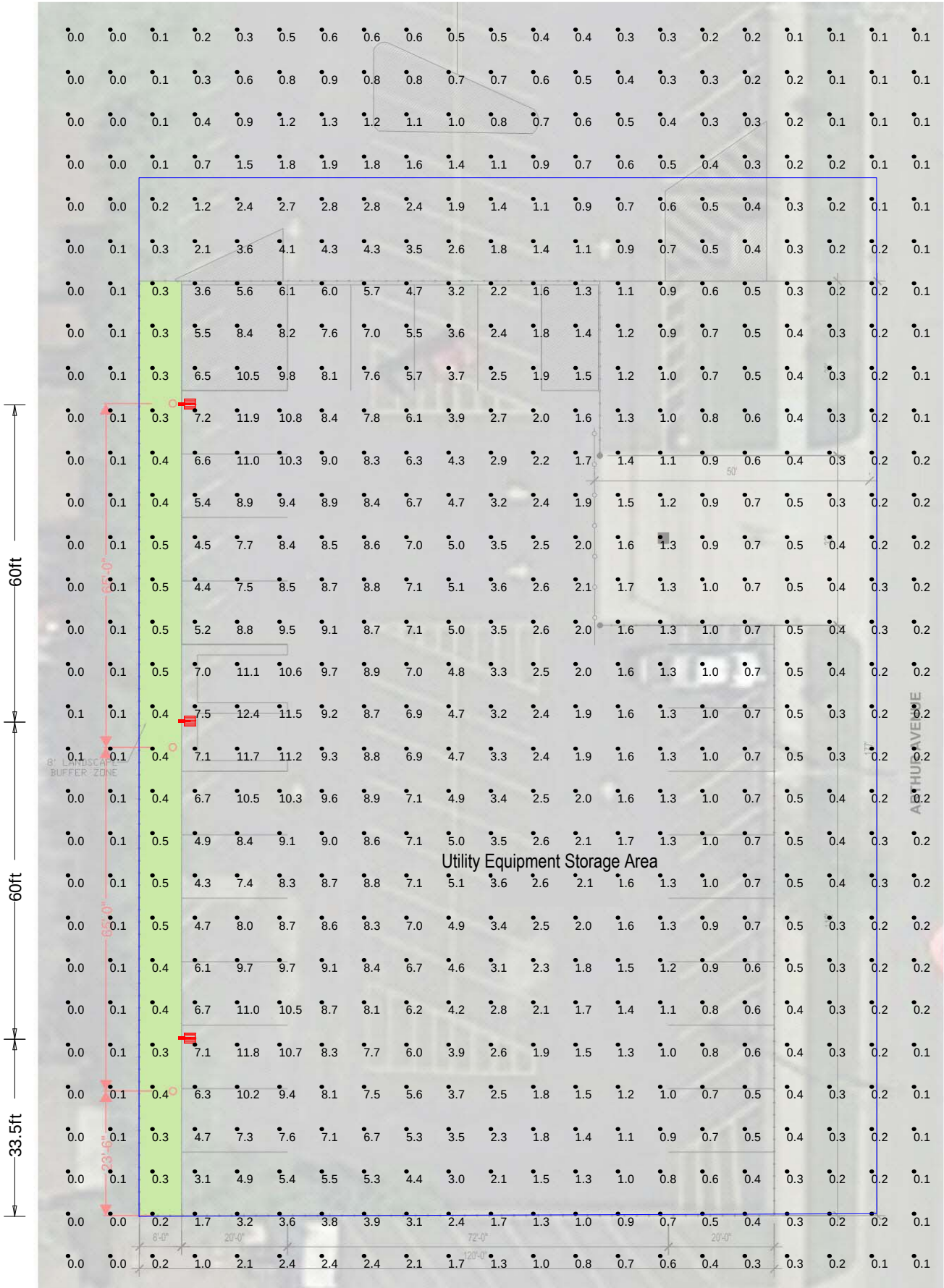
COMED MT. PROSPECT UTILITY VEHICLE & EQUIPMENT STORAGE AREA - OVERALL PLAN
SCALE 1" = 50'-0" 7/6/2017





BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	SPREAD	GROWTH	SHAPE
<i>Ilex meserveae</i> 'Blue Prince', 'Blue Princess'	Blue Holly	#2	AS SHOWN	8'-12'	8'-12'	Fast	Upright
<i>Picea glauca</i> 'Conica'	Dwarf Alberta Spruce	#2, #5	AS SHOWN	8'-12'	4'-6'	SLOW	pyramidal
<i>Taxus x media</i> 'Everlow'	Everlow Yew	#5	AS SHOWN	12"-18"	4'-6'	AVERAGE	SPREADING
<i>Juniperus sabina</i> 'Blue Forest'	Blue Forest Juniper	#5	AS SHOWN	8"-12"	3'-4'	AVERAGE	SPREADING





Utility Equipment Storage Area

Illuminance (Fc)
Average = 3.34
Maximum = 12
Minimum = 0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Manufacturer
	3	A	0.950	ALED4T360SF/D10	359.4	37366	RAB LIGHTING INC.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Utility Equipment Storage Area	Illuminance	Fc	3.34	12	0	N.A.	N.A.

Note: Pole height at 25 FT

COMED UTILITY EQUIPMENT STORAGE AREA - SITE PHOTOMETRIC PLAN

7/11/2017

ALED4T360SF/D10



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze Weight: 75.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	360W
120V:	3.0A	Color Temp:	5000K
208V:	1.8A	Color Accuracy:	71 CRI
240V:	1.5A	L70 Lifespan:	100000
277V:	1.3A	Lumens:	37366
Input Watts:	358W	Efficacy:	104 LPW
Efficiency:	N/A		

COMED UTILITY EQUIPMENT STORAGE AREA - SITE LIGHTING FIXTURE SELECTION

7/11/2017

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PAAUKSVT

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 5

Maximum Ambient Temperature:

Suitable for use in 104° F (40°C) ambient temperatures

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die cast aluminum with airflow fins for cooling.

Lens:

Tempered glass

Mounting:

Slipfitter with 180° pivot available for mounting on 2 3/8" tenon.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Reflector:

Vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%.

Drivers:

Constant Current, Class 1, 1560mA, 100-277V, 50-60Hz, 120V: 3.0A, 208V: 1.8A, 240V: 1.5A, 277V: 1.3A

Surge Protection:

4kV

For areas prone to surges, upgrade to 10kV surge protection.

Optical

THD:

5.7% at 120V, 7.6% at 277V

Technical Specifications (continued)

Optical

Power Factor:

99.8% at 120V, 95.8% at 277V

BUG Rating:

B1 U0 G5

Other

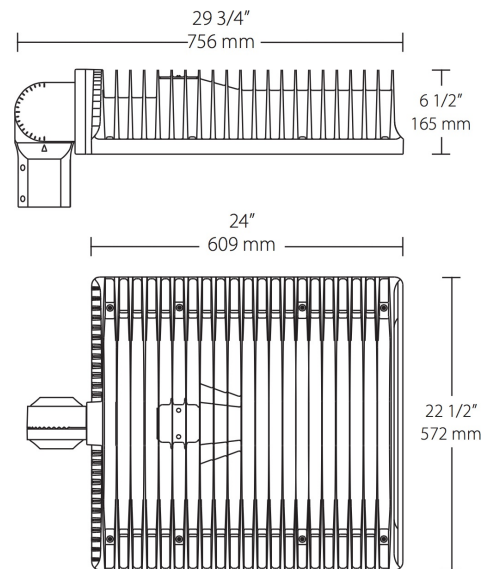
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

ALED4T360SF/D10



Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 =	Blank =	Blank = 5000K	Blank =	Blank = 120-277V	Blank = No Photocell	Blank = No	Blank = No Bi-
	3T = Type III	360W	Arm	(Cool)	Bronze	/480 = 480V (Only 360W &	/PC = 120V Button	Dimming	Level
	4T = Type IV	260 =	SF =	Y = 3000K	W = White	260W)	/PC2 = 277V Button	/D10 = Dimmable	/BL = Bi-Level
		260W	Slipfitter	(Warm)	RG = Gray		/PCS = 120V Swivel		
		150 =		N = 4000K			/PCS2 = 277V Swivel		
		150W		(Neutral)			/PCT = 120-277V		
		125 =					Twistlock		
		125W					/PCS4 = 480V Swivel		
		105 =					/PCT4 = 480V		
		105W					Twistlock		
		78 = 78W							



Item: 616 N. Arlington Heights Rd. - ZBA#17-043

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 11, 2017
Date Prepared: August 28, 2017
Project Title: Schrenk Residence
Address: 616 N. Arlington Heights Road

Background Information

Petition Number: ZBA #17-043
Petitioner: Robert Flubacker
Address: 1835 Rohlwing Road, Suite B
Rolling Meadows IL 60008
Existing Zoning: R-3, One-Family Dwelling District

Requested Action/Background Information

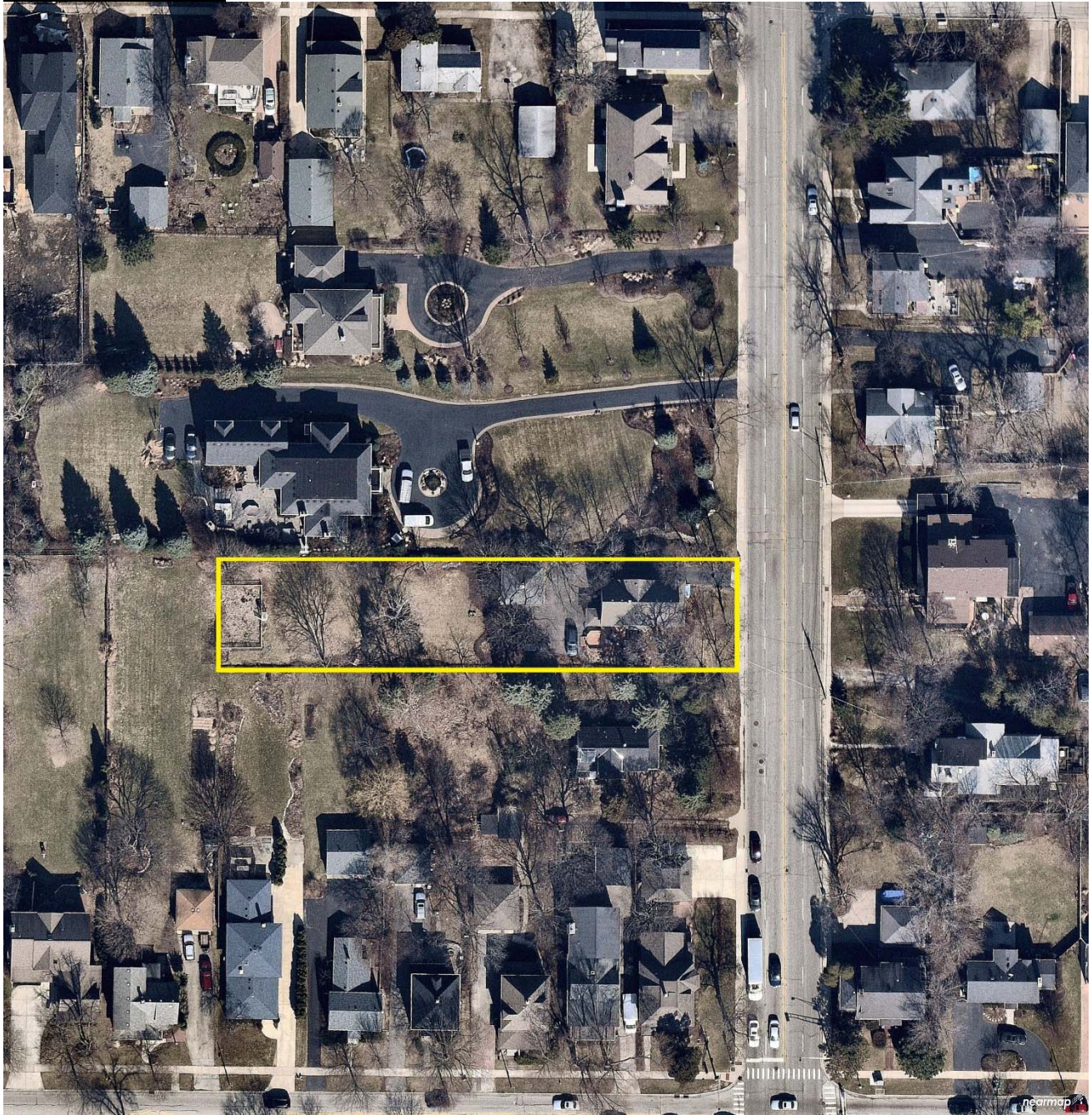
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 19,602 square feet. The petitioner is proposing to construct an accessory structure in their rear yard. The new accessory structure will feature a basement, sitting area, bathroom, bedroom, and loft. The structure will be 25.3 feet in height, exceeding the maximum height of 15 feet for accessory structures, and will be 1,096 square feet, exceeding the maximum square footage of 300 for accessory structures.. Therefore, the petitioner requests the following variations:

- A 796 square foot variance from Chapter 28, Section 6.5-8 (Accessory Structures) to allow an accessory structure with a size of 1,096 square feet instead of the maximum of 300 square feet.
- A 10.3 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow an accessory structure that is 25.3 feet instead of the maximum allowable height of 15.0 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/24/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/24/17	
3. Letter that was Mailed	✓	8/24/17	
4. Photographs of Sign on Property	✓	8/24/17	

Photographs of Existing Structure



ZBA# 17-043

616 N Arlington Heights Rd- ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: August 21, 2017

Completed: August 28, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 796 sq ft variance to allow an accessory structure with a size of 1,096 sq ft instead of the maximum 300 sq ft; and a 10.3 ft variance to allow an accessory structure that is 25.3 ft instead of the maximum allowable height of 15 ft.

The Engineering Department has NO OBJECTION to the proposed variances, however; it appears there will be a window well on the south side of the home. This is shown on the south elevation on sheet A3, but is not shown on the site plan or on the basement plan. If the variances are granted, the proposed window well must meet the setback requirements.

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AUG 28 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Schrenk Residence

Project Address: 616 N. Arlington Heights Rd.

ZBA #: 17-043

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 18th, 2017

- A 796 square foot variance from Chapter 28, Section 6.5-8 (Accessory Structures) to allow an accessory structure with a size of 1,096 square feet instead of the maximum of 300 square feet.
- A 10.3 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow an accessory structure that is 25.3 feet instead of the maximum allowable height of 15.0 feet.

Attached are the Petitioner's:

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

RECEIVED
AUG 22 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: SEE E-MAIL ATTACHED C.T.C

Please review, comment, and return to me no later than Friday, August 25th, 2017.

Craig, Charles

To: Mach, Derek
Subject: 616 N. Arl. Hts. Rd. Zoning appeal,,8-21-17

Derek-

This is in regard to the request for comments regarding a variance at 6161 N. Arl. Hts. Rd.

It is understood that the project is being called an "accessory structure" for zoning reasons. The 2009 I.R.C. defines accessory structures as "A structure-----the use of which is customarily accessory to and incidental to that of the dwelling and which is located on the same lot." As such it seems as though this building is almost a separate home on the same lot since it is freestanding, has a bedroom and a full bath, separate furnace & water heater, A/C, a full bath, a kitchen type counter area with a sink and unknown appliances, a full basement and a loft.

It is also unclear what the plan is for utility supply to the structure- are separate electric, gas, water, sewer and internet/TV/ telephone connections planned? Note that the village amendment to the electrical code in 230.2(b) prohibits a second electrical service for residential properties which, in this case, would prohibit a second electrical service to the new structure in addition to the existing homes service. If the plan is to supply the new building from the utilities supplying the existing home then more detailed information will be required regarding the existing homes supplies, loads and the loads for the addition.

Charles Craig
Assistant Building Official
33 S. Arlington Heights Rd.
Arlington Heights, IL, 60005
(847)368-5585
ccraig@vah.com

RECEIVED
AUG 22 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Schrenk Residence

Project Address: 616 N. Arlington Heights Rd.

ZBA #: 17-043

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 18th, 2017

- A 796 square foot variance from Chapter 28, Section 6.5-8 (Accessory Structures) to allow an accessory structure with a size of 1,096 square feet instead of the maximum of 300 square feet.
- A 10.3 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow an accessory structure that is 25.3 feet instead of the maximum allowable height of 15.0 feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED BUILDING IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME OF THE ZBA REVIEW.

Please review, comment, and return to me no later than Friday, August 25th, 2017.

- STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner, **Liz & Peter Schrenk**, being the owner of the property commonly known as: **616 N. Arlington Heights Rd.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 6.5-7b, accessory structure size and 6.5-6 accessory structure height**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a two story accessory structure of 1,096 sq.ft. (exceeding the allowed 300 sq.ft. maximum by 796 sq.ft.) and 25'-4" in total height (exceeding the 15'-0" allowed maximum by 10'-4").

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

Through connecting the structure to the main building through a roof the resulting structure meets all the zoning requirements for a principle building. The planning department has interpreted this addition as an accessory building that is not structurally attached resulting in the need for variations. Due to unique conditions of the property and use of the property an open roofed connection is more desired then an enclosed breezeway type connection.

I hereby state that the following unique circumstances exist:

The placement of existing main house and detached garage makes the location for site improvements limited. Access between the front yard and the rear yard is desired without traversing around the addition.

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

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

Signed: _____

Petitioner

Date: _____

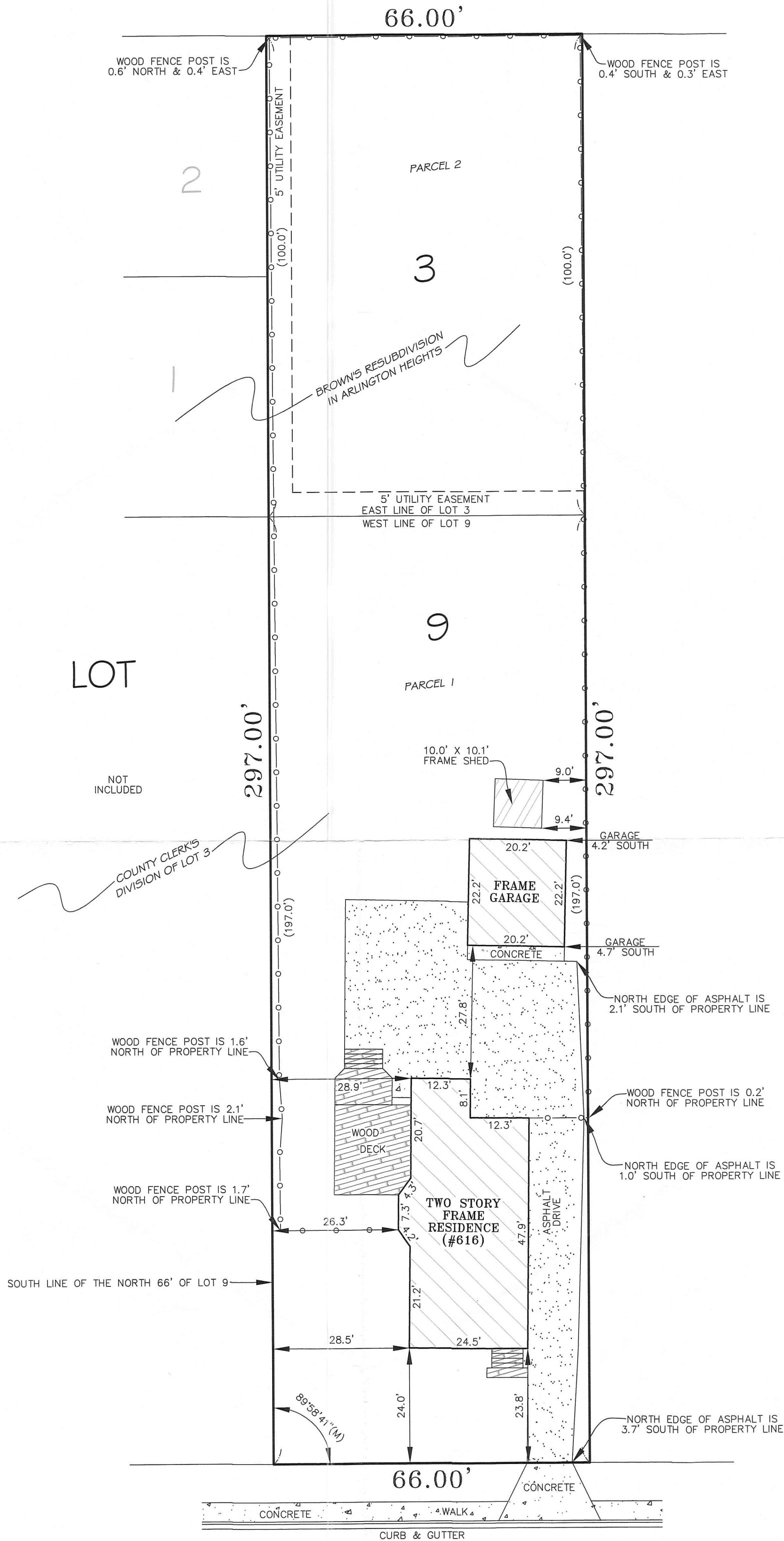
1.15.17

PLAT OF SURVEY

OF

PARCEL 1: THE NORTH 66 FEET LYING EAST OF THE WEST 100 FEET OF LOT 9 IN COUNTY CLERK'S DIVISION OF LOT 3, IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 IN BROWN'S RESUBDIVISION IN ARLINGTON HEIGHTS, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

LEGEND

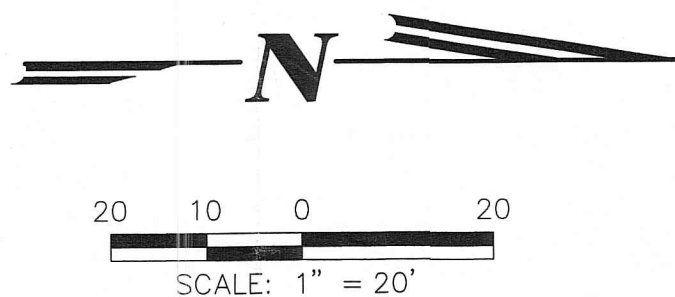
(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 19,602 SQ. FT.
MORE OR LESS

ARLINGTON HEIGHTS ROAD

PREPARED FOR: MARK J. WATYCHOWICZ (ATTORNEY AT LAW)
JOB ADDRESS: 616 N. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, IL
SELLER/BUYER: NOGAJ / SCHRENK
JOB NO.: 14-02-0005

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 6TH DAY OF FEBRUARY, 2014.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

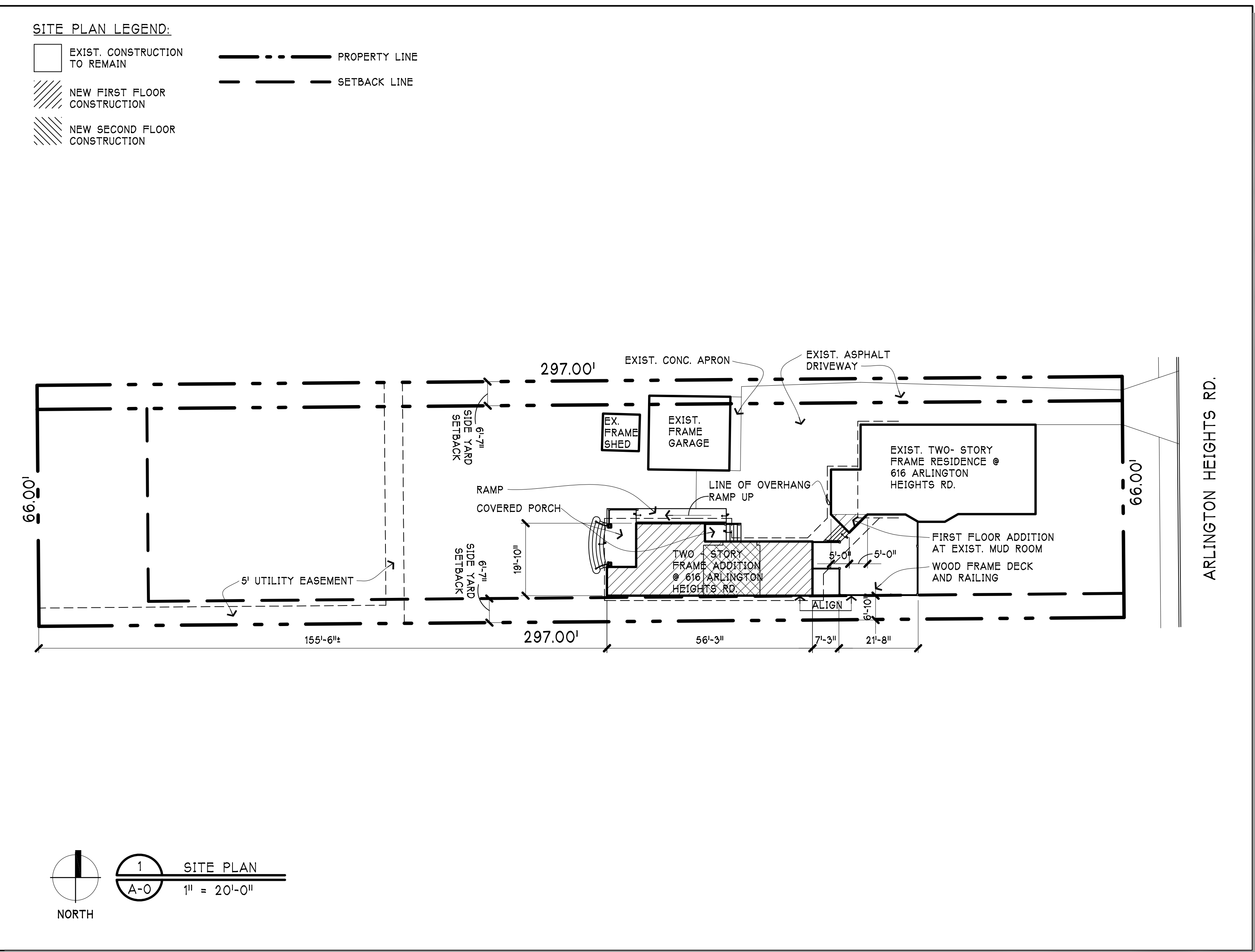
DATED THIS 6TH DAY OF FEBRUARY, 2014.

Wayne W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2014.

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

ADDITION FOR
**THE SCHRENK
RESIDENCE**
616 N. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

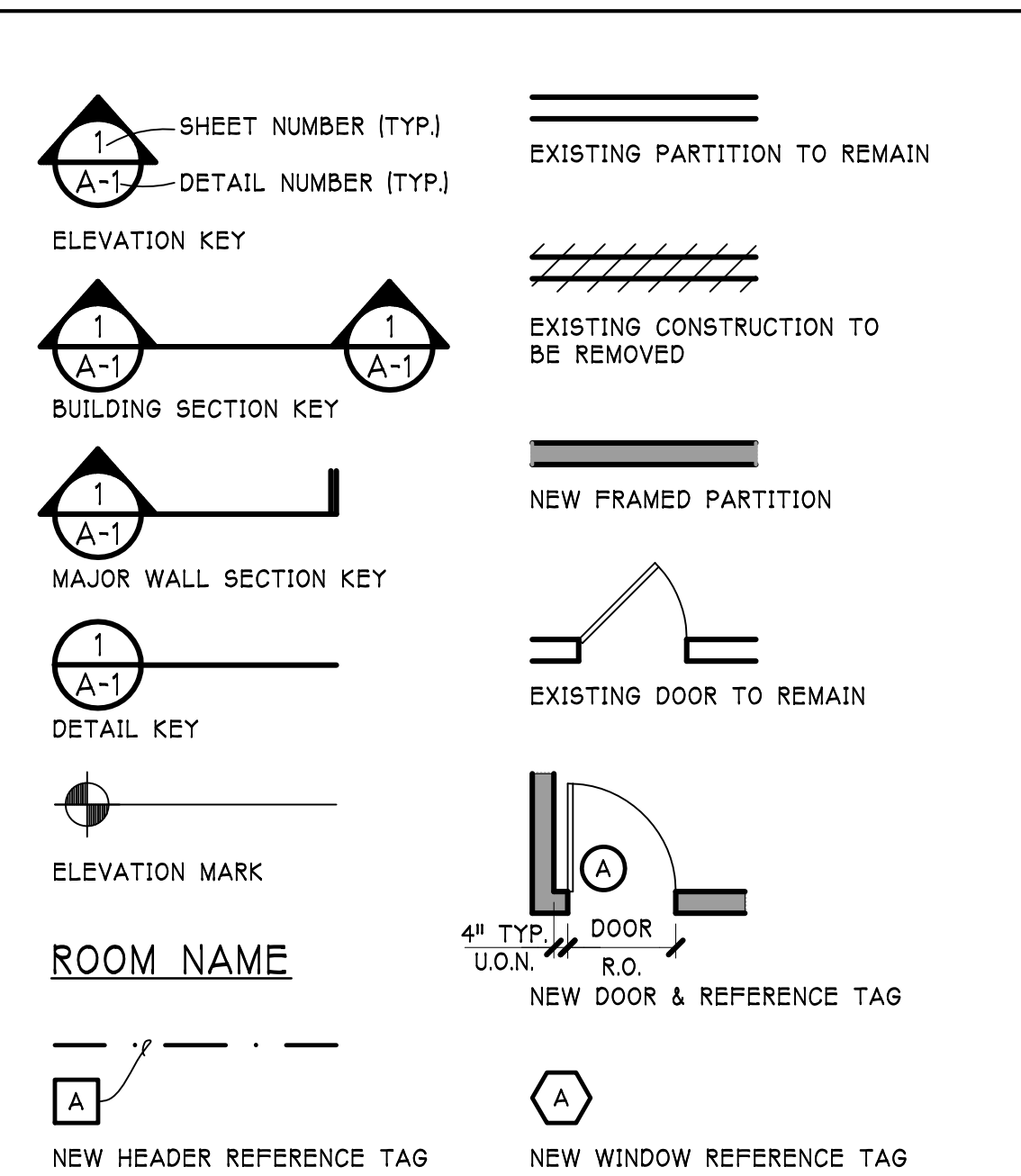
SITE PLAN



ABBREVIATIONS

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

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES:

- INTERNATIONAL CODE COUNCIL, 2009 EDITIONS (I.C.C.)
- INTERNATIONAL RESIDENTIAL CODE
- INTERNATIONAL BUILDING CODE
- INTERNATIONAL MECHANICAL CODE
- INTERNATIONAL FUEL GAS CODE
- INTERNATIONAL FIRE CODE
- INTERNATIONAL PROPERTY MAINTENANCE CODE
- INTERNATIONAL EXISTING BUILDING CODE
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015
- ILLINOIS STATE PLUMBING CODE, 2014
- NATIONAL ELECTRICAL CODE, 2005
- ILLINOIS ACCESSIBILITY CODE, 1997
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

BUILDING DATA

ZONING:	R-3 SINGLE FAMILY
LOT AREA:	19,602 SQ.FT.
BUILDING AREAS:	
EXIST. HOUSE FIRST FLOOR:	1,297 SQ.FT.
HOUSE MUD ROOM ADDITION:	25 SQ.FT.
ATTACHED STUDIO, FIRST FLOOR:	873 SQ.FT.
ATTACHED STUDIO, LOFT:	223 SQ.FT.
DESIGN LOADS: (PER SQ. FT.)	
ATTIC, NO STORAGE	10# LL • 10# DL = 20# TOTAL
ATTIC, w/STORAGE	20# LL • 10# DL = 30# TOTAL
ATTIC, HABITABLE	30# LL • 10# DL = 40# TOTAL
SLEEPING ROOMS	40# LL • 15# DL = 55# TOTAL
ROOMS (NOT SLEEPING)	40# LL • 15# DL = 55# TOTAL
GROUND SNOW LOAD	25#

LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	FOUNDATION PLAN / LOFT FLOOR PLAN / ROOF PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS

Date	Description
7.24.17	ZBA

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Project Number
16010



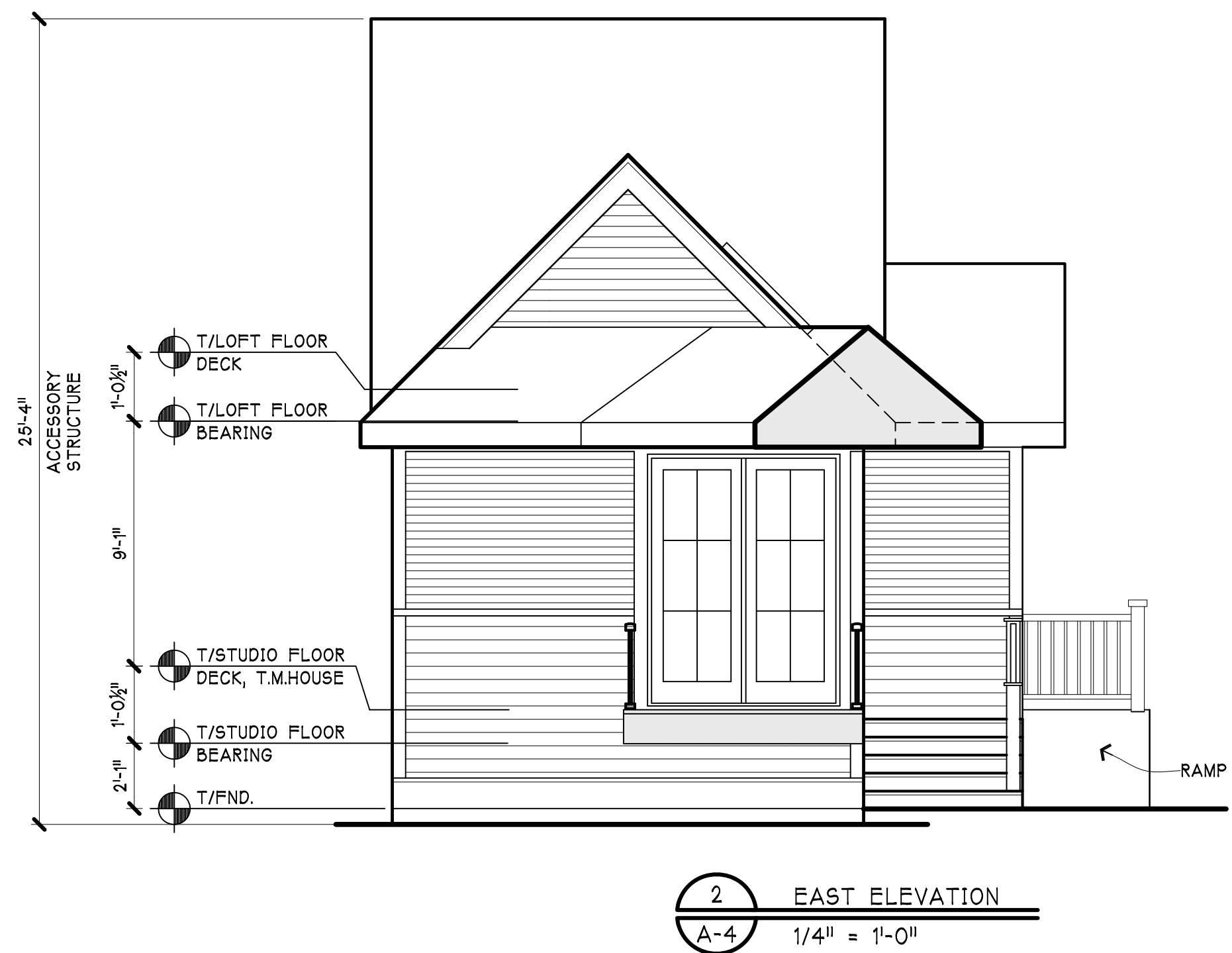
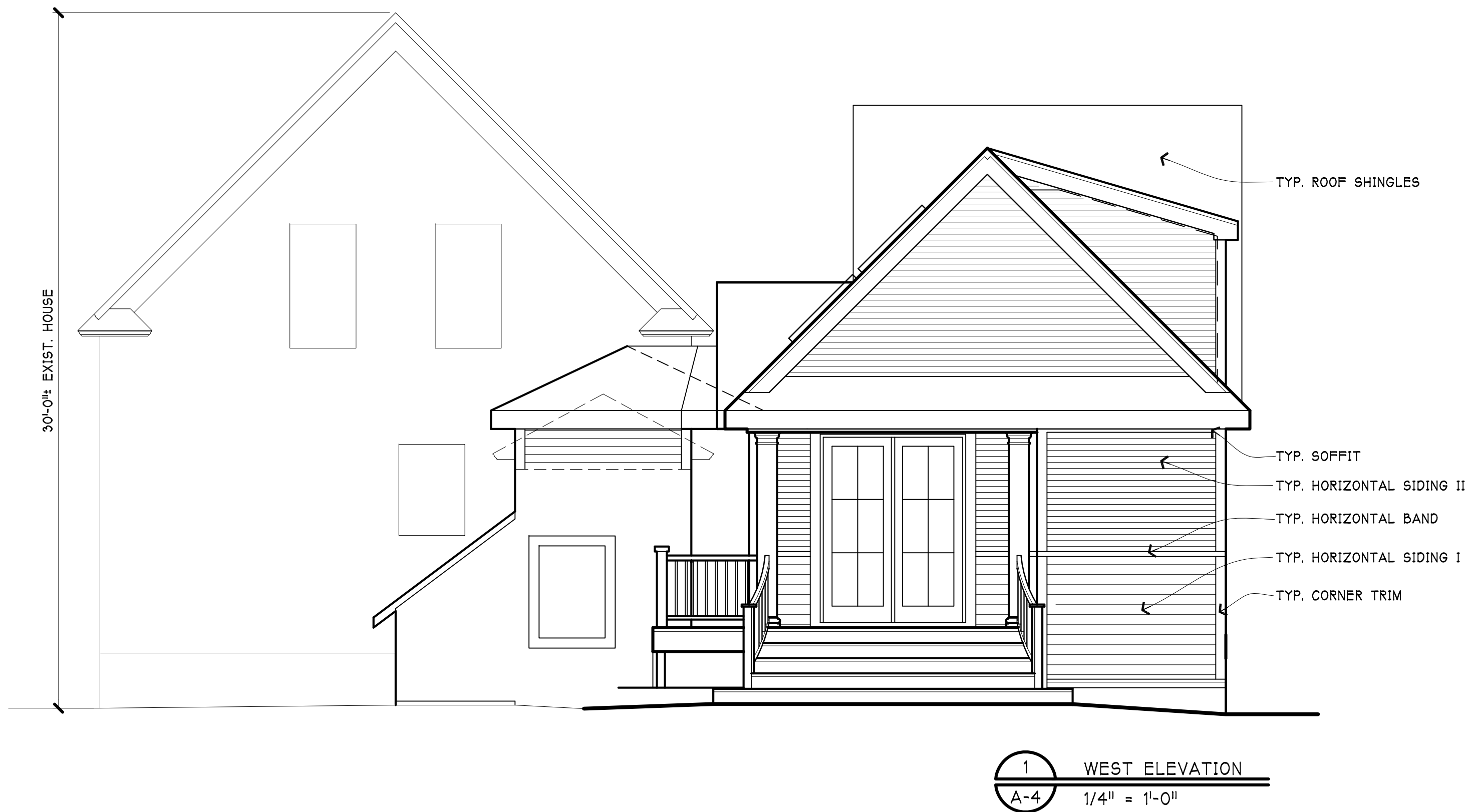
1 NORTH ELEVATION
A-3 1/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'CERTAINTEED' LANDMARK ARCHITECTURAL ASPHALT SHINGLES (U.L. LISTED CLASS-C OR BETTER)	WEATHERED WOOD
HORIZONTAL SIDING I	5" EXPOSURE 'JAMES HARDIE' FIBERCEMENT	T.M.E. HOUSE
HORIZONTAL SIDING II	3" EXPOSURE, 'JAMES HARDIE' FIBERCEMENT	T.M.E. HOUSE
SOFFIT	'CERTAINTEED' INVISIVENT	WHITE
CORNER TRIM	'JAMES HARDIE', 5" FIBERCEMENT	WHITE
HORIZONTAL BAND	'JAMES HARDIE', 2 1/2" FIBERCEMENT	WHITE
PANELS	'JAMES HARDIE' TRIM PANELS	WHITE
COLUMNS	'CHADSWORTH COLUMNS', 10" S.Q. POLYSTONE	WHITE
CROWN MOULDING	FIBERCEMENT	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-



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

Date	Description
7.24.17	ZBA



Date	Description
7.24.17	ZBA



Item: 602 S. Dryden Pl. - ZBA#17-044

Department: Planning & Community Development

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 11, 2017
Date Prepared: August 28, 2017
Project Title: High School District #214
Address: 602 S. Dryden Place

Background Information

Petition Number: ZBA #17-044
Petitioner: Stephen Klumpp / Stephen Klumpp Architects
Address: 300 N. 11th Street
Wheeling, IL 60090
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,584 square feet. The petitioner is proposing to renovate and construct an addition to the existing home. The addition will follow the footprint of the existing structure; however, the existing structure has an interior side yard setback of 3 feet where 5 feet is required, as well as an exterior side yard setback of 19.34 feet where 24.7 feet is required. Therefore, the petitioner requests the following variations:

- A 2.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with a side yard setback of 3.0 feet from the south property line instead of the required 5 feet.
- A 5.4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with an exterior side yard setback of 19.3 feet where 24.7 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/18/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/18/17	
3. Letter that was Mailed	✓	8/18/17	
4. Photographs of Sign on Property	✓	8/18/17	

Photographs of Existing Structure



ZBA# 17-044
602 S Dryden Pl - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: August 21, 2017
Completed: August 28, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 2 ft variance to allow a home with a side yard setback of 3 ft from the south property line instead of the required 5 ft; and a 5.4 ft variance to allow a home with an exterior side yard setback of 19.3 ft where 24.7 ft is required.

NOTE: The variances are for the existing non-conforming setbacks of the home, and the plans are for an extensive second floor remodel.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED
AUG 28 2017
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: High School District #214

Project Address: 602 S. Dryden Pl.

ZBA #: 17-044

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 18th, 2017

- A 2.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with a side yard setback of 3.0 feet from the south property line instead of the required 5 feet.
- A 5.4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with an exterior side yard setback of 19.3 feet where 24.7 feet is required.

Attached are the Petitioner's:

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

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AUG 22 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NOTE THAT ALL WALLS + BUILDING ELEMENTS WHICH
ARE LESS THAN 5' TO THE LOT LINE MUST COMPLY W/ 2009
I.R.C. SECTION 302, C.T.C

Please review, comment, and return to me no later than Friday, August 25th, 2017.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: High School District #214

Project Address: 602 S. Dryden Pl.

ZBA #: 17-044

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 18th, 2017

- A 2.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with a side yard setback of 3.0 feet from the south property line instead of the required 5 feet.
- A 5.4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with an exterior side yard setback of 19.3 feet where 24.7 feet is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED RENOVATION/ADDITION IS NICELY DESIGNED.

A DESIGN COMMISSION APPLICATION IS REQUIRED.

NO OBJECTION TO THE PROPOSED VARIATIONS.

Please review, comment, and return to me no later than Friday, August 25th, 2017.

- STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Stephen Klumpp and Owner High School District 214/Dan Weidner being the owner of the property commonly known as 602 S. Dryden Place and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code in order to:

Allow alignment of existing 3' south side yard (2.99') & existing exterior north side yard setback (19.34') to square off small footprint additions and an enlarged second floor addition. It would also follow the east and west existing setbacks where at each end poorly constructed additions were added over the years in an awkward arrangement. We seek to improve those conditions.

I hereby state that the following hardship would exist if the variation were not granted: Existing undersized and awkward interior layout is not suitable for sale and to conform to 5' side and 24.7' exterior side setbacks on this narrow 50' corner lot would mean a teardown and a new extremely narrow house of only 20.3' wide.

I hereby state that the following unique circumstances exist: This is a project in a continuing series of High School D214 Student Design/Build PAC design competition and construction studies program where the goal was to remodel an existing small home and not tear it down.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: We worked closely with Steve Hautzinger, who helped judge the competition, to design a much improved symmetrically pleasing exterior compatible with Design Commission Standards and an interior enlarged layout that improves neighboring property values.

Signed:  Dan Weidner
High School District 214 (owner) Date: 8/8/17
 STEPHEN KLUMPP (petitioner) 8/8/17

RECEIVED

AUG 10 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROPERTY ADDRESS: 602 S DRYDEN PLACE ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: 1606.0079

FIELD WORK DATE: 6/2/2016

REVISION DATE(S): (REV.1 6/6/2016) (REV.1 6/2/2016)

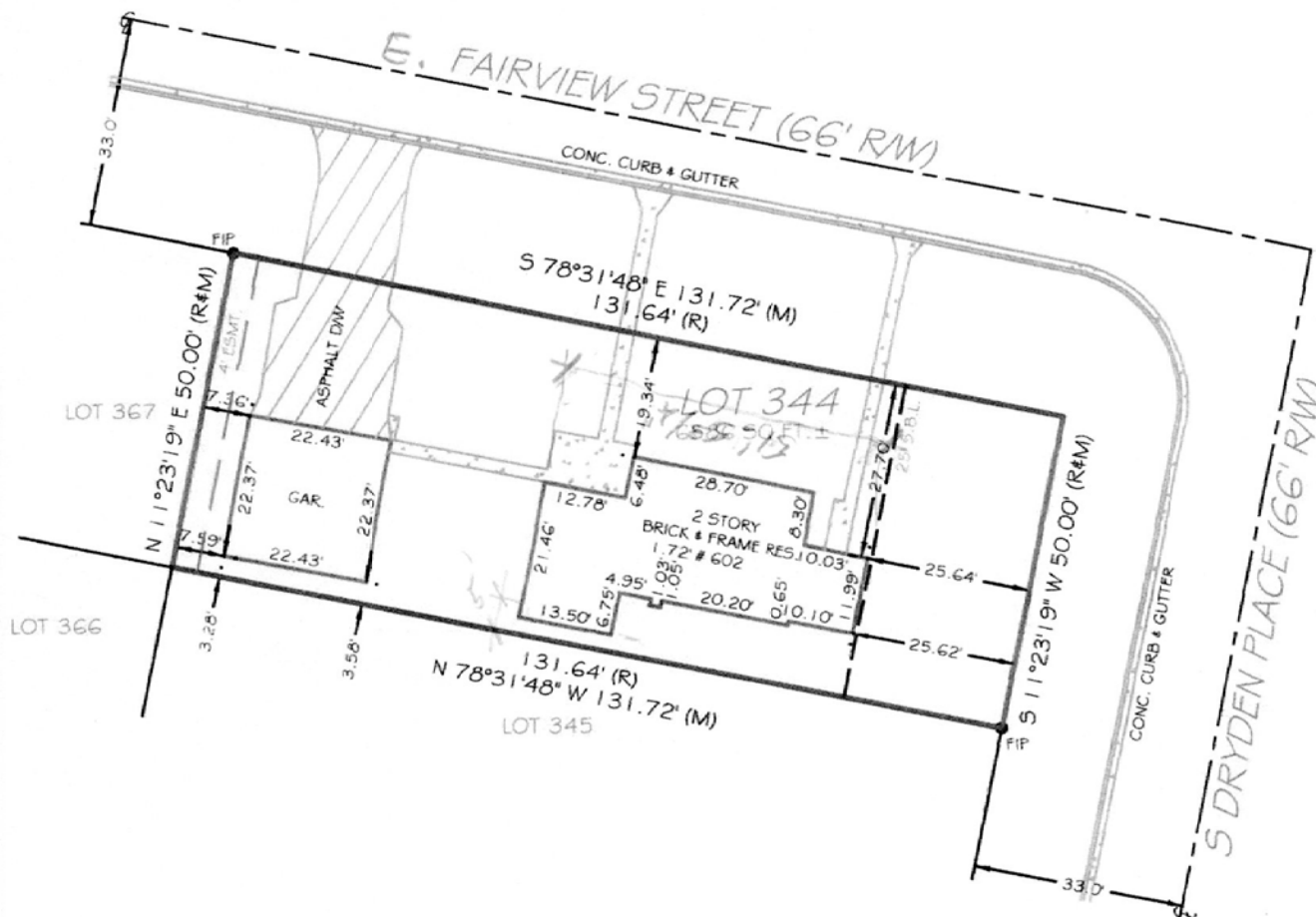
1606.0079

BOUNDARY SURVEY
COOK COUNTY

LOT THREE HUNDRED FORTY FOUR (344) IN "SCARSDALE" BEING A SUBDIVISION OF PART OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) AND PART OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF SECTION 32, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

R-3

5146 SQ. FT

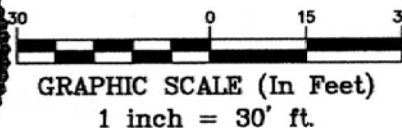


STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF JUNE 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB# 5763



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

CLIENT NUMBER:

DATE: 6/2/2016

BUYER:

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports

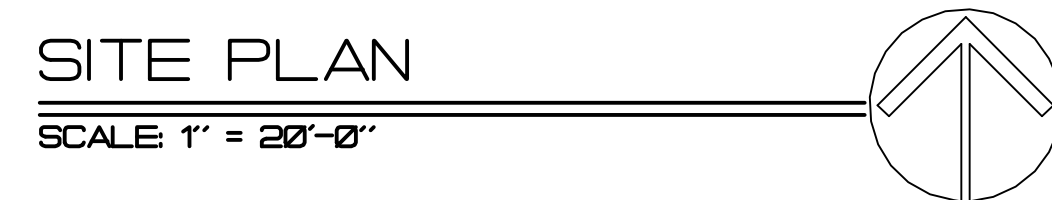
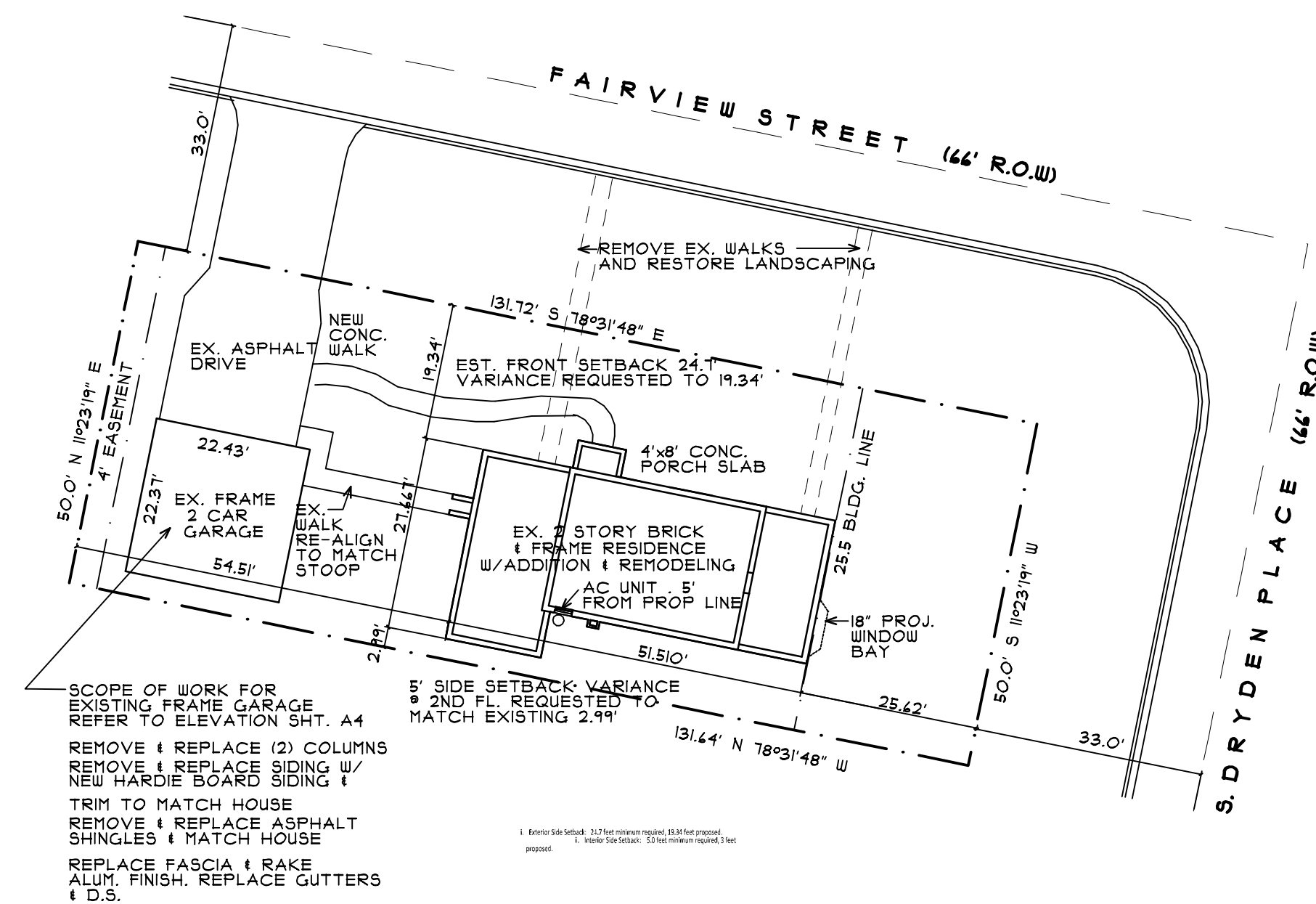
THE *cara* PROGRAM

transforming lives...

Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 8,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty.

602 S. DRYDEN PLACE, ARLINGTON HEIGHTS, ILLINOIS

TYPICAL ELECTRICAL SYMBOLS		
	RECESSED CAN FIXTURE	 THREE WAY LIGHT SWITCH
	LIGHT FIXTURE	 FOUR WAY LIGHT SWITCH
	WALL SCONCE	 G.F.I. GROUND FAULT INTERRUPTER
	EXHAUST/LIGHT FIXTURE	 W.P. WATER PROTECTED
	FAN W/ REINFORCED BOX	 110 V. SMOKE DETECTOR WITH BATTERY BACK-UP
	LIGHT SWITCH	 TELEPHONE OUTLETS



LOT SIZE = 6,584 SQ. FT. ALLOWABLE FAR = 2962.8 SQ. FT.
DETACHED GARAGE = = 501.8 SQ. FT.
1ST & 2ND FLOOR AREA = 1127.1 SQ. FT. EACH
EXISTING DRIVEWAY = 446 SQ. FT.
PROPOSED SIDEWALK = 111 SQ. FT.
FRONT PORCH = 32 SQ. FT.
ALLOWABLE IMPERVIOUS = 3292 SQ. FT.
PROPOSED IMPERVIOUS = 2243.5 SQ. FT.

300 N. 11th St.
Wheeling,
Illinois
60090

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

ARKTEKS
UNLIMITED, LTD.

DATE: 11/11/2023 REVISION: 1

Dan Weidner, Marc Sears

AN ADDITION BUILT BY
HIGH SCHOOL DISTRICT 214
602 S. DRYDEN PLACE
ARLINGTON HEIGHTS, IL.

SHEET
A-1
OF
5



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

ALL BEDROOM ELECTRIC
ALL RECESS CAN LIGHTS

DATE OF ISSUE:
8-2-17

JOB NUMBER:
SF7DRYDD

DRAWN: CHECKED:
ART: TFM : SPK

SHEET
A-2
OF
5

300 N. 11th St.
Wheeling,
Illinois
60090

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

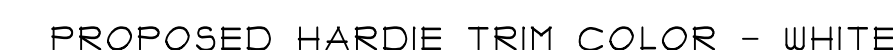
**ARKTEKS
UNLIMITED, LTD.**

[illegible]

Don Weidner, Marc Sears

AN ADDITION BUILT BY
HIGH SCHOOL DISTRICT 214
602 S. DRYDEN PLACE
ARLINGTON HEIGHTS, IL.

SIDING: HARDIE BOARD HORIZONTAL FIBER-CEMENT
SELECT CEDARMILL COLORPLUS - COBBLE STONE
BRICK: ENDCOTT BRICK - HERITAGE TEXTURE MODULAR
ORLEANS SANDS COLOR
ROOFING: OWENS CORNING OAKRIDGE 30 YEAR ARCHITECTURAL
ASPHALT SHINGLE - COLOR TO BE ONYX BLACK
HARDIE TRIM: ARCTIC WHITE



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



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



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



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

DATE & REVISION:

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

300 N. 11th St.
Wheeling,

DATE OF ISSUE:

8-2-17

JOB NUMBER:

ART: TEM : SPK

SHEET
A-3

OF

Dan Weidner, Marc Sears

0	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99
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GENERAL INFORMATION

- ## 2 EXCAVATION AND BACKFILL:

- ### 3. CONCRETE:

- #### 4. CARPENTRY:

- P. All joists bearing onto flush headers shall be supported by joist hangers.
- Q. Carpenter shall do all necessary cutting, patching, framing and headering in lumber for other trades.
- Q. Carpenter shall install all windows, doors (either wood or metal), cabinets and all hardware items and bathroom accessories installed in drywall.
- R. Seal tight around all openings in exterior walls with insulating foam and caulk.
- S. Studs may be pre-drilled with 1" hole approximately 14" from stud bottom.
- T. Use corrosion resistant fastener at exterior siding and trim.
- U. Provide spring metal weatherstripping around doors and windows if not furnished as part of the unit.

5. DRYWALL & INSULATION

- ## 8. ELECTRICAL

- ### 9. MECHANICAL (HVAC):

- 10. PLUMBING:**

- ## 12. ROOFING & FLASHING

- #### 14. MISCELLANEOUS:

- B. Provide 26 gauge galvanized flashing at heads of all openings in exterior walls (unless protected by eave overhang), under window openings (where masonry veneer is used) and at the intersection of changes of exterior finish materials.

- G. The following items shall be furnished complete, by the appropriate trades:
 Prefinished gutters and downspouts, finish grading and landscaping if
 required, basement escape windows and wells, smoke detectors, telephone and
 television prewiring, conduits, etc.

ROOF

- SIDING WALL

- ## BRICK VENEER WALL

- SUB-FLOOR

- FOUNDATION WALL

- ### CONCRETE BASEMENT FLOOR

- * 4" Concrete floor slab
- * 6 Mil. polyethylene vapor barrier
- * 4" Min. compacted granular fill

- ## CONCRETE GARAGE SLAB

- * 4" Concrete slab
- * 6" x 6" - #10/#10 W.W.F
- * 4" Min. compacted granular fill

DESIGN LOADS

- * Roof = 45 PSF Total
- * Snow = 30 PSF Total
- * 2nd Floor = 40 PSF (55 PSF Total)
- * 1st Floor = 40 PSF (55 PSF Total)
- * Wind = 25 PSF Total

DATE REVISION:

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

300 N. 11th St.
Wheeling,

DATE OF ISSUE:

OB NUMBER:

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DRAWN: CHECKED:

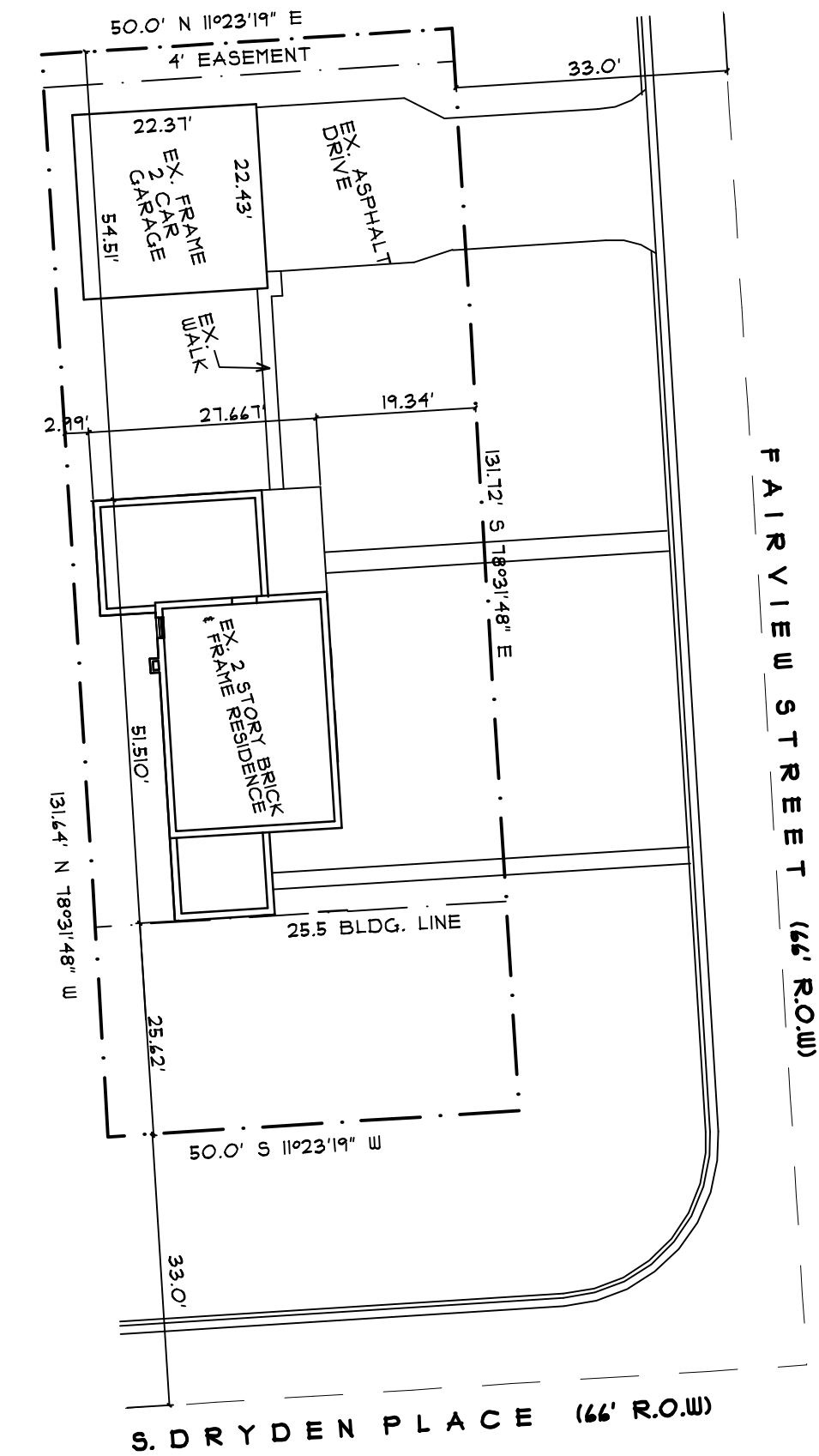
ART: TFM : SPK

SHEET
A-4

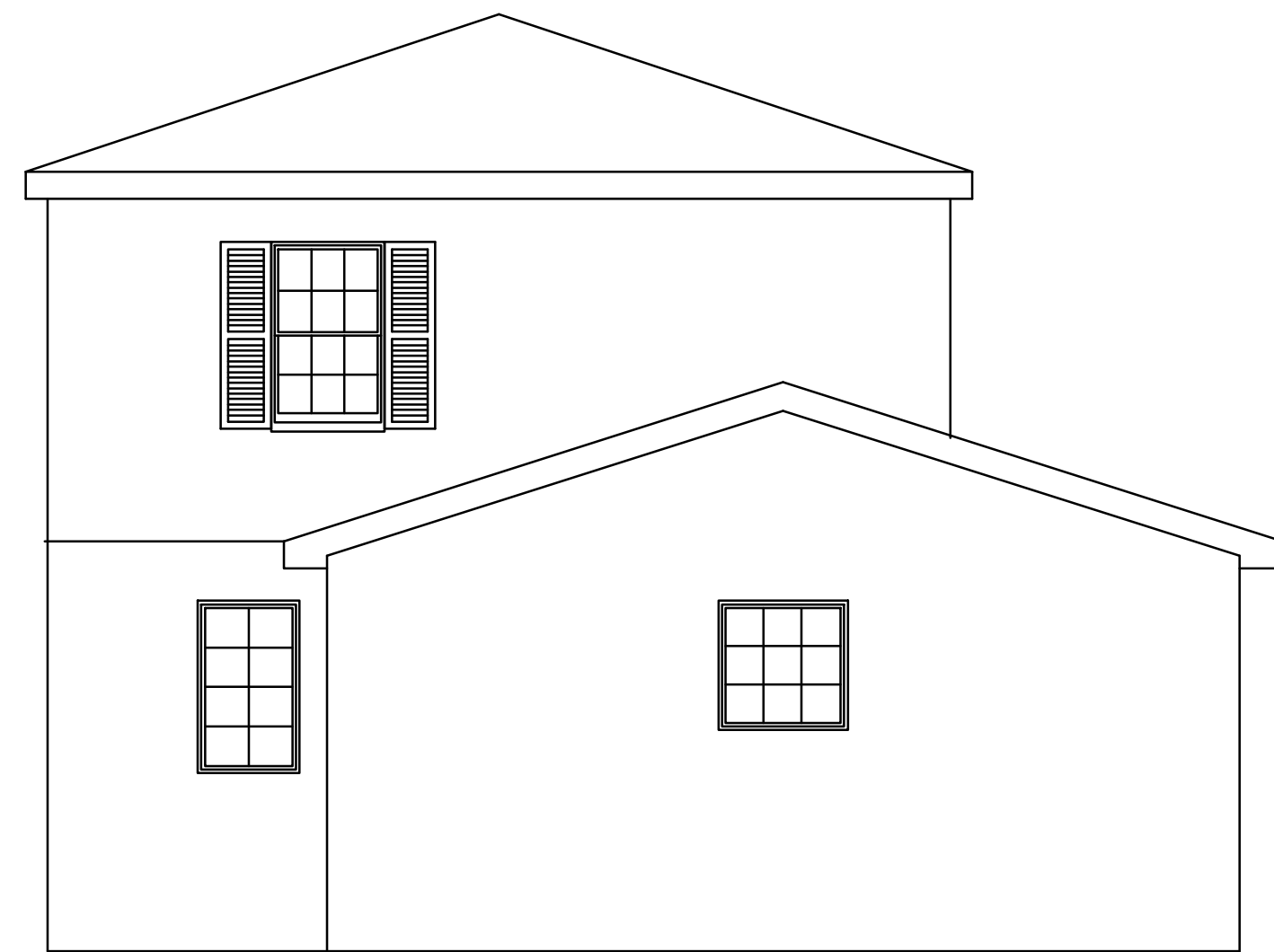
OF
5

AN ADDITION BUILT BY
HIGH SCHOOL DISTRICT 214
602 S. DRYDEN PLACE
ARLINGTON HEIGHTS, IL.

Dan Weidner, Marc Sears



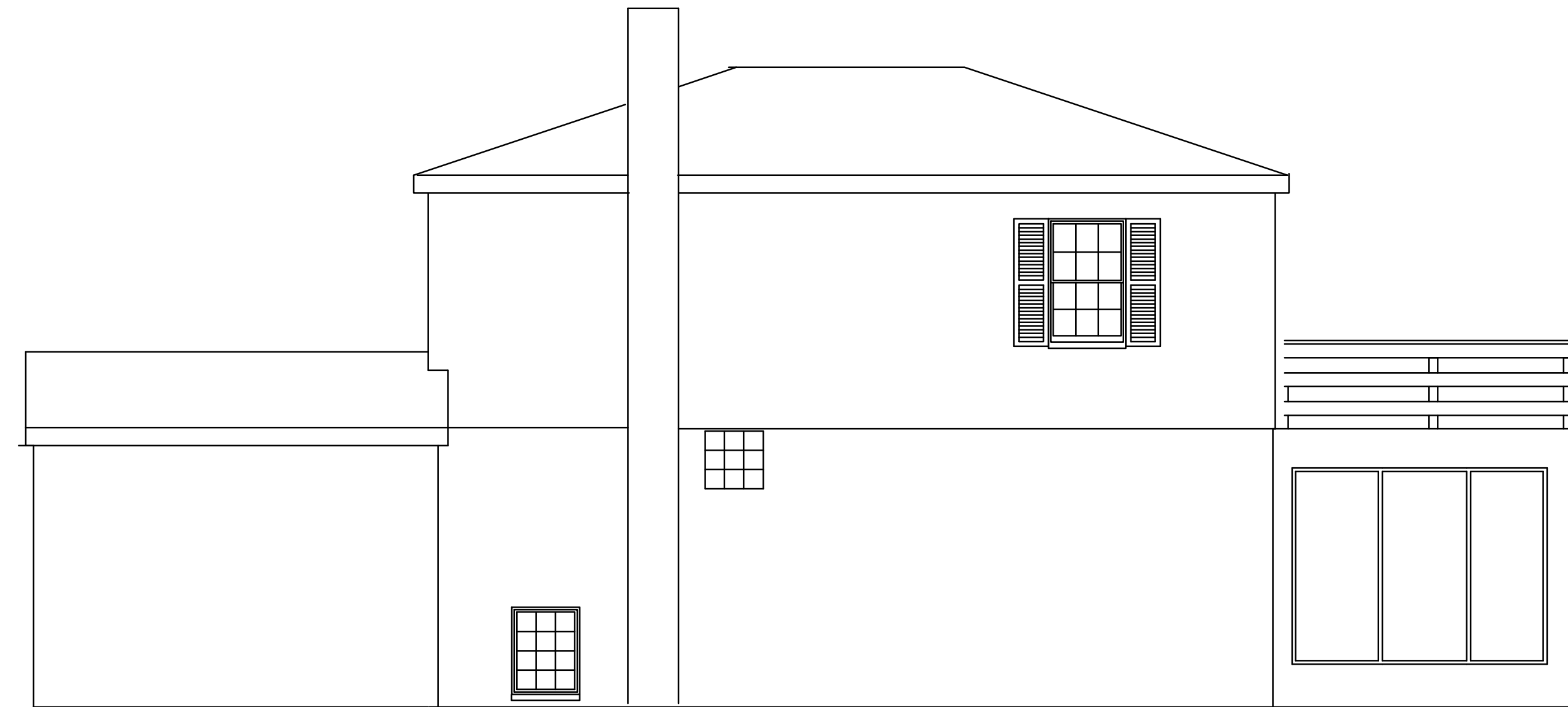
EXISTING SITE PLAN
SCALE: 1" = 20'-0"



WEST ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (EXISTING)
SCALE: 1/8" = 1'-0"

DATE OF ISSUE:
8-2-17
JOB NUMBER:
SF7DRYDD
DRAWN CHECKED:
ART: TFM : SPK

SHEET
A-1
OF
01

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DATE REVISION

AN ADDITION BUILT BY
HIGH SCHOOL DISTRICT 214
602 S. DRYDEN PLACE
ARLINGTON HEIGHTS, IL.

Don Weidner, Marc Sears

























Item: 621 N. Belmont Ave. - ZBA#17-045

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 11, 2017
Date Prepared: August 28, 2017
Project Title: Raschillo Residence
Address: 621 N. Belmont Avenue

Background Information

Petition Number: ZBA #17-045
Petitioner: Demetra & Anthony Raschillo
Address: 621 N. Belmont Avenue
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,195 square feet. The petitioner is proposing to renovate and construct an addition to the existing home. The proposed addition is aligned with the existing structure, with a front yard setback equal to that of the existing home. However, the existing structure has a front yard setback of 25.1 feet where 26.1 feet is required. Additionally, the proposed front porch will encroach 4 additional feet into the front yard, resulting in a front yard setback of 20.1 feet where 26.1 feet is required. Therefore, the petitioner requests the following variations:

- A 1.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an addition with a front yard setback of 25.1 feet from the west property line instead of the required 26.1 feet and an additional 2.5 feet for the eave.
- A 6.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an open air front porch with a front yard setback of 20.1 feet where 26.1 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/25/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/25/17	
3. Letter that was Mailed	✓	8/25/17	
4. Photographs of Sign on Property	✓	8/22/17	

Photographs of Existing Structure



ZBA# 17-045

621 N Belmont Ave- ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: August 21, 2017

Completed: August 28, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 1.6 ft variance to allow an addition with a front yard setback of 24.5 ft from the west property line instead of the required 26.1 ft; and a 5.6 ft variance to allow an open air front porch with a front yard setback of 20.5 ft where 26.1 ft is required.

The Engineering Department has NO OBJECTION to the proposed variances, however; The proposed site plan had limited information. As more detailed site plans are provided, the Engineering Department reserves the right to provide additional comments as part of the permit review process in the event the variances are granted.

RECEIVED

AUG 28 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Raschillo Residence

Project Address: 621 N. Belmont Ave.

ZBA #: 17-045

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 18th, 2017

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Attached are the Petitioner's:

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

Comments: NO COMMENTS. C.T.C.

RECEIVED
AUG 22 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Please review, comment, and return to me no later than Friday, August 25th, 2017.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Raschillo Residence

Project Address: 621 N. Belmont Ave.

ZBA #: 17-045

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 18th, 2017

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Attached are the Petitioner's:

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

Comments: THIS PROJECT IS SCHEDULED FOR DESIGN COMMISSION REVIEW
ON 9-12-17. NO OBJECTION TO THE PROPOSED SETBACK VARIATION.
- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, August 25th, 2017.

PETITION

NOW COMES the Petitioner Demetra and Anthony Raschillo

being the owner of the property known as: 621 N. Belmont Avenue, Arlington Heights, IL 60004

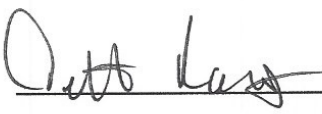
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation Section

5.1 - 3.6 , Chapter 28, of the Arlington Heights Code, in order to: construct a new addition and front porch that is encroaching into the required front yard setback, for a renovation/addition to an existing raised ranch residence.

I hereby state that the following hardship would exist if the variation not granted:
the front porch and addition as proposed, allows the overall additon roof line to lower and more mimic the human scale charachter of the surrounding neighbor homes. The location on site and raised floor level of the existing residence to be incorporated does not allow opportunity for such without the encroachment.

I hereby state that the following unique circumstandes exist the existing location of the home and the raised floor level of the existing home.

I hereby state that the variation, if granted, will not alter the essential character of the locality because:
The front porch is a very integral part of the home in relationship of the home to the surrounding neighborhood.
The porch is located within the central portion of the street frontage, lessening its impact upon the neighboring properties. The addition would also blend well with the neighboring homes.

Signed:  
Petitioner

Date: 8/11/17

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
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
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

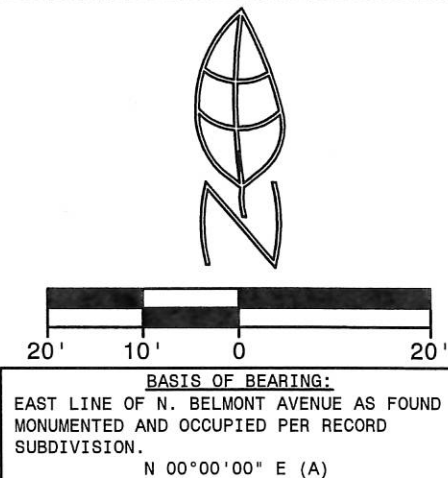
X X = CHAIN LINK FENCE
O O = WOOD FENCE
□ □ = METAL FENCE
△ △ = VINYL FENCE
--- = EASEMENT LINE
--- = SETBACK LINE
--- = INTERIOR LOT LINE

PLAT OF SURVEY OF

THE NORTH 69.66 FEET OF THE SOUTH 129.66 FEET OF THE NORTH 478.96 FEET OF THE WEST 165 FEET (MEASURED FROM THE CENTER OF THE STREET) OF BLOCK 11 IN D. W. MILLER'S ARLINGTON ACRES ASSOCIATION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

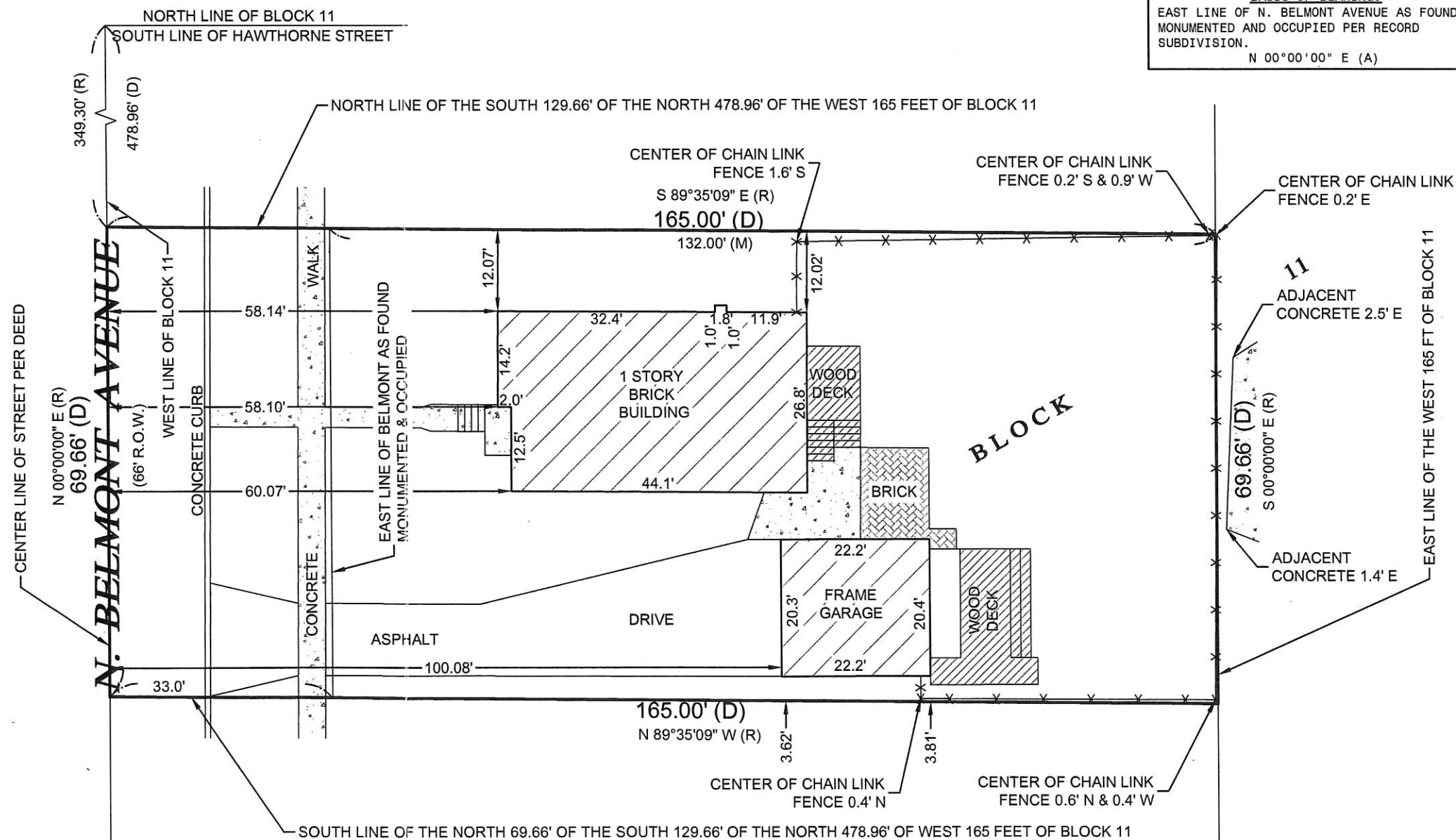
"CONTAINING 11,494 SQ. FT. OR 0.26 ACRES MORE OR LESS"



ADJACENT SETBACKS INFORMATION

ADDRESS	PIN NUMBER	HOUSE SETBACK	GARAGE SETBACK
403 E. HAWTHORNE AVENUE	03-29-123-018-0000	63.10	-
639 N. BELMONT AVENUE	03-29-123-019-0000	60.00	-
635 N. BELMONT AVENUE	03-29-123-002-0000	58.20	-
633 N. BELMONT AVENUE	03-29-123-012-0000	58.50	-
629 N. BELMONT AVENUE	03-29-123-003-0000	58.00	-
621 N. BELMONT AVENUE	03-29-123-022-0000	58.10	-
615 N. BELMONT AVENUE	03-26-123-023-0000	58.10	-
400 E. EUCLID AVENUE	03-29-123-020-0000	78.00	54.40

TOTAL = 492.10
AVERAGE = 61.51



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

STATE OF ILLINOIS } ss
COUNTY OF DUPAGE

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 23RD DAY OF JUNE, A.D., 2017,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-004245



NOTE:

- ALL TIES 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 621 N. BELMONT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DEMETRA RASCHILLO

FIELDWORK DATE (CREW) 06/22/2017 (DS/BV)

DRAWN BY: NG REVISED: JOB NO. 17-06-0187



Property to Left 3
635 N. Belmont



Property to Left 2
633 N. Belmont



Property to Left 1
629 N. Belmont



Subject Property
621 N. Belmont



Property to Right 1
629 N. Belmont

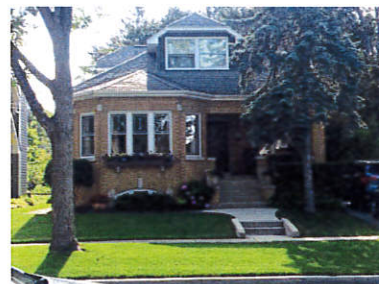


Property to Right 2
629 N. Belmont



Property to Right 3
629 N. Belmont

NORTH BELMONT AVENUE



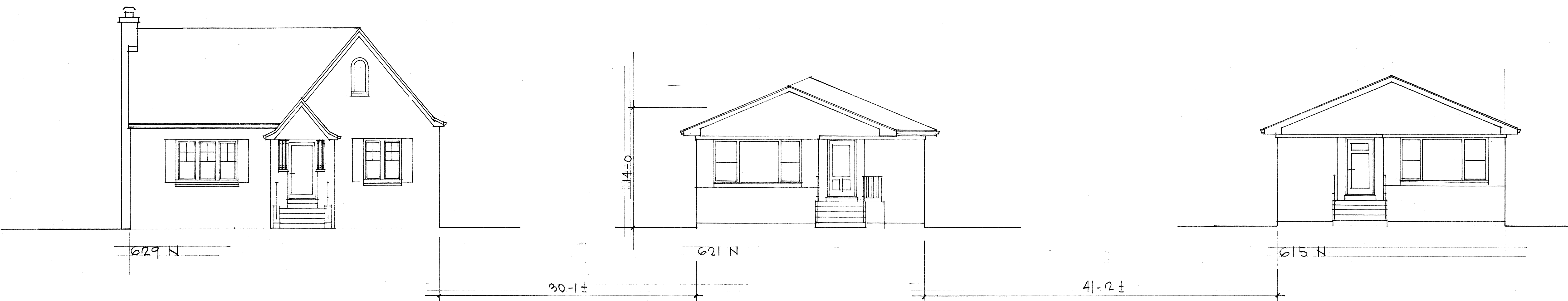
Property Across 1
626 N. Belmont



Property Across 2
622 N. Belmont



Property Across 3
618 N. Belmont



EXISTING CONTEXT ELEVATION 621 N BELMONT AVENUE 36'-0"

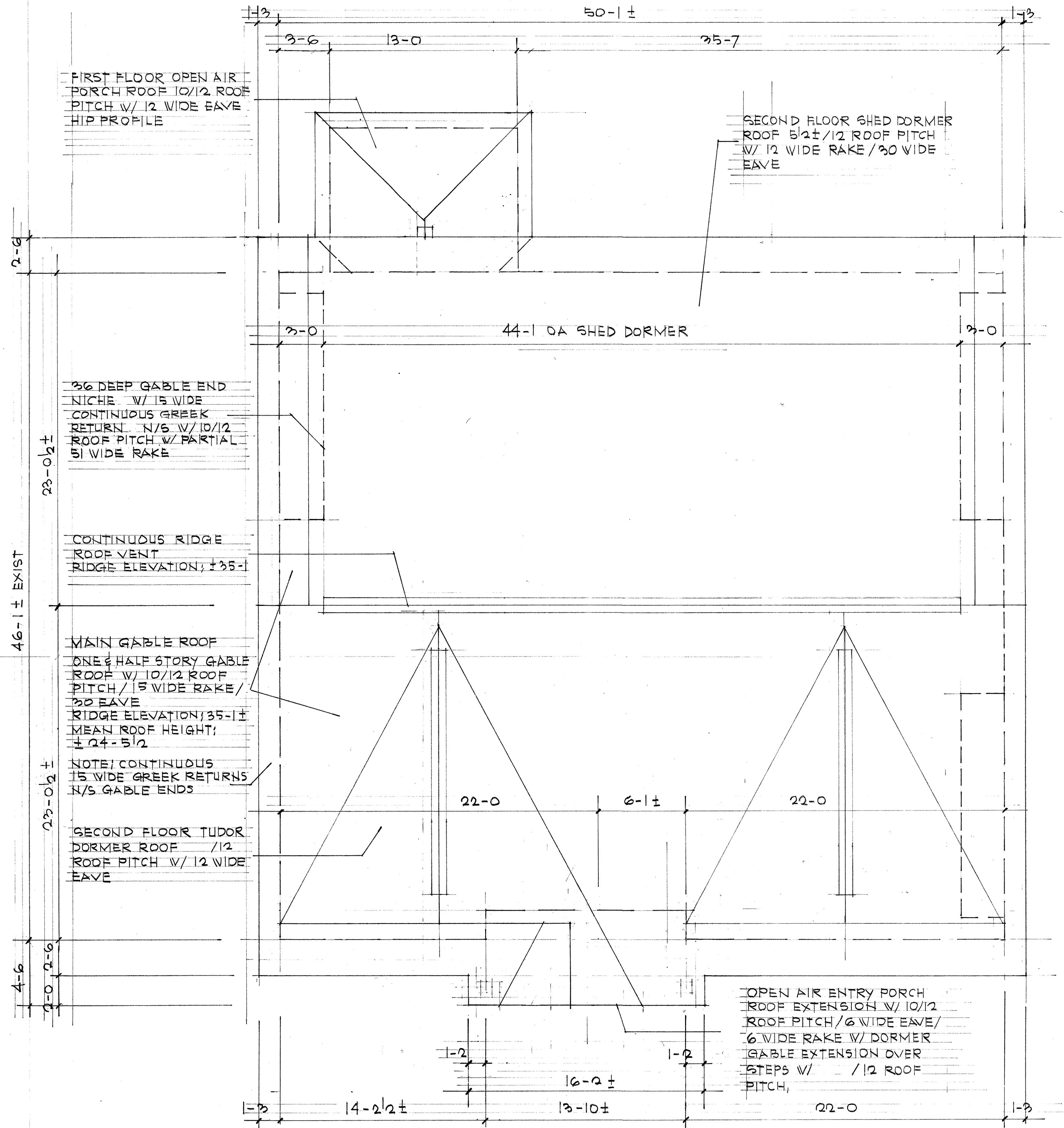


PROPOSED CONTEXT ELEVATION 621 N BELMONT AVENUE 36'-0"

JEFFREY
WILLIAM
EVERETT

ARCHITECT
118 NORTH MAPLE STREET
MOUNT PROSPECT, IL 60056
PHONE 847.670.0557

ZBA/DESIGN COMMISSION 08.11.17



ROOF PLAN: 1 1/2 STORY RESIDENCE W/ REAR SHED DORMER 41-0

ISSUE 08.11.17 ZBA/DESIGN COMM

RESIDENTIAL RENOVATION/ADDITION FOR THE
RASCHILLO FAMILY
1601 N BELMONT AVENUE
ARLINGTON HEIGHTS

1704

JEFFREY
WILLIAM
EVERETT

10
ARCHITECT
118 NORTH MAPLE STREET
MOUNT PROSPECT, IL 60056
PHONE 847.670.0557

Material Schedule

Item	Material	Manufacturer	Color
Brick	N/A	N/A	N/A
Roofing	Asphalt Shingles	GAF	Charcoal
Siding	Fiber Cement	James Hardie	Night Gray
Trim	Fiber Cement	James Hardie	White
Gutter / Fascia	Aluminum	ACM	White
Windows	Fiberglass	Marvin	White
Garage Door	Steel	Chicago Overhead Door	Black
Stone	Limestone	Semco Stone	Mountain Ridge/Chateau Bay



WEST (FRONT) ELEVATION

4/1-0

RESIDENTIAL RENOVATION/ADDITION FOR THE
RASCHILLO FAMILY
621 N BELMONT AVENUE
ARLINGTON HEIGHTS

WEST ELEVATION

1704

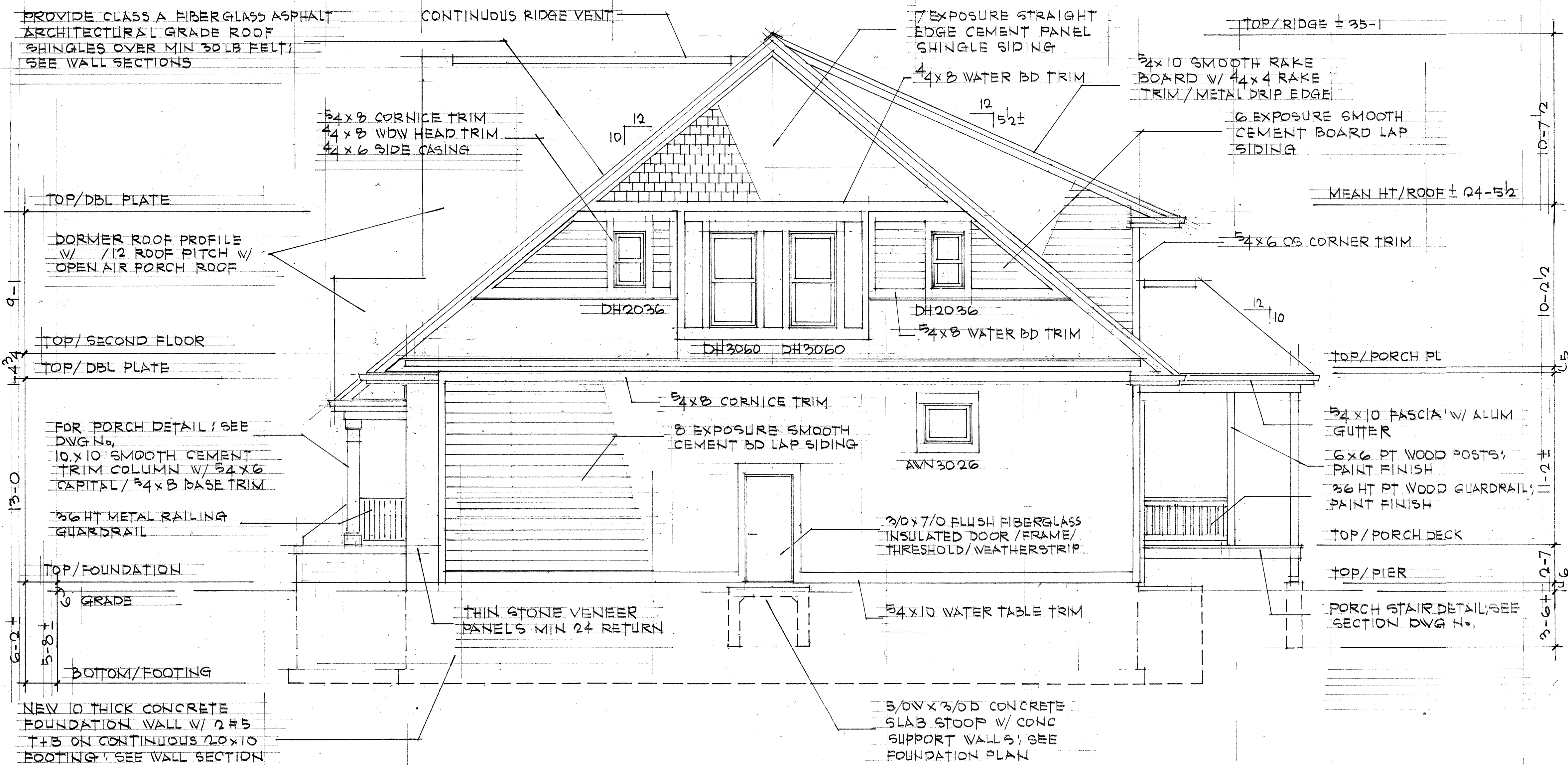
JEFFREY
WILLIAM
EVERETT

6
ARCHITECT
118 NORTH MAPLE STREET
MOUNT PROSPECT, IL 60056
PHONE 847.670.0557

ISSUE 08.11.17 ZBA/DESIGN COMM

Material Schedule

Item	Material	Manufacturer	Color
Brick	N/A	N/A	N/A
Roofing	Asphalt Shingles	GAF	Charcoal
Siding	Fiber Cement	James Hardie	Night Gray
Trim	Fiber Cement	James Hardie	White
Gutter / Fascia	Aluminum	ACM	White
Windows	Fiberglass	Marvin	White
Garage Door	Steel	Chicago Overhead Door	Black
Stone	Limestone	Semco Stone	Mountain Ridge/Chateau Bay

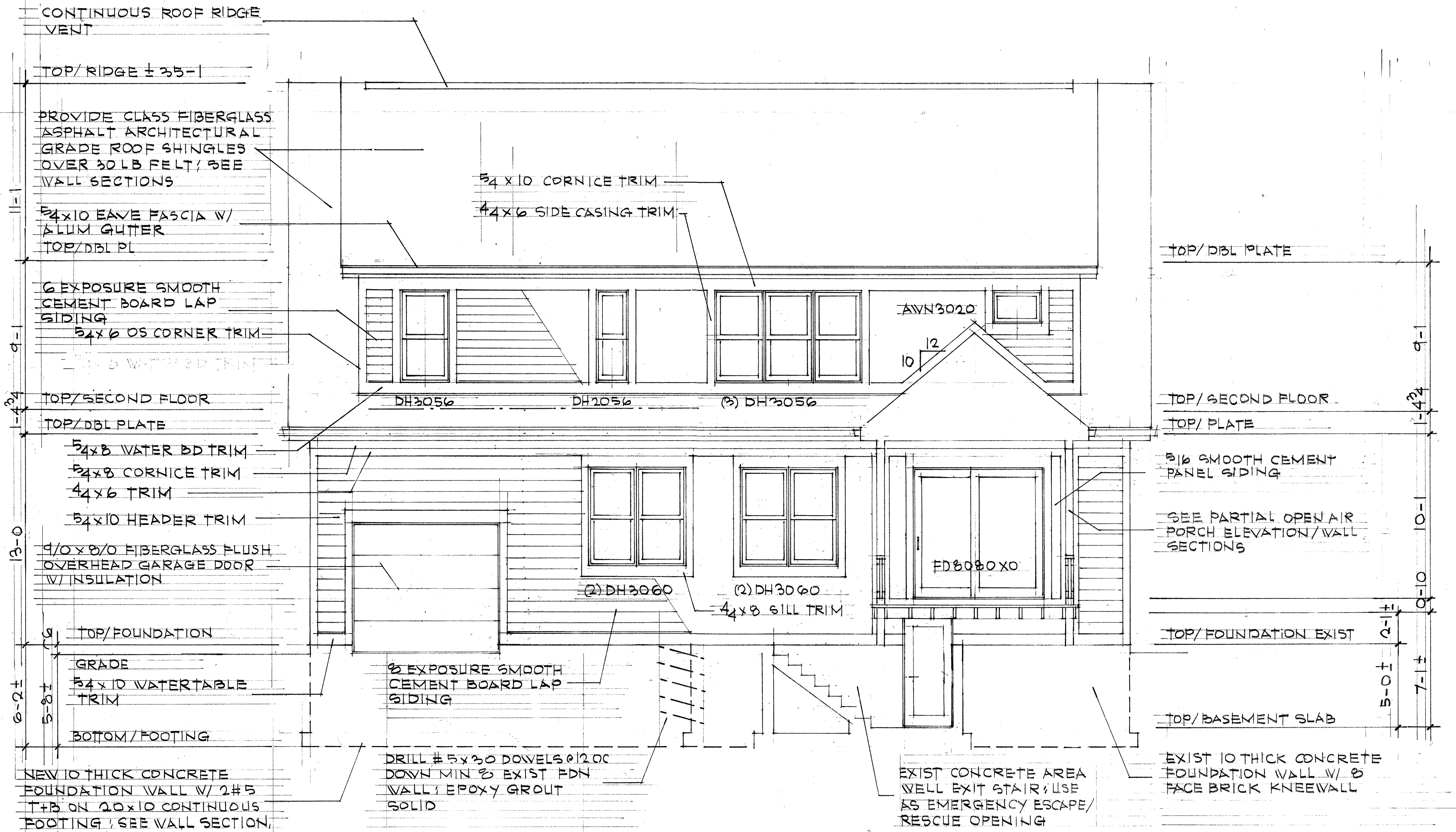


SOUTH (RIGHT) ELEVATION

4/1-0

Material Schedule

Item	Material	Manufacturer	Color
Brick	N/A	N/A	N/A
Roofing	Asphalt Shingles	GAF	Charcoal
Siding	Fiber Cement	James Hardie	Night Gray
Trim	Fiber Cement	James Hardie	White
Gutter / Fascia	Aluminum	ACM	White
Windows	Fiberglass	Marvin	White
Garage Door	Steel	Chicago Overhead Door	Black
Stone	Limestone	Semco Stone	Mountain Ridge/Chateau Bay



EAST (REAR) ELEVATION

RESIDENTIAL RENOVATION / ADDITION FOR THE
RASCHILLO FAMILY
601 N BELMONT AVENUE
ARLINGTON HEIGHTS

REAR ELEVATIONS

704

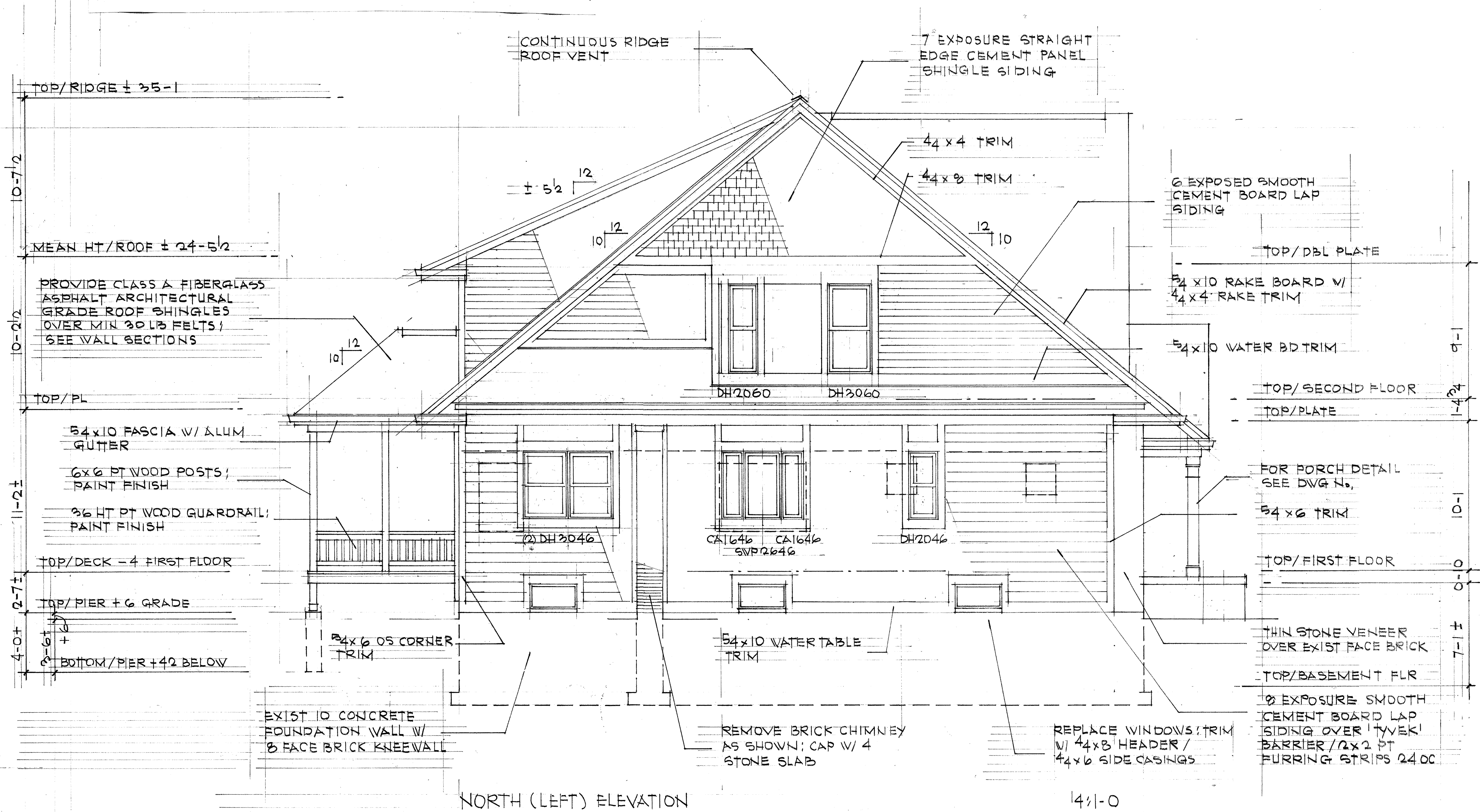
JEFFREY
WILLIAM
EVERETT

8
ARCHITECT
118 NORTH MAPLE STREET
MOUNT PROSPECT, IL 60056
PHONE 847.670.0557

ISSUE 08/11/17 ZBA / DESIGN COMM

Material Schedule

Item	Material	Manufacturer	Color
Brick	N/A	N/A	N/A
Roofing	Asphalt Shingles	GAF	Charcoal
Siding	Fiber Cement	James Hardie	Night Gray
Trim	Fiber Cement	James Hardie	White
Gutter / Fascia	Aluminum	ACM	White
Windows	Fiberglass	Marvin	White
Garage Door	Steel	Chicago Overhead Door	Black
Stone	Limestone	Semco Stone	Mountain Ridge/Chateau Bay



RESIDENTIAL RENOVATION/ADDITION FOR THE
RASCHILLO FAMILY
601 N BELMONT AVENUE
ARLINGTON HEIGHTS

NORTH ELEVATION

1704
JEFFREY
WILLIAM
EVERETT

ARCHITECT
118 NORTH MAPLE STREET
MOUNT PROSPECT, IL 60056
PHONE 847.670.0557



Item: 1805 N. Walnut Ave. - ZBA#17-046

Department: Planning & Community Development

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 11, 2017
Date Prepared: August 28, 2017
Project Title: 1805 N. Walnut Avenue
Address: 1805 N. Walnut Avenue

Background Information

Petition Number: ZBA #17-046
Petitioner: Monica O'Connor / Impact Renovations LLC
Address: 75 Gaylord Street
Elk Grove Village, IL 60007
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

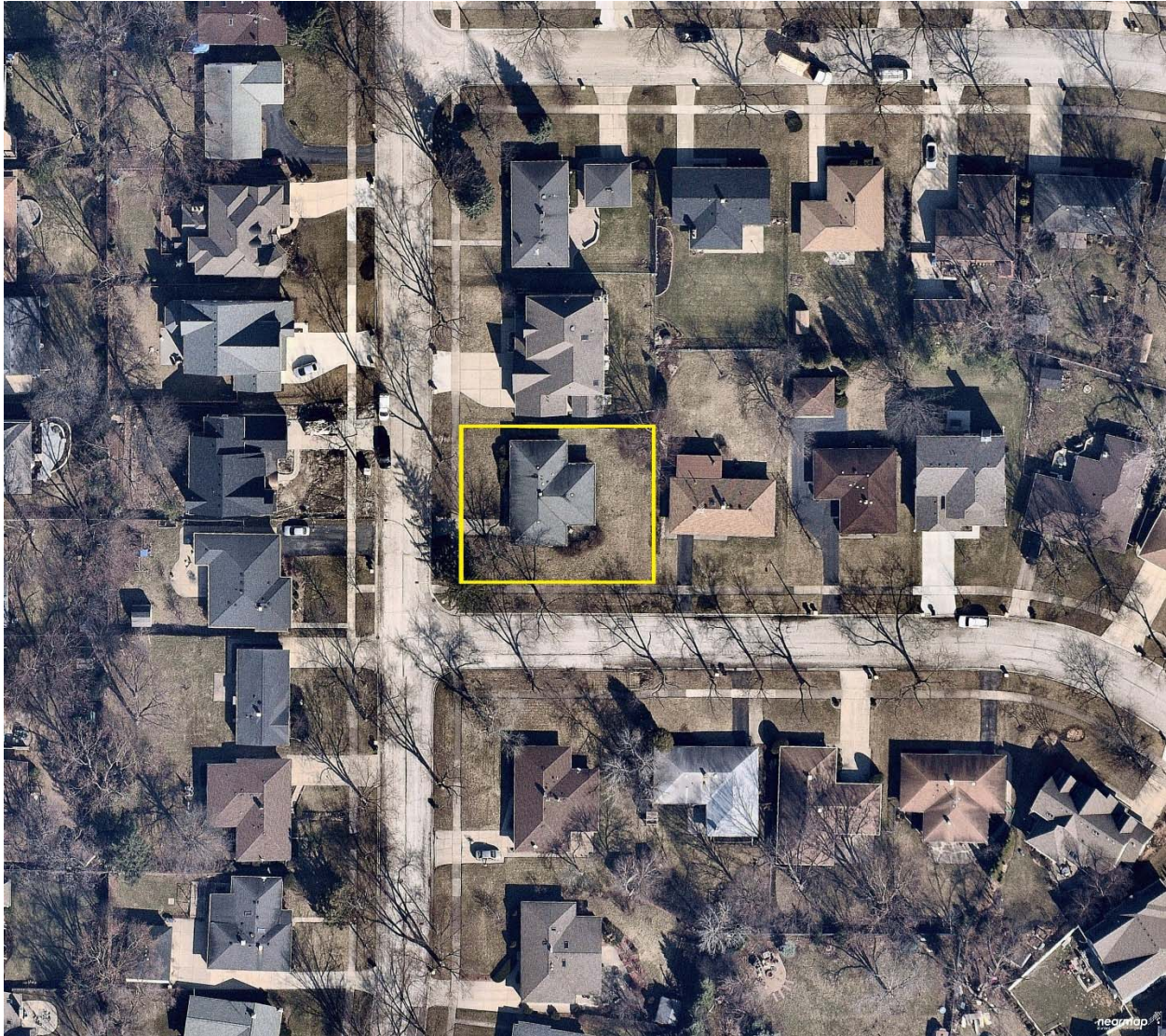
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,545 square feet. The petitioner is proposing to demolish the existing home and construct a new home on the site. The proposed new home has an exterior side yard setback of 26 feet where 32.5 feet is required. Therefore, the petitioner requests the following variation:

- A 6.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a new home with an exterior side yard setback of 26.0 feet from the south property line instead of the required 32.5 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/24/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/24/17	
3. Letter that was Mailed	✓	8/24/17	
4. Photographs of Sign on Property	✓	8/24/17	

Photographs of Existing Structure



ZBA# 17-046
1805 N Walnut Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: August 21, 2017
Completed: August 28, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 6.5 ft variance to allow a new home with an exterior side yard setback of 26 ft from the south property line instead of the required 32.5 ft.

The Engineering Department has NO OBJECTION to the proposed variance.

RECEIVED
AUG 28 2017
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 1805 N. Walnut Ave.

Project Address: 1805 N. Walnut Ave.

ZBA #: 17-046

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 18th, 2017

- A 6.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a new home with an exterior side yard setback of 26.0 feet from the south property line instead of the required 32.5 feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS, C.T.C.

RECEIVED
AUG 22 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Please review, comment, and return to me no later than Friday, August 25th, 2017.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 1805 N. Walnut Ave.

Project Address: 1805 N. Walnut Ave.

ZBA #: 17-046

ZBA Hearing Date: September 11th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

Comments: A DESIGN COMMISSION APPLICATION AND A
FORMAL DESIGN COMMISSION REVIEW IS REQUIRED. THE DESIGN
COMMISSION WILL NEED TO REVIEW THE PLACEMENT OF THE 3-CAR

Please review, comment, and return to me no later than Friday, August 25th, 2017.

GARAGE FACING THE CORNER.

- STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Impact Renovations LLC

Being the owner of the property commonly known as: 1805 N Walnut Arlington Heights, IL 60004

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from

Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: reduce the side yard setback from the required 32' 5" to 26'; a change of 6.6' along Mitchell St

I hereby state that the following hardship would exist if the variation were not granted: Mitchell St is a curved street with wedge shaped lots and therefore are set deeper to allow for side yards.

I hereby state that the following unique circumstances exist: The configuration of the lot has a radius and a double front yard.

I hereby state that the variation, if granted, will not alter the essential characteristics of the locality because: The home's new design is in conformance with the design build lines of the Village of Arlington Heights and within the character of the neighborhood

 8-15-17

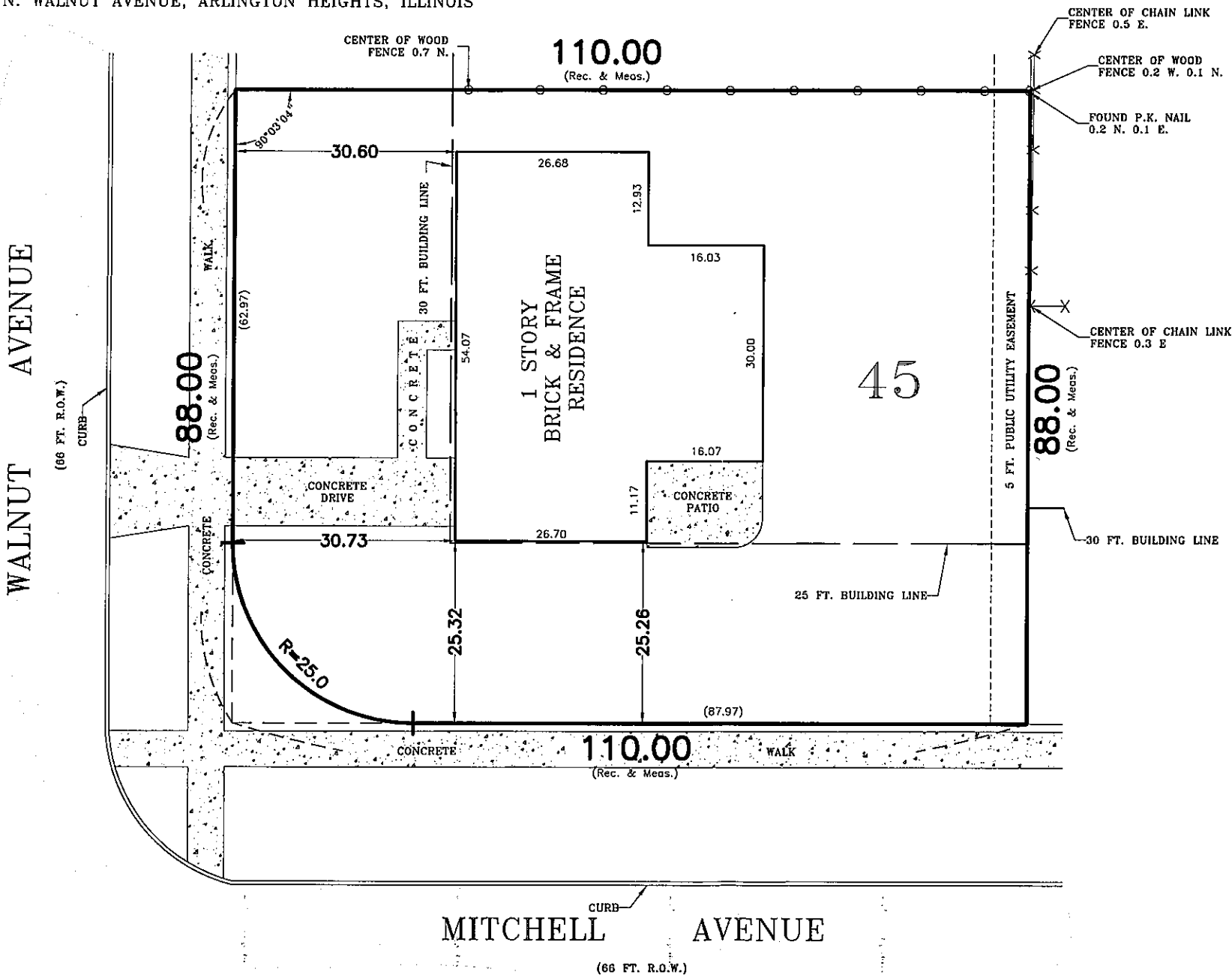
PLAT OF SURVEY
of

LOT 45 IN BLOCK 2 IN HASBROOK SUBDIVISION UNIT NUMBER 2 OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS DOCUMENT NUMBER 17,041,013, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1805 N. WALNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

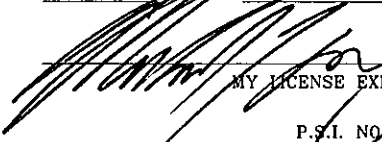


STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SURVEY ORDERED BY: PAUL DEBIASE

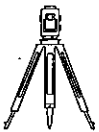
I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
2ND DAY OF AUGUST A.D. 2016


MY LICENSE EXPIRES ON 11/30/16
P.S.I. NO. 16113494



Professional Design Registration #184-002795



PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com

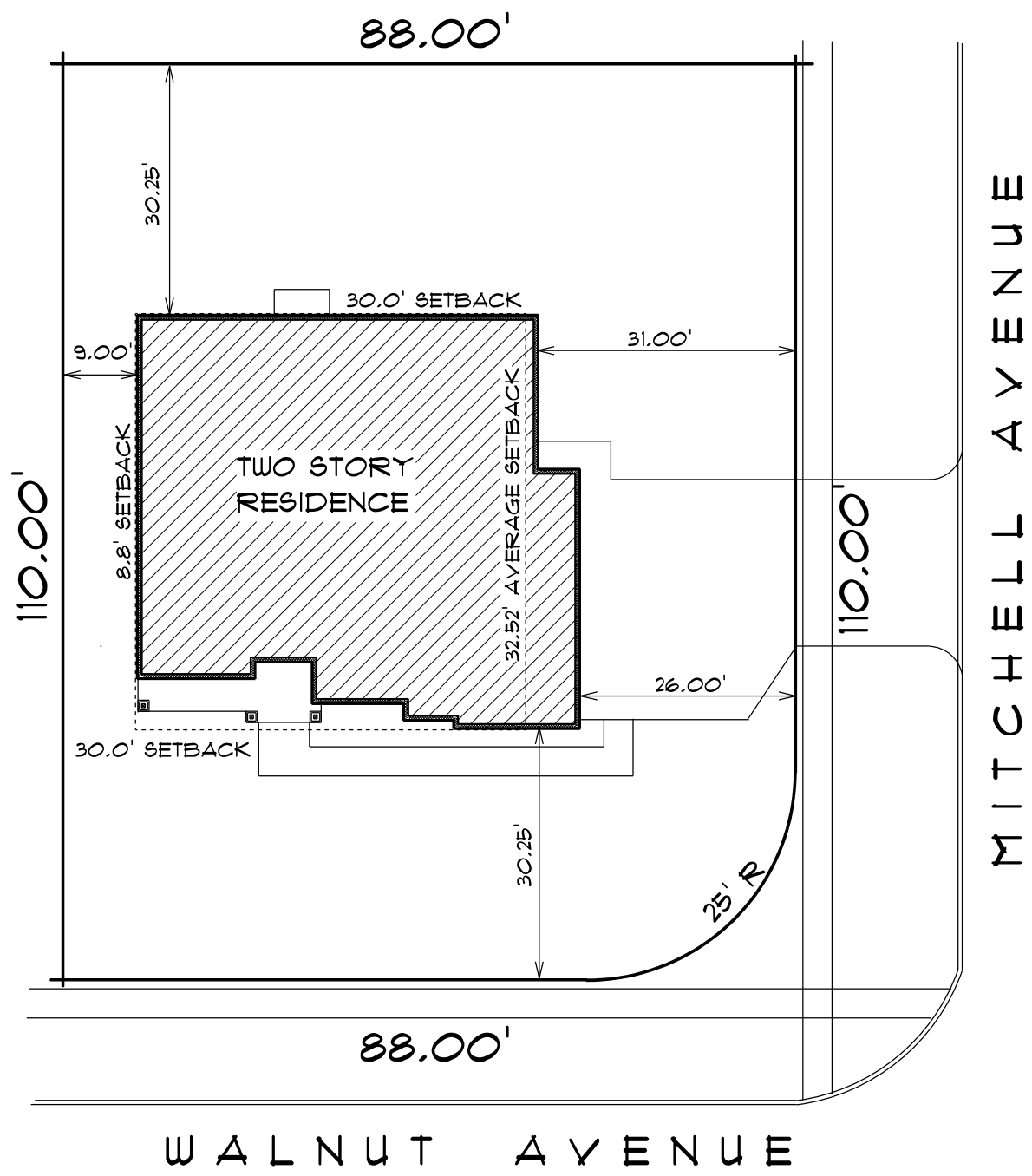
Field Work Completed	07/29/16	FLD CREW:	CD/TT
Land Area Surveyed	9545.5 Sq. Ft.	CAD:	BN
Drawing Revised			

PROPOSED TWO STORY RESIDENCE FOR:

TOP TO BOTTOM CONSTRUCTION



AERIAL IMAGE NO SCALE



SITE PLAN SCALE 1" = 20' - 0"

LOT AREA 9,545.5 SQ. FT.
LOT COVERAGE 3,340.9 > 2,462 ACTUAL
LOT IMPERVIOUS 4,112.8 > 3,416 ACTUAL
F.A.R. 4,295.5 > 4,126
FIRST FLOOR 1733 SQ. FT.
GARAGE 619 SQ. FT. - 400 SQ. FT. BONUS
110 SQ. FT. COVERED PORCH
SECOND FLOOR 2064 SQ. FT.

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
C8	INDEX / LOCATION MAP
A1	FOUNDATION PLAN
A2	BASEMENT PLAN - WALL SECTION
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN - STAIR SECTION
A5	ROOF PLAN - WATER WASTE DIAGRAM
A6	FRONT & RIGHT ELEVATION - LIGHT & VENT SCHEDULE
A7	REAR & LEFT ELEVATION
A8	BUILDING NOTES

ARLINGTON HEIGHTS BUILDING CODES

INTERNATIONAL RESIDENTIAL CODE 2009 EDITION
NATIONAL ELECTRICAL CODE 2005 EDITION
STATE OF ILLINOIS PLUMBING CODE CURRENT EDITION
INTERNATIONAL BUILDING CODE 2012 EDITION
INTERNATIONAL FIRE CODE 2009 EDITION
INTERNATIONAL MECHANICAL CODE 2009 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE 2015 EDITION

SPECIAL SAFETY NOTE

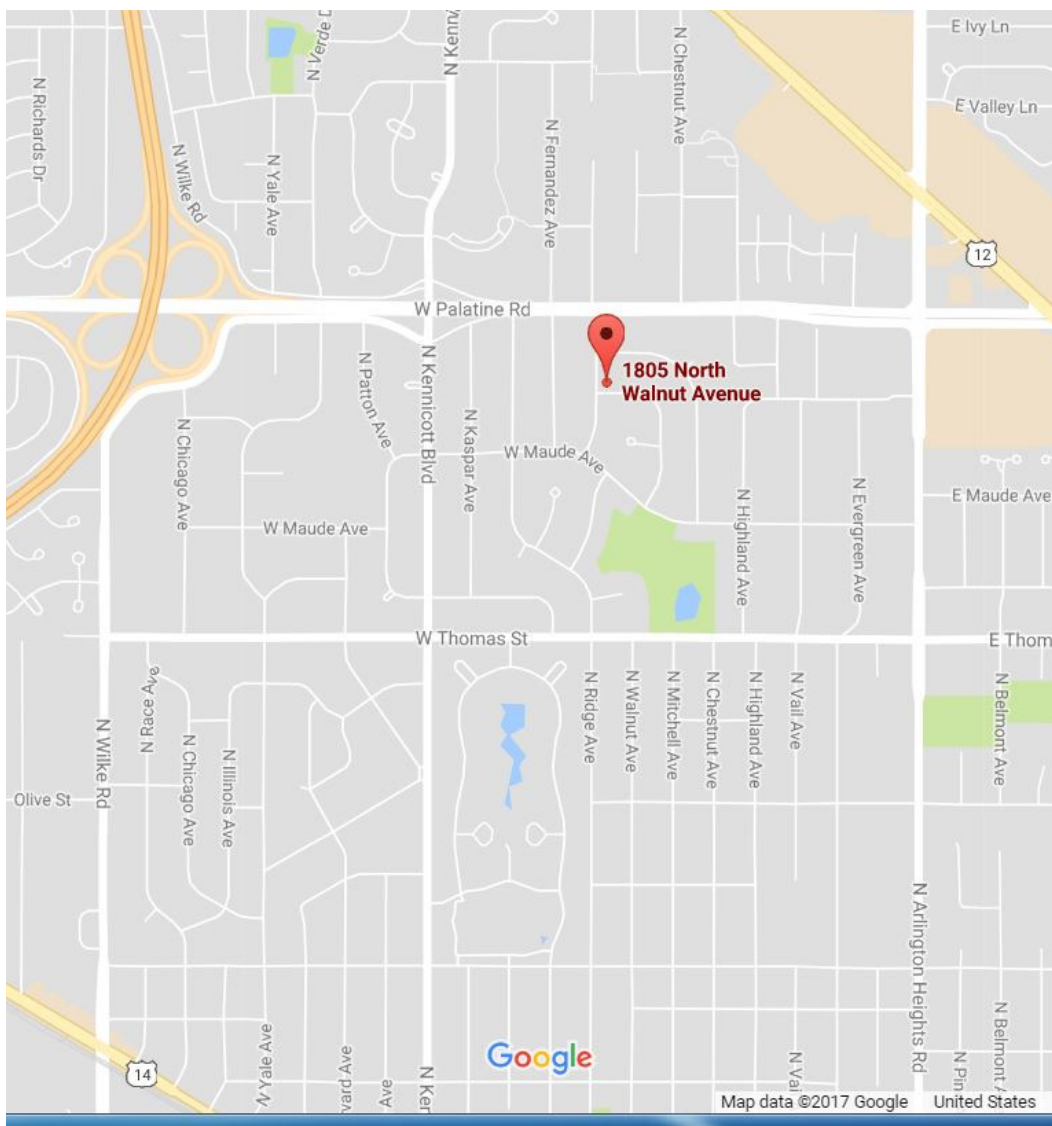
ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES ON THE PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THE ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUESTED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/ OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/ OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

SPECIAL NOTE

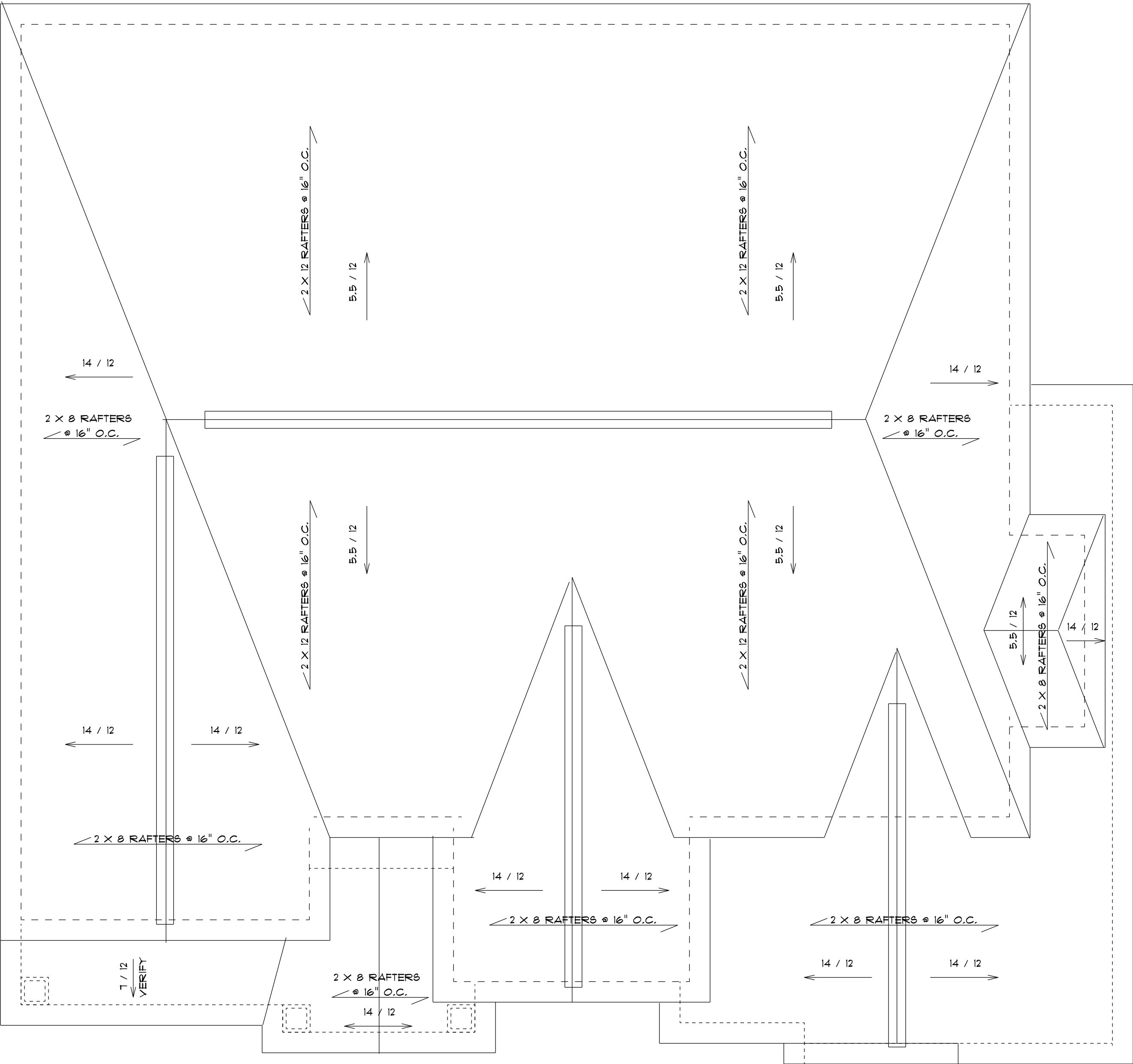
THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THE BUILDING.

THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTORS, SUBCONTRACTORS, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWINGS USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN OR FOR THEIR FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS.

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.



LOCATION MAP NO SCALE



ROOF PLAN

SCALE 1 / 4" = 1' - 0"



PRAIRIE TECH, LTD
ARCHITECTS • DEVELOPERS • BUILDERS
415 SOUTH MIDDLETON AVENUE
PALATKA, ILLINOIS 60067
(847) 202-9223

TWO STORY RESIDENCE FOR:
TOP TO BOTTOM CONSTRUCTION
1805 N. WALNUT AVENUE ARLINGTON HEIGHTS ILLINOIS

DATE
AUG 15, 2017

REVISION

JOB #

SHEET #

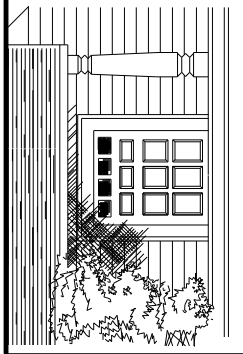
A4



FRONT ELEVATION SCALE 1/4" = 1'-0"



RIGHT ELEVATION SCALE 1/4" = 1'-0"



PRAIRIE TECH, LTD
ARCHITECTS • DEVELOPERS • BUILDERS
415 SOUTH MIDDLETON AVENUE
PALATINE, ILLINOIS 60067
(847) 202-9223

TWO STORY RESIDENCE FOR:
TOP TO BOTTOM CONSTRUCTION
1805 N. WALNUT AVENUE ARLINGTON HEIGHTS ILLINOIS

DATE
AUG 15, 2017

REVISION

JOB #

SHEET #

A5



REAR ELEVATION SCALE 1/4" = 1'-0"



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