



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Village Hall 33 S Arlington Heights Road
August 19, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 2623 N. Chestnut Ave. - 7/8/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 933 N. Mitchell Ave. - ZBA#19-020
- B. 614 N. Haddow Ave. - ZBA#19-021
- C. 2106 N. Verde Dr. - ZBA#19-022
- D. 2525 S. Clearbrook Dr. - ZBA#19-023
- E. 323 W. Elm St. - ZBA#19-024

VII. OTHER BUSINESS

- A. 2020 Budget

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
8/19/2019**

Item: 2623 N. Chestnut Ave. - 7/8/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2623 N. Chestnut Ave. - Minutes 7/8/19	Minutes
2623 N. Chestnut Ave. - Findings 7/8/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2623 NORTH CHESTNUT AVENUE - ZBA #19-019

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 8th day of July, 2019 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
THOMAS DRAKE
JOSEPH GEISEL
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'll call to order the Zoning Board of Appeals for Arlington Heights for July 8th, 2019.

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.

(No response.)

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here.

CHAIRMAN DIVITO: Excellent. Please stand and join me in the pledge of allegiance.

(Pledge of allegiance recited.)

CHAIRMAN DIVITO: Thank you. Moving right along, we have the approval of minutes from last month's meeting. There was quite a few. So, has everyone had an opportunity to review? Are there any errors or omission that you want to be brought up?

COMMISSIONER GEISEL: Yes, and no.

CHAIRMAN DIVITO: Okay, with that, is there a motion?

COMMISSIONER DRAKE: So moved.

COMMISSIONER SIAVELIS: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right. New order of business, we have one presenter today, 2623 North Chestnut. Have you had a chance to sign in?

MR. BERGSTROM: Yes.

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

MR. BERGSTROM: Sure. Donald H. Bergstrom, 2623 North Chestnut Avenue, 60004.

CHAIRMAN DIVITO: All right, raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you. Do you need me to go over the four areas of consideration that the Zoning Board listens to with regard to your petition?

MR. BERGSTROM: Can you give a summary of what those were? That would be great.

CHAIRMAN DIVITO: Just to be easy, we'll talk about the proposed use will not alter the essential character, unique circumstances of the petition, that you are in harmony and spirit with the intent of this chapter, and the variance requested is the minimum variance necessary.

MR. BERGSTROM: Okay, excellent.

CHAIRMAN DIVITO: With that, I'll turn it over to you.

MR. BERGSTROM: Okay, I'd like to get a variance and a permit to have a shed put on the rear side portion of my lot. I have a very shallow backyard. I used to have a patio right up, that is pretty much the five-foot variance. In the other place where we'd be able to have a shed is a 37-foot tall silver maple which I don't want to take out.

So, the shed would be behind my garage, going to be 10 feet wide, 14-foot long, to hold all of my snow blowers, yard tools, and hopefully a motorcycle in the future. That's about it.

We're going to get a Tuff so we're going to need a slab, so it's going to be all, you know, put in professionally. Tuff Shed, it's going to be a Tuff Shed, it's going to be very nice all around. It's going to match the house. You know, might as well do it once and do it right is the way I like to do things, so it's going to be a really nice shed. There'll be a little, some arborvitae around it, too, you know, it will be really nice looking.

COMMISSIONER SIAVELIS: Just a couple of questions. You guys, did I interrupt anybody over there? I'm sorry.

CHAIRMAN DIVITO: It's okay; I was going to start.

COMMISSIONER SIAVELIS: All right, so I'll ask a couple of quick questions. So, in the drawing that was provided to us, the shed looks like it spans the distance from the rear wall of the garage --

MR. BERGSTROM: Yes.

COMMISSIONER SIAVELIS: Is that accurate?

MR. BERGSTROM: Depending on your, the distance is approximately four feet. If it would make the council feel better, I was already, I'm going to insulate it and drywall the interior walls for safety reasons as well.

COMMISSIONER SIAVELIS: So, the distance I was curious about is the distance from the rear wall of the garage to the side wall shed.

MR. BERGSTROM: Yes.

COMMISSIONER SIAVELIS: So, you're going to have to keep a four-foot gap between those?

MR. BERGSTROM: Yes, and it will still be three feet off of the property line as well.

COMMISSIONER SIAVELIS: How did you arrive at a four-foot gap there?

MR. BERGSTROM: When I measured it in March. I'm pretty sure it's four feet.

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

MR. BERGSTROM: Almost seven years.

CHAIRMAN DIVITO: Okay, how many people live in the property?

MR. BERGSTROM: My wife and two children.

COMMISSIONER SIAVELIS: Did you talk to your neighbors about this?

MR. BERGSTROM: Oh, yes. Yes, they all just said they don't care, they know we do things real nice. So, immediate neighbors and then the one behind.

COMMISSIONER GEISEL: So, it's your point you have a very shallow backyard, and I believe my interpretation of your comment was that if you tried to place it back there, you would be close to the rear setback as well. So, you'd have a conflict any which way.

MR. BERGSTROM: Yes, yes. There's a slope, it's just, I mean we put, like we put 10 arborvitae in the back of there just to make it look nice for us and whatnot. We're doing what we can to enjoy what we have.

COMMISSIONER DRAKE: Do you have any issues with drainage or any kind of water issue?

MR. BERGSTROM: No. No, not at all. Not at all. I mean in the springtime there's a little pooling that occurs, but other than that it takes care of itself.

COMMISSIONER SIAVELIS: So, that tree is on kind of the north side of your lot?

MR. BERGSTROM: Exactly.

COMMISSIONER SIAVELIS: I think that's the way you kind of drew it in.

MR. BERGSTROM: Yes. Yes, exactly.

COMMISSIONER SIAVELIS: All right, now that made the placement of the shed difficult if you're going to maintain the tree, assuming you maintain the tree.

MR. BERGSTROM: Exactly. It would be either the tree or the shed in that spot really. I'd prefer not to take down the tree because it's really nice, even though silver maples are annoying but it's still a nice tree.

COMMISSIONER SIAVELIS: And there's paperwork in there from Engineering, no objection from the Engineering Department.

CHAIRMAN DIVITO: Any other questions for the Petitioner?

(Chorus of noes.)

CHAIRMAN DIVITO: All right. We'll see if anybody from the audience has some questions.

MR. BERGSTROM: Excellent, awesome. Thank you, gentlemen.

CHAIRMAN DIVITO: Anybody from the audience who wish to speak on this petition?

AUDIENCE MEMBER: What is this for exactly?

CHAIRMAN DIVITO: The Zoning Board.

AUDIENCE MEMBER: I'm sorry?

CHAIRMAN DIVITO: Zoning Board.

AUDIENCE MEMBER: But what are they building?

CHAIRMAN DIVITO: It's for a shed.

AUDIENCE MEMBER: Oh, a shed, okay.

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

COMMISSIONER JAFFE: I've been to the property. I think what the Petitioner is recommending is reasonable given the layout of his home. No issues from neighbors. So, I think it's a reasonable request and I would support it.

COMMISSIONER SIAVELIS: Agree.

COMMISSIONER DRAKE: Yes, same.

COMMISSIONER GEISEL: Same here.

CHAIRMAN DIVITO: All right, with all that, is there a motion?

COMMISSIONER DRAKE: Move approval.

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. Siavelis.
 COMMISSIONER SIAVELIS: Yes.
 MR. MACH: Chairman Divito.
 CHAIRMAN DIVITO: Yes. Petition is passed.
 MR. BERGSTROM: Thank you, gentlemen.
 CHAIRMAN DIVITO: Thank you.
 MR. BERGSTROM: Thanks again, Derek. You're awesome all around,
 thank you. See you gentlemen, be good.
 COMMISSIONER GEISEL: Good luck with your project.
 MR. BERGSTROM: Thank you.
 CHAIRMAN DIVITO: So, that's the last order of new business.
 COMMISSIONER SIAVELIS: Are we still on, do you want to still be on the
 record?
 CHAIRMAN DIVITO: Well, do we need to discuss dates while on record or
 do we want to adjourn and then just work through the dates?
 MR. MACH: On the record is fine. Chairman, the next regular scheduled
 ZBA meeting falls on a holiday, August 12th. Therefore, it will need to be rescheduled.
 I'm not sure if the Zoning Board wants to meet the next day which would be August 13th,
 a Tuesday, or the following Monday which would be August 19th.
 CHAIRMAN DIVITO: How many petitioners do we have so far?
 MR. MACH: Not sure yet if --
 COMMISSIONER SIAVELIS: It's not closed yet. Do we even know how
 many we have so far?
 MR. MACH: Oh, I'm sorry, petitions? We have approximately three. We
 might have four.
 COMMISSIONER SIAVELIS: How about that following Monday?
 COMMISSIONER JAFFE: Let's just do it the 13th. I can make that date.
 CHAIRMAN DIVITO: 13th should work for me as well.
 COMMISSIONER SIAVELIS: It makes no difference, either date is fine.
 MR. MACH: Okay, we'll plan on August 13th, Tuesday.
 CHAIRMAN DIVITO: All right, and then --
 COMMISSIONER GEISEL: What was the next conflict?
 CHAIRMAN DIVITO: I believe we have to look at October and potentially
 November.
 MR. MACH: I need to check on that. I'd recommend we discuss it the next
 meeting.
 CHAIRMAN DIVITO: Okay, we just don't want to --
 COMMISSIONER GEISEL: Can we at least make mention of it so that
 you've got --

MR. MACH: Sure.

COMMISSIONER GEISEL: So, the 14th is Columbus Day.

CHAIRMAN DIVITO: 11th is better.

COMMISSIONER GEISEL: Just to know what you're checking on.

COMMISSIONER DRAKE: That's October 14th?

MR. MACH: Okay, I think we do have meetings that day, but I think in the past the Zoning Board has rescheduled that meeting which should --

CHAIRMAN DIVITO: Okay.

COMMISSIONER DRAKE: Can we talk now about rescheduling it?

MR. MACH: Sure.

COMMISSIONER DRAKE: No reason to not at least talk about it.

MR. MACH: Sure.

COMMISSIONER DRAKE: Yes, I mean I would recommend that we try to move it. I of course won't be here.

COMMISSIONER GEISEL: I'm usually out of town then, yes.

MR. MACH: We could do again the Tuesday or the following Monday.

CHAIRMAN DIVITO: Are you out that entire week?

COMMISSIONER DRAKE: All depending on what we decide here. I'm gone for the weekend into Monday, coming back Tuesday morning. But after that, I'm good.

CHAIRMAN DIVITO: 15th could work as well for me.

COMMISSIONER DRAKE: Yes.

COMMISSIONER SIAVELIS: It's hard for me to look that far out in my schedule I'm telling you right now to be quite honest.

CHAIRMAN DIVITO: Yes.

MR. MACH: I can issue an e-mail just to let you know that we're planning on Tuesday, October 15th.

CHAIRMAN DIVITO: Okay, that's the current. If something changes, the 21st, does that sound like it's something that could work as well?

COMMISSIONER DRAKE: Possibly. 15th or 21st.

COMMISSIONER JAFFE: Yes, right now it's open for me as well.

MR. MACH: Okay.

CHAIRMAN DIVITO: And the 11th for November is Veterans Day. So, we should probably look to go either the 12th or the 18th.

MR. MACH: Okay, great.

CHAIRMAN DIVITO: So, we can pick that date later, maybe next month.

MR. MACH: Sure, sure. All right, sounds good.

CHAIRMAN DIVITO: So, with that being said, is there a motion to adjourn?

COMMISSIONER GEISEL: Motion to adjourn.

COMMISSIONER DRAKE: 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 7:11 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 8, 2019

PETITIONER: Bergstrom Residence
ADDRESS OF PROPERTY: 2623 N. Chestnut Ave.
VARIATION: 6.5-2

A variation to allow a shed in the side yard where sheds are only permitted in the rear yard.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to install a shed in the side yard where sheds are only allowed in the rear yard. The petitioner explained that they have a shallow backyard. The petitioner further explained that there is a large tree in the rear yard and a patio, which limits the available space for a shed.

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



Zoning Board of Appeals 8/19/2019

Item: 933 N. Mitchell Ave. - ZBA#19-020

Department: Planning & Community Development

REQUEST

- A 2.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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 from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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 from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,661 square-feet where a maximum coverage of 3438 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: August 19, 2019
Date Prepared: August 13, 2019
Project Title: Ivanisevic Residence
Address: 933 N. Mitchell Ave.

Background Information

Petition Number: ZBA #19-020
Petitioner: Carole Wisniewski / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights, IL 60005

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

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The property has a total land area of 6,250 square feet and the residence, with the proposed addition, will have approximately 2,777 square feet. The petitioner is proposing a second floor addition over the existing nonconforming footprint of their home and proposing to expand the footprint of the home in the rear. The existing footprint is nonconforming along the side yard and the front yard setback. The existing setback along the north property line is 2.5 feet from the side-yard property line, where a 5.0 foot setback is required. The existing setback in the front yard is 24.8 feet where 26.1 feet is required. The petitioner is also requesting a variance for impervious surface coverage. The petitioner requests the following variations:

- **A 2.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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 from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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 from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,661 square-feet where a maximum coverage of 3438 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	✓	7/30/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/30/19	
3. Letter that was Mailed	✓	8/2/19	
4. Photographs of Sign on Property	✓	7/30/19	

Photographs of Existing Structure



ZBA# 19-020
933 N Mitchell Ave- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: July 23, 2019
Completed: August 2, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 2.5 ft variance to allow an addition with a side yard setback of 2.5 ft from the north property line instead of the minimum 5 ft and an additional 1 ft for the eave;

A 1.3 ft variance to allow an addition with a front yard setback of 24.8 ft from the west property line instead of the minimum 26.1 ft and an additional 1 ft for the eave; and

A 223 sq ft variance to allow impervious surface coverage of 3,661 sq ft where a maximum coverage of 3438 sq ft is allowed.

NOTE: The proposed plan is for an extensive remodel on the existing foundation which is non-compliant for the setbacks. The proposed variance for setback will not increase the non-conformity.

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

RECEIVED
AUG 02 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Ivanisevic Residence

Project Address: 933 N Mitchell Ave

ZBA #: 19-020

Date: August 2, 2019

RECEIVED
AUG 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variance:

- A 2.5 foot variance to allow an addition with a side yard setback of 2.5 feet where 5 feet is required, and an additional 1.0 foot for the eave.
- A 1.3 foot variance to allow an addition with a front yard setback of 24.8 feet where 26.1 feet is required, and an additional 1.0 foot for the eave.
- A 233 square-foot variance to allow impervious surface coverage of 3,661 square feet where maximum coverage of 3,438 is allowed by code.

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

1. The north wall of the addition shall have a minimum fire-resistance rating of 1-hour, with exposure from both the inside and outside, based on the distance to the lot line of less than 5 feet.
2. The soffit of the north wall of the addition shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.
3. Window openings in the north wall of the addition are not permitted based on the distance to the lot line of less than 3 feet.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Ivanisevic Residence

Project Address: 933 N. Mitchell Avenue

ZBA #: 19-020

ZBA Hearing Date: August 19th, 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: July 23, 2019

- A 2.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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 from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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 from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,661 square-feet where a maximum coverage of 3438 is allowed by code.

Attached are the Petitioner's:

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

Comments: NICE DESIGN FITS CHARACTER OF NEIGHBORHOOD.
IT IS FAVORABLE FOR AN ADMINISTRATIVE (STAFF) DESIGN
APPROVAL, PENDING OUTCOME OF ZBA REVIEW.

Please review, comment, and return to me no later than August 2, 2019.

- STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioners Slavko Ivanisevic, being the owner of the property commonly known as: 933 N. Mitchell Ave., and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6 and 3.8, CHAPTER 28, of the Arlington Heights Municipal Code, In order to: ALLOW A REDUCTION IN THE SIDEYARD (NORTH) and FRONTYARD (WEST) SETBACK FROM 5.0' TO 3.08 AND 26.1' TO 24.75' RESPECTIVELY, and reduction in required impervious surface of 2.5 s.f.

I hereby state 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 if the variation is granted

2) The plight of the owner is due to unique circumstances, which the existing home sits within the 5.0' side yard setback on the North, and within the average front yard setback.

3) The variance requested is the minimum variance necessary to allow reasonable use of the property

4) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby properties.

Signed: _____



Date: _____

7/2/19

SLAVKO IVANISEVIC

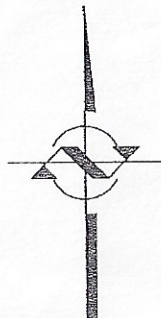
R.H. GRANATH
SURVEYING SERVICE, P.C.
PH: (708) 371-4478
FAX (708) 371-3922

PLAT OF SURVEY

of

R.H. GRANATH
SURVEYING SERVICE, P.C.
6006 W. 159th STREET
BUILDING B UNIT 1-SOUTH
OAK FOREST, ILL. 60452

LOTS 37 AND 38 IN BLOCK 12, IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1"=20'



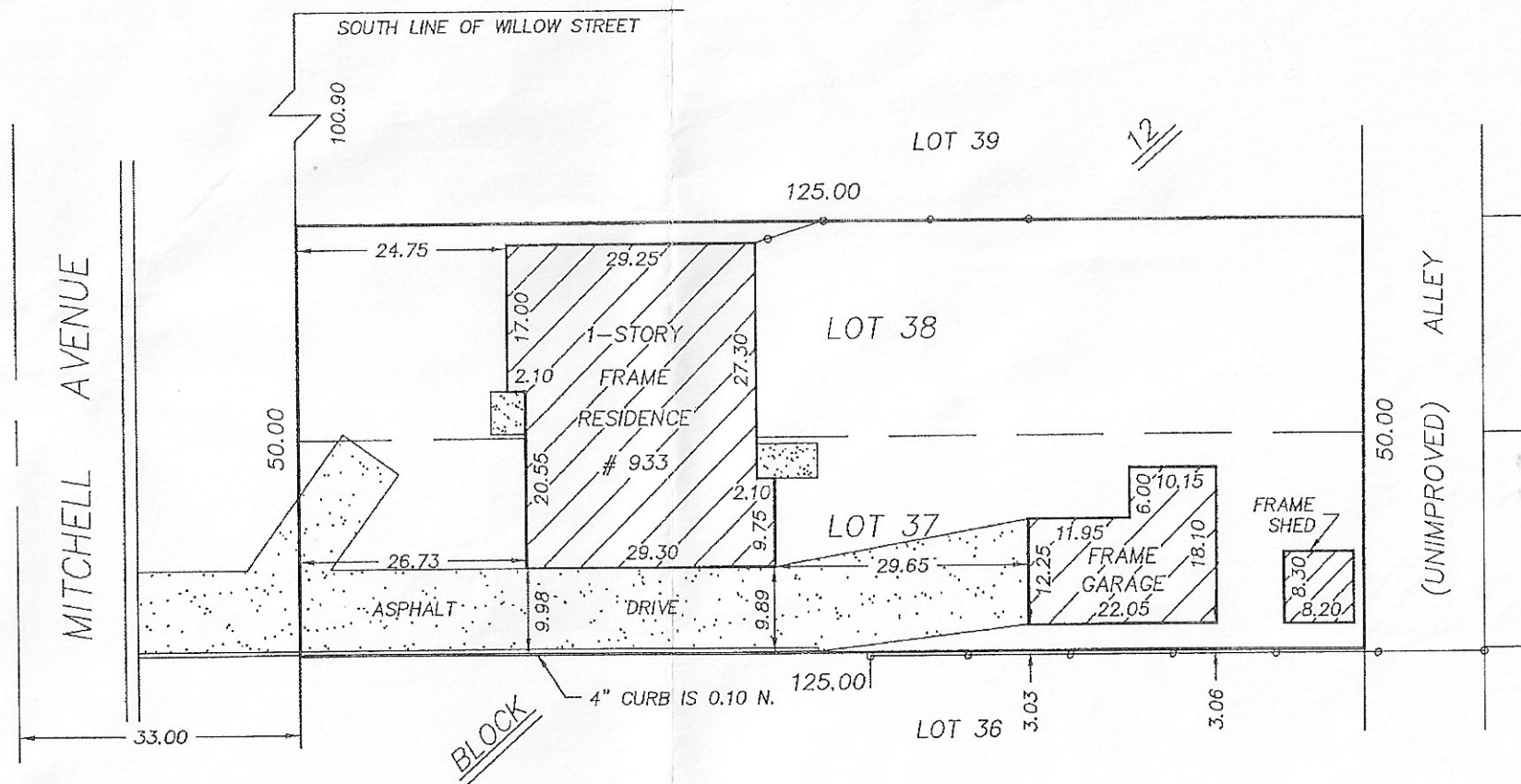
STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT R.H. GRANATH SURVEYING SERVICE, P.C. HAS ISSUED THIS PLAT FROM FIELD SURVEY DATA OBTAINED AT THE PROPERTY INDICATED IN THE CAPTION LEGAL DESCRIPTION AND PUBLIC RECORDS, AND THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SAME. THIS PLAT OF SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY PER TITLE 68 CHAPTER VII, SUBCHAPTER b: SECTION 1270.56 IN THE RULES FOR THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. NO BOUNDARY CORNERS WERE SET DURING THIS FIELD SURVEY OF THE SUBJECT PROPERTY BY CLIENT AGREEMENT (ITEM 3D OF SAID RULES). ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

STEVEN R. GRANATH P.L.S. No. 3169

VALID ONLY IF EMBOSSED SEAL IS AFFIXED

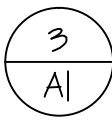
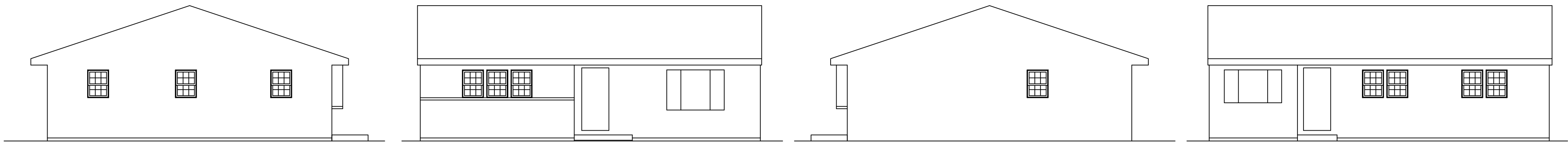
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE, REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



DATE: SEPTEMBER 6, 2018

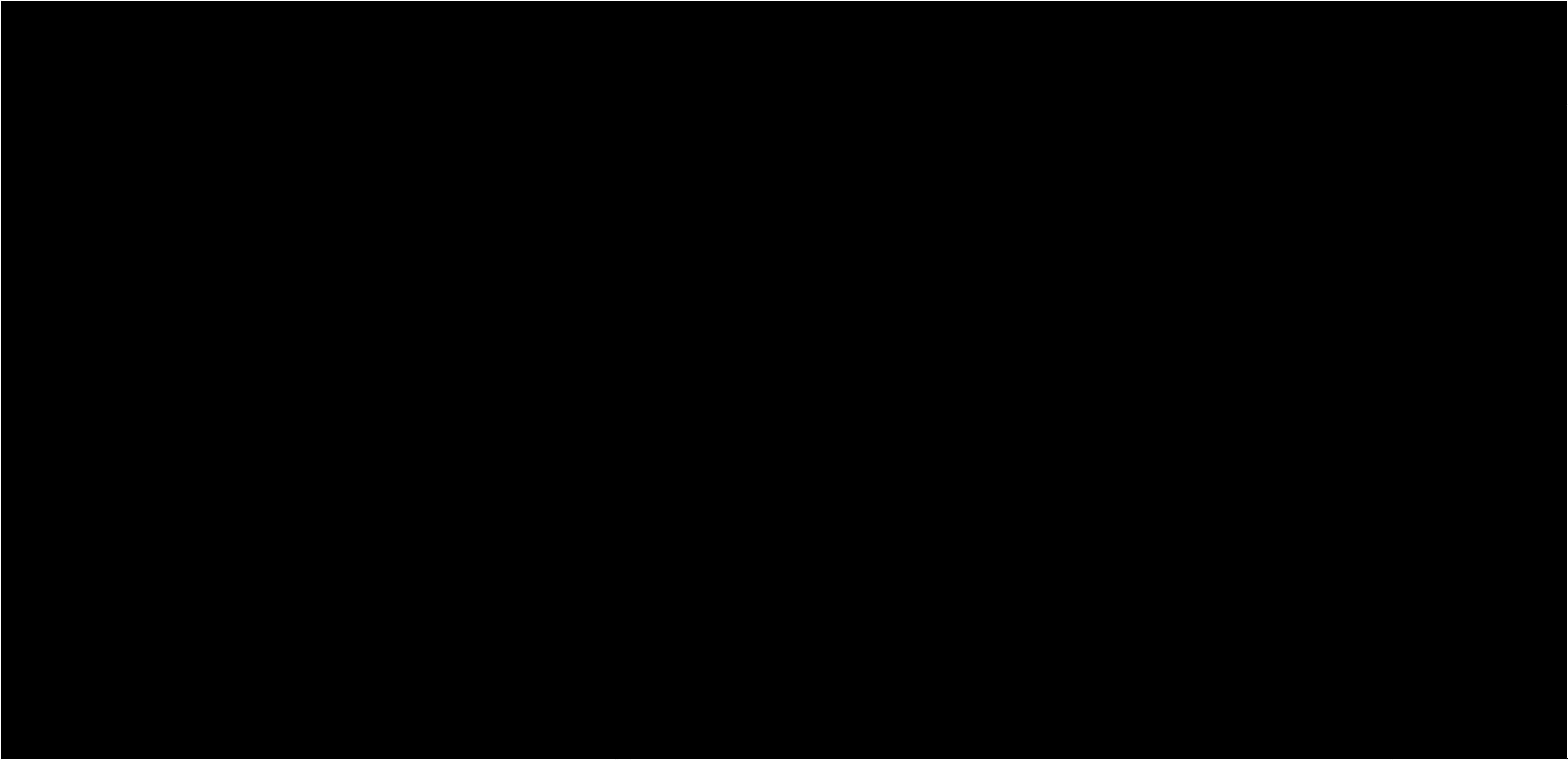
CLIENT: LAW OFFICE OF KEVIN A. SKALNIK

R.H.G. ORDER NO. MS 2018-09-003



EXISTING ELEVATIONS

1/8" = 1'-0"



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



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

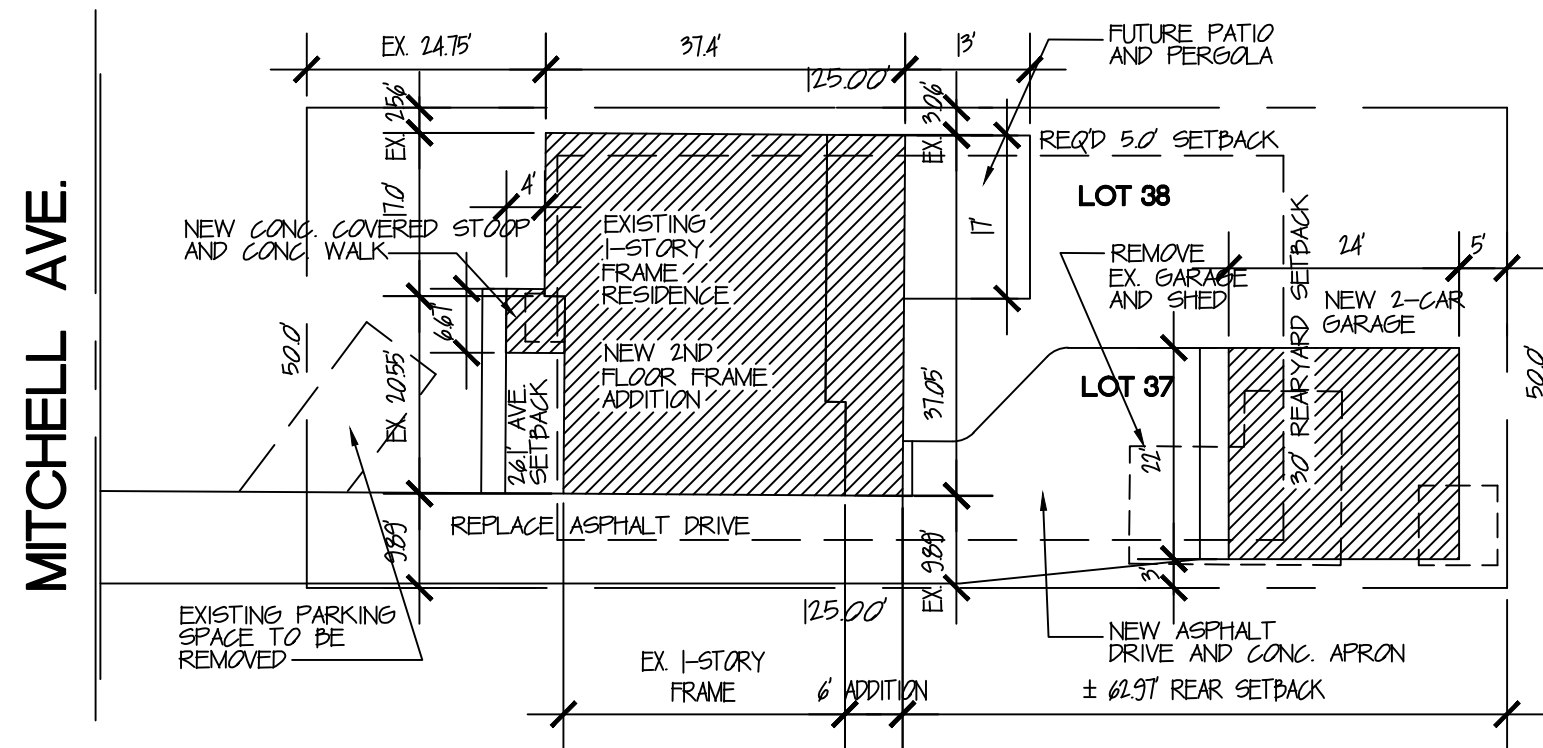
GARAGE/SECOND FLOOR
ADDITION & REMODELING
FOR:
**SLAVKO & SNEZANA
IVANISEVIC**
933 N MITCHELL AVE.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	07.09.19	DESIGN COMM
2	07.09.19	ZBA
3		
4		
5		
6		

© 2019 CW Design Group, Inc

PROJECT NUMBER
19005.00

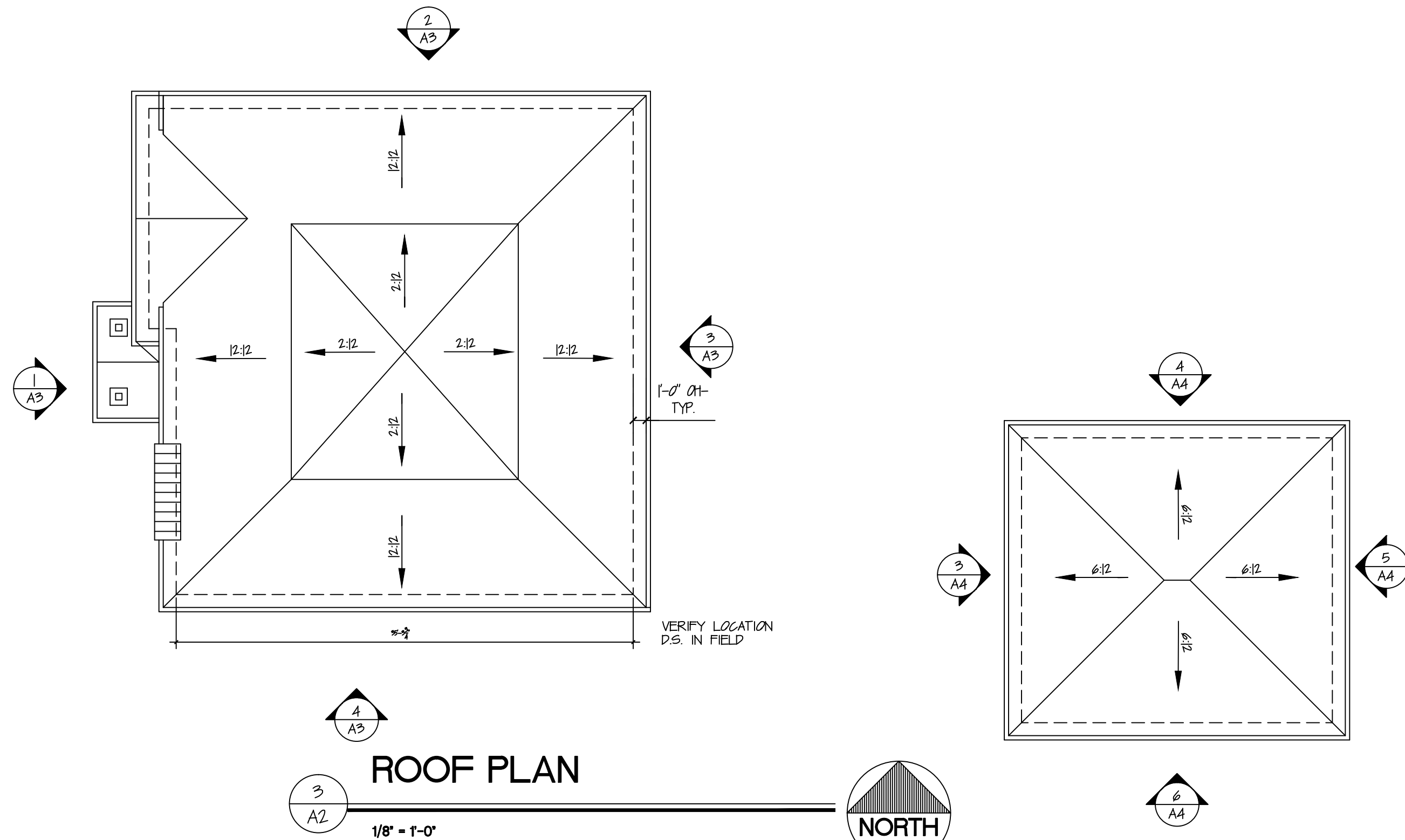
EX. PLAN/ELEV
FOUNDATION
A1



SITE PLAN

1" = 20'-0"

NORTH



ROOF PLAN

1/8" = 1'-0"

NORTH

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



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1	07.09.19	DESIGN COMM
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4		
5		
6		

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PROJECT NUMBER
19005.00

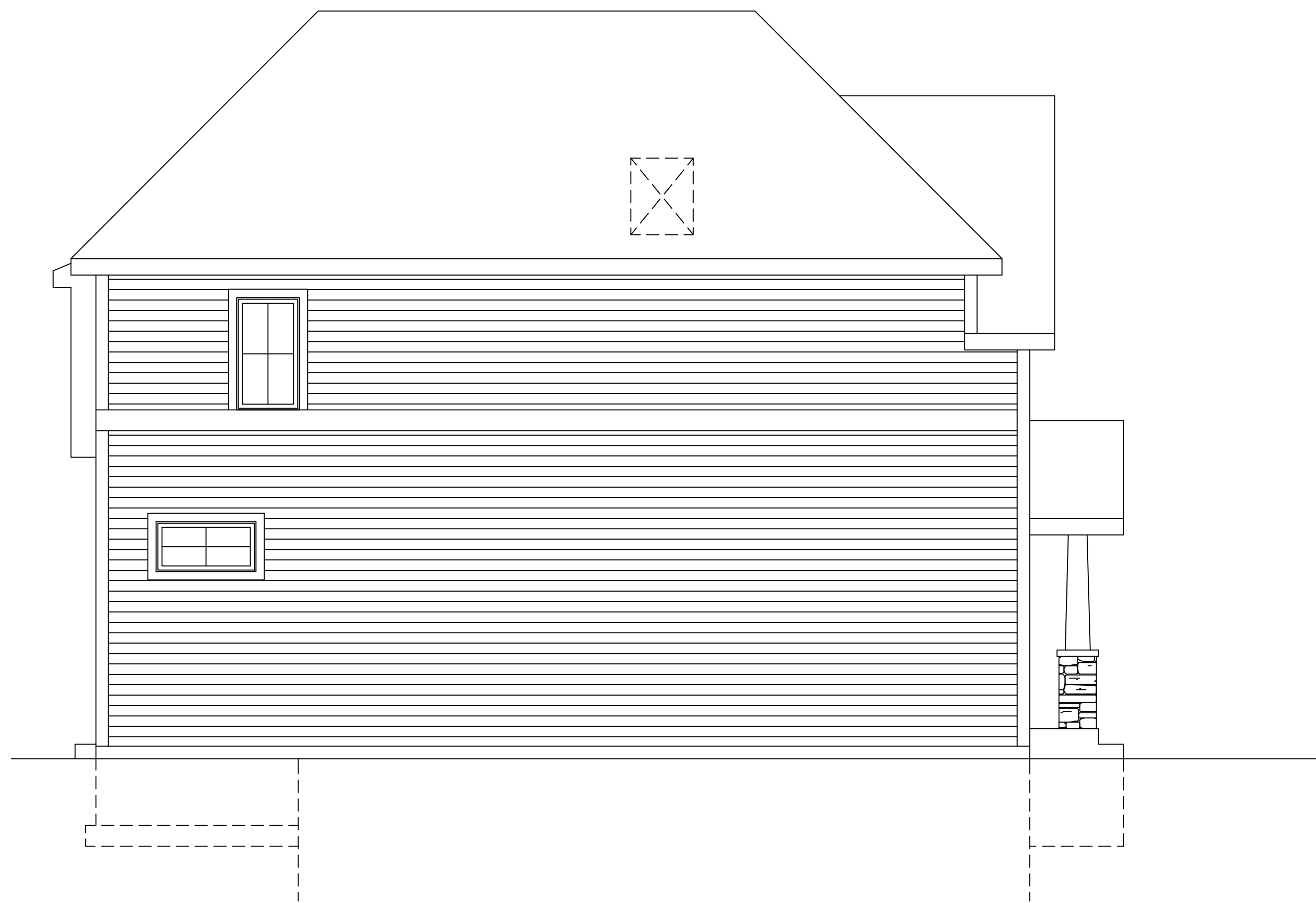
FLOOR PLANS
A2



4
A3
SOUTH (RIGHT) ELEVATION
1/4" = 1'-0"



3
A3
EAST (REAR) ELEVATION
1/4" = 1'-0"



2
A3
NORTH (LEFT) ELEVATION
1/4" = 1'-0"



1
A3
WEST (FRONT) ELEVATION
1/4" = 1'-0"

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



922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwisdesign@gmail.com
DESIGN REG #184.007566-001

GARAGE/SECOND FLOOR
ADDITION & REMODELING
FOR:
SLAVKO & SNEZANA
IVANISEVIC
933 N MITCHELL AVE.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	07.09.19	DESIGN COMM
2	07.09.19	ZBA
3		
4		
5		
6		

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PROJECT NUMBER
19005.00

EXTERIOR
ELEVATIONS

A3



Zoning Board of Appeals 8/19/2019

Item: 614 N. Haddow Ave. - ZBA#19-021

Department: Planning & Community Development

REQUEST

- A 6.2 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) 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 from Chapter 28, Section 6.5-6 (Accessory Buildings) 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 from Chapter 28, Section 6.6-5.1 for a 0.8 foot eave along the west property line.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 19, 2019
Date Prepared: August 13, 2019
Project Title: Kurzynski Residence
Address: 614 N. Haddow Ave.

Background Information

Petition Number: ZBA #19-021
Petitioner: Robert Flubacker Architects
Address: 1825 Rohlwing Rd. Suite B
Rolling Meadows IL 60008

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

Requested Action/Background Information

The subject site consists of a lot that is 132 feet wide by 132 feet deep, located on the west side of Haddow Avenue, north of Euclid Avenue. The total area of the subject site is 17,425 square feet and there is an existing two story home located on the site. In 2016, the petitioner appeared in front of the Zoning Board of Appeals requesting a height variance for a new 720 square foot garage. The variance was granted; however, the petitioner did not build the garage and the variance is no longer valid. The petitioner is returning to the ZBA with a modified plan and is seeking a variance for height for two detached garages and for the eave encroaching into the rear yard setback. The petitioner is proposing to expand an existing garage that will result in a 720 square foot structure and construct a new 716 square foot garage. The petitioner will access the existing garage through the new garage with a driveway between the two structures.

Previously the site consisted of two parcels that were 66 feet wide by 132 feet deep and in 2018, the property owner consolidated the two lots as part of the plat of subdivision process through Plan Commission. As part of the subdivision, a 5 foot easement for utilities and drainage was included along the rear and side property lines. If the Zoning Board of Appeals is supportive of the variances, the petitioner will be required to obtain releases from the utility companies in order to locate the proposed eaves within the easement. The petitioner is requesting the following variances:

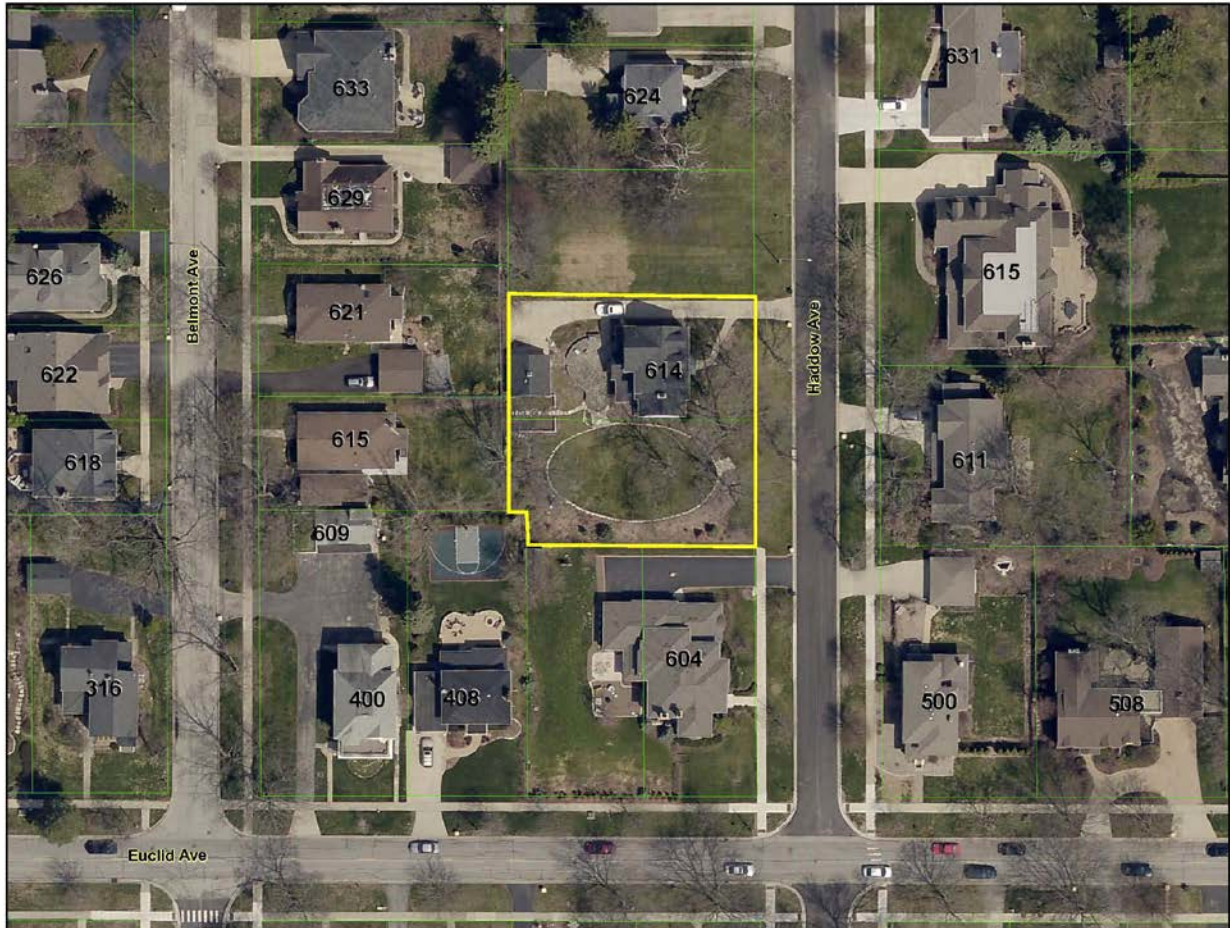
- **A 6.2 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (new detached garage) from 15 feet to 21.2 feet.**
- **A 2.3 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure (existing detached garage with an addition) from 15 feet to 17.3 feet.**
- **A variation from Chapter 28, Section 6.6-5.1 for a 0.8 foot eave along the west property line.**

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	✓	8/1/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/1/19	
3. Letter that was Mailed	✓	8/1/19	
4. Photographs of Sign on Property	✓	8/1/19	

Photographs of Existing Structure



ZBA# 19-021
614 N Haddow Ave- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: July 23, 2019
Completed: August 1, 2019

RECEIVED
AUG 02 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

The proposed ZBA application indicates that the petitioner is seeking:

- A 6.2 ft variance to allow an increase to the maximum height of an accessory structure (new detached garage) from 15 ft to 21.2 ft;
- A 2.3 ft variance to allow an increase in the maximum height of an accessory structure (existing detached garage with an addition) from 15 ft to 17.3 ft; and
- A variance to allow for a 0.8 ft eave along the north property line and a 1.8 ft eave along the west property line.

NOTE: A variance was approved in 2016 for height from 15 ft to 19.4 ft for an accessory structure.

The Engineering Division has **NO COMMENT** on the proposed variances for height of the existing detached garage the new detached garage, or the eaves, however; there are existing overhead utilities along the rear property line abutting the existing garage, proposed garage addition and the new detached garage. The petitioner should verify that there are no conflicts between the height of the structures and existing utilities.

For the eaves encroaching into the easement, the petitioner will need to have the utilities sign off on it.

--



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: Kurzynski Residence

Project Address: 614 N Haddow Ave

ZBA #: 19-021

Date: August 2, 2019

RECEIVED
AUG 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

- 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 variance for a 0.8 foot eave along the north property line and a 1.8 foot eave along the west property line.

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

1. The north wall of the new garage shall have a minimum fire-resistance rating of 1-hour, with exposure from both the inside and outside, based on the distance to the lot line of less than 5 feet.
2. The soffit of the north wall of the addition shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.
3. The minimum required interior garage width for a 3-car garage is 30 feet.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kurzynski Residence

Project Address: 614 N. Haddow Avenue

ZBA #: 19-021

ZBA Hearing Date: August 19th, 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: July 23, 2019

- A 6.2 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) 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 from Chapter 28, Section 6.5-6 (Accessory Buildings) 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 from Chapter 28, Section 6.6-5.1 for a 0.8 foot eave along the north property line and a 1.8 foot eave along the west property line.

Attached are the Petitioner's:

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

Comments: ARCHITECTURAL STYLE AND DETAILING IS NICELY
DONE TO MATCH THE EXISTING HOUSE.
-STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than August 2, 2019.

PETITION

NOW COMES the Petitioner, **Terry Kurzynski**, being the owner of the property commonly known as: **614 N. Haddow Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from, **Section 6.5-6 and Table 6.6-5.1** Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a detached frame garage in the rear yard. The request is a height variation of 6 feet-2 inches above the maximum 15 foot allowed height and 5.5 inches encroachment to side yard.

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

- To accommodate today's taller vehicles (Mercedes-Benz Sprinter is 7 feet-10-1/2 inches tall) an 8 foot tall overhead door is needed. This requires 9 foot bearing at the walls, which raises the building and roof 1 foot from a typical 8 foot bearing. Additionally, the design of the existing garage and house has steep roof pitches which we are matching at the new garage.

I hereby state that the following unique circumstances exist:

- The existing neighborhood structures (historic district) and existing buildings on the subject property have a majority of steep roof pitches.
- The homes to the rear of the subject property are all elevated above the subject property by at least 5 to 6 feet, minimizing the impact of the height variation.
- The existing home has no storage or workshop space available.

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: _____

7/16/2019

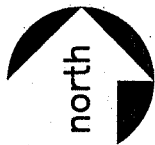
PLAT OF SURVEY

of

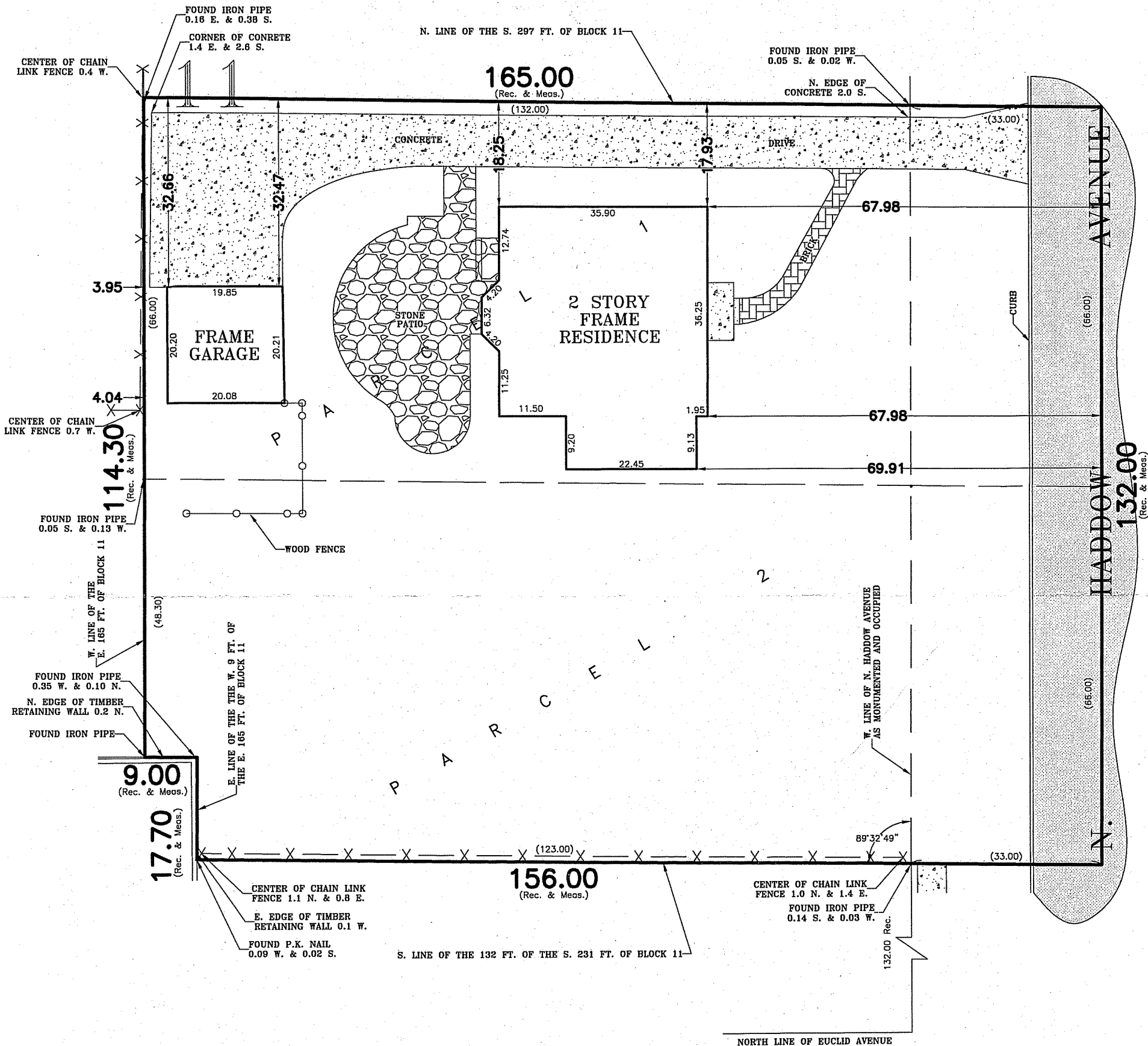
PARCEL 1: THE NORTH 66 FEET OF THE SOUTH 297 FEET OF THE EAST 165 FEET OF BLOCK 11 IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 66 FEET OF THE SOUTH 231 FEET OF THE EAST 165 FEET OF BLOCK 11, MEASURED FORM THE THE CENTER OF STREET, (EXCEPT THE WEST 9 FEET OF THE SOUTH 17.7 FEET OF SAID TRACT), IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 614 N. HADDOW 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 EXTRAPOLATIONS 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)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: THOMAS D. RESNICK

I, JOSEPH P. MAIKISCH, 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 60 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
22ND DAY OF MAY

MY LICENSE EXPIRES ON 11/30/2012

P.S.I. NO. 1296617

Professional Design Registration #184-002795



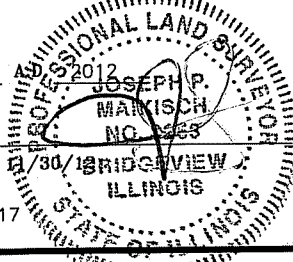
PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com

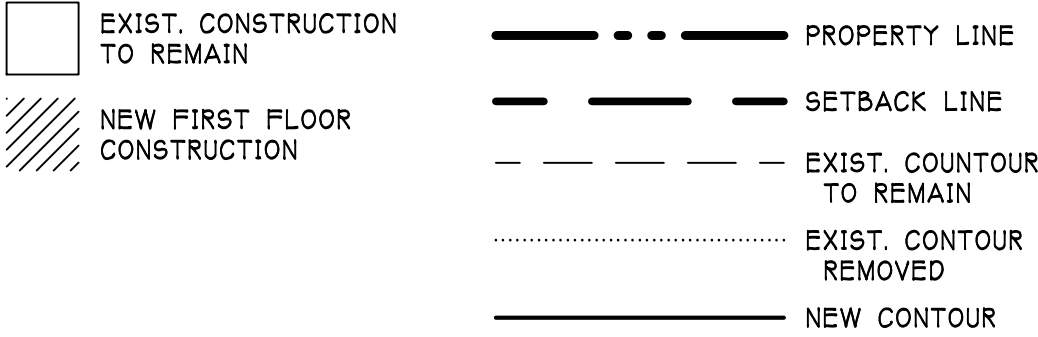
Field Work Completed	05/17/12	FLD CREW:	CD/GZ
Land Area Surveyed	PARCEL 1: 10,889.7 Sq. Ft.	CAD:	EH
	PARCEL 2: 10,730.4 Sq. Ft.		
	TOTAL: 21,620.1 Sq. Ft.		
Drawing Revised			



DETACHED GARAGES FOR
**THE KURZYNSKI
RESIDENCE**
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

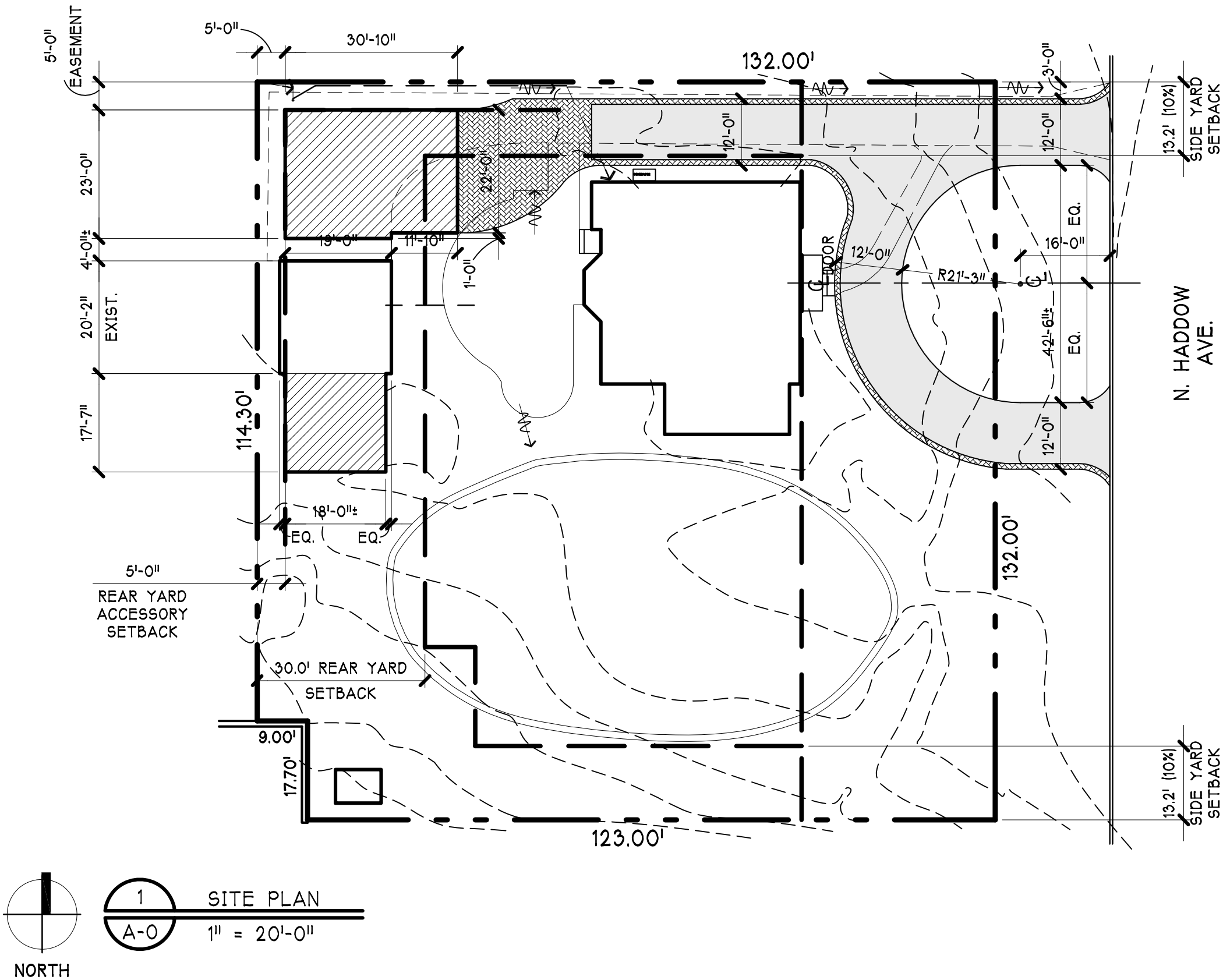
SITE PLAN

SITE PLAN LEGEND:



SITE PLAN GENERAL NOTES:

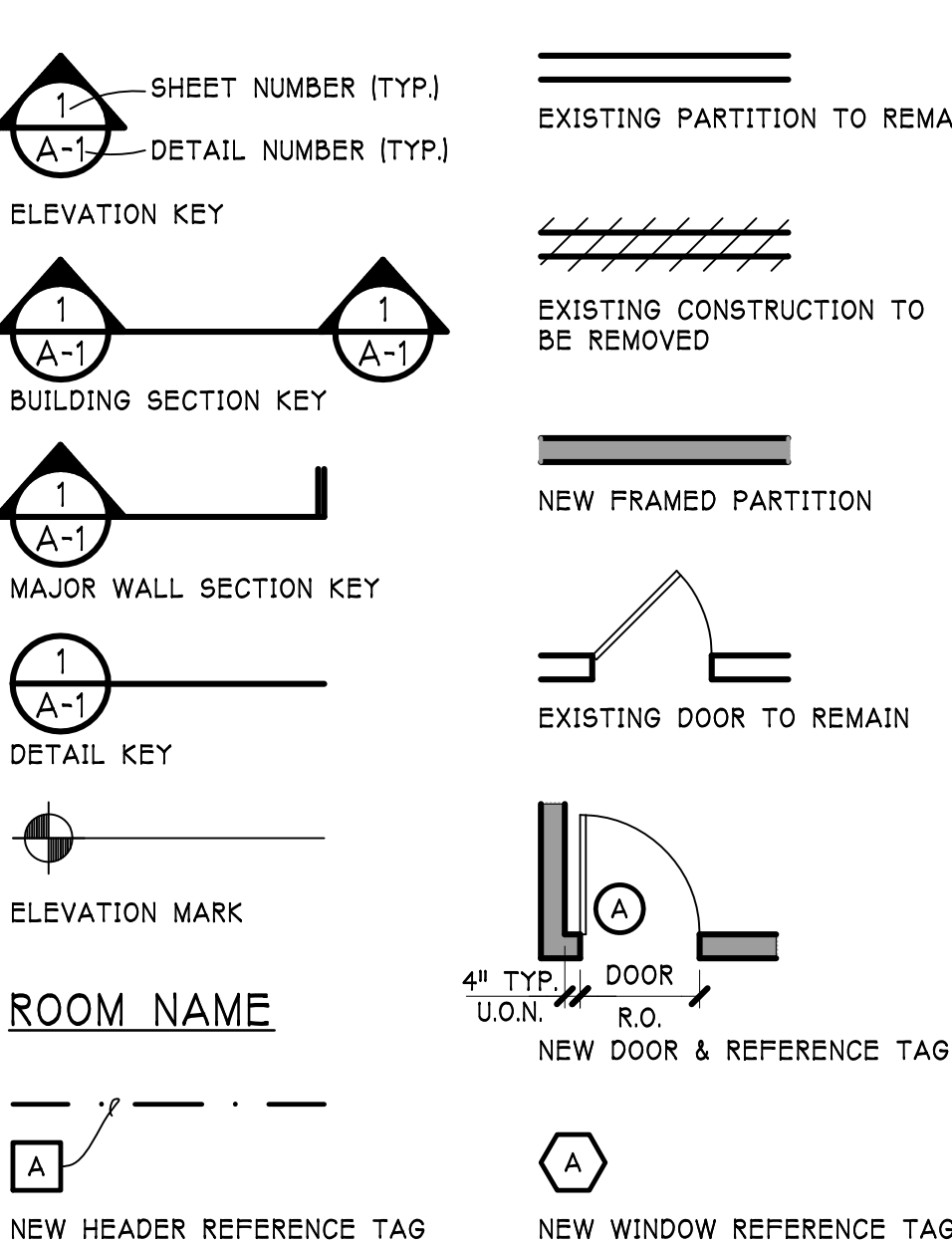
1. INFORMATION SHOWN ON THIS DRAWING IS ACCUMULATED FROM EXISTING RECORDS, FIELD SURVEY, AND OTHER SOURCES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION.
5. PROVIDE TEMPORARY CONSTRUCTION SAFETY FENCING AROUND ALL OPEN EXCAVATIONS, HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.



ABBREVIATIONS

#	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
#	ANGLE	F.D.	FLOOR DRAIN	PL.WD.	PLYWOOD
#	FINISH 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
ADJ.F.	ADJUSTABLE FINISH FLOOR	FOUND.	FOUNDATION	P.V.C.	POLY-VINYL 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	R&S & SHELF
B.	BUILDING	F.S.	FOOTING	REBAR.	REINFORCING BAR
B/D.	BOARD	FTG.	FOOTING	REFP.	REFRIGERATOR
B.D.	BUILT-IN	FURN.	FURNACE	REIN.	REINFORCE
BLDG.	BUILDING	GA.	GAUGE	RM.	ROOM
B.O.	BY OWNER	GLV.	GALVANIZED	R.O.	ROUGH OPENING
BNG.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.C.	ROUGH CORE
BNG.	BEARING	GYP.BD.	GYP.SUM BOARD	S.C.	SECTION
C.	CABINET	HGT.	HEIGHT	SCT.	SINGLE-HUNG CLOSET ROD
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CJ.	CONSTRUCTION JOINTS	HEAT.	HEATING	SUMP PIT	SUMP PIT
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CL.C.	CEILING	H.W.	HOT WATER	SQ.	SQUARE
CL.M.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STL.	STEEL
COL.	COLUMN	L.	LINEN	STOR.	STORAGE
CONC.	CONCRETE	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONC.	CONSTRUCTION	LLV	LONG LEG VERTICAL	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	T.	TOP OF
CT.	CERAMIC TILE	MAX.	MAXIMUM	T&B.	TONGUE & GROOVE
C.W.	COLD WATER	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
D.	DRYER	M.E.C.H.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DEMO.	DEMOLITION	MED.	MEDIUM	T.O.P.	TOP OF PLATE
D.S.	DOUBLE-HUNG CLOSET RODS	MICRO.	MICROWAVE	T.V.P.	TELEVISION
DIA.	DIAMETER	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DISP.	DISPOSAL	MIS.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
DISP.	DISPOSAL	M.L.	MASONRY OPENING	VERT.	VERTICAL
D.M.	DRAIN	MTO.	METAL	V.T.R.	VENT THRU ROOF
D.S.	DOWN	NFBH	NON-FREEZE HOSE BIBB	W.	WITH
D.S.	DOWN SPOUT	N.I.C.	NOT IN CONTRACT	W.	WASHER
D.S.	DISHWASHER	NO.	NUMBER	W.C.	WATER CLOSET
E.	EACH	NOM.	NOMINAL	WD.	WOOD
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	NT.S.	NOT TO SCALE	WINDO.	WINDOW
ELECT.	ELECTRICAL	O.A.	OVER ALL	W.H.	WATER HEATER
ELEV.	ELEVATION	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQ.	EJECTOR PIT/PUMP	O.H.	OVERHANG	W/O	WITHOUT
EQU.	EQUIPMENT	OPP.	OPPOSITE	WT.	WEIGHT
EQUIV.	EQUIVALENT	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
EACH	EACH WAY	PERF.	PERFORATED		
EXIST.	EXISTING	PLATE.	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 (NFFA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1987 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE
REFERENCED CODES

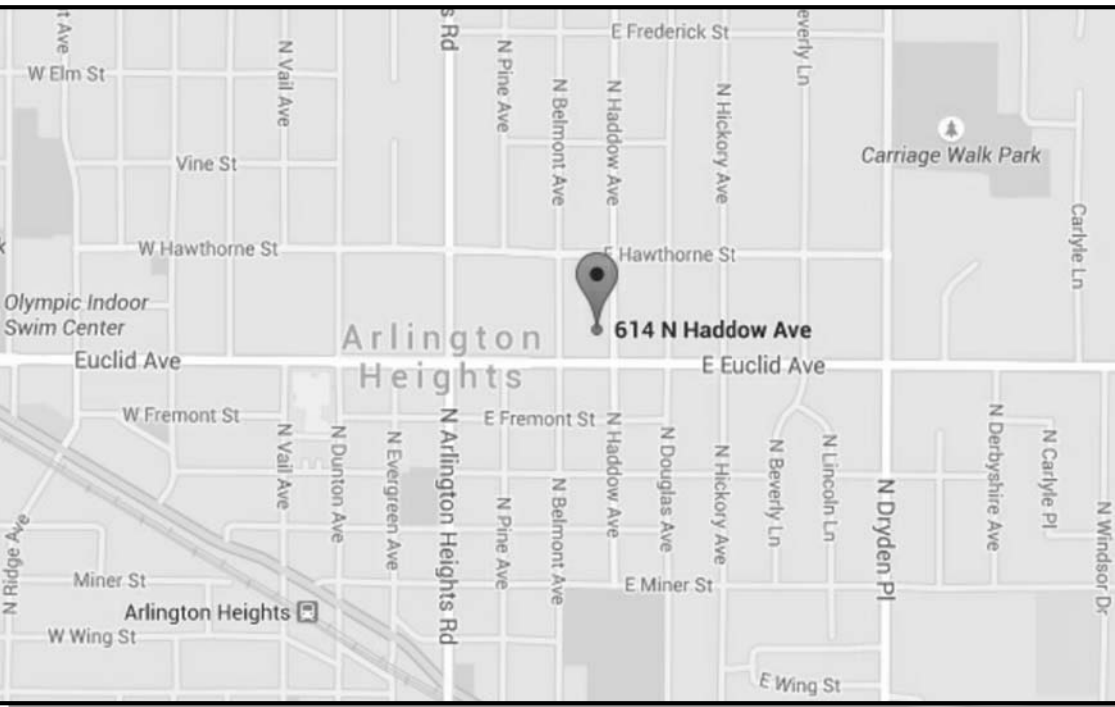
CODE REVIEW

BUILDING AREAS:	
EX. FIRST FLOOR	1,529 SQ.FT.
EX. SECOND FLOOR	1,262 SQ.FT.
EX. THIRD FLOOR	866 SQ.FT.
TWO-DETACHED GARAGES	720 +716 = 1,436 SQ.FT. TOTAL
DESIGN LOADS:	
ATTIC, NO STORAGE	10 LL + 10 DL = 20 PSF
ATTIC, w/ STORAGE	20 LL + 10 DL = 30 PSF
ROOF	19 PSF DL
GROUND SNOW LOAD	30 PSF

LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	GARAGE DEMOLITION PLAN / GARAGE FOUNDATION PLAN
A-2	GARAGE FLOOR PLAN / STORAGE FLOOR PLAN / GARAGE ROOF PLAN
A-3	EXTERIOR ELEVATIONS
A-4	WALL SECTION / SECTIONS / DETAILS
M-1	GARAGE MECHANICAL PLAN / STORAGE MECHANICAL PLAN

LOCATION MAP



RFA
ROBERT
LUBACKER
ARCHITECTS
LIMITED

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

IL Design Firm
#184.001489

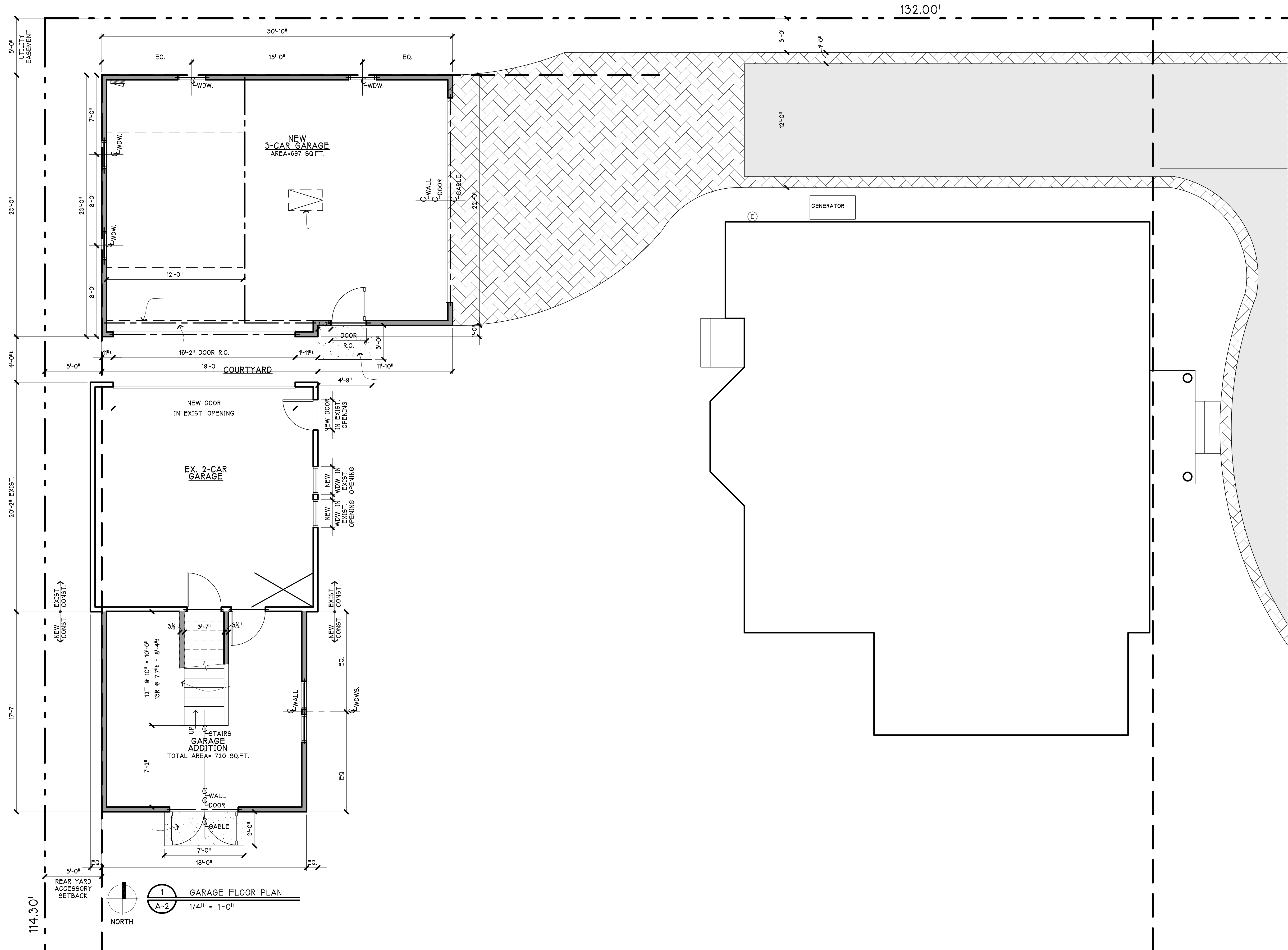
DETACHED GARAGE FOR
THE KURZYNSKI RESIDENCE
 614 N. HADDOW AVE.
 ARLINGTON HEIGHTS, ILLINOIS

Date	Description
1/8/19	ZONING

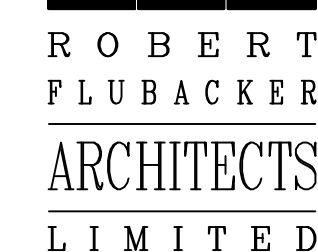
© 2019 R.F.A. LTD.

Project Number	190--
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A-0



Date	Description
8/8/18	ZONING



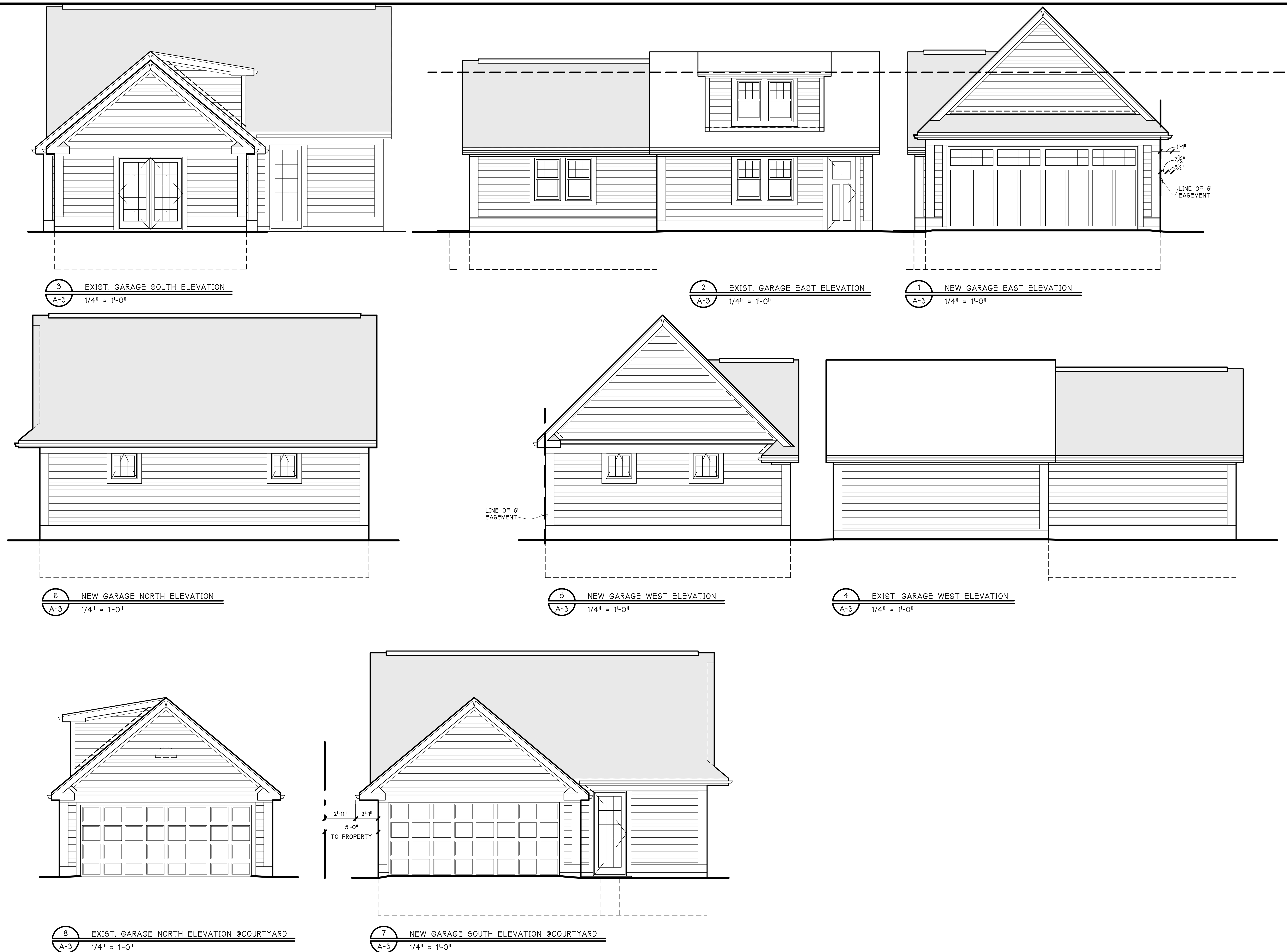
IL Design Firm
#184.001489

DETACHED GARAGES FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

© 2019 R.F.A. LTD.

Project Number
190--

A-3



KURZYNSKI RESUBDIVISION

of

PARCEL 1:

THE NORTH 66 FEET OF THE SOUTH 297 FEET OF THE EAST 165 FEET OF BLOCK 11 IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-29-123-006-0000

COMMONLY KNOWN AS: 614 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

PARCEL 2:

THE NORTH 66 FEET OF THE SOUTH 231 FEET OF THE EAST 165 FEET OF BLOCK 11, MEASURED FROM THE CENTER OF THE STREETS (EXCEPT THE WEST 9 FEET OF THE SOUTH 17.7 FEET OF SAID TRACT) IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-29-123-017-0000

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
Bearings are based on an assumed local meridian.

SURVEYOR'S CERTIFICATE

State of Illinois }
County of Cook } ss.

I, David R. Bycroft, an Illinois Professional Land Surveyor in compliance with the laws of the State of Illinois and do hereby certify that this Plat correctly represents a survey completed by me on July 30, 2015 and that all monuments and markers shown hereon actually exist, and that I have accurately shown the materials they are made of.

I do further certify that iron pipes have been placed at all corners and curve control points in accordance with the Arlington Heights Subdivision and Development Code; that the property is within the corporate limits of the Village of Arlington Heights which has adopted an official comprehensive plan.

I do further certify that according to FEMA Map 17031C0203J, Map revised August 19, 2008, the subject property is situated within Zone X, which are areas determined to be outside the 0.2% annual chance floodplain.

dated at Arlington Heights, Illinois, this 19TH day of FEBRUARY, 2019

by David R. Bycroft
as Illinois Professional Land Surveyor No. 2846

Prepared by:

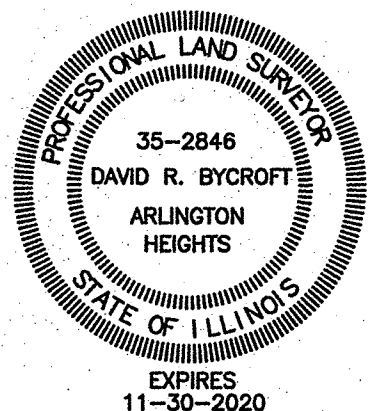
Norman J. Toberman and Associates

115 South Wilke Road

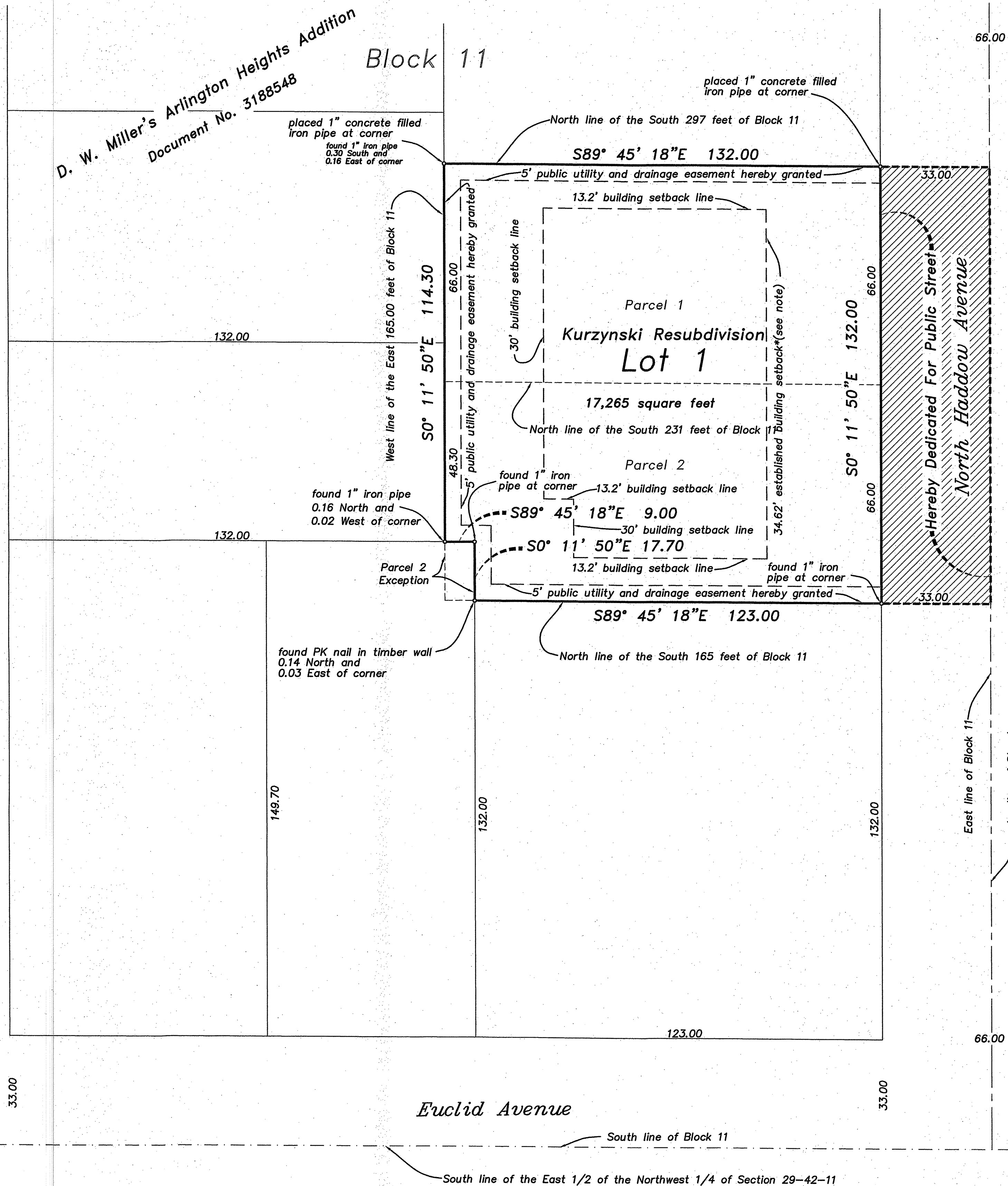
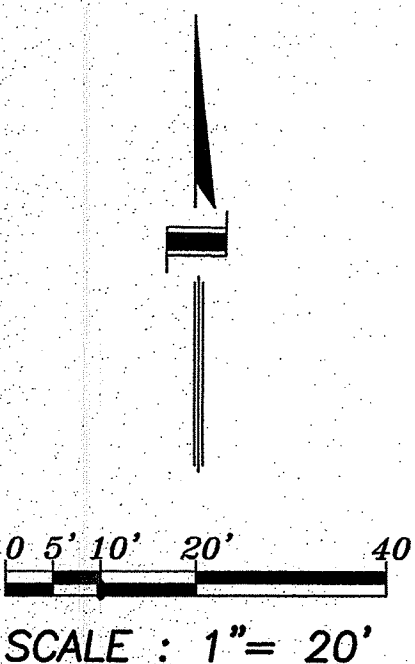
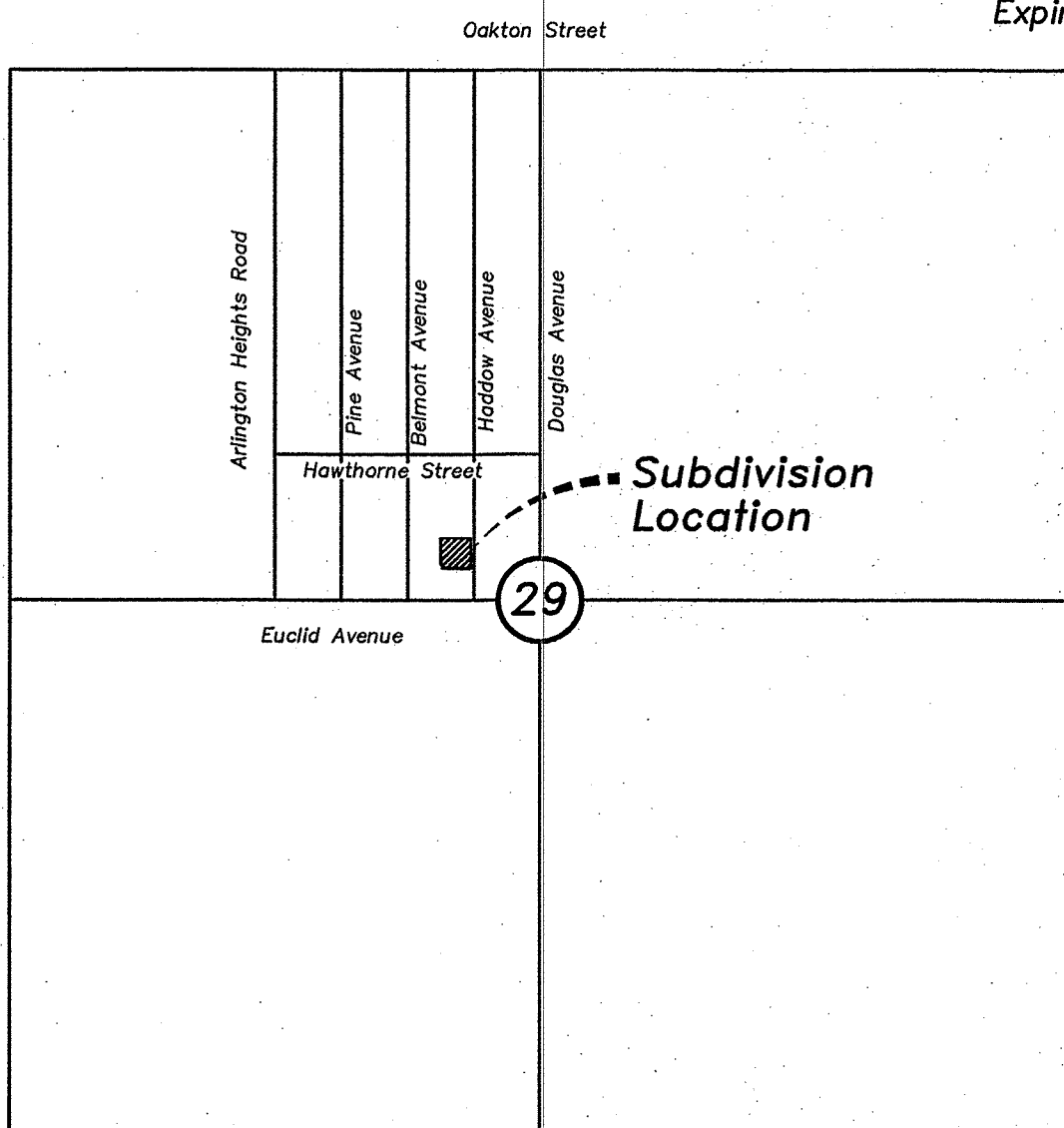
Suite 301

Arlington Heights, Illinois 60005

(847) 439-8225



Design Firm #184-005910
Expires April 30, 2019



*Note: The actual required front yard building setback line may be less than or greater than 34.62 as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.2(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements.

KURZYNSKI RESUBDIVISION

NOTARY CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____ a notary public in and for said County in the State aforesaid, does hereby certify that Terry A. and Tanis J. Kurzynski are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the sole owners, who appeared before me this day in person & acknowledged that they signed and delivered said instrument of their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2019

Notary Public

My commission expires on _____

MORTGAGE CERTIFICATE

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

_____ AS MORTGAGEE OF THE PROPERTY (Mortgage Loan: #_____)

COMMONLY KNOWN AS 614 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, IL. DOES HEREBY

CONSENT TO THE KURZYNSKI FINAL PLAT OF RESUBDIVISION OF THE PROPERTY DESCRIBED HERON.

Dated this _____ day of _____, A.D., 2019

(Bank Officer)

Deed of Dedication

We, the undersigned, Terry A. and Tanis J. Kurzynski, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the plat. This subdivision shall be known and designated as Kurzynski Resubdivision,an addition to the Village of Arlington Heights, Cook County, Illinois.

All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

The right to enforce these provisions by injunction, together with the right to the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public.

WITNESS our hands and seals this _____ day of _____, 2019.

Terry A. Kurzynski

Tanis J. Kurzynski

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

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared Terry A. and Tanis J. Kurzynski each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this _____ day of _____, 2019.

Notary Public

WIDE OPEN WEST,LLC CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

ATT/SBC COMMUNICATIONS CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMMONWEALTH EDISON/EXCELON CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

COMCAST CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ____ - ____ - ____

TITLE: _____

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR & GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING, BUT NOT LIMITED TO: WIDE OPEN WEST CABLE, COMCAST CABLE, ATT/SBC COMMUNICATIONS, COMMONWEALTH EDISON/EXCELON AND NORTHERN ILLINOIS GAS CO. AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS DEFINED AS PUBLIC UTILITY EASEMENTS ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG UNDER AND THROUGH SAID VINDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM AND REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN, OR LATER, INTERFERE WITH THE AFORESAID USES OR RIGHTS AND SAID GRANTEE SHALL REPLACE AND RESTORE THE SURFACE TO ITS EXISTING CONDITION AT ANY TIME IN THE FUTURE THAT SAID SURFACE IS DISTURBED BY GRANTEE IN THE COURSE OF REPAIRING, MAINTAINING AND OPERATING SAID UTILITIES. WHERE A PUBLIC UTILITY EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE AS TO DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

COUNTY CLERK CERTIFICATE

State of Illinois }
County of Cook } ss.

I, _____ County Clerk of Cook County, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat.
I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____, Illinois this ____ day of _____, 2019

By: _____

County Clerk

This plat submitted for recording by: (name) _____

(address) _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

THIS _____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE VILLAGE ENGINEER OF ARLINGTON HEIGHTS, ILLINOIS

THIS _____ DAY OF _____, 20____

Village Engineer

VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11 - 12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

PLAN COMMISSION CERTIFICATE

APPROVED BY AT PLAN COMMISSION MEETING HELD ON: _____, ____ , 20____

PLAN COMMISSION CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON: _____, ____ . 20____

VILLAGE PRESIDENT

VILLAGE CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

TO THE BEST OF OUR KNOWLEDGE & BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL BE MADE BY THE SUBDIVISION LAND OWNERS FOR COLLECTION & DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION IN THE RESUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

SEND TAX BILL TO:

Name: Terry A. Kurzynski
614 North Haddow Avenue
Arlington Heights, Illinois 60004

KURZYNSKI RESUBDIVISION

MORTGAGE CERTIFICATE

State of Louisiana
Parish of Ouachita
JPMorgan Chase Bank, N.A., as mortgagee of the property commonly known as 614 N. Haddow Avenue.,
Arlington Heights, Illinois 60004, Mortgage dated May 29, 2012 and recorded June 18, 2012 as
Document No. 1217035077, Cook County, Illinois, does hereby consent to the Kurzynski Resubdivision
of the property described hereon.

Dated this _____ day of _____, A.D., 2019

JPMorgan Chase Bank, N.A.

Print Name:
Its: Vice President

NOTARY CERTIFICATE

State of Louisiana
Parish of Ouachita
On _____ before me appeared _____, to me personally known,
who did say that she/he/they is (are) the Vice President of JPMorgan Chase Bank, N.A. and that the instrument
was signed on behalf of the corporation (or association), by authority from its board of directors, and that she/he/they
acknowledged the instrument to be the free act and deed of the corporation (or association).

_____, Notary Public

LA Notary ID: _____
Lifetime Commission

**RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION**

WHEREAS, on February 27, 2019, in Petition Number 18-016, the Plan Commission of the Village of Arlington Heights conducted a public meeting on a request by Terry and Tanis Kurzynski, to resubdivide the property located at 608-614 N Haddow Ave, Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of resubdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of resubdivision would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the final plat of resubdivision for Kurzynski Resubdivision, prepared by Norman J. Toberman and Associates, Illinois registered land surveyors, dated February 19, 2019, is hereby approved for the property legally described as follows:

Parcel 1: The North 66 feet of the South 297 feet of the East 165 feet of Block 11 in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

Parcel 2: The North 66 feet of the South 231 feet of the East 165 feet of Block 11, measured from the center of the streets, (except the West 9 feet of the South 17.7 feet of said tract), in D. W. Miller's Arlington Heights Acre Addition in the East half of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in in Cook County, Illinois.

P.I.N. 03-29-123-006, 03-29-123-017

and commonly described as 608-614 N Haddow Ave, Arlington Heights, Illinois.

SECTION TWO: That the approval of the final plat of resubdivision granted by this Resolution is subject to the condition the Petitioner shall comply with all conditions of approval as outlined within the ordinance granting preliminary approval of Kurzynski Resubdivision as well as Federal, State and local policies, regulations and codes, to which the Petitioner has agreed.

SECTION THREE: The Village President and Village Clerk shall execute the final plat on behalf of the Village of Arlington Heights.

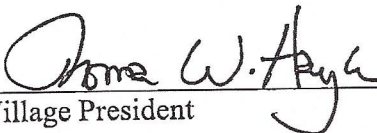
SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

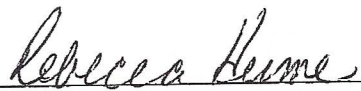
AYES: ROSENBERG, TINAGLIA, SIDOR, PADOVANI, SCALETTA, BALDINO, BLACKWOOD,
LABEDZ, HAYES

NAYS: NONE

PASSED AND APPROVED this 18th day of March, 2019.


Village President

ATTEST:


Village Clerk

FINAL PLAT: 608-614 N Haddow - Kurzynski



**Zoning Board of Appeals
8/19/2019**

Item: 2106 N. Verde Dr. - ZBA#19-022

Department: Planning & Community Development

REQUEST

- A 0.7 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 19, 2019
Date Prepared: August 13, 2019
Project Title: Metropoulos Residence
Address: 2106 N. Verde Ave.

Background Information

Petition Number: ZBA #19-022
Petitioner: Peter & Penny Metropoulos
Address: 2106 N. Verde Dr.
Arlington Heights IL 60004

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

Requested Action/Background Information

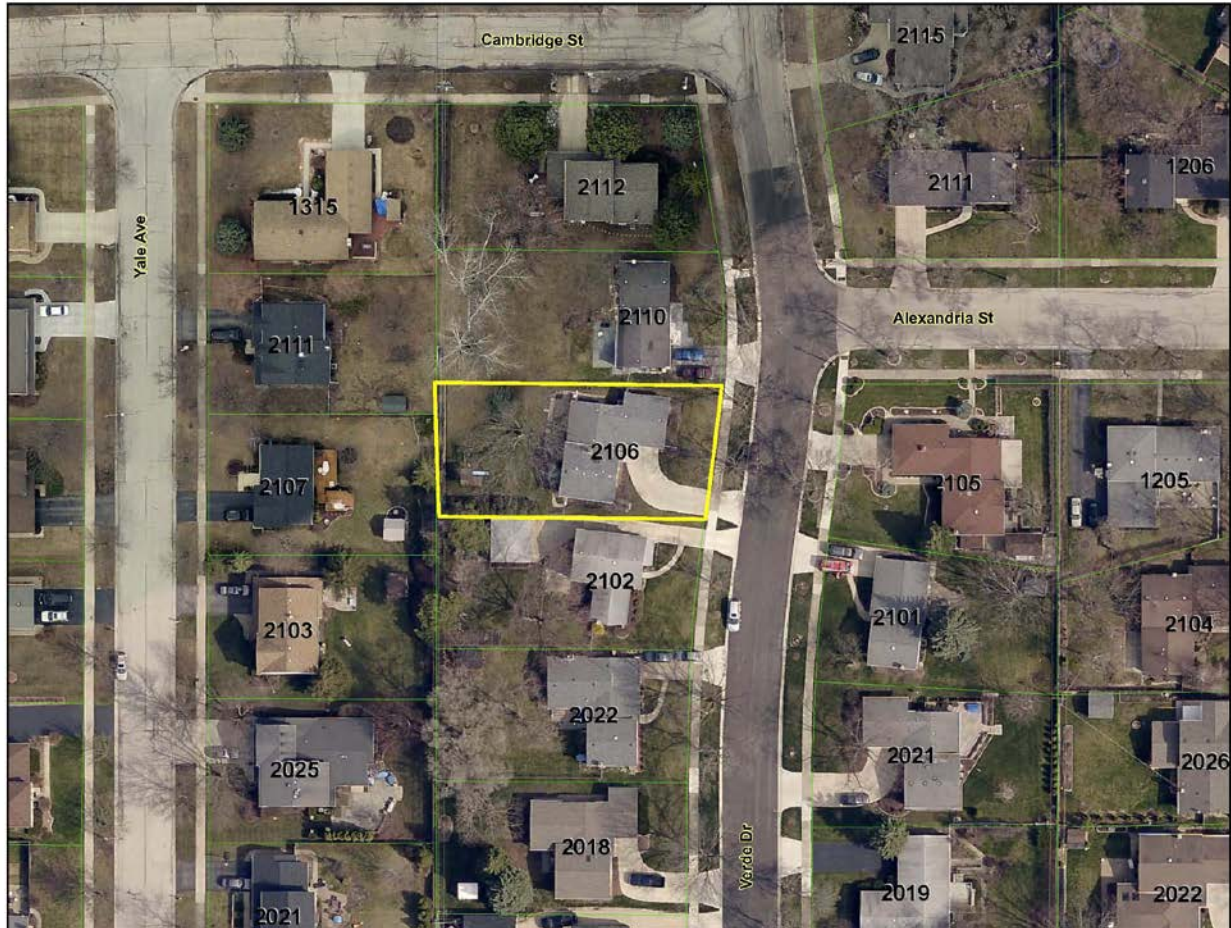
The petitioner is proposing an addition on the existing split level house. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,341 square feet and the proposed residence with the addition will be approximately 1,977 square feet. The proposed addition is set back 6.3 feet from the north property line, where a setback of 7.0 feet is required. Therefore, the petitioner requests the following variation:

- **A 0.7 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/31/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/31/19	
3. Letter that was Mailed	✓	7/31/19	
4. Photographs of Sign on Property	✓	7/31/19	

Photographs of Existing Structure



ZBA# 19-022
2106 N Verde Dr - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: July 23, 2019
Completed: August 1, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 0.7 ft variance to allow an addition with a side yard setback of 6.3 ft from the south property line instead of the minimum 7 ft and an additional 1.5 ft for the eave.

NOTE: The existing home was constructed at an angle and not parallel to the property line. The proposed addition is extending the existing line on the north side of the home.

The Engineering Division has NO OBJECTION to the proposed variance.

RECEIVED
AUG 02 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Metropoulos Residence

Project Address: 2106 N Verde Dr

ZBA #: 19-022

Date: August 2, 2019

Derek:

I have reviewed the request for the following variance:

- 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.

I have no objection to the variance.

RECEIVED
AUG 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Metropoulos Residence

Project Address: 2106 N. Verde Drive

ZBA #: 19-022

ZBA Hearing Date: August 19th, 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: July 23, 2019

- A 0.7 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) 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.

Attached are the Petitioner's:

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

Comments: WITH MINOR REVISIONS TO THE FRONT GABLE DETAILS,
THIS DESIGN IS FAVORABLE FOR AN ADMINISTRATIVE (STAFF) DESIGN
APPROVAL, PENDING THE OUTCOME OF THE ZBA REVIEW.

Please review, comment, and return to me no later than August 2, 2019.

-STEVE HAUTZINGER, DESIGN PLANNER

NOW COMES the Petitioner Peter and Penny Metropoulos being the owner of the property commonly known as: 2106 N. Verde Drive, Arlington Heights, IL 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2 Chapter 28, of the Arlington Heights Municipal Code, in order to add an addition to the existing house structure.

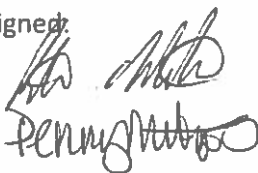
I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if that variation(s) were granted (please explain): We are requesting a variance for the side yard setback in the northwest corner of our property. The dimensions of the variance are a small triangle, 10" at its widest and a total length of 6'2". This variance will allow for additional living space along the northwest side of our house, which will not alter the character of our house, nor the zoning of our neighbor's property.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): We purchased the property as is in September 2004. The plat of survey shows that the house was not structured in parallel with the property lines, but rather on an angle to them. The proposed addition to the structure will therefore cut into the side yard setback by a small fraction. The owner is requesting the variance so as not to create an awkwardly constructed indentation in the corner of the structure and oddly shaped dining area and exterior soffit and fascia.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation to the structure has been preliminarily approved by the Arlington Heights Design Commission. It adheres to all other zoning and design regulations of the Village of Arlington Heights Chapter 28 of the Municipal Code.

I hereby state the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The requested variance will be a minimal overlap into the standard side yard setback and will continue to allow for use of the side property. It will not infringe on the neighboring property owner, who is aware and supportive of this request.

Signed:


Peter and Penny Metropoulos

Date:

7-15-19

RECEIVED
JUL 17 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS

9681 ELMS TERRACE, DES PLAINES, IL 60016

TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887

E-MAIL: USURVEY@IX.NETCOM.COM

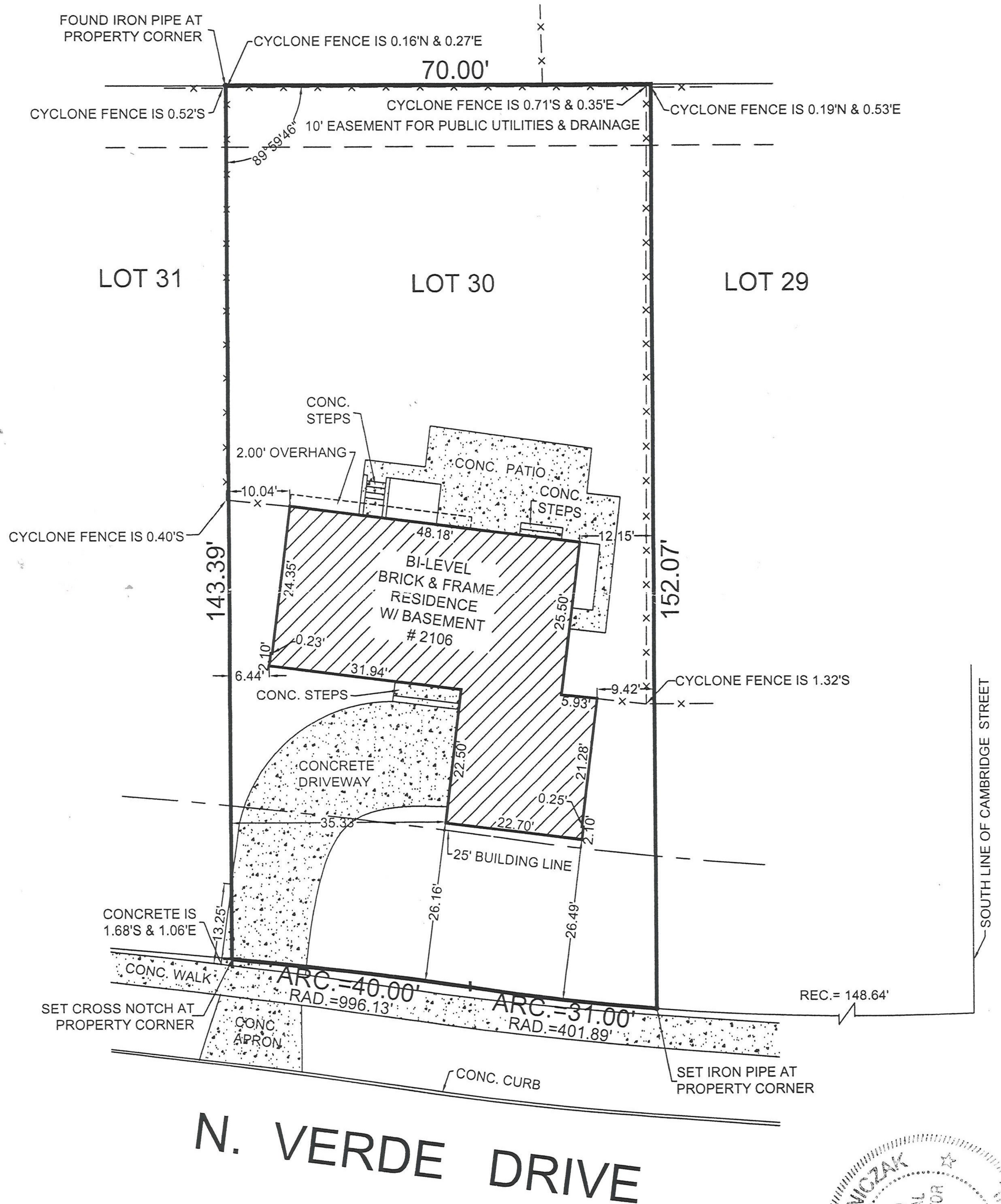
PLAT OF SURVEY

OF

LOT 30 IN GREENBRIER IN THE VILLAGE GREEN UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2106 N. VERDE DRIVE, ARLINGTON HEIGHTS, ILLINOIS.

PERMANENT INDEX NUMBERS: 03 - 18 - 304 - 003



REVISED: SEPTEMBER 21, 2004

☐ CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
LAW OFFICES OF
PETER L. MARX

DATE : SEPTEMBER 17, 2004

SCALE : 1" = 20'

ORDER No.: 2004-12419

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

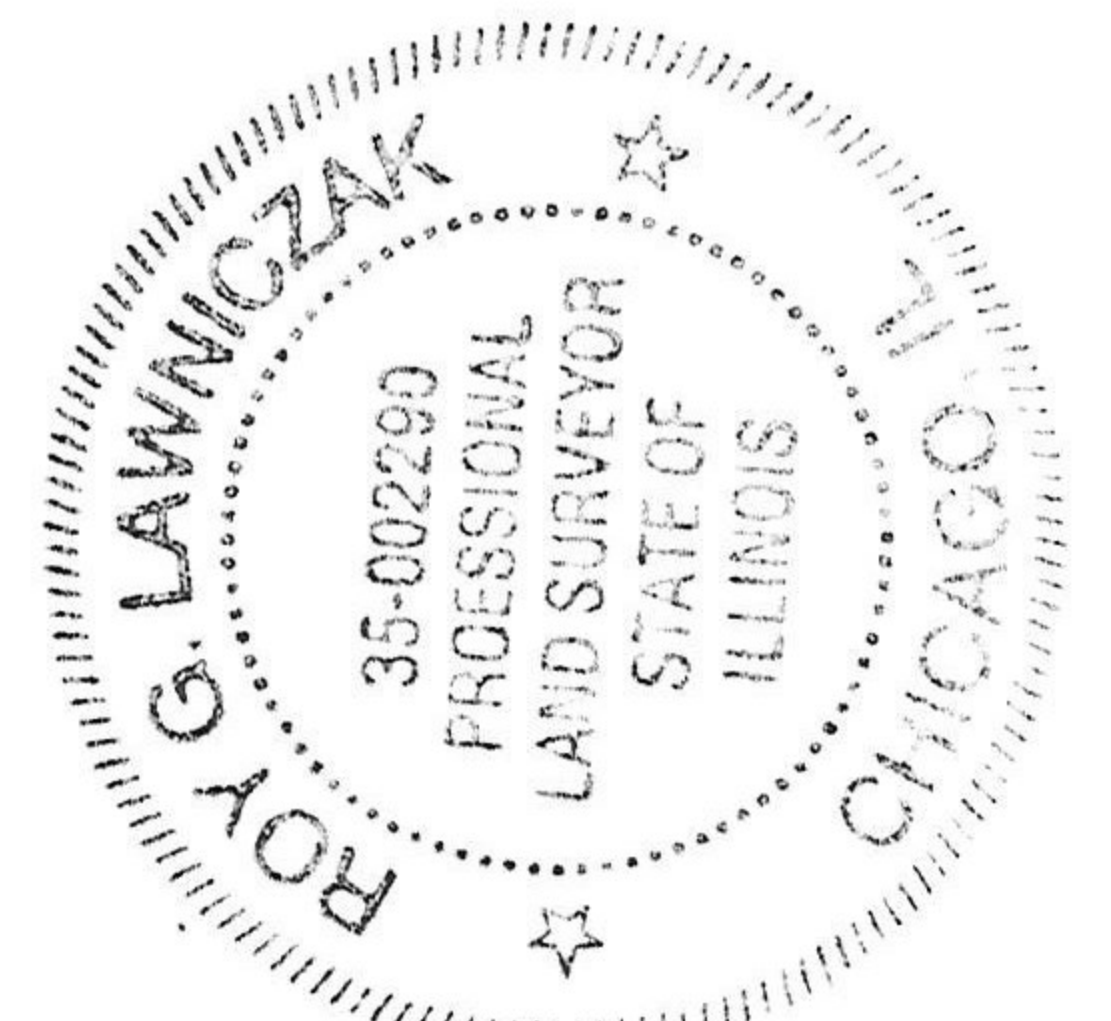
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

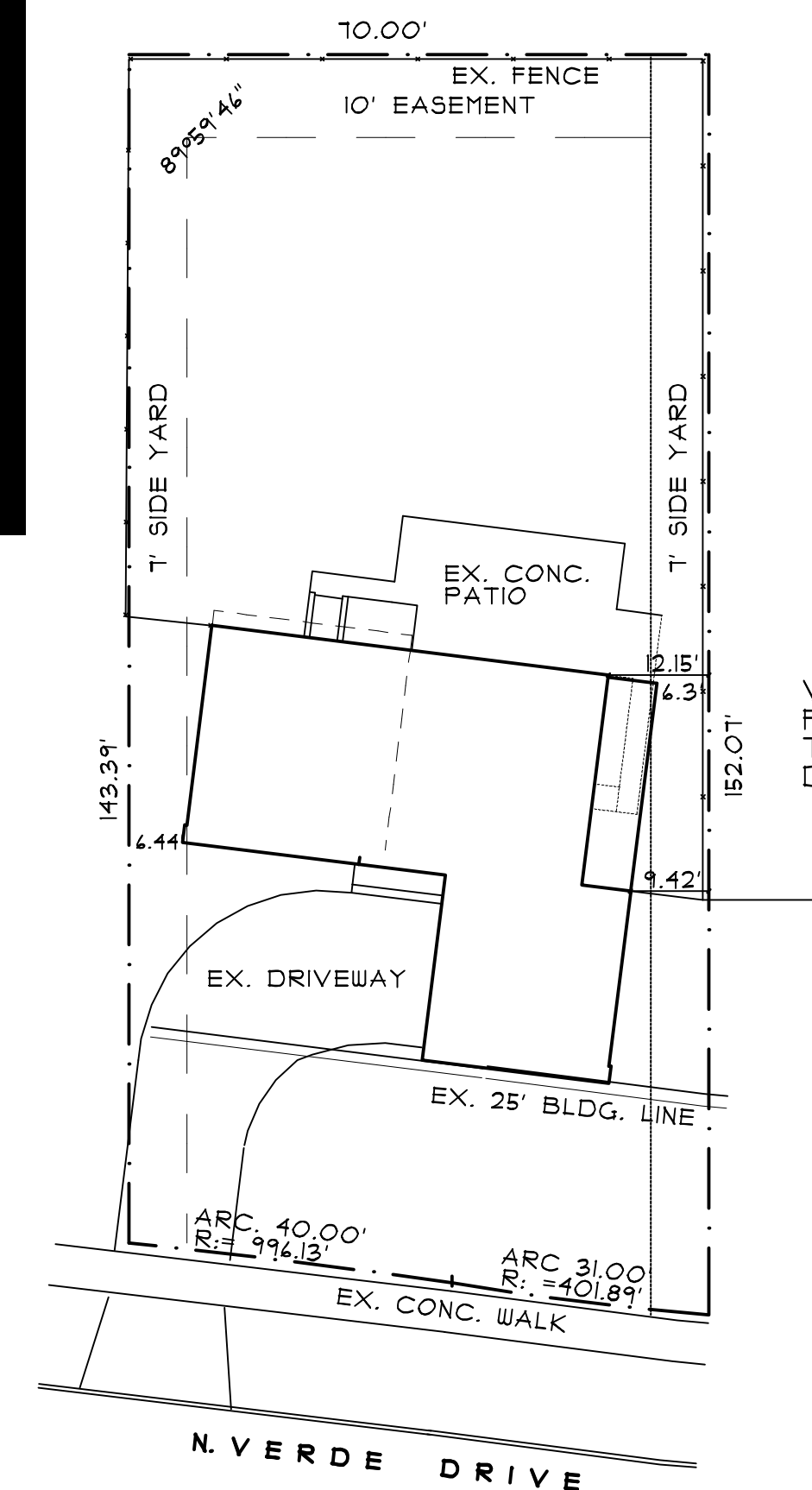
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Roy G. Lawniczak

ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290



2106 N. VERDE DRIVE ARLINGTON, HEIGHTS, ILLINOIS



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

SCALE: 1" = 20'-0"

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

300 N. 11th St.
Wheeling,
Illinois
60090

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

ARKTEKS
UNLIMITED, LTD.

DATE OF ISSUE: 5/16/19
JOB NUMBER: VB4METRC
DRAWN CHECKED: TFM : SPK

SHEET
A-1

OF
3

Peter & Penny 847-924-2555

AN ADDITION TO THE
METROPOULOS RESIDENCE
2106 N. VERDE DRIVE
ARLINGTON HTS, ILLINOIS

SPECIFICATIONS

1. GENERAL INFORMATION:

- A. Contractors shall carry workman's liability and property damage insurance, and shall include in their bids all federal, state and local taxes.
- B. Contractors shall procure all local and state permits and must comply with all governing ordinances together with the local building codes. Owner shall reimburse permit fees to the contractors.
- C. Contractors shall verify all dimensions on the job and shall be responsible for same. Report any and all discrepancies and uncovered hidden conflicts or conditions to the architect before proceeding with work of any nature. Intended alignments with existing must be predetermined and accounted for.
- D. Each contractor shall remove all his own rubbish at once before it accumulates and shall leave premises broom clean upon completion of work.
- E. Contractors shall provide all necessary protection and adhere to safety precautions during the construction period. All work shall be installed in strict accordance with manufacturer's specifications and recommendations.
- F. Any additional diagrams, layouts, information, etc. pertaining to plumbing, HVAC, and electrical necessary for obtaining permits shall be submitted by the respective contractors.
- G. When applicable, contractors shall submit drawings for proposed changes or fabrications to architect for approval before proceeding with any work of this nature. All work started and/or completed before final approval shall be at the respective contractor's risk and expense. Failure of contractors to provide review drawings or letters of proposed intent shall render said contractor liable for all unsuitable construction caused by discrepancies between actual construction and the intent of the architect's drawings or owners requests. Their shall be no claims for backcharges.
- H. All information found in these notes, is intended for general use. Utilization of applicable notes is required by all contractors.

2. EXCAVATION AND BACKFILL:

- A. Excavate as required to install all foundations and footings. Extend excavation a minimum of 6" into virgin or compacted soil, having the required bearing capacity. All soil and fill under slabs, under and around inside of foundation walls shall be compacted by approved methods in 8" layers so that the compacted soil has a density of 95% of the optimum when tested. Maintain minimum soil pressure of 3000# per sq.ft. under slabs and foundation walls.
- B. Subsequent to final acceptance, redeposit clean topsoil in areas designated
- C. All fill and topsoil shall be removed under slabs and pavements. Excess topsoil material shall be used for landscaping. Excess excavation and spoils shall be hauled away.
- D. Provide all shoring and sheathing and bracing necessary to prevent cave-in of excavation or damage to existing structures or adjoining site. When appropriate, issue any notices to owners of adjoining property.

3. CONCRETE:

- A. Concrete materials, aggregates and reinforcing shall conform to the latest edition of the A.C.I. code. Concrete shall have a minimum compressive strength of 3000 psi @ 28 days. Reinforcing shall have covering as follows: Concrete deposited against soil, 3" ; concrete exposed to weather: 2" ; concrete in other places: 1 1/2"
- B. Footings and foundations shall be poured on dry soil free from frost and shall be protected from frost.
- C. All interior concrete slabs to have trowel finish with a maximum tolerance of 1/4" in 8'-0". All exterior slabs shall have broom finish.
- D. Welded wire fabric, as shown on the plans, shall be placed 2" form top of slabs and lapped 6" at the edges and 12" at the end of strips.
- E. Include in this contract all patios, porches and walks.
- F. Provide openings and sleeves in foundation walls as required for mechanical and plumbing. Verify size and location with respective contractors.
- G. Contractor shall take all precautions to protect the concrete from freezing during cold weather. No admixtures will be used without architect approval.

4. CARPENTRY:

- A. All lumber shall be kiln-dried having a moisture content of 15% maximum.
- B. All doors and frames may be pre-hung.
- C. Provide double studs at both sides of any opening exceeding 4'-0" in a bearing wall. Provide 4x posts as noted on floor plans.
- D. All wall thickness dimensions shown are actual size of structural elements
- E. Carpenter shall verify all rough openings with specific manufacturers selected prior to actual framing for openings.
- F. Header specifications: E=1,700,000 min. psi. Fb=1350 psi. min. (bearing walls)
- G. All headers at exterior walls to be (2) 2x12's unless otherwise noted and (2) 2x10's at interior walls unless otherwise noted.
- H. Joist and rafter specifications: E=1,400,000 min. psi. Fb=1150 psi. min. Fv= 75 psi. min. Hemlock-fir or equal
- I. All interior non-bearing walls to have 2x4's at 16" o.c.
- J. Firestop all draft spaces with 2x blocking or mud-in or thermafiber.
- K. Joists may be notched in top or bottom surface at end third of span only, not to exceed 1/6 of joist depth except that a notch not to exceed 1/3 of joist depth may be acceptable when notched in top only, not further from face of support than depth of joist. Holes may be bored thru joist not closer than 4" to edge, maximum diameter = 2 1/2"
- L. All joists bearing onto flush headers shall be supported by joist hangers.
- M. Carpenter shall do all necessary cutting, patching, framing and headering in lumber for other trades.
- N. Carpenter shall install all windows, doors (either wood or metal), cabinets and all hardware items and accessories installed in drywall.
- O. Seal tight around all openings in exterior walls with insulating foam and caulk or approved equal.
- P. All drywall to be placed horizontally and screwed. Glue/screw @ ceilings.
- Q. Studs may be pre-drilled with 1" hole approximately 14" from stud bottom.
- R. At exterior corners, (2) 2x members may be used. Verify with local officials. Insulate between members.

5. PAINTING:

- A. Drywall surfaces to be painted shall receive a minimum of one coat primer and one coat flat white or latex enamel for rooms prone to wetness.
- B. Paint all exposed sheet metal flashing the color of surrounding material.
- C. Finish all bare wood surfaces with a high quality stain free from blemishes

6. ELECTRICAL:

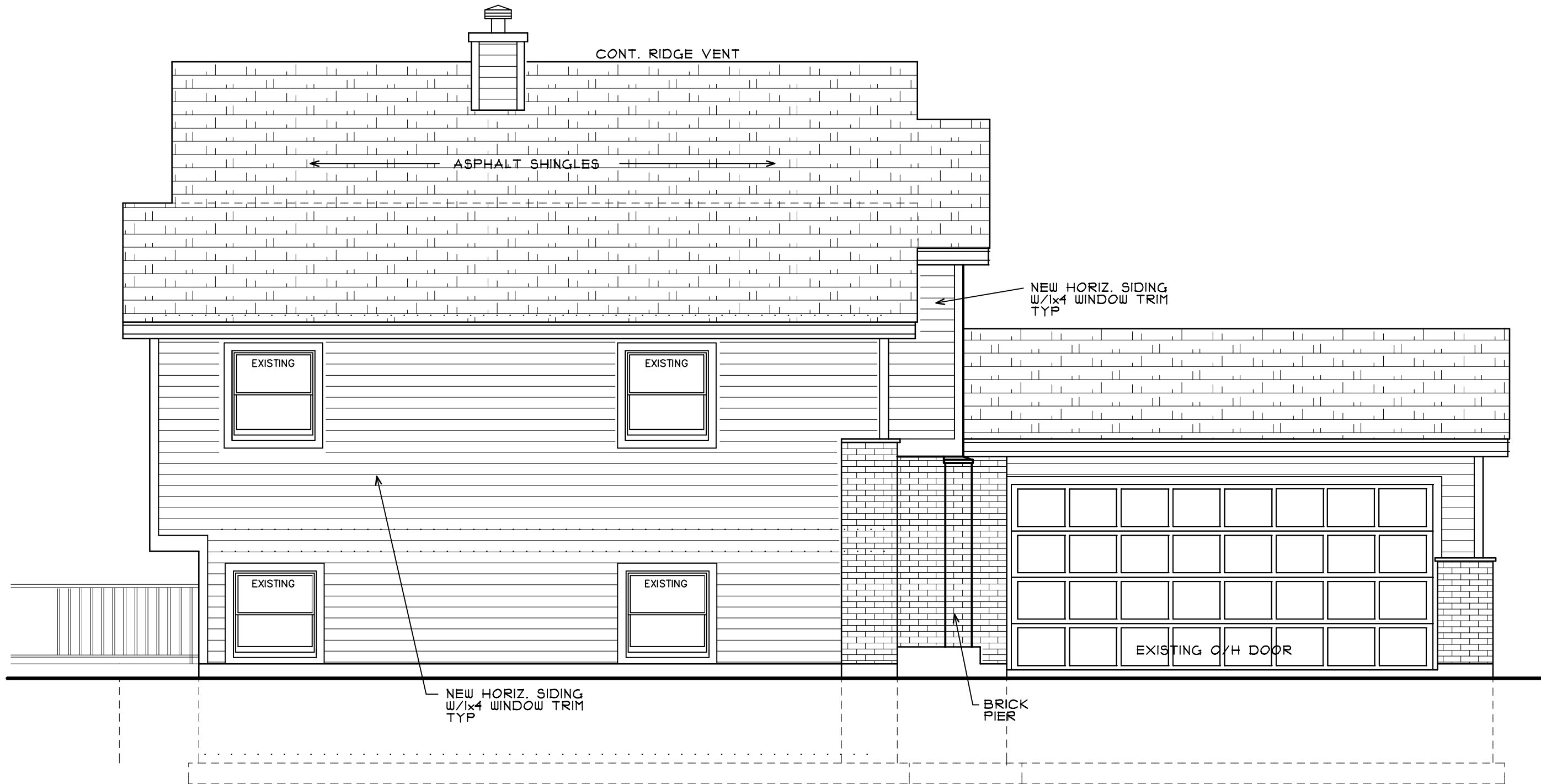
- A. Electrical contractor shall do his work in accordance with the rules and regulations of the governing electrical code and the requirements of the electrical company.
- B. Electrical contractor shall coordinate his work with all other related work
- C. All duplex receptacles shall be groundable type.
- D. Provide and hook-up all exhaust fans. Ductwork by heating contractor.
- E. Electrical contractor shall review with mech. contractor for items to be included in their bid.
- F. Verify location of all ceiling fixtures with owner prior to installation.
- G. Provide ground-fault circuit protection for outlets in kitchen and at exterior.

7. PLUMBING:

- A. All plumbing work shall comply with all applicable codes. Provide water-saving devices and fixtures.
- B. All waste and soil lines above grade to be PVC where permitted by code.
- C. All interior water supply lines shall be type "L" copper (1/2"-1 1/4").
- D. Plumbing contractor shall provide frost proof sill cocks where shown.
- E. All plumbing vents shall terminate 12" above roof surface.
- F. Plumber to wrap water lines with fiberglass blankets with foil face in all exterior walls and unheated spaces.
- G. Stuff around piping through walls and floors with insulating foam after piping is installed.
- H. On gas piping, each gas appliance to have gas cocks for isolation. Furnish and install flexible gas pipe from stub out to each gas appliance and make final connection to each appliance.
- I. Valve all fixtures, appliances and equipment.
- J. Provide 12" air chambers at all fixtures and 24" air chambers at risers.

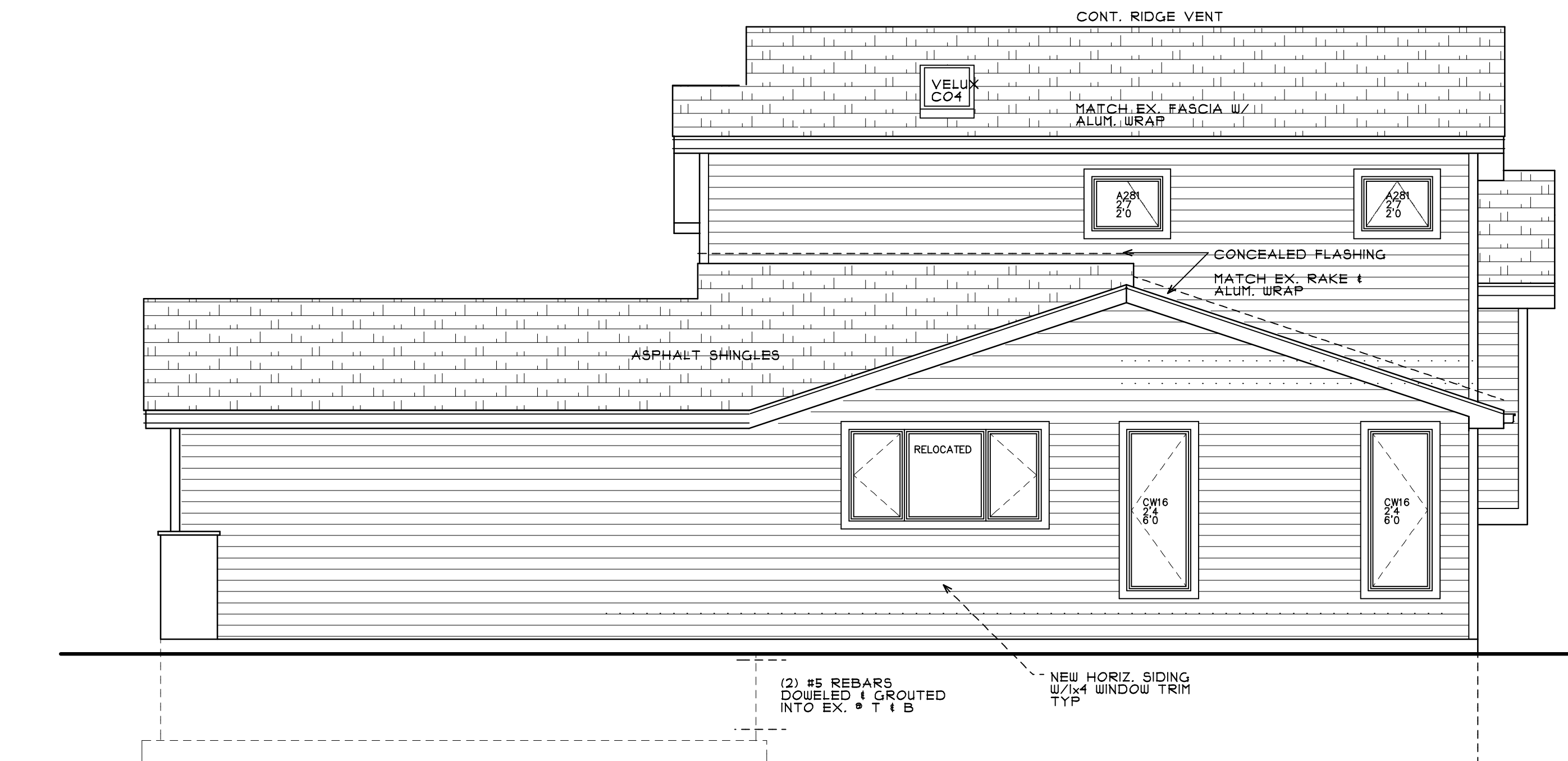
8. MISCELLANEOUS:

- A. Provide 26 gauge galvanized flashing at heads of all openings in exterior walls (unless protected by eave overhang),and at the intersection of changes of exterior finish materials.
- C. Provide flashing over top of foundation wall up sheathing and under
- D. The following items shall be furnished complete, by the appropriate trades: Prefinished gutters and downspouts, finish grading and landscaping if required, smoke detector, telephone prewiring, conduits, etc.



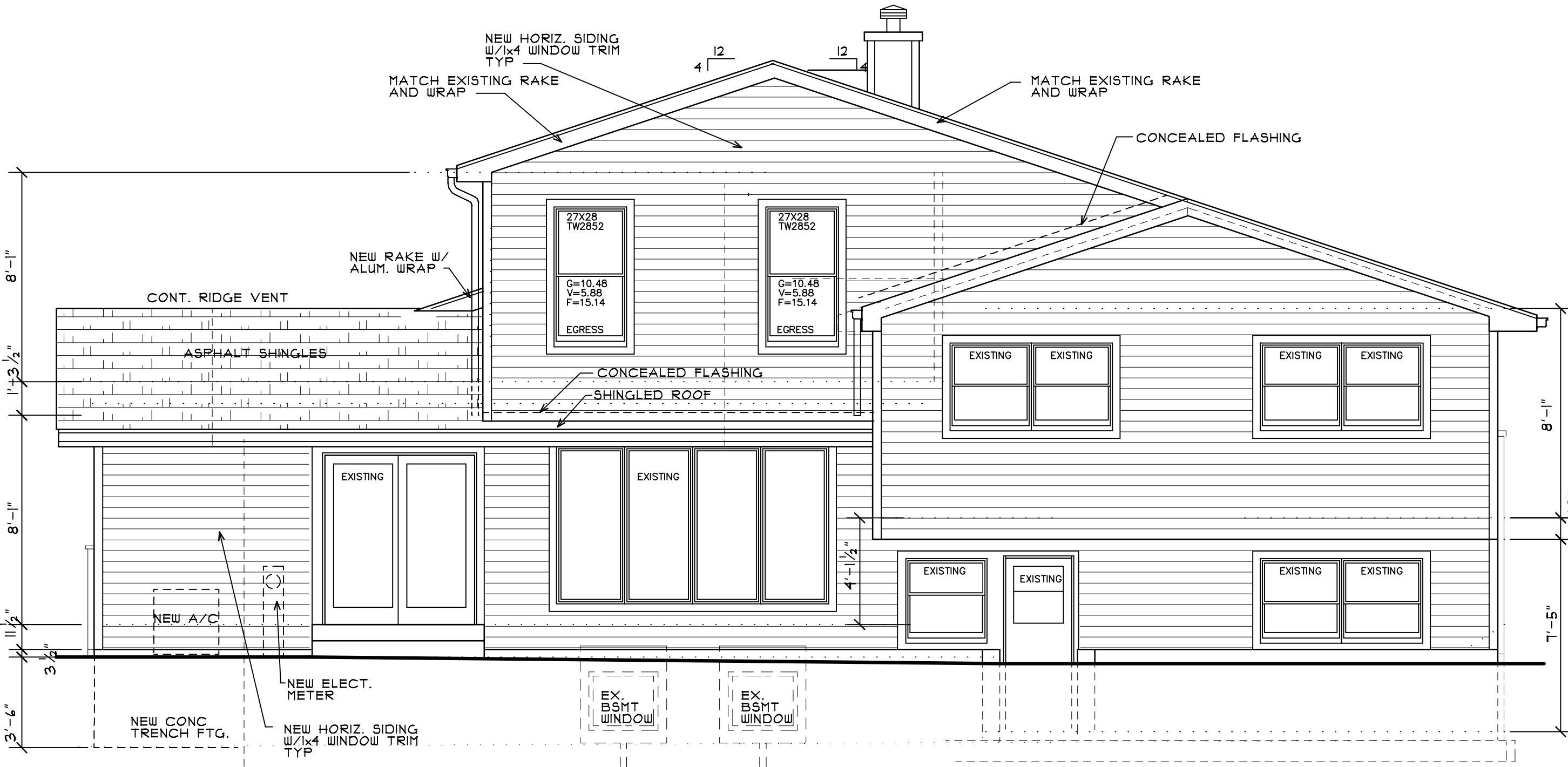
SOUTH ELEVATION

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



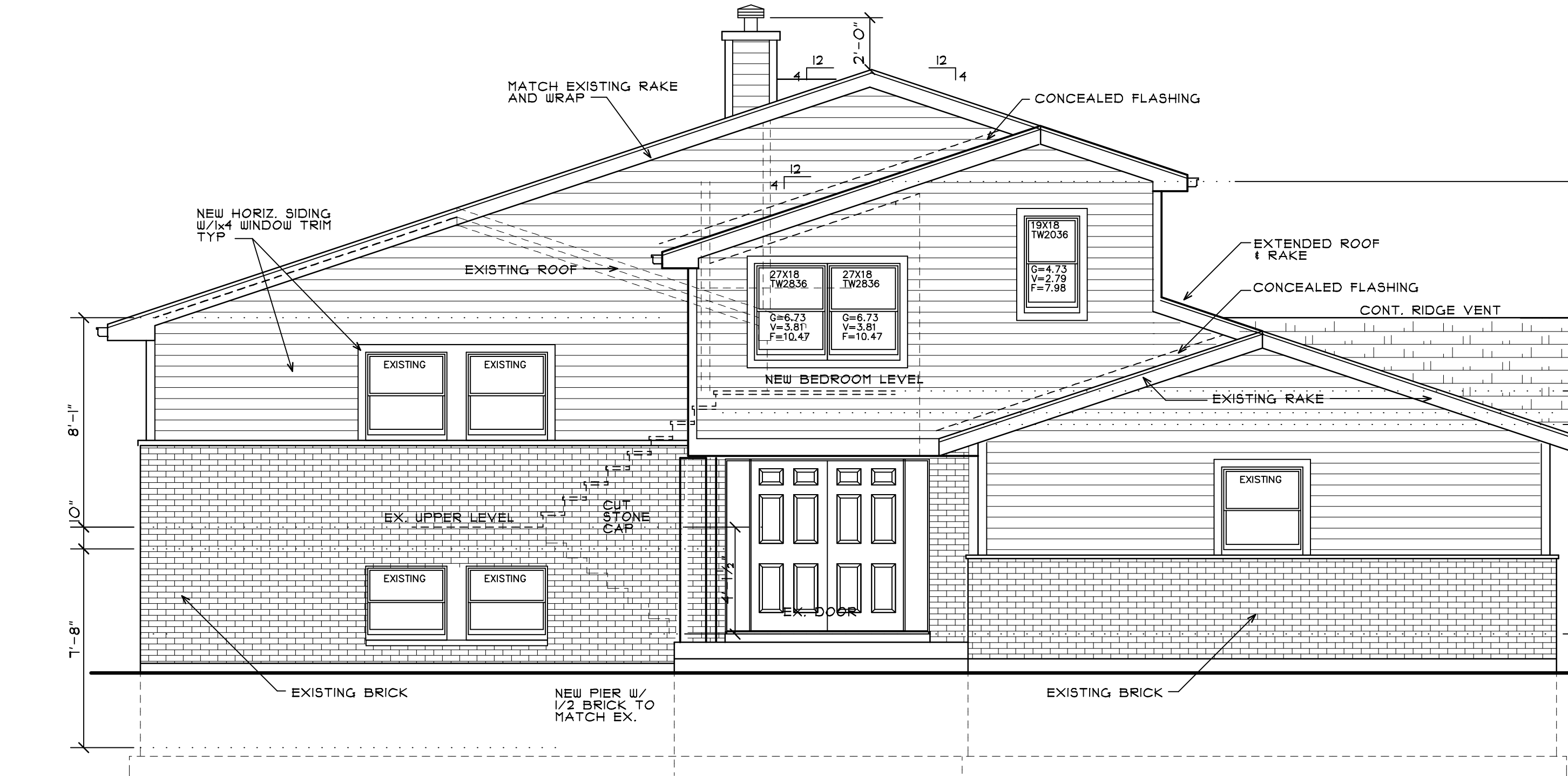
NORTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

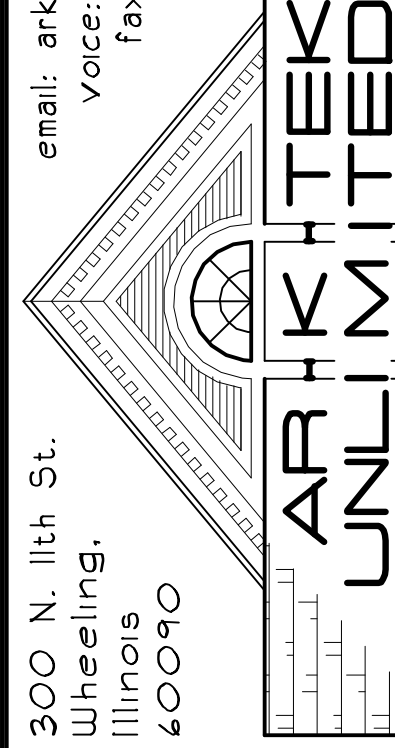
SCALE: 1/4" = 1'-0"

Peter & Penny 847-924-2666

AN ADDITION TO THE
METROPOULOS RESIDENCE
2106 N. VERDE DRIVE
ARLINGTON HTS, ILLINOIS

DATE: REVISION:

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



300 N. 11th St.
Wheeling,
Illinois
60090

DATE OF ISSUE:
6/16/19

JOB NUMBER:
VB4METRC

DRAWN CHECKED:
TFM : SPK

SHEET
A-3

99
3



Zoning Board of Appeals 8/19/2019

Item: 2525 S. Clearbrook Dr. - ZBA#19-023

Department: Planning & Community Development

REQUEST

- A 0.7 foot variation from Chapter 28, Section 10.2-8 for a drive aisle that is 23.3 feet in width where 24 feet is required.
- A 3.9 foot variation from Chapter 28, Section 10.2-8 for a drive aisle (near the northern entrance) that is 21.1 feet in width where 24 feet is required.
- A variance from Chapter 28, Section 6.15-1.2b for no landscape islands at the end of each parking row where landscape islands are required.
- A variation from Chapter 28, Section 6.15-1.2 for no screen adjacent to the parking lot along the right of way where a three foot high screen is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 19, 2019
Date Prepared: August 13, 2019
Project Title: Shanley Pump & Equipment Inc.
Address: 2525 S. Clearbrook Dr.

Background Information

Petition Number: ZBA #19-023
Petitioner: Robert Flubacker
Address: Robert Flubacker Architects
1835 Rohlwing Rd, Suite B
Rolling Meadows, IL 60008

Existing Zoning: M-2 – Limited Heavy Manufacturing District

Requested Action/Background Information

The petitioner is proposing to modify the existing parking lot in order to gain additional parking spaces. The subject site is zoned M-2, Limited Heavy Manufacturing District and the property has a total land area of approximately 35,460 square feet. In order to add additional parking spaces, the petitioner is requesting variances from the required drive aisle width. The petitioner is also requesting a variance to forgo the required landscape screening along the parking lot; however, the petitioner has indicated that they are amenable to pursuing an easement for the landscape screen within the Village right-of-way subject to the petitioner being responsible for the maintenance of the plant material. The petitioner is requesting the following variations:

- **A 0.7 foot variation from Chapter 28, Section 10.2-8 for a drive aisle that is 23.3 feet in width where 24 feet is required.**
- **A 3.9 foot variation from Chapter 28, Section 10.2-8 for a drive aisle (near the northern entrance) that is 21.1 feet in width where 24 feet is required.**
- **A variance from Chapter 28, Section 6.15-1.2b for no landscape islands at the end of each parking row where landscape islands are required.**
- **A variation from Chapter 28, Section 6.15-1.2 for no screen adjacent to the parking lot along the right of way where a three foot high screen is required.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure



ZBA# 19-023
2525 S Clearbrook Dr - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: July 23, 2019
Completed: August 1, 2019

The proposed ZBA application indicates that the petitioner is seeking:

- A 0.7 ft variance for a drive aisle that is 23.3 ft in width where 24 ft is required;
- A 3.9 ft variance to allow for a drive aisle that is 21.1 ft in width where 24 ft is required;
- A variance for no landscape islands at the end of each parking row where landscape islands are required; and
- A variance to allow for no screen adjacent to the parking lot along the right-of-way where a three foot high screen is required.

NOTE: The existing parking lot does not have curb and gutter around the perimeter. The proposed expansion of the parking lot is a small area between the existing parking lot and the right-of-way.

The Engineering Division has **NO OBJECTION** to the 23.3 ft width and **NO OBJECTION** to the 21.1 ft width as the north entrance will be posted "exit only". The Engineering Division has **NO COMMENT** on the variance for no landscape islands or the variance for no screen.

RECEIVED
AUG 02 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Shanley Pump

Project Address: 2525 S Clearbrook Dr

ZBA #: 19-023

Date: August 2, 2019

RECEIVED
AUG 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

- 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 three foot high screen is required.

I have no objection to the variances.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Shanley Pump

Project Address: 2525 S. Clearbrook Drive

ZBA #: 19-023

ZBA Hearing Date: August 19th, 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: July 23, 2019

- A 0.7 foot variation from Chapter 28, Section 10.2-8 for a drive aisle that is 23.3 feet in width where 24 feet is required.
- A 3.9 foot variation from Chapter 28, Section 10.2-8 for a drive aisle (near the northern entrance) that is 21.1 feet in width where 24 feet is required.
- A variance from Chapter 28, Section 6.15-1.2b for no landscape islands at the end of each parking row where landscape islands are required.
- A variation from Chapter 28, Section 6.15-1.2 for no screen adjacent to the parking lot along the right of way where a three foot high screen is required

Attached are the Petitioner's:

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

Comments: NO COMMENT.

- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than August 2, 2019.

PETITION

NOW COMES the Petitioner, **Mt. Washington Partners, Inc.**, being the owner of the property commonly known as: **2525 South Clearbrook Drive (Shanley Pump & Equipment, Inc.)**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for variations from, **Sections 10.2-7 (off street parking-size), 10.2-8 (off street parking-widths), 10.2-12.4 (off street parking-curbings) and 6.15-1.2.b (landscaping of parking lots)**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct an asphalt parking lot to provide the required 3 foot tall landscape screen along the west property line to be located in the Clearbrook Drive right-of-way, and provide a 23'-4" driving aisle, 8" less than the required 24'-0" driving aisle, along the front of the building, and provide a 23'-4" driving aisle, 8" less than the required 24'-0" driving aisle, for a length of 26'-9" along the western end of the south building wall, and provide a 21'-1" driving aisle, 2'-11" less than the required 24'-0" driving aisle, at the northern entrance from Clearbrook Drive, and allow all perimeter edges to be asphalt paving without concrete curbing, and allow all parking landscape islands to be striped asphalt in lieu of required shade tree.

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

Due to the proximity of the existing building to the west and south lot lines, the remaining area does not allow for the aisle width required for two-way traffic. As the only access to the property is from Clearbrook Dr., perpendicular parking stalls with two-way traffic is required on the south side of the building and incorporating angled parking on the west side of the building does not allow for efficient use of the available space and would reduce the number of parking stalls that could be provided.

I hereby state that the following unique circumstances exist:

The location of the existing building on the site and its proximity to the front and side lot lines makes this situation unique. The building was constructed prior to current standards and requires resurfacing and the Owners current needs require additional parking spaces.

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

Through site improvements the usability and layout of the parking lot will be more efficient and remaining consistent with and fit well with other properties in the district.

Signed: _____

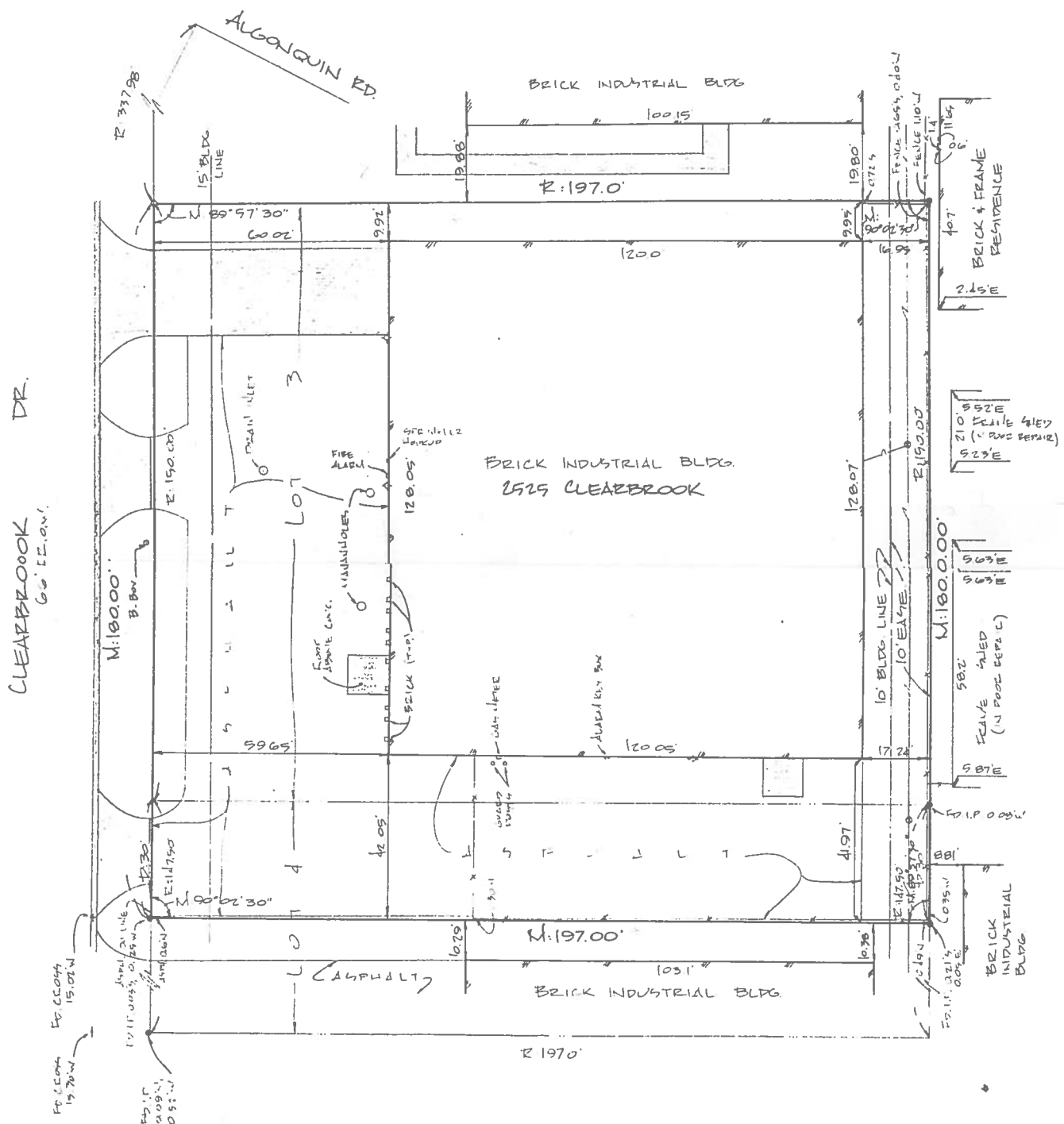
Petitioner

Date: _____

7/18/19

PLAT OF SURVEY

LEGAL DESCRIPTION: LOT 3 AND THE NORTH 30 FEET OF LOT 4 IN CLEARBROOK INDUSTRIAL PARK SUBDIVISION BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 23, 1967 AS DOCUMENT NUMBER 2343062, IN COOK COUNTY, ILLINOIS.



TO: INTERCOUNTY TITLE COMPANY OF ILLINOIS
FOR COMMITMENT NUMBER S1343265
EFFECTIVE DATE FEBRUARY 22, 1993

AND: STANLEY PUMP AND EQUIPMENT INCORPORATED

- Legend**
- record distance CH - chord
 - measured distance ● Found iron
 - dead ○ Set iron
 - concrete shown shaded - Utility pole
 - X-X- Fence line
 - Limits of building

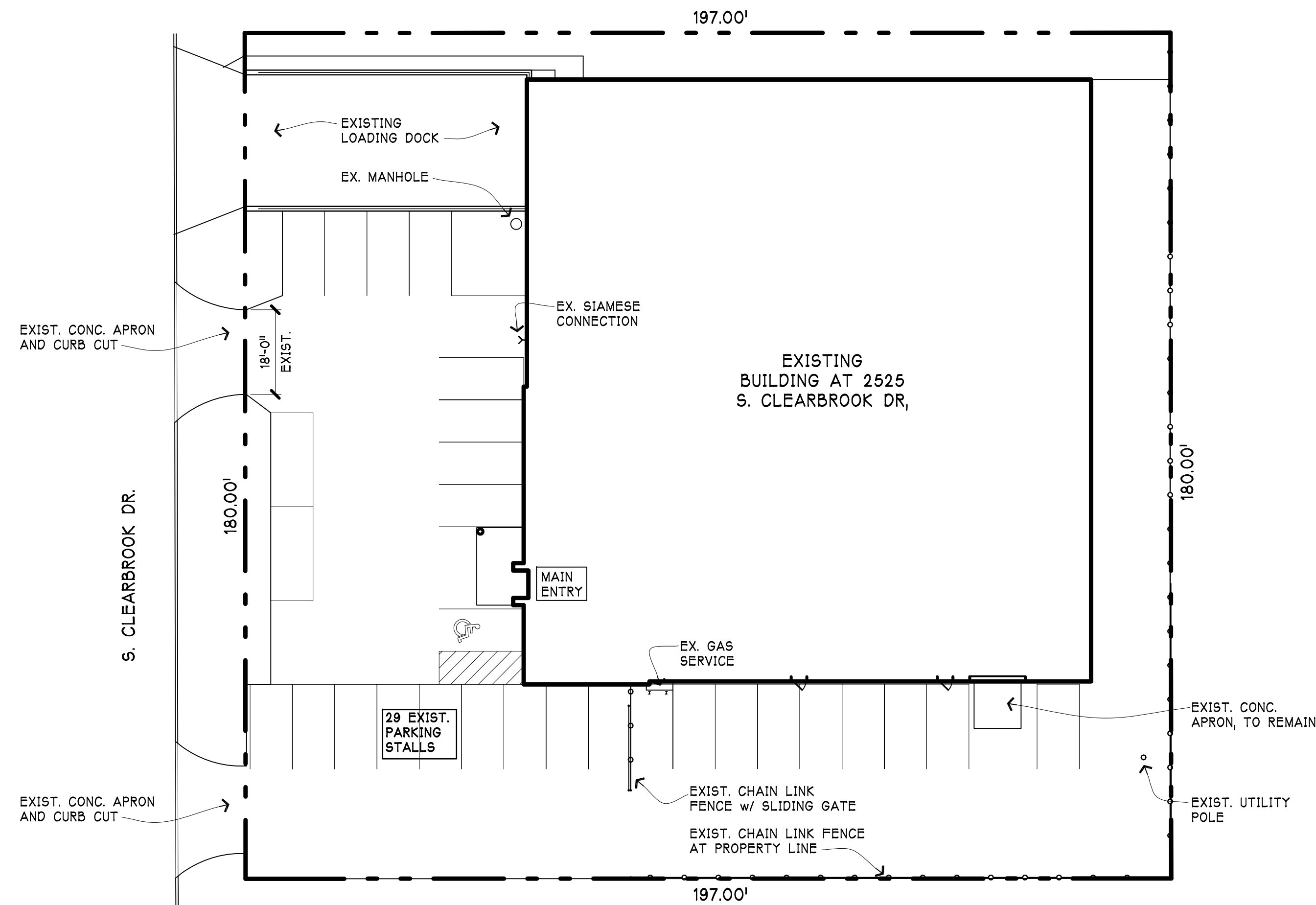
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS" FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988 AND EXCEPT AS NOTED MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 2, 7, 9, 11 AND 13 OF TABLE 3 THEREOF.

Timothy J. Murphy
ILLINOIS PROFESSIONAL LAND SURVEYOR

MARCH 3, 1993
DATE OF SURVEY

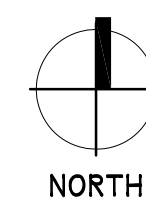
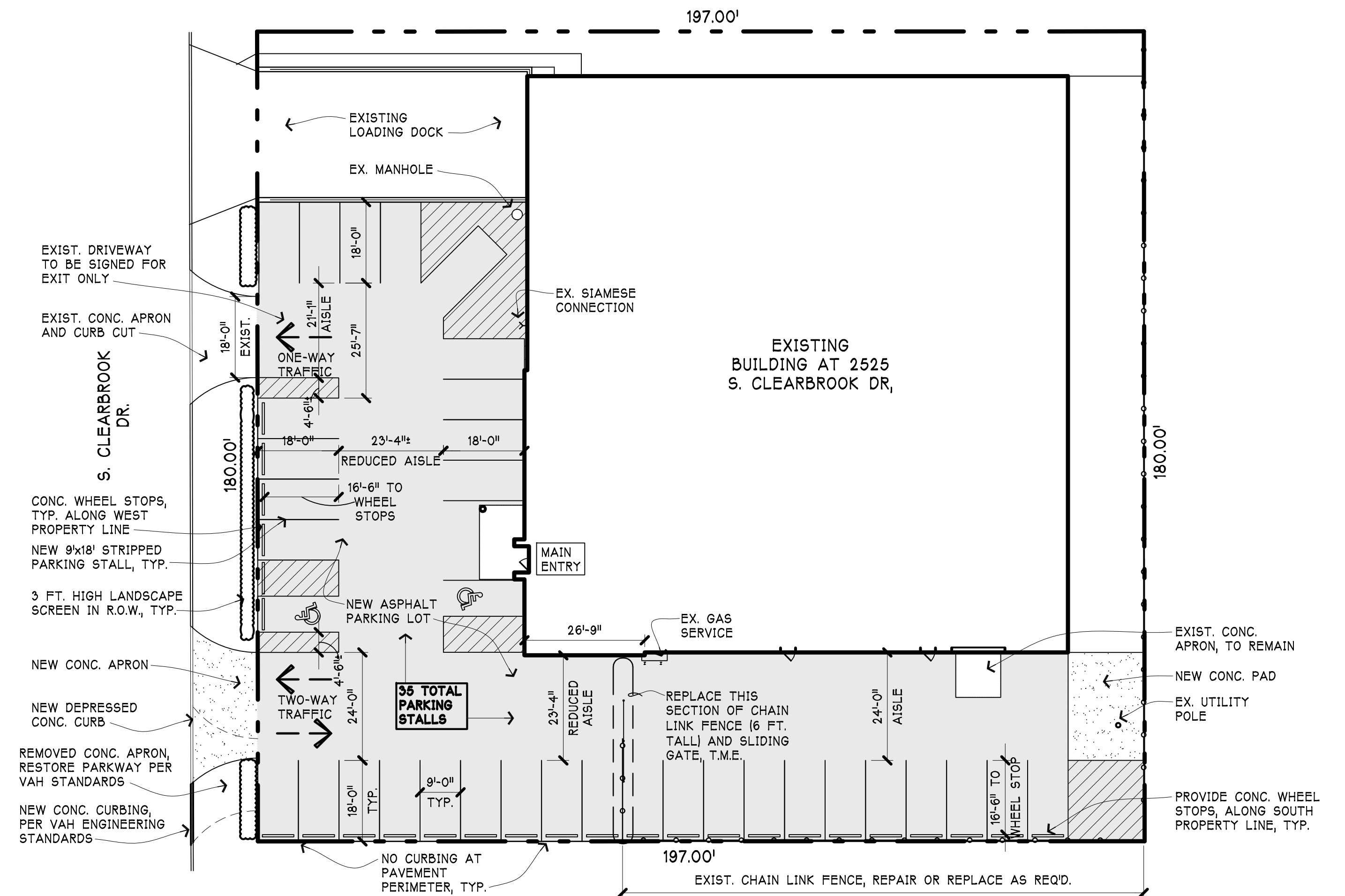


SCHLAF-SEDIG & ASSOCIATES, INC.
1030 Summerfield Drive
Roselle, Illinois 60172



1 EXISTING SITE/PARKING PLAN
AS-1 1" = 20'-0"

SITE DATA:	
ZONING	M-2, MANUFACTURING
EXIST. LOT AREA	35,460 S.F.
EXIST. BUILDING AREA	15,440 S.F.
EXIST. PARKING STALLS	29 w/ (1) ACCESSIBLE
PROPOSED PARKING STALLS	35 w/ (2) ACCESSIBLE



2 PROPOSED SITE/PARKING PLAN
AS-1 1" = 20'-0"

	DENOTES AREA OF NEW ASPHALT PAVING
	DENOTES AREA OF STRIPPED PARKING ISLAND



Zoning Board of Appeals 8/19/2019

Item: 323 W. Elm St. - ZBA#19-024

Department: Planning & Community Development

REQUEST

- A 5 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards, Exterior Side Yards) 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 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 19, 2019
Date Prepared: August 13, 2019
Project Title: 323 W. Elm St.
Address: 323 W. Elm St.

Background Information

Petition Number: ZBA #19-024
Petitioner: Joe LaBelle / Rize Properties
Address: 784 Busse Hwy.
Park Ridge, IL 60068

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

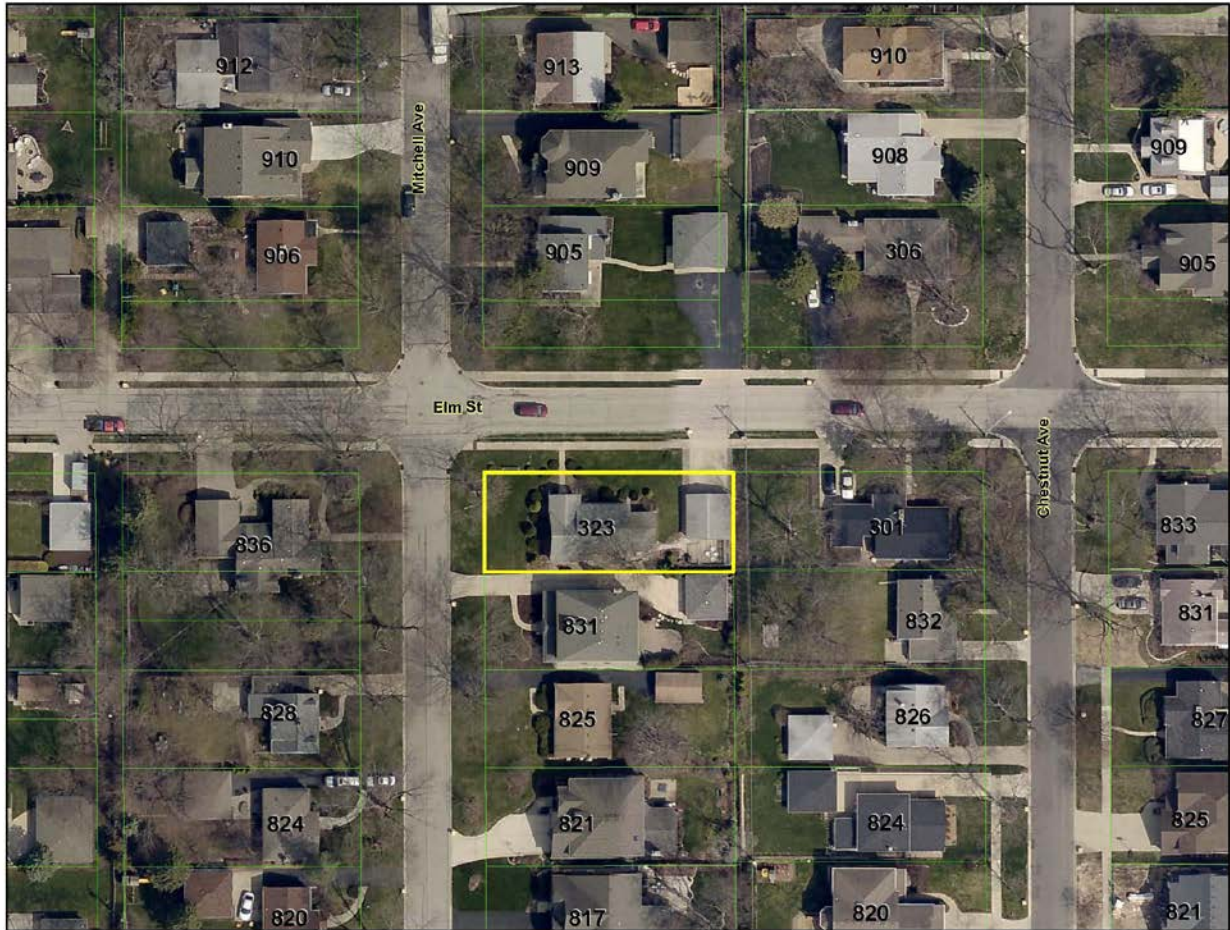
The subject property is zoned R-3, One-Family Dwelling District. The property has a total land area of 7,241 square feet. The petitioner is constructing a new home and as part of the project, they are proposing to install a porch that will be encroaching into the required exterior side yard setback. The proposed porch is 5.0 feet by 24.5 feet and has a proposed setback of 7.8 feet to the side property line; however, per code, an exterior side yard setback of 12.8 feet is required. Therefore, the petitioner requests the following variation:

- **A 5 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards, Exterior Side Yards) 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 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	✓	8/2/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	8/2/19	
3. Letter that was Mailed	✓	8/2/19	
4. Photographs of Sign on Property	✓	8/2/19	

Photographs of Existing Structure



ZBA# 19-024
323 W Elm St - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: July 23, 2019
Completed: August 1, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 5 ft variation to allow a front porch with an exterior side yard setback of 7.8 ft where 12.8 ft is required, and an additional 1 ft for the eave.

NOTE: The existing home has been torn down and there is a permit for the new SFR. On this section of Elm, the existing sidewalk is approximately 12 ft from the right-of-way. If the variance is granted, there would still be approximately 20 ft of parkway between the front of the porch to the sidewalk.

The Engineering Division has NO OBJECTION to the proposed variance.

RECEIVED
AUG 02 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Joe Labelle, Rize Properties

Project Address: 323 W Elm St

ZBA #: 19-024

Date: August 2, 2019

Derek:

RECEIVED
AUG 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

I have reviewed the request for the following variance:

- 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 feet for the eave.

I have no objection to the variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Joe Labelle, Rize Properties

Project Address: 323 W. Elm Street

ZBA #: 19-024

ZBA Hearing Date: August 19th, 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: July 23, 2019

- A 5 foot variation from Chapter 28, Section 5.1-3.2c (Required Minimum Yards, Exterior Side Yards) 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 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED PORCH ADDS INTEREST TO THE EXTERIOR SIDE. IF APPROVED BY THE ZBA, THE PETITIONER WILL NEED TO AMEND THEIR DESIGN COMMISSION APPROVAL.

Please review, comment, and return to me no later than August 2, 2019.

THE (4) PORCH COLUMNS LOOK CROWDED. (3) COLUMNS ARE RECOMMENDED.

- STEVE HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Joseph LaBelle, Member of Rize Properties LLC,
being the owner of the property commonly known as 323 W. Elm St, 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, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a 5' x 24'-5" wrap-around porch on a new single-family home, being built for current
Arlington Heights residents. The wrap-around porch will encroach 5.0' beyond the required
exterior side yard setback.

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

The wrap-around porch provides improved accessibility to the home via the front door from the
side and rear yard. With the home situated on a corner lot, the corner side yard will be used as much, if
not more than, the rear yard for kids and guests. The wrap-around porch provides a visible and physical
connection from the side yard to the front entry. Accessibility to the front door from the side yard will
be reduced if the variation is not granted.

I hereby state that the following unique circumstances exist:

As a corner lot, the side yard setback requirements are greater than interior lots, and thus, the
allowable footprint of the home, including porches, is reduced. Although the lot width is 52', the
allowable footprint is less than 34', which eliminates the possibility of constructing a wrap-around porch
that conforms to setback requirements without significantly impacting the floor plan.

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

- (a) The current home on the property is abandoned and is detracting from the essential character
of the locality, and
- (b) The design of the new home with the wrap-around porch is visually appealing and improves the
character of the neighborhood.

Signed: 
Joseph LaBelle, Petitioner

Date: 7-19-19

SCALE: 1" = 12'-0"

SCALE: 1" = 12'-0"

PUBLIC WALK

132'

— 24'-5"

PROPOSED WRAP-AROUND PORCH

— 33'-0"
TO SETBACK LINE
(AVG OF THE BLOCK)

52

CONCRETE DRIVEWAY
642 SF

21'-8" x 21'-7"

CONCRETE WALK
53 57

PORCH

UP

AROUND PO

12'-10"
TO SETBACK LINE

— 30'-0"
TO SETBACK LINE



RIZE PROPERTIES LLC
784 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-452-6830
Info@RizeProperties.com

REVISION:

DATE: _____

**PROPOSED
SITE PLAN**

SHEET NUMBER:

SCALE: AS NOIED

DATE: //19/2019



UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 27 AND 28, ALSO THE WEST 1/2 OF VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 27 AND 28 IN BLOCK 7 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 323 W. ELM STREET, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBER: 03 - 30 - 218 - 018 - 0000

TOTAL AREA= 7,240 SQ. FT. OR 0.166 ACRE

RECEIVED

JUL 19 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SITE BENCH MARK:
TOP OF WEST FLANGE
BOLT OF FIRE HYDRANT
EL= 717.88
(USED GPS METHOD FOR ELEVATIONS)

LEGEND	ABBREVIATIONS
	COMBINATION MANHOLE
	SAN-MH
	ST-MH
	CB
	INLET
	WVV
	B-BOX
	PH
	WUP
	TR
	SIGN
	C+TOP OF CURB
	G+GUTTER
	TF+TOP OF FOUNDATION
	FF+FINISH FLOOR

ORDERED BY:
RIZE PROPERTIES, LLC

SCALE: 1" = 20'

DATE: APRIL 16, 2019

FILE No.:
2019 - 26697-1

DATE	REVISION



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

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

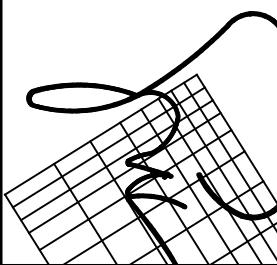
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

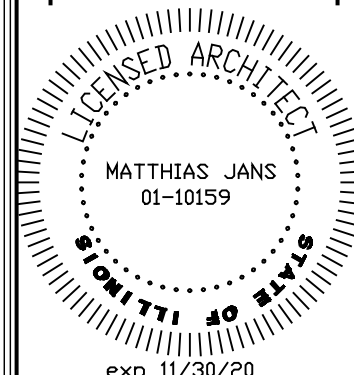
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST, ILLINOIS, APRIL 16, A.D. 2019

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019



RIZE PROPERTIES
323 N. ELM STREET
ARLINGTON HEIGHTS, IL 60004



Matthias Jans

REVISION DATES

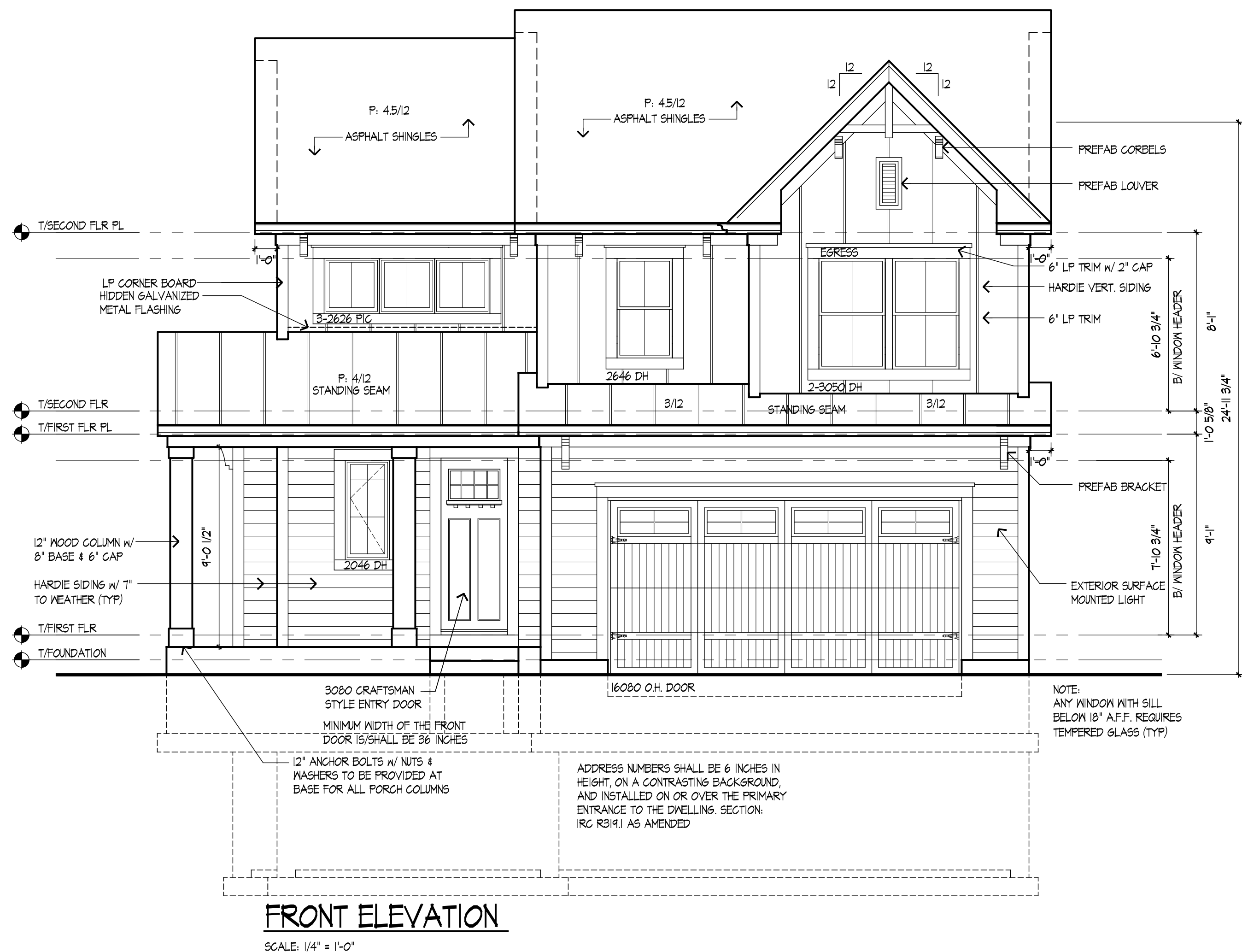
DATE 1
06/24/19

PROJ. START
03/16/19

REC

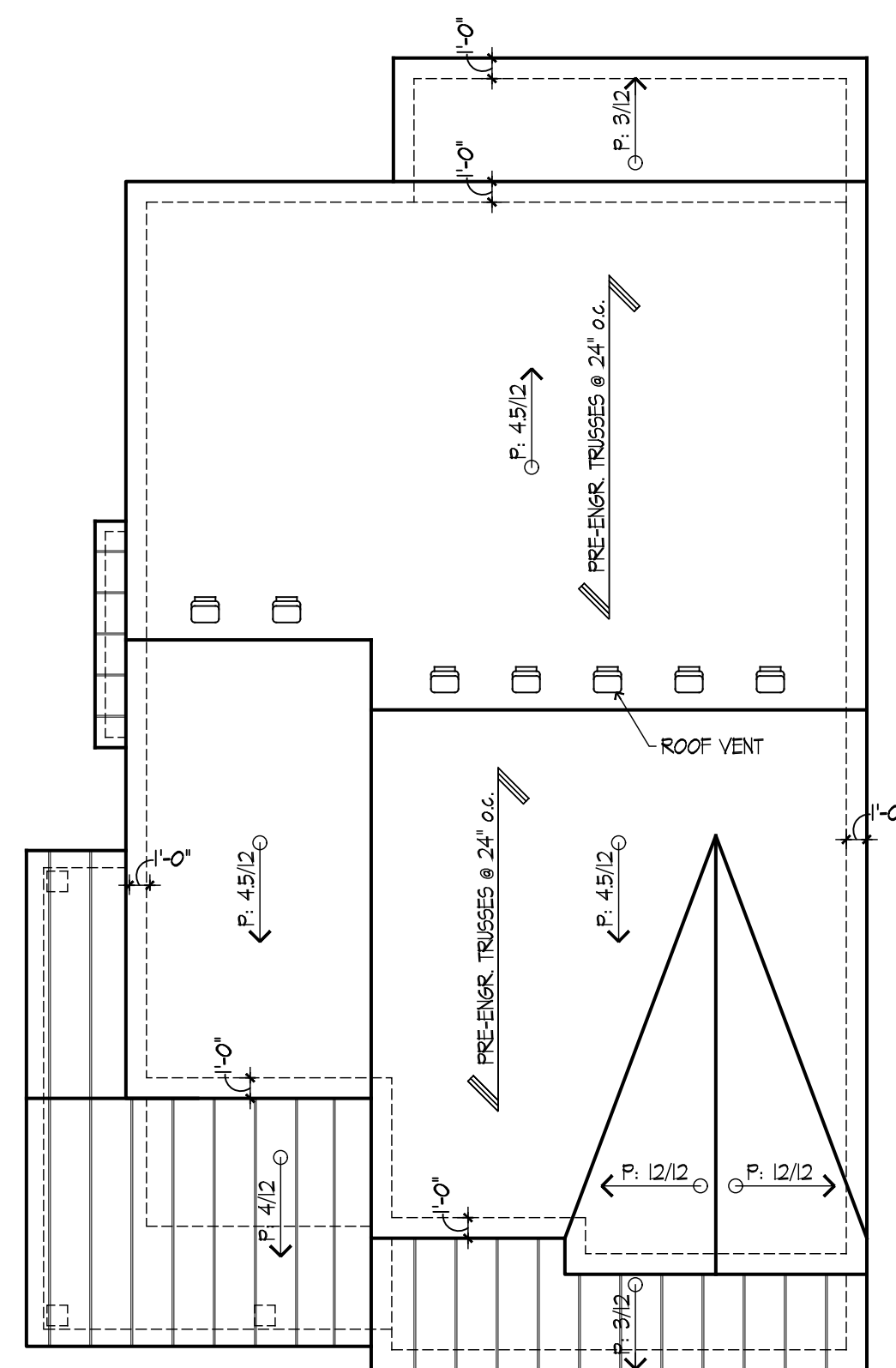
JOB #
190XX

2



FRONT ELEVATION

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



ROOF PLAN

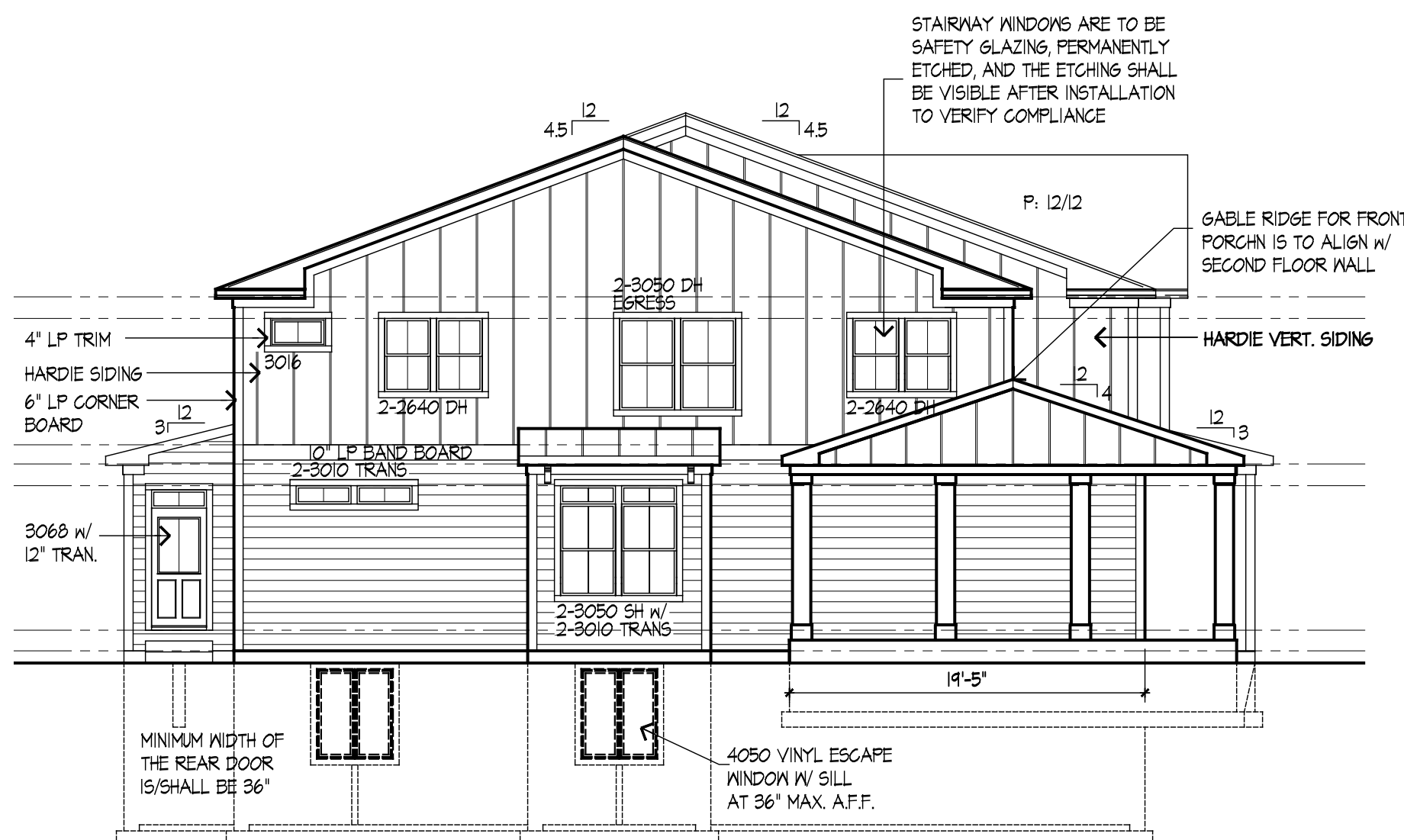
SCALE: 1/8" = 1'-0"



TWO STORY HOUSE ROOF:
1619 SQ. FT. OF ATTIC AREA TO BE VENTED
1619 X 1/300 = 5.34 SQ. FT. FREE AREA REQUIRED TOTAL
5.34 X 144 = 769.6 SQ. IN. /2 = 388.08
388.08/60 = 6.47 (7 ROOF VENTS REQUIRED)
388.08/24 = 16.17 (17 SOFFIT VENTS REQUIRED)

GARAGE ROOF:
11454 SQ. FT. OF ATTIC AREA TO BE VENTED
11454 X 1/300 = 40 SQ. FT. FREE AREA REQUIRED TOTAL
40 X 144 = 5760 SQ. IN.
5760/24 = 240 (3 SOFFITS VENT REQUIRED)

FAMILY ROOM ROOF:
12600 SQ. FT. OF ATTIC AREA TO BE VENTED
12600 X 1/300 = 40 SQ. FT. FREE AREA REQUIRED TOTAL
40 X 144 = 5760 SQ. IN.
5760/24 = 240 (3 SOFFITS VENT REQUIRED)



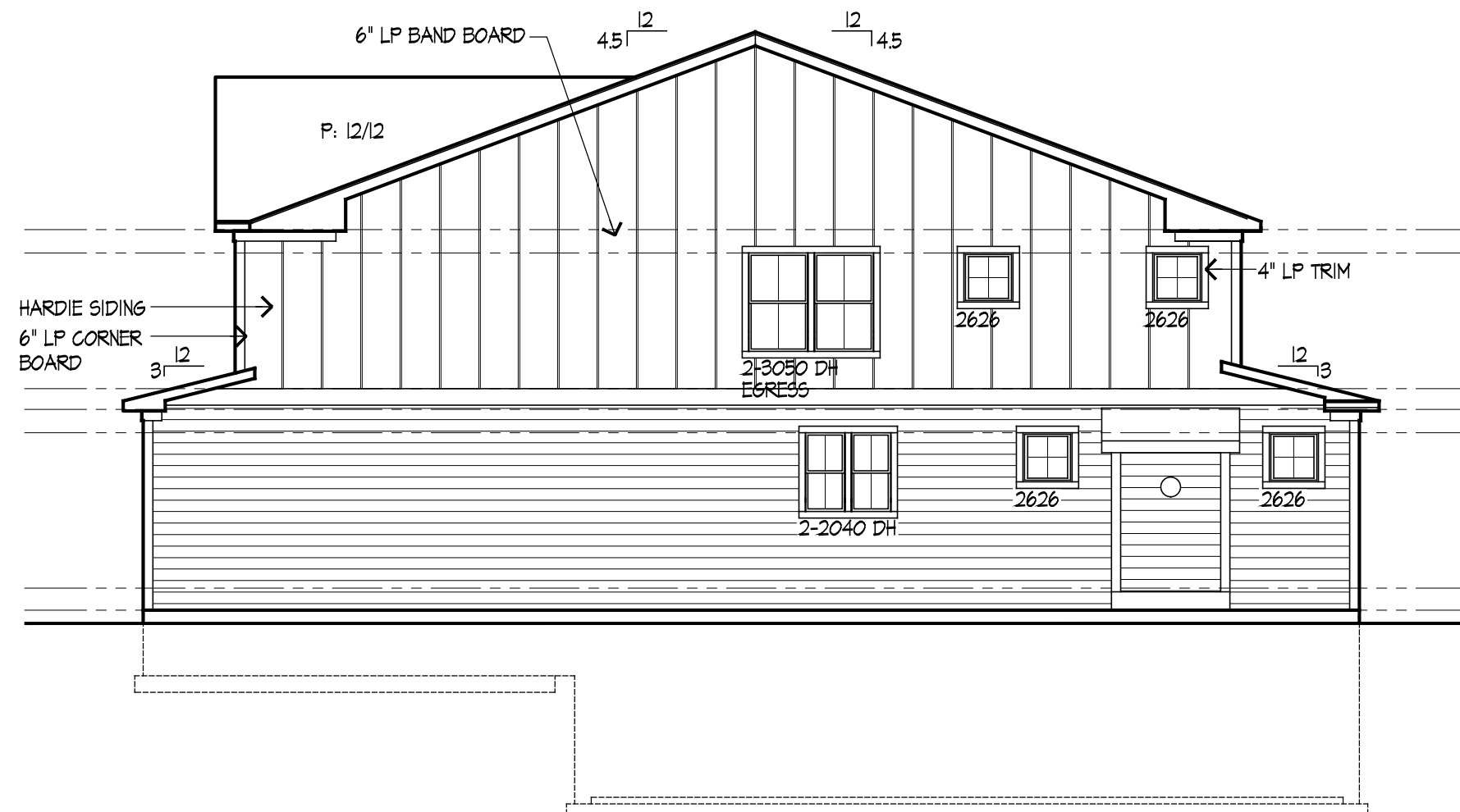
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



**Zoning Board of Appeals
8/19/2019**

Item: 2020 Budget

Department: Planning & Community Development

ATTACHMENTS:

Description

2020 Budget

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2020 BUDGET REQUESTS

Name of Board or Commission: ZONING BOARD OF APPEALS

Chair: DAVID DIVITO

	2017 Actual	2018 Actual	2019 Adopted Budget	2019 Estimated Actual	2020 Proposed Budget	Accounts
COMPENSATION:						
Boards & Commissions	\$ 1,030	\$ 1,320	\$ 1,700	\$ 1,700	\$ 1,700	101-1003-502.10-03
1 Chair x 15 mtg @ \$20 per mtg						
6 Members x 15 mtg @ \$15/pp per mtg						
Social Security	64	82	100	100	100	101-1003-502.19-11
Medicare	15	19	100	100	100	101-1003-502.19-12
CONTRACTUAL SERVICES:						
Photocopying	-	-	200	200	200	101-1003-502.22-15
COMMODITIES:						
Office Supplies	-	-	100	100	100	101-1003-502.30-05
TOTAL EXPENDITURES	\$ 1,109	\$ 1,421	\$ 2,200	\$ 2,200	\$ 2,200	