



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Road
September 9, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 933 N. Mitchell Ave. - 8/19/19
- B. 614 N. Haddow Ave. - 8/19/19
- C. 2106 N. Verde Dr. - 8/19/19
- D. 2525 S. Clearbrook Dr. - 8/19/19
- E. 323 W. Elm St. - 8/19/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 24 N. Rammer Ave. - ZBA#19-025
- B. 511 W. Wing St. - ZBA#19-027

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Zoning Board of Appeals 9/9/2019

Item: 933 N. Mitchell Ave. - 8/19/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
933 N. Mitchell Ave. - Minutes 8/19/19	Minutes
933 N. Mitchell Ave. - Findings 8/19/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 933 NORTH MITCHELL AVENUE - ZBA #19-020

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, Buechner Room,
Arlington Heights, Illinois on the 19th day of August, 2019 at the hour of
7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, I'd like to call to order the Arlington Heights Zoning Board of Appeals meeting for August 19th, 2019. Derek, would you do a roll call please?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

MR. MACH: Mr. Lanaghan.

(No response.)

CHAIRMAN DIVITO: All right. If you would all please stand and join us with the pledge of allegiance?

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: All right. Next order of business is the approval of minutes from last month's meeting. There was one item on that. So, has everyone had an opportunity to review?

(Affirmative responses.)

CHAIRMAN DIVITO: Are there any errors and omissions to be heard?

COMMISSIONER JAFFE: None noted.

CHAIRMAN DIVITO: Okay, so is there a motion to approve?

COMMISSIONER DRAKE: So moved.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: Actually, all in favor?

(Chorus of Ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, passed. We are on to the new business items for this evening. So, I'll do a quick announcement for everyone in the room. So, this is a recorded meeting, so we'll ask you all to come up to the podium, we'll swear you in, and then you'll be able to provide your testimony.

This is a seven-person board. There are only five of us present. So, if there are six or less members present, each petitioner has the option to stay or continue the conversations and move their petition to next month. So, as you come up, if you want to take that option, you can. Otherwise, we can go through the proceedings.

There will be a requirement of four affirmative votes since we are a seven-person board. So, if it does not get four affirmative votes tonight, you

will be waiting one year until the next time you can petition on the same petition.

During the presentation, we ask that you hit on the four elements necessary for us to grant this variance. I'll read through them real quick:

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

All right, with all of that said, I will call up the first petitioner for this evening which is 933 North Mitchell. Good evening. Name and address for the record please?

MS. WISNIEWSKI: Carole Wisniewski, 922 Monroe, Wauconda.
(Witness sworn.)

MS. WISNIEWSKI: Could you repeat those four points? I don't have the --

CHAIRMAN DIVITO: Yes, okay.

MS. WISNIEWSKI: So, the existing home sits within setbacks, allowable setbacks, and the owner is looking to do a second floor on the unit residence to maintain the existing foundation to save cost. The existing foundation to the north is about three feet from the property line. So, we are requesting a variance for the side yard setback.

Also, the front of the home sits slightly within the average setback, and we're asking for a minimal variance just to meet that as well. Then as far as the square footage, with the length of the driveway and placing the new garage toward the back with just enough room for parking in front of it, and we've also included a future patio which is about 17 by 13 feet I think I have there, that put us over the allowable footprint on the property, the impervious surface. So, we're requesting that also as a variance.

I saw a note in there that if you're using pervious pavers, that might be an option for the patio. That might meet the requirements. So, we believe it does, it's within the neighborhood, the surrounding neighborhood, so it's not exceeding the height limitations and all that.

Let's see. We're utilizing the existing foundation and bump it out in the back a little to get more family and kitchen area.

CHAIRMAN DIVITO: How many people live in the residence?

MS. WISNIEWSKI: There will be two children and two adults.

CHAIRMAN DIVITO: Okay, how long have they owned the property?

MS. WISNIEWSKI: I believe about three to six months. So, they are looking to expand the home they have. Well, they live currently in Arlington

Heights but they wanted to have a larger home.

CHAIRMAN DIVITO: To clarify, the existing foundation wall of the existing structure exists today as a nonconforming wall?

MS. WISNIEWSKI: Correct, on two sides, the front and the north.

CHAIRMAN DIVITO: So, you saw the note about the impervious surface. Are you open to leveraging using the permeable pavers as a source of --

MS. WISNIEWSKI: Yes, I have to discuss that with them yet, but I'm sure they'd be open to that as they're very flexible.

CHAIRMAN DIVITO: The calculation, and this may be a question more for you, but is the patio calculated into that variance request?

MR. MACH: It is, yes.

COMMISSIONER JAFFE: Derek, for a frame of reference, what's the current impervious surface coverage of the existing home? Do you have that?

MR. MACH: 50 percent is allowable, and 3,438 square feet is allowed. The Petitioner is proposing 3,661 square feet which is 223 square feet above what is allowed by code.

COMMISSIONER JAFFE: I'm sorry, what is it right now?

MR. MACH: The existing? I do not know the existing. But it is code compliant.

COMMISSIONER JAFFE: Okay, great.

CHAIRMAN DIVITO: The dimensions of that patio, is that 13 by 17? Is that about right?

MS. WISNIEWSKI: Yes. Yes, and that can vary a little bit. They were planning on putting a pergola out there, but I figured we'd show what they wanted to see what they were able to do.

CHAIRMAN DIVITO: So, with that patio by itself, you're almost at the variance request. So, it's 221 square-foot.

MS. WISNIEWSKI: Right, right. It's about, that would cover the --

CHAIRMAN DIVITO: The request basically.

COMMISSIONER DRAKE: So, you prefer to do that on the patio versus the driveway which is what Engineering had recommended or suggested?

MS. WISNIEWSKI: Yes, I would, definitely. That portion that's in the front yard is being removed as well, so there's not going to be a parking space in the front.

CHAIRMAN DIVITO: Any other questions from the Board for the Petitioner? Okay, you can take a seat. We'll see anybody else wants to --

MS. WISNIEWSKI: Thank you.

CHAIRMAN DIVITO: At this time, is there anyone from the audience that wishes to speak on this petition? Come on up. Have you had a chance to sign in?

MR. LANDEWEHR: Yes.

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

MR. LANDEWEHR: Dave Landeweher, 932 North Chestnut. Right behind.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. LANDEWEHR: You know, the only concern that we have is just the drainage, because after heavy rains or after spring snowmelt, there's standing water in almost every yard in our block. So, you know, if they make the patio, if the recommendation is for the patio to be the pervious pavers, that would be fine.

CHAIRMAN DIVITO: Okay, how long have you lived in the residence?

MR. LANDEWEHR: 25 years, thank you.

CHAIRMAN DIVITO: Very good. Any questions for him? Thank you. Anyone else from the audience wishes to speak on this?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it down to Board discussion.

COMMISSIONER JAFFE: So, the existing property is distressed. I don't know if anybody else walked the property. So, it's encouraging that the investment is going to be made. I would prefer, I think that's kind of where your question is going, that if they can convert or agree to have that patio be out with permeable pavers, it's going to ease some of that burden that your neighbor just cited. It's a tight lot and they're going above what is allowed. But if that concession could be made, I think I can be comfortable with that.

COMMISSIONER GEISEL: I would agree, because the lot itself, to your point, is a smaller, older lot, that if they would be willing to condition making that change, I would support it as well.

CHAIRMAN DIVITO: The consideration I look at is that they are removing that parking spot from the front.

COMMISSIONER GEISEL: Yes.

CHAIRMAN DIVITO: They're adding it into the back with the extension of the driveway. But that calculation almost comes up perfectly to match the impervious.

COMMISSIONER GEISEL: I appreciate the fact that they're putting in the patio now rather than after the fact.

CHAIRMAN DIVITO: Very much so.

COMMISSIONER GEISEL: Yes.

CHAIRMAN DIVITO: All right. So, do we need to bring the Petitioner back up to make the recommendation and get their approval before we make --

MR. MACH: Yes.

CHAIRMAN DIVITO: All right, so do you want to come up? So, from hearing the other Board members, it sounds like we're willing to make the approval contingent on the use of pervious pavers for the patio. So, is that something that you are willing for us to agree on tonight?

MS. WISNIEWSKI: Yes, on behalf of the owner. I believe they'll want it to move forward and I think that they'd be willing to take a look at that and accept that as part of the, as long as they can get a patio.

CHAIRMAN DIVITO: Right. Thanks. All right, knowing that we have

the Petitioner's consent, is there a motion?

COMMISSIONER DRAKE: I'd move approval of the petition on the basis that the Petitioner will make sure that the impervious surface meets or exceeds the requirements in the code and that the homeowner and the representative has agreed that they'll do that with the patio.

CHAIRMAN DIVITO: Okay, is there a second?

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: Derek, roll.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. The petition is passed. You do not need to stay for the rest of the meeting.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:13 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 19, 2019

PETITIONER: Ivanisevic Residence

ADDRESS OF PROPERTY: 933 N. Mitchell Ave.

VARIATION: 5.1-3.2, 5.1-3.4b

A 2.5 foot variance to allow an addition with a side yard setback of 2.5 feet from the north property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eave; a 1.3 foot variance to allow an addition with a front yard setback of 24.8 feet from the west property line instead of the minimum 26.1 feet and an additional 1.0 feet for the eave; a 223 square-foot variation to allow impervious surface coverage of 3,661 square-feet where a maximum coverage of 3438 is allowed by code.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the existing footprint of the home is non-conforming and that they are proposing a second floor addition over the existing nonconforming footprint and proposing to expand the footprint of the home in the rear. The petitioner explained that the lot is approximately 6,250 square feet and the garage is detached. The petitioner further explained that since the new garage is detached and located in the back corner, a variance for impervious surface coverage is necessary.

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 with a condition that the 221 square foot patio be constructed with pervious pavers.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance with a condition that the patio be constructed with permeable pavers.

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

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

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



**Zoning Board of Appeals
9/9/2019**

Item: 614 N. Haddow Ave. - 8/19/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
614 N. Haddow Ave. - Minutes 8/19/19	Minutes
614 N. Haddow Ave. - Findings 8/19/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 614 NORTH HADDOW AVENUE - ZBA #19-021

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 19th day of August, 2019 at the hour of
7:13 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Next Petitioner is 614 North Haddow. Good evening.

MR. FLUBACKER: Good evening.

CHAIRMAN DIVITO: Name and address?

MR. FLUBACKER: Bob Flubacker of Robert Flubacker Architects, 1835 Rohlwing Road at Rolling Meadows.

(Witness sworn.)

MR. FLUBACKER: We are here, I hope, at the end of a very long road. In 2015, my client petitioned to the Plan Commission to consolidate two lots that he owned contiguous on Haddow, and build three accessory structures. One was a three-car garage, one was a movement and reconstruction of an existing one-car plus garage, and then a playhouse. At that time, the variances were approved and it was a 5.8-foot variation for height on the various structures.

Following some decisions to not go ahead at that time, we came to the Zoning Board of Appeals in 2016 and asked for a similar height variation for a three-car garage and a reconstruction of an existing one-car, again two separate detached accessory structures. At that time, the variation was granted as well. I'm here for a third time to ask for basically the same variations. It's a height variation on a detached three-car garage, an addition to the existing one-car detached garage, and some modifications to the roofline to add some windows.

The reason for the variations and the structures are a couple-fold. First, my client owns some work vehicles that are very tall. I don't know if you know a Mercedes Benz Sprinter, but it needs an eight-foot garage door to get into the garage. So, part of the height is to increase the height to a nine-foot variance so we can have an eight-foot garage door. Then the second reason is we are matching the roof pitches on the existing structure which is a much deeper roof pitch than the code allows for the accessory structures. So, from a design consideration, we're matching that.

We've done our best to try to minimize how big that roof pitch is. If you look on the drawings, we jogged in the width of the front of the two-car garage to the minimum two-car width to keep that roof pitch on to a minimum. Then, it did not increase the height at all on the existing one-car garage, and then the additional one-car garage is actually lower than the garage itself. So, we've done what we can to minimize the impact of the roof variation.

Obviously, we're matching all the materials and architectural elements of the existing house, so it should, you know, fit very well in the neighborhood. With that, I'll open it up to your questions.

COMMISSIONER JAFFE: Have you or the property owners discussed the plans with any neighbors? And has there been any feedback?

MR. FLUBACKER: Multiple times. There has been no negative feedback. In fact, my client was in discussions with the neighbor to the north to perhaps buy some property there or cut their lot in half and do some things like that. So, there has been a lot of conversation with that particular neighbor. The neighbor to the rear is just completing a second floor addition.

There was an exhibit in the Plan Commission documents that I should have included in these documents, but it was a section through this piece of property and then through the property in the back that showed that the grading of the lot in the back is six-foot higher than the grading of the subject property. So, their house which went from a ranch to a two-story is dramatically higher than these garages would be. My client also intends to provide some landscape screening in the back of the garage to kind of soften the back wall. So, yes, we're very cognizant of the impact on the neighbors.

COMMISSIONER DRAKE: Are you aware of the comments that Engineering had about the utility lines and just making sure that, I'm sure you are but I want to raise it.

MR. FLUBACKER: Very much so, yes. It's interesting. At some point in the process, because the two lots have been consolidated. A step in the process I did not go through was in 2018, we went back to the Plan Commission with a building addition that dramatically increased the size of the house, got rid of all detached structures, and my client chose to not proceed with that due to the real estate conditions that exist both here locally as well as in Illinois. So, we're back to the scheme of the detached garages.

During that process when the lot was consolidated, pretty much unbeknownst to everybody, Engineering slipped in a five-foot easement for utilities on the north property line, which is a side property line, not a rear property line. So, our original submittal actually had the garage three feet from the north property line, and we have since moved it to the five-foot because of the easement. That's, you know, purely out of the Engineering Department. So, yes, we're very aware of that.

CHAIRMAN DIVITO: Any other questions from the Board members? You may take a seat. We'll see if anybody else wants to talk with us.

Anyone from the audience that wishes to speak on this petition?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it down to Board discussion.

COMMISSIONER GEISEL: To Bob's point, we've seen this before, been well designed. Given the size of the existing home and the height, what's been designed here matches that nicely. So, I believe despite the fact that it's, you know, it's an increase, it still looks appropriate.

CHAIRMAN DIVITO: It will increase the idea of the staggered or stepped backyard where the neighbors who would be most impacted are already several feet above that vision line.

COMMISSIONER JAFFE: Agreed.

CHAIRMAN DIVITO: Is there a motion?

MR. MACH: Just a comment, that if the eaves are going to encroach into the easement, which I know the Petitioner is aware of, they will need to obtain releases from the utility companies.

CHAIRMAN DIVITO: That was part of the Engineering comment,

right?

MR. MACH: Yes.

CHAIRMAN DIVITO: So, Bob, you're --

MR. FLUBACKER: Yes.

CHAIRMAN DIVITO: All right, so with that clarification and all things considered, is there a motion?

COMMISSIONER GEISEL: Motion to approve the petition.

COMMISSIONER DRAKE: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

MR. FLUBACKER: Thank you.

CHAIRMAN DIVITO: You're approved once again. Good luck this time.

MR. FLUBACKER: For the last time. Three times is the charm.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:20 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 19, 2019

PETITIONER: Kurzynski Residence

ADDRESS OF PROPERTY: 614 N. Haddow Ave.

VARIATION: 6.5-6, 6.6-5.1

A 6.2-foot variance to allow an increase to the maximum height of an accessory structure (new detached garage) from 15-feet to 21.2-feet; A 2.3-foot variance to allow an increase to the maximum height of an accessory structure (existing detached garage with an addition) from 15-feet to 17.3-feet; A variation for a 0.8-foot eave along the west property line.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that in 2015, they petitioned the Plan Commission to consolidate the two lots which was approved. The petitioner further explained that in 2016, they appeared in front of the Zoning Board of Appeals requesting a height variance for a new 720 square foot garage. The petitioner testified that the variance was granted; however, they did not build the garage and the variance is no longer valid. The petitioner explained that they are returning to the ZBA with a modified plan and are seeking a variance for height for two detached garages and for the eave encroaching into the rear yard setback. The petitioner explained that they are proposing to expand the existing garage that will result in a 720 square foot structure and construct a new 716 square foot garage.

The petitioner testified that they are proposing to match the roof lines on the house and that their the work vehicles require an eight-foot garage door which necessitates the height variance. The petitioner also testified that they are going to matching all the materials and architectural elements of the existing house

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. 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



Zoning Board of Appeals 9/9/2019

Item: 2106 N. Verde Dr. - 8/19/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2106 N. Verde Dr. - Minutes 8/19/19	Minutes
2106 N. Verde Dr. - Findings 8/19/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2106 NORTH VERDE DRIVE - ZBA #19-022

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 19th day of August, 2019 at the hour of
7:20 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Moving right along, 2106 North Verde Drive.

MRS. METROPOULOS: Hi.

CHAIRMAN DIVITO: How are you?

MRS. METROPOULOS: Good.

CHAIRMAN DIVITO: All right, so we'll try and swear you both in at the same time.

MRS. METROPOULOS: Sure.

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

MRS. METROPOULOS: Penny Metropoulos, 2106 North Verde Drive.

MR. METROPOULOS: Peter Metropoulos, 2106 North Verde Drive in Arlington Heights.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MRS. METROPOULOS: Okay, so we are requesting a 0.7 foot variance to our property. We are looking to put an addition on the side of our house which will encroach on the side yard setback. This will allow for additional living space in our house, and the design has already been approved by the Design Board and adheres to all the zoning and design regulations within the municipal code.

We purchased the property in September of 2004, and the plat of survey shows that the house was not structured and parallel to the property line. It's on an angle. So, therefore, the proposed addition that we're looking to put on will cut into the side yard setback. If we were not to get this variance, we would construct an awkward size addition which would cut into our dining area and have an oddly shaped exterior soffit and fascia.

Like I said, it's a minimum overlap into the standard side yard setback. We have the blessing of our neighbor whose side yard this will be going into, he's here tonight. Just like I said, it was approved already by the Design Board, so I think everything should be fine.

CHAIRMAN DIVITO: All right. Any questions from the Board members?

COMMISSIONER JAFFE: No questions.

CHAIRMAN DIVITO: Very straight-forward, right. Thanks.

MRS. METROPOULOS: Awesome, thank you.

MR. METROPOULOS: Thank you.

CHAIRMAN DIVITO: Is there anyone from the audience that wishes to speak on behalf of this petition? All right, so I'll only swear in two of you since I don't know if I can --

MR. PONIVAS: Can't say.

CHAIRMAN DIVITO: All right, so name and address for the record?

MR. PONIVAS: Bram Ponivas, 2110 North Verde.

MRS. PONIVAS: Jennifer Ponivas, 2110 North Verde.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. PONIVAS: We just had two clarifications or confirmations. We're to the north. The proposed expansion or allowance would put the corner of the property that much closer to ours. Per the petition, it doesn't affect the current zoning of our lot. If we were to extend to the west at some point in the future, we want to confirm that it wouldn't affect that type of an expansion either, or is that --

CHAIRMAN DIVITO: So, each individual petition is weighed on its own merit. So, we don't use any previous like comparables or anything like that to weight into it. So, we would look at it just like we would on this petition based off of the facts of your uniqueness or unique characteristics.

MR. PONIVAS: All right. Then the second, just as a clarification, the petition said that it has a date of 7/15. We discussed it on the 31st and voiced our support for it. So, it should be of no consequence, but --

COMMISSIONER GEISEL: Thank you for the clarification.

MR. PONIVAS: Besides the zoning on our property and how it would affect our future use, we have no objections.

CHAIRMAN DIVITO: Thank you so much.

MR. PONIVAS: Thank you.

CHAIRMAN DIVITO: Anyone else from the audience? Have you had a chance to sign in?

MR. CRAWFORD: I did, yes, sir.

CHAIRMAN DIVITO: Okay, name and address?

MR. CRAWFORD: Tom Crawford, 2009 North Verde Drive.
(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. CRAWFORD: I am petitioning on behalf of the variance. So, I think one of the things I just wanted to say was it's really great to see the difference in the model homes other than variations and the things that are happening when the different architects and people come in and make changes to that. I think it's great for the neighborhood. I know you mentioned that you're looking at each one individually, but the different homes that have used that particular model, that have used that extra piece have all looked very nice. I think this particular design, which I'm familiar with, will look very nice in the neighborhood as well.

I think, I know the Metropouloses, and I think maybe one hardship they didn't mention is they have a very large family. So, they need a very large dining area.

CHAIRMAN DIVITO: Very good, thank you. Anyone else from the audience wish to speak?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it down to Board discussion.

COMMISSIONER JAFFE: I think it's a very straight-forward and reasonable request, and I would support it as is.

COMMISSIONER GEISEL: I agree.

COMMISSIONER SELBKA: Yes, me, too.

CHAIRMAN DIVITO: Okay, is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations, you're approved. Same thing, you don't have to stick around for the rest of this.

MR. METROPOULOS: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:26 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 19, 2019

PETITIONER: Metropoulos Residence

ADDRESS OF PROPERTY: 2106 N. Verde Dr.

VARIATION: 5.1-3.2

A 0.7-foot variance to allow an addition with a side yard setback of 6.3-feet from the south property line instead of the minimum 7.0-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 they are requesting a 0.7 foot variance for an addition that will encroach into the side yard setback. The petitioner testified that the house was positioned on an angle; therefore, a variance is necessary in order to expand the structure along the south property line.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. 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



Zoning Board of Appeals 9/9/2019

Item: 2525 S. Clearbrook Dr. - 8/19/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2525 S. Clearbrook Dr. - Minutes 8/19/19	Minutes
2525 S. Clearbrook Dr. - Findings 8/19/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2525 SOUTH CLEARBROOK DRIVE - ZBA #19-023

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 19th day of August, 2019 at the hour of
7:26 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: While they're filing out, we have 2525 South Clearbrook. How convenient.

MR. FLUBACKER: Hello again.

CHAIRMAN DIVITO: Do we need the name on the record, name and address? Yes, do it again.

MR. FLUBACKER: Bob Flubacker, RFA, blah-blah-blah.
(Witness sworn.)

CHAIRMAN DIVITO: Perfect.

MR. FLUBACKER: This project is a commercial building on the south side off Algonquin Road. My client came to me and said we need to resurface our parking lot. Is there any way we can get more parking on the property? They are in desperate need of every spot they can.

Part of what we are also doing is looking at alternative sites to potentially relocate their business to expand. So, the options were to repave exactly as it is now. If you look at the existing site plan, you can see that the parking is arranged in a horrible, inefficient layout. It's almost like two different parking lots off two different entries, and very inefficient.

The proposal in front of you adds, I think it's three or four feet of pavement in the front of the property. That's the extent of the additional pavement that we're adding. We're able to get six more parked cars as well as a second handicap stall. But in order to do that, one of the things we're requesting is some variations for some drive aisle widths which are very small, and then the elimination of landscape islands to kind of eliminate some of the gain we have in parking spots.

So, with that, I'll again open it up to questions.

CHAIRMAN DIVITO: Is there going to be any landscaping in this parking lot?

MR. FLUBACKER: We're proposing screening in the front of the parking lot, in the right-of-way in front of the parked cars. But other than that, there are no trees in the parking lot.

CHAIRMAN DIVITO: I mean currently, there is nothing in there either?

MR. FLUBACKER: Correct.

CHAIRMAN DIVITO: Any other questions from the Board members? How long have they been in business in Arlington?

MR. FLUBACKER: A long time. I don't know how many years but it's been quite a while.

CHAIRMAN DIVITO: All right. None being heard, let's give a turn to the audience. Anyone from the audience that wish to speak on this petition?

(No response.)

CHAIRMAN DIVITO: Okay, none being heard, we'll close it down for Board discussion.

COMMISSIONER GEISEL: I appreciate the fact that they're trying to work with what they've got on an existing basis and expand and they're very constrained. So, six additional spots is fairly meaningful with limited impact. I

would support the request.

COMMISSIONER SELBKA: Agreed.

MR. MACH: I would recommend under the condition that the Petitioner pursue easement for the landscaping if feasible, assuming there's no utility conflicts, et cetera. But if that could be included as a condition.

COMMISSIONER GEISEL: Certainly, and I meant to.

MR. MACH: Sure, sure.

COMMISSIONER GEISEL: Because that's already in there, so it was my understanding that that was the intent.

MR. MACH: Sure.

CHAIRMAN DIVITO: So, we need to make a motion with what recommendation?

MR. MACH: Just that the Petitioner, you know, pursue that easement for the landscaping if feasible.

CHAIRMAN DIVITO: Okay, does someone want to make that recommendation?

COMMISSIONER GEISEL: All right. So, I move to support the petition subject to Petitioner's best efforts to secure approval for the landscaping in the Red White.

COMMISSIONER DRAKE: Second.

CHAIRMAN DIVITO: All right, Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

MR. FLUBACKER: Thank you.

CHAIRMAN DIVITO: Yes.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:31 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 19, 2019

PETITIONER: Shanley Pump & Equipment
ADDRESS OF PROPERTY: 2525 S. Clearbrook Dr.
VARIATION: 10.2-8, 6.15-1.2b, 6.15-1.2b, 6.15-1.2

A 0.7-foot variance for a drive aisle that is 23.3-feet in width where 24-feet is required; A 3.9-foot variance for a drive aisle (near the northern entrance) that is 21.1-feet in width where 24-feet is required; a variance for no landscape islands at the end of each parking row where landscape islands are required; a variance for no screen adjacent to the parking lot along the right of way where a 3-foot high screen is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the site is commercial and that they are going to resurface the parking lot. The petitioner further explained that as part of the resurfacing they would like to restripe the lot in order to gain additional parking spaces. The petitioner testified that some of the drive aisles would be less than the code requirement; therefore, variations are necessary. The petitioner testified that restriping the lot would allow for six additional spaces and one additional accessible 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. 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



**Zoning Board of Appeals
9/9/2019**

Item: 323 W. Elm St. - 8/19/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
323 W, Elm St. - Minutes 8/19/19	Minutes
323 W. Elm St. - Findings 8/19/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 323 WEST ELM STREET - ZBA #19-024

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 19th day of August, 2019 at the hour of
7:31 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, last Petitioner for the evening is 323 West Elm.

MR. LABELLE: Good evening.

CHAIRMAN DIVITO: Good evening. Name and address for the record?

MR. LABELLE: Joseph Labelle, the managing member of Rize Properties, LLC. Our address is 784, or our property address is, I'm sorry, 323 West Elm Street, Arlington Heights.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. LABELLE: All right, thank you for having me here this evening. So, I'm the owner of the construction company building this property. We are building this for some long-time Arlington Heights residents, Brian and Jessica Tomasiewicz who are right there. We acquired this property early, or actually late last year to build a typical spec home. Our clients found us. They've been looking for a new home for quite some time in town. This area was very much on their list of what they're looking for.

One of the challenges we have here, as a corner lot, it's just a difficult, every corner lot is more challenging, the buildable footprint. The width is narrower than usual. But they're willing to make a concession on their interest of more of a typical 40-foot footprint just because, a 34-foot footprint the way this lot is now. But being a corner lot, their interests also were to get a wraparound porch which we feel will add visual appeal to the neighborhood, add to the neighborhood really, and meet one of their checkboxes if they were to go for a corner lot property.

So, essentially, we're asking for a variance for a wraparound porch which will extend five feet beyond the required side yard, corner side yard setback. With that, I'll just go through the list here of how this will impact the neighborhood. Basically, there's four requirements.

First of all, the essential character of the neighborhood we feel we'll be improving by adding first of all a new home but also the wraparound porch. The current property has been vacant for sometime before we acquired it. Really, its best use is to be a new single-family home. So, ultimately, we're adding to the neighborhood that way. It is compatible with the neighborhood use. It's single-family zoning, so it fits that requirement.

One key point, too, is this particular corner side setback, it's about 25 feet to the sidewalk. The actual required setback is almost 13 feet to the property line. We have around 12-ish feet from the property line to the sidewalk. So, the wraparound porch will still be about 20 feet off of the sidewalk if this gets approved, even with the variance that's being requested.

As far as it being a unique circumstance, I guess generally speaking, with the corner lot we have, there's always a challenge. That corner side yard setback is almost 13 feet. The property width is 52 feet. So, normally, it would be 5.2 feet, and it's 13 feet in this case. With a 34-foot max footprint for the

home, we really had no choice but to go five feet out for a wraparound porch, you know, with that width restriction.

Again, it's what I would call a distressed property. It's essentially a vacant property. So, this is really its highest and best use.

As far as it being in harmony with the spirit and the intent of this chapter, I think again being a single-family home with a wraparound porch, just adding to the character is very important to us and to our clients.

Then that this is a minimum request, you know, we're requesting a five-foot setback for this porch. A typical usable porch would be six feet, and so we're coming in a little bit from what would be more typical with the hope that this will, you know, be favorable in terms of how it's viewed by the Board.

COMMISSIONER JAFFE: Have you or the property owners received any feedback from neighbors regarding this request?

MR. LABELLE: We have not gotten any negative feedback. I have not gotten any calls or any concerns or issues for it. I'm not sure if --

MR. TOMASIEWICZ: No, we have not either.

MR. LABELLE: So, I think generally speaking, I think the neighbors are quite happy to have this home be a new home and even very favorable of the project in general. There's been nothing spoken against this as far as we know.

COMMISSIONER JAFFE: Okay, thank you.

MR. LABELLE: Sure, thank you.

CHAIRMAN DIVITO: Clarification, the porch itself isn't going from one corner of the house all the way to the other corner, right?

MR. LABELLE: Correct.

CHAIRMAN DIVITO: It's consolidated just on the corner of --

MR. LABELLE: That's correct. Yes, we're taking it about 19.5 feet from the corner, the front corner, to where it ends. We're really looking at this in relation to, there's a bump-out there at the site which is adding some visual appeal, and then we're keeping it short of that, just to really, just to give a sense of character. It is a nice entrance to the community looking at that corner there.

COMMISSIONER DRAKE: Are you aware of the comments that the Staff designer had about the columns?

MR. LABELLE: Yes. The request would be that it be three columns instead of four, right? I did not speak with Steve Hautzinger about that, but we're open to that. We actually originally had it designed with three columns. We thought it looked a little bare, so it was more a matter of, you know, we want to do what's best for the look. So, we'd be happy to work with Steve and their department to make sure it fits what they're looking for.

CHAIRMAN DIVITO: Any other questions from the Board? All right, let's see if anybody wants to speak. So, is there anyone from the audience that wishes to speak? Come on up. Name and address for the record please?

MR. BURNS: My name is Bob Burns, address 301 West Elm Street. I'm the house directly to the east of this.

(Witness sworn.)

MR. BURNS: Mostly, I came in just so I'd get a chance to see what

the thing would look like. I tried to get a look at the plans, it was about a week and a half and they were planning and they couldn't show it to me at that time. But as for the, I was trying to find the setbacks and I thought I had seen the plat and all. But it looks like you've got 12 feet off of Elm Street?

MR. MACH: Correct, with the, and they're seeking a variance to reduce that to seven, a little over seven feet.

MR. BURNS: Okay, and that will just be a patio with a roof over it. It's not a basement under or anything like that?

CHAIRMAN DIVITO: Correct. That's based off of the drawings and what we've heard today.

MR. BURNS: Yes. I'm probably the one house around that's most affected by this. I don't have a problem with it. It will work here from just shy of Ridge going to somewhere shy of Dunton. The sidewalk is 12 feet away from the property line instead of one foot. As you go farther east, when you get to Dunton, it's not, it's back to the one foot. You go to Ridge, to Walnut, it shifts back to the one foot. So, through this, we're all along there, the houses are set back pretty far.

So, this, I don't see it's, I'm not going to, I don't object to it at all. Like I said, I mostly wanted to see the plans for it. But you are setting a precedent that when you get farther away on Elm Street, it gets a little tighter to the sidewalk, and if that creates any kind of problem for that precedent.

CHAIRMAN DIVITO: And that's what I was explaining, too.

MR. BURNS: You cats know that better than I do.

CHAIRMAN DIVITO: Yes, we look at only the petition in its own. We don't look at precedents.

MR. BURNS: I had something else but I'm afraid I don't remember what it was. You got the plans with you? Maybe I can see it afterwards.

MR. LABELLE: Absolutely.

MR. BURNS: I've been reading your minutes for 20 years. I retired 10 years ago out of Public Works. So, never been to one of these meetings, never heard anything, but I read the minutes.

CHAIRMAN DIVITO: Thank you.

MR. BURNS: Thank you.

CHAIRMAN DIVITO: All right. I think we'll close it down to Board discussion.

COMMISSIONER DRAKE: It's a nice design. It's a good use of the property. It's going to definitely improve the neighborhood. The Petitioner laid it out fairly well and there's no objections from anybody in the neighborhood, so I'm in favor of it.

CHAIRMAN DIVITO: Yes, I definitely like the size of the porch because it could have been excessive, trying to expand both sides. This is kept pretty nicely and concise around the corner. So, is there a motion?

COMMISSIONER DRAKE: Move approval of the petition.

COMMISSIONER SELBKA: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations.

MR. LABELLE: Thank you very much.

CHAIRMAN DIVITO: All right, before we conclude tonight, the only last item on the agenda is the budget. So, has everyone had an opportunity to review the current and proposed budget for 2020?

(Affirmative responses.)

CHAIRMAN DIVITO: Besides raises for everyone, is there anything that, any changes or are we going to accept as proposed?

COMMISSIONER GEISEL: Move approval as presented.

COMMISSIONER JAFFE: Seconded.

CHAIRMAN DIVITO: All right. All in favor?

(Chorus of Ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, so we're at the end. Is there a motion to adjourn?

COMMISSIONER DRAKE: Move adjournment.

COMMISSIONER GEISEL: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of Ayes.)

CHAIRMAN DIVITO: We're adjourned.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS August 19, 2019

PETITIONER: 323 W. Elm St. Residence

ADDRESS OF PROPERTY: 323 W. Elm St.

VARIATION: 5.1-3.2c

A 5-foot variance to permit a front porch with an exterior side yard setback of 7.8-feet where 12.8-feet is required, 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 a wrap around porch that is encroaching into the exterior side yard.

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. Selbka. 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



Zoning Board of Appeals 9/9/2019

Item: 24 N. Rammer Ave. - ZBA#19-025

Department: Planning & Community Development

REQUEST

1. A 0.6 foot Variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards-Side Yards) in order to allow a home with a 6.7 foot side yard setback where code requires a minimum setback of 7.3 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 9, 2019
Date Prepared: September 3, 2019
Project Title: Carrato Residence
Address: 24 N. Rammer Ave.

Background Information

Petition Number: ZBA #19-025
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1835 Rohwling Rd. Suite B
Rolling Meadows IL 60008

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

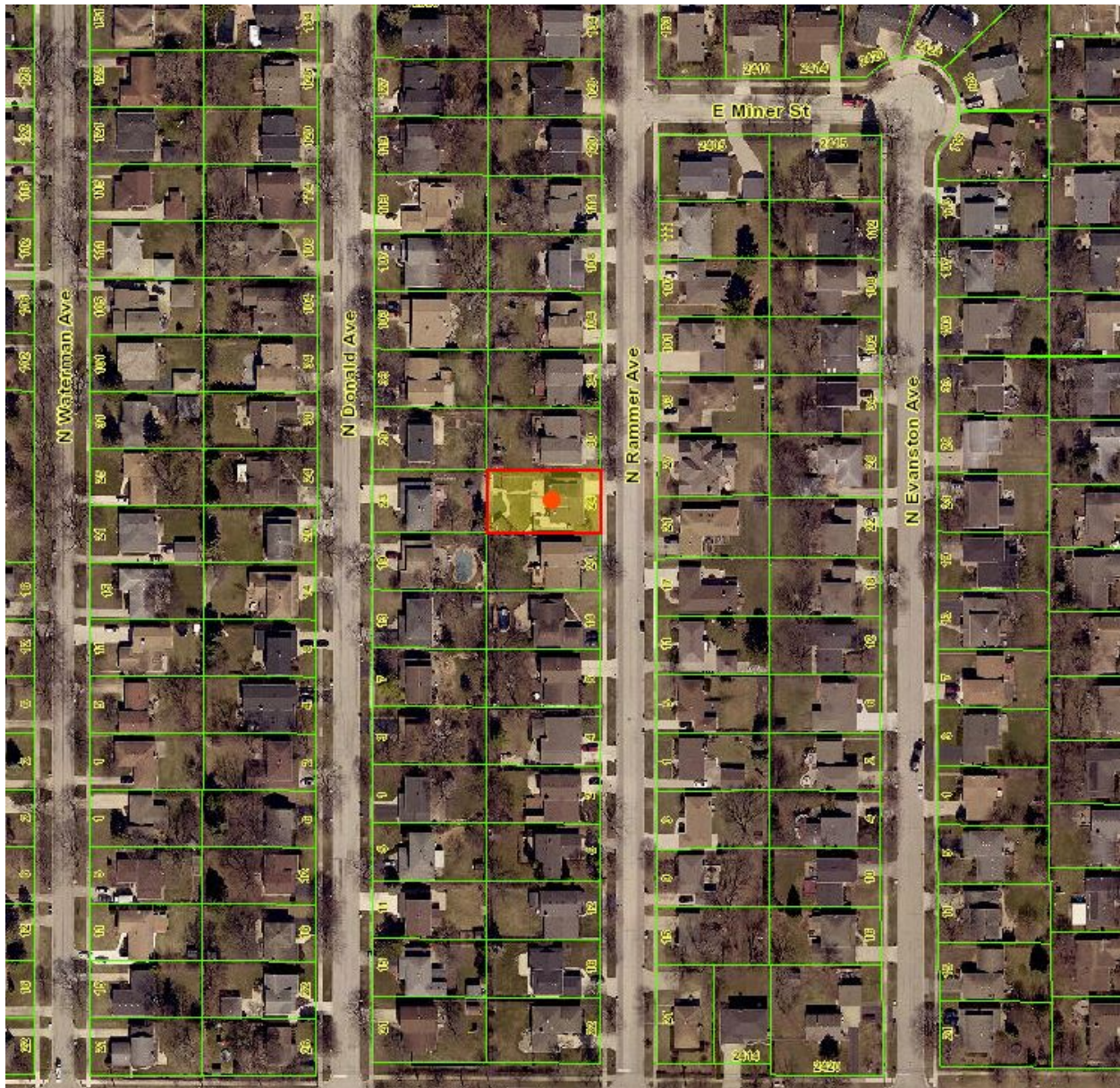
The subject property is zoned R-3, One-Family Dwelling District. The petitioner is proposing an addition and modifications to their existing home; however, the proposed modifications result in a north (side) yard setback of 6.7 feet where a minimum setback of 7.3 feet is required. Therefore, the petitioner requests the following variation:

- **A 0.6 foot Variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards-Side Yards) in order to allow a home with a 6.7 foot side yard setback where code requires a minimum setback of 7.3 feet and an additional 1.0 feet for the eave.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/21/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/21/19	
3. Letter that was Mailed	✓	8/21/19	
4. Photographs of Sign on Property	✓	8/21/19	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Carrato Residence

Project Address: 24 N Rammer Ave

ZBA #: 19-025

Date: August 26, 2019

Derek:

I have reviewed the request for a 0.6 foot variance to allow a home with a 6.7 foot side yard setback and do not have any comments.

RECEIVED
AUG 26 2019
PLANNING & ZONING
DEVELOPMENT DEPARTMENT

ZBA# 19-025
24 N Rammer Ave- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagonos, P.E. Village Engineer

RECEIVED
AUG 28 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Application Date: August 1, 2019
Received by Planning: August 5, 2019
Transmitted to Engineering: August 20, 2019
Completed: August 28, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 0.6 foot variance from Chapter 28, Section 5.1-3.2 (required Minimum Yards) in order to allow a home with a 6.7 foot side yard setback where codes require a minimum setback of 7.3 feet and an additional 1.0 feet for the eave.

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

NOTE: The existing house currently encroaches approximately 12 inches into the north side yard setback. They are eliminating the brick veneer for part of the existing wall.

The proposed north wall will be in alignment with the existing wall.

Briget Schwab

8/28/19

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Carrato Residence

Project Address: 24 N. Rammer Avenue

ZBA #: 19-025

ZBA Hearing Date: September 9th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building and Life Safety

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 20, 2019

- A 0.6 foot Variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards-Side Yards) in order to allow a home with a 6.7 foot side yard setback where code requires a minimum setback of 7.3 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

The proposed expanded house has a large scale and roof height as compared to the adjacent houses. This project is scheduled for Design Commission review on Sep. 24, 2019.

- Steve Hautzinger, Design Planner

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

PETITION

NOW COMES the Petitioner, **John and Karen Carrato**, being the owner of the property commonly known as: **24 N. Rammer Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.2 Required Minimum Yard: Side Yard (R-3)**, and **Table 6.6-5.1** Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a two-story frame addition encroaching 7 inches into the required north side yard. Adding a gable roof with a 12 inch rake projection, which results in a 24 inches total encroachment into North side yard (18 inches permitted).

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

Continuation of the alignment with the existing North wall would not be possible.

I hereby state that the following unique circumstances exist:

The existing house currently encroaches approximately 12 inches into the North side yard setback. The proposed design eliminates brick veneer for part of the existing wall and the new wall reducing the encroachment to 7 inches. The reduced encroachment is approximately 6 sq. ft. and the new encroachment is just under 6 sq. ft.. This result in a net of 0 sq.ft. of new encroachment.

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

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

Signed: _____

Petitioner

Date: _____

8/1/19

OFFICE
12159 MEADOWLAND DR.
LOCKPORT,
ILLINOIS 60441

Surveyor's Plat

PHONE
(708) 301-0650

Subdivisions, Town Sites
Laid Out, Railroad Lines
Located, Drainage and
Irrigation Work.
Lot Surveys

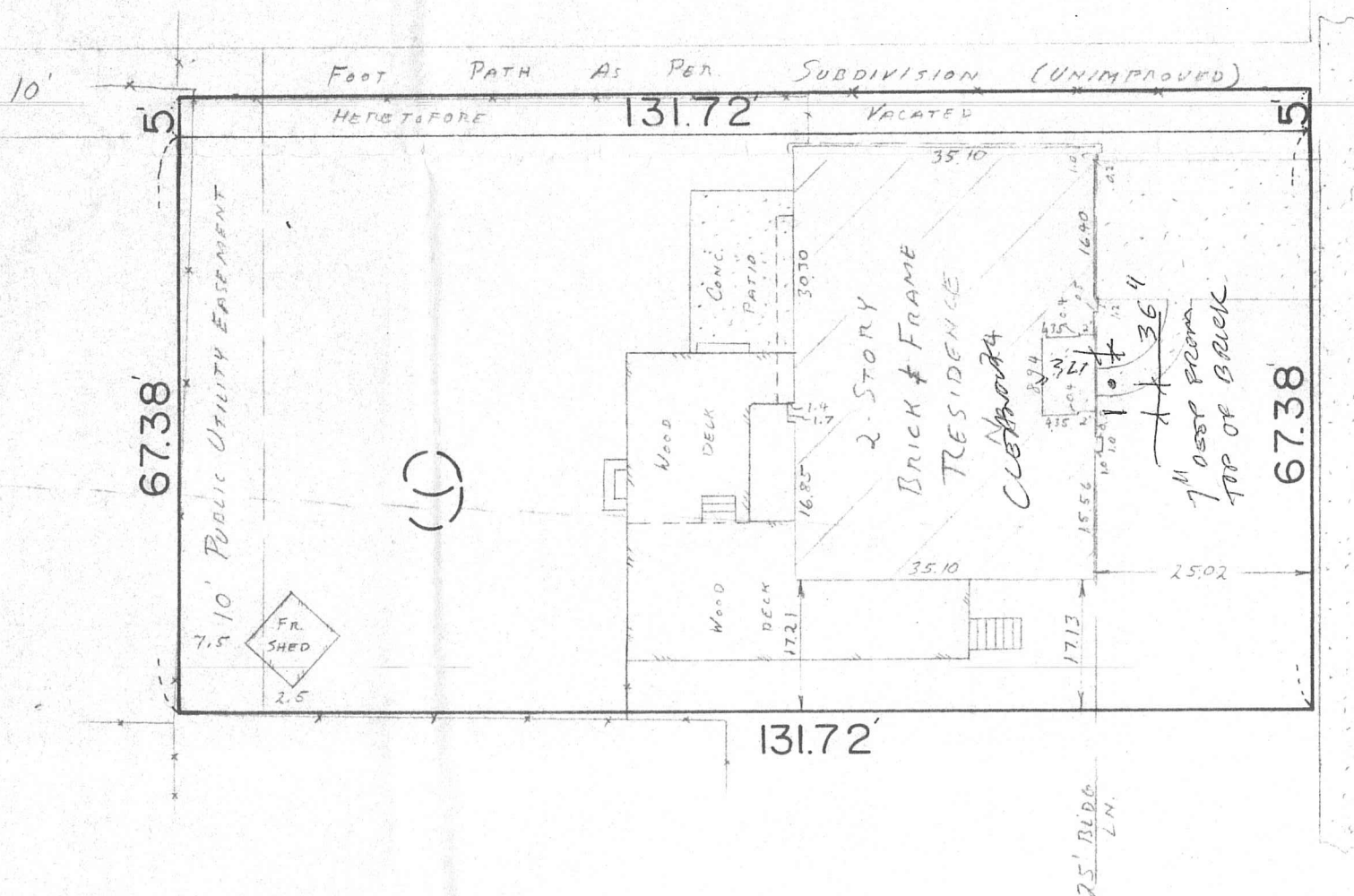
by
R. W. SODERQUIST & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

Quantities and
Excavations Estimated
Test Borings
Reports Made on
Settlement of
Buildings

Scale 1" = 20'

MORTGAGE INSPECTION

LOT 9 IN LURYA SECOND ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE EAST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Order No. S _____

Book _____ Page _____

Ordered by J.L.C. _____

Member: Illinois Professional Land Surveyors Association

This Plat Not Valid Without Impressed Seal.

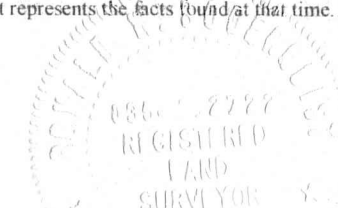
Note: This is a Mortgage Inspection and not sufficient for any other purpose.
Dimensions are not to be scaled from this drawing.

State of Illinois
County of Will
I, Ronald W. Soderquist, an Illinois Professional Land Surveyor, hereby state that a Mortgage inspection has been performed on the property described hereon and that this plat represents the facts found at that time.

Contractors or builders should be notified to carefully test and compare the points, measurements, etc., as noted in this Plat with the stakes, points, etc., given on the property before building by the same, and at once report any seeming or apparent inconsistencies between the same to the Surveyor so that misunderstandings, displacement of points, etc., may be corrected before damage is done.

A plat of survey made before the construction of a building cannot be taken as a guarantee that the structure will be built in strict accordance therewith. In important cases a RE-SURVEY should be made after the foundations are started, and a plat then given as to the actual location and elevation of the building or sidewalk.

Consult Deed for the building line restrictions. No dimensions should be assumed by scale measurements upon this Plat.



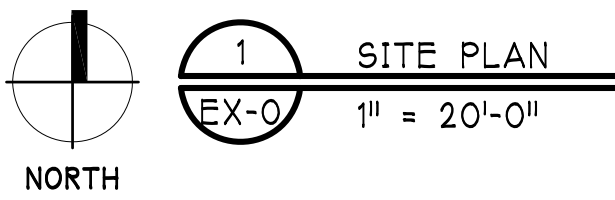
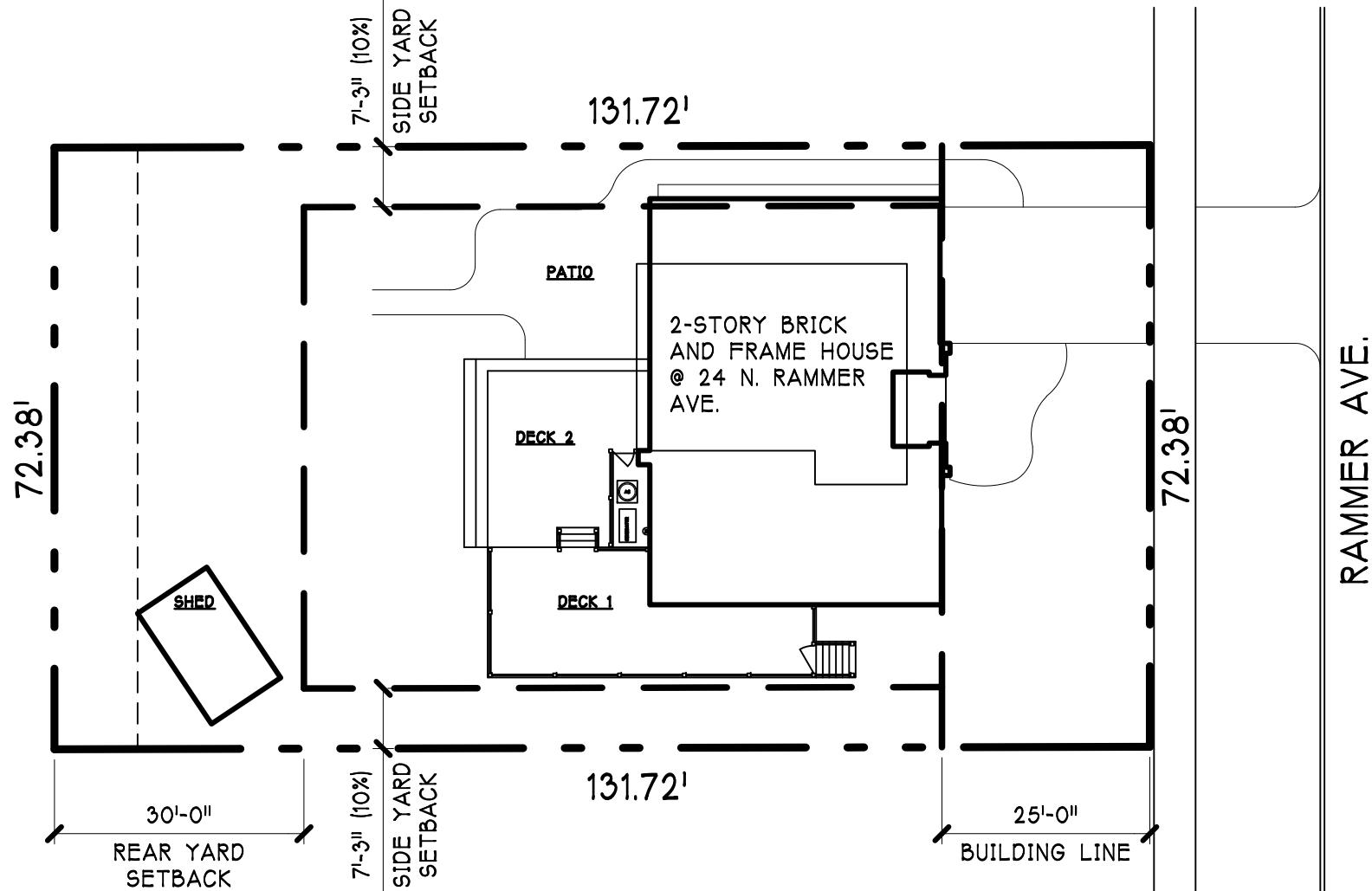
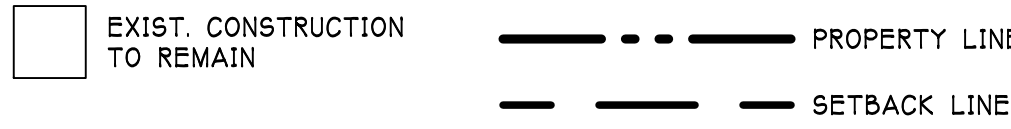
Date May 18, 2001

Ronald W. Soderquist
I.P.L.S. No. 2722

ALTERATIONS AND ADDITIONS FOR
**THE CARRATO
RESIDENCE**
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

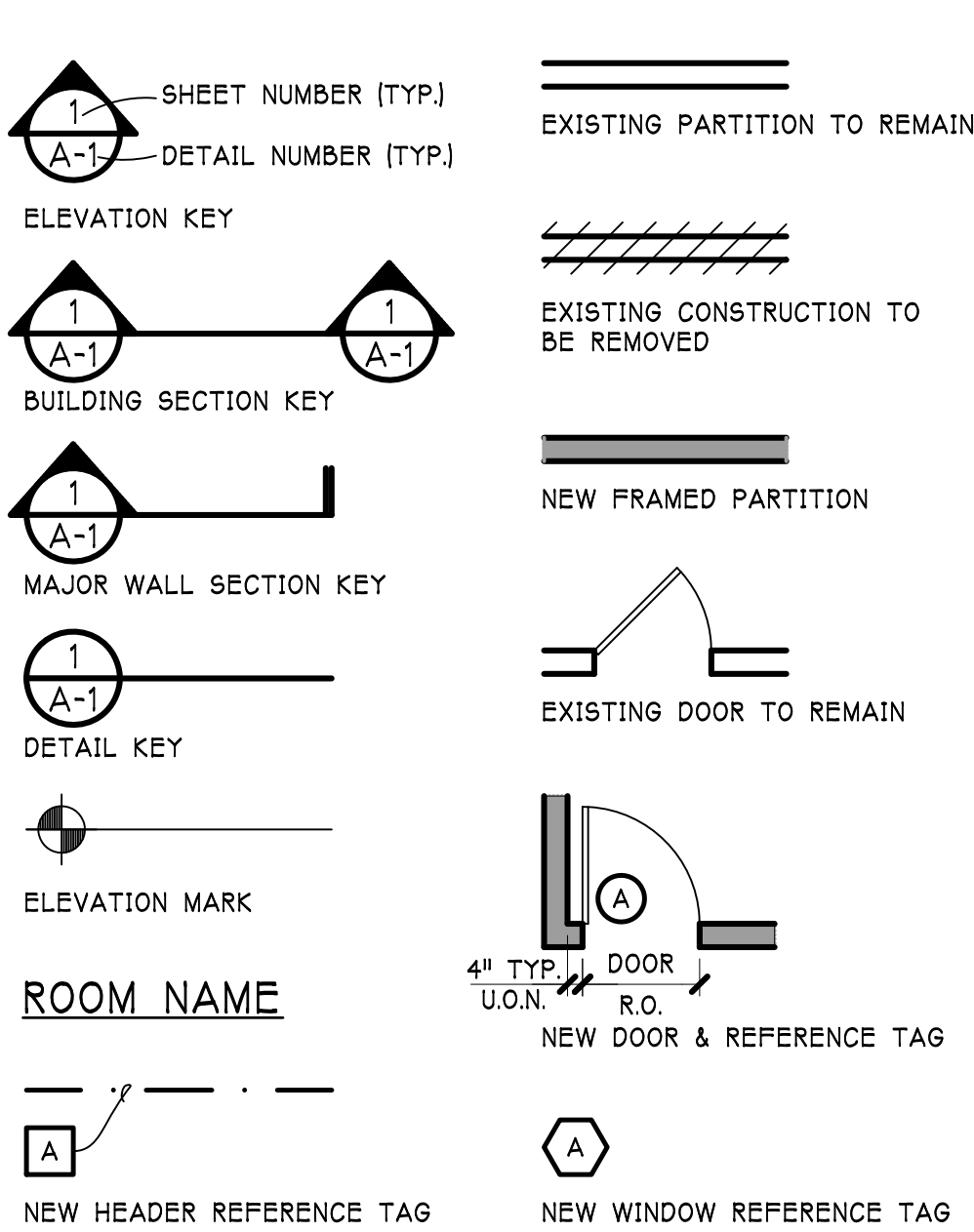
SITE PLAN LEGEND:



ABBREVIATIONS

[illegible]

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

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

LIST OF DRAWINGS

EX-0 TITLE SHEET / SITE PLAN
EX-1 EXISTING FIRST FLOOR PLAN
EX-2 EXISTING BASEMENT FLOOR PLAN / EXISTING SECOND FLOOR PLAN
EX-3 EXTERIOR ELEVATIONS

BUILDING DATA	ZONING DISTRICT:	R-3
	LOT AREA:	9,534sf
	ALLOWABLE F.A.R.:	4.251sf
	EXIST. FIRST FLOOR:	1,256sf
	EXIST. SECOND FLOOR:	775sf
	<u>EXIST. GARAGE:</u>	<u>412sf</u>
	EXIST. TOTAL:	2,443sf
EXIST. F.A.R. (LESS 400sf)		2,043sf

5-B Rohlwing Rd.
Hilling Meadows,
Illinois 60008
7-704-3200

L Design Firm
#184.001489

THE CARRATO RESIDENCE
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

2019 R.F.A. LTD.

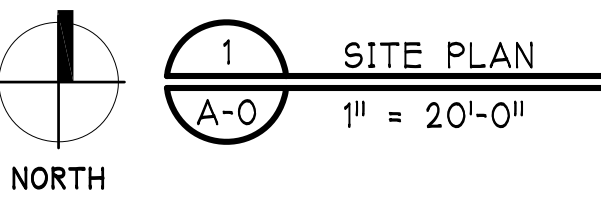
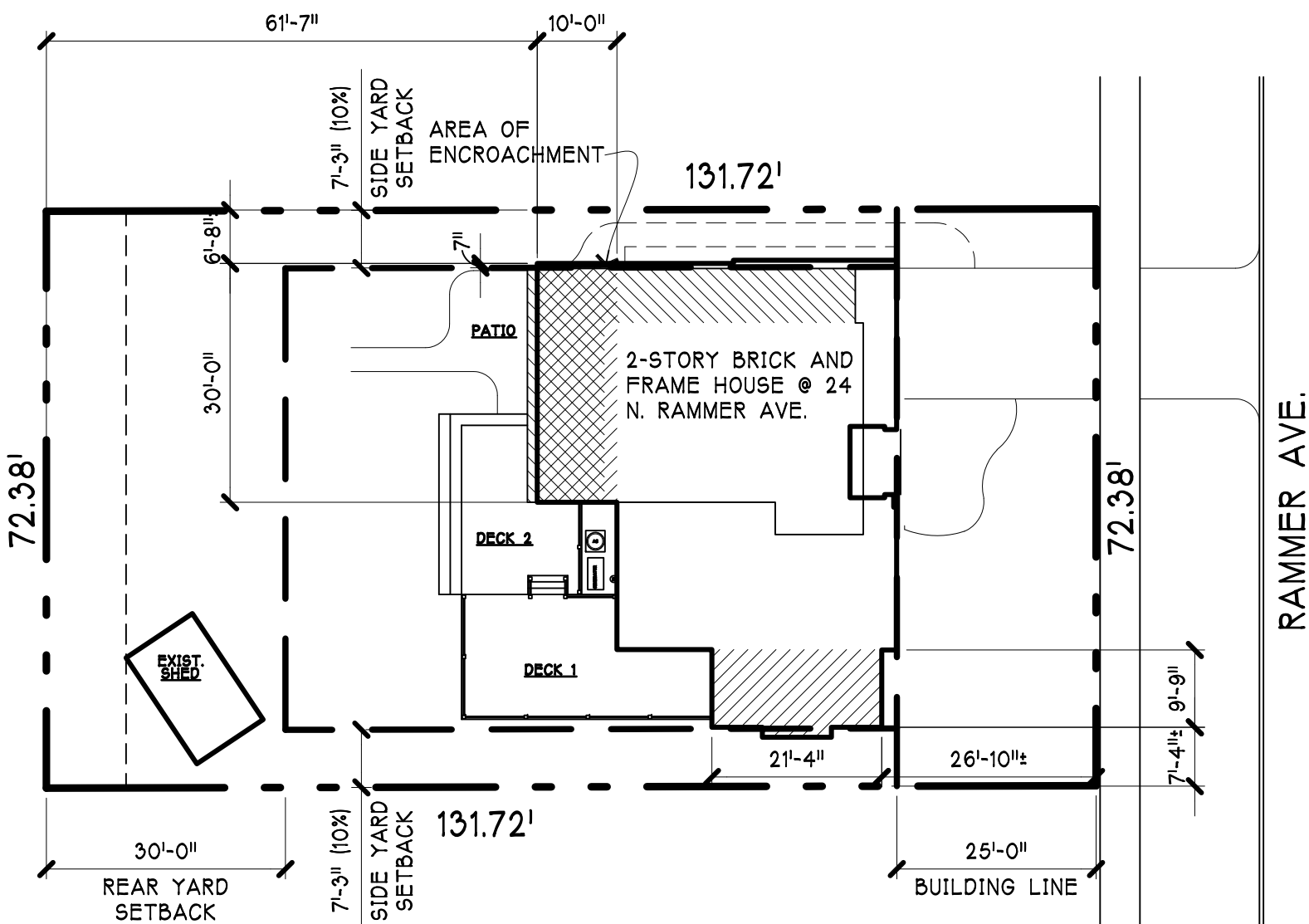
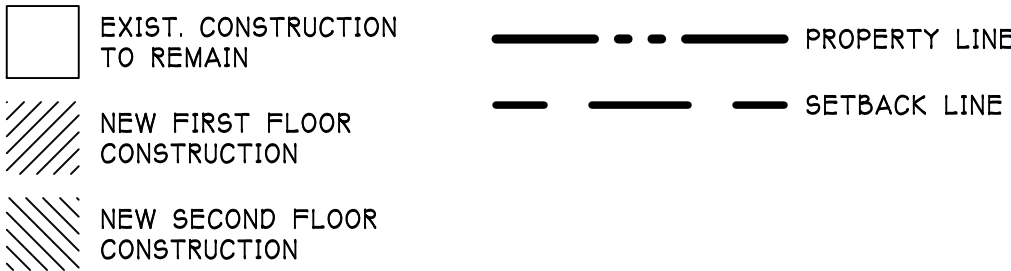
Project Number
190

EX-0

ALTERATIONS AND ADDITIONS FOR
**THE CARRATO
RESIDENCE**
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

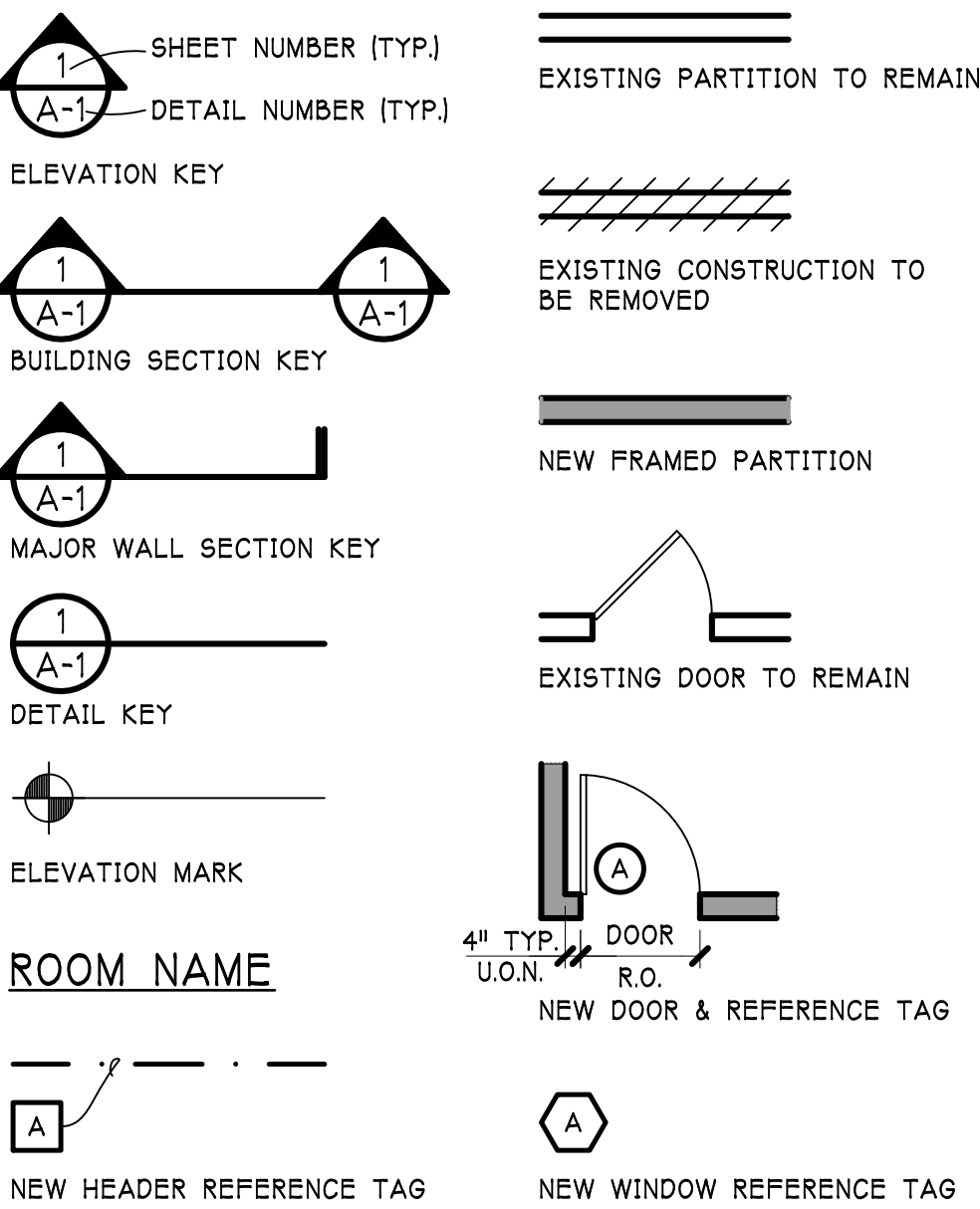
SITE PLAN LEGEND:



ABBREVIATIONS

C	AT	F.D.	EXPANSION	P.L.A.M.	PLASTIC LAMINATE
CL	ANGLE	E.D.	FLOOR DRAIN	P.L.W.O.D.	PLYWOOD
C.S.	TIER SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	F.I.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.D.J.	ADJUSTABLE	F.I.T.	FIXTURE	P.S.L	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	F.O.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
A.L.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FR.Z.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R.F.	REINFORCING BAR
B/	BOTTOM OF	F.F.	FOOTING	REF.	REFRIGERATOR
B.O.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	G.A.	GAUGE	REINF.	REINFORCE
B.L.D.G.	BUILDING	GALV.	GALVANIZED	R.M.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	G.T.P.D.	GYPSUM BOARD	S.C.	SOLID CORE
C	CABINET	HGT.	HEIGHT	S.E.C.T.	SECTION
C.A.B.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	H.R.Z.	HORIZONTAL	S.I.M.	SIMILAR
C.J.	CONSTRUCTION JOINTS	H.E.A.T.	HEATING	S.U.M.P	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	S.P.E.C.	SPECIFICATION
C.L.G.	CEILING	A.I.R.	AIR CONDITIONING	S.Q.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	S.T.D.	STANDARD
C.O.	CASED OPENING/CLEAN OUT	INSUL.	INSULATION	S.T.L.	STEEL
C.O.L.	COLUMN	I.	INTERIOR	S.T.O.R.	STORAGE
CONC.	CONCRETE	L.	LINEN	S.T.R.U.C.T.	STRUCTURAL
CONSTR.	CONSTRUCTION	L.A.M.	LAMINATE	S.U.S.P.	SUSPENDED
C.O.N.T.	CONTINUOUS	L.A.V.	LAVATORY	T/	TOP OF
C.T.	CERAMIC TILE	L.L.V.	LONG LEGS VERTICAL	T&B.	TOP & BOTTOM
C.W.	COLD WATER	L.V.L.	LAMINATED VENEER LUMBER	T.	TONGUE & GROOVE
D	DRYER	L.X.	MAXIMUM	T.E.L.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	M.E.C.H.	MECHANICAL	T.O.P.	TOP OF PLATE
D.I.	DIMENSION	M.E.D.	MEDIUM	T.V.	TELEVISION
DISP.	DISPOSAL	M.I.C.R.O.	MICROWAVE	T.Y.P.	TYPICAL
D.S.	DOWN	M.I.N.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
D.S.	DOWN SPOUT	M.I.S.C.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.W.	DISWASHER	M.O.	MASONRY OPENING	V.E.R.T.	VERTICAL
E	EACH	M.T.	METAL	V.E.N.T.	VENT THRU ROOF
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.F.B.	NON-FREEZE HOSE BIBS	W.	WITH
		N.I.C.	NOT IN CONTRACT	W.	WASHER
		N.	NUMBER	W.C.	WATER CLOSET
		N.O.M.	NOMINAL	W.D.	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	W.D.W.	WINDOW
ELEV.	ELEVATION	O.A.	OVER ALL	W.H.	WATER HEATER
EJ.	EJECTOR PIT/SUMP	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
E.Q.	EQUAL	O.H.	OVERHANG	W.O.	WITHOUT
EQUIP.	EQUIPMENT	O.P.P.	OPPOSITE	W.T.	WEIGHT
EQUIV.	EQUIVALENT	O.V.	OVER	W.W.F.	WELDED WIRE FABRIC
E.W.	EACH WAY	O.V.E.R.	PERFORATED		
EXIST.	EXISTING	P.L.	PLATE		

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

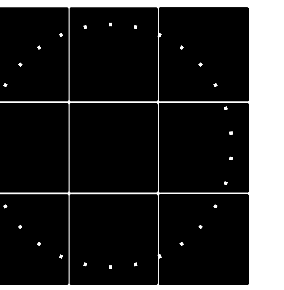
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
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- 2005 NATIONAL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

LIST OF DRAWINGS

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

BUILDING DATA	ZONING DISTRICT:	R-3
	LOT AREA:	9,534sf
	ALLOWABLE F.A.R.:	4,251sf
	BUILDING LOT COVERAGE:	3,336sf
	IMPROVING SURFACE COVERAGE:	4,767sf
	EXIST. FIRST FLOOR:	12,56sf
	EXIST. SECOND FLOOR:	775sf
	EXIST. GARAGE:	412sf
	EXIST. TOTAL:	2,443sf
	EXIST. F.A.R. (LESS 400sf)	2,043sf
	PROPOSED FIRST FLOOR:	17,64sf
	PROPOSED SECOND FLOOR:	1,274sf
	EXIST. GARAGE:	412sf
PROPOSED TOTAL:	3,450sf	
PROPOSED F.A.R. (LESS 400sf)	3,050sf	

[illegible]

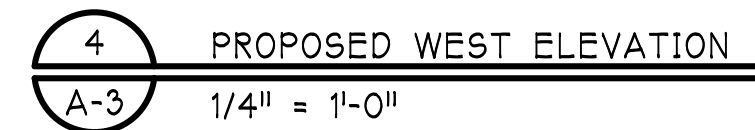
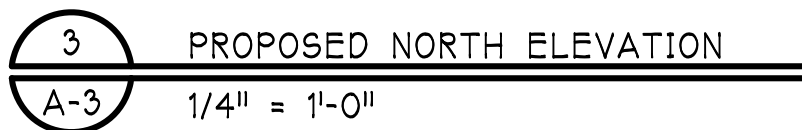
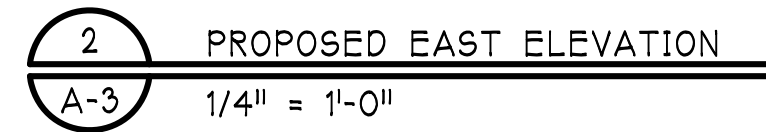
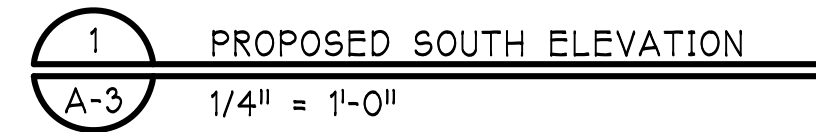


135-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

THE CARRATO RESIDENCE
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

Project Number
190

A-3





Zoning Board of Appeals 9/9/2019

Item: 511 W. Wing St. - ZBA#19-027

Department: Planning & Community Development

REQUEST

1. A 7.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
2. A 331 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,380 square-feet where 3,049 is the maximum allowed by code.
3. A 592 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,948 square-feet where a maximum coverage of 4,356 is allowed by code.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: September 9, 2019
Date Prepared: September 3, 2019
Project Title: Holland/D'Agosta Residence
Address: 511 W. Wing St.
Background Information
Petition Number: ZBA #19-027
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1835 Rohlwing Rd. Suite B
Rolling Meadows IL 60008

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

The petitioner is proposing to add an addition and a new wrap-around front porch to an existing two-story house. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the residence, with the proposed additions, will have approximately 3,549 square feet.

The existing front porch is encroaching into the required front yard setback and the petitioner is proposing to further expand the porch across the front. Additionally, as a result of the proposed modifications, the project exceeds building lot coverage as well as impervious surface coverage. Therefore, the petitioner requests the following variations:

- **A 7.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.**
- **A 331 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,380 square-feet where 3,049 is the maximum allowed by code.**
- **A 592 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,948 square-feet where a maximum coverage of 4,356 is allowed by code.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	8/23/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/23/19	
3. Letter that was Mailed	✓	8/23/19	
4. Photographs of Sign on Property	✓	8/23/19	

Photographs of Existing Structure



ZBA# 19-027
511 W Wing Street - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

RECEIVED
AUG 28 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Application Date: August 7, 2019
Received by Planning: August 9, 2019
Transmitted to Engineering: August 20, 2019
Completed: August 28, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 7.5 foot variance from Chapter 28, Section 5.1-3.2 (required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.

A 331 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3380 square-feet where 3049 is the maximum allowable by code.

A 592 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface cover of 4,948 square-feet where a maximum coverage of 4,356 is allowed by code.

NOTE: The proposed front yard setback is consistent with existing conditions.

The Engineering Division has NO OBJECTION on the proposed variances for setback and building lot coverage, however; the Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers for a portion of the driveway to offset the increase in impervious surface.

Briget Schwab 8/28/19

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Holland/D'Agosta Residence

Project Address: 511 W. Wing Street

ZBA #: 19-027

ZBA Hearing Date: September 9th, 2019

To: Mike Pagones, Village Engineer
Steven Toulounis, Director of Building and Life Safety

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: August 20, 2019

- A 7.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
- A 331 square-foot Variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,380 square-feet where 3,049 is the maximum allowed by code.
- A 592 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,948 square-feet where a maximum coverage of 4,356 is allowed by code.

Attached are the Petitioner's:

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

The proposed expanded house has a large scale and roof height as compared to the adjacent houses. This project is scheduled for Design Commission review on Sep. 24, 2019.

- Steve Hautzinger, Design Planner

PETITION

NOW COMES the Petitioner, **Robert Holland and Gina D'Agosta**, being the owners of the property commonly known as: **511 West Wing Street**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.2 Required Minimum Yards: Front Yard**, and **Table 6.6-5.1**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a raised and covered wood framed front porch, encroaching approximately 7'-6" (8'-10" to the face of the gutter) into the required front yard setback of 22'-3".

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

Due to the original location of the existing house any construction matching the existing facade will be a significant encroachment. To build a historically correct front porch providing entry shelter, matching the style of the current house, is not possible without a variation.

I hereby state that the following unique circumstances exist:

The front of the existing house is currently encroaching into the established front yard setback (of 22'-3") by 7'-6". The northern edge of the proposed porch is to align with the existing front of the house and therefore maintain the existing non-conformity.

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

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

Signed: _____

Petitioner

Date: _____

8-7-19

BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

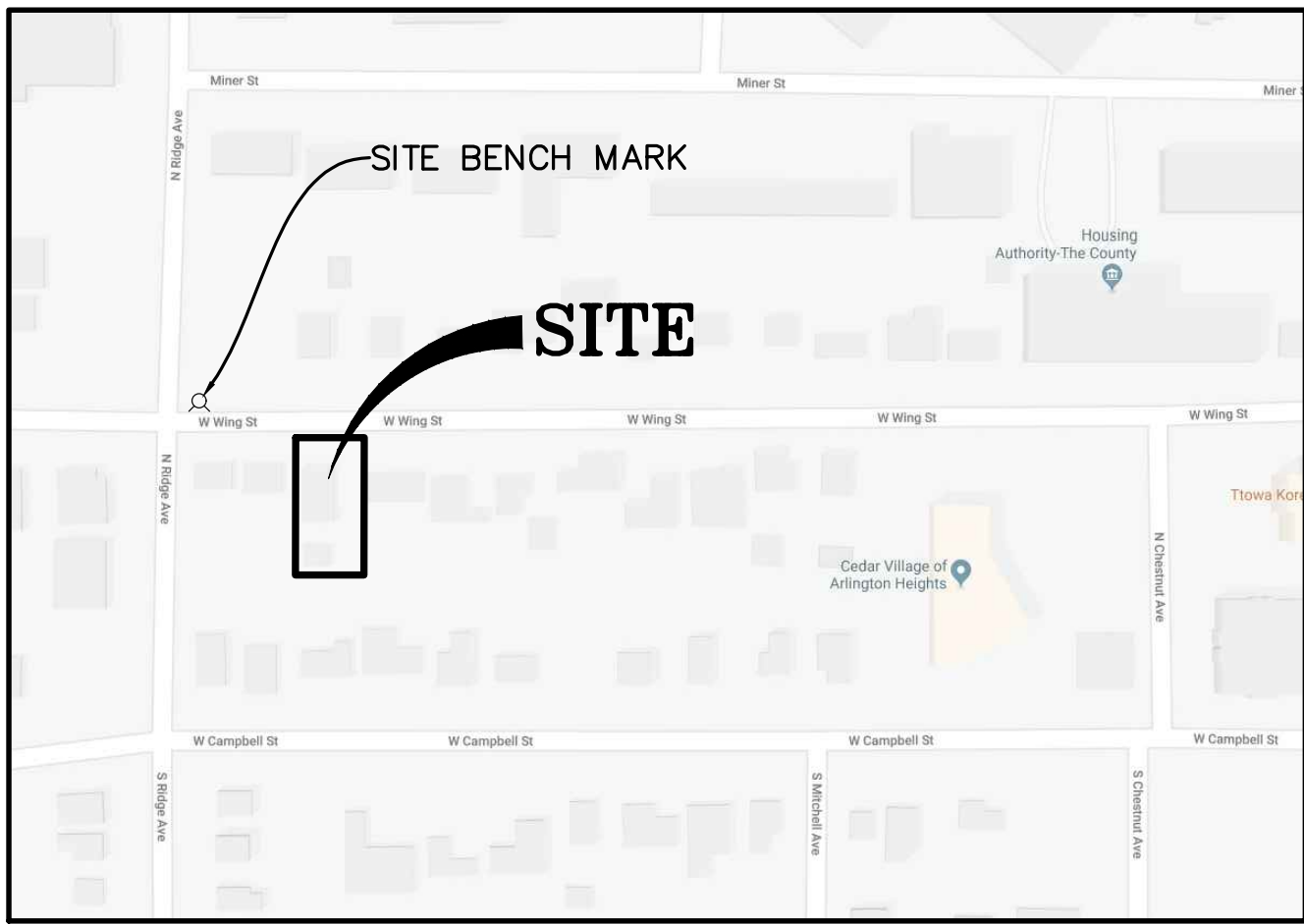
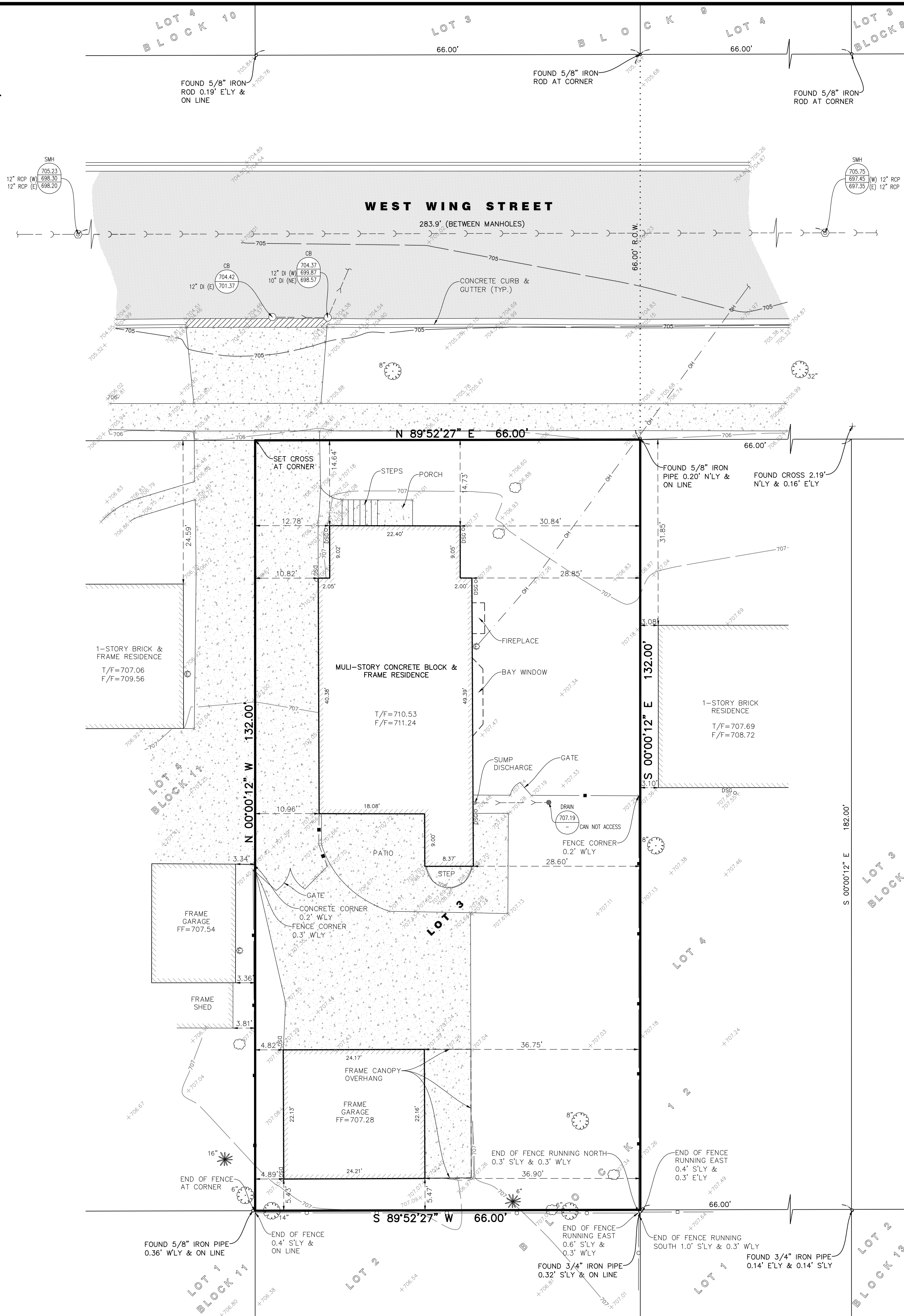
LOT 3 IN BLOCK 12 IN MINERS ADDITION TO DUNTON, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

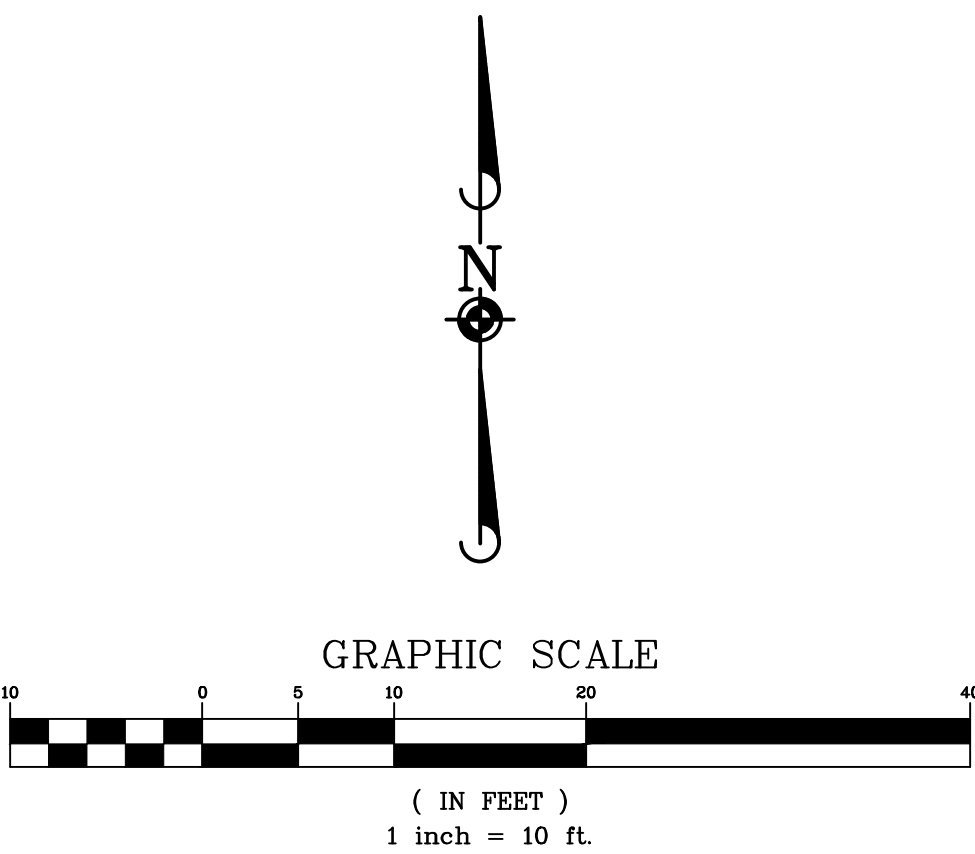
(50.0')	= RECORD/DEED DIMENSION
B.S.L.	= BUILDING SETBACK LINE
NLY.WLY	= DIRECTION (to NORTHERLY)
R.O.W.	= RIGHT-OF-WAY
— — —	= DEPRESSED CURB
—■—	= METAL RAIL FENCE
—d—	= COMBINATION SEWER LINE
—x—x—	= STORM LINE
—c—c—	= SANITARY LINE
—O.H.—	= OVERHEAD WIRES
—●—	= STORM MANHOLE
—○—	= STORM CATCH BASIN
—⊙—	= SANITARY MANHOLE
—⊕—	= COMBINATION SEWER MANHOLE
—⊖—	= FIRE HYDRANT
—⊗—	= VALVE BOX
—⊙—	= ELECTRICAL MANHOLE
—+—	= SIGN
—/—	= UTILITY POLE
—●—	= SPOT ELEVATION
—8'—	= DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
—*—	= CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
—○—	= BUSHES
—DSO—	= DOWN SPOUT TO GRADE
—780—	= 1 FOOT CONTOURS
—●—	= POP UP DRAIN
—756.00 754.00	= RIM ELEVATION INVERT ELEVATION
—	= ASPHALT SURFACE
—	= CONCRETE SURFACE
—	= BUILDING LIMITS

SURVEYOR'S NOTES

- THIS SURVEY WAS PREPARED FOR ROBERT HOLLAND (OWNER)
- NO EASEMENTS OR SETBACKS WERE CREATED BY THE FINAL PLAT OF SUBDIVISION RECORDED MAY 2, 1860 AS DOCUMENT NUMBER 32603. REFER TO CURRENT TITLE COMMITMENT, TITLE DOCUMENTS, ZONING OR OTHER REGULATIONS FOR SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON, IF ANY.
- BUILDING TIES ARE SHOWN FROM OUTSIDE LIMITS OF CONCRETE BLOCK OR FRAME CONSTRUCTION.
- DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67") ARE RECORD OR DEED VALUES, NOT FIELD MEASURED. BEARINGS ARE GEODETIC, BASED ON FOUND MONUMENTATION AND OCCUPATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE).
- MANHOLES, INLETS, OTHER UTILITY RIMS OR GRATES, SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH BASED ON LID MARKINGS, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. UNDERGROUND UTILITY LINES EXIST BUT ARE NOT SHOWN HEREON AND OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEM HEADS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL IMPROVEMENTS ON THE PROPERTY IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. USE OF UTILITY ATLAS RECORDS, IF ANY, AND/OR CONTROLLED UNDERGROUND EXPLORATORY EFFORTS, TOGETHER WITH UTILITY COMPANY LOCATE MARKINGS IS RECOMMENDED TO DETERMINE THE EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JURISDICTIONAL AGENCIES, J.U.L.I.E., D.I.G.S.E.R. OR PRIVATE UTILITY LOCATING COMPANY FOR RECORDS OR SCHEDULING A LOCATE.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION AND INFORMATION PROVIDED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



LOCATION MAP



PROPERTY AREA

8,712 SQUARE FEET (0.200 ACRES), MORE OR LESS

P.I.N. NUMBERS

03-30-419-003-0000

BENCH MARKS: (NAVD88)

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DM3898 BEING AN FLANGE-ENCASED ROD.
(SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=716.90

SITE BENCH MARK:
ARROW BOLT ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF
WEST WING STREET AND NORTH RIDGE AVENUE.(SEE LOCATION MAP)

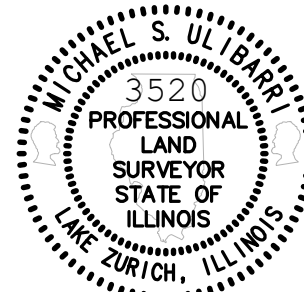
ELEVATION=707.25

SURVEYOR SIGNATURE AND SEAL

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

DATE SIGNED: MARCH 22, 2019

Michael S. Ulmer
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
LICENSE EXPIRES: NOVEMBER 30, 2020
DESIGN FIRM REGISTRATION NO. 184.005510
LICENSE EXPIRES: APRIL 30, 2019
DATE OF FIELD WORK: FEBRUARY 28, 2019



BOUNDARY & TOPOGRAPHIC SURVEY

511 W. WING STREET

ARLINGTON HEIGHTS, ILLINOIS

"WE GET CORNERS OTHER PEOPLE CUT"

LAND SURVEYING, 3D MAPPING AND CONSTRUCTION STAKING

SIGHT ON SOLUTIONS, INC.

557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047

PHONE: 847-356-7539 FAX: 815-578-9647

www.sightonsolutions.com

DATE	BY	REVISIONS

SCALE: 1"=10'
DATE: 03/29/19
CHECKED BY: M.S.U.
DRAWN BY: Y.G.
Surveyor's email: mkeu@sightonsolutions.com

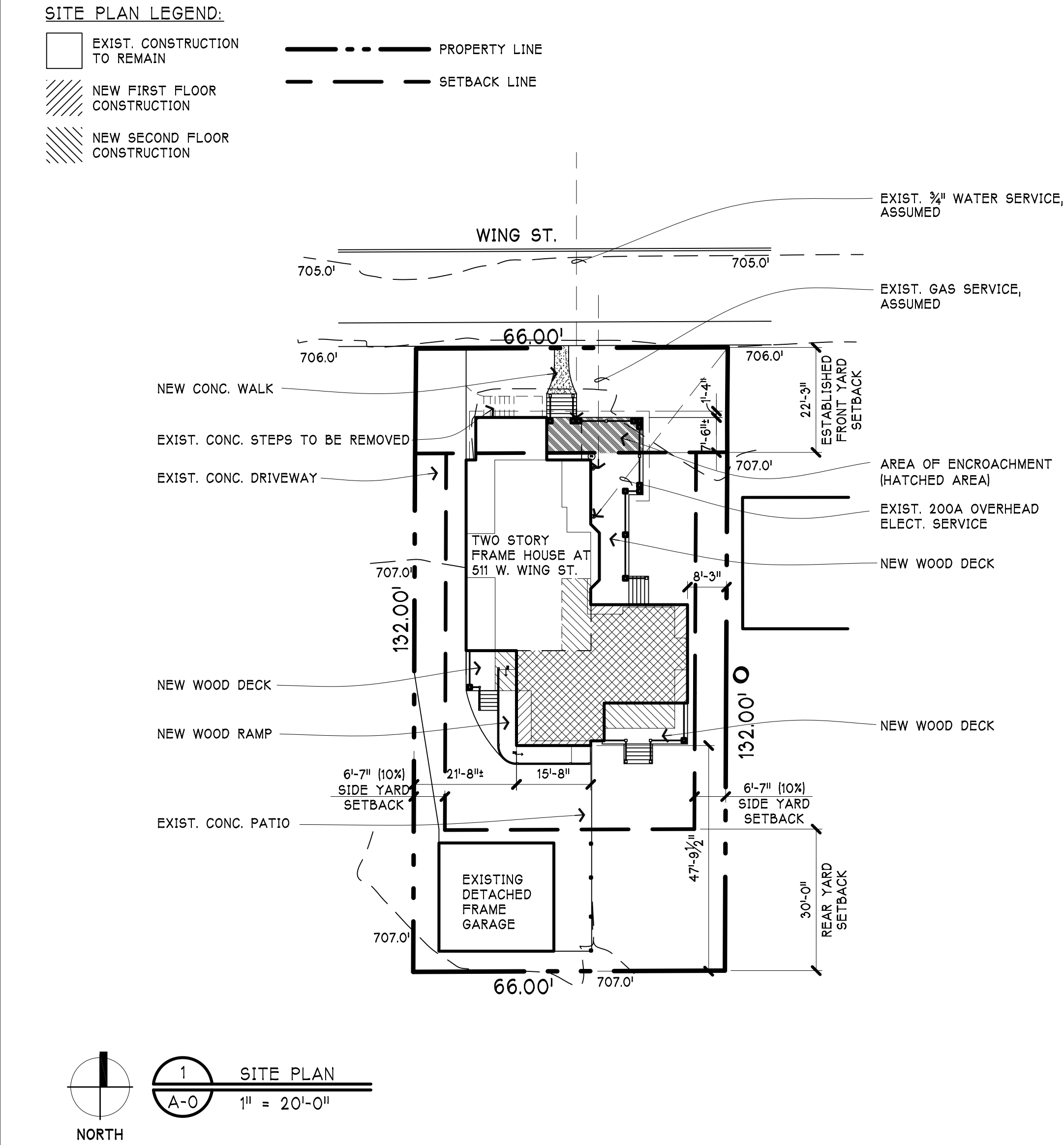
SHEET

1 OF 1

SOS#: 19082

ALTERATIONS AND ADDITIONS FOR
THE D'AGOSTA / HOLLAND
RESIDENCE
511 W. WING ST.
ARLINGTON HEIGHTS, ILLINOIS

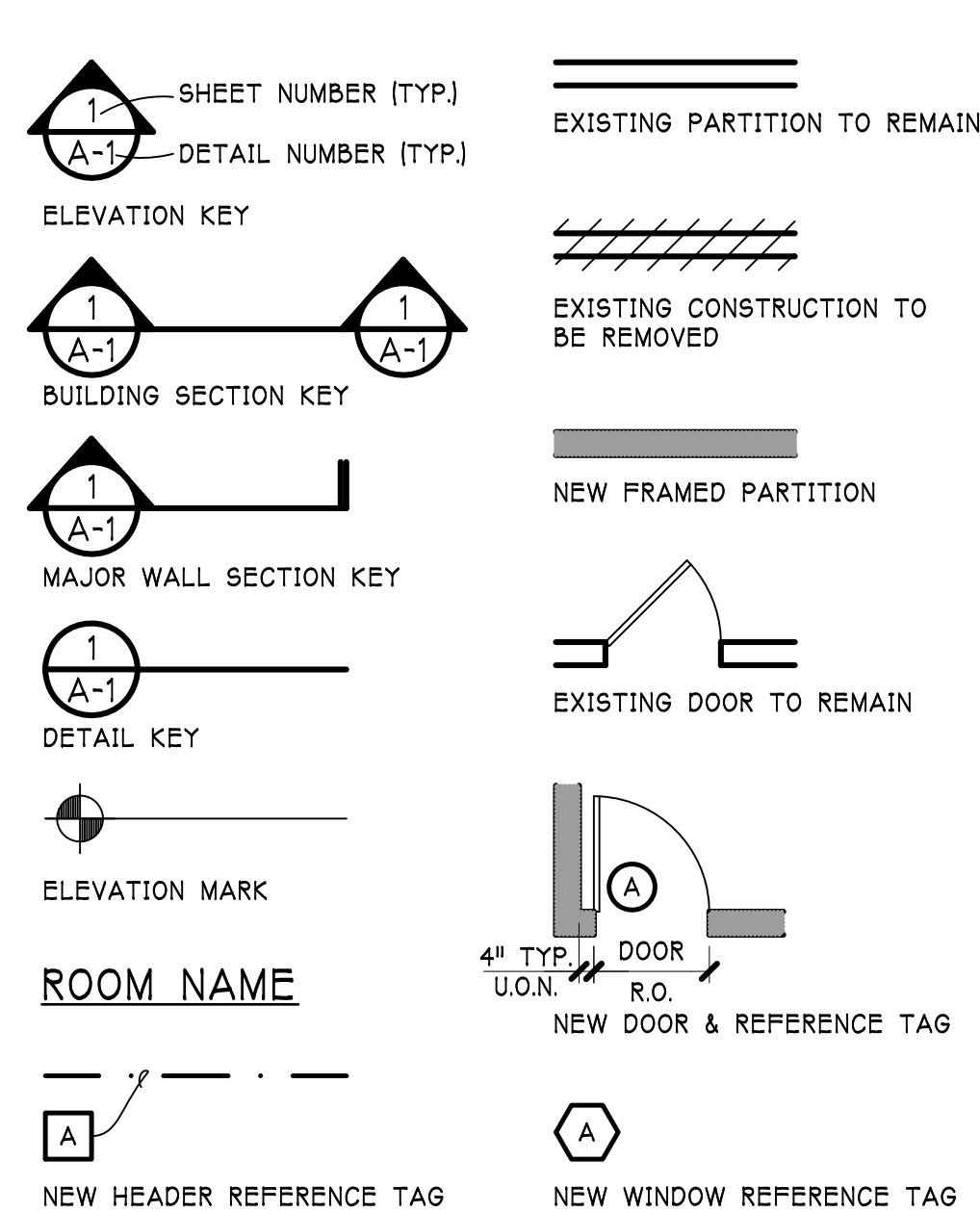
SITE PLAN



ABBREVIATIONS

9	AT	EXP.	EXPANSION	P.L.M.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	P.L.W.D.	PLYWOOD
A.C.	AIR CONDITIONING	F.F.	FINISH FLOOR	P.S.I.	POUNDS PER SQUARE INCH
A.D.J.	ADJUSTABLE	F.F.I.	FINISH FIXTURE	P.S.F.	PARALLEL STRAND FIBER
A.F.F.	ABOVE FINISH FLOOR	F.N.D.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
A.L.T.	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	RAIL & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&F	REINFORCING BAR
B.	BOTTOM OF	F.T.	FOOTING	REF.	REFRIGERATOR
B.D.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	G.	GAUGE	REINF.	REINFORCE
B.L.G.	BUILDING	GALV.	GALVANIZED	R.M.	ROOM
B.O.	B.O. BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	G.P.D.	GYPSUM BOARD	S.C.	SOLID CORE
C.	CASE	HGT.	HEIGHT	S.E.C.T.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	H.T.	HEATING	S.P.	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	SPEC.	SPECIFICATION
CLG.	CEILING		AIR CONDITIONING	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	STL.	STEEL
C.O.	CASED OPENINGS/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T/	TOP OF
C.T.	CERAMIC TILE	L.V.	LONG LEG VALANCE	T&B.	TOP & BOTTOM
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
D.	DRYER	LX.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
D.I.	DIAMETER	MED.	MEDIUM	T.V.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	M.T.L.	METAL	V.R.T.	VENT THRU ROOF
D.W.	DISHWASHER	NFBH	NOT-FREEZE HOSE BIBB	W.	WITH
EACH	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	N.O.M.	NOMINAL	W.D.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	W.D.W.	WINDOW
EP	EJECTOR PUMP/SUMP	O.A.	OVER ALL	W.H.	WATER HEATER
EQ.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W/O	WITHOUT
EQUIV.	EQUIVALENT	O.P.	OPPOSITE	W.T.	WEIGHT
E.W.	EACH WAY	O.V.	OVEN	W.W.F.	WELODED WIRE FABRIC
EXIST.	EXISTING	P.F.P.	PERFORATED PLATE		

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC),
w/ STATE OF ILLINOIS AMENDMENTS
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2004 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE
REFERENCED CODES

BUILDING DATA	ZONING DISTRICT:	R-3
	LOT AREA:	8,712sf
	ALLOWABLE F.A.R.:	3,920sf
	EXIST. FIRST FLOOR:	1,346sf
	EXIST. SECOND FLOOR:	695sf
	EXIST. DETACHED GARAGE:	558sf
	PROPOSED FIRST FLOOR:	1,988sf
	PROPOSED SECOND FLOOR:	1,561sf
	PROPOSED TOTAL:	3,549sf
	PROPOSED F.A.R.	3.549sf

LIST OF DRAWINGS

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

RFA
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
347-704-3200

L Design Firm
#184.001489

THE D'AGOSTA / HOLLAND RESIDENCE
ADDITIONS AND ALTERATIONS FOR

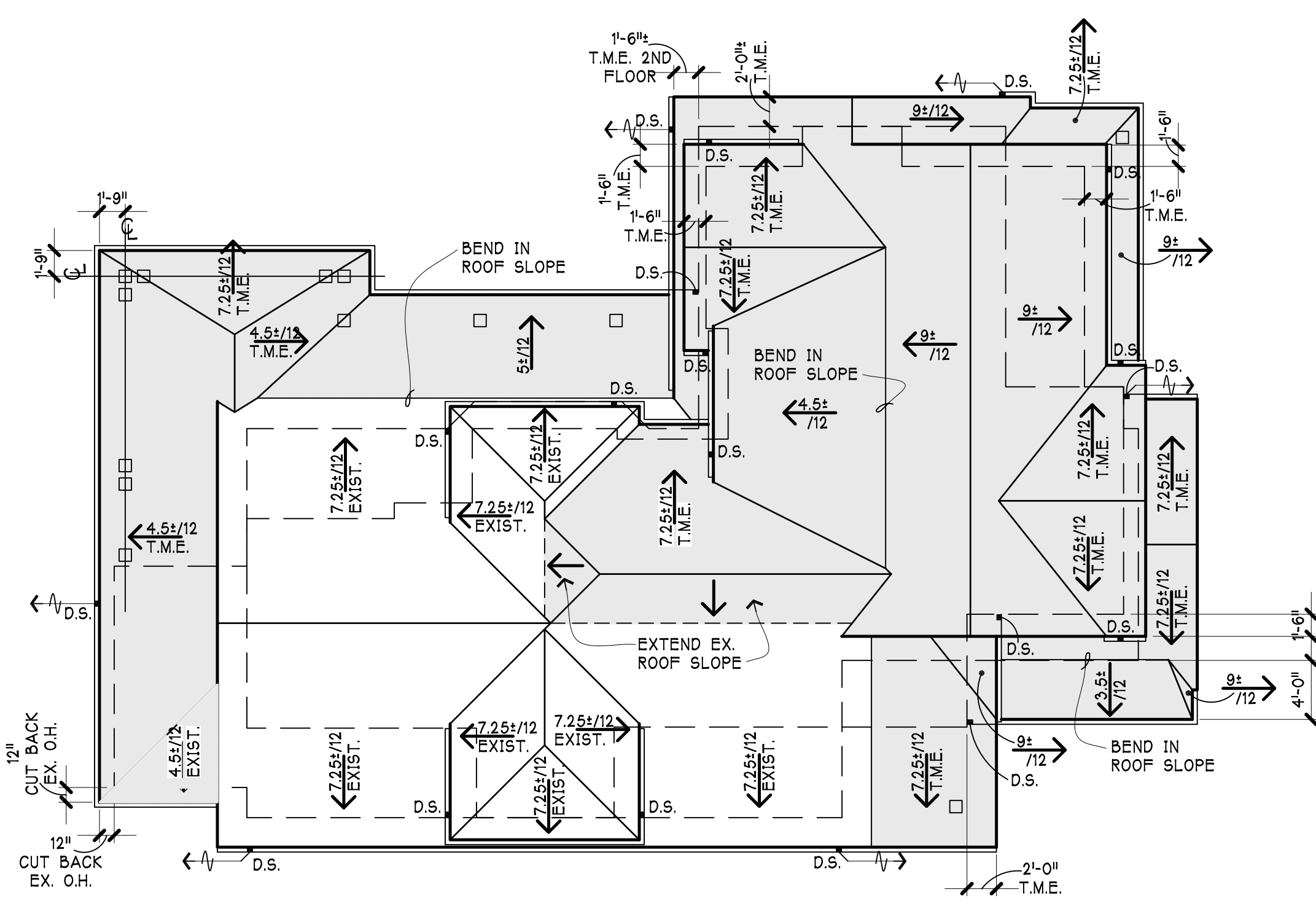
511 W. WING ST.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
1/9/19	ZBA

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Project Number
190

A-0



NORTH

2

A-3

ROOF PLAN

1/8" = 1'-0"

ROOF PLAN LEGEND:

ROOF PITCH & DIRECTION

LOCATION OF GUTTER & DOWNSPOUT

DENOTES NEW ROOF CONST.



1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

ADDITIONS AND ALTERATIONS FOR

THE DAGOSTA / HOLLAND RESIDENCE

511 W. WING ST.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
8/9/19	ZBA



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



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

Date	Description
8/9/19	ZBA

